

# DEDDINGTON MANOR, OX15 0SR HERITAGE AND IMPACT ASSESSMENT

MAY 2022



DESIGN / CONSERVATION / HISTORIC INTERIORS

JAMES  
MACKINTOSH  
ARCHITECTS

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## 1.0 Introduction

This statement has been prepared by Wendy Tomlinson MSc PG Cert (Oxon) IHBC to accompany planning and listed building applications for works to Deddington Manor, Grade II listed. The site consists of several overlaying heritage designations and individual heritage assets including curtilage listed buildings and it is prominently located within the Deddington Conservation Area. The Conservation Area was designated in 1988 and an appraisal and management plan adopted in 2012.

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

### 1.1 Purpose of the report

The purpose of this assessment is to summarise the history and context of the site to understand the heritage values and significance of Deddington Manor. The impact of the proposals on the significance of designated heritage assets and the setting of nearby heritage assets is a requirement of the National Planning Policy Framework, par. 194. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

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

### 1.2 Existing information & gaps in knowledge

In accordance with professional practice this heritage statement is a desk-based assessment with a visual analysis of the site carried out on 17<sup>th</sup> March 2022, supplemented by published and web accessible information. Archival research has been carried out using the Historic England Archive; Heritage Environment Records for Deddington; records and historic maps at the Oxfordshire History centre; and local history publications. The planning history of the site has been sought and is included in Appendix C. Selected planning policy documents are referred to in the text and quoted at length where relevant. A full list of resources consulted is included in Appendix B.

### 1.3 Site plan



Fig. 1 Site Plan

### 2.0 Heritage planning policy

#### 2.1 Designated heritage assets

A desktop study of the designated heritage assets within 50m of Deddington Manor House has identified four listed buildings or structures nearby, three of which are within the curtilage and same ownership as the Manor House. The site lies within Deddington Conservation Area which consists of a high number of designated heritage assets reflecting the special architectural and historic interest of the area in general. Nearby assets shown on the map below are those most likely to be impacted by changes to the site and their list descriptions contribute to our understanding of how the study area developed. The list descriptions of the identified designated heritage assets are recorded in Appendix A and the list entry for the Manor House is given below.



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Fig.2 Designated heritage assets within 50M of Deddington Manor

DESIGNATED HERITAGE ASSETS WITHIN 50M		
1	DEDDINGTON MANOR, NEW STREET	Grade II
2	PARK WALL TO SOUTH OF DEDDINGTON MANOR, NEW STREET	Grade II
3	THE STILE HOUSE, NEW STREET	Grade II
4	THE LEADENPORCH HOUSE, NEW STREET	Grade I
5	WALLED GARDEN STABLE BLOCK AND ATTACHED WALLS TO NORTH WEST OF DEDDINGTON MANOR	Grade II

Heritage Category: Listed Building

Grade: II

List Entry Number: 1369842

Date first listed: 08-Dec-1955

DEDDINGTON MANOR, NEW STREET

GV II Small country house. Circa 1800 probably for Samuel Churchill, extended c.1840 and early C20. Marlstone ashlar and coursed squared marlstone with ashlar dressings; Welsh-slate roofs with ashlar stacks. Cruciform plan with service range plus extensions. Neo-classical style. 2 storeys and 3 storeys. Principal front, facing garden, has a projecting 3-storey central section, with French window at ground floor, a stone-architraved tripartite sash at first floor, linked by its keyblock to a moulded cornice, and a triangular-pedimented attic storey with a Diocletian window and panelled corner pilasters. Cornice and first-floor storeyband return and are carried across a blind 2-storey bay to left, which also has a large panel at first floor; corresponding bay to right is masked by an early-C20 ashlar extension in similar style. Left end of range forms a shallow bow with three 12-pane sashes at first floor, and matching sashes below flanking a French window; an added bay of c.1840, beyond the bow, has a further sash above a full-height tripartite sash. Shallow-pitched roofs are concealed by plain parapets rising from the cornices. Right end of main range, facing road, has a symmetrical 3-window arrangement of sashes, plus a central doorway with ornamental overlight and a stone triangular-pedimented Roman-Doric porch; added bay to left has a sash at first floor. To right, a 2-storey blind arch links to the lower 2-storey rubble service range which has two 3-light leaded casements at each floor plus a C20 doorway; it returns in an L-shape. Rear of main range includes a 3-storey central section with a tall arched stair window. Interior: some contemporary joinery, fireplaces and friezes; oak-stair of c.1840. An unusual and distinguished composition, somewhat obscured by the C20 addition, to rear of which is a small landscaped park. (Buildings of England: Oxfordshire: p572; VCH: Oxfordshire: Vol XI, p97)

## 2.2 Planning policy context

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

This assessment has been carried out to inform and understand the impact of proposals for works to the principal heritage asset, the Manor House. The planning and design stage of the project has taken into consideration local planning policies and guidance as required. As stated in the Local Plan, the strategic objectives of the natural and historic environment policies are to ensure that the special character, identity, and quality of life of the district is conserved and enhanced for future generations.

Together local and national policies seek to conserve and/or enhance the special character, appearance, and distinctiveness of the historic environment in a manner appropriate to their historic character and significance. Policies developed to support these objectives were referred to in assessing the site and its' capacity for change. A scheme has been developed that responds positively to its environment, within an

area noted for the high density of historic buildings and associated assets that reflect the quality and interest of Deddington as a Conservation Area.

### 3.0 Understanding

#### 3.1 Site History

The original nucleus of the town is represented by Market Place and the streets south and east of the town predominantly New Street, which has been known as such since the early 13<sup>th</sup> century. For the greater part of its recorded history Deddington has been ranked as a town. Documents from the 13<sup>th</sup> century describe the town as a "borough", one of eight in Oxfordshire with a higher rate of taxation than surrounding villages because of their urban status. Standing on the main Oxford to Banbury road and crossed by the Buckingham to Chipping Norton road, Deddington was well-placed to develop into a market for agricultural produce of the surrounding areas. Unlike Chipping Norton and Woodstock, Deddington did not retain its status as a borough. Declining population and economic stagnation from the 14<sup>th</sup> to the end of the 15<sup>th</sup> century, and the close proximity of more successful towns, like Banbury, meant that Deddington's commercial activity was essentially local. The weekly market and two fairs held annually being the focus of social and economic life in the town.

The trend of Deddington's population in the 19<sup>th</sup> century was typical of smaller towns that failed to acquire an industrial base and declined gradually as larger competitors began to benefit from improved communications. Transport infrastructure development of the 18<sup>th</sup> and 19<sup>th</sup> century effectively bypassed the town, stunting growth, and throughout the 19<sup>th</sup> century Deddington had a recurrent problem of poverty with emigration officially encouraged. The eventual fall in population in the 1880s reflected the impact of the agricultural depression, which finally forced surplus labour to leave rural centres. By that time the town was seen as 'fast decaying', and in the 1880s it was referred to as 'a dead-alive place'. In the early 20<sup>th</sup> century the town was 'not merely decayed . . . but positively bleak and forlorn, wearing a mean and hungry look'<sup>1</sup>.

Nevertheless, Deddington remained a centre for the immediate neighbourhood, providing a market, a postal service, and regular carriers to Banbury and Oxford; it was also the centre of a rural deanery, and the meeting place of the local magistracy. During the 19<sup>th</sup> century the petty sessions of the North Wootton division met first in the King's Arms inn, later in the town hall, and from 1874 in a new court house. Such institutions encouraged the settlement of professional people in the town, small middle class or better-off farmers and tradesmen were augmented by solicitors, doctors, and retired clergymen who provided the town's leadership.

On the west side of New Street is Deddington Manor House. Originally built as Deddington House it was renamed Deddington Manor House by Colonel Merton Beckwith Smith in the late 1920s. Opposite the

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<sup>1</sup> as quoted in <https://www.british-history.ac.uk/vch/oxon/vol11/pp81-120#fnn46>

house is Leadenporch House, a “capital message” of a freehold estate in the 15<sup>th</sup> century which retains a 14<sup>th</sup> century door and two light window, it was largely rebuilt in the 17<sup>th</sup> century. In 1834 the house was described as being “in a complete state of dilapidation” but by 1843 it had been “neatly repaired”<sup>2</sup>. During the early critical years of Deddington House’s development Leadenporch House was in the same family ownership, the Churchill’s, an impressively large family with numerous branches associated with Deddington and thereabouts from the early 17<sup>th</sup> century. Major General Thomas B.L. Churchill compiled a history of his family in ‘The Churchill Chronicles’ (1986) which details the descendancy of the various branches. One branch prospered in trade with several generations of solicitors including some notorious bankrupts and runaways that are directly linked to Deddington House, and the other principal branch were farmers and large landholders and tenants.

