

# LAUREL HOUSE, DEDDINGTON, OX15 0TT

## HERITAGE STATEMENT

DECEMBER 2021



DESIGN / CONSERVATION / HISTORIC INTERIORS

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## 1.0 Introduction

This statement has been prepared by Wendy Tomlinson MSc PG Cert (Oxon) IHBC to accompany a householder application for planning permission and listed building consent for Laurel House, Deddington and a rebuilt annexe within the rear courtyard. The house is Grade II listed but the annexe's status is unclear. The annex was considered by Cherwell District Council to be curtilage listed in 2002 when works to alter its exterior from a garage to a domestic frontage were proposed. In the 2012 Deddington Conservation Area Appraisal the outbuildings associated with Laurel House are not shown as part of the listing in a map of Area Designations, and Officer's Reports for the change of use submitted in 2016 and 2019 refer to the building as a *modern building*. Research into the planning history of the site shows that the outbuilding was reconstructed in the late 1950s for use as a garage at which time presumably the plan form was altered with a projecting bay removed. Both buildings lie within the Deddington Conservation Area. Clarification is sought from the Council as to whether the annexe is regarded as curtilage listed.

A detailed, yet proportionate heritage statement has been prepared regarding the heritage significance of the buildings, design considerations, and the impact of the proposed scheme on nearby designated heritage assets.

## 1.1 Purpose of the report

The purpose of this assessment is to summarise the history and context of the site to understand the significance of Laurel House as a designated heritage asset, its contribution to the Deddington Conservation Area and the impact of the proposals on the significance of these identified assets. An assessment of the heritage significance of an asset and its setting, and how this has informed the development of proposals is a requirement of the National Planning Policy Framework, par. 194. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

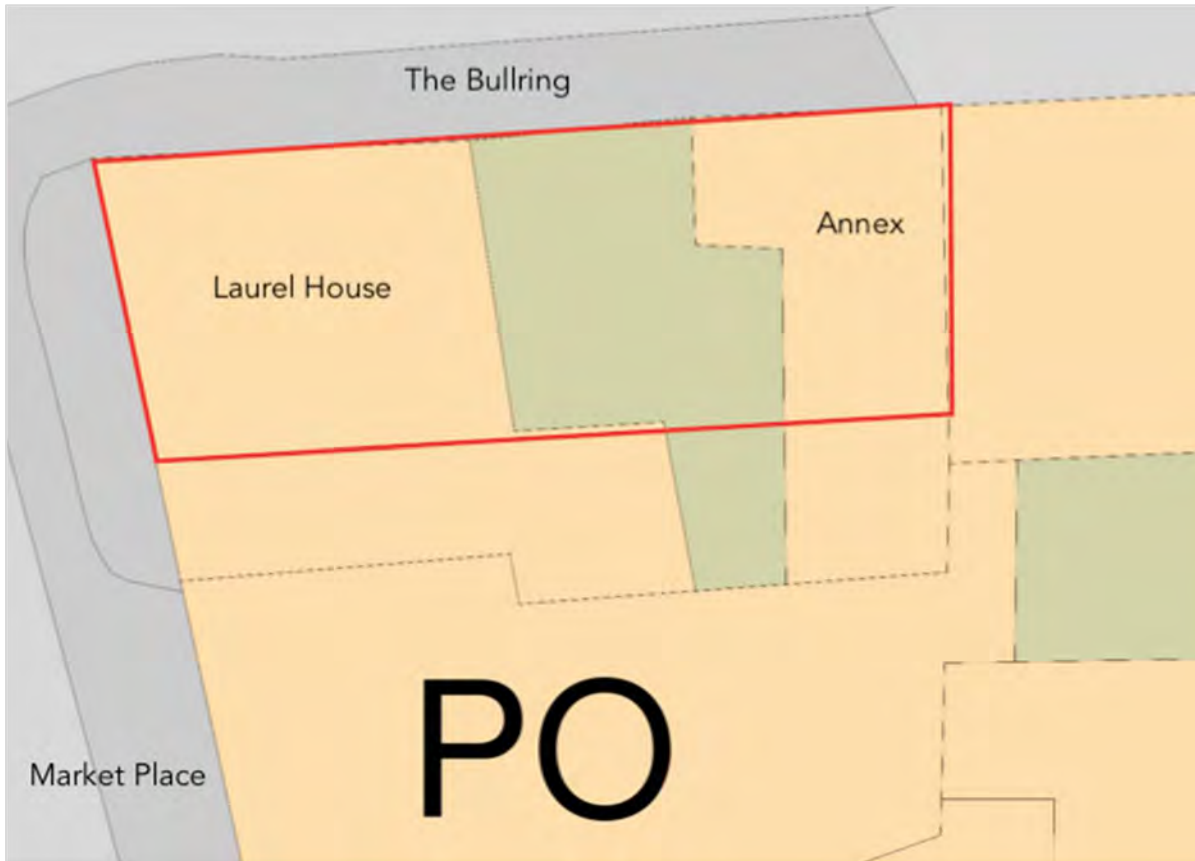
This document is based on the guidelines and policies contained in Historic England's Conservation Principles and Policies and Guidance (formerly English Heritage), 2008, Statements of Heritage Significance: Analysing Significance in Heritage Assets; and Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) The Setting of Heritage Assets 2017.

## 1.2 Existing information & gaps in knowledge

In accordance with professional practice this heritage statement is a desk-based assessment with a visual analysis of the site supplemented by published and web accessible information. Archival research has been carried out using the Historic England Archive; Heritage Environment Records for Deddington; historic maps; and local history publications where available. The planning history of the site has been sought and is included in Appendix C. Selected planning policy documents are referred to in the text and quoted at length where relevant. A full list of resources consulted is included in Appendix B.

### 1.3 Site plan

— Site Outline:





## 2.0 Heritage planning policy

### 2.1 Designated heritage assets



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A desktop study of the designated heritage assets near to Laurel House has been undertaken and 11 individually designated assets are recorded on Historic England's map search within 50m of the study area. The list descriptions of the identified designated heritage assets are recorded in Appendix A. These are the assets most likely to be impacted by changes to the site and their list descriptions contribute to our understanding of how the study area developed. Laurel House lies within the Deddington Conservation Area and information regarding the historic context of the site has been informed by the Deddington Conservation Area Appraisal 2012.

	DESIGNATED HERITAGE ASSETS WITHIN 50M	
1	LAUREL HOUSE	Grade II
2	POST OFFICE	Grade II
3	CELANDINE	Grade II
4	TUCKERS	Grade II
5	HITCHCOCK MEMORIAL APPROXIMATELY 2 METRES SOUTH OF TOWER	Grade II
6	CHURCH OF ST PETER AND ST PAUL	Grade II*
7	K6 TELEPHONE KIOSK	Grade II
8	BERNARD WALLINS BAKERY	Grade II
9	RED LION COTTAGE	Grade II
10	IVY HOUSE	Grade II
11	THE HERMITAGE	Grade II*
12	OLD CORNER HOUSE AND ATTACHED WALL	Grade II

## LAUREL HOUSE, MARKET PLACE

List Entry Number: 1365846

Date first listed: 21-Jan-1988

GV II Shop and dwelling. Probably early C19. Marlstone ashlar; Welsh-slate roof with brick gable stacks. Double-depth plan. 3 storeys. 2-window front, with paler ashlar dressings, has a blocked central doorway flanked by canted bay windows; first-floor has 12-pane sashes but second-floor windows are C20. Shallow-pitched roof. Interior not inspected. Included for group value.

### 2.2 Planning policy context

National policies and guidance set out in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) and primary legislation set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16(2) are relevant heritage considerations regarding development works to Laurel House. The NPPF (July 2021) places good design, enhancement of local distinctiveness and conservation of the historic environment at the heart of sustainable development (paragraphs 7-14, 126-135).

This assessment has been carried out to understand the impact of proposals for internal works to the annexe at the rear of the listed building. The planning and design stage of the project has taken into

consideration local planning policies and guidance as required. As stated in the Local Plan, the strategic objectives of the natural and historic environment policies are to ensure that the special character, identity, and quality of life of the district is conserved and enhanced for future generations.

A key local policy in the Cherwell Local Plan 2011 – 2031 for managing the historic environment in this context is ESD 15 in Part 1 of the Local Plan which refers to new development needing to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. The policies are aligned with national policies in the NPPF. Deddington Parish prepared a neighbourhood plan, submitted in 2018 which covers the areas Clifton, Deddington and Hempton. This was withdrawn November 2018 following consideration of the examiner's report and an amended version is awaited. Goal E1 of the Neighbourhood Plan is : To seek opportunities to conserve and enhance landscape, heritage, recreational and ecological gain consistent with the principle of sustainable growth. The relevant objectives of Goal E1 are:

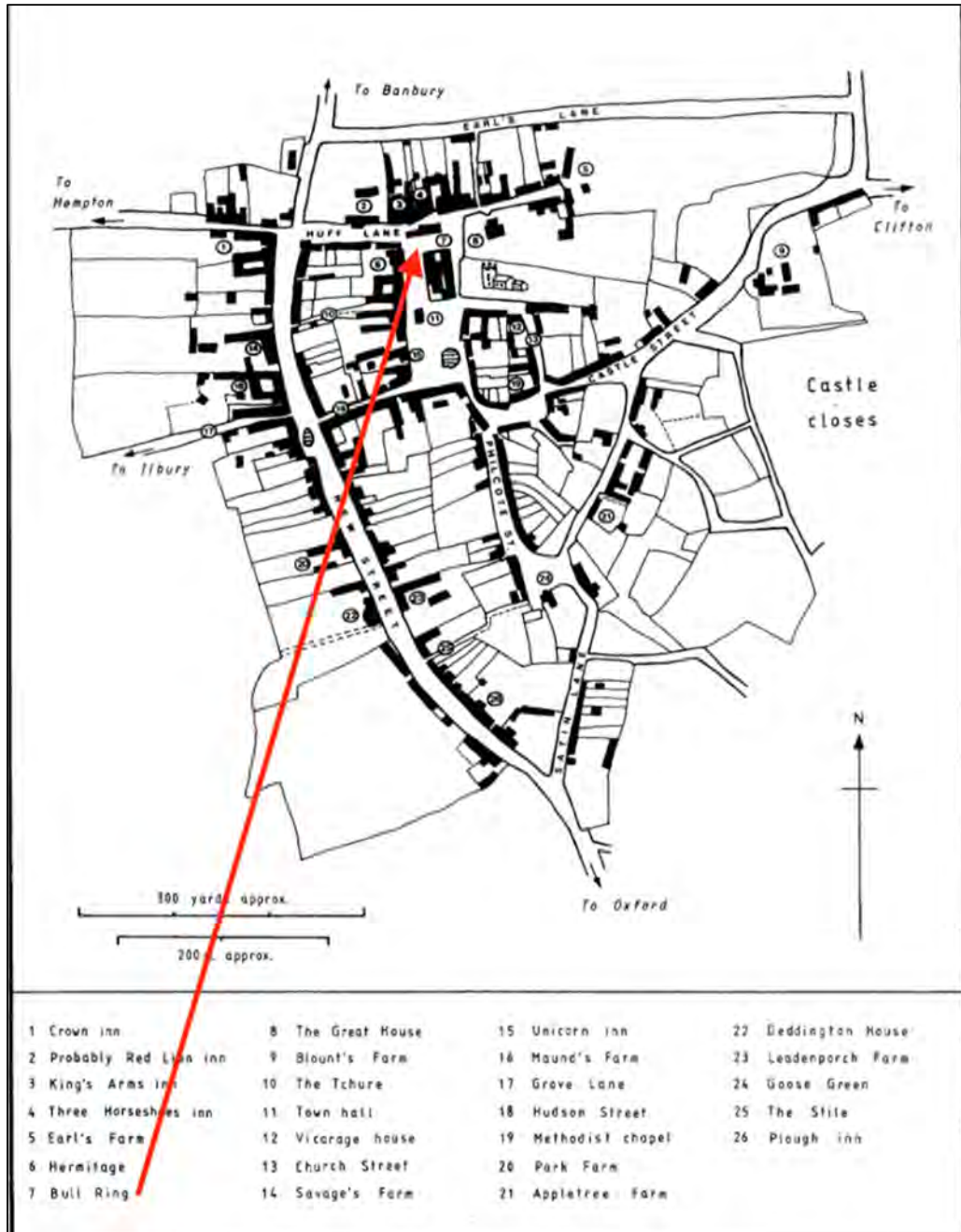
1.3 To support the conservation and enjoyment of the historic environment and heritage assets (designated and non-designated) of the Parish.

