

***OXHILL***  
***Conservation Area Review***  
***December 1997***  
***for Stratford on Avon District Council***

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## ***General Introduction***

*Standard text as other SoA DC CA reports*

### **1.1 Definition**

### **1.2 Designation**

### **1.3 Pressures**

### **1.4 Response**

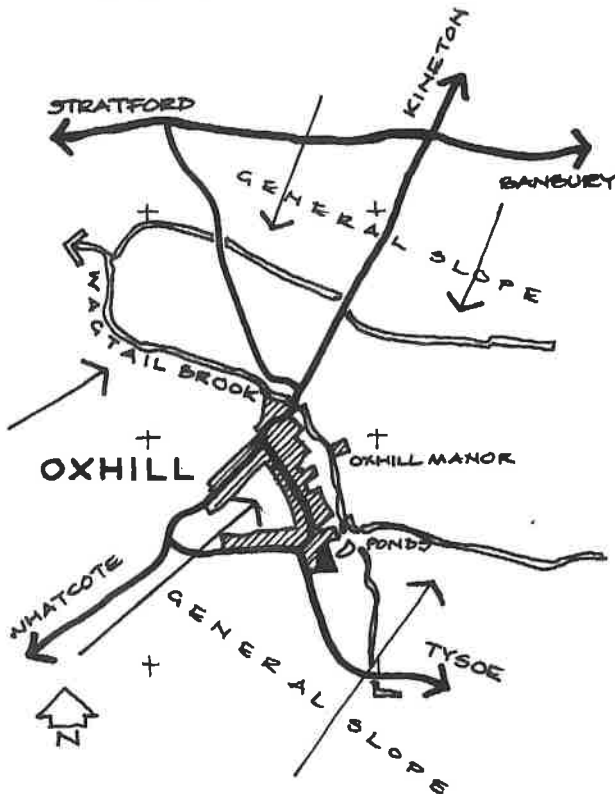
### **1.5 Further Advice**

# 1. Introduction

## 1.1 Location

The parish of Oxhill has a population of 295 (1991), almost all contained in the village itself. It lies 1.5 km south of the Banbury-Stratford Road, at the junction of lanes to the neighbouring villages of Whatcote and Tysoe. Stratford and Banbury are both about 16 km away, to the north-west and south-east respectively.

## 1.2 Topography

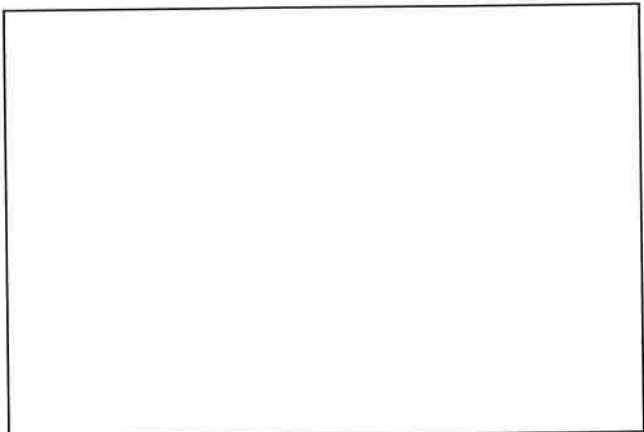


South of Oxhill, high ground extends from northern outliers of the Cotswolds, terminating at the Edge Hill escarpment 6 km to the north-east. These hills are included in the Cotswolds Area of Outstanding Natural Beauty. The closest approach of the scarp (and the AONB) is at Windmill Hill (181 metres a.o.d.), 3 km south-east above Tysoe, where the windmill still survives as a significant landmark on the horizon. The village is on a fairly level site in undulating country at about 90 metres a.o.d. The land is a little lower on the north and east side of the village, with watercourses running through the grounds of Church Farm and Oxhill Manor to join the River Stour about 5 km west via Wagtail Brook. This gives the setting a feeling of slight elevation, with views to high points on the skyline in most directions in the surrounding landscape.

## 1.3 Morphology

Oxhill has developed primarily along a single main street, running north-south from Whatcote Road to St. Lawrence's Church at the southern end of the village. The positions of the older buildings indicate a pattern of widely spaced farmhouses that has become infilled over time, although there are no clues as to what temporary structures there might have been along the street contemporary with the permanent buildings that remain. The Manor House still lies well detached from the village on the other side of the brook.

There is a greater density of earlier buildings between the Peacock public house and The Old Rectory, including Back Lane which runs approximately parallel with it on the east side. This area is the core of the historic village, and here there is a greater sense of enclosure and continuity than elsewhere. Buildings are close to the street frontage, and give a good sense of scale and containment. However there is no strong pattern of streets and spaces that structures the form of the village, although there is an unusually high density of



footpaths around the centre that suggests that there may once have been a clearer network of lanes reflecting ownership, development and access.

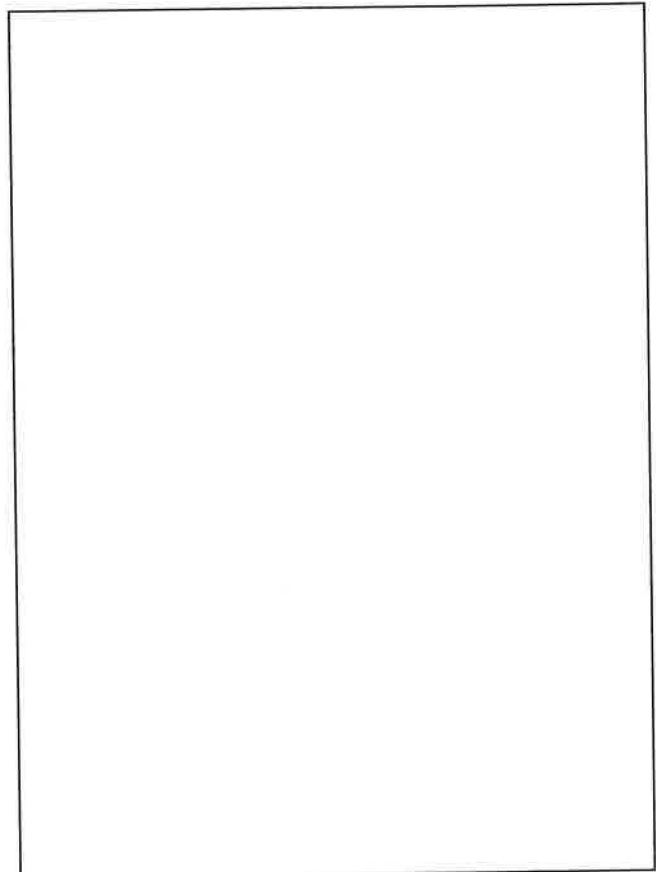
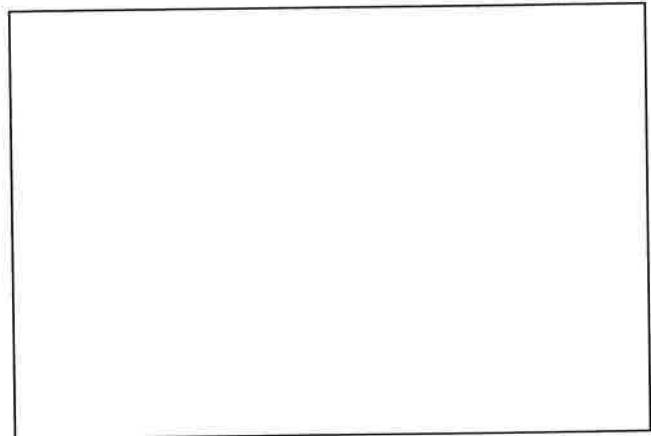
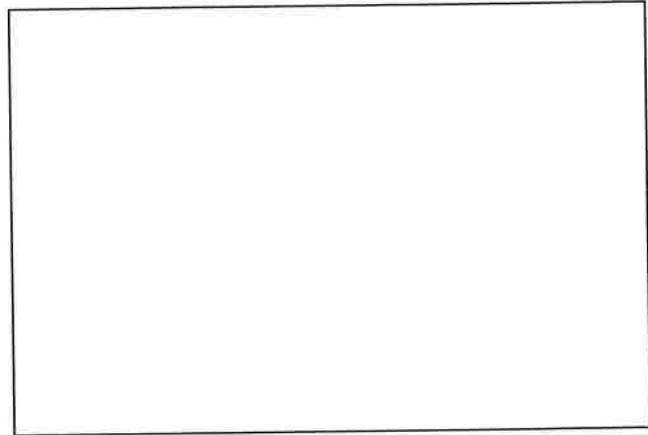
Against this background, newer development has taken place more or less ad hoc. Within the village centre, it has filled a number of gaps, but much of it has been of the bungalow genre, with suburban estate style front gardens, set back, planted ornamentally, and providing ~~no~~ <sup>little</sup> contribution or enhancement to the village form. Outside the centre, along Green Lane and Whatcote Road, bungalows and a few two-storey houses have been built in ribbon development with no reference at all to the village or its building style.