Bartholomew Churchill, first of the family to be associated with Deddington House was a hop dealer, tallow chandler, grocer and brandy merchant. He died in 1780 and his obituary in *Jackson’s Oxford Journal* stated “By unwearied application and diligence he acquired a handsome fortune, with credit and reputation.” He was married but had no children, and his business passed to his nephew, also Bartholomew, who inserted an advertisement in Jackson’s Oxford Journal in July 1780 (Fig.3) offering the house with “A Quantity of well-brewed Beer in the Cellar”. The house was advertised again in 1782, when it is mentioned that the House has two cellars and six Garrets (Fig.4).

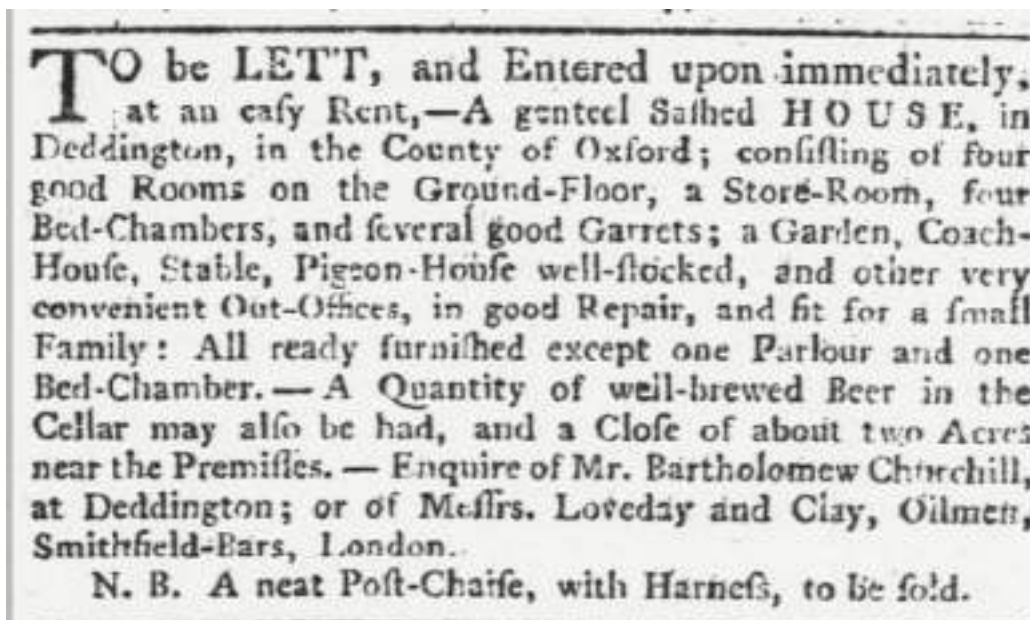


Fig.3 1780 July Jackson’s Oxford Journal

<sup>2</sup> H.M.Colvin A History of Deddington Oxfordshire, (1963) P.5





Fig.4 1782 June Jackson's Oxford Journal

The house remained in the ownership of the Churchill family passing to Bartholomew's brother, Samuel after his death. According to H.M. Colvin, an architectural historian who wrote a local history of Deddington, published in 1963, Deddington House was rebuilt early in the nineteenth century, probably by Samuel Churchill, "but the Doric porch is a later addition"<sup>3</sup>. Samuel was a wealthy solicitor living opposite in Leadenporch House until his death in 1808, by which time his son (also Samuel b.1777 , and a partner in his father's solicitors firm) was residing in Deddington House with his wife, Elizabeth Bennett and four children, Priscilla Charlotte, Samuel Field, Richard and Isabelle. Considerable enlargement had taken place by then, as noted in this description in "The Churchill Chronicles":- "Deddington House contained an Entrance Hall, a Breakfast Parlour, a Dining Room, a Drawing Room, a Servants' Hall, two Kitchens, 11 Bedrooms, a Conservatory, a Water Closet, a Laundry, a Brewhouse, a 4-stall Stable and a Hunter's Box. Outside there was a kitchen garden, surrounded by walls and well stocked with fruit trees, running altogether to 3 acres 1 rood and 15 perches."<sup>4</sup>

Samuel Churchill remained in occupation until 1827 when having squandered his inheritance and amassed colossal debts in excess of £77,000 after taking into account his assets (including Deddington House) he was forced to flee from his debtors. The house was seized by the Commissioners in Bankruptcy and remained in their possession and was rented out for the next 12 years. Churchill's household goods were sold at auction in 1827 (Fig.5). Included in the list of goods is mention of a 'Viranda' and a Conservatory. A butler's pantry, kitchen, scullery, dairy and brew-house are listed in the 1833 letting advertised in the Oxford Journal (Fig.6).

<sup>3</sup> H.M.Colvin, P.4

<sup>4</sup> Major General Thomas B.L. Churchill, The Churchill Chronicles, P.73

MODERN AND SUPERB  
**HOUSEHOLD FURNITURE, &c.**  
DEDDINGTON, OXON.  
**TO BE SOLD BY AUCTION,**  
By Messrs. **STONE and HEDGES,**  
On the premises, by direction of the Assignees, on Monday next the 21 of July, 1827, and five following days, at Eleven o'clock precisely each day.—All the valuable modern and superb Drawing, Dining, and Bed Room FURNITURE, PIANO-FORTES, scarce LAW and other BOOKS, PLATE, excellent LINEN, fine CHINA, rich and WINES, strong ALE, Shower Bath, Veranda, Conservatory, 600 Green-house Plants, an American Aloe, Daley and Brewing Utensils, Patent Mangle, Four-wheel Chaise, (nearly new), Pony Chaise, on springs, Harness, 2 capital Saddle Horses, 2 Ponies, 3 Alderney Cows, Oak Planks, and other Timber, Kitchen Requisites, &c. &c. of Mr. Samuel Churchill, of Deddington, Oxon, a bankrupt.  
The Furniture is of the first style of elegance, and comprises every fashionable article of convenience and comfort.  
May be viewed (with Catalogues) three days previous, but not on the mornings of sale; and Catalogues had (6d. each) at the Auction Mart, London; King's Arms, Deddington; Red, and White Lion, Banbury; Bear, Woodstock; Crown, and King's Arms, Bicester; Mitre, Oxford; Mr. Gammon's, and Lamb, Wallingford; place of sale; and of the auctioneers, Thames.

**TO** be LET, very pleasantly situated in the Town of Deddington, Oxon.—A comfortable and genteel RESIDENCE for a small family; comprising an entrance hall, dining and drawing rooms, five bed rooms, and attics over, butler's pantry, kitchen, scullery, dairy, and brew-house, 2 stables, and a coach-house, a small grass plot in front of the house, and a productive kitchen garden behind; and with or without the adjoining Paddock (nearly 2 Acres) of rich Pasture Land, the whole of which is now in the occupation of Mr. Rusher.  
Possession may be had at Michaelmas next.  
The Premises may be viewed by permission of the tenant, and further particulars known at the Offices of Mr. W. H. Hitchcock, solicitor, Deddington; applications by letter to be post paid.

Fig.5 June 1827 Jackson's Oxford Journal

Fig.6 August 1833 Jackson's Oxford Journal

Reverend William Cotton Risley moved to Deddington House in May 1836, firstly as lessee and later as owner. He was born into a clerical family, and his good prospects when a young man were fulfilled by inheritances from his own family, by a substantial share of the temporalities of the Church of England, and by a marriage to a woman of property. His landholdings extended across several of the Midlands counties to Monmouthshire. He began, a little hesitantly, to write a diary in 1835 and continued to do so until the year of his death, although there are some short gaps in the surviving manuscripts. Risley was inducted as vicar of Deddington in 1836, but was compelled by family illness to resign the living eleven years later. A Conservative in politics and an orthodox Anglican, Revd. Risley also served as a Justice of the Peace, continuing long after his retirement from the church. He had considerable land holdings in Souldern and acquired more locally when he moved to Deddington.

Buffy Heywood a recent occupier of the House (from 1977) - spent a considerable amount of time sifting through the diaries, extracting his observations and accounts of life in Deddington. She published a monthly entry from his diary in the Deddington News, now online. A two-part publication of Risley's diaries were edited by Geoffrey Smedley-Stevenson and published in 2008 and 2013 respectively by Banbury History Society.

In June 1839 Risley attended a sale in Banbury of Samuel Churchill's property held under an order of the Court of Chancery where he bought Deddington House and Park Farm next door to the house for the sum of £8,920. He then set about transforming what was described as a farmhouse into a 'mansion' much admired by the History and Gazetteer of Oxfordshire, 1852 "The houses, generally speaking are of an inferior class; the solid handsome stone mansion of the Revd. W. C. Risley, being about the only noticeable exception to the rule"<sup>5</sup>.

<sup>5</sup> History and Gazetteer of Oxfordshire, 1852 P.524

According to his diaries Risley's first addition to the house was in 1839, a larder built on the north east corner of the service wing leading off the scullery and measuring approximately 10ft. square with a stone flagged floor and black slate shelving. His diary for that year demonstrates the speed in which he set about the transformation of the house and grounds:

**June 27th.** Sale of Deddington House. Went to Banbury .....to attend a sale of Mr. S. Churchill's property at Deddington and elsewhere, he being a bankrupt. I bought his late house and farm adjoining at the sum of £8,920 and the timbers to be valued. I bought Appletree farm at £2,720 and a piece of freehold ground adjoining at £105.