1.4 To support the conservation and enhancement of the special interest, character and appearance of the Conservation Area and other heritage assets, including the Scheduled Monument of Deddington Castle.

Together these local and national policies seek to conserve and/or enhance the special character, appearance, and distinctiveness of the historic environment in a manner appropriate to their historic character and significance. Policies developed to support these objectives were referred to in assessing the site and its' capacity for change. A scheme has been developed that responds positively to its environment, within an area noted for the high density of historic buildings that reflect the quality and interest of the Deddington Conservation Area. The Conservation Area was designated in 1988 and a detailed appraisal and management plan adopted in 2012. Laurel House is within the Market Place character area in the historic core of Deddington. The prominence of the site is emphasised in the appraisal, as is the strong sense of enclosure and continuous frontages on the roughly triangular open space, two and three storey buildings line the west side including Laurel House which is opposite The Hermitage, the grandest building on the Market Place.

## 3.0 Understanding

### 3.1 Historic context



Reproduced in <https://www.british-history.ac.uk/vch/oxon/vol11/pp81-120>

The original nucleus of the town is represented by Market Place and the streets south and east. For the greater part of its recorded history Deddington has been ranked as a town, documents from the 13<sup>th</sup> century describe the town as a "borough", one of eight in Oxfordshire with a higher rate of taxation than surrounding villages because of their urban status. This status was also related to burgage tenure and the hope of attracting trade, profiting by increased rents and market tolls directly connected to early



settlement of the market area. Standing on the main Oxford to Banbury road and crossed by the Buckingham to Chipping Norton road, Deddington was well-placed to develop into a market for agricultural produce of the surrounding areas. Unlike Chipping Norton and Woodstock, Deddington did not retain its status as a borough. Declining population and economic stagnation from the 14<sup>th</sup> to the end of the 15<sup>th</sup> century, and the close proximity of more successful towns, like Banbury, meant that Deddington's commercial activity was essentially local. The weekly market and two fairs held annually being the focus of social and economic life in the town.

Reports of butchers selling bad meat at Deddington were rife in the 16<sup>th</sup> and 17<sup>th</sup> centuries. By the 19<sup>th</sup> century the market was 'thinly attended', and by 1830 it ceased operating. Attempts were made to revive it as a cattle market in 1846, held on the last Tuesday of the month but it had ceased by 1852. The two fairs persisted, the most important being the Martinmas Fair, held originally during the second week of November where leggings and winter clothing were offered for sale alongside livestock – cattle, local cobs, pigs, sheep, Irish horses and Welsh ponies from as far afield as Kerry and Pembrokeshire. The centre of the Market Place was reserved for pigs, sheep occupied the area known as the Bull Ring, and the horses along the road to Hempton, still known as Horse Fair.

Inclosure of Deddington occurred in 1808 and the earliest surviving plan of Deddington of that year shows its layout probably much as it had been in the Medieval period, and has since remained. 'chepeacreplaces' (cēap, 'market'; place) mentioned in early documents from the 12<sup>th</sup> century were probably in and near the Market Place, whose size not only reflects the ambitions of the town's founder, but also suggests that it was laid out on vacant ground. While the markets were key to Deddington's survival, and the market place of today is still the focal point of the village by the mid-19<sup>th</sup> century the area was blighted by neglect. Much work was undertaken at this time to change the area from 'an ugly piece of rocky ground', and the 'stinking pool' in the south-east corner of the market place was infilled in 1861, creating the large open space of today.

The trend of Deddington's population in the 19<sup>th</sup> century was typical of smaller towns that failed to acquire an industrial base and declined gradually as larger competitors began to benefit from improved communications. Transport infrastructure development of the 18<sup>th</sup> and 19<sup>th</sup> century effectively bypassed the town, stunting growth, and throughout the 19<sup>th</sup> century Deddington had a recurrent problem of poverty with emigration officially encouraged. The eventual fall in population in the 1880s reflected the impact of the agricultural depression, which finally forced surplus labour to leave rural centres. By that time the town was seen as 'fast decaying', and in the 1880s it was referred to as 'a dead-alive place'. In the early 20<sup>th</sup> century the town was 'not merely decayed . . . but positively bleak and forlorn, wearing a mean and hungry look' [as quoted in <https://www.british-history.ac.uk/vch/oxon/vol11/pp81-120#fnn46>].

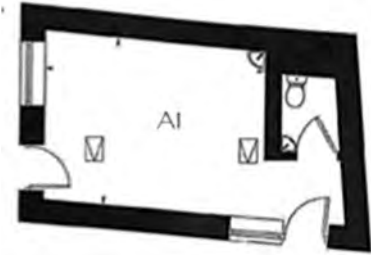
Nevertheless, Deddington remained a centre for the immediate neighbourhood, providing a market, a postal service, and regular carriers to Banbury and Oxford; it was also the centre of a rural deanery, and the meeting place of the local magistracy. During the 19<sup>th</sup> century the petty sessions of the North Wootton

division met first in the King's Arms inn, later in the town hall, and from 1874 in a new court house. Such institutions encouraged the settlement of professional people in the town, and though Deddington had no great resident landowners its small middle class of better-off farmers and tradesmen was augmented by solicitors, doctors, and retired clergymen. This group, which included powerful figures such as the retired vicar, W. C. Risley, and the coroner and temperance advocate, C. D. Faulkner, provided the town's leadership. George Coggins, one of the few owners of Laurel House that is firmly established, as a young solicitor worked for Faulkner.

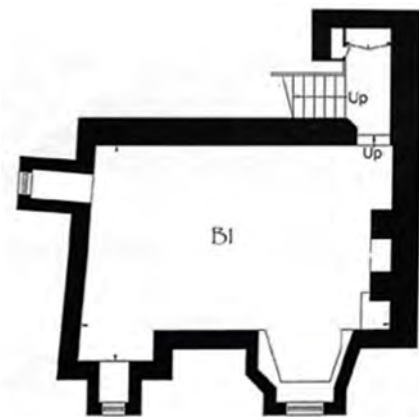
Like most rural villages, many of the village houses once served as farmhouses. Inclosure commissioners in the early 19<sup>th</sup> century tried to create integrated farms which could be worked conveniently from existing farmhouses in the town, but this only worked for the larger landowners. Small landholders were fitted into the pattern of inclosure with less regard to their convenience. Inclosure did not immediately affect the number of small landholders but over the 19<sup>th</sup> and 20<sup>th</sup> century non-resident landlords like Christ Church increased their Deddington holdings and the amount of land in non-resident hands remained a feature of the parish to the present day.

Although Deddington failed to attain maturity as an urban community, the continuance of the market ensured that a proportion of the inhabitants were tradesmen. Such features as the 15<sup>th</sup> century vaulted cellar in New Street (Plough House, probably previously the Plough Inn), and the foundation of a guild in 1445, also hint at the survival of a mercantile class. Small scale weaving had declined by the 18<sup>th</sup> century and 'no staple manufacture' of any sort was dominant in the town. Otherwise trade was general to meet local needs. Mercers and grocers were mentioned in Deddington in the 18<sup>th</sup> century, and mid 19<sup>th</sup> century shops large enough to employ labour included those of 3 grocers and 2 drapers. A furniture and drapery warehouse was established in the Bull Ring in the later 19<sup>th</sup> century by the Chislett family, who also lived and had a shop on Market Place. The Chislett's feature in the history of The Laurels.

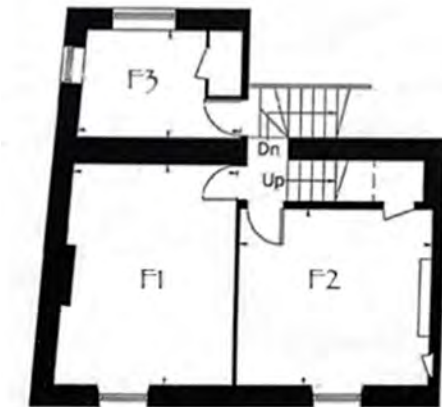
### 3.2 Site Description



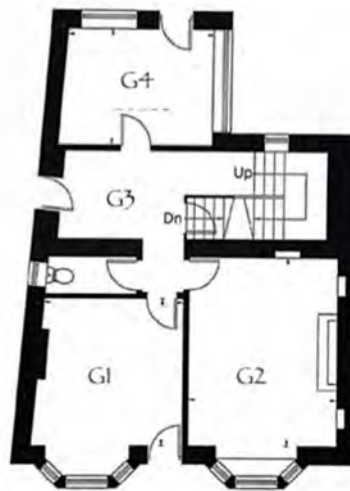
Annex



Basement



First Floor



Ground Floor



Second Floor

'The Laurels' or 'Laurel House' as it is currently known, likely originated as a single depth dwelling of the 'upland' plan form with fireplaces arranged on the gable ends. This plan form was dominant from the late 17<sup>th</sup> to the mid-18<sup>th</sup> century in houses and cottages occupied by craftsmen, tradesmen or as farmhouses. Farmhouses were usually located on long, narrow plots, parallel to the street. Behind the house, a farmyard was flanked by farm buildings, which was later linked to the house. The barn was generally at the back of the yard and usually on a parallel alignment to the house. While this description could fit Laurel House the space appears to be too confined for a farmyard.