## 1.4 Building Character and Materials

Oxhill is in an interesting position at the meeting point of a number of local building traditions. To the south and east the Edge Hill area provides its distinctive orange-brown ironstone. To the north and west the local masonry material is Blue Lias, a soft, fine textured blue-grey limestone, and from a wider Warwickshire vernacular comes black-and-white timber framed construction.

Elements of all of these materials exist in Oxhill, in addition to red brick which was in common use from the nineteenth century. Out of these, ironstone and red brick are dominant, their warm tones blending naturally with the landscape. Stonework is generally in random-coursed blocks, lacking the finer detail and ashlar facing which occurs elsewhere in the region, but in some buildings the masonry work uses stone mullions and moulded hoods in the window detailing. Red brick is common both on some secondary elevations, where it can be patterned with burnt headers, and as the main facing material. It is used especially frequently in boundary walls: the material is often softish, and has weathered and spalled in many locations.

Building forms are generally very simple, with tiled or slated roofs, often once thatched, and low eaves running parallel to the street. Windows are squarish, spanned by timber lintels, in two or three casement patterns which are divided simply by horizontal glazing bars - multi-paned windows are not the norm. It would be possible for new buildings to follow this palette at reasonable cost, but sadly there are very few modern examples that have done so. The difference is further emphasised by the planning of many of the new houses, dominated by drives, garages and open gardens, and more typical of a suburban housing estate than a rural village.



## 2. History and Development of the Settlement

Oxhill is recorded in the Domesday Survey as "Octeselve", said to be derived from the Anglo Saxon "Outan Scylf" meaning Outa's Hill. It is described as having a mill and land for 8 ploughs and 20 acres of pasture. Following the Norman Conquest Oxhill appears to have been appropriated to Hugh de Grentemaisuil. St Lawrence's Church has many elements dating back to the 12th Century, suggesting that Oxhill had some moderate status during this early period.

In 1183 a grant of 12 acres of land in Oxhill is recorded to Bordesley Abbey, and in 1241 the mill was also given to it. In 1216 it is recorded that King John "seized" Oxhill. It is not clear what interpretation should be placed on this as 1216 was the year of the King's death, during a long journey around England. In 1271 a crackdown on illegal brewing in Oxhill was noted!

The mill and Abbey lands were established as a Grange during the Middle Ages, which was sold off after the dissolution of the monasteries in 1535, to the Shirley family. The Manor itself was held by the Bronley family, and both families are still listed as principal land owners in the 1797 enclosure award. The precise location of the Grange is no longer obvious although, if related to a mill, it would have been along the stream. Possibly the ponds at Church Farm in the south of the village are a relic of fish-ponds, while the two oldest secular buildings in the village are at the north end - "The Hollies" (late 16th

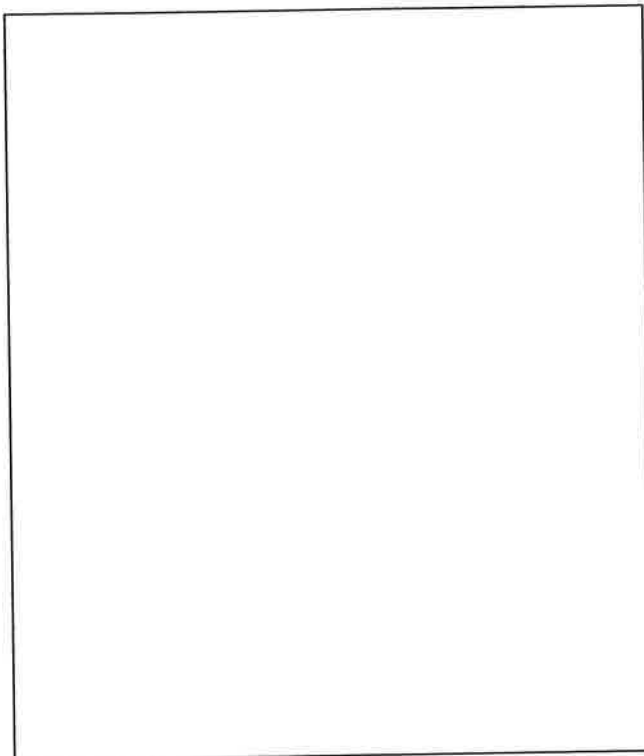
Century) on a lane down towards the stream, and "The Homestead" on the Main Street, which is believed to have 15th Century origins.

In either case, it has left the southern part of Main Street to be developed with houses and cottages as the central area of the village, and it is here that the greatest concentration of older buildings occurs, dating particularly from the late 17th and early 18th Century. Possibly, the period after the dissolution of the Grange was one of decline. A contemporary quote, attributed to Shakespeare, describes Oxhill as "beggarly". The evidence from the two early houses, which both have timber cruck-framed structures, is that prior to the 17th Century stone buildings, ordinary buildings were of less substantial construction.

There is little to remark on the subsequent history of Oxhill. During the Civil War, in 1642, there was a skirmish outside the Church, during a sermon, in which the Parish Clerk was killed. The rise of Methodism through the 18th Century was recorded, with meetings in cottages from 1769 until the construction of the Methodist Church in 1814. The Board School, now the Village Hall, opened in 1876, closing after the Second World War. The War itself had greater impact than on many rural villages: a stray bomb destroyed two houses and killed several sheep!

The settlement pattern established by the older surviving buildings remained unaffected until the post-war era. Expansion started with the construction of council houses at The Leys on Whatcote Road, and continued with bungalows along Green Lane. The population of Oxhill has followed a familiar rural pattern - a peak of 373 in the mid 19th Century, followed by rapid decline to 172 in 1901. Since then it has stabilised at levels just below 300, similar to 1801, but, of course, the number of buildings has increased, reflecting a much lower density of occupation.

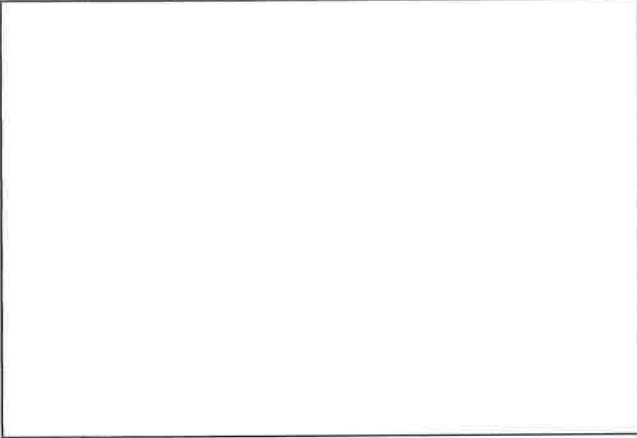
Within the last 30 years modern houses have spread along Whatcote Road. Other development has infilled gaps within the village, but the ribbon development along Whatcote Road and Green Lane has stretched the village envelope while leaving large gaps behind the frontages.



### 3 Character of the Village

#### 3.1 Eastern Edge

The approach to Oxhill from the Banbury Road is from the north-east. The road slowly rises to a brow at Whitehill House, and then descends quickly to cross Wagtail Brook before curving and arriving at the junction with Main Street. There are no views of the village until making the turn into Main Street, and the junction itself is not a significant landmark - it would be easy for a new visitor to drive straight past!



The eastern boundary of Oxhill is more or less set by the course of Wagtail Brook. The village sits above it, backing onto meadows, over which it has views to the countryside beyond. There are many paths from the village into the area, and they are an important asset to Oxhill. Oxhill Manor is the only significant building. Although now approached by a long drive from Beech Road, it is evident that its main entrance and orientation were originally on the west side of the building, facing up into the village. This approach is now reduced to a path and railings in open pasture, and a footbridge over the brook.

The value of this area to Oxhill should not be underestimated. It forms a buffer of distinct quality between the village and the surrounding farmland, and is a fine amenity for the village. Although based on the brook, the meadows both sides extending the whole length of the village are important and should be protected. ARE WORTHY OF PROTECTION

#### 3.2 Church Area

The character of the brook, its shallow valley and meadows extend south of the village: a separate area is identified here to note the special importance of St Lawrence's Church and its setting, and the buildings in Church Farm. The approach to Oxhill from Tysoe to the south is fast and straight, turning abruptly right around the churchyard and left again

into the Main Street. The church tower is a significant landmark, and the church comes as something of a surprise, appearing from this direction to be in isolation, outside the village.

In fact the position of the church is very important to the village (see 3.5) and defines its southern limit very clearly. Church Farm, lying farther south still, does feel detached and out in the country. The main elevation of the farmhouse faces north to the village, closing views from Main Street and the churchyard. It includes some fascinating architectural elements, including an ancient pigeon loft in the south gable. South of the farmhouse, barns and outbuildings have been converted to residential use. One of the buildings is listed, and while it retains its heavy stone gable and overall form, the conversion has lost some original character, and the uniform features of new walls and gates and the light gravel surfaces contribute to an overall impression of blandness.

The church is impressive for a small parish, and boasts many very early and fine features. Its height is emphasised from the road by stone retaining walls to the churchyard and balanced by the tall birch trees that line the northern edge of the churchyard (refer to 4.2). They provide a strong terminal feature at the southern end of the village, while allowing views between slender trunks to the church itself and the countryside beyond.

