

HERITAGE STATEMENT

CROWN AND TUNS NEW STREET DEDDINGTON OX15 0SP



Crown and Tuns, March 2025, photo Wendy Tomlinson.

Prepared for Josh Cowdery and Stephanie Aspin, Crown and Tuns, Deddington, OX15 0SP.
By Wendy Tomlinson MSc, PG Cert (OXON), IHBC.

CONTENTS

1. Background	03
2. Purpose of the Report	03
3. Heritage Assets: Statutory and non-statutory designations	03
4. Location/context/history	05
4.1 Location	05
4.2 Context	05
4.3 History	05
4.4 Maps	15
5. External and internal descriptions	21
5.1 Exterior	21
5.2 Rear elevation and outbuildings	22
5.3 Yard	23
5.4 Views	24
5.5 Interior	25
6. Summary of architectural and historical interest	39
6.1 Crown and Tuns	39
6.2 Outbuildings	39
6.3 Yard Setting	40
6.4 Wider Setting	40
6.5 Views	40
7. Discussion	41
8. Statement of Significance	43
8.1 Significance of Crown and Tuns	43
8.2 Significance of the Setting	44
8.3 Conclusion	45
9. Assessment of Impact	45
9.1 Impact on Heritage Significance	46
9.2 Conclusion	46
10. References	46
11. Appendices	47
11.1 Appendix 1 Statutory List Description	47
11.2 Appendix 2 Significance and the NPPF 2024	47
11.3 Appendix 3 Planning History	48

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HERITAGE STATEMENT

1. Background: this Heritage Statement has been commissioned to accompany applications for planning permission and listed building consent to change the use of the Crown and Tuns, from a public house that has been closed for two years to residential use. The proposed works include the insertion of a centrally placed staircase informed by research into the historic layout of the building, to connect with an existing flight of stairs currently serving the first and second floor. This report includes site survey and historic building analysis, desktop research including a review of various documentation, OS and other maps, the statutory list description, VCH: Deddington from A History of the County of Oxford: Volume 11, Wootton Hundred (Northern Part) 1983, and <https://www.deddingtonhistory.uk/>. Two site surveys lasting approximately 2 and 3 hours respectively was carried out on 10 March 2025 and 17 March 2025. The site's planning history, relevant to this application and a full list of resources consulted are listed in the Appendices.

Acknowledgement is given to Sally Stradling, Lead Consultant, in referral of this project to Wendy Tomlinson with whom the copyright and professional liability rests.

2. Purpose of the Report: there are two main reasons for the report:

To provide an understanding of the nature of the listed buildings and their significance in order to inform proposals for change. Secondly to meet the requirements of VOWH DC Planning policies, The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) 2024. Under paragraph 207 of the NPPF, applicants are required to *'describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their 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.

3. Heritage Assets: Statutory and non-statutory designations (Appendix 1) The Crown and Tuns public house was designated as a Grade II listed building on 5 May 1988. It occupies a prominent position within the Deddington Conservation Area—an extensive designation that encompasses much of the village, notable for its high concentration of both designated and non-designated heritage assets, the majority of which are Grade II listed. The broader village setting also falls within an area identified for local archaeological interest, incorporating the historic core of the settlement, the Scheduled Monument of Deddington Castle, and associated medieval features such as earthworks, a moat, and former fishponds.



Fig. 1: Heritage assets within 50M of the site: (1) Crown and Tuns GIL; (2) Coniston House GIL; (3) Berwick House GIL; (4) Park Farmhouse GIL.

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Fig. 2: Location Plan [<https://www.bing.com/maps>]

4. Location/context/history

4.1 Location: Deddington is a historic village in north Oxfordshire, located approximately 6 miles (10 km) south of Banbury and 19 miles (30 km) north of Oxford. It lies just east of the River Cherwell and is positioned along the A4260, a key route connecting Banbury to Oxford. The village is positioned along a ridge that extends from east to west, with the landscape gradually rising from approximately 90 metres in the south and east to the village, which sits at an elevation of 120–130 metres above sea level. The castle is strategically located at the head of a tributary of the River Cherwell adjacent to the former market area.

The southern approach to Deddington is characterised by a notable shift in elevation, where the road ascends steeply, framed by mature trees that introduce a sense of enclosure. The natural topography, combined with the gently winding route, shapes the streetscape, influencing rooflines and sightlines in a manner that reinforces the village's historic character and spatial composition.

Geologically, the village sits on a broad marlstone ridge, with upper lias clay mudstone present to the north and east. Marlstone is rich in ferrous oxide and gives rise to the warm-toned ironstone that dominates the village's built environment.

The architectural character of Deddington is notably cohesive, as recognised in the 2012 Conservation Area Appraisal. Key features include continuous building lines that enclose streetscapes with limited outward views, a concentration of commercial activity around Market Square, the sweeping scale of New Street and High Street, and the presence of several former coaching inns, all of which contribute to the village's distinct historic identity.

4.2 Context: The Crown and Tuns occupies a prominent position on New Street, a broad thoroughfare that contrasts with the narrower, more enclosed lanes of the village. New Street's appearance reflects its development as a principal route through Deddington, fostering a mix of vernacular and formal Georgian and earlier architecture. The predominant use of local ironstone creates a visually harmonious streetscape. The street is lined with substantial houses, some of which are former farmhouses converted into dwellings.

The Crown and Tuns, like many buildings along New Street, is set directly onto the pavement, contributing to the strong building line that reinforces the sense of enclosure along this section of the village. The road layout is gently curving, creating a dynamic sequence of views along the street, while varying roof heights and architectural styles add visual interest.

4.3 History: Deddington, a former borough and market town in north Oxfordshire, has a long and complex history shaped by its early settlement, medieval development, and continued importance as a local centre of trade and commerce. The village name derives from "Daeda's tun," meaning the settlement of Daeda or his people, suggesting Saxon origins. Likely established in the 6th or 7th century, Deddington had become one of the largest settlements in the county by the time of the Domesday Survey in 1086.

Shortly after the Norman Conquest, a castle was built, reinforcing the village's strategic importance. However, by 1277 it was already described as "an old, demolished castle," and by 1310, only a weak structure containing a chamber and dovecot remained. Despite the construction of a castle, Deddington did not fully develop into an urban borough. Although it was recognised as a borough in 1275–6, this status was lost by 1316, in part due to its proximity to Banbury, which overshadowed its commercial potential. Nevertheless, the village maintained a relatively large population, sustained by its agricultural productivity and an emerging class of professionals.

During the medieval period, Deddington supported various trades, including wool mongers, drapers, and weavers, reflecting its role in the regional economy. By the early 17th century, the village had a well-established group of craftsmen and tradespeople spanning the building trade, traditional cottage industries, and mercantile occupations. The increase in national travel during the 18th century saw innkeeping flourish, with Deddington boasting 21 inns or alehouses by the late 18th century. Although it was bypassed by both the Oxford Canal and the Great Western Railway, its strategic location along the Banbury-to-Oxford route ensured a steady flow of trade, particularly for its coaching inns.

The historic core of Deddington remains largely unchanged from its medieval layout. The street pattern retains a loose grid formation, continuous building lines, and a strong sense of enclosure. Commercial activity is concentrated around Market Place, High Street, and New Street, areas that still exhibit semi-urban characteristics indicative of the village's former market town status. The weekly market, which had been a focal point of economic life, ceased in 1830.

Before its brief period as a borough, the village was focused between the Church of St Peter and St Paul and the Castle, with the main road entering via St Thomas Street to the south. The shift towards a more structured village centre followed the borough's establishment, leading to the creation of burgage plots along New Street and Philcote Street. Many of these medieval property boundaries remain intact, particularly along New Street and in areas such as the Crown and Tuns.

The Crown and Tuns likely originated as a farmhouse, a detached house with a cart entrance to one side. Houses within farming communities like Deddington grew up within villages, along the village street. Sites were long and narrow, and houses were invariably parallel to the street and would usually extend across the whole width of a site apart from a cartway at one end providing access from the street to the yard. Behind the house lay the farmyard flanked by farm buildings. The strip of land would be laid out for planting with an area arranged as an orchard. Those on the east side of New Street may have extended to the open fields which surrounded the village until enclosure. Village streets changed their appearance late 18th century with the building of cottage terraces infilling between earlier detached dwellings. Likely, the cart entrance which is such a dominant feature of the building was added when infill development to either side occurred. Many of the cottages and houses in Deddington have retained their cart entrances, some with courtyards and re-purposed workshops at the rear.



Fig.3 - 4 Carriage and cart entrances New Street

Although today New Street serves as the primary route through Deddington, historic records indicate that it was avoided by stagecoaches in the 18th and 19th centuries, as they instead diverted towards the coaching inns closer to Market Place. The historical road network, coupled with the village's well-preserved built fabric, continues to shape Deddington's distinctive identity, maintaining its links to both its medieval past and its later development as an important stopping point for travellers.

Owners and occupiers of the Crown and Tuns: Henry Churchill is recorded as the proprietor of the Crown and Tuns in the 1808 Enclosure Award. A grocer by trade, he also owned a house and garden on Hempton Road. In addition to the freehold of the Crown and Tuns, his holdings included other properties and land amounting to over 29 acres. The Churchill family was well-established in the area, with multiple branches, some of whom had achieved the status of 'gentleman' by the 19th century. Henry belonged to the Oxford branch of the family and relocated to Deddington around 1784. He began acquiring property in 1795, though the precise date of his acquisition of the Crown and Tuns remains uncertain. However, it is likely that the establishment was already in operation as an inn by the time he purchased it and is listed by name in the Enclosure Award.

DEDDINGTON, OXON.

TO BE LET, and entered upon at Old Michaelmas, — That long-established and old-accustomed **INN**, the **Crown and Tuns, Deddington**, containing commercial room, bar, and tap room, eight bed chambers, dining and large club room, and good cellaring, with malt-house, brew-house, kitchen, and stabling for fifteen horses, large productive garden and orchard, with lock-up coach-house.—The Stock and Fixtures to be taken to at a valuation.

Further particulars may be known on application, on the premises, to the landlord, who is retiring from business.

Fig.5 1845 Sept Oxford Chronicle

Sale to commence at Twelve o'clock.

DESIRABLE FREEHOLD PROPERTY,
In the NEW STREET, DEDDINGTON.

TO BE SOLD BY AUCTION,
By JOHN SCROGGS.

At the Crown and Tuns Inn, in Deddington, on Tuesday the 16th day of October, 1849, at Five o'clock in the evening, under conditions to be then produced:—

Lot 1.—All that old-established and well-known **COMMERCIAL INN**, the *Crown and Tuns*; containing eight good bed rooms, dining room, large club room, parlour, bar, tap room, under-ground cellar, brew-house, sheds, stabling for 20 horses, yards, two good gardens, and orchard, well stocked with young and thriving fruit trees; pump with well of good water, and other conveniences. The Stock and Fixtures to be taken to in the usual way.

Lot 2.—All those three substantial Stone-built **HOUSES**, with convenient out-offices, in the several occupations of W. Beesley, J. Cay, — Bull, and Brotherton.

Lot 3.—That genteel Brick-built and Slated **RESIDENCE**, containing 7 bed rooms, 2 parlours, 2 kitchens, &c. There is a coach-house, stabling, and other out-buildings adjoining the property; together with a good garden and five-quarter malt-house, replete with every convenience, now in the occupation of Mr. R. Paine.

For a view apply to the respective tenants; and for further particulars to Mr. I. Berridge, of Somerton; Mr. J. Poulton, Mr. J. F. Lamb, solicitor, or the auctioneer, all of Deddington.

Fig.6 1849 Oct Oxford Journal

DEDDINGTON.
FREEHOLD PROPERTY.

FOR SALE BY AUCTION, the *Crown and Tuns Inn*, Deddington, at Seven o'clock punctually in the evening of the 20th of March, 1850. The above excellent **HOUSE**, in which the sale will be held, has long been renowned for the goodness of its accommodation as a most comfortable and snug **COMMERCIAL INN**. It possesses a great abundance of stabling, a very large dining room, 8 excellent bed rooms, an extensive and superior under-ground cellar, and is replete with every other necessary room and office; together with 2 good Gardens and Orchard, well stocked with thriving trees, rendering it altogether a very complete Property, and well suited to do a considerable wine and spirit, or other trade requiring room, in addition to its old-established public business. Also, Three small **HOUSES** adjoining the same. And a very respectable **RESIDENCE**, built of brick, and blue slated, which contains 2 parlours, 2 kitchens, 7 bed rooms, and other necessary offices, together with a five-quarter malthouse, coachhouse, stabling, and a nice walled garden.

This property is to be sold under the direction of the Executors in Trust of the late Mr. John Poulton, deceased, and will comprise one or more lots, as may be determined on at the time of sale.

Mr. Lamb, Solicitor, of Deddington; or Mr. Berridge, of Somerton; will supply information required prior to the sale, and the property can be inspected on application at the Crown and Tuns Inn.

LYXE and COTHER.

Fig.7 1850 March Banbury Guardian

CROWN & TUNS INN, DEDDINGTON OXON.

JOHN SCROGGS has received instructions from the Executors in Trust, of the late Mr. John Poulton, deceased, to **SELL BY AUCTION**, on the 18th of June, 1850.—All the Neat and Clean **HOUSEHOLD FURNITURE**; comprising four-post, tent, and other bedsteads; feather and flock beds, sheets, blankets, &c.; dining and other tables, Windsor and bed room chairs; glass, china and earthenware, pocket of hops; and other miscellaneous effects, which are specified in catalogues, now in circulation.—The sale will commence at Eleven o'clock, in consequence of the great number of lots.

Deddington, June 4, 1850.

CROWN AND TUNS INN, DEDDINGTON.

2 500-gallon **CASKS**, 11 130-gallon ditto, 5 **PUNCHEONS**, about 700 gallons of fine old **ALE**, to be sold in small quantities, to suit the convenience of purchasers; 150-gallon **COPPER**, nearly new; famous 20-bushel **BREWING PLANT**.