The first phase, from the early 18<sup>th</sup> century, comprised a two storey cottage built of local golden-coloured ironstone or Marlstone, which was the primary walling material in the region for all domestic buildings from the 16<sup>th</sup> century (fig.1). The stone is laid in regular but uneven courses with fine joints almost attaining the character of ashlar work. The window, door dressings and quoins are in an oolitic grey limestone available at the same quarry as the Marlstone. There are several occasions of this use of contrasting stone within Deddington. The mortar for jointing is thought to be an earth mortar.



Fig.1

The structural system and dominant regional plan form of this building typology remained unchanged for over a century making precise dating of the primary site difficult. The quality of the stonework with better dressed and squared stone and the finer joints supports an early 18<sup>th</sup> century date as does some of the remaining features internally. Laurel House conforms with the vernacular tradition and plan form of the building in this early phase. Subsequent phases of development and alteration are, as a rough guide, thought to include a late 18<sup>th</sup> – early 19<sup>th</sup> century phase when the first extension was added. Joinery surrounding fixtures in G2 are consistent with this date. The staircase was probably moved in a later phase and then altered again. Rebuilding occurs for many reasons but a common cause was as a result of a fire. It is unusual that a rebuild would take on such a different form, the brick extensions are notably compact and the actual space gain to the house minimal.





Fig. 2



Fig.3

Other regional characteristics are seen in the centrally placed door onto the street front, dominant for most of the 18<sup>th</sup> and early 19<sup>th</sup> century, and the internal arrangement of the ground floor typically subdivided into two principal rooms by a stud partition, with a staircase invariably in the corner of the building and usually by the side of the fireplace. In this case the staircase appears to have been in a separate compartment.

By comparing Laurel House with nearby buildings it is possible to find evidence of an even earlier date of construction for the row. Cellandine, two houses south of Laurel House, has exposed structural timbers throughout and although the list description dates it to be mid-18<sup>th</sup> century the interior was not inspected at the time of listing. Recent photographs of the interior show beams of a mid-17<sup>th</sup> century character. The Victoria County History describes the north-south row of Market Place below the Bullring as containing houses of the 17<sup>th</sup> century and later. The adjoining house (now Eagles) displays several phases of rebuilding to the front, and the stonework, though squared is cruder in finish than Laurel House indicating an earlier date.



Fig.4



Fig.5

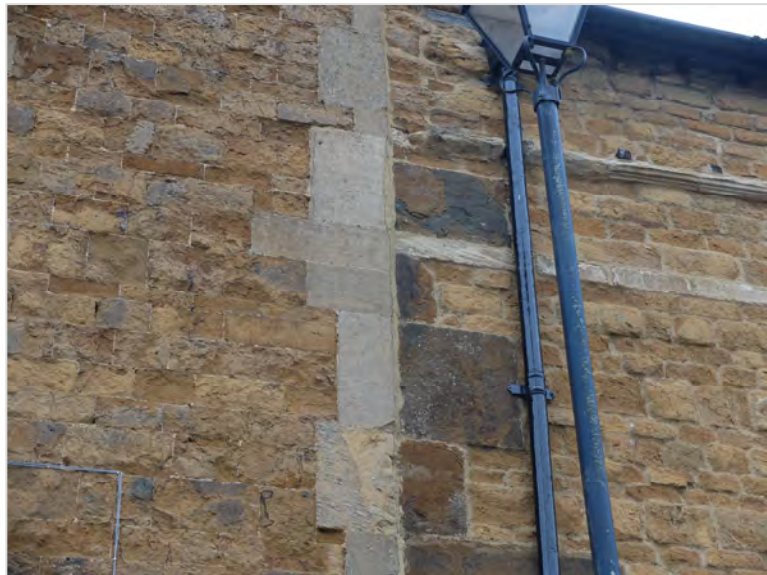


Fig.6

Viewing the front elevation it is apparent where the cottage became a house with an extra storey added but some of the changes visible are not so easily explained. Despite efforts to achieve a symmetrical



composition, the doors and windows are misaligned. The first and second floor windows are irregularly spaced, with those on the north end closer to the gable end than those on the southern end of the building (fig.4). The top storey of next door is partially concealed within the roofspace creating an attic, while the second floor of 'The Laurels' appears as a full storey from the front. Quoins up to the eaves level of the neighbouring building indicate the previous height of the front, with a curious section of infilled masonry above, almost a flying freehold emphasised by the downpipe of the guttering from Laurel House on the face of the adjoining building (fig.5 & 6). This is not really expressed internally, although the depth of integral cupboards on the party wall do suggest that they extend further back than first indicated.

Further evidence of the increase in height is shown on the end gable with differences in the colour, texture and size of the stonework detectable in the quoins and the courses. A straight joint on the east side of the gable shows where the lean to extension was added but less distinct quoins below the intersection of the lean to and the primary building suggest that this section of walling may have been rebuilt (fig.7).

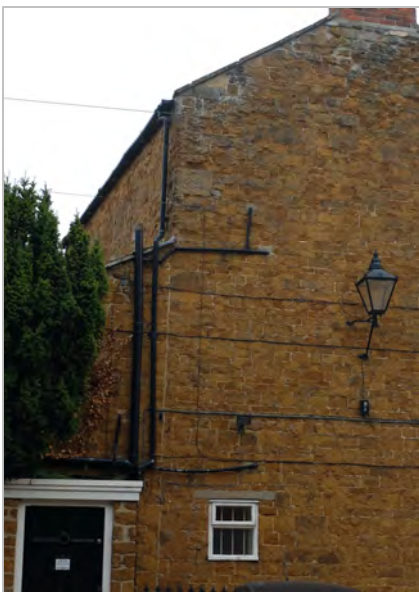


Fig.7



Fig.8

A typical development of the single depth plan was to add an extension to the rear to create a L-shaped plan. In houses below gentry level this was usually to add service or kitchen accommodation rather than extra parlours. This type of extension frequently occurred in the later 18<sup>th</sup>-19<sup>th</sup> century when it was not unusual, as part of the improvements, to alter the windows, or even complete facades. The rear outshot such as seen here with a lean to roof, is unusual in the region and not typical of the type of extension on a building of this class. A faint trace of a gable can be discerned on the rear wall of the host building but its not definitive proof (fig.8). Heavy handed pointing (later work) emphasises the joint between the two ranges but also highlights that they are not structurally integrated.

From the rear five distinct phases of development are apparent – the first was raising the height of the building by one storey; the second added a rear wing – which may have been rebuilt; the third added an

extension over the cellar stairs; the fourth over the main stairs; and the fifth added the single storey, rendered extension (fig.9). It is notable that the second floor window is not balanced by a corresponding window on the north side of this elevation which is where the gable would have been. At first floor level the lean to on the northern side (phase 2) is in a Flemish bond neatly abutting the stone side wall (fig.10). The first floor extension on the left (south) built over the higher section of the staircase and the cellar stairs is in a Stretcher bond (phase 3). Below this the further lean to, built over the lower section of the stairs (phase 4) may be coeval but the quality of the brickwork, now painted on the second lower section of wall is of a poorer, irregular quality to the higher section and includes some headers in the bond. The arched window in this wall section is a later addition, infill brickwork below suggests that it was previously a door opening at ground floor level (fig.11). The use of brick is unusual in an area with good stone but this may be connected to the production of brick in the parish from the 19<sup>th</sup> century and its relative cheapness compared to stone in the 20<sup>th</sup> century.



Fig.9



Fig.10



Fig.11



Fig.12

A modern single storey, flat roofed extension completes the final phase of development at the rear. Planning permission was given for the reconstruction of the annex parallel to the house for use as a garage



in the 1950s and subsequently a door and window on the side, street front, were inserted. The inner courtyard face of the annex shows various phases of use and rebuilding and there is a noticeable camber to the wall which is reflected in the two part angled roof. The Annex connects at the gable end to an outbuilding on a neighbouring property with a higher brick gable with a raised roof ridge (fig.12). The gable end is in a Stretcher bond like the extension over the stairs (phase 3). At the street end of the building as viewed from within the yard, there is a large section of squared off render obscuring the stonework.

The rear yard is completely enclosed and paved with modern paving slabs arranged on several stepped levels. A swept brick boundary wall on the street side (north) is largely obscured by an overgrown shrub which now sits on top of the wall. Historic images of the building that capture the side elevation show this to be a well-mannered boundary which appears to be intact.

The range to the south of the courtyard was once part of Laurel House (page 34) but is now in the ownership of next door, the walls are built in Marlstone and matches the cruder quality of the front (fig.11). A former passage between the end of the south range and the annex is infilled in two stages with modern brick (fig.13). Historic maps provide evidence of the previous extent of the site which included this range and a section of the adjoining building. Prior to incorporation into next door's curtilage the south range would have been accessed from Laurel House's yard, a wide opening, suitable for animal use is now infilled with matching stone under a decaying timber lintel (fig.14).



Fig.13



Fig.14

On the left of the rear wall of the main range is a roughly square opening at basement level (fig.14). Internally this presents as a high window on the return of the cellar stairs obscured by two display cabinets

in situ which extend into an alcove to the side of the stairs. It is evident that the ground level in the rear yard has been incrementally raised and given the unusual location of the square window it is suggested that this was an entrance to the cellar accessed from the yard down steps that have either been removed or infilled.

Laurel House is entered from the street from an approximately central positioned door on the west elevation parallel to the street. The raised apron on which the house now sits extends around the front to the side porch and is encircled with railings. The railings and front door were reinstated in 2005. To the side, north elevation, is a single storey box form porch, providing side access into an enclosed lobby. Plans of the building show the front door and bay windows to either side to be off centre and the end gable wall to be on a slight diagonal, internally this means that the rooms are splayed, particularly on the north side of the building. Sometime in the early 20<sup>th</sup> century the front door opening was removed, the door surround retained and the opening infilled with matching stone. The front door was reinstated in the early 2000s and a reasonable copy of a Georgian style six-panel door with fielded panels inserted.

#### Internal

The front door opens straight into the left parlour G1 (fig.15). Immediately on the right is a partition wall, and in line with the front door is a door leading to the first inner lobby area (fig.16). This is within the envelope of the primary building. A plain plastered beam runs from front to back extending through the wall to the WC beyond, resting on the former outer wall of the building. The chimney breast remains in place and there is a deep fire opening, no surround or insert, now lined with fire cement painted grey. Dado rails and skirting have been added, timber panelling below the bay window is absent. Floorboards are partially stained and of irregular widths in Baltic pine, they reach into the bay which suggests that the basic form of the room and the flooring are coeval. The floorboards extend as far as the second lobby area at the rear which supports the view that they are all part of the same phase (fig.17). The first lobby area has an intact plaster cornice on three walls but the fourth, on the section of wall adjacent to the right hand parlour is absent which indicates the location of a passage. A WC is located on the left where the stairs are thought to have been located.

The basic floor frame structure consists of cross beams spanning the front and rear walls, they remain visible in the basement, ground and first floor but are absent on the top floor, which was a later addition. The trend in upper floor construction from the late 18<sup>th</sup> century was to use a transverse beam rather than cross beams which appears to be the case here. The cottage was a single room deep with a staircase and passage on the rear wall. A separate external stair from the yard served the cellar. Incomplete plasterwork on the ceiling of the rear lobby suggests that there was a passage to the right and the stairs were placed to the left, where the toilet is now located. This arrangement would work with an external rear door, now blocked in G2 (fig.20) which would have provided access alongside the cellar steps to the yard at the rear.