**Oct. 8th.** James Churchill agrees to sell his house and a strip of ground adjoining our present pleasure ground.

**Nov. 15th.** The stone planking and paving in front of the house from the kitchen entrance to the yard gates was finished today .

**Nov.19th.** ..... 9 acres with a cottage adjoining our pleasure ground of Mr. John Calcutt for the sum of £1,800 .....

**Dec. 6th.** Moved Hoyle Hill gate down to a new situation in consequence of my having purchased the orchard and premises (late Whetton's).

Risley's land acquisitions allowed him to lay out a small park of about 30 acres with the aid of the gardener from Aynho Park, a Mr. Browne<sup>6</sup>. The park had pleasure grounds near to the house, a south ride and a ha-ha enclosing the west lawn. The pleasure grounds entailed the purchase of approximately 12 acres of land, including paddocks and spinneys, and caused the demolition of at least one cottage. Risley then asked Mr. Browne to suggest some ideas for laying out the grounds. These included rose beds, paths, herbaceous borders and an orchard as well as an avenue of lime trees, 7 either side of the lawns to the south of the house. Risley had a 3.8M high wall built of Hornton stone which stretched south from the house, along "the Street" and then curved to the west before proceeding south alongside the limes and behind the row of 11 cottages fronting the road.

During 1840 Risley was busy organising the refurbishment of the buildings in the stable yard, he also had men at work in the entrance hall laying a new oak floor. The oak front door was hung two years later. The front of the house was refaced in Hornton ashlar stone leaving the service wing and a small portion of the back elevation in rubblestone. Presumably the Doric porch was added at this time to complete the impression of a modest country villa in the Regency style, old-fashioned but probably better suited to the underlying proportions and age of the main building. Risley had the south elevation re-built, adding height and a tripartite window to the first floor overlooking the south drive and a Diocletian window above at attic level (S2). Other work undertaken at the same time included extending and rebuilding the service range, the kitchen was extended westwards with a tripartite sash window at ground level and a vertical eight-over-eight sash window above.

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<sup>6</sup> Risley's Diary Bodleian, MSS d.d. Risley c.66-72

At the end of October 1841 Risley employed a Mr. Underwood, a Church Architect from Oxford, to give him a plan for the addition of two new rooms and the replacement of the existing main staircase with a new one. These rooms comprised a "library" on the ground floor (G10) with bedroom above (F10), they face west and are north of the bay to the drawing room (G11) and main bedroom (F11). Work commenced in November and by the 1st December the floor joists were being put in for the new bedroom and a cart load of Hornton stone was being fetched from Banbury. By the 9th the new roof was started - and finished by the 10th - and on the 11th "the team" went to Banbury again for a further load of Hornton stone for the parapet wall and some coping for the garden wall.

Underwood's addition was built to match exactly the previous construction, with ashlar stone to the west and square coursed rubble to the north elevation. The new oak staircase was prepared at Franklins' yard in Deddington. Franklin's were a newly established local building firm based in Chapel Street. Robert Franklin was a highly skilled carpenter and carver who made his reputation doing new and restoration work for churches. One of his early employees was Joseph Hopcraft who founded a successful building firm and like Franklin's, their firms were multi-generational with their sons continuing the businesses well into the 20<sup>th</sup> century. Joseph was a mason and Hopcrafts, later owned the local brickworks which operated for the latter half of the 19<sup>th</sup> century.



Fig.7 Revd William Cotton Risley

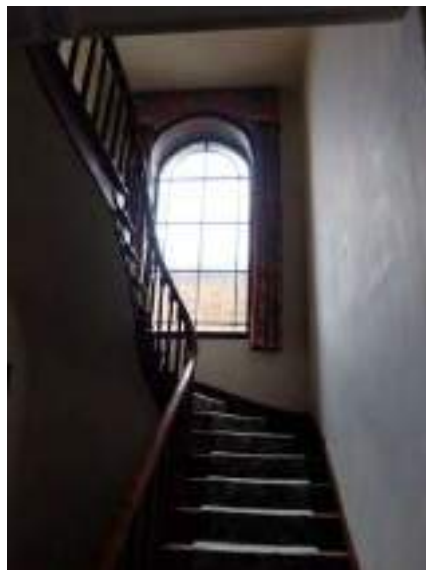


Fig.8 Franklin's oak staircase



Fig.9 Fluted balusters

Together, Franklin and Hopcraft worked on Deddington House under Underwood's instruction. By comparison with the building work, the carpentry work took some time to complete. Risley called at Franklin's yard to look at the preparations first on the 3rd December and then again on the 17th March, when it looked "well and handsome", the installation was completed at the end of April and included a "Venetian window" half way up on the bend of the flight. The staircase was made from a "Chesterton oak" which Risley had bought some years before and had had sawn up in his saw-pit (Fig.8). All the woodwork

in the new rooms, including doors, windows and floors, and the adjacent hall and landing areas were made from this oak. Marble fireplaces were by Grimsley of Oxford and were installed in both of the new rooms (Figs.10 and 11). Thomas Grimsley described himself as a sculptor in the 1841 census, which is the year that he produced work for Deddington. He is listed as a "Stone & Marble Mason\*" *\*also statuary* in Hunt's 1846 Directory, and he exhibited a terra-cotta statue of a female figure at the Great Exhibition 1851 which received a commendation from the judges. The company later concentrated on church and monumental work of some distinction as well as the owner of several brick, tile and pottery manufacturing patents which included terracotta drainage pipes. The two fireplaces at Deddington are the only mention of domestic work in a biography of his company<sup>7</sup>.



Fig.10 Grimley fireplace G10



Fig.11 Grimley fireplace F10

In 1844 a new project was started— an ice-house built in a spinney to the north west of the house. It is a brick built egg-shaped structure descending to 4.5M below ground level. An enclosed passageway leads to it at ground level and originally there were two doors set at intervals to retain the temperature. The ice-house was purposefully set within a mound under the trees, again to keep cool. It has a drain at the base and stone retaining walls round the entrance, with stone pavings to the entrance and passage-way (interior not inspected). It was almost certainly copied from one at Aynhoe Park which has a brick vaulted interior. Ice was collected from local farmer's ponds in December to fill the ice house, and from there brought up to the house. Risley notes, each year in his diary when this takes place.

Risley resigned his living in 1847 intending to spend the remainder of his days lavishing care on Deddington House. He continued to expand the grounds of the house blocking others from intruding on his garden. Risley's neighbour, a non-conformist tried to buy land adjoining Deddington House on the north for the site of a chapel, but Risley outbid him and turned it into a kitchen garden. A congregational chapel was subsequently erected in the same street further away. In 1854 Risley was clearly not satisfied with his earlier improvements. On the 21<sup>st</sup> January 1854 Revd. Risley noted in his diary that he had walked down to the brick kiln with Mr. Stilgoe and arranged with J. Hopcraft about some alterations and

<sup>7</sup> [http://www.stsepulchres.org.uk/burials/grimsley\\_thomas.html](http://www.stsepulchres.org.uk/burials/grimsley_thomas.html)

improvements at the house, its not known to what he was referring but the main use of brick is lining the interiors of the stable block. Revd. Risley died in 1868.

Holford Risley, William's son continued to live at the house until his death in 1903. No major works are thought to have taken place during this period. The house was leased to Colonel Frederick Murray from 1900 to September 1907 (a photograph dated that year on deddingtonhistoryonline depicts Murray standing on the south lawn with his dog (Fig.14)). In 1907 Holford's younger brother and heir, Revd William Cotton Risley jnr returned to the family home from his parish in Buckinghamshire. He died the following year and, Martin, his son, inherited but moved to London six months after his father's death and died himself shortly afterwards. Colonel Murray returned to Deddington House as the owner shortly after and the 1911 Census lists him living at the house with a Butler, Cook, Housemaid and Kitchen Maid. The house had 16 rooms at this time not including a "scullery, landing, lobby, closet, bathroom nor warehouses, office or shop" (Fig.13).

Over the next few years the house passed through several members of the Murray family in short succession eventually becoming the property of Captain Arthur Holford who inherited it from his wife's estate, she was Colonel Murray's neice. Captain Holford and his daughter lived at Deddington House from 1920 until 1928. He may have been responsible for adding a side extension on the south east corner which now houses a a cloakroom, a garden entrance on the ground floor and a bathroom at the first floor. The conservatory was removed during their ownership which may have been linked to the work on the south east corner. The Holfords stayed 7 years then sold to Colonel Merton Beckwith Smith, who re-named it Deddington Manor in 1930 and sold it in 1931 after his wife inherited a property at Stratton Audley.