TO BE SOLD BY AUCTION,
By JOHN SCROGGS,
On the premises aforesaid, on Wednesday, the 19th June, 1850.
Sale to begin at Four o'clock.

Fig.8 1850 June Banbury Guardian

'DEDDINGTON, OXON. TO BE LET, and entered upon at Old Michaelmas, - That long-established and old-accustomed **INN**, the **Crown and Tuns, Deddington**, containing commercial room, bar, and tap room, eight bed chambers, dining and large club room, and good cellaring, with malt-house, brew-house, kitchen and stabling for fifteen horses, large productive garden and orchard, with lock-up coach-house.

- *The Stock and Fixtures to be taken to at a valuation. Further particulars may be known on application, on the premises, to the landlord, who is retiring from business.*' [1845 Sept Oxford Chronicle Fig.]

In 1845, the inn was made available for lease. The landlord, John Poulton, announced his retirement from business, having inherited the establishment following the death of his father, John Poulton the elder, in 1842. His mother, Harriet, initially took over the licence but transferred it to George Morrey in 1846. She passed away the following year, after which her son briefly held the licence, though his primary occupation, like his father, was farming. In October 1849, the estate of the late John Poulton was put up for sale, including *'three substantial stone-built HOUSES' and a 'GENTEEL Brick-built and stone-slatted RESIDENCE'* [1849 Oct Oxford Journal]. As the properties failed to attract buyers, Poulton's Trustees reoffered them at auction in March 1850, with the sale taking place within the inn itself. Later that year, John Poulton the younger was declared bankrupt and subsequently left the area.

'DEDDINGTON. FREEHOLD PROPERTY. FOR SALE BY AUCTION, the Crown and Tuns Inn, Deddington, at Seven o'clock punctually in the evening of the 20th March 1850. The above excellent HOUSE in which the sale will be held, has long been renowned for the goodness of its accommodation as a most comfortable and snug COMMERCIAL INN. It possesses a great abundance of stabling, a very large dining room, 8 excellent bed rooms, an extensive and superior under-ground cellar, and is replete with every other necessary room and office; together with 2 good Gardens and Orchard, well stocked with thriving trees, rendering it altogether a very complete Property, and well-suited to do a considerable wine and spirit, or other trade requiring room, in addition to its old-established public business. Also, Three small HOUSES adjoining the same. And a very respectable RESIDENCE, built of brick, and blue slated, which contains 2 parlours, 2 kitchens, 7 bed rooms and other necessary offices, together with a five-quarter malthouse, coach house, stabling, and a nice walled garden. This property is to be sold under the direction of the Executors in Trust of the late Mr. Poulton, deceased, and will comprise one or more lots, as may be determined on at the time of sale.' [1850 March Banbury Guardian Fig.7]

The Poulton family's household furniture was sold in June 1850 at which time *'2 500-gallon CASKS, 11 130-gallon ditto, 5 PUNCHEONS, about 700 gallons of fine old ALE, to be sold in small quantities, to suit the convenience of purchasers; 150-gallon COPPER, nearly new; famous 20-bushel BREWING PLANT'* [1850 June Banbury Guardian Fig.8] was also offered for sale. Victuallers brewed their own beer throughout the village's history and evidently a future licensee would have little interest in selling their predecessors ales. The Crown and Tuns appears to have had its own brew house and malt house with an additional malt house associated with Poulton's main residence.

William Sturch, who also owned The Unicorn in Deddington was married to the late John Poulton's (the elder) daughter, Sarah, and they took on the Crown and Tuns in the early 1860s. It's not clear whether the Poulton family had held on to the inn and the adjoining houses as in 1866, when William died his executors attempted to sell the inn and in a separate lot, a *'3 good Houses or Tenements ...all adjoining'* [Fig.7]. William and Sarah's eldest son, Henry was the landlord at that time and is listed as an Innkeeper and Brewer living at the Crown and Tuns with his wife Sarah in the census records for 1871. Henry died prematurely in 1874, and Sarah continued to run the inn until 1875 when it was offered to let *'where for 18 years past a flourishing business has been conducted by the late Mr. H. E. Sturch'* [Banbury Guardian April 1875]. Under the terms of Henry's Will, a *'Capital Malt Crusher (by Turner), Bean Crusher, Two-knife Chaff Machine, Ale Casks, Boards and Trestles, Large Marquee'* and several carts and traps were offered for auction on the premises [1875 Sept Banbury Guardian].

Following the Poulton family's tenure, the Crown and Tuns experienced a period of instability, with five different licensees between 1850 and 1857. John French applied for a licence to sell spirits, but this was refused, as noted in the *Oxford Chronicle* of November 1857. This refusal may have contributed to the struggles of successive landlords and landladies in maintaining a successful business during this period,

with George Wells (1850), Robert West (1852), Thomas Stevens (1854), Sarah Rutter (1856), and briefly John French (1857) all holding the tenancy in quick succession.

By the early 1860s, William Sturch, owner of The Unicorn in Deddington, and his wife Sarah—daughter of John Poulton the elder—took over the Crown and Tuns. It remains unclear whether the Poulton family had retained ownership of the inn and adjoining properties, but following William Sturch's death in 1866, his executors attempted to sell the inn separately from a lot described as '*3 good Houses or Tenements ...all adjoining*' [Fig.9]. At that time, William and Sarah's eldest son, Henry, had taken over as landlord, listed in the 1871 census as an Innkeeper and Brewer residing at the Crown and Tuns with his wife, also named Sarah.

Henry Sturch's premature death in 1874 led Sarah to continue running the inn until 1875, when it was advertised to let '*where for 18 years past a flourishing business has been conducted by the late Mr. H. E. Sturch*' [Banbury Guardian April 1875]. Under the terms of Henry's Will, a '*Capital Malt Crusher (by Turner), Bean Crusher, Two-knife Chaff Machine, Ale Casks, Boards and Trestles, Large Marquee*' along with carts and traps, were auctioned on the premises later that year [1875 Sept Banbury Guardian].

'Lot 2- All that well situated and extensive Inn, known as the Crown and Tuns, now in full trade, containing capital underground cellarage, stabling for 12 horses, yard, garden, and every appurtenance for carrying on a good and lucrative business, 7 bedrooms, parlour, tap room, bar, long club room, &c., now in the occupation of Mr. H. Sturch.' [1866 Nov Banbury Guardian Fig.9]



Fig.9 1866 Nov Banbury Guardian.

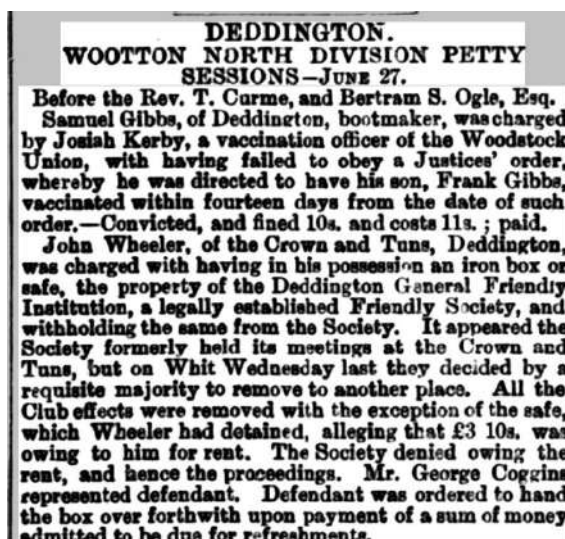


Fig.10 1879 July Oxfordshire Weekly News

The licence was transferred to Mr. J. Smith in 1875 but again an unstable economic period ensued with several names appearing on the licence in quick succession. In 1878 Elizabeth Wheeler transferred the licence to her husband who in 1879 got himself into trouble by holding onto the safe of one of Deddington's Friendly Societies after they switched allegiance. Friendly Societies met regularly in inns and were often the mainstay of a business guaranteeing a certain number of customers on a regular basis. Mr. Smallwood followed the Wheeler's, but he was in 'Liquidation' a year later [1880 March Banbury Guardian]. Later that year the licence was transferred to George Wm. Masslin, recorded in the court documents as a 'Photographer' from Oxford.

The inn did not immediately re-open its doors with the Banbury Guardian lamenting the changing times of Deddington whilst also celebrating the opening of a 'Coffee Tavern' opposite '*to the old established hostelry, The Crown and Tuns, which latter still stands in its venerable antiquity but with closed doors and windows and does not afford a very lively prospect in view from those of the new establishment,*

the one today appearing with all its large yellow flag flaunting in the breeze all life and happiness, the other loneliness and decay. So much for the difference in the drinking customs of Deddington, present and past." [1881 April Banbury Guardian].

The licence was temporarily transferred from Masslin to T. P. Gardner of Bascote in May and the lease of the inn was advertised in May and June : *'To Be Let - Apply to John Harris, Brewery, Hook Norton, Oxon...A suitable tenant could have a Beer Agency. Plenty of room for any other businesses.* The Hook Norton Brewery had acquired the freehold of the inn and were looking for a new tenant. Things settled down a little with Mr. and Mrs. G. Jones taking on the tenancy in the late 1880s. Mr. Jones died in 1896 and for a short period his wife took on the licence before a dramatic change of heart: *"The licence of the Crown and Tuns Inn, Deddington, was temporarily granted to Mr. Frederic Wm. Bowles, formerly curator at the Masonic Hall, New Street, Birmingham, Mrs. Jones, the previous tenant of the inn, having given up the occupation and opened a temperance room in the town."* [Banbury Advertiser April 1897]



Fig.11 The Crown and Tuns 1900s [<https://www.deddington.org.uk/gallery>]



Fig.12 The Crown and Tuns 1905-1925 [Picture Oxon POX0191110]

The Tompkins, tenants of Hook Norton Brewery, moved into the Crown and Tuns in 1898 and guided the business into a long period of stability. In 1903 landlords at several Deddington public houses applied for an extension to their hours of opening from ten to eleven. Jesse (James) Tompkins spoke at the hearing stating that as public entertainments in the town frequently carried on after ten and they left their horse and traps at the inns he "*felt it a hardship that they could not have a little refreshment before starting for home.*" The application was opposed by the Church of England Temperance Society and the application was refused. Subsequently separate applications had to be submitted for extensions to opening hours each time it was required [1903 Banbury Advertiser].

A photograph likely dating from the early 1900s appears to show members of the Tompkins family outside the Crown and Tuns [Fig.11]. A prominent Hook Norton Brewery sign is suspended between the two central first-floor windows, drawing attention to the slightly asymmetrical placement of the carriage entrance below. The absence of visible voussoirs suggests that the stonework may have been rendered or painted at the time, with licensing details applied across the flattened arch leading to the rear yard, where an external staircase is visible.

Surface treatments within the yard appear to vary, with discernible changes in floor texture suggesting a mix of flagstones or compacted earth, and cobbles. The uneven surface to the left of the passage, possibly cobbled in the photograph, is now surfaced with modern riven stone paving, distinct from the smoother flags adjacent to it. Reference to cobbles in the rear yard appears in a 2012 planning application, in which the applicant notes their presence and proposes their retention beneath the timber decking proposed. A hanging pub sign mounted on a post is faintly visible on the left side of the image, resembling the position shown on Joseph Wilkins' 1860 map [Fig.20] and today's post. The lantern above the carriage entrance also appears consistent with the one still in place today.

Lloyd George's Domesday Survey in 1910 captures a description of the site, materials and a cursory view on the condition of the structures [Fig.13]. The notes infer that the 'Club Room' was over the '3 stall stable', 'loose box' and pantry, and that there was a 'wash house', 'coach house' and '2 bay trap' as well as a 'lean-to stone + slate' as well as a 'closet', and '2 sties'. Interestingly the inn is referred to as 'The Three Tuns' which was the local name used.

Mr. Tompkins died in 1916 and like many before, his widow, Isabella carried on the business until her death in 1932. An aspect of the earlier business revived during this period with auctions and yard sales taking place in the rear yard [Sale of 'Allotments and Accommodation Pasture Land' 1924 June; 'Sale of household furniture at the Crown and Tuns Yard' 1941 Jan Banbury Guardian]

..... 180..... Reference No. Map. No. 16. 1. 6. (109)

Situation *New Street.*
Description *3 & 4 Tuns. Inn.*
Extent *0 - 0 - 34 - 16*

Gross Value { Land £
Buildings £ *28* Rateable Value { Land £
Buildings £ *22 8*

Gross Annual Value, Schedule A, £
Occupier *Tompkins James*
Owner *Hook Norton Brewery*
Interest of Owner *Freehold*
Superior interests
Subordinate interests

Occupier's tenancy, Term *Agreement 3 months from March 20th*
How determinable
Actual (or Estimated) Rent, £ *16*
Any other Consideration paid
Outgoings—Land Tax, £ *10 1/2* paid by *Owners*
Tithe, £ paid by
Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (a) *Occ* (b) *Owners*
Who is liable for repairs *Owners*
Fixed Charges, Easements, Common Rights and Restrictions
3/11

Reference No. 180.