Fig.15



Fig.16



Fig.17



Fig.18

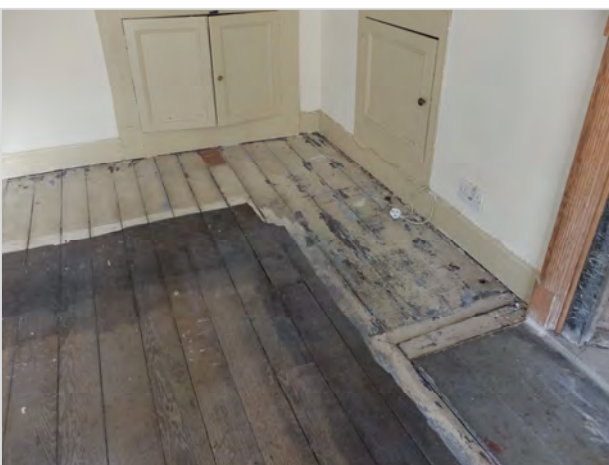


Fig.19

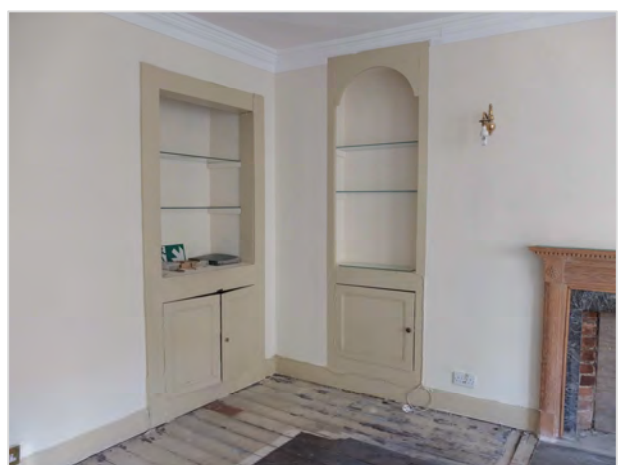


Fig.20

G2 contains a number of historic features, including cupboards in the wall recesses to either side of the chimney breast. These have been altered with arches and shelves added, doors to the lower cupboards remain but the upper doors have been removed. The cupboards are deeper than they first appear and the



backs hollow which hints at the party wall between Laurel House and 'Eagles' being set further back than the external quoin detailing would suggest.

Some panelling below the window remains and the floorboards extend into the bay are as described for G1. The boards have been stained and treated numerous times but a line is distinguishable that corresponds with a break in the plaster cornice to indicate where a partition was positioned creating a passageway on the former rear wall (fig.19). The summer beam in this room is encased in plaster with moulding consistent with an 18<sup>th</sup> century reworking. A modern fire surround in a derivative neo-classical style and marble insert are centrally placed on the party wall with a concrete hearth. Sash windows in both of the half hexagonal bays to the front are modern replacements with crudely modelled horns. The bays may have been added as late as 1850 to avoid the window tax but the floorboards in G1 and G2 would suggest otherwise. An open display cupboard is fitted into a door opening on the cross wall previously forming access to the rear yard (fig.20). The joinery is similar to that on the wall cupboards and may date from the same phase.

The second lobby provides access to the stairs, the first opening on the right leads down to the basement and to the side of that a comparatively wide, dog leg staircase leads up to the first floor. To the left is the recently added, enclosed porch on the gable end. The floor of the second lobby is laid with polychromatic tessellated tiles below an old vinyl flooring. A modern extension at the rear is accessed from an opening in the far wall of the inner lobby, a step higher than the front range. It projects into the yard, the outer wall has a three light modern top and side hung casement window and the exterior door to the yard is half glazed. To the side inner elevation of the yard there is a row of four, high level, fixed windows. Throughout the ground and first floor all the windows bar this row of fixed windows, and all external doors have modern security bars attached to the frames. The internal door of the porch is a modern reinforced steel door.



Fig.21



Fig.22



The basement sits under the main range of the building, single unit in depth but spanning the full double width of the house. Well worn stone steps descend in a straight run from the rear lobby area, turning 90° at the base with two steps down to the floor level of the basement. The return on the left of the steps, away from the main cellar, is likely the rear entrance to the yard. Two display cabinets are built into the previous door opening and into a recess to the side under the main stairs. The opening has been blocked as far up as the level of the yard leaving a roughly square opening or overlight at the top. The east, outer wall of the basement stairs is punctured with internal windows that draw light through the building from an arched two light window on the outer wall (fig.21). The frame of the internal window sits proud of the face of the panelling which suggests that it replaced an existing panel. The heavy profile of the joinery here suggest they are fairly modern and of the same phase (fig.22).

The floor in the basement is laid with flagstones, they are regular and evenly laid, showing little sign of wear. In 2005 a sewage leak into the basement area required emergency works that involved lifting the flagstones, removing the contaminated material and laying a concrete slab and replacing the flagstones on top (05/001616/LB). In the centre of the floor is a circular glazed aperture with a well and pump below (fig.23). All but the chimney breast walls are plasterboard and sit away from the face of the walls giving a uniform flat surface. Two historic summer beams, and a third boxed in beam centrally placed bisect the ceiling. The third beam may be a steel and its presence indicating a dividing wall. The beams to either side are chamfered, the southern beam more substantial (fig.25) than the corresponding beam on the northern side which suggests a later date. Either this side of the house was rebuilt or was extended in a second phase. Ceiling joists are now exposed and stained, but the timber is pockmarked with nail holes indicating that the ceiling previously had laths attached. Between the joists the ceiling is now boarded with plasterboard.



Fig.23



Fig.24



Fig.25



Fig.26

Deeply recessed openings, two to the front and a narrow one to the north allow natural light into the basement, all the wall planes, frames, skirting and windows are modern. The chimney breast on the southern gable shows evidence of different phases of use and adaptation with the main structural form being composed of pale limestone blocks (fig.24). The wide opening of the fireplace consists of a cambered arch of two tiers of brick headers arranged in soldier courses. Bricks now line the opening which presumably housed a kitchen range. Carbon deposits and extreme heat have vitrified the bricks at the rear of the fireplace but the staining is not necessarily historic. The stone steps to the basement are well-worn showing greater age than any other surfaces within the building. At the foot of the stairs a curved step which would normally be at the base is two steps up indicating that the steps have been moved from elsewhere (fig.26).

The stairs to the first floor, replacing stairs on the east corner, appear to be relatively modern, possibly reusing elements of an earlier construction (fig.27). They are not of one build phase as can be seen from a section of a different type of wood pieced in at the turn of the stairs supported by an iron stick baluster to stiffen the bannister (fig.28). The graining of the hand rail appears to be a softwood, the stick balusters are pitch pine and the pieced in section a hardwood. The open-string is unadorned and appears to be of a piece with the panelling below. At the top of the stairs there are signs of the stairs having been adapted (fig.29). The junction between the stairs, landing and small rear room (F3) is not fully reconciled. The floor of F3 may have been raised to accommodate services when in use as a bathroom but the discrepancy in floor levels may be further indication of the rear range having been rebuilt. F3 has a two light, two over two casement on the rear wall, and a single light two over two casement on the gable wall. The side wall is clad in modern tongue and groove panelling and modern studwork partially encloses an airing cupboard and emersion heater (fig.30).

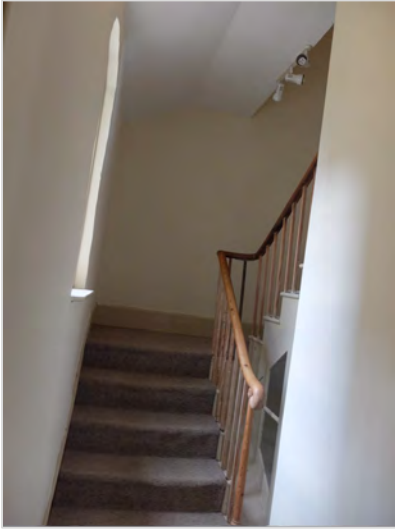


Fig.27



Fig.28



Fig.29



Fig.30

The front range of the building is one step higher than the rear. The right, front bedroom (F2) was probably divided as the ground floor with a passage/landing leading from the original stairs fitting into the recess to the side of the chimney breast. The stairs would have been very narrow but this is not unusual. In the left front room (F1), a door opening on the cross wall, currently infilled with display shelves would have allowed access to a rear range (fig.32). A six over six sash window with lambs tongue glazing bars to the front is set to one side within a deep box reveal and timber surround (fig.31). This, with a matching window in F1 are the oldest two windows in the building stylistically dating from the late 18<sup>th</sup> to early 19<sup>th</sup> century phase. Summer beams in both rooms are boxed in. In F2 a slightly raised hearth is discernible under the carpet but the chimney breast is false. A cupboard is fitted into the under stairs area and a small, integral cupboard, much altered, sits within a wall recess to one side of the chimney, again the cupboard is deeper than it first appears (fig.33).





Fig.31



Fig.32



Fig.33



Fig.34

Most of the skirting has been replaced and the door frames are of a mix of joinery styles with plain four panel doors, 19<sup>th</sup> century. Straight stairs to the left of the landing and adjacent to the cross wall lead up to the top floor. The stairs are within the original envelope of the building and lead up to the added bedroom floor. The handrail appears to be reused from elsewhere and adapted for use here (fig.34). A modern UPVC side and top hung replacement window has been set into what appears to be an historic opening on the rear wall. The landing, formed by an inserted partition with two openings is later than the front to back partition. The cross partition may have been moved or it is possible that the top floor previously only had one division. Second floor rooms, S1 and S2, are devoid of historic features and the windows have been replaced with UPVC, as before. Alterations to the layout of the top floor are indicated by the partial concealment of the door frame by the landing partition at the entrance to the right hand room (fig.35). Small latch fasteners remain in the door frames but the doors are absent and a deep cupboard sits over the stairwell (fig.36). The roof space was not examined but it is a relatively recent roof structure with slate covering on the main range, rear extensions and annex.





Fig.35



Fig.36

## The Annex

Positioned roughly parallel to the main house, the Annex is accessed from the yard and from a modern porch added to the side elevation opening on to The Bullring. It previously served as an outbuilding, and was converted for use as a garage in the 1950s and its garage doors replaced by the window, door and porch arrangement used as an ancillary room to the main house. Internally most of the fixtures and finishes are modern, however dark stained/painted timbers that once performed a structural function have been retained to maintain the character of the building. Modern studwork encloses a toilet with storage cupboards above. Attached to the partition is a small wash basin. The external walls are deep which has been consistently applied to the infill wall to the street side elevation where the garage doors were once sited. The floor is suspended, presumably over a cement screed, and all the joinery is modern. A reclaimed four panel pine door has been fitted to the modern partition but otherwise the stable door to the side entrance and the plank door to the yard are both modern. Two small rooflights are on the south slope of the roof between the rafters of the exposed roof truss which is modern, the underside is boxed in with plasterboard.