#### 3.3 West Side

The west side of Oxhill is a very large area encompassed by Whatcote Road, Green Lane and the Main Street. Its built character is dominated by the ribbon development described in the introduction and history of the settlement. As an approach to the village, it is very unprepossessing - in mitigation it is much less significant than Tysoe or Banbury Road, and indeed Green Lane acts more or less as a by-pass to Oxhill for the Tysoe-Whatcote route. The area is not within the Conservation Area.

#### 3.4 Main Street - north

Main Street forms a T-junction with Whatcote Road and Banbury Road (3.1), and in the section north of Beech Road, its character remains loose and undefined. Despite some significant individual buildings, such as Oxhill Farm House, The Homestead (the old Post Office) and the village hall

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(the old school), there is a lack of continuity in the street scene. Only the hedgerows and planting in front gardens provide any linking element.

The Homestead itself, although possibly the oldest structure in the village apart from the church, has suffered from progressive alterations over many years and its historic character is barely evident. The garden area beside it is open and uninteresting, and sites adjacent to and opposite it have been developed with modern suburban houses and bungalows.

South of the Homestead a pinch point is formed between 'The Forge', a white rendered building which abuts the road, and hedges and horse-chestnut trees which front 'Woodbury'. This coincides with the boundary of the Conservation Area, and is effectively the entry point into the village centre. From here there is a view to the corner of Beech Road, where a 1.5m stone wall, a modern phone box, litter-bin and trough occupy the focal point. Opposite this corner is the Peacock pub: taken together these features mark the centre-point of Oxhill, and more sensitive handling and arrangement of the elements could enhance and strengthen its significance.

East of this part of Main Street two narrow lanes run down towards the Brook. The northerly one leads to the Hollies, Willow Court and two bungalows overlooking Oxhill Manor. The lane is narrow and tightly defined by walls and hedges. Further south a similar lane leads to Meadow Cottage, this time open on the south side with fine views across the meadows to Edge Hill in the distance. The quality of both is established by the variety of architectural features and planting which are unified by their small scale.

### 3.5 Main Street south

The area south of the corner of Beech Road, including Back Lane, is the core of the village. The most continuous village frontage is on Beech Road, curving into Back Lane: it is a row of simple stone cottages, one still thatched, sited on a grass bank above the lane and with a very attractive outlook over the meadows to Oxhill Manor. Back Lane continues twisting and turning narrowly between walls and buildings to Old House, and returning to Main Street between deep green banks and hedgerows. At Old

House the angle is so tight that the corner of the building is designed with a chamfer and a squint to support the overhanging upper storey.

The southern section of Main Street itself has much more continuity in this area, provided by buildings, boundary walls and planting. South of the Peacock 'Oddcott' is a listed cottage which creates a pinch-point with the high red-brick walls of 'Gateways' opposite. The Wesleyan chapel is set well back, beside a mown playing field, with views to mature trees beyond the field; opposite two bungalows infill the space between Gateways and 'The Stores', but mature planting bridges the gap at the roadside.

Another key pinch-point occurs between the Stores and Fern Cottage, from where the view to the churchyard is closed by large trees beside the Old Rectory. The street is well contained by stone walls to Fern Cottage and 'The Poplars', a neat double-fronted Victorian house on the corner of Back Lane. A cast-iron hand-pump survives against the garden wall of Fern Cottage.

The final group of buildings comprising Fexloe House and the Old Rectory is one of the finest continuous elevations in Oxhill - the whole range is listed. It provides both the primary point of arrival from the south and also a key component in framing the view from the north which includes St Lawrence's Church, the front of Church Farm (see 3.2), and glimpses of the landscape beyond. It is particularly important on the outside of the curve into Main Street, and its neat white post-and-chain boundary emphasises the line of the road: the inner edge to the road is defined by a crumbling dry-stone wall and some dense garden planting in front of 'Croftdown'.

Although the strongest part of the village in terms of form and character, the village core is still at risk from insensitive change. Bungalows and houses infilling sites in Main Street and Back Lane are evidence of the kind of development for which there may be pressure. Gaps exist, for example to Croftdown, where attention to the quality of boundary walls and planting must be maintained, and in other locations such as the Wesleyan Chapel. See 5.2 for further notes on enhancement and protection measures.

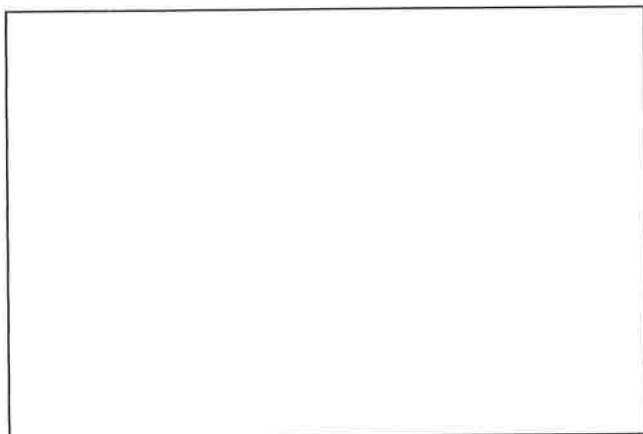
## 4. Landscape

One of Oxhill's best features is the meadowland east of the village around Oxhill Manor, and its extension southwards along Wagtail Brook to St. Lawrence's church. ~~Within the village the landscape quality is patchy, although in many places it has the important function of screening some of the less attractive houses and providing a degree of continuity to road frontages.~~

There is a fairly comprehensive network of footpaths connecting the village to its surroundings, and within the village. In a number of instances they are not, however, readily accessible - at Manor Bungalow and west of Peacock Cottages paths have been blocked, and the path crossing the brook behind Old House passes through the property, but its route is not signed.

The main landscape elements are described in the same character areas as section 3:

### 4.1 Eastern edge



The approach to Oxhill along Banbury Road is marked by neat mixed deciduous hedges, and where it dips to cross Wagtail Brook there are views of sheltered paddocks set in front of woodland trees. These include a TPO listed area of poplars on the south-east side, and other woodland trees behind "Brooklands" opposite.

Upstream the brook passes through meadows around Oxhill Manor. It creates a charming scene, meandering through closely grazed pasture, the watercourse traced by ancient, once pollarded willows. Beech Road defines the southern edge of this pasture, lined with hedges that include hawthorn and field maple, and a number of horse chestnut, ash and lime trees.

South of Beech Road the setting of the brook is less open. In the grounds of Old House there are

many old orchard trees (apple species). Further south, towards Church Farm, the ponds are important features, in association with large groups of willows. One has been cleared of dead wood and vegetation on the bank, while the surface remains choked by algae - the others appear to be overgrown, but the ecological value of them all should be checked. The area is crossed by a footpath which leaves Oxhill towards Tysoe by the Old Rectory, passing Bilton Cottage, and from it there are wide views both out across the countryside and back to the village.

### 4.2 Church area

Most of the area around the church and Church Farm is open, but within it are some very significant trees. In particular the tall, slender larches around the edge of the churchyard make a delicate and graceful composition with the church itself, and together they clearly mark out the southern entrance to the village.

Hedges lining the southern approach to the village are also very important. From Tysoe, the character of the lane is straight and tree-lined, including many oaks and pines. At Church Farm the southern edge of the conservation area is formed by a hedgerow of small trees and bushes which includes sloe, young limes and blackberry. The road itself is flanked by healthy hedges of hawthorn, with other species such as sloe, rose and blackberry.

Particularly important on the approach from Tysoe is the boundary of "Cornerways". It is not a remarkable site in landscape terms, supporting primarily garden ornamental species, but it serves its function as the visual stop on a long stretch of road. A 6 metre Monterey Cypress helps it turn to the view past the churchyard and on to the village.

### 4.3 West Side

Green Lane extends westwards from its junction at Cornerways. ~~The insubstantial character of bungalow development already described is reflected in the vegetation.~~ Hedges have been rooted out all along the boundary of the field on the south side, which is now formed with barbed wire strands. A lone hawthorn remains opposite Cornerways, with some other straggling survivors further along. The situation is being improved, however, with the planting of young single horse chestnuts which will eventually mature, still allowing views across open country to Brailes Hill beyond.

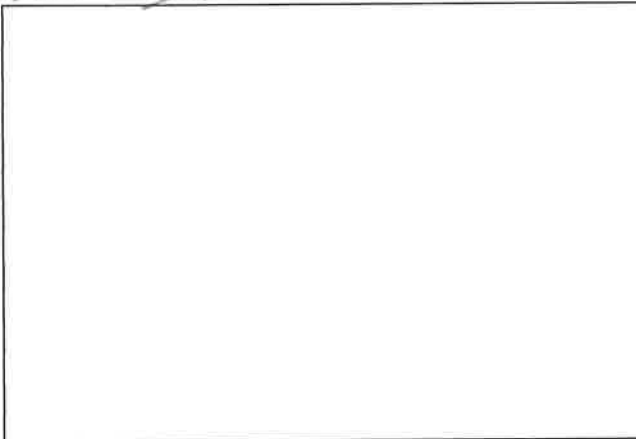


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Whatcote Road approaches from the west between mixed deciduous hedges, becoming more "managed" as it passes into the housing area. There are significant specimens of oak and ash in the hedge at points along it. The road has wide mown verges, but they are not in good condition and other surface materials, such as the concrete kerbs and tarmac footway, are cheap. Given the suburban character which the style of housing engenders, consolidation of planting on front boundaries, more careful treatment of verges, and so on, could improve the appearance of the area.