Particulars, description, and notes made on inspection
The Crown Tuns
a stone & slated 3 floor beered house with yard, stabling
outbuildings & garden.
3 1/2 4 Bedrooms
14 2 do + sitting room
Tap Room, Bar, Parlour Kitchen
Ceena

Charges, Easements, and Restrictions affecting market value of Fee Simple

Valuation.—Market Value of Fee Simple in possession of whole property
in its present condition

Index left	Description of Buildings	Frontage	Depth	Height	Cubical Contents	Condition	Remarks
	A stone + slated 3 floor licensed house known as 'the three Jims'					Fair	Ed.
	3 Stall stable + stone for Raising -					"	
	Club Room over - Stone + Slate					"	
	Wash. house, Grass + clay then trap					"	
	House - lean to Stone + Slate					"	
	Close - Bricks + Slate					"	
	2 Sties do + slating. Ma					"	
	Stable 3 stables Stone + Slate					"	
	Close Bricks + Slate					"	

Fig.13 District Valuation Record 1910

Percy Flick from the Hook Norton Brewery temporarily took over the licence from representatives of the late Mrs. Tompkins before transferring it the following year to William Savage of Steeple Aston. In 1937 Savage was summoned to the Bench for selling beer without a licence. He pleaded guilty blaming his lapsed payment since the previous October as *'trade not too good and it was a job to meet the liabilities'*. He was a serial offender but managed to hang on to the licence until 1953 when he was given notice to quit. He refused to leave, and the Brewery were compelled to reissue the notice giving him a further three months to vacate the premises. In the meantime, a day licence was granted to the incoming licensee who for the present had to live elsewhere. A representative from the Brewery commented that *'Savage was not interested in the public house. It did very little trade and Savage only wanted it for living accommodation. He is out at work all day it is not his livelihood'*. [1953 Feb - August Banbury Advertiser]. In August the full licence was transferred to Ernest E. Callow and his wife. An application for 'Alterations and Additions to provide Additional Sanitary Accommodation etc. and two new Bay Windows' was approved in 1951 [see Appendix 2: Planning history] which probably did not take place until William Savage had left the premises.

Another Reconstructed Hook Norton House



THE CROWN AND TUNS DEDDINGTON GETS A NEW LOOK

- Modernisation and extensive carpet and new paint, new to relax and enjoy yourself.
- Attractive new bar (alloy) glass counter top and new stone fireplace and central heating - ray and warm.
- Black colour TV.
- NEW BRASS new outfit of the bar.
- Extensive beer cellar (CROWN AND TUNS FOR YOURSELF one of the most popular pubs in Deddington).

It's your friendly local

Alterations to the CROWN & TUNS carried out by

SMITH & WEBBER LTD
CROPPREY
Telephone Cropprey 205

Your hosts
Fred and Edna England

HOOK NORTON BEERS

Your only local brew

Fig.14 1968 Jan Banbury Guardian.

England's glory ...



DEDDINGTON'S Crown and Tuns is the only pub in North Oxfordshire to appear in the Good Beer Guide since the beer drinkers 'bible' was first published in 1974.

The landlord for the last 24 years, Fred England, said the reason for his success was his good beer.

He added: "I've kept the Crown and Tuns as an old English pub. I keep my beer nice and clean in a good cellar."

Another reason why the Crown and Tuns remains consistently popular, says Mr England, is the pub's friendly atmosphere.

He says that when strangers walk into the pub both the locals and the bar staff talk to them.

Speaking about his and the pub's success he said: "It feels great, it's quite an achievement to be the only pub in North Oxfordshire to have stayed in the guide this long."

● Untapped ... Fred England, landlord of the Crown and Tuns in Deddington, prepares a barrel of Hook Norton beer for serving in his pub.

Fig.15 1990 November Banbury Guardian

In 1967 Fred and Edna England took over the tenancy. The following year Hook Norton refurbished the bar area but a proposed new pedestrian access to the front of the building was reused [see Appendix 2: Planning history][1968 Jan Banbury Guardian] [Fig.14]. The quality of the ales was at the heart of the England's success at the Crown and Tuns with successive commendations in the Good Beer Guide over a 25-year period.

David Risato, the England's son-in-law took over the pub after their retirement in 1992 [Fig.17]. In April 1993 Malcolm Timms, Architectural Consultant on behalf of Hook Norton Brewery applied for the addition of an entrance screen and a small rear extension to enlarge the bar area [1993 April Banbury Guardian] details of which are untraceable but presumably refer to the glazed screen and doorway fitted into the cart entrance. The rear extension mentioned in the notification may have incorporated the raised area at the rear of the main bar area. The refurbishments were completed in 1996, and the pub re-opened under the management of Alan and Avril Humphries [1996 June Banbury Guardian].

In recent years, modifications to the bar, commercial kitchen, and rear garden have adversely affected the architectural and historic interest of the building. These changes have introduced incongruous elements, such as external equipment, decking, and temporary structures, which are visually intrusive and at odds with the building's historic character, particularly in the rear yard area.



Fig.16 Front bar 1970s [<https://www.deddington.org.uk/gallery>]



Fig.17 1992 Nov Banbury Guardian



Fig.18 1998 May Banbury Guardian

4.4 Maps Cartographic evidence for the site is available from 1808. The two maps—an 1808 Enclosure Map and a mid-19th-century perspective by J. Wilkins—offer valuable insight into the development of Deddington and the Crown and Tuns site over the first half of the 19th century.

On the 1808 Enclosure Map, the Crown and Tuns plot (parcel no. 50) is depicted as a narrow burgage plot fronting onto New Street, consistent with the typical medieval layout of long, narrow plots extending to the rear. The map shows the property as part of a compact and continuous street frontage with relatively undeveloped land to the rear. The plan form of the building is L-shaped, with a rear wing on the southern end. It's a relatively modest size compared to some of its neighbours, and it is hemmed in on both sides however there are still several gaps between buildings along New Street. The surrounding street pattern is already well-defined, indicating the medieval origins of the town's layout.

By contrast, the J. Wilkins perspective map from the 1860s illustrates a more visually articulated and built-up urban fabric. The Crown and Tuns property is shown as a built complex with a rear yard, and its presence as an inn is reinforced by the post and hanging sign in front of the building, as it stands today. Buildings appear more numerous and developed along New Street, with ancillary outbuildings and garden structures becoming more defined in the rear plots. This shift reflects the mid-19th century expansion of commercial activity and increased urbanisation of Deddington, particularly along New Street which had developed as a key route into the village.



Fig.19 Enclosure map 1808 Parcel no. 50 'Homestead - the Crown and Tuns'
[<https://www.deddingtonhistory.uk/maps/assets/1808enclosureaward>]



Fig.20 J. Wilkins 1860s map [<https://www.deddingtonhistory.uk/maps/assets/jwilkins>]

The series of historic Ordnance Survey maps spanning from the 1880s to the 1970s allows for a clear assessment of the evolution of the plot tracking changes in the building's footprint, associated structures, and site use over time.

On the earliest map, surveyed in 1880 and published in 1881, the main range of the building is continuous with adjoining structures, set hard to the pavement, and backed by ancillary ranges or outbuildings arranged around a courtyard or yard space, by now characteristic of a coaching inn layout. The footprint of the building is shown as a series of separate units in a linear arrangement on either side of the plot with an open passage and yard behind shown as three compartments or perhaps levels, the furthest a planted area or orchard. The two rear wings of similar length extend across nearly half the length of the plot. It seems likely that the sub-divisions shown are indications of different uses as well as separate units which suggests that the southern range comprised a long outbuilding, probably a stable, and the northern range was accommodation. Attached to the northern wing is a small bay or external staircase [see Fig.11].

The 1898 revision (published 1900) shows the configuration broadly similar, though internal subdivision appears slightly altered, and the detail of the outbuildings more clearly defined with an open-sided shelter on the southern range and a double pigsty on the north.

Colouring of the individual plots on the District Valuer's Maps of 1910 allows us to appreciate how the once regular burgage plots have morphed into wide and irregular-sized gardens shaped by ownership patterns. The Crown and Tuns site is compact and remains densely developed at this time with stables and outbuildings lining either side of the narrow plot. Information regarding their use and condition was recorded in the valuer's notes [Fig.13].

On the 1920 revision (published 1922), the footprint of the rear buildings is relatively unchanged with an open-sided shelter shed on the south and a small enclosure at the end of the range, with pigsties on the north as before. The label "Crown and Tuns Inn" remains in place, confirming ongoing commercial use.

By the mid-20th century map, revised in 1971 and published in 1974, more substantial changes had occurred. The building is explicitly labelled "The Crown and Tunns (P.H.)," confirming its continued use as a public house, though the spelling has shifted slightly. The rear yard area shows a more simplified built form with fewer subdivisions and a reduction in units reflecting the removal of ancillary animal-related service buildings. The yard is divided into two rather than three compartments which corresponds to the partial remains of brick and stone walls extant.



Fig. 21 Oxfordshire XVI.1 Surveyed 1880 Publ.1881 25" [Reproduced with the permission of the National Library of Scotland]

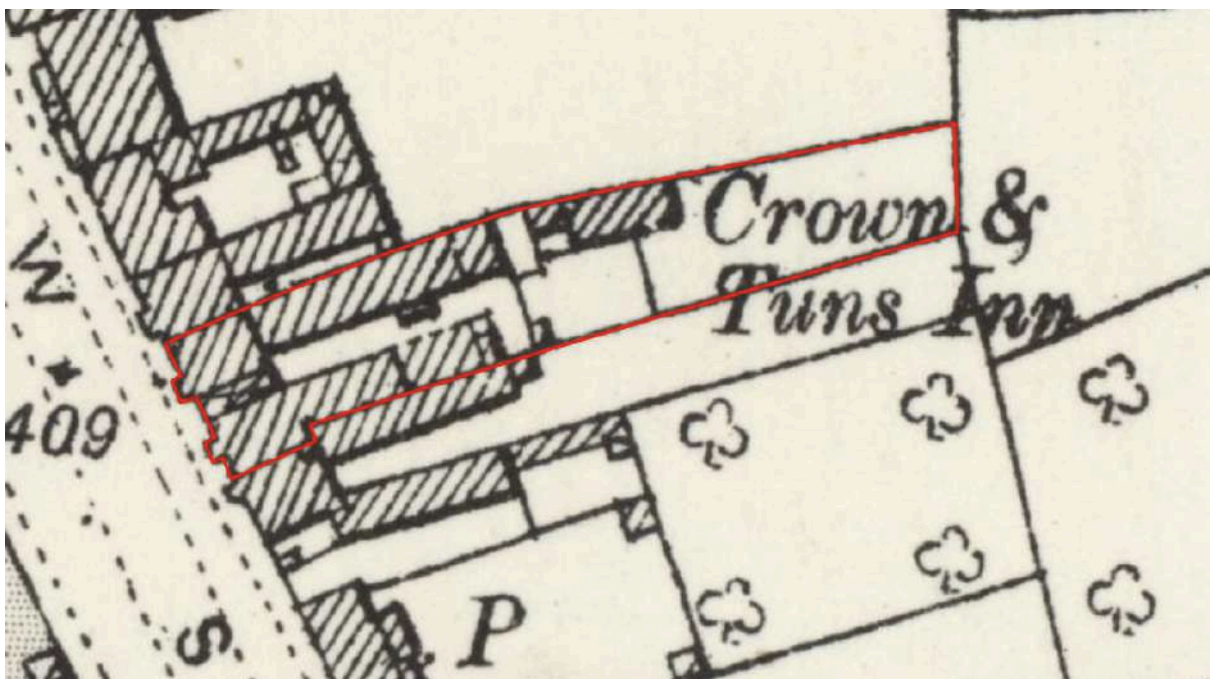


Fig. 22 Oxfordshire XVI.1 Rev.1898 Publ.1900 25" [Reproduced with the permission of the National Library of Scotland]

