

EYDON

VILLAGE DESIGN STATEMENT



Wisteria, Blacksmith's Lane

Adopted by
South Northamptonshire Council

September 2011

EYDON'S VILLAGE DESIGN STATEMENT

HOW WILL IT BE USED?



South Northamptonshire Council adopted the VDS as a supplementary planning document in September 2011. The recommendations will be taken into account as material planning considerations when planning applications are being considered. In this way it will provide local input to the planning processes as they affect Eydon and assist the work of the parish and the district councils. In particular it will feed into the preparation of the South Northamptonshire Local Development Framework, notably the South Northamptonshire Settlements and Countryside Development Planning Document which will set out policies relating to the rural areas of the District including the scale and location of any future development in Eydon and whether there are any open spaces that should be protected from inappropriate development within the village confines.

Developers need to consider this VDS alongside national and local planning policy when preparing proposals. These include the South Northamptonshire Local Plan/Local Development Framework and SNC's Supplementary Planning Documents. They are also advised to engage with Development Management officers, the Parish Council, other community representatives and other key stakeholders at an early stage.

HOW WAS IT PREPARED?

This VDS was prepared by a sub-committee of Eydon Parish Council supplemented by co-opted members of the village (details on back cover). It incorporates views of residents gathered through extensive public consultation including newsletters, public meetings, exhibitions, guided walks and a four-page questionnaire. This last was completed by 80 per cent of residents and supplied data which has formulated the views expressed. The widest range of village opinions has been sought.



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INTRODUCTION



WHAT IS THE VILLAGE DESIGN STATEMENT?



The Village Design Statement (VDS) is a description of the village which emphasises what residents value most about Eydon and what gives it its unique and special identity.

It represents the views of the people of Eydon about future development in their village.

It is intended to influence future changes, both large and small, in all parts of the village, so that they enhance the features that contribute to Eydon's identity, rather than dilute them.

It seeks to identify the distinctive character of the village in three ways:

- its setting in the landscape
- the shape of the settlement
- the character of the buildings themselves.

After describing the distinctive local character of the area, the VDS sets out design guidance to assist in managing new development in and around the village.

WHO IS IT FOR?

This VDS aims to ensure that Eydon's local distinctiveness and character is taken into consideration when local planning decisions are made.

Change is brought about not only by large developments but also by the smaller day-to-day changes to homes and gardens, open spaces, paths, walls, hedges etc, which alter the look and feel of the whole village.

The VDS is therefore addressed to:

- Planners, developers, builders, architects, designers, engineers
- Statutory bodies and public authorities
- Household holders and local businesses
- Local community groups.



LANDSCAPE SETTING

This section of the VDS looks at the landscape setting of Eydon and how this has influenced the development of the village and its surrounding land.



GEOGRAPHY AND GEOLOGY



Eydon lies at the western edge of Northamptonshire in a Special Landscape Area of the Northamptonshire Uplands. It stands in rolling rural countryside approximately midway between Banbury, Daventry and Towcester.

The parish covers 678 hectares (1,675 acres) and comprises all of Eydon Hill with parcels of fields running up to a road at the top of Bunker Hill to the north east.

Its height ranges from 112 m (367 feet) by the River Cherwell at Trafford to 177m (581 feet) at the top of Eydon Hill and 187m (613 feet) at the top of Bunkers Hill (Preston Road). High Street runs along the east side of Eydon Hill approximately on the 160m contour line.

The parish boundaries are streams on three sides; the River Cherwell on the west and south and Eydon Brook on the south and east. Those on the other side are man-made; a mill stream, hedge banks and an old road.

Geologically, Eydon Hill is a westerly outcrop of Northampton Sand. This sandstone is iron rich, making it 'a warm brown with a hint of orange'. It has been quarried for building stone since medieval times and might have last been quarried in the 1890s. The colour of the stone varies considerably both within and between blocks.

Beneath the Northampton Sand is a band of impervious lias clay which gives rise to a number of springs within the village. To the north of the village it is thick enough to have supported two brickyards, on Barnetts Hill and Woodford Road. Up to the end of the 19th century these supplied some red brick and, more importantly, orangey-red clay tiles for roofing.

The soil on top is free draining which supports a mixed agriculture of arable and pasture, mainly for sheep and horses and some cattle.



ACCESS ROADS TO THE VILLAGE

Isolated on its hill, Eydon has always been off the main through routes which tended to stick to the ridge ways around it. It is approached now by five unclassified country lanes, all but two of them incapable of allowing two cars to pass easily. As a result these two roads, from Culworth and from Byfield, tend to carry the most traffic to and through the village.

FIELDS AND HEDGES



There have been a few fields enlarged in the extreme east and west of the parish but, in general, Eydon still possesses the array of fields laid out in the Enclosure Award of 1762. These overlay the old ridge and furrow of the medieval open fields, although much of this has now been ploughed out since the war. Prominent ridge and furrow can still be seen in several fields especially those away from the top of Eydon Hill.

Most of Eydon's fields are bounded by hedges which are mainly 18th century in origin and are predominately hawthorn. Some are older; the hedges around the Eydon Hall estate are probably pre-Tudor, whilst the parish boundary hedges to the north between Eydon and its neighbours are earlier still. That between Eydon and Canons Ashby above Crockwell has been dated to 800 ±200 years old.

Fields in Eydon Hall estate have been given ranch type wooden fences which facilitate racehorse breeding, usually retaining the old hedge beyond it.

WOODS AND TREES

There are no publicly accessible woods in the village although the footpath to Culworth goes through Eydon Hall park and the tree belt by Eydon Brook. The biggest private wood is the planting around Eydon Hall, both to the north and west and the Rookery to the east, with many ancient trees in the park. This is old established mixed deciduous and provides an attractive setting for Eydon Hall and the approach to the village from the south.

Pictures opposite include views of and from Eydon and some of the paths between them.



To the north west of the parish there is extensive new planting of poplars south of Burnt Mill and more mixed plantings around Moors Farm as well as the old brickyards and quarry on Barnettts Hill. These provide an attractive approach to the village from the north west.

There is a belt of trees along the parish boundary; by Eydon Brook along the south and some similar though smaller planting along parts of the River Cherwell to the west.



Within the village there are visually significant trees on Lime Avenue, by the cemetery, on the Green, as well as those in private gardens, which can be seen from the road or public paths such as the Old Rectory (Culworth Road), Oriel House (57 High Street), Wistaria House (15 High Street) etc. Some of these (as shown on the village map) have Tree Preservation Orders.