### 4.4 Main Street - north

Despite the importance of landscape in linking the otherwise loose character of parts of Main Street, it is not of notable quality. There is a significant horse-chestnut tree on the corner of Banbury Road at Oxhill Farm House, but otherwise the turning into Main Street is open and weakly defined. A neat lawn extends from the village hall to the corner, but it is spoiled by a tatty tarmac hard-standing next to the



building - there is potential for enhancement of this site by screening the yard area and also to create some kind of marker to signify the northern entrance to the village centre.

Landscape improvements could also help the setting of "The Homestead" (see 3.4), whose position is marked by a horse-chestnut and a tall but unhealthy conifer behind it. Not until the boundary of the Conservation Area at "The Forge" do hedgerows and trees make full contribution to the village setting (see "Woodbury", 3.4). Between The Forge and The Peacock pub the continuity of the street is maintained by neat hedges of privet (to Peacock Cottages) and mixed elder and sloe opposite. Here, and along all of Main Street, the east side of the road is kerbed with granite blocks which are loose and missing in many places. It is important that they are repaired and retained, for they are a far more attractive material than the concrete kerb units used

on the west side (to edge a dull tarmac footway) which stand out unacceptably in bulk and colour.

On the corner of Beech Road at "Elmville", a very good horse-chestnut specimen provides an important element at the centre-point of Oxhill. Opposite The Peacock other trees are of less substantial species and fail to have the same impact. A comprehensive enhancement of this location, including walls, street fittings, planting and surfaces would be a positive benefit to the village (again, refer to 3.4).

### 4.5 Main Street - south

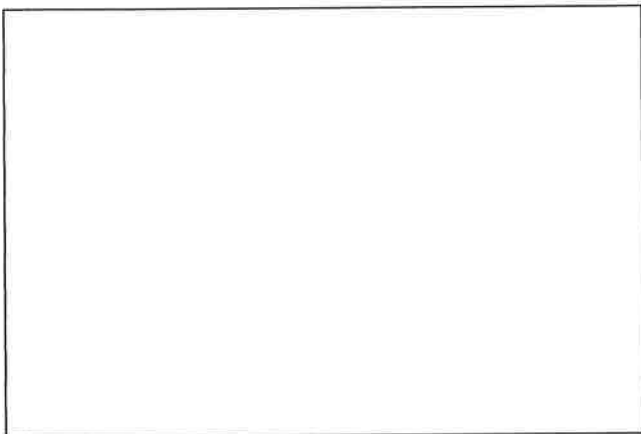
Similar observations apply to the southern part of Main Street: there are some good tree specimens, hedgerows help define the street space, but there are gaps and the need for strengthening in places. The open space around and south of the Chapel is, by contrast, important in the village: the neatly trimmed hawthorn hedge allows views over a mown field which is enclosed by tall woodland trees behind Fern Cottage. The gardens and dry-stone boundary wall of Fern Cottage itself link the gap between buildings. On the opposite side of the road, the link between key roadside buildings is similarly made by hedgerows, fronting intervening sites on which new bungalows are set back and contribute nothing to the street. At the south end of Main Street the trees beside The Old Rectory enhance its visual significance: the group includes a horse chestnut and a pine both in the order of 15 metres tall. Trees in the grounds of Croftdown opposite the rectory provide more background mass than focal features: they include good examples of beech and horse-chestnut, and other recent saplings, and a good holly hedge on the inside curve of the street.

The character of Back Lane is much more luxuriant in landscape terms, and in Back Lane itself landscape is as important as the buildings in establishing the form and character of the area. The road is narrow and set deep down below adjacent ground levels, creating grassy embankments. Behind The Poplars and Fexloe House are a fine Norway spruce and an oak, the long boundary of Willowbrook is a good 2 metre hedge of broad-leaved lime and hawthorn, and opposite in front of Old House is a tall, dense Leylandii hedge. The whole of the area between Back Lane and the brook is full of old orchard and small woodland trees that provide a strong feeling of enclosure: even where older planting has been lost, for example to the new houses behind Fexloe House, the rising banks still maintain some of that intimate character.

## 5 The Future of the Conservation Area

### 5.1 Alterations

There has been significant pressure for development in Oxhill since the designation of the Conservation Area in 1971. ~~There are no examples of new development notably in sympathy with or appropriate to the village setting, but there are unfortunately many standard suburban housing types built arbitrarily on available sites. At the same time, within the Conservation Area, itself there are no downright eyesores: generally, deep set-backs on~~



building frontages have ensured that new houses are not obtrusive, although they do not reflect the traditional morphology of the village.

Outside the Conservation Area ribbon development along Whatcote Road and Green Lane has extended the village considerably. Any further development along the approach roads would be to the significant further detriment of the setting of the village.

The objective of Conservation Area designation should continue to be the preservation of existing good qualities of the village, and encouragement of improvements and enhancement. At Oxhill two main measures are proposed: to extend the area to protect important open space that is of value to the setting, including areas of architectural historical interest; and to rationalise boundaries where the conservation area was not necessarily drawn along identifiable features in the first instance, in order to make implementation of the provisions of the Conservation Area more practical. Figure 5.1 shows the proposed changes.

#### Eastern edge

The primary character of the east side of Oxhill is of the meadows surrounding Oxhill Manor, which are associated with Wagtail Brook. This character extends as far as Banbury Road, where the small poplar woodland is such a valuable landscape asset. Because this is an important attribute of the approach from this direction, it is proposed that the conservation area be extended to include it. The area also includes an area of early settlement beside the river north of the Manor.

#### Church area

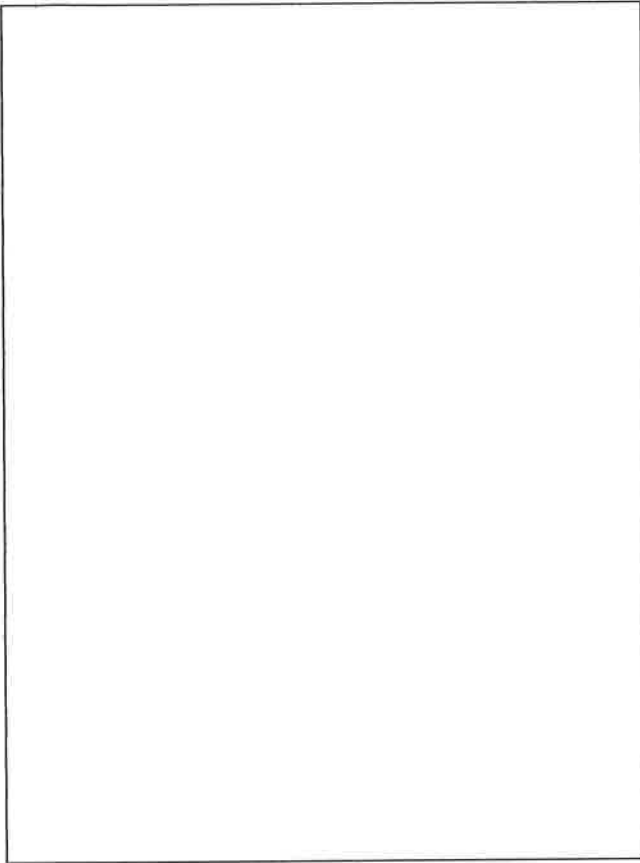
It is proposed to modify the boundary to run along the hedgerow on the west side of Tysoe Road and Green Lane, and onto the line of the Brook east of Church Farm. The purpose is to clarify the boundaries of the area, noting that it is important that the defining features are included in it.

#### West side

A small extension of the area is proposed to meet the boundaries running behind the Chapel and The Peacock pub. This is in recognition of the importance of the open space which is significant to this part of the village.

#### Main Street - north

Although this area includes some of the oldest buildings in the village (The Hollies, The Homestead, Oxhill Farm House), in parts its quality is not outstanding, and there is scope for improvement (see 5.2, below). Willow Court is a reasonably sensitive development of converted barns, one of which is listed, and the lane which serves it and The Hollies is maturing with an intimate character similar to the lane south of The Forge, which is in the conservation area. ~~Accordingly, it is proposed to extend the Conservation area to include these buildings, the village hall and part of Banbury Road. This may encourage environmental improvements to some of the listed buildings, and to the village entrance itself at the road junction.~~



## 5.2 Improvements

Figure 5.2 shows where improvement and enhancement measures could be undertaken:

- ✓ 1. Whatcote Road - improvements to the grass verges, and strengthening of planting to some of the front boundaries;
- ✓ 2. Village Hall - improvement of the hard-standing and parking area with planting or other schemes. Some kind of marker feature could be provided to signal the entrance to the village centre;
3. 3. Boundary planting to The Homestead, Barnside and New House, to consolidate the frontage line;
4. An enhancement scheme at the centre-point of the village, dealing with planting, the phone booth, litter bin, boundary walls etc., and including The Peacock pub. Again it might include a new feature to mark the village centre.
5. Improvement of the footpath link from Blackford Way to Main Street. In connection with this, the open space south of Nerrileas could be brought

into an appropriate use for the village, such as a pocket park or sitting area.

