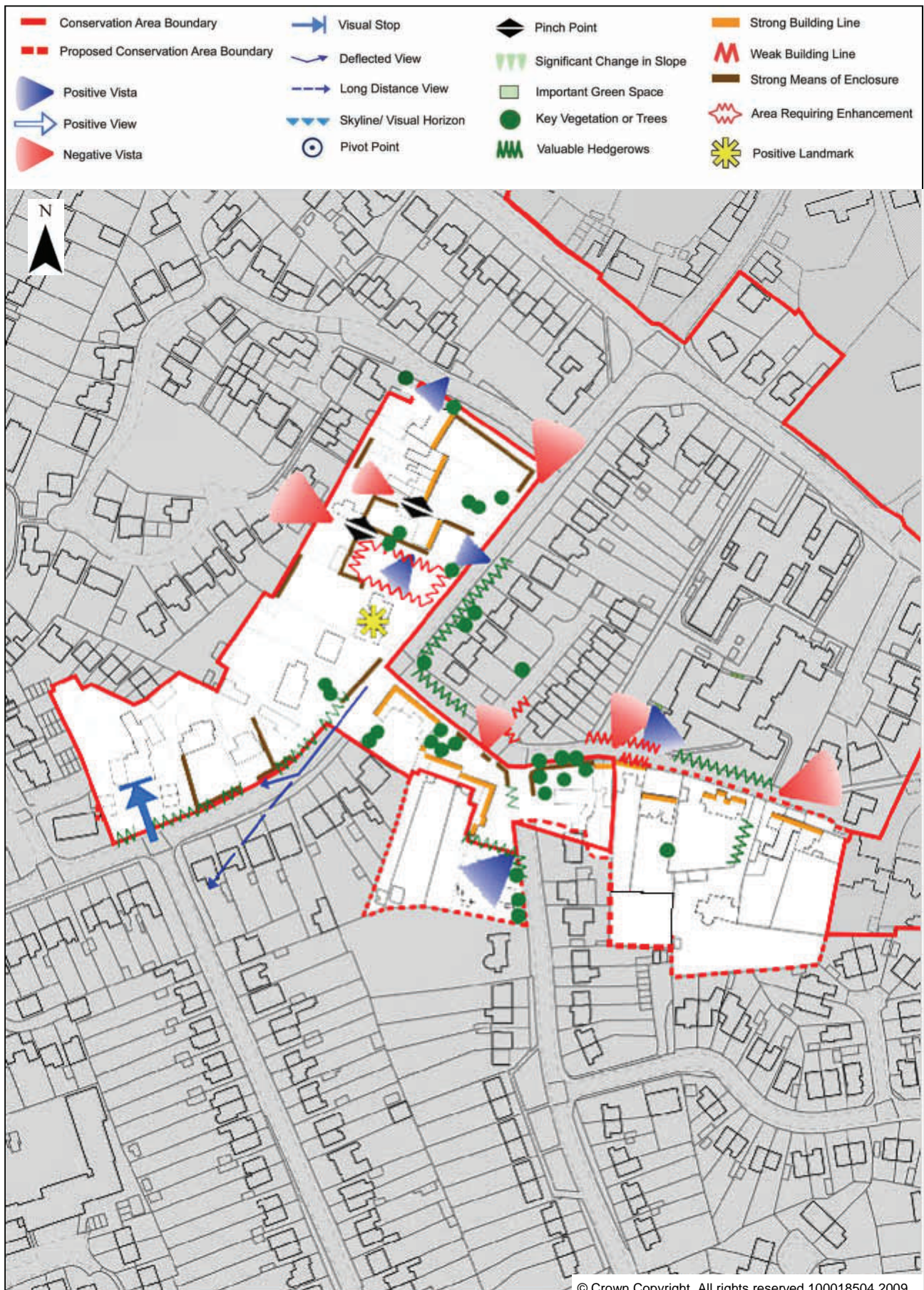


Fig. 16: Visual Analysis



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7. The Rookery Conservation Area

This small conservation area focuses on a group of only eleven 19th century cottages that were probably built to accommodate workers at the grander properties north of Lyne Road. The introverted area is largely hidden from view and is now surrounded by 20th century development. It is proposed that the boundary be extended to include 8 additional dwellings of similar age along Lyne Road. The extension of the conservation area to encompass the Lyne Road frontage will link this conservation area to the settlement beyond and will help preserve or enhance the only remnants of this historic enclave that make a visual contribution to the wider settlement.



19th century terrace on Lyne Road—proposed for inclusion



Fig 17: The Rookery Conservation Area boundary



Fig 18: The Rookery 1883 with Conservation Area boundary imposed

7.2 Land use and street pattern

Lyne Road is part of the original east-west route through Kidlington, being an extension of High Street and Church Street, but continues west of Kidlington only as a footpath towards Begbroke Priory (this footpath can be seen on late 19th century OS maps). The Rookery itself is a small cul-de-sac off Lyne Road and its route appears to be unchanged from the earliest OS maps. The buildings are entirely residential and there is nothing to suggest any other former uses. Number 13-16 The Rookery effectively turn their backs on Lyne Road and are accessed from a shared path between the cottages and their gardens, adding to their intimacy.



41-43 Lyne Road - mid 19th century properties proposed for inclusion

7.3 Building age, type and style

The properties are all 19th century cottages. There are three sets of terraces, the ones on Lyne Road being set parallel to 13-16 The Rookery. These properties are shown on the 1883 OS map, surrounded by large gardens, accompanied by a well at the south of the area. The style is mainly vernacular, although this is contrasted with several classical embellishments on nos. 8-10, including sash windows.

Although several of the properties have been much altered, including modern windows and extensions, their 19th century origins are clearly visible both in plan and elevation. The homogenous character of the materials and vernacular styles makes it a charming addition to the village.

7.4 Scale and massing

The properties are two storeys in height with three terraces, two detached and two semi-detached houses. The eave height of nos. 8-10 is slightly higher, being of classical proportions. This modernisation of vernacular cottages using polite architectural features can be seen in other areas of the village, although it is most pronounced and visible at the Rookery.



The terrace of The Rookery can just be seen behind the garages on Lyne Road, showing how comparable the two terraces are

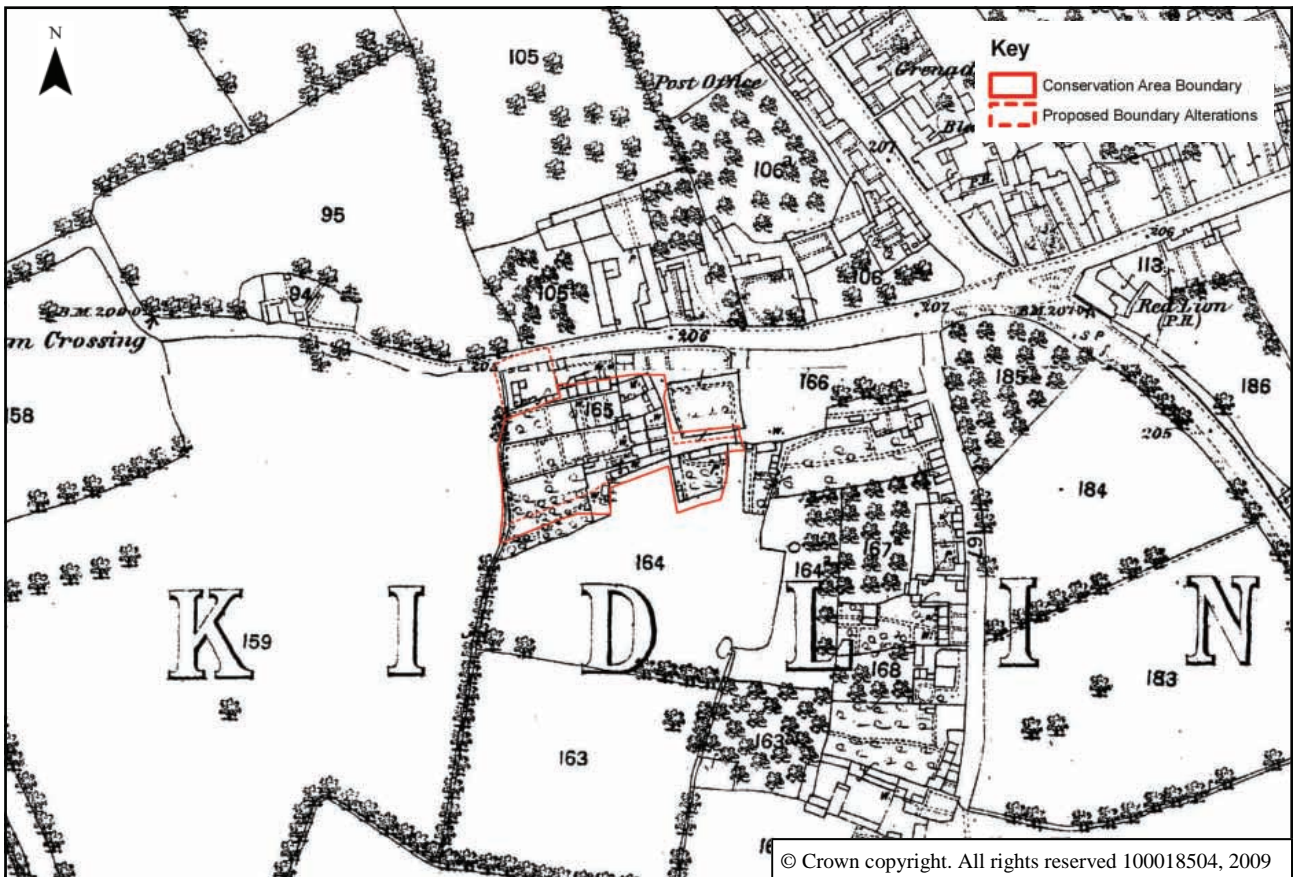


Fig. 19: The Rookery and surrounding area in 1875

7.5 Construction and materials

The buildings are principally of limestone rubble construction, the exception being number 6 which is rendered and likely to be of red brick underneath.

Roofs are predominantly Welsh slate, with nos. 11 and 12 both having concrete tiled roofs. The terrace on Lyne Road is fortunate to retain the majority of its stone slates.

Some windows and doors are 20th century replacements with some stone surrounds to the windows.

7.6 Means of enclosure

The majority of properties are situated directly onto the carriageway or footway, except for nos. 8-10, and the properties on Lyne Road which are slightly set back from the footway. Nos. 8-10 are retained by a low limestone rubble wall with mortar coping, contrasting with the high rear walls of nos. 5 and 12, at 2-3 metres height each.