Major Reginald Roberts and his wife, Freyda bought the house and were living there by 1932 (Fig.12). They added a bathroom in the centre of the first floor front range, and installed a huge boiler in the cellar which, by means of a grating above circulated warm air throughout the house. The grating remains in place at the foot of the main staircase (Figs.33 and 34) Apparently Major Roberts enjoyed bricklaying and built several garden buildings including a potting shed and various storage areas in the walled kitchen garden, including a shelved apple house, potato storage and a melon house. He refurbished the stables and buildings around the stable yard and created a double garage at the east end adjacent to the yard entrance. Accommodation for a groom was provided over the garage block and a tack room to one side. During the war soldiers were billeted in the old hay loft, and the "nursery wing" over the kitchen end of the house was used by Mrs Freyda Roberts as a skin hospital for evacuee children. Allegedly the "nursery wing" (service range) was also occupied by four M.I.5 men who were working in huts in the grounds of Blenheim Palace [deddingtonhistory.co.uk].

After Major Roberts' death in 1946 Freyda sold the house to Major P. Spence and his wife. Little is known of their time at the Manor House and by the time Captain and Mrs. Cryer bought the house in 1969 it was in a poor state of repair in need of complete modernisation. They converted the "nursery wing" into a self-contained flat inserting a a new entrance door at the front opening onto New Street in 1970 -date stone

above the door. They had the house re-wired and central heating was installed. In 1977 Group Captain and Mrs. Heywood purchased the house. Buffy Heywood writing in 2002 wrote " we are still here nearly 25 years later- the house, walls and ice house are all listed buildings and we have done little but maintain them during our time here. We feel privileged to have lived in such a gracious and historic home"<sup>8</sup>.



Fig.12 Undated – 1930s? <https://www.deddington.org.uk/gallery/index.php/Buildings/Deddington-Manor/d241343a>

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<sup>8</sup> [https://www.deddingtonhistory.uk/\\_data/assets/pdf\\_file/0005/1301/224-11July2002.pdf](https://www.deddingtonhistory.uk/_data/assets/pdf_file/0005/1301/224-11July2002.pdf)



Fig.13 West elevation 1907 [https://www.deddington.org.uk/gallery/index.php/Buildings/Deddington-Manor/Manor-Hse\\_1907-8-3](https://www.deddington.org.uk/gallery/index.php/Buildings/Deddington-Manor/Manor-Hse_1907-8-3)



Fig.14 Colonel Murray 1907 <https://www.deddington.org.uk/gallery/index.php/Buildings/Deddington-Manor/DeddManor>





Fig.15 Entrance to service range visible under tall arch <https://www.deddington.org.uk/gallery/index.php/Buildings/Deddington-Manor/DHouse-with-railings>



Fig.16 <https://www.deddington.org.uk/gallery/index.php/Streets/New-Street/New-St-Packer-5-1R>

### 3.2 Site Description



Fig.17 Front elevation



Fig.18 Service range front elevation

**External:** The front elevation of the site is parallel to the street and consists of a stone boundary wall attached to the main range which is two-storey in height with a central attic block (three-storeys to the side south facing elevation) (Figs.17 and 18) and a service range on the north side, swept boundary wall, double timber gates and a separate two-storey L-shaped stable block on the same building line as the main range (Fig.20). The attached service range and detached stable block are built in coursed rubblestone with ashlar quoins and hipped slate roofs. The main range is faced in the same Hornton stone but it is ashlar finished. The central range is symmetrically arranged with three bays, six over six sash windows, ground and first floor, and a Doric porch with a triangular pediment above. A fourth bay is recessed on the south side with a matching sash window on the first floor only. This is a later infill section added in the 20<sup>th</sup> century.



Fig.19 Rear two stage service range



Fig.20 Former stable and hayloft north side of yard



Fig.21 Single storey 'larder' addition by Risley



Fig.22 Infill brick section rear service modern fenestration



Fig.23 Decorative arch front elevation – earlier side door



Fig.24 Service range and outbuildings

The service range has three-light leaded, casement windows to the front on the ground and first floor with a modern six-panel front door inserted on the north (Fig.18). A tall, narrow arch, infilled in matching stone with a two-light casement on the ground floor marks an earlier entrance with a boot scrapper still in place (Fig.23), the door at the north end was inserted in 1970 when one ground floor room at the front and the rooms above were converted into a self-contained flat. Set back behind the boundary wall is a single storey lean-to, immediately abutting the boundary wall (Fig.21) and a further two storey lean-to has been added to the rear of the side elevation (Fig.19 and 24). Two storey outbuildings, formerly stables enclose the north side of the service yard (Fig.20): the building that fronts the service yard is L-shaped with an infill section of stone work (not matching) nudged into the corner, a single plank door below and the return is in brick. Wide timber garage doors open on the west face onto the yard and tall double, barn style doors are on the brick return (Fig.25). Attached and running along the north side of the yard is a slightly lower range, the former stables, that step out for one and a half bays at the west end. Fenestration is a mix of leaded, casement style windows, doors are timber plank with leaded lights above with several roof lights inserted into a slate roof, hipped at the west end. A high boundary wall on the west flank of the yard has a timber ledge and brace gate centrally placed with an inset window to one side, beyond this is the former

Kitchen Garden and Icehouse (Fig.26). The ground level falls away in front of the door. The south side of the yard is formed by the single storey wall of an outbuilding that lies parallel to the house (Fig.24).



Fig.25 Garage east side of yard



Fig.26 Walled kitchen garden entrance contiguous with outbuildings

Between the outbuilding and the rear elevation of the service range there is a path leading to a wide garden gate set into the boundary wall which leads to the main garden (Fig.24). The rear elevation of the service range has a single storey infill section in brick with a modern sash window and half glazed door to one side, plastic guttering and a second storey set back with three sash windows, two matching, six-over-six and the third, four-over-four above (Fig.22). A further external door is set within an open porch at the north end which also contains a WC. The flank wall of the service range has a dummy three-light casement at ground level on the single storey lean-to adjacent to the front boundary wall (Fig.21 see also Fig.47), and on the two-storey lean-to, a four light casement window under a deep stone lintel with security bars on the inside face of the window on the ground floor, blank above (Fig.19).



Fig.27 Rear west facing principal elevation



Fig.28 South west elevation with additional attic storey

The rear, west facing elevation of the main house consists of three bays: a two-storey, single bay on the north end; on the south a broad, three light shallow curved bay; and set back from the building line is a single, three-storey bay that projects south (Fig.27). The first bay has full-length tripartite sash windows at ground level and six-over-six sash at first floor. Second bay has elongated sash windows to either side of narrow French doors. External sun blinds and awnings over the ground floor sash windows and French

doors on the west facing bays are rare survivors. Within the third bay, west elevation is a modern top hung window at ground level which has taken the place of a door. Scars in the stonework show where previously there was a lean-to conservatory, stone paving in this area has also retained evidence of the conservatory's footprint (Fig.29). Elsewhere the ground surface immediately surrounding the house is gravel and laid to lawn on two sides.

The south facing elevation has a central projecting bay, three-storey incorporating the attic storey with a large, half-round Diocletian picture window on the top floor and a tripartite sash window with margin lights below over a wide glazed French door on the ground floor (Fig.28). To the side of which and set within a recess is an entrance door over which is a flat stone hood on moulded corbels with a three-light overlight above (Fig.30). The door is half glazed with two panels in relief below. Two matching modern sash windows are on the east side of the door which match a first floor window above the side entrance door. Rectangular decorative fielded panels adorn the otherwise blank first floor walls to either side of the central bay (Fig.28).



Fig.29 Scars left by conservatory



Fig.30 Side door and south east bay added 20<sup>th</sup> century

Pitched roofs in slate (Fig.31) are concealed behind parapets on the main range, with hipped roofs constructed in sections to the front and rear of the central attic block and surrounded by lead valley gutters. The exception is to the south, where the external wall rises straight up (Fig.28). The front, south side and rear (west) elevation of the house are all faced in Hornton ashlar stone with fine mortar joints. There are seven separate chimneystacks serving at least 17 existing fireplaces (17 pots have been counted). Most are constructed in ashlar regardless of whether they are located on the main house or the service range, with one over the service range serving the Kitchen G8 and bedroom above F8 rendered.



Fig.31 Slate roofs over service range



Fig.32 Smoke blackened ashlar chimney stack over service range



Fig.13 House Plan

**Ground Floor:** The main entrance (portico) leads into the Entrance Hall, oak flooring, door surrounds, doors and high plain skirting are all in richly stained polished timber (oak). To the rear the main staircase (Figs.8,9 and 33) is positioned crosswise and is set one room back, a door adjacent to the staircase on the east leads to a service corridor, off which is a back stair that connects at the first floor with a section of the earlier staircase, this is demonstrated by its additional width compared with the narrower flights between the floors. Large reception rooms are disposed off the rear hallway on the south and west. At the foot of the stairs is a large metal ventilation grill set in to the floor (Fig.34). The staircase in polished oak is open

string with a straight profile, tread-ends are adorned with a plain curve, the steps arranged in a continuous winder to the first floor. Balusters are fluted columns with plain capitals and plinths, the rounded hand rail terminates on a curtail step with a cluster of supporting balusters. First floor arched window with clear margin lights on the return complete this grand set-piece (Fig.8). Oak was used only for the grandest of staircases and this addition helped to elevate the status of the house from a farmhouse to that of a wealthy landowner.