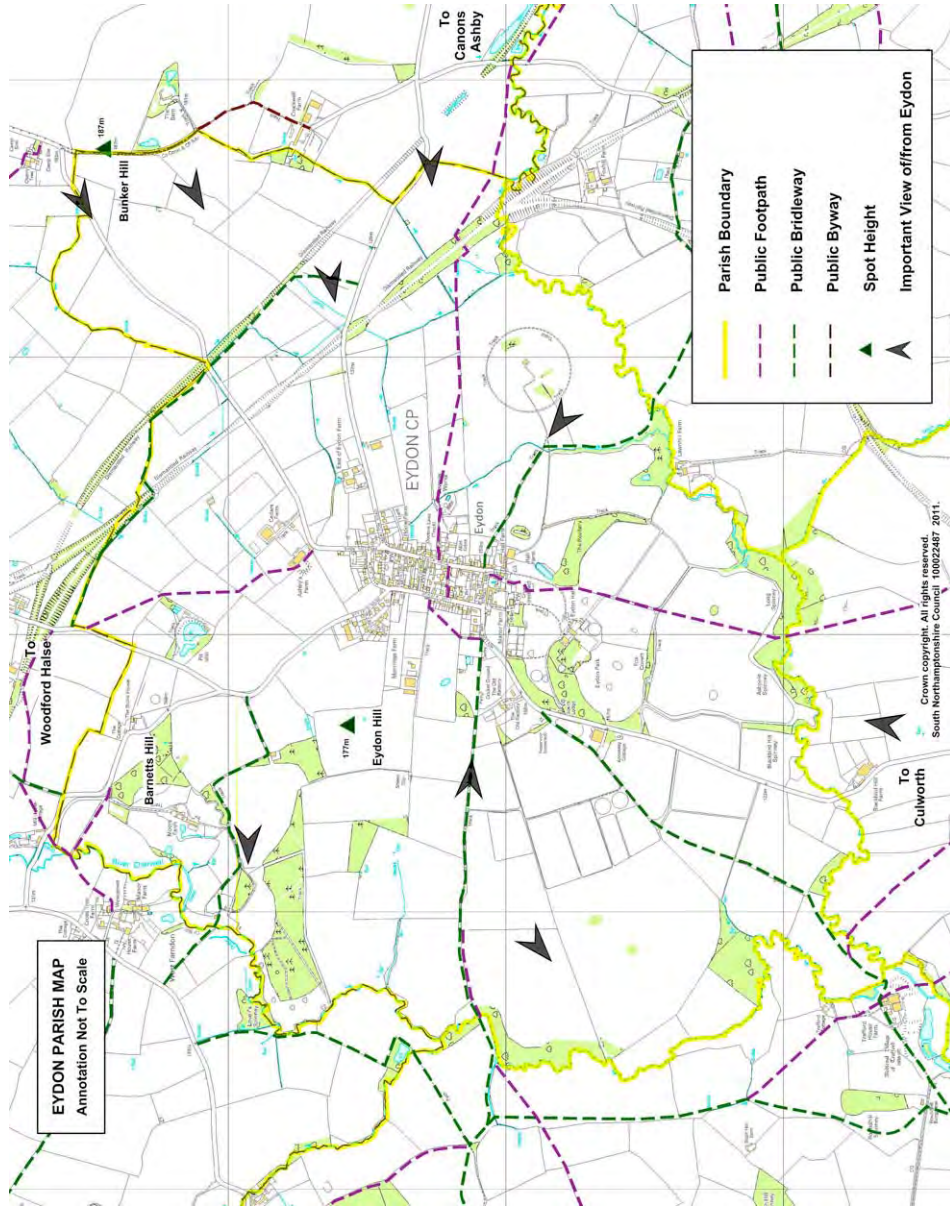
Most other trees in the parish are hedge trees, mainly oak, ash and beech.

FOOTPATHS AND BRIDLEWAYS



There is a good, well-maintained and signposted network of footpaths and bridleways in the parish, mainly radiating from the village centre to neighbouring villages. These, along with connecting paths in these other parishes, enable a wide range and variety of linear and circular routes to be walked or ridden. They are shown on the parish map.

The Macmillan Way (and a few metres of the Jurassic Way) crosses the parish on these footpaths.



STREAMS, PONDS AND BOGS



Although three quarters of the parish boundary is streams, because of its hill top setting there is little wetland in the parish, apart from the last of the old fishponds in Eydon Hall park, two old quarries on the field known as Bufton and the new fisheries in the Woodford Road brickyard. There is boggy ground in the fields to the south of Moreton Road.

VIEWS OF THE VILLAGE (SEE PARISH MAP)

Because of the location of the village on the eastern flanks of Eydon Hill, there are only views of the village from outside when approaching from that direction. The path from Moreton Pinkney, now part of the Macmillan Way, gives a view of the south eastern aspects of the village as you climb up towards Tays Close.

Slightly further north, the approach from Canons Ashby, either by the narrow undulating lane, or by a footpath to the south of it, gives extended and changing views of the village spread along the ridge like a medieval hill town.

Of the other approaches, apart from an initial distant view of the village from the top of the road to Preston Capes, all other roads climb up the flanks of Eydon Hill, by hedge lined fields, until suddenly entering the village at the top.

From the top of Bunkers Hill most of the village can be seen; from the church against the stand of mature trees, through the conservation area toward the more modern housing at the north end of the village.



LANDSCAPE GUIDELINES

- *As the ridge and furrow may represent the earliest visible remains in the village, developers should consider ways of preserving them where possible.*
- *Because of the paucity of views of Eydon from other directions, the view of the eastern aspects of the village should be protected from inappropriate development.*
- *Hedgerows should be retained and well maintained with fresh planting of indigenous species where new hedging is planted. Maintain the existing field pattern.*
- *Existing trees should be maintained with any replacement trees being indigenous and within the hedgerows, not on the verges. When working near trees genuine efforts must be made to protect their roots.*
- *Footpaths and bridleways should preserve their rural character so that other uses, ie for field or dwelling access, should not overrule the need for walker and rider friendly surfaces.*

*Opposite is the view of Eydon from the
top of Bunkers Hill*

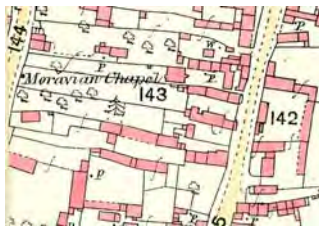
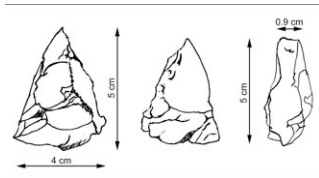


This section considers how historical development has impacted on different parts of Eydon so that they now have distinctive looks and feel.