The public right of way which runs behind the gardens of nos. 7-10 and 17 The Rookery



The garden of 13 The Rookery with the high stone boundary wall of no. 10 in the background



The terrace on Lyne Road during flooding which occurred regularly before main drainage in the 1950s (© J. Kennedy) and the same view today



7.8 Trees, hedges and open spaces

Despite having no tree preservation orders within it, this conservation area contains and borders some extensive rear gardens which contain individual and clusters of trees, orchards and mature hedges. The rear gardens of numbers 8-10 collectively extend to nearly 2000 square metres and contain some finely manicured borders. Other properties have small cottage gardens such as 13-16, which, despite being small and overlooked, are important open areas within this small conservation area. The strong and established plot boundaries are defined by the right of way to the west, which can be seen on the early OS maps of the area. The mature planting at nos. 5 and 6 The Rookery enforce the sense of enclosure, and the trees in the gardens of 8-10 form a pleasing backdrop for Lyne Road and the terrace of 13-17 The Rookery.



The Courtyard at 8-10 The Rookery

7.10 Carriageways and footways

The Rookery has no footway due to the tight winding effect of the roadway. The roadway is little more than a single car width in places, highlighting the rural characteristics of the area.



The tightly knit carriageway can cause parking difficulties which threaten the tranquillity of the area



Modern doors and windows can be replaced to enhance the properties and return their original charm

7.11 Threats

This delightful, quiet enclave has a low key charm in its unassuming scale and informal arrangements of small terraces, some with large gardens. This character is vulnerable to change from infill development within the plots, knocking two cottages into one to increase living accommodation and insensitive solutions to accommodate parked cars.

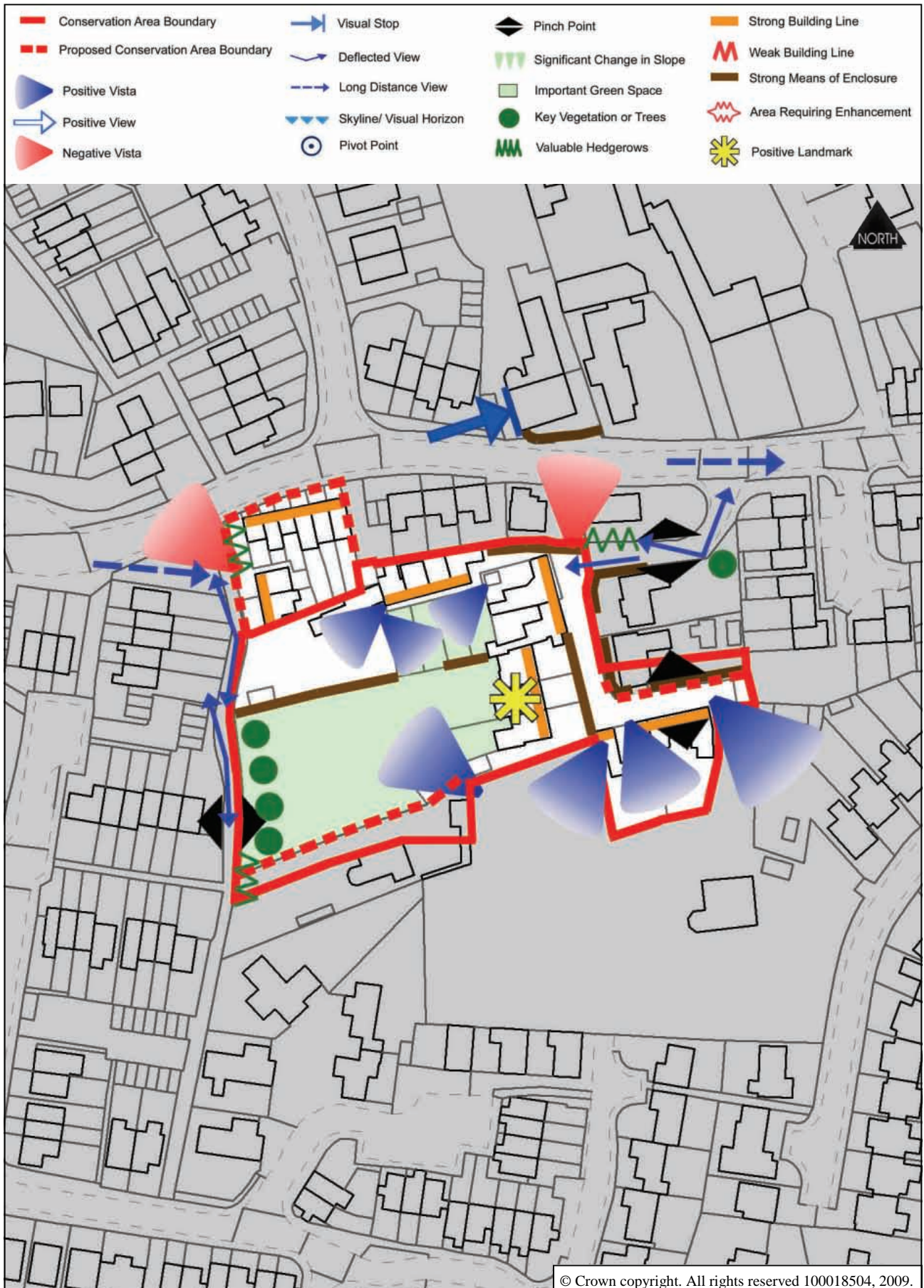
The appearance of Lyne Road properties has been altered by the insertion of inappropriate fenestration, but this is capable of reversal and the restoration of timber vertical sliding sash windows and the removal of render would do much to upgrade the properties.

Number 4 The Rookery to the south contains many mature trees which form the backdrop to the conservation area. Any intensification of this large plot, which would need to be accessed via Nurseries Road as access via The Rookery would need to ensure that the trees remained.

7.12 Key Views

- Views into the area are very restricted and this is a major part of its charm.
- Within the area vistas are short along the Rookery, contained by buildings, but wider views across private gardens are shared by residents.
- The Lyne Road terraces provide a minor landmark at a slight change in alignment amidst an otherwise suburban environment to the west.
- There are views easterly along Lyne Road of the busy trafficked road to the commercial centre of Kidlington.
- Within the conservation area, one is aware of the mature trees in the grounds of number 4 to the south, which add to its air of secrecy and introversion.

Fig. 20: Visual Analysis



8. Crown Road Conservation Area

8.1 Crown Road is a remnant of historic Kidlington west of Oxford Road, now engulfed by 20th century suburban development. It is proposed to designate this small remaining area of historic and architectural interest as a conservation area to complete the celebration and protection of all five historic enclaves within the wider settlement.

8.2 It is difficult to envisage now, but, prior to Inclosure in 1818, a vast area of common land called Kidlington Green extended from the junction of Oxford Road and High Street down to the present site of the Garden City. Crown Road bordered its northwestern edge and so the properties of the time overlooked the green.

At the south of the proposed conservation area once stood a complex of buildings associated with Grove Farm. The main farmhouse and outbuildings are now difficult to discern as such, and have been converted into dwellings. A row of thatched cottages once stood along the road and burnt down in 1911. Previously they had been the Crown Inn, a public house first mentioned in 1625.

8.3 Land use

The area formerly comprised Grove Farm (likely to have been no. 54) and associated buildings. Other than the farm, Exeter House (no. 40) was once the village surgery and a scrap yard was located to the rear of 26 Crown Road until relatively recently, but otherwise the area was, and is now, entirely residential.

8.4 Street pattern

Crown Road is an historic lane that led from the junction of Oxford Road and High Street south westerly to Grove Farm, and then as a track through open countryside to what is now Yarnton Road where it crosses the Oxford Canal, and then on to Yarnton. Never a busy road, it is now a cul-de-sac, terminating at the former Grove Farm but continues as a well used public footpath connecting the recent housing to the south with the commercial centre and facilities at Exeter Hall. Recent developments at Judges Close to the east and Court Close to the west have been created off Crown Road but, as these are also culs-de-sac, the area remains inward looking and somewhat pleasingly isolated.

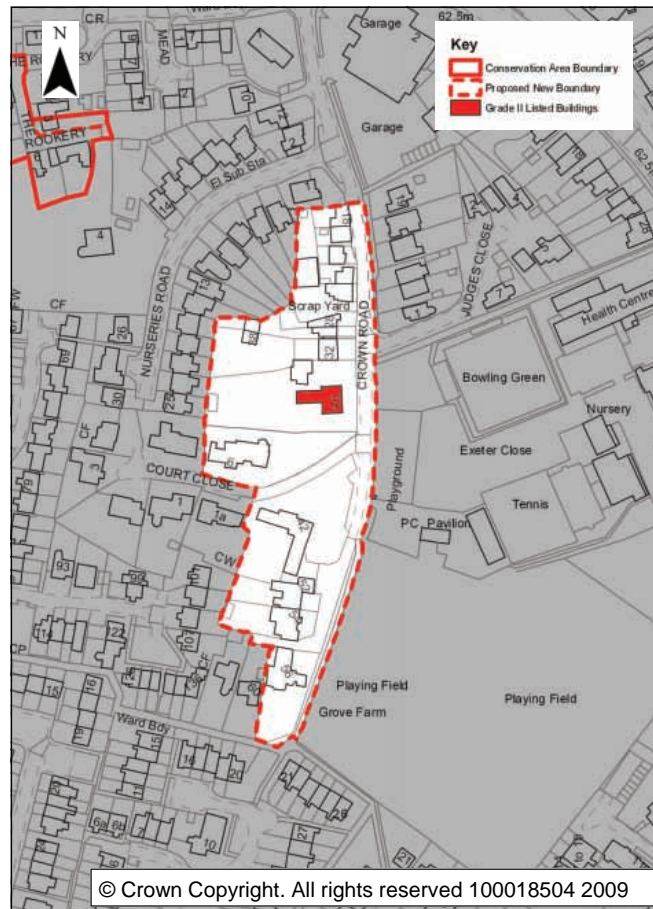


Fig. 21: Proposed conservation area boundary

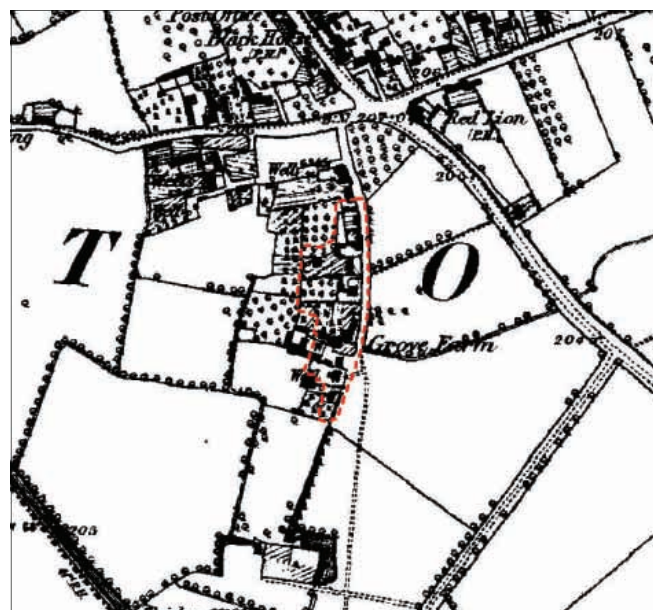


Fig. 22: 1883 OS map with proposed conservation area boundary imposed showing significance of the former Grove Farm complex

8.5 Building age, type & style

The majority of properties are evident on the 1883 OS map, although several have been altered in recent years. The late 18th century design of the cottages supports this, with humble features such as small windows and steeply pitched roofs.