Fig.33 Main staircase, ventilation grill at foot of stairs



Fig.34 Ventilation grill installed 1930s

All three of the principal reception rooms on the ground floor have large full length windows or doors offering views and access to the garden demonstrating the historic importance of the inside and outside established by Revd Risley in the 1840s (Figs.35 and 36).



Fig.35 G2 Fireplace on east wall, glazed doors to garden



Fig.36 G10 Full height tripartite sash windows overlooking garden

Fireplaces and chimney locations are interesting indicators of change within the building: G2, extended and rebuilt by Risley probably previously had a chimney on the end, external gable. A new one was added on a crosswall allowing for doors out to the garden (Fig.35), this new chimney also served the attic room S2 (Fig.39), which with its Diocletian window (Fig.40) was clearly intended for use by Risley or other family members rather than as servants quarters. F2 is served by a fireplace on the opposite crosswall (Fig.38), and concealed flues from G11 and F11, new additions in 1841, feed into the stack. More recently a metal flue

has been added which connects the fire opening (stove) in the front reception hall G1 with this stack. G10 and F10 (Figs.10 and 11) are served by one stack on the south gable of Risley's new wing, and a slim single stack appears to have been added to solely serve G9 (Boot Room), possibly the location of a Butler's Pantry which presumably required heat for household purposes. An additional (modern) top-hung window on the west wall indicates where a door once connected to the conservatory (Fig.37).



Fig.37 G2 Dining Room former door to conservatory



Fig.38 F2 fireplace in west wall



Fig.39 S2 fireplace on east wall



Fig.40 S2 Diocletian window

The Kitchen G8 is served by a chimney that also served a fireplace in F8 the bedroom above, yet G7 and F7 were unheated which is unusual as G7 is described as a scullery, presumably requiring a heat source to operate effectively. G7 and F7 were built at a different (unknown) time as shown by straight joints, differences in the stonework and the different roof profile (Fig.19). G6 was added by Risley as a Dairy (Fig.21), the north wall is set in slightly which suggests that it was added to a pre-existing range, however the lack of historic detailing on this wing makes dating of a rebuild difficult. Modern casement windows and the open covered entrance on the west wall appear to be 20<sup>th</sup> century work.





Fig.41 C5 cellar steps evidence of earlier steps in left corner



Fig.42 C5 plastered walls, concrete slab floor and RSJ



Fig.43 Steps to C2-3



Fig.44 C2



Fig.45 C2B

There is a small cellar C5 under the northern front room of this wing, and a larger one under the inner hall and dining room of the main block C2-3. This latter one contains evidence that it was used as a wine cellar with wooden struts and brick plinths used to support beer barrels (Fig.44); it now houses the boiler (Fig.45) and redundant equipment from earlier heating schemes. C5 may have been accessed from a block doorway in G8, the Kitchen. Stairs were added to G5 to provide a separate access to the first floor (Fig.41) in the 1970s when it was used as a staff flat. Plastered walls, concrete flagged floor, a RSJ and a modern window all show that C5 was re-worked and strengthened in the 20<sup>th</sup> century (Fig.42).

**Service range:** Deddington Manor has a series of secondary rooms that formed the service wing of the house. Parts of which may hold the oldest fabric from previous iterations of the house. Room proportions, lower height of the ceilings, solid floors and fittings indicate their secondary character and function. Window seats to the original casement window openings have been retained and where they are absent they show changes in the form of the building, in G4 the right hand two-light casement indicates where originally there was a door and possibly a passage. Boxed in cross beams (maybe modern structural work) are common to G4 and G5. The depth of the cross wall between the front range of rooms and the corridor indicate that it was an outer wall (Fig.53). It seems likely that given the depth of the dividing wall and

fireplace between G4/G5 that this area functioned as an earlier kitchen with a range set into the chimney on the north face of G4. This may have been an end gable wall - a deep cupboard within the chimney breast opening to G5 shows the depth of the wall and the cupboard may have been reversed or added to enclose an earlier door opening (Fig.48). The concealed chimney breast G4/G5 now serves G5 and F5 (Figs.48 and 51), and a fire opening and surround has been placed on the south wall of G4 to use the flue that originally served G1A. G1A originated as a higher status room than a Laundry and was built/re-built as a principal room late 18<sup>th</sup>/early 19<sup>th</sup> century as shown by the shutters, sash window and height of the room which corresponds with the other principal spaces on the ground floor.



Fig.46 G4 window seat and blocked door on the right



Fig.47 Blocked doorway to cellar? Kitchen G8



Fig.48 Chimney recess cupboard G5



Fig.49 Blocked opening G5



Fig.50 Winder stairs to first floor G5



Fig.51 Hob grate early 19<sup>th</sup> century F5



Fig.52 Laundry room G1A higher status window joinery



Fig.53 Service corridor exposed stone blockwork

Exposed stone blockwork on the face of the corridor wall has an unusual 'piped' pointing style, door frames and doorcases appear to be recent renewals to match stripped pine joinery that dominates in this range (Fig.53), six and four panel timber and half-glazed historic doors access rooms to either side. A canted door opening to G4 is a later insertion and may be related to the re-working of the entrance to the cellar C5. Stone flags in G4 show signs of having been relaid due to the lack of worn or trafficked areas.



Fig.54 Kitchen dresser



Fig.55 Kitchen fire range opening

Kitchen G8, rebuilt and possibly extended by Risley includes a large tripartite sash window (1840s) overlooking the rear outbuildings. A large built-in dresser fills the south wall, original base unit but replacement shelf sections, two timber square section cross beams have been inserted into the top fascia of the dresser (Fig.54). They are structural but appear to be a recent intervention. The north wall is dominated by a wide fireplace opening with a modern Aga range inserted (Fig.55). The surround with keystone and drying rack over is in slate with timber shelf over. Floor is 20<sup>th</sup> century parquet blocks laid in a herring bone pattern, with raised quarry tile hearth to kitchen range. To one side of the fireplace is a double fronted integral cupboard which may have taken the place of a supplementary bread oven and warming shelves used in conjunction with the kitchen range. Door to the side of the chimney gives access to G7 currently used as an utility room with a blocked doorway to the cellar on the east wall (Fig.47).

Back stairs to the upper floors are accessed from the service corridor and a half glazed door acts as a physical division between the service areas and the principal rooms, although as previously stated G1A, the Laundry Room would have been part of the principal suite of ground floor rooms so the division was likely set back within the corridor.

The suite of rooms above the service rooms formed a self-contained flat in the 1970s consisting of two bedrooms, a sitting room, kitchen, bathroom and a study area formed out of a corridor with a WC inserted across a corner. Externally the study area F9A and the Boot Room G9 is expressed in brick, which is likely a re-build (see Fig.22) that took place when the flat was configured – it is not included in the listed building and planning applications (70/00064 and 70/00010) but appears to date from the same period. The Boot Room may have replaced a 'Butler's Pantry' mentioned in several listings for the house and the first floor corridor, now increased in width was likely dark and narrow but necessary to connect the principal bedrooms with the 'nursery wing' as it was previously referred to (Fig.58).

Simple fire surrounds, a hob grate, sash windows shutters and panelling in F8 (Fig.57) and shutters and panelling below the window in F5 (Fig.56) are all consistent with an early to mid-19<sup>th</sup> century date. The floor level of kitchen F7 and bathroom F7A are several steps below the rest of the range and have a sloping ceiling, they are within the undated north west range. Casement windows with a horizontal emphasis in both rooms, facing west (kitchen) and east (bathroom) (Fig.59) are set within vertical recesses which may be the original size of the openings which would suggest that they formerly housed sash windows similar to those from the mid-19<sup>th</sup> century work. This would support the view that the north west range pre-dates the single storey 'larder' extension added by Revd Risley.



Fig.56 Sitting Room F4



Fig.57 Bedroom F8



Fig.58 Study area F9A WC in corner



Fig.59 Bathroom with casement window in larger opening

**First Floor:** The principal bedroom suites are all accessed from the landing reached from the main staircase, which features oak door surrounds and panelled doors consistent with Franklin's 1840s work as part of Underwood's scheme for Revd Risley. A squint door formed in a constricted space near the head of the stairs provides access to F11, Risley's additional bedroom. The main landing area has been reduced in width by the addition of a linear walk-in wardrobe accessed from F2; the door to F1 is not aligned with that of F2 and F1B, and the bathroom is formed by enclosing the landing at the front. The south east bay, en-suite bathroom, added in the 1930s is accessed through F1. Otherwise the first floor retains its mid-19<sup>th</sup> century plan form. All the windows to the principal rooms on the first floor retain sash windows with slim glazing bars, shutters and panelling as part of the 19<sup>th</sup> century work (Fig.62) and later work to F12 includes a sash window to the front with broader glazing bars.