Fig.37



Fig.38

### 3.3 Site History

George Coggins and his wife, Mary lived at The Laurels from the early 1880s to 1898. During that time he was a Solicitor and Commissioner of oaths, Deputy Coroner, Clerk to the Justices for the North Wootton Petty Sessional Division and (from 1911) a member of the Deddington Sub-Committee of the Oxfordshire Local Pension Committee, and steward of the Duchy manor. In 1897 the opportunity arose to purchase The Hermitage opposite following the bankruptcy of another local solicitor, William Kinch, who absconded abroad leaving large debts. Mary, who was an invalid and had been in poor health for many years, died in January 1899, aged 45, leaving Coggins a widower at the age of 52. There were no children of the marriage and Coggins continued to live at The Hermitage, with a housekeeper and housemaid, until his own death in 1920.



George Coggins Deddington History website.



Banbury Guardian 1903

During his time at Laurel House, George Coggins compiled three scrapbooks filled with printed ephemera related to life in Deddington. The scrapbooks, comprising of thousands of individual newspaper cuttings and notes, provide a unique archive of local material covering various local scandals. The volumes are now deposited in the Bodleian Library.

The occupants of Laurel House in the 1901 census are not identifiable from the returns. A 'Private House near Parish Church' was advertised by George Coggins with six rooms in 1903 which may be 'The Laurels'.

back of Schedule)		Name		Sex		Age		Date of Birth		Place of Birth		Date of Arrival in this Country		Is he or she become naturalized?	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	Emily Charlott	Head	63	Married	24	13	9	11	Retired shop.	309	260	0	September	London	
2	Walter Charlott	Daughter	27	Single											
3															
4															
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															

(To be filled up by the Enumerator)

Serial	Name	Final	Present
1	Emily Charlott	2	2

Initials of Enumerator: *W. J. H.*

(To be filled up by, or on behalf of, the Head of Family or other person in charge, or in charge, of this dwelling.)

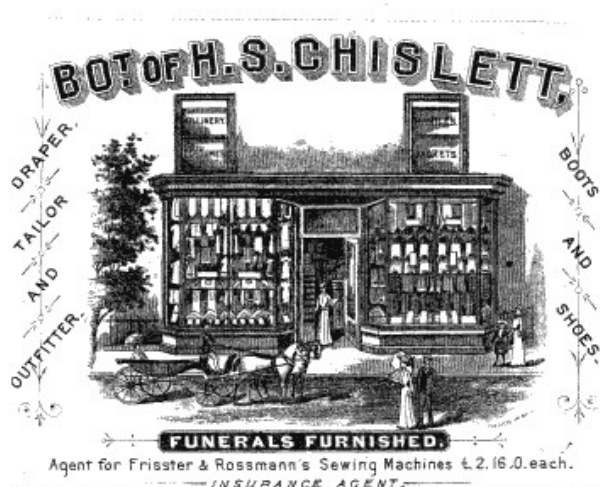
I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature: *Emily Charlott*

Printed Address: *The Laurels, Litchingdon, Essex.*

The Chislett's were a well-known family in Deddington. James Chislett ran a drapery company from premises at The Bullring. He died prematurely in 1897 leaving his widow, Emily, with a large family and a business to run. This later concern occupied a shop on the corner of Market Place and Hudson's Lane. Henry Samman Chislett, her eldest son took over the business and expanded its offer to include furnishing funerals alongside a tailor, millinery and drapers: H. S. Chislett's Emporium. Henry's business failed in 1913 owing £3,574 including £2,897 to his mother. The causes of insolvency were given as bad trade during the last six months; want of capital; and his liabilities, that is his household expenses of his self, wife and five children. Newspaper accounts of the bankruptcy stated that 'The business is being maintained with a view to a sale as a going concern, and the returns show that it maintains considerable viability'. Henry Chislett claimed that 'His brother was pressing him for a part of what was due under his father's will, and he gave him part of the money..' In September of the same year William Chislett started his own Draper, Tailor, Outfitter business on New Street. This was no more successful than his brother's business and was acquired by Chas H. Ward of Banbury in 1916, 'All Accounts and Orders' being transferred to the Banbury store.

Furniture and household goods were advertised for sale from The Laurels in 1913 under the name Eaglen, but no other trace of that name associated with the area can be found. George Coggins died in 1920 and The Hermitage advertised for sale in May 1921 but there is no mention of 'The Laurels'.



Receipt name plate for H. S. Chislett's Emporium recorded on the Deddington History website.

**DRAPERY and OUTFITTING.**—The old-established business of Mr. Chislett's, Market Place, Deddington, is for disposal, and can be acquired on advantageous terms.—For full particulars apply to the Trustee, Mr. J. H. Hume Wenn, 55, Cornmarket Street, Oxford.

Oxford Chronicle & Reading Gazette July 1913.

**FURNITURE for Sale, including Brinsmead Piano, solid Oak Sideboard, Dining Room Table and Chairs, White Enamelled Bedroom Suite, Bedstead, and other effects. All in absolutely new condition and cheap for quick sale. Call and inspect any time.—Eaglen, The Laurels, Deddington.**

Oxford Chronicle & Reading Gazette Sept 1914

The 1939 Register records Harold. J. Harmsworth and Beatrice Harmsworth as living at 'The Laurels'. He was Head Teacher at Deddington C. of E. School from 1908 until his retirement in 1942 when he left Deddington. Recorded memories of Deddington residents and wartime evacuees refer to Mr Harmsworth as living next to the Post Office whilst Head Teacher.

Mr. George Wing, a younger man with new ideas from London, took Harold Harmsworth's place as Head Master in 1942. He was evacuated with his school from Fulham to Oxfordshire in 1941 but stayed on after his pupils returned to London. After 9 years in Deddington he transferred with the older children of the school to the new Secondary Modern School on the former Windmill site on Hempton road. In 1971 The Warriner Comprehensive School opened in Bloxham replacing the old Windmill School and once again George Wing transferred as the Headmaster, retiring in 1973.

George Wing lived at The Laurels, which was, according to the recollections of Don Walker on the Deddington History website, 'always' known as the Headmaster's house. During the Second World War Mr. Wing was Secretary of the Pig Club, which apparently gave him access to extra potatoes which were regularly dumped in the school playground for his pupils to claim. They were dyed purple because they were not fit for human consumption but this does not seem to have limited their use or dented the popularity of Mr. Wing with his students at this time. Whether his position in the Pig Club meant that the outbuilding to the rear of Laurel House was once used to house pigs is not known but presumably he had to have some association to keeping pigs to qualify as Secretary.



In 1951 The Laurels was advertised for sale 'By Order of H. L. B. Bolton Esq.' A "Substantial Stone- Built CORNER RESIDENCE" with "4 Beds, Bath., 2 Rec., Usual Offices", and a "Building suitable for Garage". Harry L.B. Bolton is listed in the 1939 Register as a Sub-postmaster Newsagent living at the Post Office next door to The Laurels. It may have been at this time that the the south range of 'The Laurels' previously shown on successive historic maps to be part of the site was separated from the site and retained in use and ownership by the owners of the Post Office, now a general store.

A planning application for 'Reconstruction of building to form Garage' was submitted by a Mrs. A. Fuller of Earls Farm, Deddington in 1957 for land situated at The Laurels. Several B&W images of 'The Laurels', unfortunately not dated, appear to indicate that the front door was removed in the second half of the 20<sup>th</sup> century. Planning permission for sub-dividing part of the house into bed-sitting rooms was refused in 1975, the applicant was N. M. Bridgwater. The reason given for refusal was that the proposed change of use would substantially increase the parking requirements and would create a precedent for other similar proposals in the locality. The following year permission was given for the change of use of the ground floor room to sell Antiques and Collectors items, the applicant was a Mrs. J. P. Hope of Wraysbury in Middlesex. The building was not listed until 1988 so any internal alterations or external alterations to the rear would not have required planning permission The 'Storm porch' on the side of the building was added to embellish what had become the main entrance after 1983 and the application was submitted by R. Hope Esq.



Banbury Advertiser Mar 1951.

[https://www.deddington.org.uk/gallery/index.php/Market-Place/10\\_165-MktPINorth](https://www.deddington.org.uk/gallery/index.php/Market-Place/10_165-MktPINorth) 1905



[https://www.deddington.org.uk/gallery/index.php/Buildings/10\\_903-Laurel-Hse](https://www.deddington.org.uk/gallery/index.php/Buildings/10_903-Laurel-Hse) (undated).



Postcard (undated)





[https://www.deddington.org.uk/gallery/index.php/Market-Place/Mkt-Place\\_Pm1934-15-4wR](https://www.deddington.org.uk/gallery/index.php/Market-Place/Mkt-Place_Pm1934-15-4wR) 1934

The recollections of an elderly visitor to Deddington were recorded in the local newsletter in 2001. She remembered George, a local character who used to live in the garage of Laurel House in the 1950s probably on an unofficial basis. Before living in the garage he slept in the church porch and liked to buy a weeks supply of chips when the van came round!

From 1976 onwards Laurel House was used as commercial premises for Deddington Art and Craft Centre followed by an Antiques Centre in March of 1977. An article in the Oxon Businessman, 1982 described the business as having six antique dealers. Brenda Haller, one of the established dealers on television's 'Dickinson's Real Deal' and 'Secret Dealer' owned the building till recently. Change of use back to residential use was secured in 2019 and the intention is for it to become a family home.

### 3.3 Setting

The Conservation Area is divided into several character zones. Laurel House is within the Market Place zone. The street layout of the settlement forms a loose grid which in combination with a continuous building line forms a strong sense of enclosure. That said The Bullring is an unusual configuration with outward facing buildings clustered together on a central island. This is flanked to the north by a row of cottages and houses, to the east by Castle House and grounds, to the west by a main route into Deddington from Hempton, and to the south by the side elevation of Laurel House, boundary wall, annex



and adjoining cottage (fig.39). The Bullring and Market Place, historically the centre of commercial activity has retained its semi-urban character.