Exeter House meanwhile has been altered to reflect the Georgian style of the early 19th century, incorporating a Mansard roof and large sash windows.



The Mansard roof at Exeter House

One of the oldest properties is the Courthouse, no.42, which incorporates features such as a square stair turret at the rear. This property has been subject to several alterations during the years, and it is unclear as to the exact age of the building. Features such as the stone mullioned windows and drip-moulded doorway on the northern wing suggest a date of the early 17th/18th century, whereas the wooden lintels and windows of the east wing suggest a late 18th/19th century build date. Certainly the two wings were constructed at different dates, as the roof clearly abuts the additional wing.



No. 42—The Court House



Difference in scale between nos. 40 and 32

8.6 Scale and massing

Most properties have been extended to the rear. The majority are of two storey construction, although both Exeter House and the Court House are of two and a half storeys. These two properties are dominant in the streetscene, although their impact is minimised due to the 20th century buildings and the playing field opposite, and the setting back of the Court House in particular.

8.7 Construction & materials

The majority of the houses are constructed from coursed limestone rubble. Ashlar is used on Exeter House and the Courthouse. Both of these properties also have stone slates, a feature which is lacking from the remainder of the properties, which have tiled roofs.

The smaller terraced cottages (28-32) and the semi-detached properties further north are likely to have been thatched in earlier times, however early 20th century photographs show them with stone slate roofs. The windows have wooden lintels, and fortunately one property retains wooden windows.



No 32 Crown Road

It is possible that the semi-detached properties at the north end of the proposed conservation area were increased in size since first construction, the evidence being possible 'join lines' on nos. 18 and 20. These buildings are more grand than the more southerly vernacular cottages, with higher ceiling heights and brick detailing around the windows and doors. These now have modern windows, although the smaller windows next to the doors suggest a more modest dwelling in former times.



18 Crown Road - a possible join can be seen between the windows

8.8 Means of enclosure

Low stone or brick boundary walls play a key role in the character of this conservation area. Previously the cottages all had similar stone walls and/or railings to define their own small area of front garden. While this is retained in several properties, some have already been removed to allow vital off-street parking. These walls continue to the rear, and are in various states of repair. The wall at the side/rear of no. 36 is in particular need of care.



Boundary wall to side of no. 36

The former Grove Farm buildings, now nos. 52-56, have been refurbished in recent years, and despite the modern windows, the work has attempted to work in sympathy with the surroundings. Stone detailing can be seen at the windows, as well as the divided floors in the classical style.



Nos. 52-56 Crown Road



*Grove Farm 1916 (possibly no.54 Crown Road)
© KDHS*

The curved wall at no. 42 leads into the junction with Court Close. This is a key boundary wall which makes a bold statement on the streetscene.



The curved wall of no. 42 at junction



Nos. 30 and 32 retain their stone boundary walls



Low limestone wall with railings and a picket fence outside nos. 26 and 24 in the early 20th century



Limestone walls continued from Exeter House to the smaller cottages

8.9 Trees, hedges and open spaces

There is a lack of public open space within the proposed conservation area, although there is a remnant of the former village green or common opposite, now the playing field. High conifer hedging along the entrance to Court Close provides screening and privacy for no. 42 and no. 6 Court Close.



Playing field opposite the proposed conservation area



The vegetation at no. 42

8.10 Features of special interest

Aside from the area being the historic remains of pre-expansion settlement, the most striking feature of note is the property now known as The Courthouse, with its two very different but united wings. This is a remarkable building in that it was formerly part of the Grove Farm complex, with extensive orchards to the rear. In the late 20th century a cul-de-sac of 7 dwellings was built in the former grounds and this is accessed via a low key access from Crown Road, which provides seclusion to the garden of number 8 Court Close.

The brick archway leading through the terrace of cottages to nos. 36 and 38 is an interesting and unusual detail which is not often seen in modern construction. These two cottages behind the front terrace can be glimpsed from Crown Road; a snatched view which is enhanced by the bright blue door of no. 38.



36-38 Crown Road: hidden gems behind the main terrace



The brick archway with a glimpsed view of the cottages beyond

8.11 Carriageways and footways

Crown Road is a road of two halves - the eastern side has modern highway engineering, with a wide footway, tarmac, concrete kerbs and painted lines, whereas the western side has no kerb or granite setts with a thin strip of gravel or mud with planting and no footway.



Two sides of the road: modern kerb and tarmac versus rural verge and gravel driveway

8.12 Threats

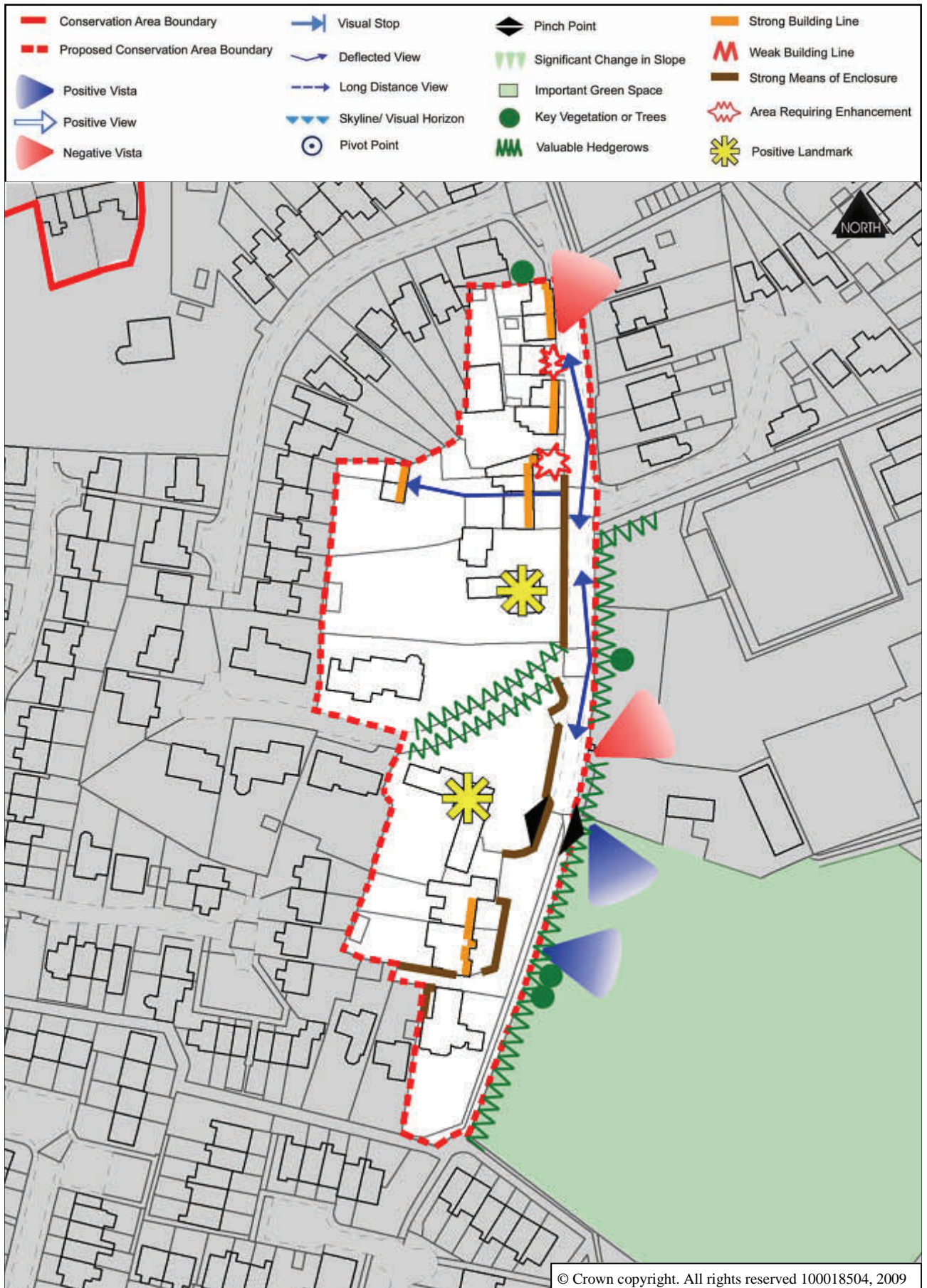
There is little off-street parking, especially for the more northern cottages. Retention of the historic boundaries is the ideal, although it is appreciated that the demolition of some walls has occurred in order to reduce on-street parking.

Incremental changes such as the addition of uPVC windows and the replacement of traditional doors with modern ones can make a difference in the streetscape, reducing its rural character. Reparations can be made to reverse these changes, and repair rather than replace faulty historic features is encouraged.



Repairs using traditional materials add to the aesthetic appearance of a property, as the new stone slates on the dormer at no. 42 show

Fig. 23 Visual Analysis



9.Langford Lane Wharf Conservation Area

9.1 This area, which now comprises the Langford Lane Cottages, the Wise Alderman public house and Langford Lane Wharf, is located on the Oxford Canal, north-west of Kidlington. It is the meeting place of the three developments in mass-transportation: the 18th century canal, the 19th century railway and the 20th century road system.

It is proposed to designate the site a conservation area in order to protect this historic corner of Kidlington, a reminder of the establishment and development of transport-driven commerce which revolutionised the village from the late 18th century onwards.

9.2 Land use and street pattern

When originally constructed the wharf and canal-side building were intended for commercial use. The site would have been busy with coal and other goods being unloaded and transported on. There is no street pattern as such since the buildings were constructed adjacent to the pre-existing highway.