Fig.60 'Squint' door to F11



Fig.61 Landing looking back to stairs

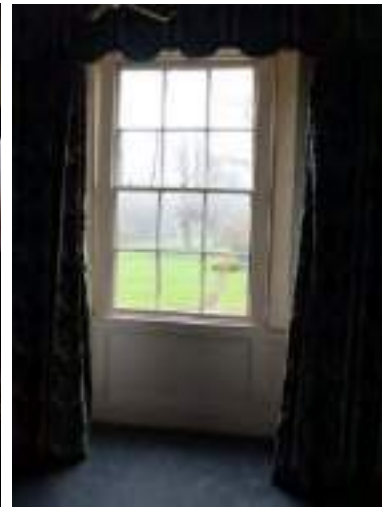


Fig.62 F2 slim glazing bars and panelling

**Second Floor:** The attic storey over the central core of the house is sub-divided into three rooms, which may not be its original configuration given the location of the window in S3 (Fig.66) and the fireplace on the east wall of S1 positioned close to the door (Fig.39). The 1780 advertisement for letting the house lists 'several good garrets' and in 1782 'six garrets' (Figs.4 and 5). The floorboards run from north to south, side to side, therefore the joists run front to back, east to west, which differs from the lower floors where the boards run east to west and the joists north to south – this is also true of the cross beams in the service range, ground floor. The pine boards on the attic storey are irregular widths which indicate an earlier date than regular width boards. Revd Risley rebuilt and extended the south end of the attic inserting the grand arched window to S2 and the fireplace on the cross wall. This allowed extensive views along the south side of the pleasure grounds which presumably was not initially for the benefit of servants who usually occupied these spaces, though the Housekeeper style built-in cupboard in S2 would suggest that it was later used as a bedroom for servants (Fig.64).



Fig.63 Attic corridor with cupboard over stairwell



Fig.64 Housekeeper's style cupboard S2



Fig.65 S3A shutters and 'garret' windows intact.



Fig. 66 Window in corner of room S3

### 3.3 Historic maps



Figs.67 and 68 Plan of Deddington Town 1808

[https://www.deddingtonhistory.uk/\\_data/assets/image/0019/1549/Cartwrighttownplan1808.jpg](https://www.deddingtonhistory.uk/_data/assets/image/0019/1549/Cartwrighttownplan1808.jpg)

The 1808 Plan of Deddington Town (Figs.67 and 68) is from the Duchy Manor records of the Cartwright family and shows approximately thirty of their holdings in the town, each are individually numbered and the names of the tenants and rents payable are listed in a 'REFERENCES' which accompanies the Plan. Deddington House was not in their ownership but a small cottage (24) on the north east corner of the service courtyard is listed as 'late Greenwood'. Samuel Churchill Snr married a Priscilla Greenwood in 1772, she died in 1798. He owned two properties immediately to the north of Deddington House (22 and 23) and at his death in 1808, he was living in Leadenporch House and his son, Samuel was living at Deddington House. Land to the south of the House (25) is listed as a 'Messuage called the Croach' rented by John

Whetton who also occupied a cottage in New Street (19) now known as The Old Bakehouse. The land was later acquired in part by Rev. Risley to extend the gardens but nothing is known of the 'Croach'.

Inclosure of Deddington also occurred in 1808 and the surviving plan of that year (Fig.69) shows its layout relatively unchanged since its Medieval origins and is based on the same ownership information as Cartwright's Plan but also shows who held the leases. Deddington House is described as a Homestead and Gardens (24) and the proprietor as Samuel Churchill jnr. Samuel Churchill senior holds adjoining land (22 and 23) occupied by Thomas Perkins, copyholder, and Elizabeth Hollier, copyholder of the Duchy of the Manor respectively. South of the site (25) is described as a House Garden and Orchard occupied by John Whetton as before.

Early in Revd Risley's occupation of the house he acquired Park Farm, north and adjacent to the ancillary outbuildings. He then set about amassing sufficient adjoining land to create a parkland. Subsequent owners are not known to have had such a profound impact on the layout and appearance of the site.

The 1808 maps show the outline of the house to include the service range on the north and a curved bay on the west elevation.



Fig.69 <https://www.deddingtonhistory.uk/maps/assets/1808enclosureaward>



Cartographic sources from the late 19<sup>th</sup> century (Figs.70-73) show a few changes in the land ownership associated with the house. These were parts of the parkland distant from the house so the immediate setting remained unchanged. The 1880 map (Figs.70) shows Deddington House's demesne to include enclosures numbered 179, 180, 181, 182, 183 (Park Farm) and 191, a large field west of the house. A glasshouse/greenhouse is shown at the west end of the service range and a conservatory attached to the south west corner of the house. A small structure, perhaps a porch is shown on the south east front corner. Until the 1922 map it is shown as a separate structure and after as part of the house.

The base map for the District Valuation map (Fig.74) is the Second Edition 1900 map surveyed in 1898 which includes an area of land south east of the parkland (191) as being land in the same ownership or at least use as Deddington Manor, which differs from earlier maps where land in the same ownership is indicated by an elongated 'S' across boundaries.

Aerial views of New Street and the Manor House taken in the late 1940s (Figs.76 and 77) show a number of mature trees within the parkland and the relationship between the house and its setting unchanged.



Fig.70 Oxfordshire XVI.1 Surveyed: 1880, Published: 1881 25" Reproduced with the permission of the National Library of Scotland



Fig.71 Oxfordshire XVI.1 Surveyed: 1880, Published: 1881 25" Reproduced with the permission of the National Library of Scotland



Fig.72 Oxfordshire XVI.1 Revised: 1898, Published: 1900 25" Reproduced with the permission of the National Library of Scotland



Fig.73 Oxfordshire XVI.1 Revised: 1898, Published: 1900 25" Reproduced with the permission of the National Library of Scotland