Fig.39



Fig.40



Fig.41

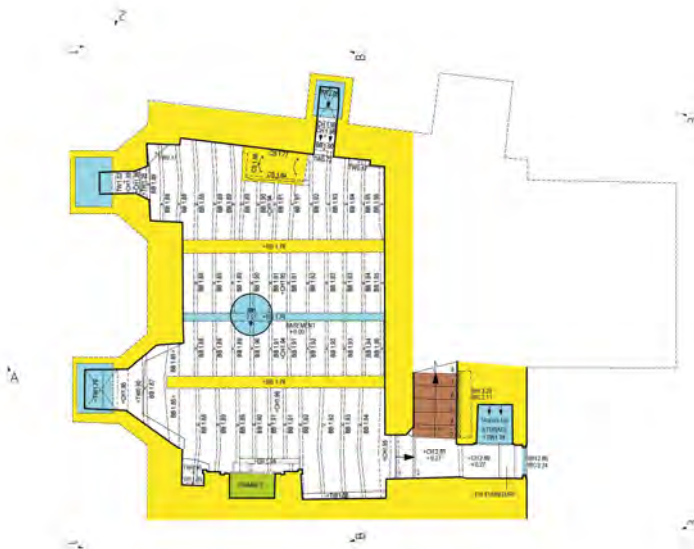


Fig.42

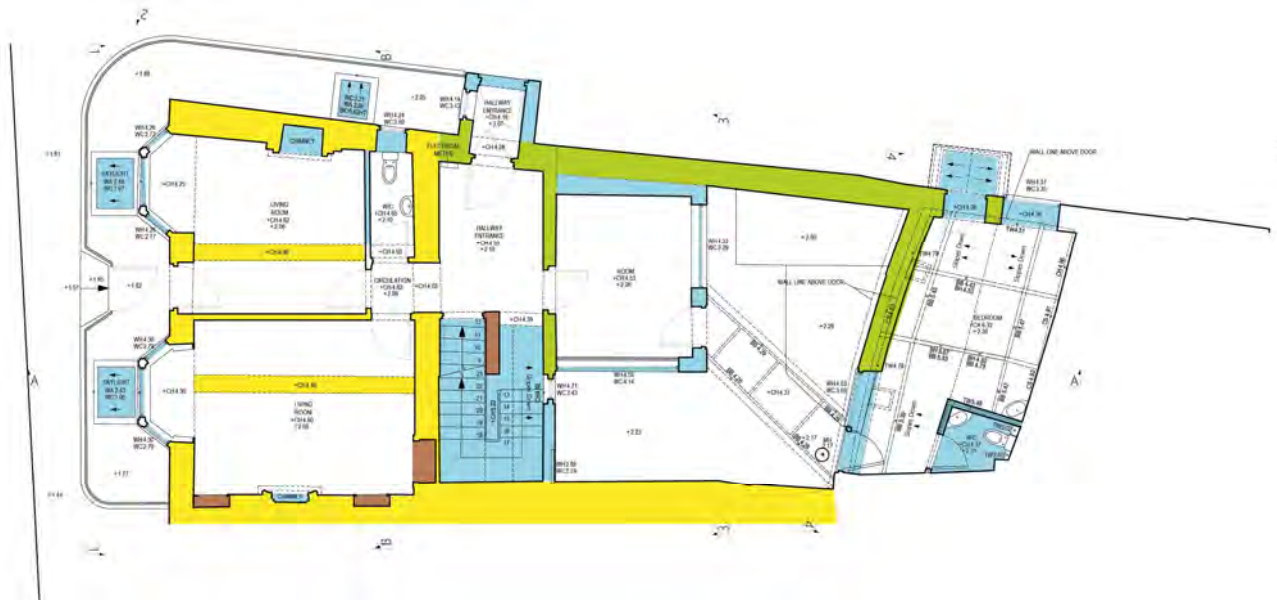
The church is set back behind Laurel House and the adjoining row of shops and cottages that front on to Market Place (fig.40). From the upper storeys of Laurel House close views of the church are possible. Viewed from the Bullring the church could appear overbearing and in danger of overwhelming the domestic scale of Market Place. However it is separated by a back lane that is sufficient to prevent this from occurring. The result is a close grained, intimate setting, visually harmonious due to the prevalent use of Marlstone.

## 3.4 Development Phased Plans

18th Century
  19th Century
  19th/20th C
  20th Century

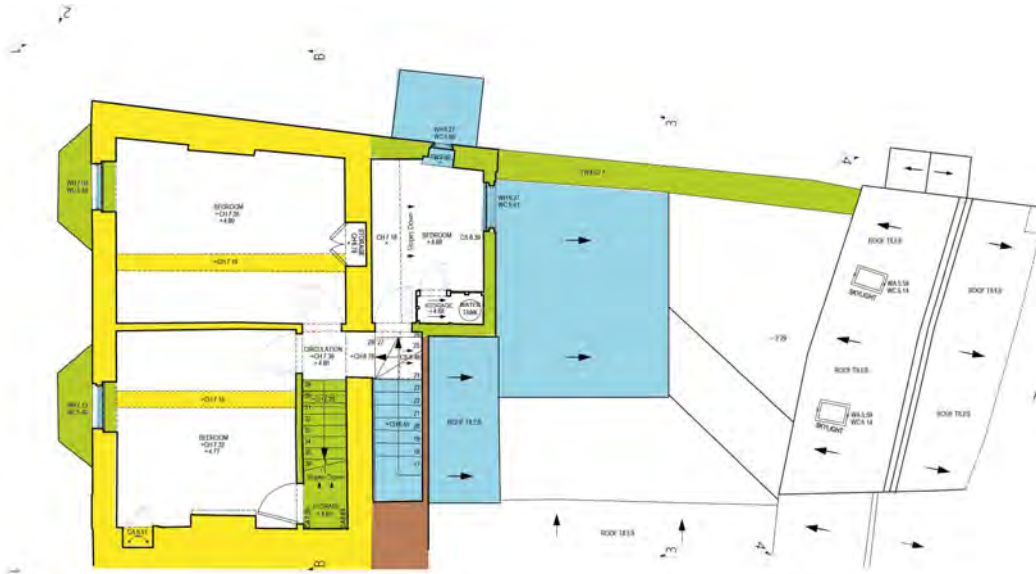


Basement plan

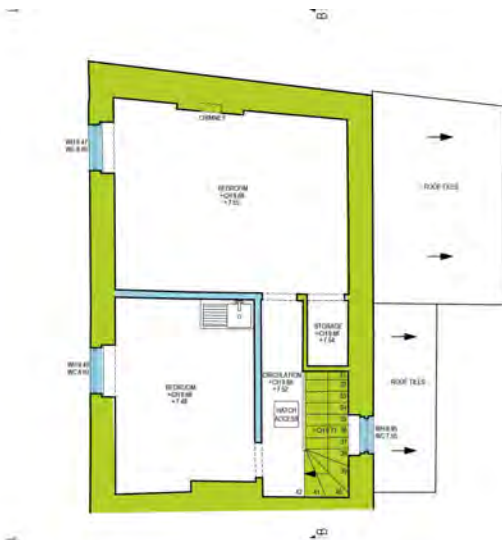


Ground floor plan

DESIGN / CONSERVATION / HISTORIC INTERIORS



First floor plan



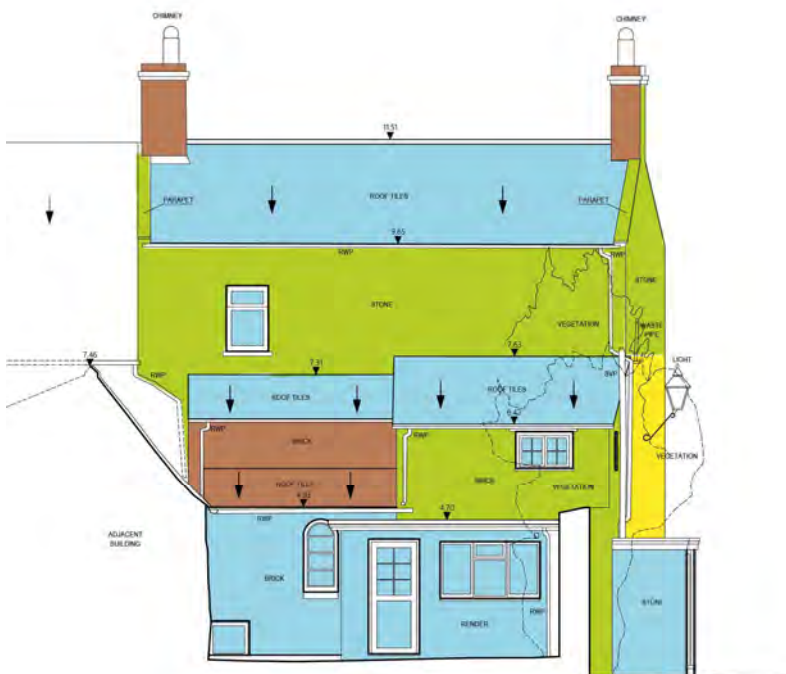
Second floor plan



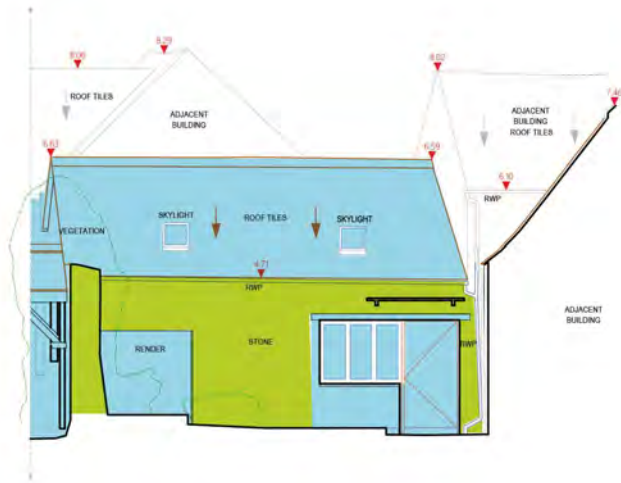
DESIGN / CONSERVATION / HISTORIC INTERIORS



Front elevation



Rear elevation



Annex elevation

## 3.5 Historic maps

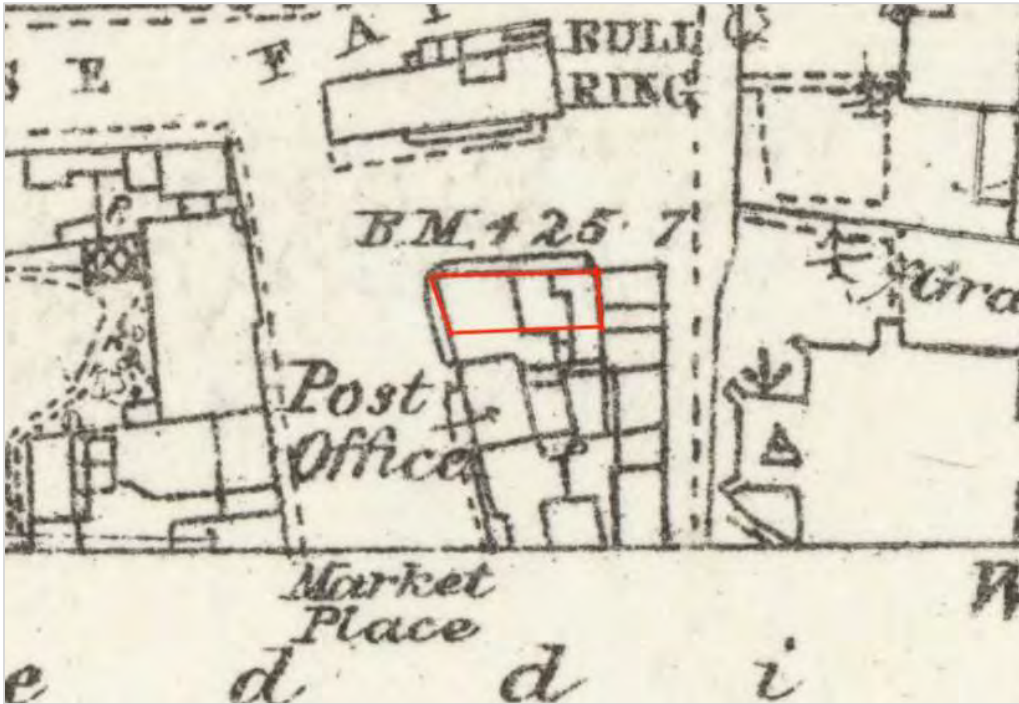


A. Bryant 1823

Cartographic sources from the late 19<sup>th</sup> century show the historic layout of the site with the rear range within the curtilage of Laurel House and the Annex a single, uninterrupted range that extends into the rear yard of the adjoining building. A small gap is shown between the rear range and the Annex in the later maps but there appears to be a small building set back from the building line in the 1881 OS map. The maps appear to show that a significant part of the original house is now part of the curtilage of the adjoining building. The 1910 District Valuation map shows the extent of ownership which included the



entire Annex range and a further attached range to its side. Visual assessment of this area shows significant rebuilding in brick but with some of the original stone walls in place.