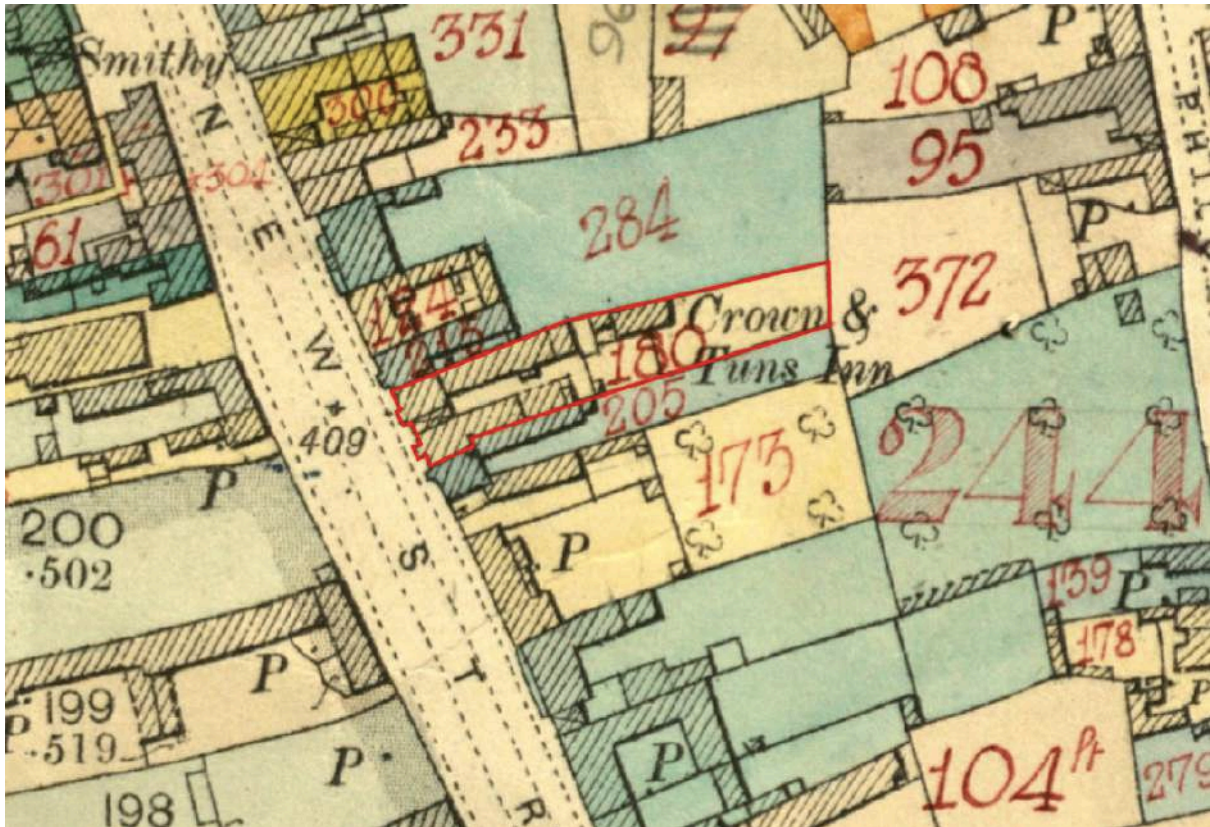


Fig.23 District Valuation map Lloyd George's Domesday Survey 1910 Plot No.180

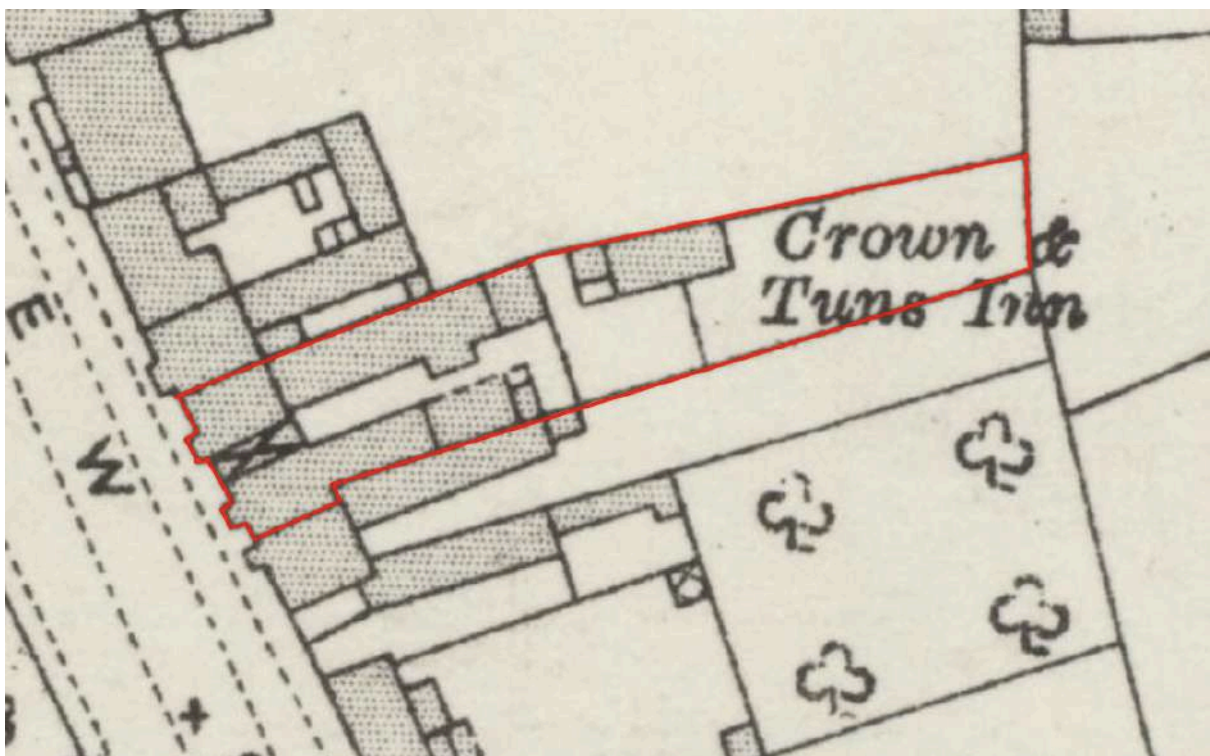


Fig. 24: Oxfordshire XVI.1 Rev.1920 Publ.1922 25" [Reproduced with the permission of the National Library of Scotland]

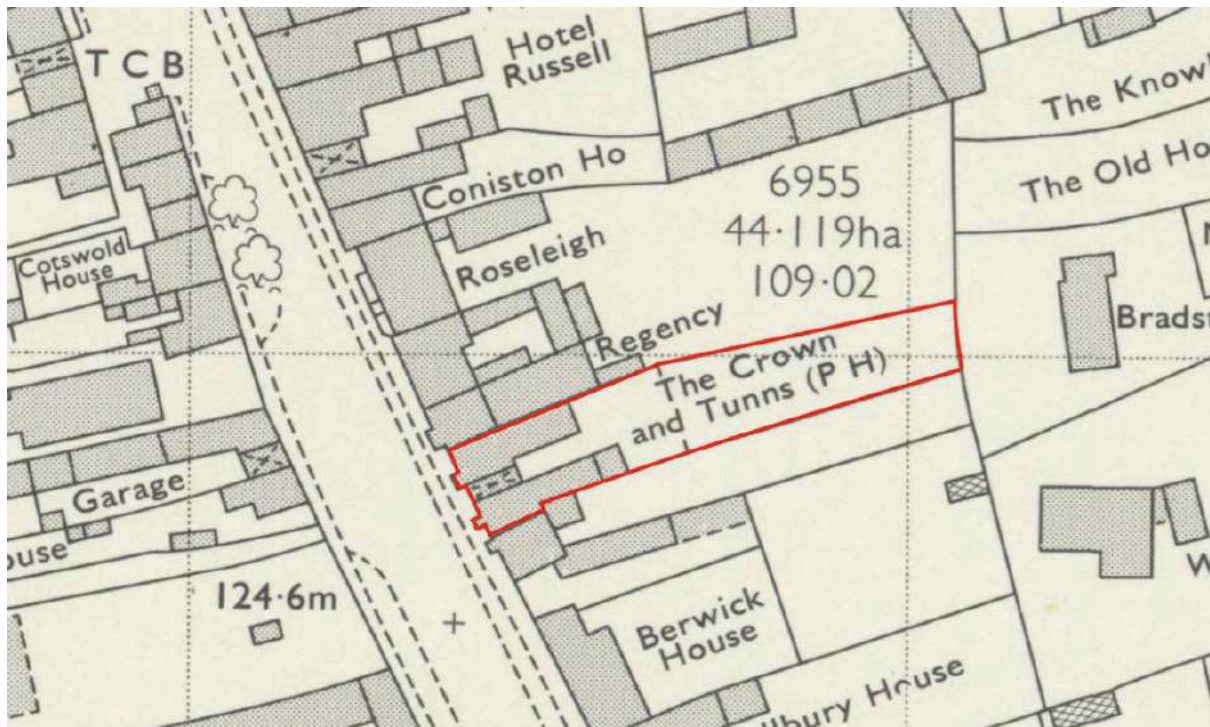


Fig.25 2 SP4631 - SP4731 - AA Rev.1971 Publ.1974 [Reproduced with the permission of the National Library of Scotland]

Throughout the series, the overall burgage plot form remains consistent, with the core structure maintaining its position along the street frontage. However, incremental change is visible in the form and extent of rear outbuildings, reflecting shifts in the building's function, ownership, and the decline of traditional coaching functions.

A comparison of aerial imagery from 2004 and 2021 illustrates notable changes within the two areas outlined in red. In 2004, the rear garden area to the east of the site displays a more open character, with fewer ancillary or temporary structures present. A significant portion of this area—approximately one-third—appears to be laid to lawn, contributing to a more spacious and landscaped setting.

By contrast, the 2021 imagery indicates increased coverage by structures and built elements, particularly in the central yard zone, suggesting intensified use of the space. The polycarbonate roof structure spanning part of the central yard is not visible in the 2004 image, indicating its construction occurred between 2004 and 2006.

Additionally, the continuous roof ridge line visible across the adjoining buildings to either side of the Crown and Tuns suggests a unified construction history. This architectural continuity aligns with historical evidence that the properties were in shared ownership during the mid-19th century, further reinforcing their historical and spatial relationship within the burgage plot layout.

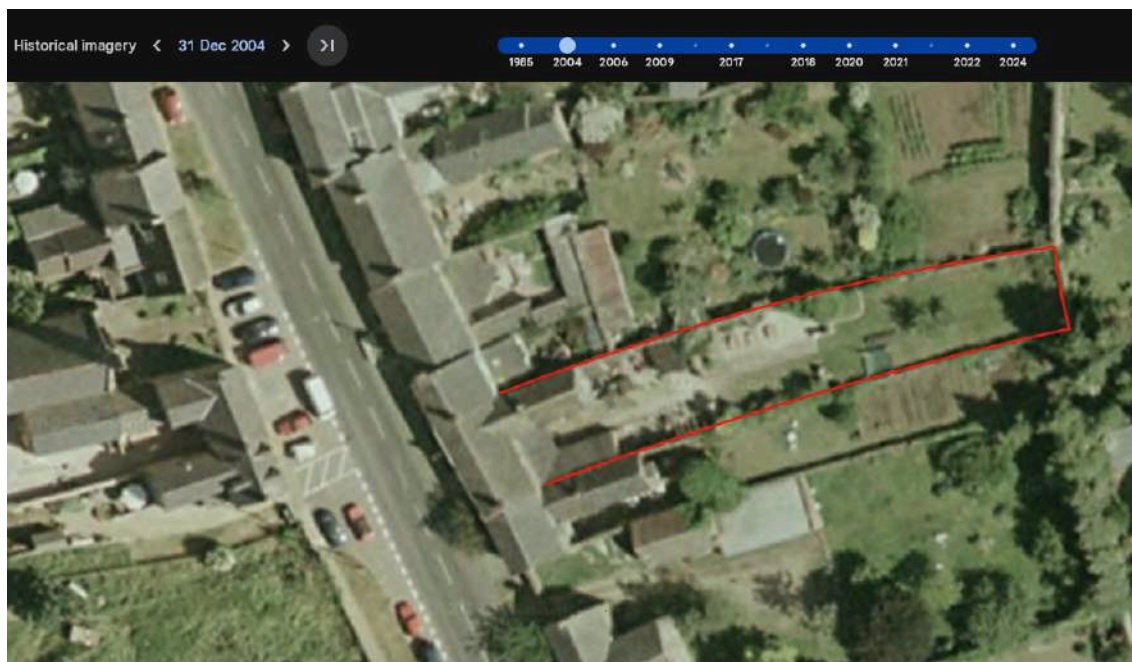


Fig.26 Aerial view December 2004 <https://earth.google.com/web/search/Deddington,+Banbury>

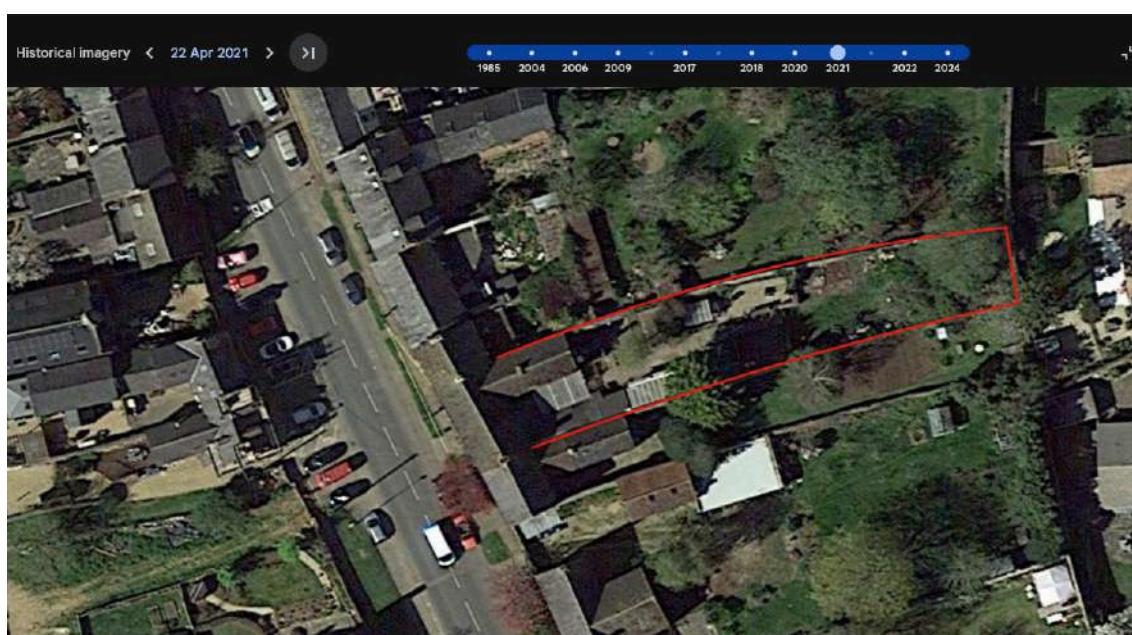


Fig.27 Aerial view April 2021 <https://earth.google.com/web/search/Deddington,+Banbury>

5.0 External and internal descriptions (Figs.28 - 119)

5.1 Exterior:

The front elevation of the Crown and Tuns exhibits the restrained elegance of mid-18th-century vernacular Georgian architecture. Constructed from coursed squared marlstone—a rich, ironstone-laden local material typical of Deddington—the building presents a symmetrical three-storey façade of four bays. The first-floor openings feature 6/6 pane sash windows with flat ashlar lintels, while the second floor is punctuated by smaller 3/3 pane sashes, continuing a formal rhythm and hierarchy. The sills for the first-floor windows may have been dropped at an early date and there's been significant reconstruction between windows 1 and 2 on the northern bay. A straight mortar joint on the north between the first and second floor suggests that the attached building may have been built in two stages. To either end are rebuilt chimney stacks in brick the one on the LHS constructed in three stages

and the one on the RHS two-stage. The roof is constructed in plain concrete tiles with brick end stacks, though the roofline and eaves retain their original proportions.

At ground level, the building is distinguished by a limestone carriage arch, articulated with dressed voussoirs and a keystone, providing a clear axial passage through the depth of the building. The arch is notably offset from the principal centreline, and its ashlar face, now almost flush with the surrounding rubblestone masonry, contrasts subtly with the recessed pilasters adjacent—an irregularity that may owe itself to over-cleaning or the partial loss of the original surface texture. Such evidence suggests the arch is likely a later insertion.

