



Weston on the Green Conservation Area Appraisal June 2009

Planning, Housing and Economy



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1. Introduction and Planning Policy Context

1.1

This document is an appraisal of Weston on the Green Conservation Area and is based on a standard recording format derived from advice contained in English Heritage's document 'Conservation Area Appraisals'. By updating the Conservation Area appraisal for Weston on the Green, the special character and appearance of the area can continue to be identified and protected by ensuring that any future development preserves or enhances that identified special character.

1.2

Conservation areas were introduced in the Civic Amenities Act of 1967. The Act required local planning authorities to identify areas, as opposed to individual buildings, of special architectural or historic interest and to designate them as conservation areas. Since 1967 some 8,000 conservation areas have been designated in England, including 56 in Cherwell District.

1.3

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides legislation for the protection of the nation's heritage of buildings and places of architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance.

1.4

Weston-on-the-Green Conservation Area was designated in October 2000. Under the Act Local Planning Authorities have a duty to consider boundary revisions to their Conservation Areas "from time to time". It is now considered appropriate to review the Conservation Area in order to further define its key characteristics.

1.5

This appraisal has been the subject of public consultation and thereafter put forward for adoption by the Council to become a material consideration in the determination of planning applications within the Conservation Area and its setting.

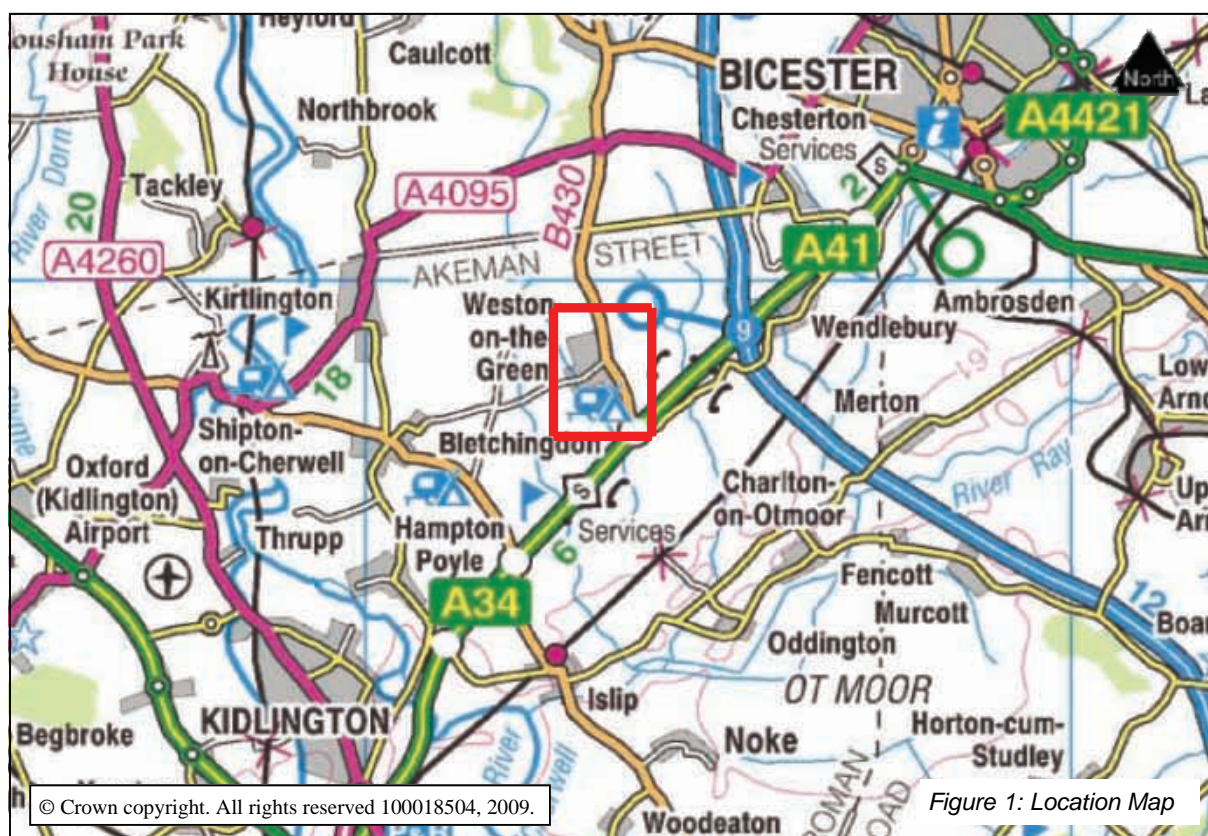


Figure 1: Location Map

2. Location

2.1

The village of Weston on the Green is located halfway between Kidlington and Bicester to the west side of the Oxford – Northampton road (now the B430) and immediately north of the A34.