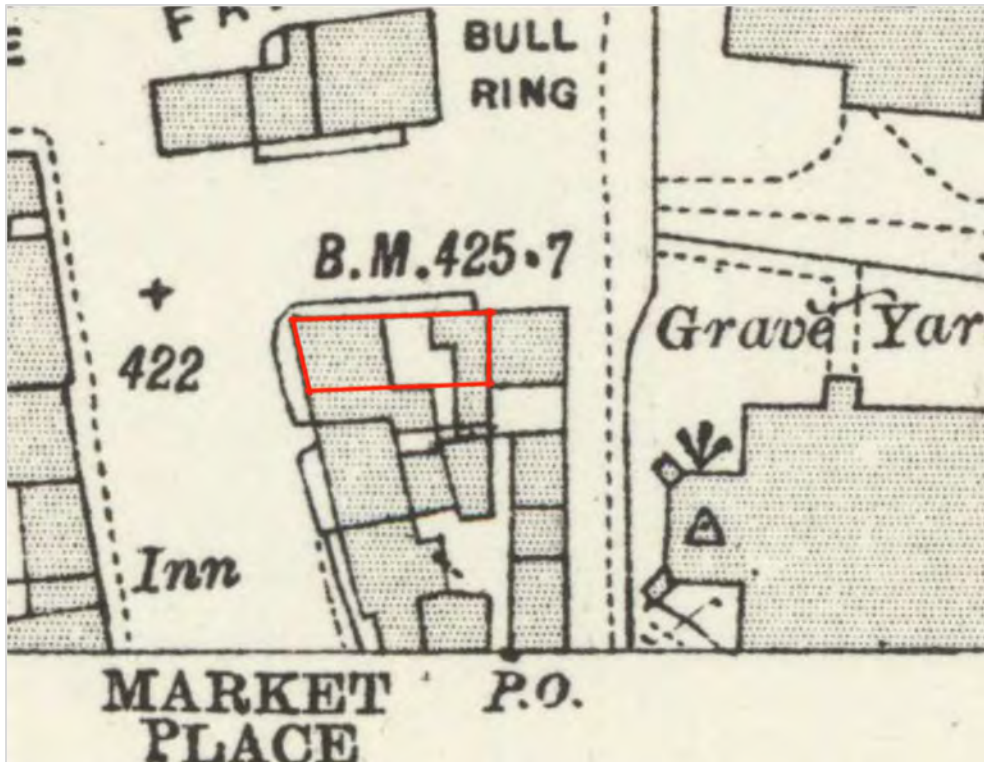


Oxfordshire X.13 Surveyed: 1880, Published: 1881 1:2500 Reproduced with the permission of the National Library of Scotland.  
Application site shown outlined in red.





District Valuer Map 1910 Laurel House is number 208 in the Survey Record Books – entire block shown in green and therefore in the same ownership.



Oxfordshire X.13 Revised: 1920, Published: 1923 1:2500 Reproduced with the permission of the National Library of Scotland

## 4.0 Significance

### 4.1 Heritage values

Consideration of proposals for change through the planning regime require the assessment of the importance of specific heritage values of a place. Amongst the many values that a site may embody the following aspects have been given consideration in this assessment: architectural and historic interest, group value, former uses, local distinctiveness, changes to the setting of the site and the character of Deddington. Not every heritage asset shares the same set of values, but these aspects are broadly recognised as encompassing what makes an asset important in a planning and building conservation context. They help to define the cultural significance and importance of a site, or aspects of it, as advised in Historic England's Conservation Principles, Policies and Guidance (Historic England, 2015).

Values can range from evidential, which is dependent on the inherited fabric of the place, through historical and aesthetic, to communal values that derive from people's identification with a place. Significance according to prevailing policies, can be defined as the sum of the cultural values which make a building or site important to society. Each of the values in the next section are ranked either High, Medium, Low, Negligible, or Intrusive, dependent on the following criteria:

**HIGH:** A theme, feature, building or space which is important at a national or international level, with high cultural value and important contribution towards the character and appearance of the area.

**MEDIUM:** Themes, features, buildings, or spaces which are important at regional level or sometimes higher, with some cultural importance and some contribution towards the character and appearance of the area.

**LOW:** Themes features, buildings or spaces which are usually of local value only but possibly of regional significance for group or their value. Minor cultural importance and contribution to the character or appearance of the area.

**NEUTRAL:** These themes, spaces, buildings, or features have little or no cultural value but do not detract from the character or appearance of the area.

**INTRUSIVE:** Themes, features, buildings, or spaces which detract from the values of character and appearance of the area. Efforts should be made to remove or enhance these features.

### **Aesthetic values**

The aesthetic value of Laurel House is derived from its typical vernacular use of materials, plan form and multi-phase alterations that have contributed to its historic character and attractive front and side appearance. The rear elevation displays a lack of uniformity through addition and replacement which is highlighted by the contrasting materials and wall finishes. Cumulatively the quality of the later work diminishes the overall quality and special interest of the listed building. Internally there are few features of aesthetic value that contribute to significance. In recent years the building has been in commercial use which has superficially eroded its domestic character. Low - Medium

### **Evidential values**

The evidential value of the application site rests in the standing structure, in the unknown archaeology of the site and any evidence of previous activity in the area which adds to our understanding of how the area has developed. As a designated heritage asset, Laurel House has evidential value embedded in the historic fabric of the building. Externally this is primarily expressed in the front elevation displaying the various phases of its development. Internally the plan form has been altered through extension and rebuilding but the cellular form, proportions and spatial relationships remain readable. Low

### **Historical values**

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present and is usually either associative or illustrative. The historical value of Laurel House lies in its multi-phased adaptation and expansion that is illustrative of the rural history of the region. Extension and contraction both seem to be evident in the building reflecting the fortunes and social history of Deddington and its owners. Low

### Communal values

The communal value of a site is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. The communal value of Laurel House is related to its recent commercial use, and to a minor degree to its historic use as the 'headmaster's house'. Low

### 4.2 Assessment of significance

Cultural significance is quantifiably embodied in the physical components of the site, but the Laurel House's heritage values are also derived from an assessment of less tangible characteristics that contribute to significance. These have been formed by the building's former and current use, through associations, related places and the character and appearance and historical development of its setting in respect to how the site is experienced, now, and in the past. This assessment has considered in detail, proportionate to the degree of change proposed and the significance of the buildings affected by this proposal the history and evolution of the site and identified the different values from which its significance is derived.

Although the individual heritage values of the site are considered to be low to medium Laurel House still retains special historic and architectural interest and makes a positive contribution to the character and appearance of the Deddington Conservation Area and streetscape. Laurel House has an immediate and close relationship with its setting which consists of historic buildings of a similar age, scale and appearance on The Bullring and Market Place. To the rear and side views into the site are severely limited by outbuildings and boundary walls which add to the overall impression of a close-grained, former agricultural use of the wider site which is in-keeping with its surroundings. What the building embodies in terms of its' previous uses and how that can still be discerned from its external elevations are of interest, the consistent use of materials on these more visible elevations, the composition of the front showing vernacular and national architectural influence are all important contributors to Laurel House's heritage significance.



## 5.0 Appendices

### Appendix A List descriptions

	DESIGNATED HERITAGE ASSETS WITHIN 50M	
1	LAUREL HOUSE	Grade II
2	<p>POST OFFICE</p> <p>GV IT Shop and dwelling. Probably late C17/early C18, altered C19 and C20. Coursed squared marlstone with large ashlar quoins; Welsh-slate roof. 2-unit plan. 2 storeys, raised to 3 storeys. 2-window front, rising from a moulded plinth, has 2 limestone bands and a narrow moulded string, originally a cornice, all interrupted by later windows. First floor has renewed 12-pane sashes with C19 ashlar flat arches; second floor has casements in later walling; C20 shop front. A central limestone plaque is now defaced. Steep-pitched roof. Rear has a gabled stair projection. Interior not inspected. Included for group value.</p>	Grade II
3	<p>CELANDINE</p> <p>SP4631 DEDDINGTON MARKET PLACE (East side) 8/187 No.7 (Celandine) 21/01/88 GV II House. Mid C18. Marlstone ashlar; Stonesfield-slate roof with rebuilt brick end stack. Probable central-stair plan. 3 storeys. Symmetrical 2-window front, with chamfered plinth and storeybands, has central 4-panel door between 9-pane sashes, all with flat arches and projecting keyblocks linked to the band; first floor has 12-pane sashes, and second floor has casements with wooden lintels. All windows are C20&gt; Steep-pitched roof. Interior not inspected.</p>	Grade II
4	<p>TUCKERS</p> <p>SP4631 DEDDINGTON MARKET PLACE (East side) 8/188 Tuckers 21/01/88 GV II House. Mid C18. Marlstone ashlar and coursed squared marlstone with ashlar dressings; Stonesfield-slate and Welsh-slate roofs. L plan in 2 builds. 2 storeys plus attic. Taller ashlar main range, with chamfered plinth and storeyband, has three 12-pane sashes at first floor, and at ground floor has a wider bowed 16-pane sash with, to right, a service door and, to left, the main entrance with a flat canopy on scrolled brackets. Steep-pitched roof has 2 dormers plus a brick stack to the left gable. Lower slate-roofed rubble rear range, set back to left, has a 3-window front with plinth, storeyband and tall windows with projecting keyblocks, all with C20</p>	Grade II