Flanking the arch are two, canted bay windows—timber-framed and set upon stone plinths, likely late 19th-century in origin and subsequently replaced in the mid-20th century. To one side of the left-hand bay are two oval stone plaques with moulded surrounds, they may have served a commemorative or decorative purpose to advertise the brewery or other affiliations. However, similar oeil-de-beauf windows have been found predominantly 1660s to 1720s with peak use in the 1690s [L. Hall Period House Fixtures and Fittings, P.75Fig.3.22]. Though similar in form, each bears distinct characteristics in detailing and finish, indicating they were inserted at different times. Traditional pub signage, bracketed lanterns, and hanging signs, now redundant, remain in situ.



Fig.28 Crown and Tuns front elevation



Fig.29 Front bay c.1950



Fig.30 Depressed arch in ashlar stone



Figs.31 - 33 Decorative oval plaques harmed by badly positioned cabling- later infill particularly noticeable on the lower of the two.

5.2 Rear and outbuildings

Across the rear, a lean-to extension was added providing covered access to the toilets via a small lobby. The toilets were inserted into former outbuildings along with several storage areas with modern brick and blockwork partitions accessed from the yard. Remnants of past outbuildings have been retained in the yard, in some cases incorporated into later timber structures, most are illegible due to neglect or obscured by modern structures.



Fig.34 - 35 Rear elevation littered with temporary shelters, fencing, raised decking and covered areas.



Fig.36- 37 Former stable range used for storage - brickwork showing several phases of construction.



Fig.38 Infill brickwork and disturbed stonework and lintel Fig.39 End gable rendered with large extraction flue

5.3 Yard

The garden to the rear of the Crown and Tuns occupies what was historically a burgage plot, and its boundaries appear largely unchanged since the early 19th century, as evidenced by historic mapping. It is enclosed by medium-height stone walls on either side, allowing filtered views across neighbouring plots and reinforcing the traditional plot structure characteristic of former market towns like Deddington.

Currently, the garden has been adapted for use as a pub amenity space, incorporating decking, raised platforms, and temporary structures. These alterations reflect its commercial function, but their heritage value is limited to where they intersect with remnants of older structures. The infrastructure

overall is in a deteriorating condition, with signs of neglect evident in the encroaching vegetation and weathering of materials. While the garden does contain some planting, much of it is now overgrown, and features such as a small pond and remnant fruit trees are obscured.



Fig.40 - 41 Decked platforms follow the sloped topography of the site intercut by stone or brick walls.



Fig.42 Expanses of decking wrap around stone and brick walls. Fig. 43 Infilled void in an older structure, rear yard.

5.4 Views: (rear)

To the north, partial views open towards the parish church tower and to the south, views extend across neighbouring garden plots. This is possible at the far end of the garden due to the rising topography and because the boundary walls are kept comparatively low.



Fig.44-45 Views north towards the parish church and south across neighbouring gardens. Boundary walls in a mix of stone and brick.

5.5 Interior:



Fig.46 Numbered room plan

The site slopes upward from front to rear, with multiple level changes managed through short flights of steps that contribute to the building's rambling character. The partial loss of a principal staircase has compromised both the spatial coherence and historic legibility of the internal plan. The cellar, located primarily beneath the northern rear range, is accessed via a set of shallow engineering-brick steps to the rear of the bar. Its positioning and construction suggest it is a secondary addition, likely introduced following the building's conversion to an inn.

The cellar comprises a linear, barrel-vaulted, brick-lined space with a stone and brick floor, incorporating drainage channels and raised plinths on either side for barrel storage. Additional features include two curved recesses on each side and a barrel run on the right-hand side aligned with an opening to the yard. The far end of the cellar is partially obstructed by modern blockwork, beyond which a further chamber extends beneath the rear yard.



Fig.47 Cellar steps from the main bar area.



Fig.48 Brick-lined cellar with drainage channels and plinths



Fig.49 Curved recess RHS matches similar opposite



Fig.50 Barrel-run from the rear yard

Ground Floor G1: Main Bar: the left-hand bar area of the Crown and Tuns presents a combination of historic elements and later interventions, resulting in an eroded architectural identity. The space is characterised by exposed marlstone walling and a ceiling formed of painted timber beams in black, set against white plaster infill panels. Evidence of structural adjustment is visible through the presence of metal fixings on some ceiling beams which measure between 8"- 10" with plain chamfers. Tack marks in the joists suggest that the ceiling was previously concealed by boarding.

A recessed cupboard in the front wall aligns with the oval stone feature on the building's exterior, indicating a potential historic function relating to external display. The same arrangement is repeated on the first floor.

The space's principal historic feature is the large open fireplace, constructed of dressed marlstone and surmounted by a substantial timber bressummer with plain cut chamfers. While the hearth retains aspects of historic character, its architectural coherence has been compromised by infill stonework and the insertion of fixed modern timber seating within the flanking inglenooks. Small ledges within the inglenook acted as elbow rests or places to rest tankards of ale.

The bar counter itself is of simple construction, comprising painted timber with a natural wood countertop. Modern commercial fixtures dominate the rear of the bar, where shelving, catering equipment, and a false ceiling obscure any surviving historic fabric. Access to the cellar stairs is via a door at the rear of the bar.

The bay window to the front of the building remains a key architectural feature retaining its traditional multi-pane sash structure, set within a deep reveal that shows the thickness of the stone wall construction.

Though the space has undergone notable alteration, aspects of historic significance remain legible despite partial obscuration by later commercial adaptations.



Fig.51 G1 Main bar area



Fig.52 'Iglenook' with inserted chimney breast and fire grate



Fig.53 Front bay window



Fig.54 Note trimmed ceiling joists, small cupboard to front

G2: Central passage - originally the cart entrance, remains a legible and distinctive element within the building defined by its linear form. Flooring consists of large, irregular flagstones, likely of local stone, with an infill section using a deeply riven stone corresponding with a cobbled area visible in old photographs of the building [Fig.9]. The interior wall treatment includes exposed brickwork and areas of historic marlstone, interspersed with modern plastered surfaces. The ceiling beams spanning the passage have been strengthened with embedded metal plates bolted to the underside of the beam, which is plain chamfered continuing to the walls on each side.



Fig.55 - 56 G2 Carriage entrance, flagged floor and 'cobbled area' to one side. Door and glazed screen to front and half-glazed doors and window to rear yard. Reinforced cross beams, and exposed brickwork with a mix of contrived and re-purposed openings lining the passage.

G3: 'Dining area' - internal finishes within the right-hand bar area are predominantly contemporary, consisting of painted plaster walls with a contrasting dado rail, timber skirting, and painted ceiling beams. These elements provide limited evidence of traditional character. A notable surviving historic feature is the exposed marlstone fireplace with a stone lintel, which, despite subsequent infill and adaptation to accommodate an electric stove, is likely of early construction but would not have been exposed as today. Herringbone parquet flooring appears to be a later addition, possibly associated with a mid-to late-20th-century refurbishment. Architectural features such as the recess in the rear wall and wall openings along the adjoining passage suggest former spatial arrangements and functions but may not be a wholly accurate representation of openings.



Figs.57 -58 G3 'Dining area' with parquet floor and blocked window opening at the rear.



Figs.59 - 60 G3 Stone fire surround and returns, with stone soldier course lintel, brick infill at rear and modern wood burner. Boxed in cross beams, possible steels and matching bay at the front.

G4: Rear bar area - contiguous with G1 Main Bar - modest, enclosed space delineated by a shallow change in level from the main bar area. The split-level layout reveals some of the original floor plan divisions. The space features a low ceiling with exposed painted timber beams. Wall finishes are consistent with the rest of the interior, comprising painted plaster above a green dado rail, with timber skirting below. The floor is finished with engineered timber planks, and the joinery elements throughout the space are utilitarian and of recent construction. The layout and spatial arrangement imply that this area may have originally served a service or ancillary function, subsequently adapted for customer use. A substantial pillar separates the bar from the rear section, incorporating a wall-mounted cupboard facing the rear of the building. Within this cupboard is a surviving fragment of an earlier staircase that once connected the ground and first floors C19. A doorway at the rear leads to the kitchen /service area (G7). Overall, the rear of the left-hand bar retains limited heritage fabric but contributes to the overall understanding of the building's plan form and its successive adaptations over time.



Fig.61-62 G4 Raised bar area at the rear of G1. Retained section of wall RHS and cupboard in the rear with a section of the underside of C19 stairs at the back of the cupboard.

G5: Comprises a lean-to structure attached to G2 that spans G4 - G6 providing covered access to the rear south range, currently arranged as lobby with access to male and female toilets. The rear is now enclosed by a glazed rear door and side window but a red brick arch set into marlstone marks the threshold between the front and rear halves of the passage and the extent of the historic building.



Fig.63 - 64 G5 Brick and stone 'external' wall of the main range. Lobby entrance to WCs and rear southern range (stables)

G6: Corridor to Kitchen(G7) Rising floor level to the rear with two steps and side door to yard. Small square quarry tiled floor. Cupboard built under the stairs with underside boxed in.

G7: Commercial kitchen with a range of free-standing and fitted steel cabinets and hoods commensurate with its former use. Blocked windows to the side and plank rear door to yard set into deep recesses. Door to small boiler room single-storey extension on the rear wall. Door to winder staircase to the first floor only (F9). Shelving set into recess with a hole in the floor to the cellar below - joinery detail suggests the shelving is historic.



Fig.65 - 66 G7 Partially blocked windows and doors within deep recesses on south-facing side elevation



Fig.67 G7 Commercial kitchen units - boiler room LHS corner. Fig.68 G7 Door to F9 stairs to first floor



Fig.69 - 70 Side elevation - rendered to sill height, concrete lintel to half-glazed door and timber lintel to plank door. A horseshoe affixed to the lintel may indicate former use as a stable.



Fig.71 G7 Recessed shelves



Fig.72 F9 Stained timber stairs plain nosed treads

G8: Male and female W.C.s accessed from a lobby. Modern partitions and fittings. Painted brick walls.

G9: Storage areas formed out of largely rebuilt stable block. Modern door openings though some evidence of rounded corners indicative of early C20 utilitarian structures [Figs.35-37], shuttered windows with modern brickwork and blockwork partitions, rear walls painted brick and cement floor.

G10: Storage area built on former open-sided shelter shed, with timber shed attached to the front accessed from raised deck area. As before (G9) with painted brick back wall and modern fittings, partitions and cement floor.

First Floor F1: Reception Room - NW front facing. Retains a few elements reflective of its 18th-century origins, although it has undergone various later modifications. Key features include pair of sash windows, panelled reveals with concealed shutter boxes and shutters (painted over). The chimney breast has been altered, with a small cupboard inserted where a fireplace would have originally been located - brick and stonework fireback in situ, plain timber surround C19. A small cupboard currently housing a safe corresponds with the decorative plaque on the external elevation, its outline is discernible in the plaster finish at the back of the cupboard [Fig.75-76]. The room is divided by timber wall panelling with moulded recessed panels - they may have once folded back but no hinges are evident. Appears to be C20. The cross-wall is largely absent with another section of timber panelling infilled, finished level F1 side with applied moulding and recessed panels F5 side [Fig.74]. The ceiling appears to have been lowered or boarded over suggested by the poor junction between the window panelling and ceiling plane. Plain skirtings and door surrounds, 4-panelled door



Fig.73 F1 Truncated spine wall on RHS



Fig.74 F1 Panelled partition wall dividing the front rooms



Fig.75 -76 F1 Wall cupboard with safe inserted and outline of oval panel on the back wall.



Fig.77 F1 Ceiling panel slightly below window surround

Fig.78 F5 Reverse side of F1 cross wall timber panelled.

F2: Reception room - SE front-facing. Retains a few elements reflective of its 18th-century origins consistent with F1 - undergone various modifications including partitioning of an irregularly shaped room at the rear and remodelling of an area adjacent to the landing. Pair of sash windows, panelled reveals with concealed shutter boxes and shutters (painted over). The reverse side of the panelled partition that divides the room from F1 has plain recessed panels. Boxed in ceiling beam, possible structural steel aligned with a former cross-wall. Fire door opens onto the landing - a large recess behind and uneven wall finish suggest this is the point where the main stairs emerged at first-floor level.



Fig.79 F2 Reverse side of F1 timber wall panels

Fig.80 F2 Panelled shutter boxes

F3: Room sub-divided from primary F2 space. Rear southern corner is blocked - likely position for a corner fireplace. Uneven section of wall on the rear (indicated by red dash line Fig.79) indicates there may have been a window on the rear wall.



Fig.81 F3 rear wall with former opening indicated



Fig.82 F2 Formerly part of the landing

F4: First Floor landing - L-shaped joins F8 at the rear. Section of wooden winder stairs to SF with evidence of remodelling at the base and infill section of wall on rear wall [Fig.85], infilled balusters - joinery C20. Doors to three rooms and modern high- level glazed internal window to F5.

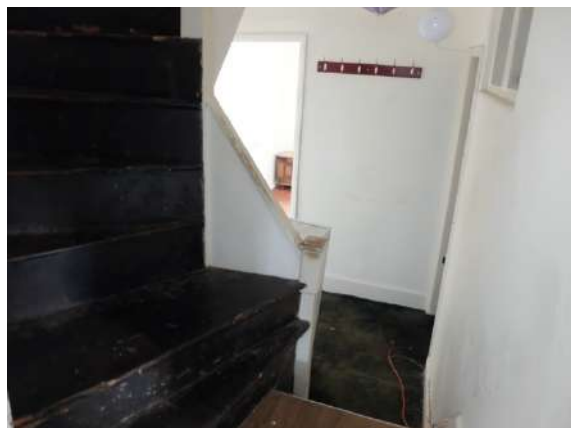


Fig.83 - 84 F4 C19 Stained timber treads to second floor - boxed-in C20 baluster and newel post



Fig. 85 - 86 F4 Wall extended at base of stairs and recess to side wall



Fig.87 F4 to F8 corridor to F6-7 and F9



Fig.88 F2 to F4

F5: Rear room without external window. Raised platform concealing pipework. Concealed chimney breast with an integral cupboard to one side - and rounded plaster walls within suggest this was the location of primary winder stairs built off the chimney breast. Modern two-light internal window to F4 and timber panelled partition to F1.