6. Reinstatement of dislodged granite kerbstones along the length of Main Street, and use of granite for any new kerbing schemes.
7. Repair of the stone retaining wall to Croftdown, and strengthening of boundary planting.

## 5.3 Control

The problem of new housing design in Oxhill has been strongly stated, although this generally applies outside the Conservation Area. One issue is poor selection of materials. The village exhibits a very broad range of traditional materials, and it is difficult to see why builders have not chosen to follow some of these examples: red brick and slate roofing are not expensive, and are common in the older buildings of the village.

The scourge of the village has been estate-style concepts for new housing. In exercising future control, as well as use of appropriate materials, the impact on "village-scape" should be a major concern.. The village did not evolve over most of the last thousand years on the pattern of a front drive and garage door to every building. The findings of this review should assist in setting the parameters for new developments.

## 5.4 Conclusion

Oxhill is not an outstanding village in a region where there are many quite stunning examples. This may lead to a laissez-faire attitude towards the design quality of new building, and recent housing in the village appears to bear this out. However, there is no reason why new building cannot fit in, taking a lead from not just the materials of the locale, but also building form, and site layout and morphology.

This Conservation Area Review seeks to provide an analysis of the village's character expressed in its structure and public realm, not just in its individual private buildings. Design which respects these aspects of the village environment, and the materials and scale of the buildings and landscape which are already here, will with guidance make a positive contribution and enhancement to Oxhill.

## Appendix A - Listed Buildings

### Bilton Cottage

(Ref. 15/27 - grade II)

*List description:* Cottage. C17. Rendered to front and gable end, possibly covering stone. Squared, coursed ironstone and small panel timber framing to rear, on plinth. Thatch roof with brick ridge and end stack. One storey plus attic storey; 2-window range. 2-unit plan. To centre a C20 plank door under C20 hood. To left and right a C19 two-light casement, that to right with wood lintel. Further small light to far left. To left and right of roof a C19 three-light casement. Small C19 one-storey brick range attached to right. Interior: noted as having small panel framed partitions, chamfered spine beam and large open fireplace with chamfered bressumer.

### Church of St. Lawrence

(Ref. 15/28 - grade I)

*List description:* Church. C12, C14 and C15, restored C19. Squared, coursed ironstone and some rubble. Tile roof. Chancel, nave with clerestory and west tower. Chancel of 2 bays has flat buttresses and offset diagonal buttresses with plinth and coped gable to east. Moulded stone eaves cornice to north and south. C19 east window of 3 lights and reticulated tracery within moulded surround. To south a plank door within a pointed, hollow-chamfered arch with hood mould and label stops. To right a C15 three-light window within round-headed, hollow-chamfered arch with hood mould and carved label stops. To north two C12 round-headed lights within chamfered surrounds. Small cusped squint in square-headed surround to right. Nave of 3 bays with offset buttresses, string course and battlemented parapet. C19 plank door within C12 arch of 2 orders of shafts with curved capitals. At the apex a Romanesque head. C15 porch with coped parapet and gargoyles to east and west, plinth and diagonal buttresses. Moulded arch with hood mould and label stops. To east and west a small cusped light. To left of porch a C12 light with zig-zag hood mould. To far left a C14 three-light window with reticulated tracery within moulded arch, with hood mould and label stops. To south a plank door within a C12 arch of 2 orders of shafts with carved capitals and zig-zag moulding, inset with rosettes above. C12 corbel table of 7 heads above arch. To right of door a C19 two-light window with Y-tracery. Clerestory has 4 square-headed renewed C15 two-light windows to south, 3 to north. C19 rainwater heads. West tower of 2 stages with offset diagonal buttresses, plinth and continuous hood mould and string courses. Battlemented parapet, and

gargoyles to north and south. To west a C15 three-light window, partly renewed, within a hollow-chamfered surround. Small stair turret lights to left. Bell stage has C15 two-light windows with stone louveres in chamfered surrounds with hood moulds and label stops. Interior: C12 windows to north of chancel have zig-zag hood moulds. Squint, and cusped piscina in south wall. Double chamfered chancel arch has shafts and scallop capitals. Window of north aisle and south wall of chancel have window seats. String course to nave walls continuing over doorways. C15 triple hollow-chamfered tower arch with polygonal, hollow-sided imposts. C19 roofs. C12 font with blind arcading, inbetween carved with Adam and Eve, scrolls and plant. Five C15 oak pews, one in altered position. Parts of former screen reset in tower screen. On nave floor three C17 slabs, very worn, one dated 164-. (Buildings of England: Warwickshire, p.369).

**Church of St. Lawrence, base of preaching cross approx. 6m. N of porch**

(Ref. 15/29 - grade II)

*List description:* Base of preaching cross. Medieval. Ironstone, the angles chamfered. Included for group value. (V.C.H.: Warwickshire, p.128).

**Graves in St. Lawrence's churchyard**

(Ref. 15/30 - grade II)

**approx. 2m. S of chancel**

*List description:* Headstone. Dated 1705. Ironstone, with scroll top. Inscribed 'HERE/LYETH THE BODY OF/MYRTILLA, NEGRO SLAVE/TO Mr THO/ BEAUCHAMP/OF NEVIS/BAPd OCTOBER HY 20th/BURIED JAN HY 6th/1705'.

(Ref. 15/31 - grade II)

**approx. 3m. S of chancel**

*List description:* Headstone. Dated 1700. Ironstone, moulded with a putti head and wings, festoons and scrolls. Inscribed 'HERE LYETH/THE BODY OF/EDWARD EDEN/WHO DIED/JUNE THE 28/ANO DOM/1700'.

(Ref. 15/32 - grade II)

**approx. 8m. SE of S door**

*List description:* Headstone. Dated 1700. Ironstone, moulded with a putti head and wings, festoons and scrolls. Inscribed 'HERE/LYETH THE BODY/OF WILLIAM/PAIN WHO DIED/APRIL THE 18/ANO DOM/1700'.

**(Ref. 15/33 - grade II)**  
**approx. 8m. S of chancel**

*List description:* Chest tomb. Dated 1722 and 1772. Ironstone, with scroll corners, moulded ledger and moulded ends and sides.

**(Ref. 15/34 - grade II)**

**group of 9 headstones and one chest tombs**  
**approx. 2m. to 6m. SW of S door**

*List description:* Group of 9 headstones. Late C17 and C18. Three are dated 1698, 1704 and 1728. One is moulded with putti heads, festoons and scrolls. Another is inscribed 'CW/1698' and has cable moulding. Also chest tomb, dated 1820 and 1832. Ironstone, with moulded plinth and ledger. Balusters at angles. Remaining 4 C18 headstones are not of special architectural interest.

**Fexloe House**

**Main Street**

**(Ref. 15/35 - grade II)**

*Formerly known as "The Laurels". Had splayed window bays to two right hand ground floor window openings prior to list description and gabled hood to door, all now removed. Left hand end stack, described in listing, now removed: a central stack, not described, has been rebuilt using concrete "stone".*

*List description:* House. Early C18, of 2 building periods. Squared, coursed ironstone with storey band to right, and coped gables. Slate roof with brick ridge and end stacks, with stone bases. 2 storeys plus attic; 3-window range. 3-unit plan. To centre left a 6-panelled door with C20 overlight. Dressed stone surround. To left, centre and right a C20 three-light casement, that to left with segmental stone lintel with keyblock. 3 further C20 two-light casements to first floor openings. All windows have stone sills. To centre and right of roof gabled dormer. C18 one-storey, one-unit range attached to left. Interior: some chamfered spine beams. Inglenook fireplace with 2 small original salt cupboards, the wood door of one decoratively carved. Stone flagged floors in passage and all rooms to left. C19 coach house, now garage to right.

**The Old House**

**Back Lane**

**(Ref. 15/36 - grade II)**

*List description:* House. Early C18, rebuilt 1949. Squared, coursed ironstone with coped gables. Stone slate roof with stone ridge stacks. 2 storeys plus attic; 3-window range. 3-unit plan. To centre

right is C20, three storey gabled porch. Plank door within 4-centred surround. Above a mullioned window continuing around sides. Further 3-light mullioned windows to second floor. To left, right and centre of ground floor a C20 three-light leaded casement. 2-light leaded casements to first floor. All windows have lintels with keyblocks, those to ground floor renewed. 3 gabled dormers to roof are hung with stone slates. Left angle of house has deep chamfer to first floor window level. 2-storey double-gabled range to rear. Interior: C17 inglenook with 4-centred bressumer, chamfered with stepped stops. Chamfered stone jambs. Old salt cupboard, and bread oven. Fireback dated 1494. Spine beams, with stepped stops. Further 4-centred stone fireplace with moulded spandrels.