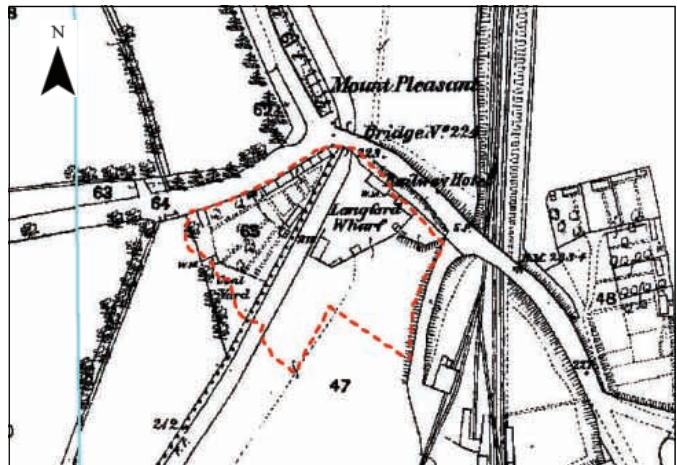


Fig. 24 1875 OS map with proposed Conservation Area boundary imposed

In modern times the cottages have become a domestic backwater, the ideal more than occasionally blighted by the dust from the concrete batching site next door. The Wise Alderman public house, which on the 19th century OS maps is labelled as the 'Railway Hotel', has remained in commercial use.

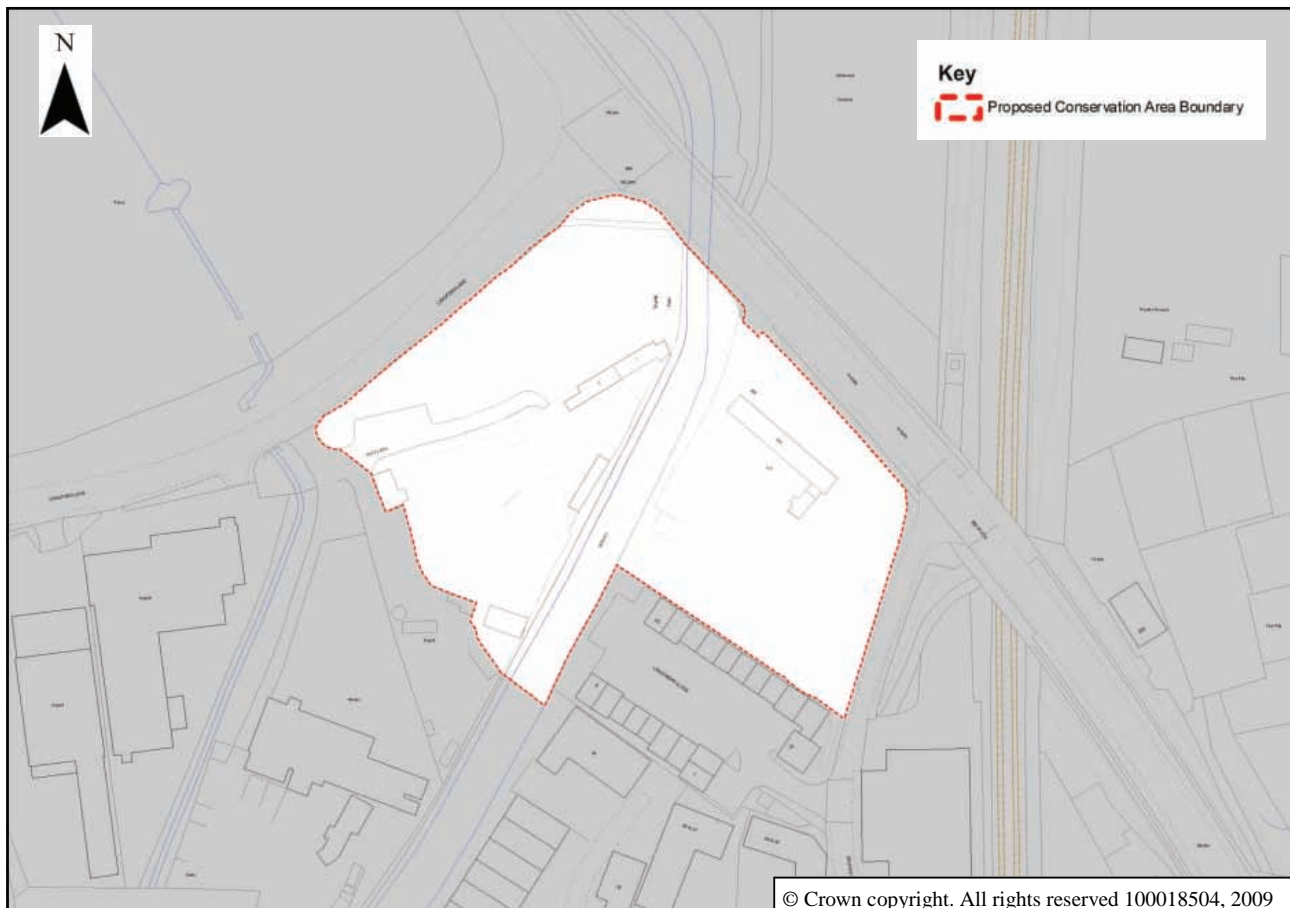


Fig. 25: Proposed conservation area boundary

9.3 Building age, type and style

The buildings are of late 18th century origin, contemporary with the canal building of 1790, built in the local vernacular, however the detailing of the cottages suggests a later mid-19th century date. They were in fact converted from a late 18th century commercial building (date of conversion unknown).

The uniform and regularly-spaced casement windows to the first floor give the row a superficial unity, as do the brick detail eaves course. The ground-floor doors and windows show greater variety.

The public house and barn, despite some 20th century additions, still clearly show their vernacular character.



The Wise Alderman public house

9.4 Scale and massing

Langford Lane Cottages now comprise a pair of two-storey dwellings. When originally converted, there were apparently six smaller cottages. Successive large scale Ordnance Survey maps strongly indicate that in the late 19th century the building was originally longer to the west by 7 or 8m than it was by 1922, and was gradually reduced from six to the present two houses. These alterations are, to some extent, reflected in the ground-floor openings and presumably also the interior in a considerable way.

The rear wall is blind, as are the two gables. These show that the roof had been raised, presumably in the early 20th century when a slate roof replaced the earlier thatch one.



The cottages shortly after the early 20th century fire which destroyed the thatched roof © KDHS



The cottages in the early 1980s © KDHS



The comparison photographs show that despite the loss of their thatch, the cottages have hardly changed in appearance over the past century

To the west end of the cottages is a single-storey brick outhouse with plain-tiled roof and chimney, probably mid 19th century. Presumably this was a wash house provided for the residents. To the south end of the cottages is a long, low mid 19th century brick range, again with plain tile roof, of unknown function. It apparently represents an enlargement and adaptation of an earlier stone building, presumably like the first phase of the cottages, and was a late 18th century commercial building. A brick building of similar character stands 120m south-west of the west end of the cottages at the entrance to the concrete batching site.



Brick outhouse: possible washhouse?

9.5 Construction and materials

The two cottages are built of coursed limestone rubble with a slate roof and four brick chimney stacks rising from the gable. The limestone warehouse from which they were converted has been altered with red brick additions, indicating that the conversions took place after the 1840s as this was the time when the use of local brick became more common.

The cottages were originally thatched but, due to fire damage, the roof was reconstructed and slate was used to recover the new roof during the First World War. The roof was raised at the time, and the window sills were replaced with concrete, details which detract from their rural character. The public house and barn are similarly constructed from local coursed limestone rubble; their construction and the original roof timbers (still extant in both buildings) identify these as 18th century buildings.

Little now remains of the wharf; a concaved 'parking bay' in the east bank of the canal and the low remains of derelict concrete block walls.

9.6 Means of enclosure

The canal is unenclosed but bounded by buildings on both banks. The cottages where they front onto the canal are protected by a low 1m-high red brick wall, punctuated with low wooden gates. The coal yard to the south of the cottages is indicated by the remains of a decrepit red brick wall in places and two red brick outbuildings on the south and north-west of the area. The public house is enclosed by modern wood fencing.



The picturesque form of transport from yester-year

9.7 Trees, hedges, verges, open spaces

There is no formal planting within the area; roadside land has been allowed to go to scrub thereby isolating the enclave from the ubiquitous and heavy passing traffic. The canal and associated towpath and grass verge provides both a focus and creates a sense of openness within the area.



The towpath was an essential element of canal boat travel

9.8 Carriageway, pavements, footpaths

The most picturesque and significant public thoroughfare is the canal and its associated towpath which runs north-south; the *raisin d'etre* for the area.

Evidence of the original roadways is still to be found. Both the warehouse and dwelling were built on the roadside of the original highway. The public house now has an interesting 'terrace' in its roadside garden, a platform which runs parallel to but lower than the current main road. The Langford Lane junction was re-aligned when the modern road bridge was installed and the original road is little more than a track around the back of the blind rear elevation of the cottages.



*Langford Lane & Banbury Road junction c. 1930s
© J.Kennedy and the same view today*



9.9 Features of special interest

Langford Lane Wharf remains in use as a mooring for canal boats. Although its buildings, notably the cottages, are hemmed in by the concrete batching site to one side and the main arterial road to the other, they remain an interesting and attractive group of buildings which act as a reminder of the commercial character of Langford Lane between the late 18th century and 20th century.

On the north-east corner of the cottages is a wooden post which was placed there to stop the towing ropes of the barges eating into the brickwork of the outhouse located at this point.