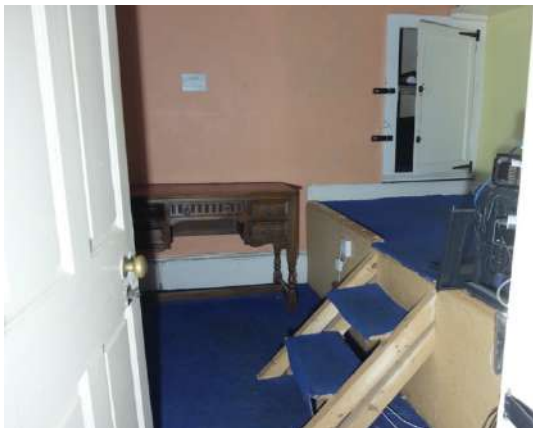


Fig.89 F5 Former C17/C18 staircase location in cupboard



Fig.90 F5 Internal window and doorway to hall F4



Fig.91 - 92 F5 cupboard interior - uneven masonry, curvature to the chimney breast side wall denotes C17/C18 staircase

F6 & F7: Toilet and shower with short corridor. Casement windows on northern wall divided by partition to toilet. Left-hand side metal casement with decorative turnbuckle catch [Fig.94] [L. Hall Period House Fixtures & Fittings 1300 - 1900, P.91 Fig.3.55 1698 *Glos.*].



Fig.93-94 F6 Casement divided by partition - metal casement LHS and modern timber RHS - turnbuckle catch c.1700

F8: Corridor with 4 step changes to F4 landing. First step of the attic stairs is visible at the base of the blocked wall on the north side of the corridor at the top of the wooden stairs from GF (F9).



Fig.95-96 F8 Three changes in level landing area - seen from east to west and then in reverse - note bottom step to concealed staircase RHS of Fig.93

F9: Enclosed C19 backstairs with wooden treads, winder then straight run from rear kitchen (G7) to first-floor landing (F8). Modern bannister with no balusters. An uneven section of wall at the top of the stairs on the right-hand side suggests the bottom section of the second flight to the second floor, possibly extant now blocked, was exposed at the base - see F8 bottom step visible.



Fig.97 F9 C19 wooden stairs from G7 to F8



Fig.98 F9 Top of stairs uneven wall section indicated

F10: First-floor room in use as a service area to the kitchen below (G7). Modern three-light top hung window on east-facing gable end wall. Side casement window divided by door/wall partition with single opening casement corridor side and two-light opening casement F10 side. Small recessed cupboard behind the stairwell with older joinery.



Fig.99 F10 Service room



Figs.100-01 F10 - F8 Divided casement window



Fig.102 F10 - F8



Fig.103 F8 to F10 cranked side walls

Second Floor: S1: Front room NW with pair of six-paned small sash windows within deep plain reveals and lowered sill/window seat. Two painted roof truss ends visible. Southern window curtailed with slanted partition to create walk-in cupboard accessed from S4.



Fig.104 - 105 S1 Sash windows inset with deep reveals - side wall angled to accommodate walk-in cupboard from S4

S2: Front room SE with a pair of six-paned small sash windows within deep plain reveals. Two painted roof truss ends are visible.



Fig.106 - 107 S2 SE Front facing room with vinyl floor

S3: Rear room with raised dias, modern UPVC two-light casement to rear and roof truss end painted and visible. Vinyl 'wood-effect' floor.



Fig.108-9 S3 Rear room with UPVC casement centrally positioned on wall with an outlook across rear yard.

S4: Top landing area. Linear with two rooms to either side and a walk-in cupboard at the end. Ceiling hatch above with a limited view of roof space. Room partitions, door openings and doors have been remodelled [Fig.112].

The plan form on this level does not correspond with the lower floors: S1 and S5 together are wider than F1 and F5 suggesting that the roof structure over the main range was rebuilt probably when a rear range was first added mid-to-late C19.



Fig.110 S4 landing and stairs



Fig.111 S4 Walk-in cupboard between S1 and S2

S5: Rear room without window. Reinforced purlin painted black and truss feet painted white. Steps up to raised opening into a roof void over the NE rear wing. Modern roof structure raised significantly higher than historic roof. Chimney stack midway, with melange of blackened brick, stone and daubed render indicating earlier form with later brick infill to either side. Roof structure continues beyond stack.



Fig.112 Altered door opening



Fig.113 S5 Exposed truss feet and purlin



Fig.114 S5 Raised opening to roof void



Fig.115 Fabric in roof void demonstrating lower roof pitch

Roof



Fig.116 - 117 Butt-purlin roof construction with machined timber king post roof truss and metal plate reinforcement



Fig.118 Ridge plate or plank set square



Fig.119 Iron plates and bolts used alongside pegs.

6.0 Summary of architectural and historical interest

6.1.Crown and Tuns: The Crown and Tuns in Deddington is a Grade II listed building of both architectural and historical interest. Architecturally, it is a mid-18th-century building, probably a farmhouse, constructed in coursed squared marlstone, with ashlar dressings and a concrete plain-tile roof. The symmetrical three-storey façade is characteristic of Georgian vernacular architecture, featuring 12-pane sash windows on the first floor and 6-pane sashes at the second, with ashlar flat arches. At ground level, the building is defined by a prominent depressed-arched carriage entrance with a finely dressed limestone surround, flanked by two projecting canted bay windows c.1880 in form but replaced in the 1950s, adding visual interest and symmetry to the façade. The carriage arch was fully enclosed c.1990 and incorporated into the dining and access areas of the pub.

Notable features include small oval panels with moulded stone surrounds positioned at the ground and first floors to the far left. The structure's plan form is a three-unit range with subsidiary rear wings enclosing a throughway, with rear access to service areas and storage located in the former stables.

The building remains a distinctive example of regional 18th-century construction and continues to hold group value among the village's other heritage assets.

6.2 Outbuildings: The rear of the Crown and Tuns has undergone substantial change, largely due to its use as a public house for over two hundred years and the functional requirements that came with it.

While elements of the historic building fabric remain visible—particularly the coursed marlstone walls and traditional roofing—these are now overshadowed by a series of modern and unsympathetic additions that have negatively impacted the architectural and historic character of the rear elevation.

Additional harm is evident in replacement windows of inconsistent material and style and in wall sections showing infilled or altered openings using modern brick. Notably, evidence of earlier structural elements—such as the potential remains of a gallery or former staircase access—survive in the stone and brick fabric but are now difficult to interpret due to piecemeal interventions. A covered service corridor with a timber roof and screening, while functional, further obscures the rear layout and contributes to a sense of visual clutter.

6.3 Yard setting:

The rear yard amplifies the visual discordance of the various extensions. Although the burgage plot is intact and bounded by a mix of historic marlstone and later brick walls, the garden has been heavily adapted with tiered timber decking, railings, and polycarbonate canopies. These elements fragment the space, diminishing the legibility of its historic form. A variety of temporary timber structures, sheds, and low-quality outbuildings—originally serving hospitality use—now stand redundant or deteriorating.

While the yard is in poor repair, overgrown vegetation and remnant features like a pond and fruit trees hint at earlier domestic and functional uses. The layering of change is still readable in parts, and outward views—particularly of the parish church tower—retain a tangible sense of connection to the historic village core.

6.4 Wider setting: The wider setting is defined by the architectural integrity and historic character of the Deddington Conservation Area. The pattern of development remains legible, with long burgage plots extending behind the street frontages, some of which are still discernible in the layout of rear gardens and outbuildings as found at the Crown and Tuns site. The building forms part of a continuous frontage of predominantly 18th- and 19th-century properties, unified by their construction in warm-toned ironstone, which lends a distinctive and cohesive character to the streetscape. The immediate setting is semi-urban, with a mix of residential and former commercial properties, many of which are listed, reflecting the village's development as a modest market centre.

6.5 Views: Key views of the Crown and Tuns are informed by the historic curvature of New Street, producing varied and sequential sightlines. Situated on the east side of this broad route maintaining visual prominence through its scale, materials, and signage. It reinforces the established building line and contributes meaningfully to the architectural character and spatial coherence of the conservation area.

Glimpsed rear views of the site from both the south and north—particularly to and from the church to the north and across the former burgage plots now used as gardens to the south—offer contextual insight despite their limited extent. These perspectives help situate the building within Deddington's historic plot structure, reinforcing its connection to the market-town morphology. Together, these various sightlines enhance the building's visual legibility and contribute to an understanding of its role in the evolving architectural and social fabric of the village.

7.0 Discussion: The Crown and Tuns has had many phases of adaptation and extension to meet the operational needs of an inn over the last 250 - 300 years. Many of these interventions—particularly those of the 20th century—have obscured or compromised the historic plan form and spatial legibility of the building. There are some dateable features, but they may have been reused from an earlier iteration of the building, on the site or elsewhere or be an example of an old-fashioned vernacular tradition. For example, the metal framed casement window in F6 with a turnbuckle catch c.1700 is located within a C19 extension, and the oeil-de-boeuf oval windows have a broad date range from late C17 to early C18. Plain hand-forged L-hinges are found on a re-purposed plank and batten door in the attic and these date from the early C18 [L. Hall Fixtures and Fittings in Dated Houses 1567 - 1763 P.75] but continued in use in rural areas well into the C19 century.



Fig.120 - 122 Early C18 Oeil-de-boeuf windows compared to those found on the front elevation of the Crown and Tuns.

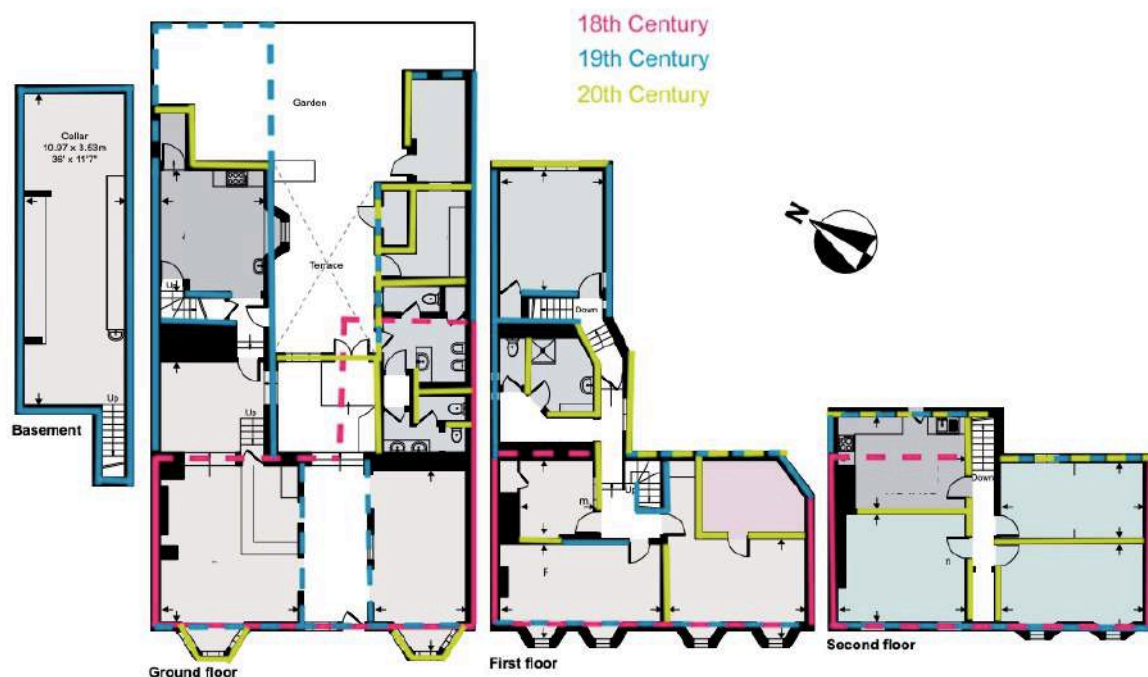


Fig.123 Phased plan showing the development of the 18th-century building to its current plan form

Cartographic evidence from as early as 1808 illustrates a simple L-shaped footprint, with a rear southeast range likely serving ancillary functions such as stabling or storage, suggested by its subdivision into smaller units. This contrasts with the northeast range, added by the mid-19th century and shown undivided from the principal building on early Ordnance Survey mapping, indicating its integration into the main accommodation. The original stair arrangement was probably a winder stair beside the main chimney breast in G1, with remnants of a curved wall and irregular masonry visible in a cupboard at F5 supporting this hypothesis.

The construction of a brick-lined, vaulted cellar beneath the northeast rear range likely represents a subsequent phase, aligning with the building's transition from farmhouse to inn. Cellar access, now provided from the rear of the bar, appears to mirror the placement of the main stair between the first and second floors. A partially exposed stair underside in a bar cupboard and the extant upper treads in the attic suggest a once-continuous dog-leg staircase that rose from F2, turned at F3, and continued through F4 to the attic rooms above.

Internally, spatial reconfiguration—especially at first and second floors—is evidenced by changes in ceiling and floor levels, irregular room proportions, and areas without natural light. The first-floor rear corridor (F8) includes three distinct level changes, and the upper floors of the northeast range suggest construction in more than one phase, with variable roof heights and a possible attic space only in the end section. The rear range initially had a lower roof ridge as can be seen from the roof void visible from a raised hatch in S5. F6 - F10 may have been built as a two-storey range. A second flight of stairs F9 provided access to the First Floor and a partially concealed step supported by evident alterations to the adjacent walls suggests that they continued up to a second floor - it is possible that the rear range was built in more than one phase and was not of a consistent roof height meaning that the end section had an attic storey but the mid-section was two-storey. A third flight of stairs, this time external located in the carriage passage entered the first floor where there is now modern brickwork. The necessity for this third flight supports the view that the mid-section of the rear range was not accessible from either of the other two staircases.