	windows. Interior not inspected. Shop range, projecting from right of main range and extending to rear, is not of special architectural interest.	
5	<p>HITCHCOCK MEMORIAL APPROXIMATELY 2 METRES SOUTH OF TOWER OF CHURCH OF ST PETER AND ST PAUL</p> <p>GV II Chest tomb. Early C19 by Cakebread of Bloxham. Limestone or possibly Coade stone. Neo-classical style. Elaborate rectangular chest, standing on a 2-step plinth, has panelled sides flanked by acanthus-enriched consoles, and has a high cover surrounded by antifixae carved with anthemion ornament, on which stands a fluted and draped urn between flat scrolls. The earlier inscriptions are largely illegible but a later inscription commemorates Sir William Hitchcock.</p>	Grade II
6	<p>CHURCH OF ST PETER AND ST PAUL</p> <p>SP4631 DEDDINGTON CHURCH STREET (North side) 8/153 Church of St. Peter and St. 08/12/55 Paul GV II* Church. Early C13, late C13, C14 and C15; tower rebuilt and church repaired mid/late C17; repaired 1843, and restored 1858-68 by G.E. Street. Coursed squared marlstone with limestone-ashlar dressings; lead roofs. Chancel, vestry, nave, north and south aisles and porches, west tower. Early-C13 chancel was lengthened to 4 bays in late C13 and has 2-light windows with Y tracery separated by buttresses; one bay on the south has been altered to accommodate the organ and the C19 vestry projects on the north. Both sides have restored C15 square-headed clerestory windows in contemporary walling. Large 3-light east window with geometrical tracery is by Street. Broad south aisle has, to east, a Tudor-arched window with 4 cinquefoil-headed lights above an arched subterranean entry to the crypt. South wall has, to right, a fine 5-light early-C15 window with drop tracery in a 4-centre-arched casement-mould surround, which is attributed to Richard Winchcombe, the designer of the chancel at Adderbury Church (q.v.); a 3-light early-C14 window has cusped intersecting tracery, and a 3-light C15 window to left of the porch has a depressed arch and drop tracery incorporating a transom. C19 porch is flanked by chamfered arched recesses in the aisle walls, and it shelters a C13 doorway with a deeply-moulded arch. 5-light west windows of aisles, with intersecting tracery and head stops, are C17 and contemporary with the tower; a plainer 3-light window in the north wall is probably also a restoration of the same date. C17 north porch has a moulded Tudor-arched doorway and a quatrefoil-panelled parapet with corner pinnacles; two 3-light C14 windows to left of it have geometrical tracery. East window matches that of the south aisle. Nave clerestory has, each side, six 3-light</p>	Grade II*

	<p>4-centre-arched windows with Perpendicular drop tracery, and has a 4-light window over the chancel. All roofs are shallow pitched and have plain limestone parapets. Tower, rebuilt after its fall in 1634, was not completed until c.1683. It is of 4 stages with massive diagonal buttresses, and has a crenellated limestone parapet with 8 large crocketed pinnacles. Moulded 4-centre-arched west doorway has hood-stops carved as an eagle and a monkey, and above it is a Classical entablature carried on bulbous pilasters. 4-light west window has Gothic-Survival tracery, and above it large re-used stone figures of Saints Peter and Paul flank a rectangular window. Bell-chamber stage has 2-light openings with Y tracery, and on the east are 2 moulded lead C18 rainwater heads. Interior: chancel has a fine late-C13 sedilia and piscina, incorporated in a 4-bay arcade with detached shafts and leaf capitals. C13 chancel arch of 3 chamfered orders, the inner a C19 restoration. 4-bay nave arcades, of 2 chamfered orders with circular and octagonal columns are C13 but were probably partly rebuilt in C17. Tall tower arch is C17. South aisle has a mutilated c14 piscina, a chamfered tomb recess above which steps rise, and a tall doorway formerly leading to a wall stair. North aisle has a C13 piscina, near the blocked entry to a rood stair, and the early-C13 north doorway, now internal, has a fine moulded arch and detached shafts with stiff-leaf capitals. North aisle roof, with moulded cambered beams, is probably C17; nave roof may incorporate old timbers but was rebuilt 1843; south aisle roof is C19 and chancel roof C20. North porch has a unusual C17 stone saucer vault. Fittings include a fine traceried C15 screen, a font of 1664 and C18 communion rails, but are mostly C19. Monuments include a C14 effigy of a judge, part of a late-C14 brass, and a small panelled chest tomb with indented reredos and a fragment of the brass inscription to William Billing (d.1533); Baroque wall tablets commemorate Beta Belchier (d.1686) and Francis Wakefield (d.1730). Small painted Hanoverian Royal Arms. Stained glass includes east window of 1888 by C.E. Kempe and 2 windows of 1923 and 1936 by A.J. Davies of the Bromsgrove Guild. (Buildings of England: Oxfordshire: pp568-70; VCH: Oxfordshire: Vol XI, pp113-15)</p>	
7	<p>K6 TELEPHONE KIOSK</p> <p>GV II Telephone Kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.</p>	Grade II
8	<p>BERNARD WALLINS BAKERY</p>	Grade II



	GV II Shop and dwelling. Probably C17, re-modelled mid/late c19. Part-roughcast coursed marlstone rubble with wooden lintels; concrete plain-tile and Welsh-slate roofs with brick stacks. 2-unit plan with long rear wing. 2 storeys. Rendered parapetted front has two 3-light C19 casements at first floor, with 4-centre-arched lights and recessed spandrels, and at ground floor the canopy to the central door extends to right above double doors and to left over a rectangular-bay shop window. End wall adjoining The Tchure has a blocked doorway with a C17 stop-chamfered lintel. 6-panel door to rear adjoins a canted stair projection. Rear wing, returning from right, has large old first-floor casements of 3 and 4 lights, a further doorway, and 3 ground-floor windows, one a C19 bay window. Interior: chamfered beams in shop.	
9	RED LION COTTAGE GV II Small house. Early c18, possibly partly earlier. Coursed squared marlstone with wooden lintels; Stonesfield-slate roof. 2-unit plan. 3 storeys. 2-window front, rising from a chamfered plinth, has large 3-light leaded casements at first floor, shorter renewed casements above, but at ground floor has a single large opening, now containing the door and a 3-light casement. Steep-pitched roof. Interior not inspected.	Grade II
10	IVY HOUSE SP4631 DEDDINGTON MARKET PLACE (West side) 8/194 Ivy House GV II House. Mid C18, possibly partly earlier. Marlstone ashlar; Stonesfield-slate roof with ashlar-and-brick end stack. 2-unit plan with rear wing. 2 storeys plus attic. 2-window front, with chamfered plinth and storey band, has the entrance in bay 2 with a 6-panel door, lattice overlight and a flat canopy on scroll brackets; windows, including an extra ground-floor window to left of the door, have 12-pane sashes below flat arches which link as a band of darker stone. Steep-pitched roof has 2 gabled roof dormers and an ashlar double stack to left which has been built up in brick. Interior: C18 plaster cornices, joinery and fireplace.	Grade II
11	THE HERMITAGE GV II* Substantial house. Mid C17, re-fronted early C18 and extended late C18/early C19. Limestone ashlar, and marlstone ashlar with limestone ashlar dressings; Welsh-slate and plain-tile roofs with ashlar gable stacks. Double-depth plan with rear wing. 2 storeys plus attic. Regular 4-window limestone front, with chamfered plinth and heavy wooden modillion cornice, has 12-pane sashes in moulded stone architraves; entrance in bay one has a similar architrave and a wide recessed 6-panel door with an ornamental	Grade II*

	<p>overlight. 2 moulded early-C18 lead rainwater heads. Attic has 3 renewed roof dormers. Steep-pitched double-span roof has C17 gable parapets with triangular copings and moulded projecting kneelers; double stacks have moulded caps and plinths. Marlstone gables retain leaded 2-light ovolo-moulded stone-mullioned windows with labels, and the wing returning from the left has a similar 3-light transomed window. A slate-roofed marlstone-ashlar range, infilling the angle, is probably late C18/early C19 and has further sashes with stone flat arches. Interior not inspected but noted as having a C17 oak dogleg stair with turned balusters. (Buildings of England: Oxfordshire: p571; VCH: Oxfordshire: Vol XI, p87)</p>	
12	<p>OLD CORNER HOUSE AND ATTACHED WALL SP4631 DEDDINGTON MARKET PLACE (West side) 8/192 Old Corner House and attached 08/12/55 wall (Formerly listed as The Corner House) GV II House. Probably C17 and late C18/early C19. Marlstone ashlar with some limestone dressings; Stonesfield-slate and Welsh-slate roofs with ashlar lateral stack. L-plan in 2 builds. 2 storeys plus attic and 2 storeys. Left half of front is the 2-storey slate-roofed former wing of The Hermitage (q.v.) to left, and has a 12-pane sash at each floor. A recessed timber-framed section of c.1900 containing panelled double doors links to the earlier range, the gable wall of which forms the right half of the front; it has a large 4-light C19 window at ground floor, with ovolo-moulded mullions and transom, but has a smaller 3-light transomed window above and a 2-light mullioned window in the gable which may be C17. A moulded plinth returns to both sides, and the gable parapet has triangular copings with moulded projecting kneelers. The right side wall continues beyond the range as a high wall. Interior not inspected.</p>	Grade II

## Appendix B: Bibliography

H. M. Colvin	A History of Deddington
L. Hall	Period House Fixtures and Fittings 1300-1900 (2005)
S. C. Jenkins	North Oxfordshire Cotswolds Through Time (2013)
M. V. Turner	The Story of Deddington (1933)
R. B. Wood-Jones	Traditional Domestic Architecture in the Banbury Region (1963)

<https://www.british-history.ac.uk/vch/oxon/vol11/pp81-120>

<https://www.deddingtonhistory.uk/history>

## Appendix C Planning history

	PLANNING HISTORY	
57/59	Reconstruction of single storey outbuilding for use as a garage	Permitted
75/00379/N	Change of use from private dwellinghouse to (1) private dwellinghouse (part of property) for occupation by owner (2) separate bed-sitting rooms (part of property)	Refused
76/00574/N	Change of use of ground floor room to sell Antiques and Collectors items	Permitted
83/00398/N	Storm Porch	Permitted
97/00032/CLUE	Certificate of Lawful Use relating to use of Laurel House as Antiques Centre on ground, first and second floors, as well as a store room in garage.	Permitted
02/02166/F 02/02167/LB	Replace existing doors – garage with new door and window	Permitted
05/01249/LB	Minor improvements to A1 retail premises, including re-roofing, installing conservation rooflights and erecting hanging sign. (Retrospective) <b>Annex</b>	Permitted
05/01616/LB	Repairs to cellar floor (Retrospective)	Permitted
05/02279/LB 05/02223/F	Reintroduction of front door, erection of 1.10 metre high railings to front and side and 3 No. new basement windows	Permitted
10/01152/LB	Repair two ground floor bay windows. Replace lead	Permitted
16/01723/F	Change of use from antiques centre to a dwelling	Permitted
19/01766/F	Change of use of Grade II Listed Building from Antiques Centre (Retail Use) to Historic Former Use as a single dwelling house re-submission of 16/01723/F	Permitted