



The Stile House, Deddington

Design, Access & Heritage Statement

Contents

- 1.0 Introduction**
- 2.0 Site Location and physical context**
- 3.0 History**
- 4.0 The Stile House**
- 5.0 The Significance of the Asset**
- 6.0 Photographs**

1.0 Introduction

- 1.1 This Design and Access and Heritage Statement has been prepared in support of a listed building application for the proposed replacement of existing drive gates at The Stile House, Deddington.
- 1.2 The Stile House is GII listed (as of May 1988) and lies within the Deddington Conservation area (also designated in 1988).

2.0 Site Location and physical context

- 2.1 The village of Deddington lies approximately 8.5km (5.5 miles) south of Banbury. The village is positioned at the convergence of ancient roads from Buckingham to Chipping Norton and Oxford to Banbury. The village is surrounded by agricultural land and lies in an area of high landscape value.
- 2.2 The Stile House is situated on the South side of the village and on the East side of New Street (A4260) which is the main road through the village, connecting Banbury and Oxford, which runs on a roughly north south axis. The Stile House is within the High Street / New Street Character area of the Deddington Conservation Area. There are a number of other listed buildings nearby which include, Deddington Manor, The Leadenporch House, Lime Cottage and Quinque House.

3.0 History

- 3.1 The Stile House is thought to have originally been constructed in the 17th century. Listing records suggest the house was largely rebuilt in the early 18th century. The first deed records date back to a transfer of property ownership in 1756.
- 3.2 Between 1788 and 1808 local history records, informed by property deeds, describe the expansion of the title by the then owner's (Benjamin Pritchett) acquisition of surrounding property and gardens. The 1808 Deddington Enclosure map shows the main house and a small, attached property over the footprint of the current driveway. Records suggest that this structure had been demolished 1890. The existing outbuildings at the centre and southeast of the current house are not included on the 1808 enclosure plan. It is unclear when these structures were first constructed. The detached former barns which now form garaging were subject to renovation (re-roofing and new doors) in the 1980s.
- 3.3 A number of extensions to the north of the main house, from the current Kitchen, were constructed in the later half of the 20th century (from 1978). These are part two storey and part single storey.
- 3.4 The Listing Description of the house is as follows.

SP4631 DEDDINGTON NEW STREET (East side) 3/207 The Stile House

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 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.

Listing NGR: SP46709313683

4.0 The Stile House

4.1 The Stile House is, on its front and West facing range, a three-storey residential property with two full storeys and an attic storey. This part of the house is constructed in randomly coursed ironstone and is covered with a slate roof. The roof slope contains two lead clad flat roofed dormers. West facing windows in the stone façade are three light timber casements with distinctive tudor arched head detailing. The original front door has been infilled with stonework. There is a tall (circa. 3.5m (h)) garden / site boundary wall to the south of the main house which contains the driveway gates which are the subject of this application. There is a smaller stone boundary wall attached to the house on its North side which is within the curtilage of the Leadenporch House.

4.2 The northern range of the house is part constructed over two storeys and part over a single storey. The single storey and approximately half of the two-storey building are modern extensions (post 1975), for which planning application records are publicly available. These parts of the building are, as the main frontage of the house, constructed in randomly coursed ironstone, covered with slate tiled roofs. The most modern part, the single storey to the Eastern side, contains a lead flat roofed, timber and glazed bay at its centre.

5.0 The Significance of the Asset

5.1 It is asserted that the main heritage significance of the Stile House is related to its age, time of construction, its presence in the historic evolution of Deddington and its prominent position in the village. The building is large, simply detailed, but attractive. The building contains local vernacular detail with its ironstone walls and painted timber windows.

The gates which form part of this application sit within tall stone boundary walls which create a strong sense of enclosure and linear form which is a feature of the High Street / New Street Conservation Character area,

5.2 The building was listed in May 1988. The listing text discusses the exterior aesthetics of the building's west façade and also very limited description of some interior features.

6.0 The proposed works

6.1 This application is made for the replacement of the existing drive gates. The gates are intended to be replaced on an almost like for like basis. The new gates are proposed to be formed in Idigbo hardwood painted white. They are intended to be swing opening (as the existing) and are to be both electrically and manually controllable. It is intended that the new gates will have an overall height of 2.4m (as the existing) with their width of circa. 2.9m set within the overall stone wall aperture of 3.3m. The gates are intended to be hung on hardwood gate posts to match the existing which as the gates, are to be in painted hardwood.

7.0 Photographs