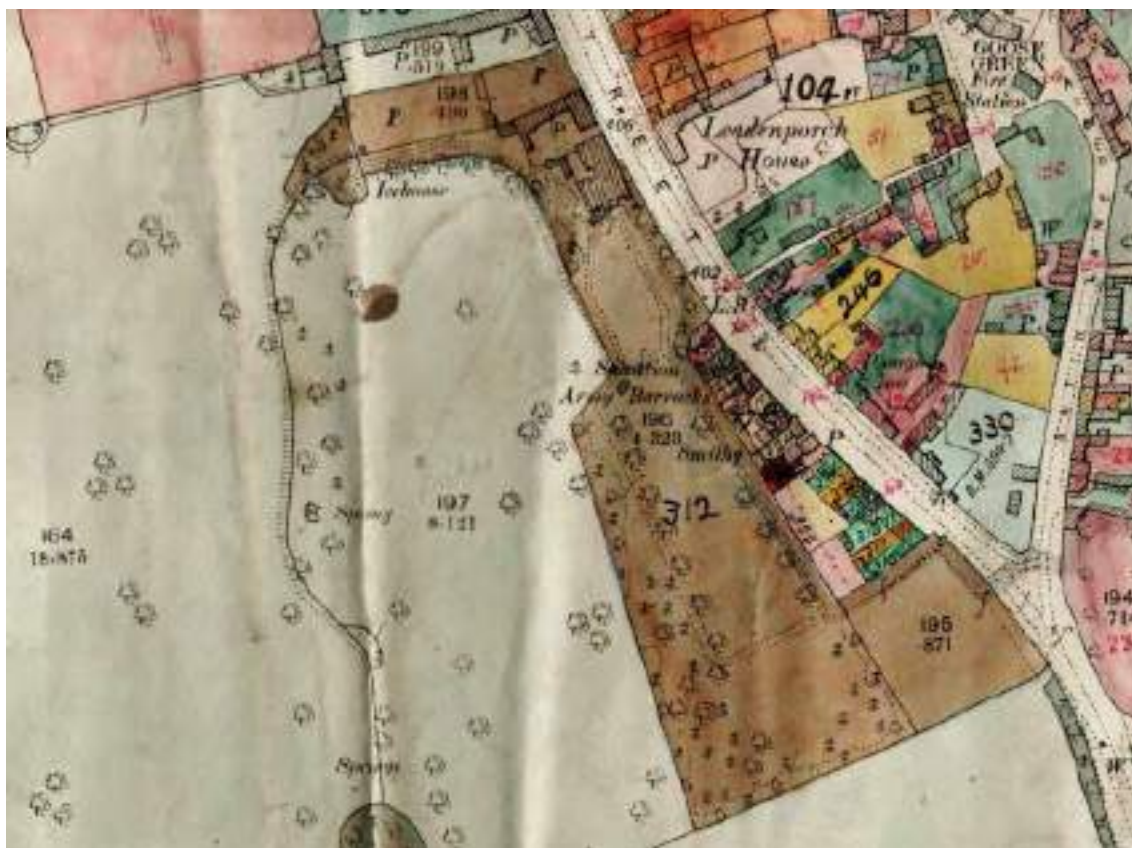


Fig.74 DV Map 1911 Deddington Manor House and grounds in brown

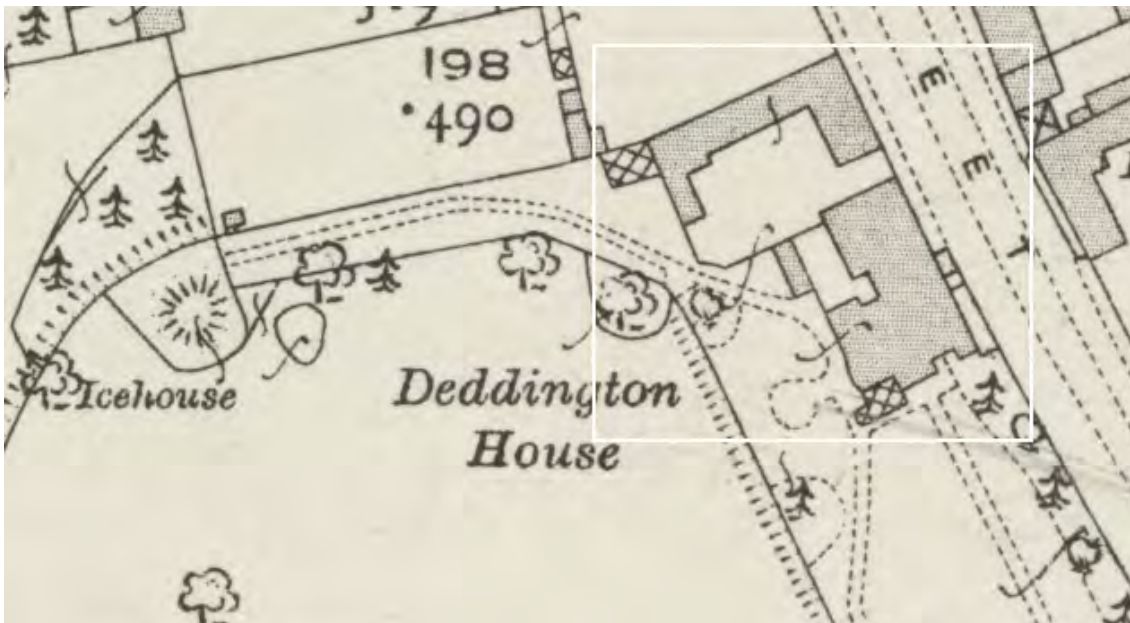


Fig.75 Oxfordshire XVI.1 Revised: 1920, Published: 1922 25" Reproduced with the permission of the National Library of Scotland.



Fig.76 <https://www.deddington.org.uk/gallery/index.php/Aerial-pics/new-st-1>



Fig.77 <https://www.deddington.org.uk/gallery/index.php/Aerial-pics/NewSt40sAerial4>

### 3.4 Setting

Deddington Manor lies within the historic core of the settlement as described in Deddington Conservation Area Appraisal. While the village layout is such that it is inward looking and there are few views outwards to the countryside from public viewpoints, private views from Deddington Manor enjoy open views to the west across undulating countryside, some of which previously formed the demesne of the manor as amassed and laid out by Revd Risley. Views to the south from the house encompass a rigid axial vistas stretching into the distance framed by mature veteran trees; to the north are outbuildings associated with the Manor House arranged around a courtyard; north west of the house is the Kitchen Garden and Icehouse concealed behind planting and garden walls. Views into the site from New Street are prevented by high boundary walls, wide timber gates and buildings associated with the house.

In many respects the grounds have retained their mid-19<sup>th</sup> century appearance. Revd Risley's formal plan was somewhat dated incorporating landscape ideas like straight perspectives that were popular in the early 18<sup>th</sup> century but a century later had been supplanted by circular rides and conceal and reveal layouts that allowed features, man made or natural to provide incidents in the landscape. Given what is know of his conservative views and High Church Anglicanism the traditional layout of the garden could be seen as representative of his social status and outlook.

Unusually since its original layout the grounds immediately surrounding the buildings have not been substantially re-planned or re-planted, the most notable change having occurred is the removal of the conservatory.

Although New Street has a number of substantial houses with shared characteristics that include the use of the local ironstone, a shared building line and boundary walls, Deddington Manor House is individually striking due to the grand scale and polite architectural character of the house. Prominent features like the Greek Revival Doric portico, and the extent of its frontage incorporating high, uniform boundary walls along a significant length of the street amplify its presence. Where once there were railings there is now a privet hedge bounding the front of the house, grass verges frame the house frontage and a hard standing apron used for parking has long replaced earlier surfaces, which was grass in 1782. Revd Risley's diary entry suggests a change to the frontage in the mid-19<sup>th</sup> century:

**3<sup>rd</sup> July 1854** – Fortnum one of the surveyors came to speak to me about gravelling the front of our House which I would be glad to see done.

The subservient scale, lower roof line, contrasting use of materials, restrained elevational treatment and features such as casement windows on the service range and ancillary outbuildings illustrate the hierarchy of the site and are subtly aligned with the local vernacular, but could also be read as separate units.

Deddington Manor House presents a pleasing formal composition viewed at close quarters from a main street within the historic core of the conservation area and village of Deddington. A functional relationship rather than one consciously aesthetic exists between the service range and the ancillary outbuildings, unlike the intended visibility and prominence of the Manor House derived from its early 19<sup>th</sup> century polite architectural style that distinguishes it from its vernacular neighbours.

The wider landscape setting makes a medium contribution to the significance of the asset. The Manor House is located in close proximity to the pleasure gardens and within the wider parkland setting as laid out by Revd Risley c.1840 to 1868. The setting retains evidential and historical illustrative value as an almost unaltered, planned garden within a naturalistic landscape. Street side the setting of the Manor House is provided by the close grain of village buildings that provide a complementary and medium contribution to the significance of the site.

DESIGN / CONSERVATION / HISTORIC INTERIORS

### 3.5 Development plan



### Basement plan

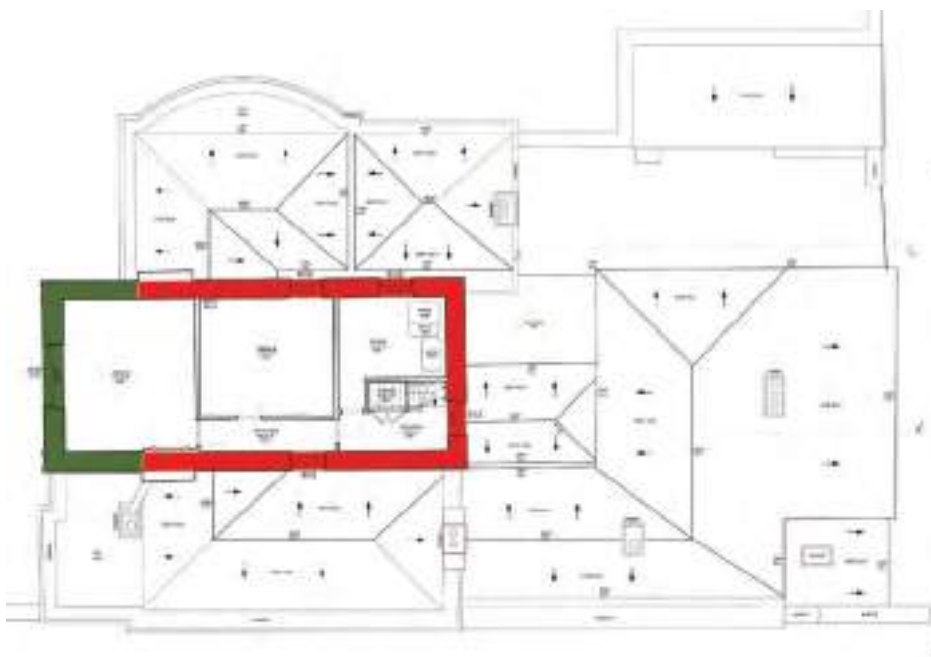


### Ground floor plan

DESIGN / CONSERVATION / HISTORIC INTERIORS



First floor plan



Second floor plan

Fig.78 Development plan indicating the evolution of the building and key phases in the buildings' development



## 4.0 Significance

### 4.1 Heritage values

This section assesses the significance of the heritage assets under the values set out in Historic England's Advice Note No 12: *Statements of Heritage Significance*, 2019 and addresses the requirements of paragraph 194 of the NPPF (National Planning Policy Framework) 2021. 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.

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

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.