The cement works are a dominant feature of the landscape

9.10 Threats

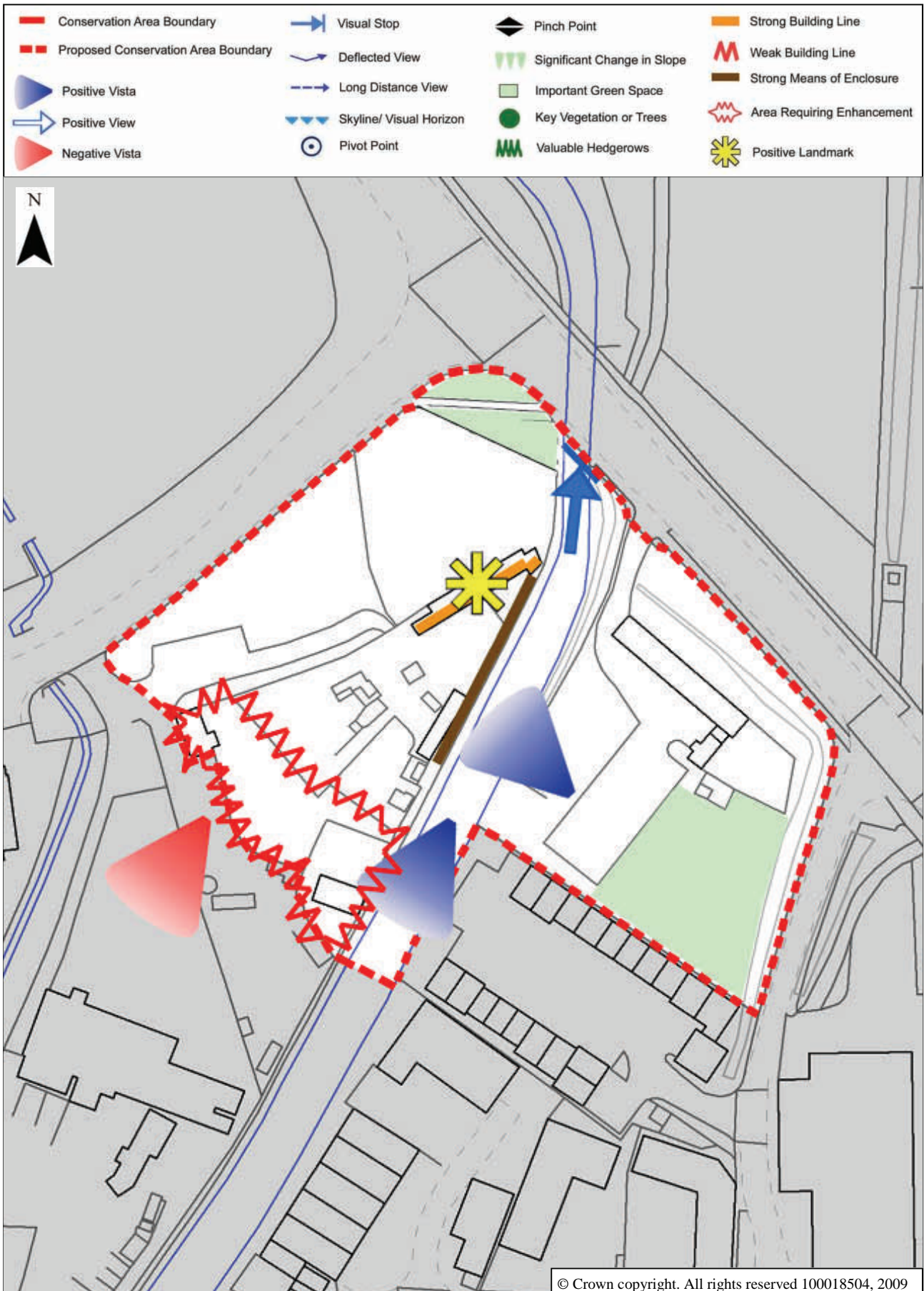
It is understood that British Waterways has aspirations to clear the west bank including the cement works & redevelop with office accommodation, extending business park to west. While the area does require some enhancement, it is not sure whether this would include the cottages in any way at the moment.

The Pocket Park was created by the Parish Council to protect the area from inappropriate off-street parking. This has worked remarkably well and provides a pleasant green space, albeit one which over looks the busy Langford Lane junction.

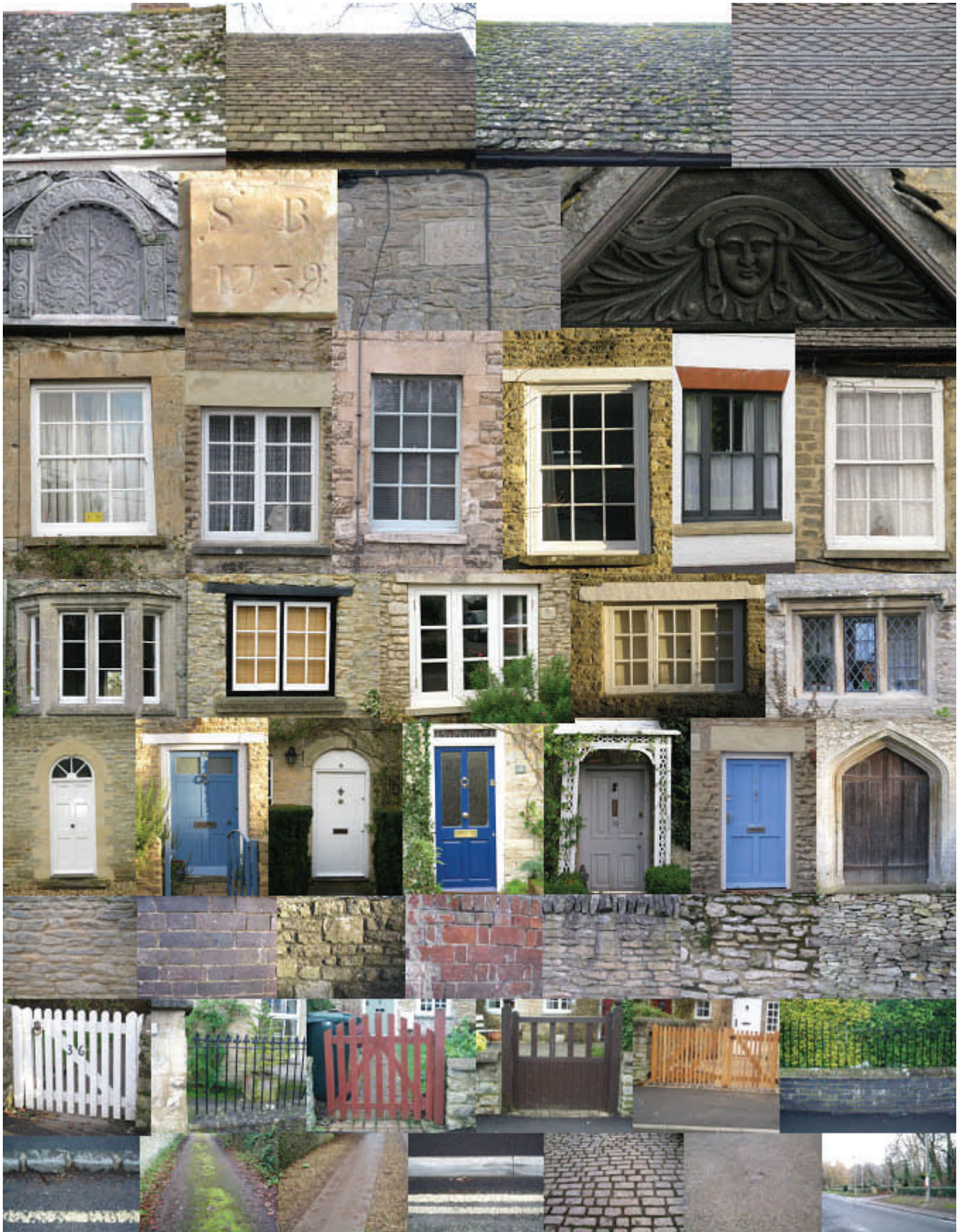


Panorama taking in the pub, canal, cement works and cottages—a curious mixture of old and new

Fig. 26: Visual Analysis



10. Details



11. Justification of Boundary

11.1 As part of the appraisal, the whole of Kidlington has been examined. Buildings such as Hamden Manor, Greystones Court (Lyne Road) and the playing field at Crown Road were all considered for inclusion. Both Hamden Manor and Greystones are statutory listed, which provides more protection than conservation area designation, while the playing field was not felt to have enough of a relationship with the historic elements of the village to merit inclusion.

11.2 For the avoidance of doubt, the boundary around each Conservation Area can be described as follows:

11.3 Church Street Conservation Area

The eastern boundary takes a route through the meadow land east of Mill Lane and Church Street following first the hedge of the paddock to the east of the church before adopting a more open route which follows the fence of the paddock towards Mill End. The boundary turns eastward and takes a staggered route around the older properties at Mill End, following the boundary of the copse east of Mill End House and the mill stream before turning westward to include The Mill and cross the road to follow a route along the footpath which passes Mill House. The boundary follows the wall of Gowan Lea to include the shops before turning northwards following field boundaries to exclude the largely 20th century development in Mill Street and Vicarage Road. The boundary proceeds south west behind these properties, turning eastwards behind 47 Mill Street and including Marborough Terrace and the listed properties of 63-69 Mill Street.



The boundary runs south east along Mill Street including the front walls of nos. 77-99 before crossing the road between nos. 94 and 96. Including the rear of nos. 94-64 Mill Street, the boundary runs west, excluding the new development at 58 Mill Street, to include what remains of the former green and includes the two older properties of Warsborough House and Hazelwood.

The boundary returns to Mill Street following its eastern edge until it meets the boundary of 5 Mill Street. It bends around to Church Street, excluding the late 20th century properties of 3-5 Mill Street and 4 Church Street. Here it crosses Church Street and follows The Moors along its northern edge, crossing the road between nos. 31 and 33A to encompass the rear boundaries of nos. 25-43. Here it crosses the road opposite the lane leading to the Builder's Yard. It includes the eastern properties to the rear of 32-34 Mill Street, following the rear boundaries of 28-18 The Moors. The boundary crosses St Mary's Close eastwards and follows the rear boundaries of properties on Church Street, including 2-4 Manor Way, curving west and north around the large plot at no. 49. The boundary follows the churchyard and St Mary's Fields, including the footbridge to the north, and turns south back towards the eastern boundary. Here it turns east to include a section of paddock which contain remnants of the former scheduled monument, before crossing an imaginary line in line with the rear of the lower paddocks. Here it turns west to rejoin the eastern boundary.



11.4 High Street Conservation Area

Starting at the junction of Foxdown Close and High Street, the boundary follows the rear gardens of 115-85 High Street southwest, incorporating the carriageway of The Closes and nos. 6 and 7 The Closes. The boundary follows the front boundary walls of nos. 85-91, crossing the road between 78 and 80 High Street. The boundary is extended to include the rear gardens of 6-14 School Road, together with the rear gardens of 97-97C Green Road. Turning north along Green Road, the boundary crosses to run between 18 School Road and 98 Green Road, and follows the rear gardens of 18-40 School Road. There is turns back to incorporate the front gardens of these properties until the junction of High Street and School Road. Here is crosses the road to include the front boundary walls of 95-115 High Street.



11.5 The Rookery Conservation Area

The eastern boundary follows the front boundary wall of 1 The Rookery, continuing around the wall of no. 3 and crossing southwards at the hedge and fence which marks the end of the cul-de-sac. The boundary takes in the rear gardens of nos. 5 and six and follows the southern boundary of the pathway which leads to the rear of no. 8. The proposed boundary change excludes the garden of no. 7, following the boundary of no. 8 west to the public right of way which runs behind the gardens. The boundary follows the right of way north to Lyne Road, taking in the front gardens of nos. 41 and 43. The boundary follows the front boundaries of nos. 39-29 Lyne Road and joins The Rookery again via the parking area east of 29 Lyne Road. The boundary follows the rear walls of

Nos. 16-13 The Rookery and, following the rear wall of 23 and 21 Lyne Road, joins the start of the boundary opposite the front wall of 1 The Rookery.