SETTLEMENT PATTERN



THE HISTORY OF THE VILLAGE



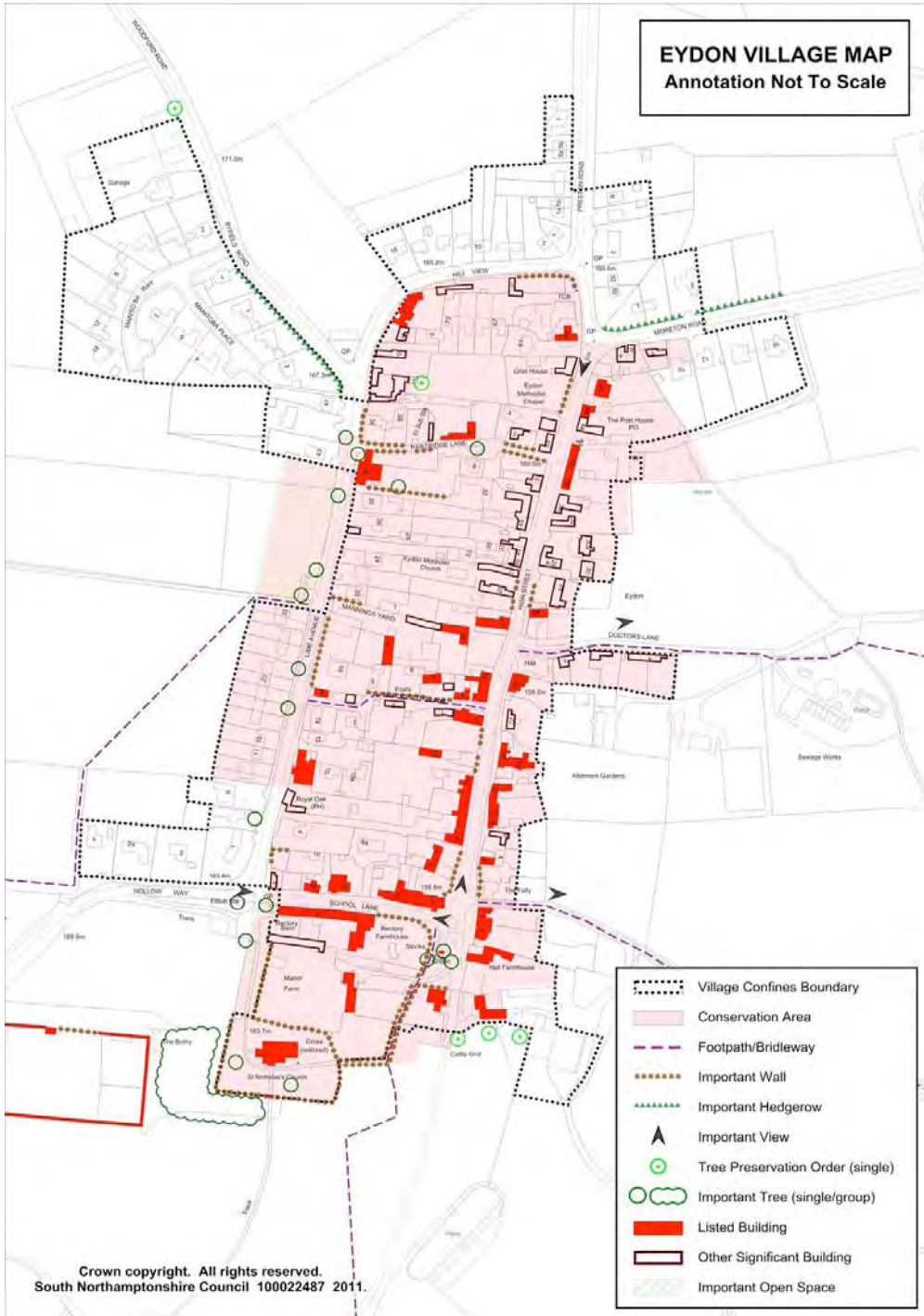
From finds of flints and pots in fields and gardens, it is clear that Eydon Hill has been home, if only temporarily, to people from the Stone Age onwards. The village name, Eydon, is derived from the Old English Aega's Dun (or hill) showing that it was settled by the Saxons. Eydon appeared in the Domesday Survey of 1086 as Egedone.

The present village, thought to have been laid out after that date, represents probably the finest surviving example of a planned medieval settlement anywhere in South Northamptonshire. A more detailed account of Eydon's settlement history, along with a discussion of the evidence can be found in the Eydon Historical Research Group's research report booklets ¹.

The most striking features of the layout of Eydon are the two roads, High Street and Lime Avenue. These do not run due north south but lie approximately 12° east of north. For some reason, the cross lanes and boundary walls are not laid out at right angles to this but are offset slightly at about 6° north of west. These two characteristic alignments, 12° off north and 6° off west, can be found throughout the village, from the southern and western boundaries of the church yard almost up to the top of High Street, showing that all this area was planned and laid out as one design.

It covered both sides of Lime Avenue and High Street up to a line between the roads to Moreton and Byfield. The house plots are laid out as long thin strips with their narrow sides on the street, a design usually associated with commercial activity seen in markets and town streets. These narrow house plots, with houses built directly onto the street frontage, are what give parts of Eydon an enclosed, almost urban, feel.

¹ "Poverty, Plots and the Palace", Volume 6 of the Eydon Historical Research Group's research report booklets, published September 2010; and "Service, Sun and Settlement", Volume 7, published September 2011.



ST NICHOLAS CHURCH



Built of Eydon stone, the existing St Nicholas church is mainly medieval and was significantly restored by the Victorians. However, there is written evidence of a church here from at least the middle of the 12th century and parts of the church, the font and a pillar, have survived from just after that time.

A striking feature of the church is its isolation in the south west corner of the settlement. It is thought that the position of the church and its surroundings were all part of the original plan. A line drawn north from the east gate of the church yard, along the front of Manor and Rectory Farmhouses (both old buildings facing the Green, one with surviving features back to the 14th century) follows the characteristic 12° off north alignment. It is likely that this line formed the original western edge of a much larger village green.

The current manor house, Eydon Hall, was built to the south of the church in the late 18th century. The earlier Tudor manor house was east of the church along with some gothic ruins to the south east, both subsequently demolished. If the gothic ruins were the remains of the earlier medieval manor house then it would have formed the southern boundary of a space that would measure more than 10,000 square metres, larger than Northampton's market place.

It would seem that the original plan of the village had an elite grouping of Manor House, church and houses for the bailiff and rector, distinct and separate from the rest of the village, facing onto a huge green or a market place, the rest of the village then being to the north.

It is possible that while the village was originally planned as a market centre, for most of its existence it was an agricultural village, with quarrying and stone working as the other major industries.

SUBSEQUENT DEVELOPMENT



Eydon seems to have followed a cycle of decline and renewal – possibly repeated several times. The west side of Lime Avenue was abandoned and the east side much reduced. But then on the other side of the village Doctors Lane was laid out - which may represent Eydon's earliest ribbon development as it does not lie along the characteristic 12° or 6° off-axis direction and the house plots on it are more square than long and thin.

The more usual way for Eydon to cope with housing pressure was to build a new house in the back garden, possibly followed by another and so on. There were several examples of this all over Eydon and some still remain, the best being Blacksmiths Lane. The houses built in these back yards were not slums but were often good houses and may reflect a building boom in the 16th and 17th centuries when Eydon stone and Eydon's masons were in great demand.