**The Old Rectory**

**Main Street**

**(Ref. 15/37 - grade II)**

*List description:* House. Late C18 with C17 origins. Ironstone ashlar and squared, coursed rubble. Storey band and coped gables to right. Moulded eaves cornice. Slate roof with brick ridge and end stacks. 2 storeys. 4-window range. 4-unit plan. To centre left a 6-panelled door with overlight and moulded wood surround. To ground floor left a 4-light wood mullioned window with ovolo moulding and chamfered wood lintel now faced in concrete. 2-light casements to ground floor right with lintels and keyblocks. Further 2-light casements to first floor openings. In C19 gable end to right 3-light casements with segmental lintels. Interior: chamfered beam with ogee stop in first floor of range to left of door. C18 roof trusses, the purlins chamfered, with run out stops.

**Oxhill Manor House**

**(Ref. 15/39 - grade II)**

*List description:* Manor House. Early and late C17. Squared, coursed ironstone with quoins and coped gables with kneelers and finials. Stone slate, tile and slate roof with ridge and end stone stacks, and rendered stacks with stone bases. 2 storeys plus attic; 4-window range. H-plan. To right of central range a C20 plank door with overlight and lintel. To ground and first floor cross windows, with lintels and keyblocks. Single light casement above door. To ground floor of each cross wing of gable end a 3-light mullioned window, that to right cross wing now without mullions. Hood moulds and label stops. C19 casements to remaining openings. To right of cross wing a 3-light mullioned window with hood mould and label stops. Further 3-light mullioned window to

## OXHILL

side. C17 plank door in chamfered surround to rear of central range. Interior: large 4-centred fireplace with moulded spandrels. Chamfered jambs with fleur-de-lys stops. Further 4-centred fireplace with chamfered stone bressumer and jambs. Chamfered beams with ogee stops. Turned baluster staircase rising to attic. C18 panelling and cupboard. Some C17 panelling.

### **Payn's House**

#### **Back lane**

**(Ref. 15/40 - grade II)**

*List description:* House. Early C18 and mid C18. Squared, coursed ironstone and brick in Flemish bond. Stone plinth, quoins, storey band to left range, coped gable to left and slate roofs. 2 storeys. 4-window range. L-shaped plan. To right of early C18 range a 6-panelled door in moulded stone surround with hood mould. To left of door 2- and 3-light leaded casements with lintels and keyblocks. Storey band above. To first floor a 2- and 3-light leaded casement. Mid C18 brick range extending forward from right has blocked doorway with moulded stone surround inscribed with the date 1749. Hood mould above. To left and right a 16-pane casement. 3-light leaded casements above. Windows have segmental brick arches. 2-storey, one-unit stone and brick range attached to left. Interior: stone flagged floors in lobby. Large inglenook with cambered, chamfered bressumer and blocked bread oven. Chamfered spine beam with stepped stops. Old plank doors in moulded wood surrounds. Brick end stacks, that to left with stone base. Beams upstairs are chamfered, with run out stops.

### **Payn's House, Back Lane**

#### **Barn SE of house**

**(Ref. 15/41 - grade II)**

*List description:* Barn. Dated 1778. Squared, coursed ironstone with some brick patching to rear, and weatherboarded gables. Half-hipped tile roof. 4 bays. To centre double plank doors. Late C18 plank door to left. Interior: pegged queen strut roof with collars. Included for group value.

### **Oxhill House Farmhouse**

#### **Banbury Road**

**(Ref. 15/42 - grade II)**

*List description:* Farmhouse. Early C18. Squared, coursed ironstone with plinth, offset buttresses to front and ends and coped gables. Slate roof with brick ridge and end stacks with original stone bases. 2 storeys plus attic; 3-window range. L-plan. To centre left a 6-panelled door with dressed

surrounds, the lintel inscribed 'J.W./JUNE EY 11th/1706'. To ground and first floor left and right a C19 three-light casement. Blocked opening to centre right. All windows have wood lintels. One gabled dormer to left of roof. To rear 24-pane and 16-pane casements, and further C19 four-panelled door with Doric porch. Stained glass lights to eight side. Interior: large, blocked open fireplace. Chamfered spine beam with stepped stops. Stone flagged floors.

### **Oxhill House Farm, Banbury Road**

#### **Barn E of farmhouse**

**(Ref. 15/43 - grade II)**

*The buildings have now been fairly sensitively converted to 1½ storey dwellings with attic accommodation, generally retaining the overall building form. The development is now known as Willow Court. The farmyard setting has been retained with gravel surfacing for the common areas,, incorporating garage / stable wings to the south and north of the listed range.*

*List description:* Barn. Late C18. Brick in Flemish garden wall bond with ironstone gable ends. Some C20 brick patching to rear. Tile roof. 7 bays. To centre left and centre right a large opening, with remains of double plank doors. Diamond shaped ventilation holes in brick. Interior: large C18 roof trusses. Included for group value.

### **Nos.1, 2, 3, 4, 6, and 7 Beech Road**

**(Ref. 15/44 - grade II)**

*List description:* Row of 6 cottages. Early C18 with later alterations. Squared, coursed ironstone with stone coped gables to left end of row. C20 tile, asbestos and thatch roofs. Brick ridge stacks. 2 storeys. 9-window range. 2 and one-unit plans. Nos.1, 6 and 7 have C20 doors, No.1 with C20 porch. Nos.2, 3 and 4 have C19 plank doors. All doors have wood lintels. All have 2- and 3-light casements to both floors, those to ground floors with wood lintels. Interior: Nos.1 and 2 have chamfered spine beams, those to No.2 with stepped stops. Interiors of No.4, 6 and 7 not inspected. Said to be formerly barns, but if so, an early C19 conversion. Included for group value.

### **The Homestead and adjoining Post Office**

#### **Main Street**

**(Ref. 15/45 - grade II)**

*List description:* House. Probably C15 origins, with C17 additions and alterations. Cruck construction, with ironstone and brick facade, faced with reconstituted stone. New tile roof and brick end

stack, the ridge stack now gone. One storey plus attic; 2-window range. Originally a hall house plan. To centre left and centre right a C19 plank door, that to left with C20 porch. To left a C19 three-light casement with wood lintel. To right, and in 2 gabled dormers C20 casements. One storey outbuilding range extending forward from right is now Post Office. C19 plank door and 2-light window to right. Large C20 stone extension to rear. Interior: 3 pairs of full or raised crucks, that to centre with king post rising from collar to ridge piece. Arch braced collar with further struts tying cruck blades to collar. Composite saddle. Later smoke bay frame, now hidden. The smoke bay bressumer removed. C17 floor insertion.(Alcock, N.W., Cruck Construction Research Report no.42, Council for British Archaeology, p.156).

### Oddcott

#### Main Street

(Ref. 15/46 - grade II)

*List description:* House. C17 with earlier crucks, raised C19. Squared, coursed ironstone with quoins to left. Slate roof with brick end stack. 2 storeys. 3-window range. 3-unit plan. To centre a C19 plank door, C20 wood lintel and gabled hood. C20 two and three light casements to all openings. Interior: one pair of crucks, partly covered. 2 chamfered spine beams, one with ogee stops. Large open fireplace with chamfered stone surrounds and cambered timber bressumer. Some stone flagged floors.(Alcock, N.W., Cruck Construction, Research Report No.42, Council for British Archaeology, p.156).

### Church Farmhouse

#### Tysoe Road

(Ref. 15/47 - grade II)

*List description:* Farmhouse. Mid C17 with mid C18 range to front. Ironstone ashlar and squared, coursed ironstone with plinth, storey band and coped gables to front. Slate and stone slate roof with brick end stacks, that to right with original stone base. 2 storeys plus attic, and 2 storeys to rear. 3-window range. L-plan. To centre a 6-panelled door with overlight. To left and right a 12-pane casement. Door and casements have lintels with keyblocks. To first floor left and right a 3-light, 24-pane casement, and a 16-pane casement to centre, all with chamfered wood lintels. To left and right of roof a C19 gabled dormer. C17 range to rear has blocked 3-light mullioned window with hood mould and label stop. Further casement to right is inserted in opening of mullioned window, the surrounds, hood mould and label stops

remaining. Blocked opening to left facade, the hood mould and label stops remaining. Outbuilding range, now kitchen, attached to rear has dovecote in gable end. Two 4-light mullioned windows with hood moulds. Old plank door. Interior not inspected.

### Barn SE of Church Farm

#### Tysoe Road

(Ref. 15/48 - grade II)

*Building now converted to a single storey dwelling with attic accommodation. In comparison to the following list description, poor external features have been removed and the better ones retained. Reasonably sensitive retention of overall building form and solid-to-void relationships of original stable door openings, using dark stained weather-boarding and full-glazed sections. Farmyard setting lost through suburban garden style landscape treatment.*

*List description:* Barn. C18. Coursed, squared ironstone with corrugated iron roof. 5 bays. Piers support roof to front, the openings previously weatherboarded. Some brick patching to front, and breeze blocks partly block opening to rear. Interior: pegged queen strut roof trusses with collars, the truss to left recently replaced. Included for group value.