11.6 Crown Road Conservation Area

The eastern boundary follows the footway south along Crown Road from opposite no.18 Crown Road, incorporating the hedge which borders the playing field until the end of the road. Here the boundary turns westward and follows the boundary of no.56 Crown Road, incorporating the rear gardens of nos. 54-42 northwards. The boundary crosses Court Close between no 1A and 42 Crown Road, and follows the garden boundary of no.6 Court Close. The boundary then runs north, including the rear gardens of nos. 40-18 Crown Road, and the area formerly known as the Scrap Yard at no. 26 Crown Road, before turning east at 18 Crown Road.



11.7 Langford Lane Wharf Conservation Area

The proposed boundary starts at the entrance to Station Approach, following the hedge on the roadside, turning west behind the units of 10-20 Lakesmere Close. It follows the canal on the eastern side until crossing over at the northernmost point of the British Waterways Site. The boundary follows the northern edge of the depot, turning northeast along Langford Lane to include the Pocket Park at the north end of the canal site. The boundary crosses the canal on the bridge and runs along the front hedge of the Wise Alderman to rejoin the eastern boundary.

12. Management Plan

Policy Context

The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its conservation areas. In line with English Heritage guidance (2005b) Conservation Area Management Proposals are to be published as part of the process of area designation or review. Their aim is to provide guidance through policy statements to assist in the preservation and enhancement of the Conservation Area.

The main threat to the character and appearance of any Conservation Area is the potential for expansion. The Conservation Area appraisal attempts to define the special character and appearance of the settlement and its setting, its key views and vistas that should be protected. Kidlington has been growing steadily through the 20th century, and any further expansion needs to be carefully considered in relation to landscape, topography, vegetation and landscape character to prevent could put pressure on the surviving historic environment.

Another threat to the Conservation Area is the cumulative impact of numerous alterations, some quite small in themselves, to the traditional but unlisted buildings within the area. These changes include such works as the replacement of traditional window casements, usually with uPVC double-glazing, replacement of original doors, additions such as non-traditional porches and erection of satellite dishes on the front elevations of properties.

Such alterations to unlisted residential properties are for the most part permitted development and therefore do not require planning permission. Unauthorised alterations and additions are also a cause for concern and are often detrimental to the appearance of a property. Both unsympathetic permitted development and unauthorised development cumulatively result in the erosion of the historic character and appearance of the conservation area.

The aim of management proposals is not to prevent changes but to ensure that any such changes are both sympathetic to the individual property, sympathetic to the streetscape and overall enhance the character and appearance of the conservation area.

The principal policies covering alterations and development of the historic built environment are given in Appendix 1.



Generic Guidance

The Council Will:

1. Not permit the use of UPVC double glazing in listed buildings and where unauthorised work is carried out enforcement action will be taken.



Modern materials which are sympathetic to the buildings are sometimes acceptable

2. Promote a policy of repair rather than replacement of traditional architectural details. Where repairs are not economically viable then the promotion of bespoke sympathetic replacement is encouraged. This is particularly the case for windows when sympathetic re-fenestration is important in preserving the appearance of the building in the design and materials.

3. Actively promote the use of traditional building and roofing materials in new building work, extensions and repair. It is vital the limestone remains the predominant building in the village.

4. Encourage owners of historic properties to replace inappropriate modern materials with the appropriate traditional materials, for example wood or metal casements. Materials such as uPVC and concrete tiles look out of place in a Conservation Area and their use is discouraged.

5. Expect the scale, massing, proportions and height of new buildings to reflect those of the existing built environment of the immediate context or of the wider Conservation Area context. Layouts, boundary treatments and landscaping schemes will also be expected to make clear visual reference to those traditionally found within the area.



Differences in scale can create an imbalance in the streetscene

6. Strive to ensure that the conversion of traditional buildings to alternative uses will be achieved with minimal intervention and without the destruction of original character. Features and equipment pertinent to the building's original function where they exist (e.g. grinding machinery, chutes and races in mills) should be retained as part of any conversion.

7. Promote the distinctiveness of the local thatching tradition. Historically thatch was a ubiquitous roofing material across the district. This prevalence has been reduced to small pockets of buildings. Local style and traditions in thatch are to be promoted to enhance the importance of the few thatched properties that remain. There are a number of thatched properties within Kidlington and these should be retained and maintained. When possible any block-cut ridges should be returned to the traditional plain flush ridges which are more appropriate to the area.



Thatching can emphasise an area's rural distinctiveness

8. Exercise a presumption against artificial cladding material, including render on the front elevations of buildings.

9. Encourage the location of solar panels on rear roof slopes or on outbuildings within rear gardens.

10. Require the location of satellite dishes on rear elevations or within rear gardens to prevent harm to the historic character and visual appearance of the area.



Incremental changes can have a huge effect on the historic appearance of the area

11. Discourage disfiguring alterations such as unsympathetic extensions, altering the dimensions of window opening and the removal of chimneys.

12. Investigate whether appropriate planning permissions or listed building consent has been obtained for an alteration. Unauthorised alterations to a listed building is a criminal offence and if necessary the council will enforce against this.

13. Promote traditional styles of pointing. The type of pointing in stone or brickwork is integral to the appearance of the wall or structure. It is therefore of great importance that only appropriate pointing is used in the repointing of stone or brickwork. Repointing work should be discrete to the point of being inseparable from the original. 'Ribbon' pointing and similar is considered a totally inappropriate style of pointing for this district.

14. Promote the use of lime mortar in the construction and repointing of stone and brickwork. This traditional building material is strongly advocated and its use is beneficial to traditional buildings. This is in contrast to hard cementaceous mortars often used in modern construction, which can accelerate the weathering of the local soft building stone.

15. Promote the use of sympathetic materials for garage doors. Vertical timber boarded side hung doors are preferable to metal or fibreglass versions which can have a negative impact on the street scene.

16. Actively promote the harmonisation of appearance within pairs of properties.

17. Generally encourage the good maintenance of properties including boundary walls.



Traditional materials should be used to repair boundary walls

18. Support new buildings on infill plots where this would enhance the character and appearance of the area, and encourage the replacement of buildings that do not currently make a positive contribution to the conservation area.



Well-designed and maintained modern properties can fit well beside older ones when sympathetic measures are taken

19. Create a dialogue with service providers to encourage underground power cables to reduce the visual pollution caused by the overhead lines and their supporting poles within the village.



Telegraph poles marching across the land can be detrimental to the conservation area: careful negotiation is required to prevent this

20. Encourage the sympathetic location of both amenity and private security lighting to limit light 'pollution'. Lighting within the village can have an adverse effect on the semi-rural character of the area. The material and design of the fittings and their position on the building should be carefully considered.

21. Promote the repair or replacement of lost or inappropriate boundary treatments with traditional walling or hedging in a style appropriate to the location.



Loss of traditional boundary treatments can create gaps in the historic streetscene

22. Promote the use of a suitable style of boundary for the position within the village, for example the use of simple post fencing for properties backing onto open ground and stone walls in the village centre.

23. Promote the retention of historic footpaths within the conservation area and work with bodies such as the Parish Council and Oxford County Council to prevent these being lost. The informality of these paths should be preserved and attempts to add hard surfaces or extensive signage should be resisted. The footpaths within this Conservation Area are key to the character of the landscape, some of them following ancient routes joining local villages.

Management and protection of important green spaces

The Council will:

1. Promote positive management of vegetation. Trees and hedges make an important contribution to the character and appearance of a Conservation Area. Planting of exotic imports or inappropriate varieties, such as Leylandii, are to be strongly discouraged, as these trees grow fast and can alter or block important views as well being uncharacteristic of the area. The trees and hedges within and around Kidlington play a key role in the character of the Conservation Area, particularly in the setting of the village. Advance notice needs to be given to the Council of the intention to top, lop or fell trees over a certain girth within the conservation area. Several trees also have specific Tree Preservation Orders attached to them, particularly around the area of the former Rectory Farm complex on Mill Street.

2. Promote the sympathetic management of open areas within the Conservation Area such as allotments and the churchyard, but without over cultivation.



The well-maintained churchyard provides a pleasant setting for the Grade I Listed church

3. Seek to preserve the rural character of verges by working with the Highway Authority to avoid the insertion of inappropriate kerbing which would have an urbanising effect whilst seeking solutions that prevent harm to verges by parked cars.



Rural verges can help to retain character while not providing any harm to modern vehicular accesses

4. Encourage the retention and good maintenance of garden walls and boundary hedges.



Traditional boundary treatments and the retention off trees and open spaces is vital to maintaining rural characters

5. Resist development that would adversely affect the setting of the village by extending ribbon development or impinging further into the landscape of the western slopes

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14. Appendix 1

There are a number of policy documents which contain policies pertaining to the historic built environment. The main policies are summarised in this section. Other policies of a more general nature are also of some relevance, these are not listed here but can be found elsewhere in the specific documents mentioned below.

Oxfordshire Structure Plan 2016

EN4 The fabric and setting of listed buildings including Blenheim Palace and Park, a World Heritage Site, will be preserved and the character or appearance of conservation areas and their settings will be preserved or enhanced. Other elements of the historic environment, including historic parks and gardens, battlefields and historic landscapes will also be protected from harmful development.

EN6 There will be a presumption in favour of preserving in situ nationally and internationally important archaeological remains, whether scheduled or not, and their settings. Development affecting other archaeological remains should include measures to secure their preservation in situ or where this is not feasible, their recording or removal to another site.

Cherwell Local Plan 1996

H5 Where there is a demonstrable lack of affordable housing to meet local needs, the district council will negotiate with developers to secure an element of affordable housing in substantial new residential development schemes. The district council will need to be satisfied that such affordable housing:

- (i) is economically viable in terms of its ability to meet the need identified
- (ii) will be available to meet local needs long term through secure arrangements being made to restrict the occupancy of the development
- (iii) is compatible with the other policies in this plan.

H12 New housing in the rural areas of the district will be permitted within existing settlements in accordance with policies H13, H14 and H15. Schemes which meet a specific and identified local housing need will be permitted in accordance with policies H5 and H6.