18TH CENTURY CHANGES



All these developments respected the original plan boundaries but in the 18th century new developments ignored the plan. The enclosure of the open fields in 1762 brought modern farming to the village with the need for big farmyards; Welchman's, (now redeveloped, in the area behind the school), Manning's in the centre of the village and The Rickyard off High Street, all overlaying several plots.

There was also a new road, as Hill View, which probably originally ran from the end of Lime Avenue across the fields to where Preston Road crosses the brook, was straightened up and new, 19th century, houses started to be built on the south side.

20TH CENTURY EXPANSION



Since the start of the 20th century, ribbon development and infill have taken place along Moreton, Preston, Byfield and Culworth Roads, as well as infill on Lime Avenue and within the village itself. In 1972 the first green field development took place, building 14 new houses on Manitoba, forming effectively a suburb of Eydon. By the start of the 21st century, more than half the houses in the village had been built within the last hundred years.

VILLAGE LAYOUT

Thus the village layout reflects the story of its development and can be roughly divided into two zones, the historic core of the planned village, approximately everything south of a line between the Byfield and Moreton Roads, and the more modern parts to the north of that line.

HISTORIC CORE

High Street, with the exception of the Victorian brick developments - the Methodist Chapel (1860) and the Red House (36 High Street) (1899) - is exclusively stone built, with a mixture of short terraces of small cottages plus larger houses with gable ends on the road.



Almost all of the old houses are built directly on the street, with front gardens found only on newer (18th century on) houses such as 25 High St (was Mannings Farm house) (after 1762) and the Cedars (48 High Street) (~1800). This gives this part of Eydon an enclosed, almost urban, feel. Up an alley on the west side is the last remaining yard in Eydon – Chapel Yard (33 to 37 High Street) - with a couple of stone built cottages and the Georgian brick built Moravian chapel.



The middle section of High Street has a different feel as the remains of the inserted 18th century farmyards open up spatially. To the west is Mannings Farmhouse, a Georgian model farm set back behind a large garden, whilst to the east, the garden of 26 High Street is the remains of the (remote) farmyard of Manor Farm. The top of Doctors Lane also allows views down across open countryside towards Canons Ashby.

The south end of High Street is wider with a grass verge all the way down the east side of the road to the Green. The buildings are all on the road edge and mostly a series of continuous terraces of three or four houses, with just a few glimpses of the countryside beyond.

The Green has a more open feel to it. It is edged by gardens to the west and has views of Eydon Hall park plus long views across to Canons Ashby and Moreton Pinkney to the east across the gardens of Hall Farm and down Tays Close.



School Lane, with some of the oldest remaining houses in Eydon, is enclosed by Rectory Farmhouse and Rectory Barn to the south and a continual terrace of very old two storey houses on the north. In the middle this is interrupted by the 19th century school, with infill behind on both sides.

Lime Avenue, the west side of the historic core, has all stone 20th century infill on its west side including some prize winning post-war council houses and flats. This side is set back behind gardens and a line of old established lime trees and has open views out across the field, Little Bufton.

The east side of Lime Avenue, whilst still retaining the old boundary lines, has a mixture of original buildings and modern infill. Most of the original buildings are of stone and developed on the street line. Inserted into this is modern housing, usually set back behind a garden and built in brick or stone depending on whether they were built before or after the granting of Conservation Area status.

MODERN DEVELOPMENTS



Hollow Way has three modern houses on its north side with views out towards the west along the bridleway and back across the paddock to the church against the backdrop of mature trees.

Hill View is the first datable new road in the village, the south side of which is the earlier, ranging from the 17th century Stoneleigh to the late 19th century Victorian brick built Cherry House. The north side is all 20th century infill, from the pebble-dashed council houses built between the wars to the detached 1970's houses and bungalow in light coloured artificial Bradstone.



Preston Road is all 20th century ribbon development starting with more pebble-dashed council houses on the west side, some new 21st century semis squeezed into off cuts of gardens and a red brick detached house built in 1928. On the east side is a pair of chalet-style houses and a bungalow, all from the 1960s.



Moreton Road also has a pair of 1930's council houses and a privately built bungalow on the north side, whilst the other side has a mix of 1960's bungalows in a range of styles and a late 1980's reclaimed stone built house. Closer to the village is an 18th or 19th century stone cottage and a much Victorianised 17th century house, complete with converted and rendered brick built stables.

High Street above Moreton Road, is mainly modern. At the Preston Road end there is more pre-war council housing, in this case two semi-detached bungalows. Across the road, behind Clearview – one of older houses in the village outside the historic core, with a 'modern' extension dated 1641 - is a small development of two stone buildings, one from reclaimed stone, and four detached or semi-detached houses. Despite being in the heart of the Conservation Area, these were built of red brick and blue slate.



Manitoba is the only green field site development in the village - 14 detached houses built in the 1970s in Bradstone. Generously built with gently curving cul-de-sacs, large gardens, double garages and ample hard standing, it is very much of its time but with very little sense of place, it is Eydon's own suburb.

BEYOND THE VILLAGE

Historically Eydon has always been a compact village and even after the enclosure in 1762 farms continued to be worked from within the village, rather than from farmhouses out in the new fields. The only old buildings outside the village were Burnt Mill, on the River Cherwell next to Eydon Moors Farm, farming a collection of very early enclosed fields in the north west of the parish, and Barnetts Hill where a stone quarry and brickyards produced three (now two) houses for the masons.

In recent decades new farmhouses have been built out in the fields, a process that erodes piecemeal the separation of the village and the countryside.

OPEN SPACES



A village such as Eydon, laid out in parts to an almost urban density, has limited open space within the village, making what there is all the more precious. The only public open spaces within the village are the Green and the churchyard, both of which need to be preserved.

Private land, where visible from the road, is therefore important. This includes Eydon Hall park, Manor Farm paddocks, the allotments, Little Bufton, the gardens of Oriel House, etc. Of these, the paddocks of Manor Farmhouse are especially important, as they preserve the separation of the church from the village and Little Bufton which probably covers the remains of the earliest houses in Eydon.

Fields close to the village are felt to be important, especially where there is a public path across them.

Outside the village, the Community Sports Field, with its cricket pitch, children's play area and adult sports area, is a significant addition to the village's facilities.

A different and quieter facility, though much visited, is the adjacent cemetery.



IMPORTANT VIEWS AND VISTAS FROM VILLAGE

With its location on top of Eydon Hill, the village and its surrounding fields are blessed with some beautiful views across the rolling countryside towards our neighbouring villages, and much valued by villagers.

The most important views are shown on the Parish Map, page 8.

The night sky should not be forgotten. Eydon benefits from a lack of light pollution and so can show beautiful views of the constellations.