### 4.2 Assessment of significance

This assessment has considered in detail, proportionate to the degree of change proposed, and the significance of the buildings and structures affected, the history and evolution of the site and identified the different values from which its significance is derived. Historic map regression, documentary research and a close analysis of the plan form and building fabric has given an indication of the relative age and significance of features and fabric. Architectural merit and historic interest of the house, stable court and

boundary walls are recognised in their separate Grade II listings which is a designation ascribed to heritage assets of special interest and national importance.

**The archaeological interest** and potential of the property lies in the surviving structure being able to yield further information about how the site was laid out and used. The quality and completeness of later work to the building has obscured evidence of its earlier form. Deddington Manor House is thought to have originated as a farmhouse however there is no physical evidence that has not been distorted by later work to indicate a previous form. Leadenporch House, opposite is one of the earliest and most complete medieval hall houses of the Banbury region but there is no evidence to suggest that the Manor House site was developed before the 18<sup>th</sup> century. Archaeological interest in the potential of the site to reveal more is therefore considered to be *low* and of *local* and *regional* interest.

**Architectural and artistic interest:** The relationship between the Manor House and its associated subsidiary structures is to a high degree unchanged since its mid-19<sup>th</sup> century enlargement. The house was refaced at this time and its status elevated through the addition of polite architectural features like the Doric portico. The quality of the internal refurbishment of the main house at that time, including the fine oak staircase, doorcases, and doors are of artistic interest. Together they are of *medium* architectural and visual interest of local and regional importance.

**Historic interest:** The Manor House is of *medium* illustrative historic interest as a small manor house set within a constructed parkland amassed by a keen diarist and local figure of authority and influence in Deddington. The setting retains evidential and historical illustrative value as an almost unaltered, planned garden within a naturalistic landscape. Street side the setting of the Manor House is provided by the close grain of village buildings that provide a complementary and *medium* contribution to the significance of the site. Historic interest is of local and regional interest.

**Significance of the house associated ancillary buildings and setting:** Overall the significance of the Manor House is *medium*, and of regional and local interest. Key elements of the interiors found in Franklin's joinery remain in good condition and are unaltered. They elevate the significance of the artistic interest in the interiors, which overall is *medium*. Externally the house is aesthetically pleasing, and the architectural integrity remains largely intact despite enlargement and substantial alterations in the mid-19<sup>th</sup> century. The masonry of the early 20<sup>th</sup> century enlargement on the south east corner is barely distinguishable to the eye from earlier work. Replacement windows are of mixed quality and authenticity and detract slightly from the otherwise sympathetic later work. Sun blinds and awnings were a typical adornment to houses of this status and their survival *in situ* is rare.

The service range of the house has been the subject of incremental changes that have distorted the original plan form and conceals older fabric. Externally this is evident with the addition of a new entrance in the 1970s to the front; the replacement of the 'Kitchen entrance' with a window on the front; the addition/rebuilding of a side extension and replacement of the fenestration in this area, and the rebuilding/enlargement of an infill section in brick on the rear of the building. Internally blocked doors,

changes to flooring and changes to fire openings and their orientation provides some evidence of an earlier form but also illustrates the degree of change in this part of the building.

The Manor House is Grade II listed which is of special architectural and historic interest at a national level and part of the cumulative significance of the site is derived from the parkland setting and ancillary outbuildings and boundary walls that complement the house. These are superficially unchanged and the reduction in the size of the estate has not had an adverse impact on the setting due to the distant fields and outlook remaining in agrarian use. While the condition of the outbuildings is deteriorating and have been subject to minor changes, they remain capable of enhancing the site through better use and maintenance.

The Manor House has design significance in the choice of retrospective restrained 18<sup>th</sup> century Greek Revival formality. It is a good representative example, with typical rather than fine or exceptional detailing, of the evolution of a modest country house within a village setting. The association of Deddington Manor House with military owners is also of note but its principal local interest lies in its association and frequent mentions within the diary of Revd Risley, resident 1839-1868.

## 5.0 Appendices

### Appendix A List descriptions

DESIGNATED HERITAGE ASSETS WITHIN 50M		
1	DEDDINGTON MANOR, NEW STREET	Grade II
2	PARK WALL TO SOUTH OF DEDDINGTON MANOR, NEW STREET GV II Park wall. Late C18/early C19. Coursed squared marlstone with some ashlar details. Wall is approximately 3 metres high with a flat coping, and extends approximately 60 metres south-east along New Street from Deddington Manor (q.v.), running between square ashlar piers; it then steps behind a row of houses and continues south-east for a further approximately 130 metres. Included for group value.	Grade II
3	THE STILE HOUSE, NEW STREET GV II House. Probably C17, largely rebuilt early C18 and altered mid C19. Coursed squared marlstone with some ashlar dressings; Welsh-slate roof with brick gable stacks. L plan. 2 storeys plus attic. 2-window front has 3-light casements at each floor, altered C19 with Tudor-arched heads and ashlar flat arches, and has a similar inserted single-light window to left at first floor; former doorway, set to right of centre, has been built-up. Steep-pitched roof has 2 flat-headed roof dormers with leaded 2-light casements. End walls of main range are probably C17. 5-window rear range, returning from left, retains some C18 and C19 casements. Interior: large C17	Grade II

	inglenook fireplace; stop-chamfered spine beam; upper flight of winder stairs adjoining chimneybreast; panelled shutters; butt-purlin roof with through tenons. Included for group value.	
4	<p>THE LEADENPORCH HOUSE, NEW STREET            SP4631 DEDDINGTON NEW STREET (East side) 8/205 The Leadenporch House 08/12/55 (Formerly listed as Leadenporch House) GV I Substantial farmhouse now house. Early C14, re-modelled mid/late C17, altered and extended early C19. Coursed squared marlstone with ashlar dressings; Stonesfield-slate and Welsh-slate roofs with brick stacks. Hall house altered to 3-unit through-passage plan, later extended to rear. 2 storeys. 3-window front, rising from a deep chamfered medieval plinth, has limestone ovolo-moulded mullioned windows with labels, of 3 lights at first floor but of 5, 4 and 4 lights at ground floor. Between bays 2 and 3 is a tall marlstone 2-light transomed window, now blocked, with cusped heads to the lights and blind tracery; the marlstone doorway to right of it has pointed arch with continuous mouldings below a moulded hood with head stops; both features are early C14. To extreme left is a small mutilated corbel which may be medieval. Right end wall includes the chamfered jamb of an opening or arch plus a C19 Gothick doorway. Steep-pitched roof has stacks to both gables and aligned to left of the through passage. Rear includes 2 ovolo-moulded wood-mullioned 3-light windows, an early-C19 2-light casement, and a tall pointed window which is probably C19 but may replace an earlier window. Rear wing, returning from rebuilt left gable wall, is probably early C19 but may incorporate part of a C17 stair projection; it has segmental-arched casements. Interior: former hall now contains a very wide inglenook fireplace with a cambered chamfered bressumer, and has an inserted floor with cased spine and lateral beams. "Parlour" bay has a cellar with C17 chamfered joists and beam. Service bay has elaborate plasterwork and a marble fireplace of c.1840. The fine medieval roof (2 bays over the service end and 3 narrower bays over the hall) has raised-cruck trusses with apex saddles, arch-braced collars, and king posts strutted to the principals and originally having thin curved braces rising to the ridge beam (only one of which survives). The 2 rows of through purlins are supported by curved windbraces, the lower braces now absent over the service end. Above the collars all principals have stop-splayed scarf joints with under-squinted and sallied abutments. The hall trusses are heavily soot encrusted, but the remaining trusses are also blackened to a lesser</p>	Grade I

	<p>extent despite the presence of a timber-framed infill to the dividing truss. The purlins over the "parlour" section are probably C17 but may have replaced an earlier roof, possibly formed as a cross-wing. One of the earliest and most complete medieval hall houses of the Banbury region. (Buildings of England: Oxfordshire: p571; VCH: Oxfordshire: Vol XI, p96; R.B. Wood-Jones: Traditional Domestic Architecture of the Banbury Region: 1963, pp31-36)</p>	
5	<p>WALLED GARDEN STABLE BLOCK AND ATTACHED WALLS TO NORTH WEST OF DEDDINGTON MANOR, NEW STREET</p> <p>GV II Stables and garden walls. Late C18/early C19. Coursed squared marlstone with Welsh-slate roofs; brick-lined marlstone walls. L-shaped 2-storey stable range has leaded casements, some probably original, and has a shallow-pitched hipped roof. Rear wall forms part of a walled garden, approximately 100 metres by 25 metres; garden walls are approximately 2.5 metres high with a flat stone coping. A similar wall links the stable range with the west front of Deddington Manor (q.v.) and completes the enclosure of the stable court. Interior not inspected. Included for group value.</p>	Grade II

## Appendix B: Bibliography

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### Appendix C Planning history

	PLANNING HISTORY	
70/00064	Formation of a separate flat within the house	Permitted
70/00010	Alteration in staff quarters on first floor to form flat. New external doorway on front elevation. New staircase H.M.C. enlarged to form bathroom	Permitted