H19 Proposals for the conversion of a rural building, whose form, bulk and general design is in keeping with its surroundings to a dwelling in a location beyond the built-up limits of a settlement will be favourably considered provided:

- (i) the building can be converted without major rebuilding or extension and without inappropriate alteration to its form and character;
- (ii) the proposal would not cause significant harm to the character of the countryside or the immediate setting of the building;
- (iii) the proposal would not harm the special character and interest of a building of architectural or historic significance;
- (iv) the proposal meets the requirements of the other policies in the plan.

H21 Within settlements the conversion of suitable buildings to dwellings will be favourably considered unless conversion to a residential use would be detrimental to the special character and interest of a building of architectural and historic significance. In all instances proposals will be subject to the other policies in this plan.

C18 In determining an application for listed building consent the council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The council will normally only approve internal and external alterations or extensions to a listed building which are minor and sympathetic to the architectural and historic character of the building.

C23 There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area.

C27 Development proposals in villages will be expected to respect their historic settlement pattern.

C30 Design control will be exercised to ensure:

- (i) that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity;
- (ii) that any proposal to extend an existing dwelling (in cases where planning permission is required) is compatible with the scale of the existing dwelling, its curtilage and the character of the street scene;
- (iii) that new housing development or any proposal for the extension (in cases where planning permission is required) or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority.

Non-statutory Cherwell local plan 2011

EN34 the council will seek to conserve and enhance the character and appearance of the landscape through the control of development. Proposals will not be permitted if they would:

- (i) cause undue visual intrusion into the open countryside;
- (ii) cause undue harm to important natural landscape features and topography;
- (iii) be inconsistent with local character;
- (iv) harm the setting of settlements, buildings, structures or other landmark features;
- (v) harm the historic value of the landscape.

EN35 The Council will seek to retain woodlands, trees, hedges, ponds, walls and any other features which are important to the character or appearance of the local landscape as a result of their ecological, historic or amenity value. Proposals which would result in the loss of such features will not be permitted unless their loss can be justified by appropriate mitigation and/or compensatory measures to the satisfaction of the council.

EN39 Development should preserve listed buildings, their features and settings, and preserve or enhance the character or appearance of designated conservation areas, as defined on the proposals map. Development that conflicts with these objectives will not be permitted.

EN40 In a conservation area or an area that makes an important contribution to its setting planning control will be exercised to ensure, *inter alia*, that the character or appearance of the area so designated is preserved or enhanced. There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area. A new development should understand and respect the sense of place and architectural language of the existing but should seek to avoid pastiche development except where this is shown to be clearly the most appropriate.

EN43 proposals that would result in the total or substantial demolition of a listed building, or any significant part of it, will not be permitted in the absence of clear and convincing evidence that the market testing set out in PPG15 paragraphs 3.16 to 3.19 has been thoroughly followed with no success.

EN45 Before determination of an application for planning permission requiring the alteration, extension or partial demolition of a listed building, applicants will be required to provide sufficient information to enable an assessment of the likely impact of the proposals on the special architectural or historic interest of the structure, its setting or special features.

EN47 The Council will promote sustainability of the historic environment through conservation, protection and enhancement of the archaeological heritage and its interpretation and presentation to the public. In particular it will:

- (i) seek to ensure that scheduled ancient monuments and other unscheduled sites of national and regional importance and their settings are permanently preserved;
- (ii) ensure that development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation;
- (iii) not permit development that would adversely affect archaeological remains and their settings unless the applicant can demonstrate that the archaeological resource will be physically preserved in-situ, or a suitable strategy has been put forward to mitigate the impact of development proposals.

EN48 Development that would damage the character, appearance, setting or features of designed historic landscapes (parks and gardens) and battlefields will be refused.

EN51 In considering applications for advertisements in conservation areas the council will pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

15. Appendix 2 - Listed Buildings

Grade I Listed Buildings

1. Church of St Mary

Originally a 13th century (c.1220) cruciform church built on the foundations of an earlier structure, with a central tower and no aisles, the parish church of St Mary the Virgin is known for its fine medieval glass and woodwork. The present Church of St Mary replaced an earlier wooden church which existed in 1074, at the time when the area was included within the diocese of the new chapel of St George within Oxford Castle. The previous church was probably relatively simple when compared with the splendour of Norman churches.

The slender spire was added in approximately 1450 and is a key landmark from the surrounding fields. Locally it is known as 'Our Lady's Needle', and is difficult to see from the village itself, due to the church being located to the north-east of the village.

Repairs to the spire in 1907 included having the top 30 feet removed and reinstalled to make them safe. During this time, pieces of iron were fitted between the stones, which has led to problems with the metal expanding and 'blowing off' the stone above it. Existing mason's marks enabled the spire to be rebuilt exactly as it was removed.

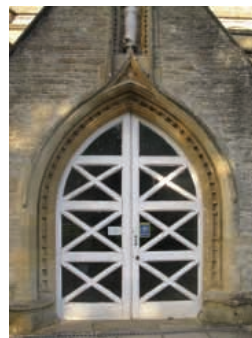
The tower contains a peal of 8 bells, the tenor bell weighing over 1 ton, and the earliest of which was cast in the early 18th century. Prior to 1837 the bells were rung at floor level, however now the ringing chamber can be reached via a staircase to first floor height.

The gravestones were levelled in 1954. The older part of the graveyard close to the church is more roughly tended, allowing wild flowers to flourish, in comparison with the modern area to the west, which is often adorned with fresh flowers.



Church of St Mary viewed from the northwest

The interior of the church has changed over the centuries, and now chairs have replaced the pews to make the congregation more comfortable during worship. The fine medieval wall paintings were discovered during restorations in 1892 and have now been carefully preserved.



The south and west doors showing very different styles



The Church viewed from the south

Grade II* Listed Buildings

2. The Old Vicarage

In addition to the Old Rectory, this building was supplied to allow a curate to administer to the spiritual needs of the parishioners in 1445. Following its donation to Exeter College in 1565, it was leased to various people, and is likely to have been used as a refuge for scholars from Oxford during times of plague. Little of the original building survives, although a room in the northern corner contains 14th century beams. The house was in a poor condition in the early 1800s, and was subsequently repaired and altered through the first half of the 19th century.



The Old Vicarage, 39 Mill Street

3. The Dovecote

Built of limestone rubble with a slate-roofed wooden lantern, the dovecote was mentioned in 1290/91.

The walls are 1.3 metres thick and contains 440 holes in 13 rows.

Dovecotes were introduced by the Normans to provide a valuable meat source in winter, as well as manure for land. This would have been a common feature for large houses and/or farms of the period.



*The Dovecote - Grade II**

Grade II Listed Buildings

Church Street Conservation Area

4. Chest Tomb early C19, limestone, moulded plinth and cornice; cyma-shaped top with iron ball finial. Commemorates Edward Nicholls, d.1810 and his family.

5. Group of 3 Chest Tombs Early C19 and mid C18. Limestone with decoration. Dedicated to William and Mary Hutt; Charles Row d. 1818 and a third dated 1761

6. 65 Church Street: former priest's house, and likely to have a core constructed at the same time as the church as housing for the architect. The appearance of the exterior is late C17 coursed limestone rubble with a gabled artificial stone slate roof.

7. 86-88 Church Street: two cottages, early/mid C18. Coursed limestone rubble, gabled thatch roof. Two storeys with attic. These properties unusually sit at right angles to the streetscene, making them an interesting contrast to the majority of Church Street.



86-88 Church Street

8. 78 Church Street

coursed limestone rubble, gabled stone slate roof with C20 tiles to rear. 2 storeys and attic, keyed flat stone arched over C20 two-light casements. Date plaque over door. Datestone SB/1739.

9. Morton's Almshouses

Built by Sir William Morton in 1671 in memory of his wife and children whose names are inscribed above the windows. Morton was a Royalist Commander and lived in Hampden Manor in Mill Street. The building was designed to house 'three old men and three old women', and were very basic but essential accommodation. The building was hardly changed for 300 years, although each house obtained a small cooking stove during the Victorian era. The well was still the principal supply of water until piped water was installed in 1940. A fourth set of rooms was added in 1953-4, and this has mellowed over time to be almost indistinguishable from the original building. The building was converted into four flats in 1984.



Morton's Almshouses, viewed from the churchyard

10. 82-84 Church Street: two cottages, late C17/early C18. Coursed limestone rubble, gabled thatch roof. Timber lintels over late C19 two-light casements with glazing bars.



82-84 Church Street

11. 74-76 Church Street:

Coursed limestone rubble with gabled stone slate roof; formerly two cottages, now one dwelling. 2 storeys with attic. Dated stone JD/1778. No. 76 has chamfered beams and an open fireplace with wood bressumer. The building is a delightful humble dwelling with many attractive features on its front elevation.



74-76 Church Street

12. 51 Church Street: early C19 with later extensions. Keyed flat stone arch over central French windows.

13. 49 Church Street: early C19, coursed limestone rubble, gabled artificial stone slate roof. Late C19 square bay windows on ground floor. Marks on gable wall suggest it was formerly a rebuilt barn.

14. Grove House, 60 Church Street: Former farmhouse. Late C17 with earlier wing to rear; coursed limestone rubble with gabled concrete tile roof. Attic has C17 butt-purlin roof. Listing includes attached C18 wall.



Grove House, 60 Church Street

15. 54-58 Church Street: Two houses, late C18. Coursed limestone rubble with gabled concrete tile roof. Outside, C18 and early C19 garden walls enclose the garden. A polite contrast to the humble vernacular dwellings.

16. Gateway south of 17 Church Street: Mid C18 with later graffiti of 1785. Limestone ashlar. Segmented pediment over keyed arched doorway. Wrought-iron gate with scrolled ironwork to top.

17. 52 Church Street: former farmhouse, C17, remodelled C19. Coursed limestone rubble, gabled concrete tile roof with stone slates to rear. 2 storeys, 2- and 3-light casements, C19 plank granary door on first floor.



52 Church Street

18. 17 Church Street: Former farmhouse, early C19 with C18 origins. Coursed limestone rubble with hipped Welsh slate roof. Interior of note with stone flag floors and panelled doors and shutters.



Manor Farmhouse, 17 Church Street

19. 1 Franklin Close: formerly listed as 16-18 Church Street, early 17th cent. and late 18th cent. Coursed limestone rubble, gabled thatched roof. The later extension has a stone slate roof.



1 Franklin Close

20. 29 The Moors: hidden away down a narrow lane off The Moors, this early 17th century cottage is vernacular coursed limestone rubble. One storey with attic, half-hipped thatch roof. Mid 19th cent plank door. A delightful hidden gem.