SETTLEMENT GUIDELINES

- *Any development must respect the original layout of the village with its compact form, straight lines and urban feel. The village would be ruined irreversibly if swamped with new roads or developments.*
- *Cul-de-sacs, unless very short, should be avoided as they inhibit social integration.*
- *Open spaces in the village, both public and private, should be protected. Fields close to the village should be preserved.*
- *Manor Farm paddocks should be preserved from development to maintain the historic isolation of the church from the rest of the village as well as the green space it provides.*
- *Developers should take note of the views from the village and take steps to maintain them. Gaps between houses that give glimpses of open countryside should not be developed.*

PARISH PREFERENCE

- *No further erosion of the distinction between the village and countryside by building isolated houses outside the envelope.*



This section looks at the buildings of the village and how their characteristics have been shaped by its geology, geography and the history of settlement.

BUILDINGS



TYPES OF BUILDINGS

Within living memory Eydon was an almost totally stone built village with only five per cent of the buildings in local red brick. It is this concentration of buildings in a single material that gives significance to the Conservation Area which must be protected.



The quality of the buildings in Eydon has been recognised nationally with 49 listed by English Heritage – almost a quarter of all the houses. These are shown in red on the map of the village, page 13. Of these buildings, one, Eydon Hall (1789-91) is Grade I listed, the church - St Nicholas (last restored in 1865) is Grade II*, and the rest are all Grade II.



Of all these listed buildings, only six could be described as 'polite' architecture ², the rest having been built over the years in Eydon's vernacular style, a detailed description of which is included as Appendix 1. The vernacular range from quite impressive (small) 'Large Houses', such as Wakelyn's Manor, (facing the Green) through yeoman's (and probably mason's) houses, for example Home Farmhouse (6 Partridge Lane), the Mullions (38 High Street) and Sunny Bank (7 Blacksmiths Lane), to small cottages and what may have started life as stables and barns. Several of these buildings show signs of having moved up and down in status over the years.

The others – the polite architecture, based on national rather than local models - might (of the pre 20th century buildings) start with Mannings Farmhouse (25 High Street) built soon after 1762. They would certainly include Eydon Hall and its lodges, The Cedars (~1800) and The Elms (34 Lime Avenue) (1825) – both three-story Georgian town houses built in Eydon stone rather than the stucco of town dwellings, the School (1854), the Old Rectory (1856), Jubilee Cottages (49-51 High Street) (1897) and the mid Victorian Cherry House (1 Hill View).

² 'Polite' architecture is designed by an architect using national styles and fashions and is often built in non-local materials, as opposed to vernacular architecture where the builder follows local models and practices and uses only locally available materials.



HISTORY OF BUILDINGS

It is not known what the original buildings were like but they were probably mainly timber. However, with the ready availability of good building stone in the village, a mixture of stone and wood would seem most likely. At least one example of this still exists at Barn Elm Cottage (4 High Street) which retains a cruck support for the roof.



All the surviving early buildings in Eydon are stone and their walls are built with two leaves, separated by up to three feet, with the gap between filled with rubble and mortar. Such a construction means that it is possible to take down and repair/replace one leaf of the wall without affecting the other and, over the centuries, this has happened many times, all the while leaving the building in-situ. This means that the inside and outside walls can appear to be of different ages, with what is visible being only the last rearrangement of the stone.

These early buildings were all in the local vernacular. Houses were built on the road front, either gable wall or the front or back wall to the road. Due to the narrow house plots, these houses parallel to the road often tended to join up into small terraces. These were of low mass, mostly one or one and a half storeys - later converted to two storeys - often with windows low under the eaves.

Because of the local quarry and stone workers, even small cottages were well built and had mullion windows, although installed with varying degrees of workmanship. Most of the datable buildings seem to have been last reconstructed in the Great Rebuild starting in the 17th century.

ROOFS



Most roofs were initially covered with thatch, which meant that many buildings have steep roofs and parapet edges. A local alternative material was the hand made clay tiles from the brickyards on Barnetts Hill and Woodford Road.

From the 1790s, when the Oxford Canal reached Wormleighton, five miles away, blue Welsh slates were available impacting on the vernacular with a nationally available material. This meant that lighter, flatter roofs could be built, as with The Cedars, The Elms and the new third floor that George Eagles put on 31 High Street in 1815.



BRICK BUILDINGS



POST WAR BUILDINGS



Over the years most of the thatch in the village has been replaced with a variety of materials, especially after a fire in 1905. These range from machine made red clay tiles, similar to those produced at Eydon's brickworks, to asbestos tiles and sheets and corrugated iron. In the 20th century concrete tiles and plastic slates have added to the mix.

There is no great history of building in brick in Eydon apart from internal walls, garden walls and some stables and sheds. In the 19th century the Nonconformists came to the village and built their chapels in brick - the Moravian in 1818 and the Methodist in 1860. These are plain buildings with little decoration beyond the use of slightly lighter headers in the Flemish bond walls.

The later 19th century saw Cherry House built in red brick with Eydon stone lintels and the Red House, a shop built in a strong red brick. (This colour brick was also used in 1928 for Wayside in Preston Road.) A couple of older houses were also refaced with brick about this time.

Between the wars the Council built 12 new semi-detached houses or bungalows. These had modern facilities such as bathrooms and running water and were a vast improvement on the old cottages in the village. They were built, however, of light common brick and concrete tiles. Some of the houses were also pebble-dashed and had typical 30's Art Deco features such as plain diamond panels on the frontage and modern cantilevered porches.

After the war the Council built a group of houses and flats on Lime Avenue, this time in un-coursed Eydon stone rubble, which won architectural prizes at the time. Private developers also built more houses in stone of one sort or another.

Other, less vernacular materials were also used however including two groups of houses, built in the 1970s, in Bradstone. This is an artificial stone whose colour, shape and texture seems to be based more on the stone of the Cotswolds than that of the village.

Brick houses continued to be built throughout the period with some of the earliest ones - before the advent of the Conservation Area and modern planning regulations - in designs and materials that add little to Eydon's sense of place.

SUSTAINABLE FUTURE BUILDINGS

Since World War 1, the village has effectively doubled in size with a total of 46 new houses built in stone, 29 in brick of one shade or another and 24 in Bradstone.

Future developments, both new and incremental, should have regard for the need for a sustainable, low carbon future. New developments should also minimise vulnerability to climate change and manage the risk of flooding through the minimisation of surface water run-off and the encouragement of sustainable water use. Where possible the use of Sustainable Drainage schemes (SuDs) will be encouraged.

Traditional building designs, using thick walls, quarried natural stone, lime mortar and natural wood windows and doors support a more positive carbon footprint in preference to non-sustainable uPVC doors, windows and fascia boards.

Designs should include functioning chimneys with solid fuel fires and stoves, able to run on wood or biomass to cut down on the need for fossil fuel.

There are a number of sustainable technologies available that could be applied to both existing and new buildings. These include green, living and vegetated roofs as well as those related to the efficient use of water and greywater recycling. The introduction of these and other measures needs to be balanced against the need to preserve and enhance the heritage assets within Eydon such as the Conservation Area and historic buildings.