### The Hollies

(Ref. 15/112 - grade II)

*The description and photographs made on listing the building in 1987 suggest that subsequently some restoration has been undertaken. In particular, the front (west) gable façade has now been exposed to show the decorative herringbone studwork conjectured in the following list description.*

House. Probably late C16 with later alteration. Rendered timber-framing with Welsh slate roof and stone and brick ridge and left hand stacks. 2 storeys and attic.; 2-window range. Originally L-plan with gabled cross-wing on right: walling to left brought forward flush C19. Central door with gabled hood. Small projecting lean-to to left with 3-light centre-opening casement and short brick stack. 2-Light casement over. C19 3-light casements to right and a pair of 1-light casements in gable. Cross-wing is timber framed to front and part of side (partly visible inside). Close studding on ground floor with square panels above. Early C20 photograph shows herringbone pattern on first floor which probably remains (*see above*). Left end of house is unrendered stone and original gable line visible with brick walling to right. Blocked doorway



## OXHILL

to left. Right end has 3 3-light casements. Similar casements to rear with door in line with front door. All casements have glazing bars and much old glass. Interior: ground floor room to rear has open fireplace with chamfered bressumer and chamfered stone jambs (massive hood in room over). Finely moulded spine beam has elaborately carved end stops. The massive ironstone stack to cross-wing has fine moulded stone fireplace on first floor (partly uncovered) and probably retains similar on ground floor. Timber framing visible in first floor room has j?led posts. Cross-wing retains original roof in part. Roof to rear and left mostly renewed C19/C20. Old floor boards.

### Outside the village

#### Oxhill Hill Farmhouse

(Ref. 3/38 - grade II)

*List description:* Farmhouse. Mid C18. Coursed limestone rubble with ironstone quoins and old tile roof with brick end stacks. 2 storeys with attic; 3-window range. Double-depth plan. C20 plank door within C20 doorcase. C18 casement to left of ground floor and C19 casement to right with patched brick surrounds. C19 casements to first floor, that to right with patched brick surround. Door and windows have wood lintels. C18 two-storey wing extending to rear. Interior: noted as having chamfered beams to ground floor.



## Appendix C - Tree Species

### Key to figure 4.1

#### Trees

A	Ash	<i>Fraxinus Excelsior</i>	Le	Leyland Cypress	<i>Cupressus Leylandii</i>
Ap	Apple	<i>Malus spp</i>	Lb	Lime, broad leaved	<i>Tilia Platyphyllos</i>
B	Beech	<i>Fagus Sylvatica</i>	Ls	Lime, small leaved	<i>Tilia Cordata</i>
Bp	Copper Beech	<i>Fagus Sylvatica Purpurea</i>	M	Field Maple	<i>Acer Compestre</i>
Bl	Blackthorn, Sloe	<i>Prunus Spinosa</i>	O	Oak	<i>Quercus Robur</i>
Cd	Cedar	<i>Cedrus spp</i>	P	Pine spp	<i>Pinus spp</i>
Cm	Monterey Cypress	<i>Cupressus Macrocarpa</i>	Pl	Plane	<i>Platanus Acerifolia</i>
El	Elder	<i>Sambucus Nigra</i>	Pp	Poplar spp	<i>Populus spp</i>
Ha	Hawthorn	<i>Crataegus Monogyna</i>	Sb	Silver Birch	<i>Betula Pendula</i>
Hb	Hornbeam	<i>Carpinus Betulus</i>	Sp	Norway Spruce	<i>Picea Abies</i>
H	Horse Chestnut	<i>Aesculus Hippocastrum</i>	Wc	Crack Willow	<i>Salix Fragilis</i>
Ho	Holly	<i>Ilex Aquifolium</i>	Ww	Weeping Willow	<i>Salix x Chrysocoma</i>
L	Lime	<i>Tilia x Europaea</i>	Y	Yew	<i>Taxus Baccata</i>
La	Larch	<i>Larix spp</i>			

#### Hedgerows

1. Field hedge growing into small trees: up to 5m including sloe, lime, blackberry
2. Field hedge: 2m, dominated by hawthorn, good condition
3. Boundary hedge: 2.5m, hawthorn, rose, blackberry, good condition
4. Boundary hedge: 2.5m, hawthorn, sloe, blackberry, fair condition
5. Garden hedge: various ornamental spp
6. Holly: good hedge, 2 - 2.5m
7. Garden hedge: blackberry, very poor
8. Mainly broad-leaved lime with hawthorn: 2m, fair
9. Garden hedge: various ornamental spp
10. Hawthorn: neatly trimmed, 1.5m
11. Leylandii: 6m, surrounds tennis court - very dark and over-dominant
12. Boundary hedge growing into small trees: beech, hawthorn and some larger ash
13. Boundary hedge growing into small trees: as 12 with elder
14. Elder, sloe: 3m, untidy
15. Holly, box
16. Yew

## **Appendix B - Significant unlisted Buildings**

### **/ Willow Court**

South range of the residential development which incorporates listed barns, ref. 15/43. Single storey brick stable block built on the site boundary which provides strong enclosure of the lane opposite "the Hollies" (q.v. in listed buildings).

### **7 Appletree Cottage, Blackford Way**

Two and one storey, coursed ironstone, modern tile roof. Small pane casement windows. Lean to conservatory to front elevation. Part of group forming a significant edge to the east side of the village.

### **2 Village Hall, Main Street**

Formerly the school, built in 1876. A simple 1½ storey brick building typical of its type and time. Occupies a very significant site at the entrance to the Main Street. Would benefit from improvements to external areas (see 5.2).

### **8 Gateways, Main Street**

Late C18 / early C19 two storey brick house. Slate roof with dentil and oversailing eaves courses, Main elevations in Flemish bond brickwork. Modern small pane entrance door with pediment and pilasters. Leaded light casement windows. Boundary wall of red brick with stone coping. Very significant building, particularly the boundary wall, right on the edge of the main street.

### **3 The Forge, Main Street**

Simple C19 white painted rendered house built right on the roadside. Shallow slate roof. Forms a significant "pinch point" in the street scene which marks the entrance to the central area of the village.

### **7 The Stores, Main Street**

Two storey former shop in local stone. Much altered. Significant building and boundary wall right on the main street.

### **4 Sunnyside and adjoining cottage**

2 cottages: 2½ storey, coursed ironstone, with a single storey wing of brick and a modern tiled roof. Casement windows, modern flat-roofed dormer. Adjoining cottage has gabled porch with slate roof, casement windows and a splayed flat roofed bay with small pane sash windows. Part of group forming a significant edge to the east side of the village.

### **/o The Poplars, Main Street**

C19 two storey brick house. Symmetrical façade on stone base, with slate roof and gable-end chimneys. Central six-panel door with gabled porch, splayed ground floor bays each side with hipped slate roofs. Three modern casements at first floor level with segmental brick arches. Two storey tiled wing to rear. Very significant corner building at south end of Back Lane.

### **5 Meadow Cottage**

Cottage: 1½ storey, coursed ironstone, tile roof. Leaded light casement windows, one first floor window with stone mullion and drip mould over, ground floor window with stone lintel and drip mould over. Moderns flat roofed dormer to front elevation. Part of group forming a significant edge to the east side of the village.

### **// Croftdown, Main Street**

Late C19 / early C20 two storey brick house. Tile roof with brick gable-end chimneys, dentil and oversailing brick courses to eaves. Casement windows, ground floor with semicircular arches. Significant building marking southern end of main street.

### **6 Elmvile, Main Street**

C19 brick house with symmetrical façade. Tile roof with brick dentil and oversailing courses to eaves. Two ground floor splayed bays with hipped roofs and large paned timber sash windows. Timber 2-light 2-pane casements above on first floor. Modern central entrance door with gabled hood and decorative timberwork over. 1½ storey modern extension to rear with tile-hanging. Significant at village centre.

### **/2 Fern Cottage, Main Street**

C19 two storey ironstone house with regular 4-bay designed façade - possibly originally two cottages. Tiled roof with gable-end chimneys and one (reduced) central stack. Four panel entrance door with fanlight over in second bay from left. Timber sash windows to ground and first floors, with two vertical glazing bars and larger central panes. Significant for enclosure of street space right on roadside, including 1.5m garden wall.

### 13 Cottage adjoining "The Peacock", Main Street

C19, possibly earlier, also adjoins "Oddcot" (q.v. in appendix A). Roughly coursed ironstone with small window openings and heavy stone lintels. Slate roof, probably raised in C19. Four panel entrance door and small pane casement windows. Part of a key group of buildings which define the west side of Main Street in the village centre.

### 14 The Peacock public house, Main Street

C19 (probably) 1½ storey coursed ironstone building. Shallow slate roof with slate gabled dormers - possibly replacing earlier roof construction. Vehicle access at right hand end and connected outbuildings now demolished. Modern studded entrance doors. Three stone framed and mullioned windows to ground floor, with small paned metal casements. Part of a key group of buildings which define the west side of Main Street in the village centre.

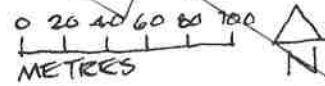
### 15 Fellowes House and outbuilding, Beech Road

Two storey, left-hand part of coursed ironstone with tile roof, right hand part of colour-washed stone / brick / render with slate roof. Segmental brick arches to ground floor. Recently much restored and improved. Outbuilding of coursed local stone with parapet roof, along boundary to Back Lane. Forms important corner to Back Lane / Beech Road, on eastern edge of village.