Historic sales and lease records between 1850 and 1910 provide valuable insight into the building's layout. In 1850 '*a very large Dining Room, 8 excellent Bed rooms, and extensive and superior underground cellar*' were listed. In 1866: '*7 Bedrooms, Parlour, Tap Room, Bar, long Club Room*'; and in 1910 '*Tap Room, Bar, Parlour, Kitchen, Cellar...1st Floor 2 Bedrooms and Sitting Room...2nd Floor 4 Bedrooms*'. While terminology changes over time, a consistent reference to a large dining or club room, a taproom, parlour, and multiple bedrooms suggests a degree of continuity in spatial function. The taproom—typically adjacent to the cellar—is likely located in the north or west section, with G1 evolving from a two-room arrangement into a more open bar space. G3, referenced historically as a "member's room," was probably the parlour, occasionally used by local Friendly Societies.

Physical evidence further points to former window openings on the rear elevation of the main range—now blocked or obscured by later additions. A surviving stone lintel and areas of uneven plaster in F3 indicate the previous presence of first-floor sash windows that once provided natural light to the stair landing and adjacent rooms.

Later interventions—particularly those made in the 20th century—have introduced some incongruous elements, including rooms without daylight, extensive changes in internal levels, and concealed circulation routes. While perhaps necessitated by operational requirements, these modifications have diminished the building's architectural clarity and undermined its ability to clearly communicate its earlier roles as both a working farmhouse and a historic coaching inn.

8.0 Statement of Significance

This section assesses the significance of the heritage asset(s) under the values set out in Historic England's Heritage's Advice Note No 12: *Statements of Heritage Significance*, 2019 and addresses the requirements of paragraph 207 of the NPPF (National Planning Policy Framework) 2024. The determination of significance is a key guiding factor, and all decisions should flow from an understanding of the significance and values attached to the site. The determination of the significance of heritage assets is based on statutory designation and professional judgement against four broad values: archaeological, architectural, artistic, historical (illustrative, associative, communal). The values are given an assessment of High, Medium or Low and an overall rating of Significance of Local, Regional or National follows.

The setting of a heritage asset is defined as 'the surroundings in which a heritage asset is experienced' (NPPF, Annex 2: Glossary)

The various interests are defined as:

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.

Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

8.1 Significance of Crown and Tuns: Overall Significance: REGIONAL

The Crown and Tuns building is of regional heritage significance, derived from its high architectural interest, medium historic interest, and positive contribution to the setting within a conservation area. The Crown and Tuns hold regional heritage significance, primarily due to its high architectural interest, moderate historic value, and positive contribution to the setting of a conservation area notable for its character and concentration of heritage assets. Externally, it stands as a well-preserved example of a vernacular Georgian building adapted at an early phase for use as an inn. Internally, surviving historic features are limited, though parts of the original floor plan, especially on the first and second floors, can still be traced. However, incremental changes driven by operational needs have diminished its interior heritage value. The relatively intact cellarage, clearly indicative of its original function, is of moderate significance.

Archaeological Interest: LOW

While the site lies within an area of local archaeological interest, including proximity to Deddington Castle (a Scheduled Monument), the Crown and Tuns itself shows limited potential for below-ground archaeological deposits of significance. Most interest lies in the building's standing structure and fabric, rather than its subsurface archaeology. Nonetheless, limited archaeological interest may reside in the evidence for earlier phases of construction or adaptation embedded within the fabric.

Architectural Interest: HIGH (Regional Significance)

The Crown and Tuns possesses strong architectural interest, arising from both its formal qualities and the degree to which it contributes to the historic streetscape of Deddington. Dating to the mid-18th century, it is constructed in coursed squared marlstone with ashlar dressings and retains a symmetrical three-storey façade. Features of note include 12-pane sash windows with flat stone lintels, distinctive

canted bay windows at ground floor, a depressed-arched carriage entry with ashlar surround, and moulded oval stone plaques. These elements collectively demonstrate an enduring degree of craftsmanship and represent vernacular Georgian design, well-adapted to the local context and materials. The building also maintains a strong building line along New Street, contributing to a visually cohesive streetscape.

Historic Interest: MEDIUM (Local to Regional Significance)

The Crown and Tuns illustrates the social and economic history of Deddington, reflecting its evolution from a market town into a semi-urban village centre. As a former coaching inn, it was part of a wider network of commercial and social infrastructure that supported travel and local industry in the 18th and 19th centuries. Historical records link the property with notable local families, such as the Churchills and Poultons, whose proprietorship spans periods of significant local change. Its continuity of use as a public house over centuries reinforces its value as a site of communal activity and social memory.

Artistic Interest: LOW

There is no known artistic embellishment or specific aesthetic treatment associated with the Crown and Tuns that would elevate its artistic interest. Its significance lies primarily in architectural form and material, rather than individual artistic detailing beyond functional and decorative design features typical of the period.

Communal interest: MEDIUM (Local to Regional Significance)

The communal value of the Crown and Tuns lies in its long-standing role as a social and cultural hub within Deddington, both historically and in living memory.

Past Communal Value: MEDIUM (Local to Regional Significance)

Historically, inns and public houses like the Crown and Tuns were essential to the functioning of rural communities, especially in market towns like Deddington. Positioned on a principal street, the building likely attracted a mix of locals and travellers, contributing to the commercial life of the village. As a coaching inn and later a public house, it hosted a range of communal activities—from auctions and meetings to private functions—embedding it in the rhythms of village life. Its architecture and name became recognisable landmarks, reinforcing its symbolic role in the social fabric of the area.

Present Communal Value: LOW (Local to Regional Significance)

Since its closure as a functioning pub, the Crown and Tuns has lost its direct role as a gathering place. However, it continues to hold residual communal value in the collective memory and cultural identity of the village. Its continued physical presence within the streetscape also helps to maintain the historic character of Deddington, indirectly contributing to community pride and place attachment.

While the active communal function has diminished, the potential for re-use or sensitive adaptation could restore or reinvent this value in the future. As such, its communal significance is still medium, though now largely associative rather than functional.

8.2 Significance of the setting:

The Crown and Tuns occupies a prominent position within the Deddington Conservation Area, situated on the east side of New Street—a broad, gently curving route that creates sequential and deflected views through the village. Its scale, form, and materials harmonise with the surrounding historic buildings, many of which are also listed, reinforcing the cohesiveness of the village centre. Views to and from the building—particularly from the Market Place to the north—highlight its landmark qualities and associative links to the wider historic character of the area. Glimpsed views across former burgage plots to the east also enhance the appreciation of its historic setting.

8.3 Conclusion

This Statement of Significance has been prepared to support planning considerations relating to The Crown and Tuns, a Grade II listed building situated within the Deddington Conservation Area. The assessment follows the framework set out in Historic England's Advice Note 12: Statements of Heritage Significance (2019) and responds to the requirements of Paragraph 207 of the National Planning Policy Framework (2024). It considers the significance of the building in terms of its architectural, historic, archaeological, artistic, and communal values and assesses the contribution of setting to its overall heritage value.

The Crown and Tuns is a heritage asset of regional significance, derived from its high architectural interest, medium historic and communal interest, and its strong contribution to the character and appearance of the Deddington Conservation Area. Despite some erosion of its historic fabric due to 20th-century interventions, it retains substantial evidential and aesthetic value and remains an important part of the historic streetscape of New Street.

As a longstanding public house, the Crown and Tuns has played a key role in the social and communal life of the village. Although currently vacant, its architectural prominence, historical use, and position on a principal route through the village contribute to its symbolic and cultural significance. The building continues to be recognised locally as a landmark, and its adaptive reuse presents opportunities for continued community value.

The building makes a strong contribution to the character and appearance of the Deddington Conservation Area. Located on the gently curving New Street, it benefits from dynamic and sequential views that reveal its architectural features and reinforce its role within the historic townscape. The rear of the site, while compromised by recent alterations, retains historic boundaries, burgage plot divisions, and outbuildings that support an understanding of its original setting.

9.0 Assessment of Impact: Proposed Change of Use from Public House to Residential – Crown and Tuns, Deddington

The proposed change of use of the Crown and Tuns from a public house to a residential dwelling constitutes a material alteration to the functional character of the building and requires a detailed assessment of its likely impact on the building's heritage significance. This assessment is undertaken in accordance with guidance in the NPPF (2024), Historic England's *Statements of Heritage Significance* (2019), and relevant local policy frameworks.

The Crown and Tuns has remained vacant for at least two years and has not operated as a public house during that time. Prolonged vacancy of a heritage asset presents well-documented risks to its physical condition and long-term viability, including lack of maintenance, deterioration of internal fabric due to damp and pests, and increasing vulnerability to vandalism or unauthorised access. As identified in Historic England's guidance on managing vacant heritage buildings (*Vacant Historic Buildings: An Owner's Guide to Temporary Uses, Maintenance and Mothballing*, 2018), sustained disuse threatens the preservation of both tangible fabric and intangible cultural value.

A change of use to residential offers a viable means of ensuring the building is brought back into sustained, beneficial use, safeguarding its long-term future through active occupation and maintenance. While the public house function itself formed an element of the building's communal value, this significance has already been eroded through disuse and loss of public access. The communal value is thus no longer sustained by its current function, and continued vacancy risks further harm.

9.1 Impact on Heritage Significance

The principal heritage significance of the Crown and Tuns lies in its architectural interest as a well-preserved vernacular Georgian inn, its contribution to the townscape and character of the Deddington Conservation Area, and its associative historic interest as part of the village's former coaching and market-town infrastructure. These values will not be fundamentally compromised by a sensitive conversion to residential use, provided the key elements of architectural and spatial character are retained.

Internally, much of the original plan form has been altered or obscured by C20 and C21 operational interventions, with limited surviving historic fabric. The reversal of some of these changes—such as the reinstatement of a connecting staircase through the core of the building, and the re-introduction of natural light to currently enclosed rooms—could enhance understanding of the building's evolution and improve its internal legibility.

Externally, alterations associated with the building's more recent commercial function—such as extract ducts, timber decking, and poor-quality additions to the rear—have diminished architectural coherence. Their removal as part of any conversion scheme would offer opportunities to restore visual integrity and better reveal the building's historic form.

While the loss of the public house use represents a degree of harm to the building's associative and communal value, this harm is considered *less than substantial* under NPPF paragraph 211 and is mitigated by the absence of recent or viable continued use in that function. The change of use, appropriately designed, can secure the asset's optimal viable use (NPPF para. 210) and reduce the risk of continued deterioration.

9.2 Conclusion

In summary, the proposed change of use will result in a limited loss of communal value, offset by the conservation benefits associated with bringing the building back into sustained use. The architectural and historic significance of the building—its form, materials, and contribution to the streetscape—can be conserved and potentially enhanced through sensitive adaptation. Accordingly, the impact of the proposed change of use is considered neutral to moderately beneficial, subject to appropriate design and mitigation.

10. References:

Historic England, Conservation Principles, Policies and guidance for the Sustainable Management of the Historic environment, 2008

Historic England, Settings of Heritage Assets, Planning Note 3, (Second edition) 2017

National Planning Policy Framework, 2024

Planning (Listed buildings and Conservation Areas) Act 1990

Deddington_conservation_area_appraisal_April_2012 (1).pdf

T. Burke	English Inns (1943)
H. M. Colvin	A History of Deddington
L. Hall	Fixtures and Fittings in Dated Houses 1567 - 1763 (1994)
L. Hall	Period House Fixtures and Fittings 1300-1900 (2005)
S. C. Jenkins	North Oxfordshire Cotswolds Through Time (2013)
Smedley-Stevenson, G. ed.,	Mid Victorian Squarson: Diaries of William Cotton Risley, Vicar of Deddington, Oxfordshire, Pt. 1, 1835-1848, Banbury Historical Society
Smedley-Stevenson, G. ed.,	Mid Victorian Squarson: Diaries of William Cotton Risley, Vicar of Deddington, Oxfordshire, Pt. 2, 1849-1869, Banbury Historical Society, 32 (2012)

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>

Websites:

<https://www.britishnewspaperarchive.co.uk/>

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

<https://www.deddington.org.uk/gallery/index.php/Aerial-pics>

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<https://www.britishnewspaperarchive.co.uk/>

11. Appendices

11.1 Appendix 1: Statutory list description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1046326

Date first listed: 05-May-1988

List Entry Name: CROWN AND TUNS PUBLIC HOUSE

Statutory Address: CROWN AND TUNS PUBLIC HOUSE, NEW STREET

SP4631 DEDDINGTON NEW STREET (East side) 8/202 Crown and Tuns Public House

GV II Inn, now public house. Mid C18, probably with earlier origins. Coursed squared marlstone with some ashlar dressings; concrete plain-tile roof with brick end stacks. Front range plus subsidiary rear wings flanking a through way. 3 storeys. 4-window front has 12-pane sashes at first floor with ashlar flat arches, and has 6-pane sashes at second floor: ground floor has a depressed-arched carriage entry, aligned to right of centre with a limestone-ashlar surround, and has flanking canted bay windows. To extreme left, at ground and first floors, are small oval panels with moulded stone surrounds. Interior not inspected.

11.2 Appendix 2: Significance and the National Planning Policy Framework 2024

Significance: values are archaeological, architectural, artistic or historic (illustrative, associative, communal)

Significance is defined in the Glossary of the National Planning Policy Framework, 2021 as ‘the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not just from its physical presence but also from its setting’

The various interests are defined as:

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.