WALLS, HEDGES AND BOUNDARIES



Within the village most boundaries are of Eydon stone, usually about 0.45 m (18 inches) thick. Wall capping tends to be with rounded or triangular shaped capping stone or mortar capped domes, sometimes with stone embedded on edge (cock and hen). Heights range from one to two metres.

In Victorian times 0.23 m, (9 inch) thick brick walls were used in some gardens, usually capped with triangular shaped bricks. These were red and usually locally made. Walls were built with Flemish bond, where each course displays alternate headers and stretchers.

There are few boundary hedges within the village, mainly on the newer ribbon developments.

BUILDINGS GUIDELINES



- *Eydon is a small rural village with its own strong character and developers must aim to respect that. There is no place for pattern book developments, neither of modern designs more suited to suburban estates nor of pastiches in a generalised 'vernacular style'.*
- *All new developments should respect their neighbours with regard to style of building, materials, architectural detail, size and setting.*
- *In the historic core and Conservation Area of the village, this will mean buildings primarily in Eydon stone (or close match) with welsh blue-grey slate or plain tile roofing. It should follow the local vernacular style. Appendix 1 'A note on the vernacular architecture of Eydon' provides a description of this.*
- *It need not exclude high quality contemporary designs, but these should complement (rather than contrast with) the materials, size, shape and mass of their neighbours.*
- *Where several dwellings are to be built on a single site there should be a variety of design and style in order to avoid monotony and a mass produced look. All housing, whether private or affordable, must be designed to the same high design standards.*
- *Any proposals for new buildings on High Street and School Lane should start on the street line to preserve Eydon's enclosed feel.*
- *On a rising site, new houses, or extensions to existing properties, must not dominate over their neighbours or spoil the views across, into and out of the village.*
- *Extensions and alterations should respect the site and building size, style etc of the original building and not appear to dominate.*
- *Wherever possible, walls and historic buildings should be retained or renovated in a sympathetic manner. Alteration should be sympathetic to its locality.*



- Existing 20th century houses should retain their original features if possible, such as the Art Deco diamonds and cantilever porches as seen on pre-war council houses.
- Conversion of garages into living accommodation should not be allowed without identifying additional equivalent off road parking.
- Care should be taken when fitting modern equipment to old houses. Some - such as satellite dishes and aerials - can be hidden by fitting on rear elevations. Additions to chimneys however, will always be more prominent and changes here should aim to be discreet. Distinctive wind cowls, prominent lining caps, auxiliary extracts and overlarge bird baskets could alter the appearance of the property and may (if in the Conservation Area) need planning/listed building consent.
- Plastic windows tend to dominate the appearance of all but modern designs and should not be considered as replacements or used on extensions for period buildings.
- Colour washes are not common in the village and, where used, should favour natural sandy/stone coloured tones to respect, not contrast with, neighbouring house colours.
- There is limited support in the village for infill development and small groups of housing, much less for larger estates.
- The connection between poor design and crime and anti-social behaviour is now widely recognised. Accordingly, applicants proposing new developments will be expected to consult with the Police Crime Prevention Design Adviser prior to submitting an application, and to demonstrate that where possible the resulting advice is incorporated in the proposals. Development should be designed in accordance with documents such as 'Secured by Design' and meet Building Regulations which highlight this issue.



SERVICES AND AMENITIES

Like many villages, the range of services and amenities available in Eydon has dwindled over the years. There is no longer any shop, post office or garage in the village, all of which closed in the last decade.



INFRASTRUCTURE



Electricity

This is supplied to the village by overhead lines. In the Conservation Area the lines are below street level, as are telephone lines, mitigating the need for unsightly poles and hanging wires. All new developments have underground services.

Water

Supply is by Anglian Water and most waste water is treated (by Thames Water) at the sewerage plant at the end of Doctors Lane. This was renovated in 2008 but no additional capacity was created. Some properties use local soakaway or septic tank. Whilst the elevated nature of Eydon means that it is not within the designated flood plain there will be a need to ensure that the risk of flooding from surface water run-off within new developments is minimised and effectively managed to the satisfaction of the Environment Agency.

New development needs to be planned carefully so that it does not result in further pressure on the water environment (e.g. water resources and increased volumes of sewage effluent). In addition to no deterioration there must be progress towards an improved water status. SuDS such as soakaways and bio-retention areas should be encouraged in new development to reduce the quantity of water reaching the sewage treatment plant during storms and reduce the risk of flooding from the sewage network.

Gas

Currently gas is not available to households in Eydon

Communications

Daily mail collection is from the post box at the top of Doctors Lane, by the village hall. There is also a listed public telephone box at the top of High Street.

The village is poorly served for internet access, being some seven kilometres from the exchange in Byfield, which limits the maximum speed available.

Mobile phone reception is very poor and nonexistent in some parts of the village.





SERVICES

Like many villages, the range of services available in Eydon has dwindled over the years. There is no longer any shop, post office, or garage in the village, all of which closed within the last decade.

Mobile library

The mobile library visits once a month.

Mobile shops

A mobile butcher's shop visits the village every Wednesday and Saturday, selling a range of vegetables and dry goods as well as fresh meat. A fresh fish van visits on Tuesdays. A milk delivery service is available Monday, Wednesday and Friday mornings.

The village is within delivery range of the large supermarkets.



TRANSPORT

The village is poorly served by local transport and car dependency is the norm.

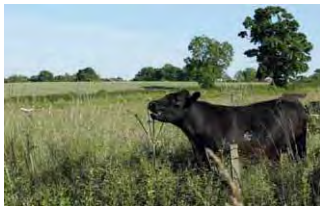
Public transport

There is currently a grant-supported, dial-a-ride service to local towns and villages.

School transport

Dedicated transport is available to Woodford Primary School and also to Danetree (in Daventry) and Chenderit (in Middleton Cheney) secondary schools but not to Culworth Primary School.

VILLAGE BUSINESSES



Opposite are some of Eydon's remaining services and amenities

Similar to many villages, businesses in Eydon are now primarily service and home based in addition to some working farms. Most people now work outside the village.

Farms

There are several working farms in the village with pasture for sheep, horses and cattle plus arable crops.

The Royal Oak

This provides a limited source of employment within the village for local people.

Amos's Bus Depot

On the outskirts of the village on Byfield Road was a bus depot housing and servicing a number of single and double-decker buses. This site is currently unoccupied.

Roger Coy and Associates

An architectural practice in the village which has sufficient off road parking for staff and visitors.

Visitor accommodation

Bed and breakfast is available in the village.

Home based businesses

There are many ranging from builders and hairdressers, musicians and artists, alternative medicine practitioners to graphic designers and computer repair services.



VILLAGE AMENITIES



The Village Hall

The village hall is at the centre of village life and serves as the focus of many important social events for the local community. It is used regularly by approximately 17 different organisations as well as for private functions and events.