## KEY TO IMPROVEMENTS



FIGURE 3.1  
CHARACTER AREAS



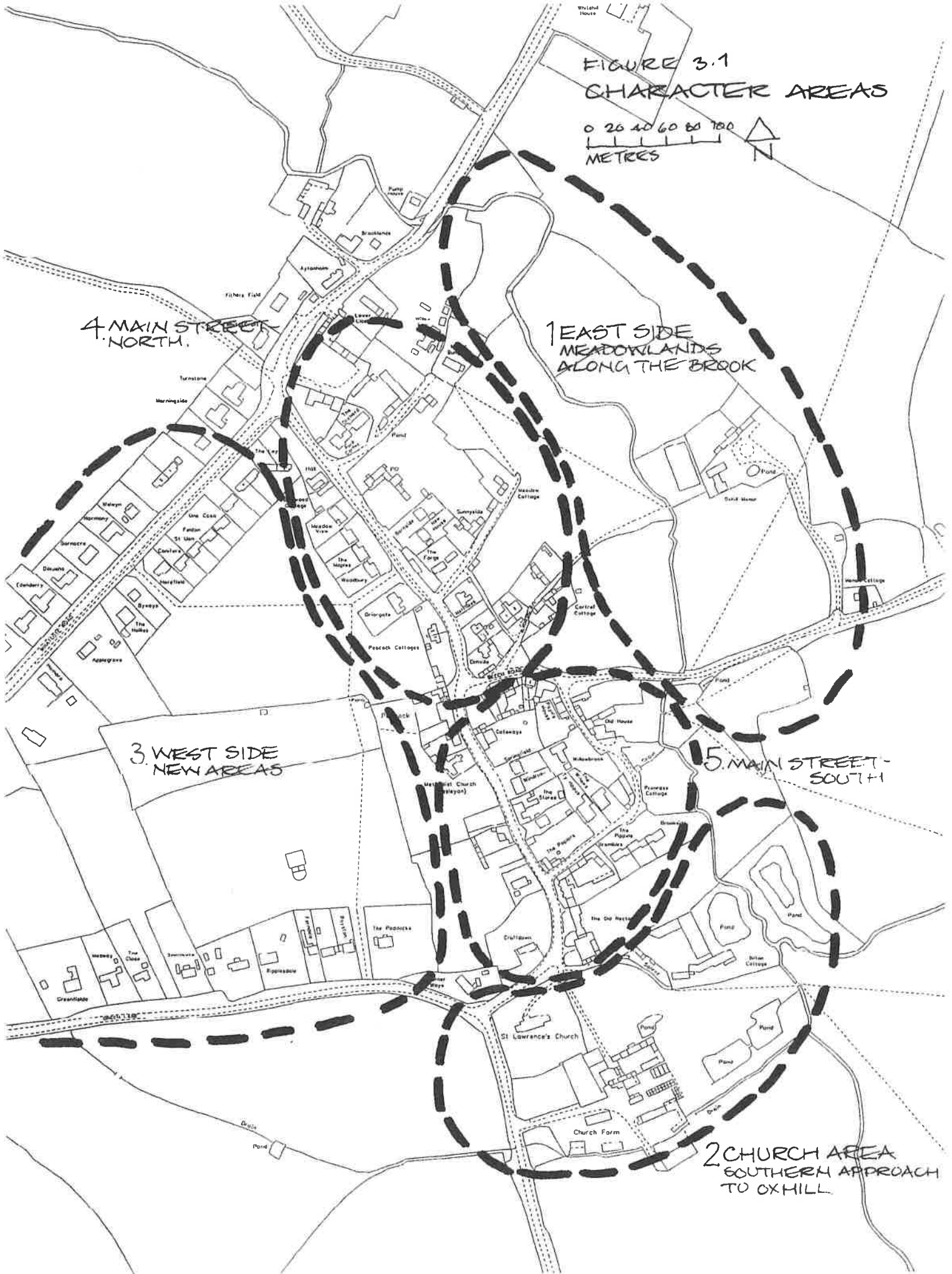
4. MAIN STREET NORTH

1. EAST SIDE MEADOWLANDS ALONG THE BROOK

3. WEST SIDE NEW AREAS

5. MAIN STREET SOUTH

2. CHURCH AREA SOUTHERN APPROACH TO OXHILL



# FIGURE 5.1 AMENDMENTS TO THE CONSERVATION AREA

0 20 40 60 80 100  
METRES

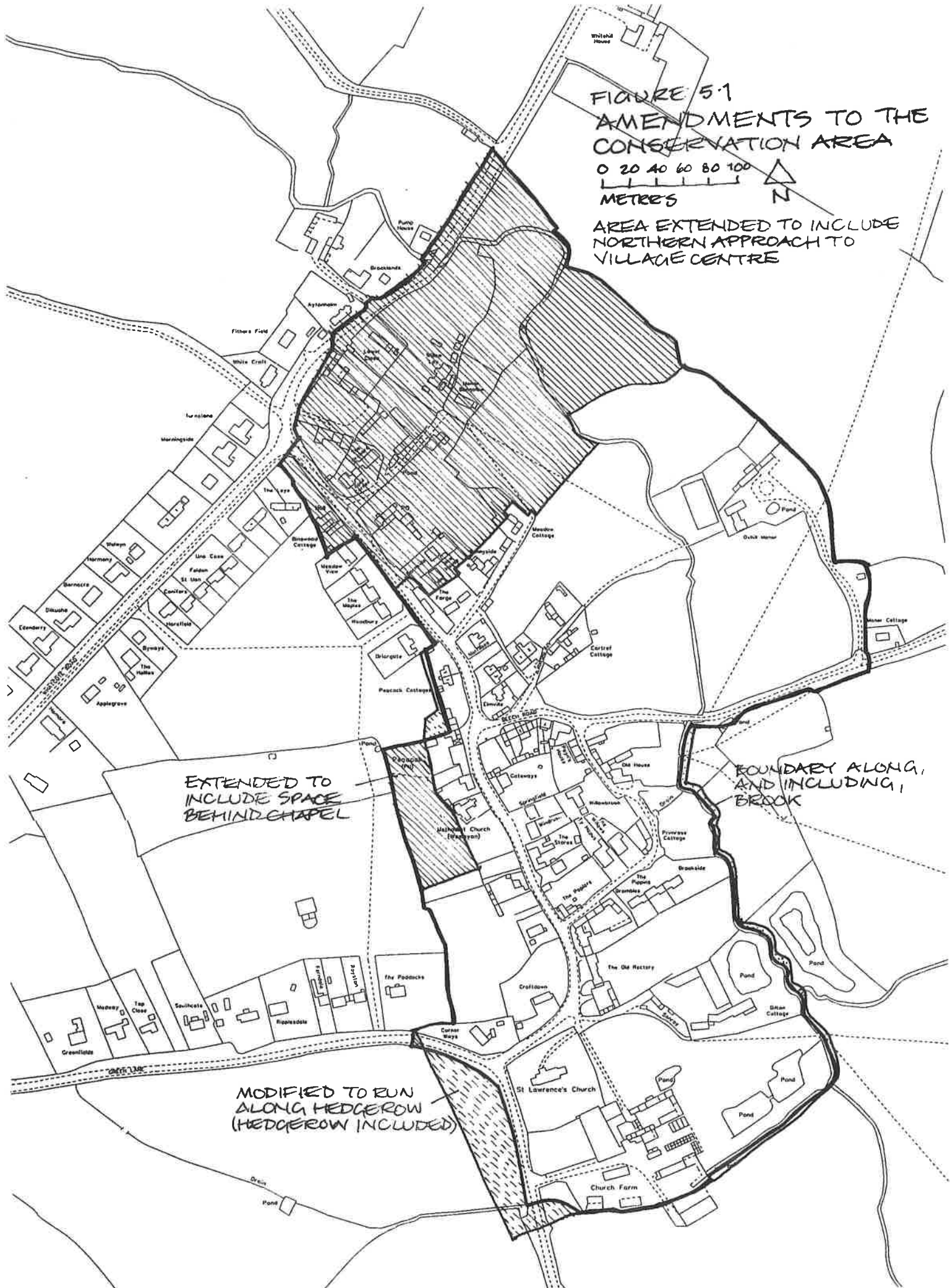


AREA EXTENDED TO INCLUDE  
NORTHERN APPROACH TO  
VILLAGE CENTRE

EXTENDED TO  
INCLUDE SPACE  
BEHIND CHAPEL

BOUNDARY ALONG,  
AND INCLUDING,  
BROOK

MODIFIED TO RUN  
ALONG HEDGEROW  
(HEDGEROW INCLUDED)





0 20 40 60 80 100  
METRES
















FIGURE 3.2

# SPATIAL ANALYSIS

-  LISTED BUILDINGS
-  SIGNIFICANT BUILDINGS
-  OTHER BUILDINGS
-  KEY VILLAGE SPACES
-  SIGNIFICANT WALLS
-  SIGNIFICANT HEDGES
-  SIGNIFICANT TREES
-  KEY VIEWS
-  FEATURES THAT CLOSE SPACE WITHIN THE VILLAGE

0 20 40 60 80 100  
METRES

N