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record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

(NPPF 2021, PPG – paragraph: 006 reference ID: 18a-006-20190723)

Levels of significance

- Very high: Grade I sites and buildings, Scheduled Ancient Monuments; sites/features of international significance
- High: Grade II* sites and buildings; sites/features of national importance
- Medium: Grade II sites; sites/features of regional importance
- Low: Sites /features of local importance, local listed buildings and landscapes
- Negligible: Sites/ features with no significant value
- Negative: Negative or intrusive features, which detract from the value of a site, such as impact on views

11.3 Appendix 3: Planning History

Application Ref.	Proposal	Date	Outcome
12/00615/F 12/00616/LB	To develop the rear external yard and garden/ external licensed areas, to provide decorative terraced timber decked areas. No works directly affect listed building. Take down existing large storage shed, pergola construction, planter and BBQ. To overlay the existing ground, which varies greatly in material construction and levels, but includes historical but damaged and patchy stone setts, with terraced timber decking, including steps and balustrade. To provide decorative covered area to the rear garden, replace damaged concrete path with timber decked paving, provide further decorative covered area, and new storage shed. 'special care to be taken not to disturb stone setts' [applicant]	01/05/2012	Approved
04/01283/LB 04/01279/F	<i>'This part of the listed building is particularly poor in terms of its architectural form and appearance. Nevertheless we have explored alternative solutions such as bricking in the flue or low level flue neither of which are acceptable for the reasons explained in the case officer's report. The proposal will not be particularly sympathetic to the character of the building but given its present appearance it is difficult to sustain an argument, because of this part of the building's unattractive form and appearance, that it will cause so much harm that listed building consent should be withheld very reluctantly therefore I agree with the case officer's recommendation'</i> <i>'The existing rear elevation of this part of the building is rendered and is not attractive. There are modern windows and no historic features will be lost.'</i>	08/11/2004	Approved
LB.310/92	Internal alterations to form new kitchen ...to bar and flat, renew staircase to flat and 2 new ventilation flues	14/07/1992	Approved
B.456/67	Proposed new pedestrian access and modification to bar Reasons:	05/07/1967	Refused

	<p>1. That the proposed doorway in the front elevation of the premises would result in unsatisfactory standards of amenity, privacy and living conditions for the occupants of the dwellings to the north.</p> <p>2. That the introduction of an additional opening in the front elevation of the premises, which are included on the supplementary list of Buildings of Architectural or Historic Interest, would detract from the present balanced appearance of the facade.</p>		
B.25/51	Alterations and Additions to provide Additional Sanitary Accommodation etc. and two new Bay Windows	01/02/1951	Approved

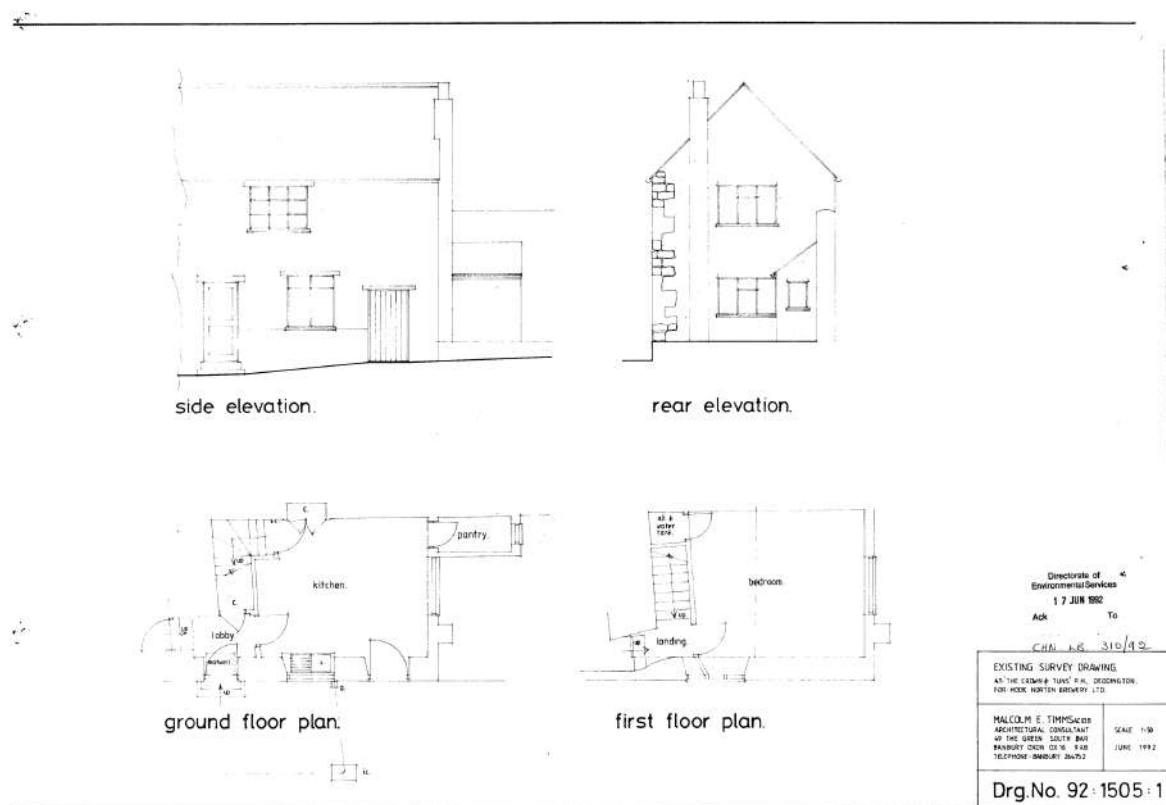


Fig.124 Existing plans 92/00310/LB

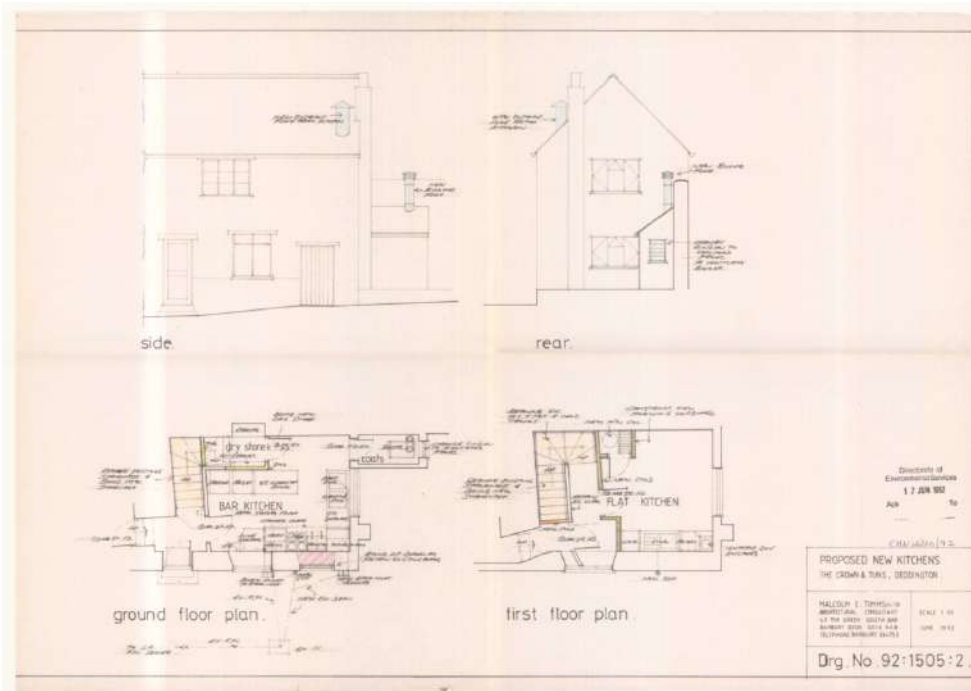


Fig.125 Proposed plans internal changes to include new stairs 92/00310/LB

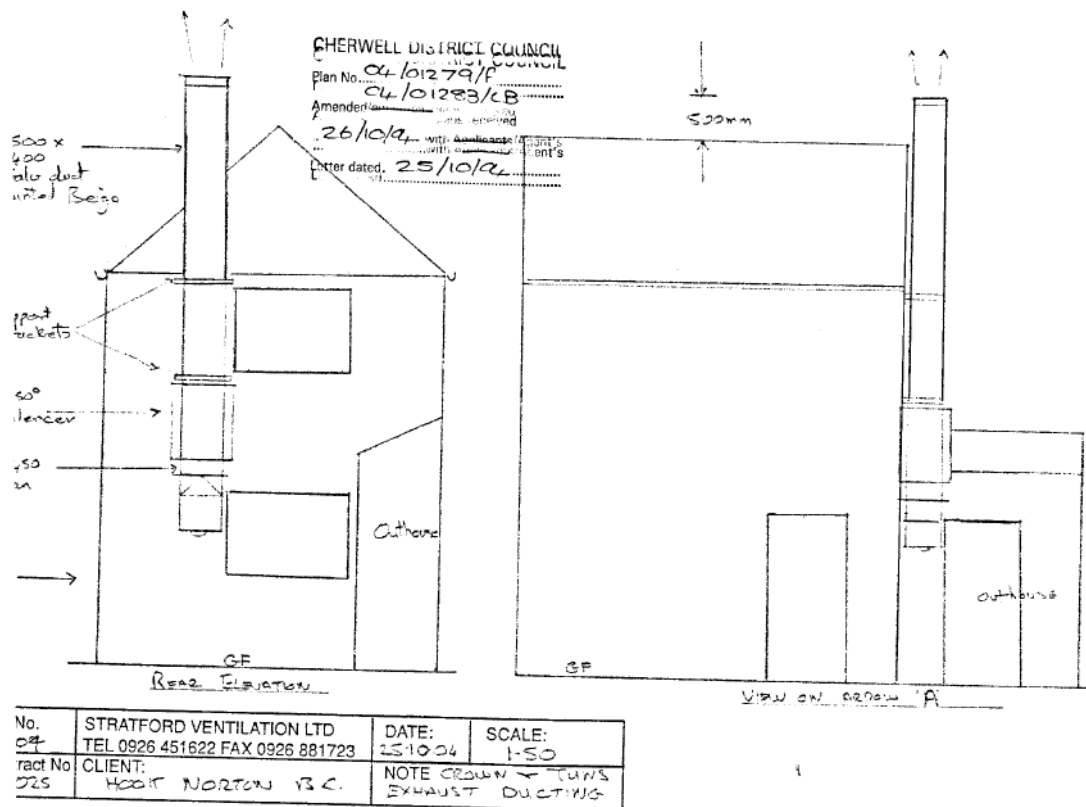


Fig.126 Proposed flue 04/01283/LB

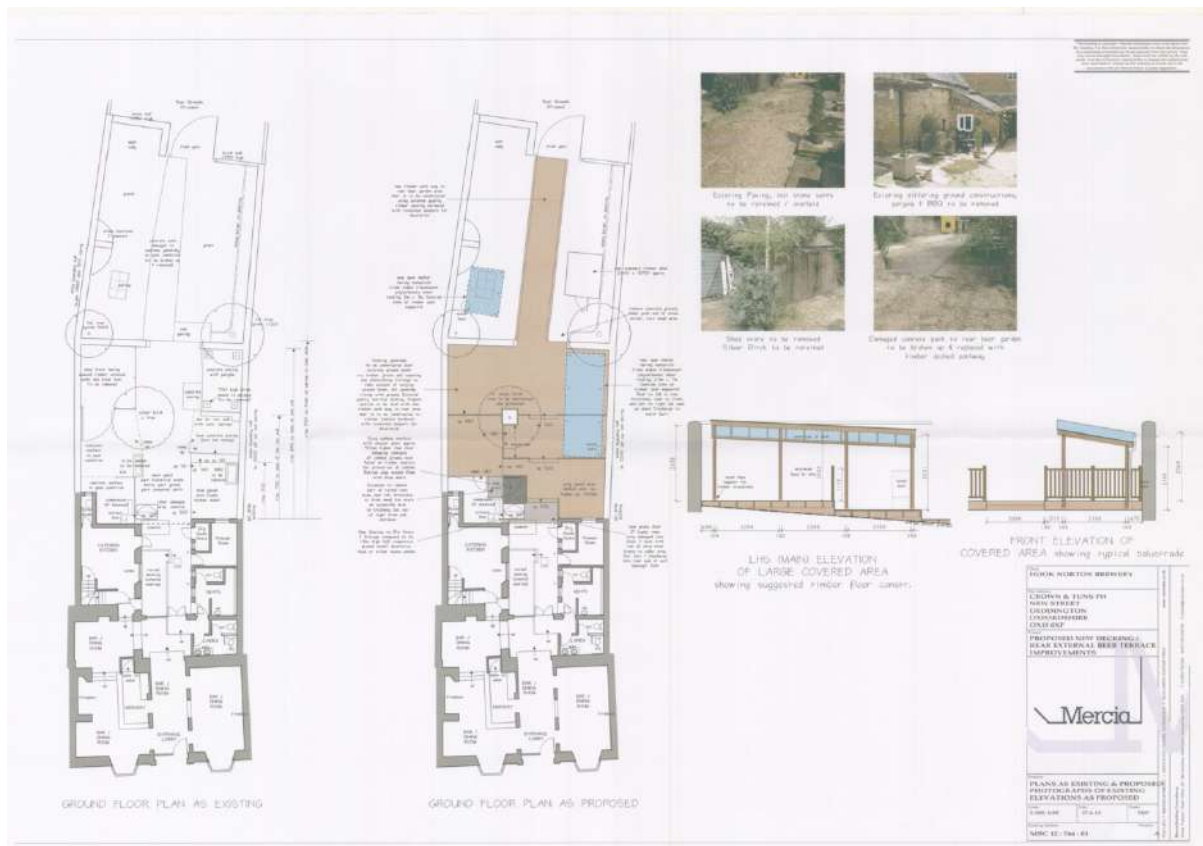


Fig.127 Plans 12/00616/LB 12/00615/F Note cobbles retained under metal grid.