The hall is self-financed by its users and fund-raising events. It is run by a management committee and is a charitable trust, the deeds of which are held by the parish council.

The Community Sports Field

The village has been very fortunate to recently acquire a sports field on Culworth Road which provides recreational facilities for local people. It is managed by the community sports field committee and is a charitable trust, the deeds of which are held by the parish council.



The sports field provides a dedicated children's play area, an all weather multiuse games area, is home ground for the village cricket team and is host to all kinds of sports events.



Parish Church

The parish church of St Nicholas is an important part of the community. A full range of services is on offer and it has a thriving team of bell ringers for its six bells.

The church also provides an occasional venue for other events such as classical music concerts.

The cemetery on Culworth Road, is owned, managed and maintained by the parish council.

PUBLIC HOUSE



Public House

The Royal Oak is an independently run free house which is a significant community asset. It provides an immediate location for convivial social interaction via a good range of ales and a restaurant. It hosts a skittle team, is a centre for ticket sales for local events and hosts events such as harvest suppers, carol concerts and mummings' plays. It also provides meeting rooms for many village groups.

Allotments

There are two sets of privately owned allotments, both to the east of High Street, which are an important resource as an informal social area for the gardeners and a source of local produce.

VILLAGE GREEN



Village Green

Registered in the name of the parish council, this is used for several village events from summer fetes to Christmas carol singing. With its more open feel than the surrounding streets, the Green - with its old stocks and whipping post, village pump, commemorative seat and Millennium Stone - is a welcome place to just sit.

A bench by the wildflower garden at the top of High Street provides further opportunity for quiet contemplation.

SERVICES, BUSINESSES AND AMENITIES GUIDELINES



- *Services are now restricted and those which remain are much valued by the village. The classic design of the post box and telephone box is appreciated.*
- *Improved internet and mobile 'phone coverage is desirable although the provision of such services should be discrete and sympathetic to their surroundings.*
- *Any new building or the conversion of existing property for business use should be as unobtrusive as possible. With parking in parts of the village being difficult, applicants should be obliged to include off road parking for employees, customers and clients. Home-based businesses should seek advice from the local planning authority to find out if additional planning permission is required.*
- *Further development of any new or existing amenities should take into account the impact on the village especially with regard to noise and parking. Early discussion with the Parish and District Council is recommended.*
- *The use of innovative power generating technologies is encouraged. The installation of wind turbines, solar panels or heat pumps should not affect or interfere with the existing character of the village.*



This section describes how Eydon's roads, lanes and footpaths affect the character of the village, both in how they look and how they are used.

ROADS AND TRAFFIC



LOCAL ROADS AND STREETS



Two of the four main roads in the village form a characteristic streetscape of golden-brown houses directly on the street edges. This encloses both sides of School Lane and High Street, but a more open aspect and varied house styles can be found on Lime Avenue and Hill View continuing out on the access roads to Culworth, Canons Ashby, Preston Capes and Byfield. Manitoba has its own characteristic streetscape of curving cul-de-sacs with large houses set back behind open plan lawns.

Within the village most roads could allow the passage of two cars were it not for the need for on-street parking. Because of this there is restricted width and poor visibility at some corners eg at the corner of High Street and School Lane, Moreton Road and High Street.

Because of high walls and a narrow opening, there is poor visibility at the top of Partridge Lane where it meets Lime Avenue.

PAVEMENTS AND FOOTPATHS



There are good, safe, generally continuous pavements on at least one side of Hill View, Lime Avenue and School Lane. There are pavements on both sides of High Street and parts of Lime Avenue. Manitoba has good pavements on both sides of all roads. Doctors Lane has a footpath separate from the roadway all the way down its length.

Grass verges edge the rest of the roads, apart from Blacksmiths Lane and Partridge Lane which have no pavements and in parts are narrow and bounded by high walls.

Outside The Elms on Lime Avenue, the footpath narrows to nothing which, given the limited visibility at the top of Partridge Lane, might give rise to some safety concerns if traffic was heavier.

There is a footpath from Manitoba Place to Lime Avenue which, unfortunately, leaves the pedestrian on the point of a blind corner where there is no footpath at the junction of Lime Avenue and Byfield Road.

Opposite: examples of Eydon's street furniture and streetscapes





Kerbs are granite blocks in most of the Conservation Area with concrete blocks in other roads.

Within the last few years the village pavements were surface dressed with golden gravel which has largely proved unsatisfactory.

Wide grass verges exist on all approach roads to the village and should be maintained.

There are no cycle paths in the village.

TRAFFIC

There is very little commercial through-traffic in the village but volume increases around school and work hours, plus farm vehicles and many horses.

PARKING

Parking is a distinct problem in some areas of the village, especially along High Street, School Lane and Hill View, where very few of the close packed, old houses have any off-road parking facilities.



Only informal agreements by residents to park on one side of the road ensures that traffic can get through, whilst the change of parking side at the bottom of Blacksmiths Lane acts as informal traffic calming on High Street.

There is usually adequate off-road parking for both the church and the Royal Oak but not for the village hall, causing congestion when events are held there which attract people from beyond Eydon.

Parking on verges is discouraged in order to protect the essential services that run beneath.

STREET FURNITURE



The village streetscapes are punctuated by street furniture including a telephone box, post box, direction signs, village welcome signs, speed limits, dog dropping warning, neighbourhood watch signs, street lights, telegraph poles, notice boards, litter bins, seats and water pumps.

In much of the Conservation Area cables and services have been buried, a practice that should be encouraged.

Street and security lighting are white and on the whole restrained so that the stars can be seen from the village at night.

Most street lights in the Conservation Area are attached to buildings.

ROAD AND TRAFFIC GUIDELINES

- *Wide drive and gate entrances off the road are not in keeping with our rural setting.*
- *It is important that any future development makes proportionate provision for off road parking for every new house so that existing parking problems are not exacerbated. New parking areas should be constructed to be permeable through the use of pervious parking e.g. Grasscrete and grass crates.*
- *Where rural verges remain, such as the roads leading out of the village, they should be retained and managed appropriately.*

PARISH PREFERENCES

- *Repairs to road and pavement surfaces should be carried out to match local materials.*
- *Private security lights should be muted and carefully sited to light the required area without forming a hazard to road-users or annoyance to neighbours.*
- *Street furniture, if absolutely necessary, should be of a design and location that blends in with the surrounding street scene.*
- *Grass verges should not be used for parking unless steps are taken to protect any services that run underneath.*



APPENDIX 1

Up to 80 years ago, 95 per cent of Eydon's houses were built in stone and 90 per cent of those might be considered vernacular in style and tradition. Most of these buildings survive and this note is based on a study of them

A NOTE ON THE VERNACULAR ARCHITECTURE OF EYDON





STONE VERNACULAR



The village is built of Eydon stone, an outcrop of Northampton Sand, dug out of the hill on which the village stands. This stone is a warm brown with a hint of orange and is very ferruginous with sand grains set in a matrix of strong limonite. The colour of the stone varies considerably both within and between blocks.