29 The Moors

21. The Old Rectory

Likely to have been built for the clergy of St Mary's Church, the Old Rectory was formerly known as Rectory Farm, a 'house and homestead' in the Inclosure awards of 1818. The Old Rectory was originally held by Osney Abbey and descended with the abbey's other parish land to Exeter College. The building is likely to be 16th century in origin, with several later additions, as it was leased in 1561 from Queen Elizabeth I, and later sold to Sir William Petre with the mill.

The building was repaired and joined by a dovecote in 1290-1, although the house had fallen into ruins by 1520. The developments throughout the centuries can be seen by the varied architecture and contemporary extensions completed by a succession of tenants and owners.

A grander property stood in 1687, comprising a hall with buttery, parlour and kitchen, with chambers above, as well as various larders and storehouses. The west wing of the property at this house still survives. 'Improvements' were completed by the Oxford brewer, William Hall, between 1811-13, and later works included rebuilding the hall and services ranges in a pastiche 16th-century style c.1840. Fine architectural features include the diagonal chimney stacks and 16th century stone mullioned windows.



The Old Rectory

22. 47 Mill Street: Former farmhouse. Mid C18 with early C19 bay to right. Course limestone rubble with gabled stone slate roof. 2 storeys with attic. Hipped stair turret to rear, 3 early C19 two-storey wings. Open fireplace with chamfered bressumer and panelled door to winder stairs.



47 Mill Street

23. 40 Mill Street: A former farmhouse whose owners were granted several plots of land after the Inclosure Act was passed. Late C17/ early C18 with a late C18 rear left wing, the house is comparable with 52 Mill Street.



40 Mill Street

24. Warsborough House, 52 Mill Street: Mid/late C18. A double fronted limestone rubble house with gabled stone slate roof. Two storey L-plan house with a service range to the rear. The house has a long gravelled drive through a paddock, part of the former Town Green, and was formerly part of a small-holding.



52 Mill Street

25. 63-69 Mill Street: Terrace of 3 mid-C18 cottages. Gabled Welsh slate roof, limestone rubble walling. Datestone 1728 on no. 69.



63-69 Mill Street

26. Bellhangers, 64 Mill Street: Late C17 cottage, coursed limestone rubble, gabled concrete tile roof. Stone chimney with projecting thatch stone. Timber lintel over late C17 ribbed door, late C19 gabled timber porch. Fireplace with bressumer.



Bellhangers, 64 Mill Street

27. Mill House: The house was built on a screens-passage plan in the late 17th century. Later additions to the rear followed in the 18th and 19th centuries, including the refurbishment of the parlour wing. Former farmhouse, now dwelling. Restored 1920-40. Early 20th century elm winder stairs.



Mill House, Mill End

28. Mill House Barns & outbuildings: late 17th cent barn, stable to left has J.S./1818, cowhouse to right has datestone J.S./1836. Dove-holes in left gable wall, 4-bay collar truss roof with butt purlins and oak plank threshing floor.



Mill House Barn

29. The Miller's House: Millhouse, now house. Late 16th cent with late 17th cent extension, roof raised 19th cent. Interior of interest with 18th cent panelling and fireplace.



The Miller's House

30. Kidlington Mill

A mill had been established by 1086 and was recorded in Domesday as being worth 30 shillings. This was increased in size and value after it was granted to Osney Abbey, and there was an associated fishery in the 13th century. In 1544, the mill was recorded as having 2 wheels, a sluice and weir, with a cottage and stables.

After the Dissolution the mill passed to Oxford cathedral, and then to Exeter College. It was subsequently let to a succession of millers from the 17th to 19th centuries. Repairs were made at the end of the 19th century. The mill fell out of use in 1918 and was sold in 1922. By 1981 the mill was converted into a private house, and included into the conservation area in 1991.

Both wheels are still in situ, and the sluice gates controlling the flow of the river through the mill are still in use to combat the ever present threat of flooding. The open flood plain to the southeast is currently preventing excessive flooding of the property, however the floods of July 2007 breached the ground floor of the house.



Kidlington Mill, now a dwelling

High Street Conservation Area

31. 115 High Street: late C18/early C19, former farmhouse. Coursed limestone rubble, rendered front & right. U plan with rear projecting wings, 2 storeys, 4-window range. The property has not been inhabited for more than 30 years and is suffering from neglect. Action must be taken to prevent its collapse.



115 High Street

32. Tower Hill, 101 High Street: 1820-30, coursed limestone rubble with ashlar quoins & dressings, 2 storeys with symmetrical 3-window range. The site is the highest part of High Street, once known as 'The Hill', and it is believed that a beacon was lit here during the Civil War. The rear of the property was once orchards, however now it is covered with modern development.



Tower Hill, 101 High Street

33. 95 High Street: former farmhouse, C.1760-70 with late C17 wing to rear left. The house and outbuildings were used to house up to 200 airmen during World War II. This unusual property had a prominent location overlooking the green, which accounts for a degree of façadism. The main frontage is only one room deep, allowing the illusion of a much grander property, while the rear reveals an older and lower property which has been carefully sculpted to appear new and ostentatious.



95 High Street

34. Hill House, 93 High Street: Late C18, coursed limestone rubble. 3 storeys, symmetrical 3-window range. Late C19 canted bay windows with moulded cornices and plate glass sashes. The house is partly hidden from the streetscene by large trees and a boarded fence, however the remaining railings behind the boards are delightful.



Hill House, 93 High Street

35. Hill Farm House, 87 High Street: Late C17, remodelled early C19, restored 1985. Elliptical stone arch-over C20 door. Stair turret with conical roof, open fireplace to centre.

36. 85 High Street: Late C17 to rear, early C19 to front. Coursed limestone rubble with ashlar front. Double-depth plan. Portico with moulded cornice & columns, C19 panelled door with fanlight. Modern development has occurred around and behind the property, which detracts somewhat from its grandeur.



Manor Court, 85 High Street

37. No.4 School Road: formerly two cottages. Early C19 with C18 cottage to left (former smithy). Gabled C19 plain tile roof.



4 School Road

38. Nos. 6 to 12 School Road: Two houses, C17 to left and early C19 to right. Variety of materials including coursed limestone rubble and brick. These buildings were hidden behind the former Methodist Chapel until its demolition, which accounts for their slightly set-back appearance from the road.

39. No. 14 School Road and 99 Green Road: The former workhouse and school. Remodelled in 1754. No. 99 is probably early C19. Coursed limestone rubble with gabled concrete tile roof. Strong hipped roof defines the corner of the road.

40. The Old Dog, No.18 School Road: former public house. Late C17 with likely C16 origins. Coursed limestone rubble with gabled C20 tile roof. Service bay with brick dressings to rear.



18 School Road

Proposed Crown Road Conservation Area

41. Exeter House, 40 Crown Road: Exeter House was the village surgery from 1931, therefore being a key building in the village's recent history. Built before the Inclosure Act of 1818, the house had a prominent location overlooking the larger of the two village greens. The house is constructed of coursed limestone rubble with a gabled Welsh slate roof. Ashlar was used in the construction of the stone chimney stacks which have been finished in brick. The bracketed flat stone door hood and keyed flat stone arch over is a key feature. The house is of two storeys with attic, hidden behind a later Mansard roof.



Exeter House

16. Appendix 3 - Significant Un-Listed Buildings which make a positive contribution to the conservation areas

Church Street Conservation Area

1. 70 and 72 Church Street: semis, semi-Victorian gothic revival. Built in 19th century as pair of large semis for professionals.



72 Church Street

2. 5-15 Church Street: former Britannia pub and shops. A particularly fine brick terrace, brick semi-detached pair and detached stone property with stone window detailing. The Britannia Inn was built c.1863 as part of the growth in local business brought in by the strong connections with Oxford. The properties form a pleasing group at the entrance to Church Street, and their loss would be keenly felt.



5-9 Church Street

3. 14 The Moors: Red brick house which contrasts with the creamy limestone surrounding it. The modern extension to the front is a replacement for an earlier Edwardian structure; its presence is indicative of the building scheme which spread out from the old village during the 19th century.

4. 32-34 The Moors: interesting long frontage set back from the road. The low boundary wall is capped with black tiles, and the high walls which flank the sides of the plot are stone with



32-34 The Moors

5. Mill End House:

A house and garden has existed on the site since before 1267, when it was donated to Osney Abbey. It is likely that the house was used as a refuge for Brasenose College scholars during times of plague, and also for curates until the Vicarage was restored in the mid 1800s.

The house retains its 14th century Gothic windows and carved stone corbel, and the garden incorporates an earlier rectangular moted platform from a 16th or 17th century orchard.

Various extensions and alterations have been made to the property since the current owners arrived in 1984.



14 The Moors

6. 33a and 35 The Moors: 2 almost identical tower houses, later extended, however the prominent tower section can clearly be seen.



35 The Moors

7. 72-82 Mill Street:

These properties are not shown on the Inclosure Map and are likely to date from the 1820s. Four thatched cottages originally lay behind these, and were destroyed by fire in 1913.

8. 127-135 Mill Street: Mill Street shops: mentioned as a house & homestead in Inclosure maps. The hairdresser's was once a Non-Conformist Chapel. All were cottages before becoming shops.



Mill Street Shops

High Street Conservation Area

9. 107-113 High Street: terrace of cottages Sandwiched between Tower Hill and 115 High Street, the cottages have group value. They are of two storeys with limestone rubble construction under Welsh Slate roofs. Number 113 has keystone window surrounds and casement windows. Set back from the road, the long front gardens provide an attractive setting to the terrace.



107-111 High Street

10. 97-97C Green Road: another example of single older buildings which have been extended over time, this former single dwelling, known as Alma Cottage on C19 OS maps, has been converted and extended into a terrace of four town houses. This again would have been a prominent property near the green, and has similar Georgian characteristics to other large houses in the area.



97-97C Green Road

11. No. 2 School Road: built in 1870, this cottage was formerly the village Post Office, as well as becoming a shop in 1913 and library in later years. The cottage holds a significant position on the junction of School Road and High Street, and was designed to be viewed from both the northeast and northwest. It starts a strong building line which runs to the end of the road.



2 School Road

12. 36-40 School Road: terrace of cottages in the Georgian style. These cottages follow the southern line of the former green, meeting up with 40-52 Mill Street to the east. No. 38 has been renovated in recent years, and although access is now gained from the rear, the front door has been left in place.



36-40 School Road

Proposed Crown Road Conservation Area
13. The Courthouse, No. 42 Crown Road: part of the Grove Farm complex, stone slates, stone built. Wood painted lintels, 2 dormers, stone.



No. 42 Crown Road: The Court House

Acknowledgments

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Contact Details

This document has been produced as part of the District Council's ongoing programme of conservation area appraisals. The Council is seeking comments on the content and proposed boundary alterations.

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