Walls and buildings are of random coursed rubble stone (with some better quality squared rubble) with lime based mortar joints. The mortar is off white-yellow containing significant additions of grit. Joints are recessed and rubbed, never proud. Random courses in Eydon walls vary from two and a half inches (60 mm) to eight inches (200 mm) in height.

Stones are rectangular, not square, and the length of the stone can vary within the coursing, but not their height. Jumpers - stones that bridge two or more courses of stonework - are rarely used.

Eydon Stone can be dressed to fine ashlar finish but most vernacular walls are more roughly finished but are not bulging and irregular.



All freestanding buildings have stone quoins at the corners. These are large, two to four courses high, in Eydon stone. These are not better dressed than the walling stone, nor are they otherwise emphasised. In some houses the quoins are particularly large, say 24 inch (600 mm) wide by 18 inch (450 mm) tall but only four inches (100 mm) thick.

HOUSE FORMS

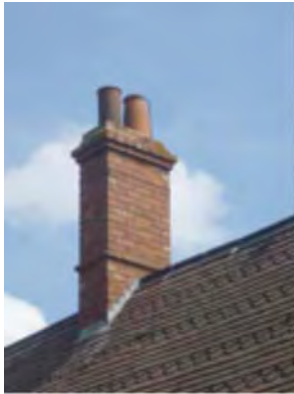
The pre-18th century houses stand on long, narrow plots - nominally two and a half perch (12.5 m) wide - with either the gable or front wall directly on the street with no front garden. Houses built parallel to the street tend to join together into small three and four house terraces. Buildings were low, one and a half (now two) and two stories, rarely three. Roofs are plain gabled, never hipped.

Pictured opposite are examples of Eydon's Vernacular Architecture

INFILL

Historically infill in gardens and back yard has been the response to housing pressures, leading to courts and yards and in parts an almost urban housing density. The best surviving example of this is Blacksmiths Lane.

CHIMNEYS



These are always on the ridgeline, either within the gable wall or through the roof, never projecting from the wall of the house. They are of ashlar stone or an ashlar base with brick upper parts or plain brick. They are always taller than wide. Some early chimneys have separate stacks, joined at the collar round the top.

The tops of brick chimneys are fairly plain with only a few bands of oversailing courses as decoration although there is some dogtooth decoration on early chimneys. The variously patterned red or yellow chimney pots are probably Victorian.

ROOF COVERINGS

Most houses in the village were traditionally thatched, with some had orange-red plain clay tiles from the Eydon brickyards. After the 1790s, Welsh slate was available locally once the Oxford canal had opened at Wormleighton. Subsequent conversions of thatched roofs have followed national patterns.

GABLES



Houses are often gable-on to the road usually with windows in the gable. These can be on any or all of the floors. Most gables were originally steep - 60° - to accommodate thatch although, with the introduction of slate, lower angle roofs were built.

Most roofs had stone parapets, with kneelers at the start, usually decorated with an inscribed quadrant. The end of the parapet was often decorated, the usual style being a truncated pyramid. The top of the parapet, where there was no chimney, was also usually decorated.

WINDOWS



Stone mullion windows in Eydon stone were very common even on small cottages. The most common form, right through the period, is flat splay (or chamfered) profile but both the earlier cavetto and mid-17th ovolo profiles are found in the village. Drip mouldings over the window, usually with plain end stops, are common but not universal.

Mullion windows have mainly two and three lights, rarely four, and with no king mullions or transoms. Lights are taller than they are wide, typically 26 to 30 inches (660 mm to 760 mm) tall and 13 inches (330 mm) wide. Leaded glass panes within the lights are rectangular (not diamond) and are commonly two wide by three panes high.



Many stone windows have been replaced by similar sized wooden windows with one or more side opening casements. These later panes are smaller, almost square, with a larger number of panes. These windows have either been crudely fitted into the outside frame of the mullion or entirely replaced and supported by a simple wooden lintel. These lintels are painted white or (more traditionally) black. The windows are usually set back from the face of the wall by three inches. The flush cills are usually plain with no projecting finish.

Windows in upper floors tend to be close to the eaves.

DORMER WINDOWS



An Eydon dormer window is all stone, rising as an extension of the house wall as a small gable end, complete with kneelers and parapet. The window is inserted above the eaves line to illuminate the roof space, examples being Dodd's Manor Farmhouse and the Mullions. With the exception of a couple of Victorian examples (Stoneleigh and Cranleigh/Rosewall Cottages) all the other dormers in Eydon are 20th century.

BAY WINDOWS

There are no original bay windows in the village. Those that do exist are 19th century additions to existing houses.

DOORS



Although there are a number of two- three- and four-centred arches (mainly at Wakelyn Manorhouse) most of the doorways in the village are plain rectangles with simple timber lintels and no architectural treatment.

Doors are always positioned in the side walls of houses, never in the gable walls.

PORCHES

Although there is a fine three-storey stone porch at Wakelyn Manorhouse, almost all the porches in the village are simple open wooden canopies, usually cantilevered off the wall.

GATEWAYS AND OPENINGS

These are narrow, less than three metres, straight off the road, with no special treatment. The tall gateposts at 15 and 29 High Street are thought to be contemporary with the building of Eydon Hall.

COVERED ENTRANCES AND CART WAYS



These are very plain, traditionally just a wooden lintel with no architectural treatment.

BRICK VERNACULAR



There is little history of vernacular building in brick in the village, the output from the brickyards to the north of the parish being used mainly for internal walls, garden walls, outbuildings and stables. The earliest totally brick buildings, the Moravian Chapel of 1812, the early-19th century coach house at 29 High Street and the Methodist Chapel of 1860 are all arguably more polite than vernacular buildings. A small number of older stone houses have been refaced in brick.

Early brick buildings - the Moravian Chapel and coach house - have dogtooth decoration under the eaves. Later buildings are plainer.

BRICKS



Local Eydon bricks are a light red, weathering to a red/terracotta colour. They are usually laid in Flemish bond - where each course displays alternate headers and stretchers - with slightly lighter headers showing, with a thin lime mortar. The mortar is rubbed, never proud. It is off white-yellow in colour and gritty in texture.

GARDEN WALLS

Scottish (or garden wall) bond - where a course of all headers alternates with five courses of stretchers - is used, nine inches (230 mm) thick with piers every eight to ten feet (two and a half to three metres). Walls are capped with handmade red brick copings or blue engineering brick.



Lime Avenue's prize-winning council houses

EYDON'S VDS GROUP

This VDS was prepared by a sub-committee of Eydon Parish Council supplemented by co-opted members of the village. Members of the sub-committee were:

PARISH COUNCILLORS

Rosie Blanshard
Mick Hawes
Sue Russell

CO-OPTED MEMBERS

Tim Burns
John Bushell (to November 2009)
Kevin Lodge
Bob Taylor

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