2.2

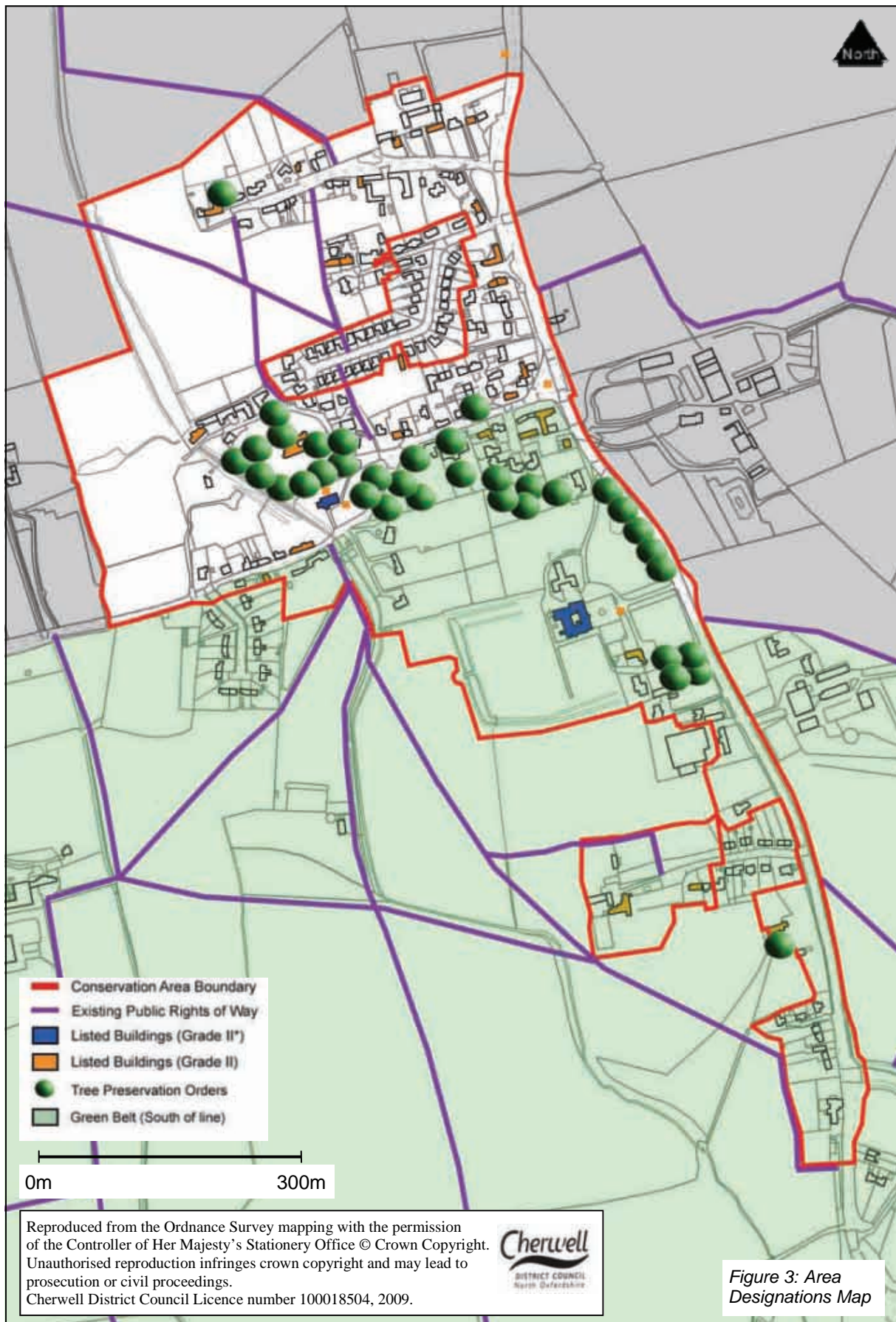
Agricultural land abuts the built up edges of the settlement, apart from to the south where the outskirts of the village are located directly adjacent to the A34 trunk road.



Figure 2: Aerial view of Weston on the Green Conservation Area (highlighted in red) and Surroundings.

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2.3 Area Designations Map



3. Topography and Geology

3.1

The Cherwell District Landscape Assessment (1995, Cobham Resource Consultants) defines Weston on the Green as falling partially within the Otmoor Lowlands and partially within the Oxfordshire Farmland Estate landscape character areas.

3.2

The lowlands display a range of distinctive physical features, essentially a flat, wet low lying landscape. Most of the lowland lies upon Oxford Clay, whilst the Farmland Estate character area to the north lies upon Cornbrash, a form of limestone.

3.3

Faulting within the Oxford Clay causes the Cornbrash to outcrop in a south-west to north-easterly line, which is apparent in the rise in land to the north of the village. This outcrop pushes water through the village and eventually into the River Ray.

A high water table within the areas surrounding the village means that the landscape is prone to flooding.

The poor drainage has led to grazed wet meadows, some of which remain to the south. Improvements in drainage technology has allowed a substantial amount of the land to be used in arable cultivation. The fields are generally large with weak boundaries which gives rise to the open and exposed landscape character which surrounds the village.

3.4

Land north of the village lies within the Oxfordshire Farmland Estates landscape character area, where there is a noticeable increase in the number of wooded areas, associated with extensive areas of parkland. The land is also in arable cultivation, where the wooded areas enclose and divide the landscape, giving long views across rolling open fields.



Figure 4: Topographical Land Contour Map.

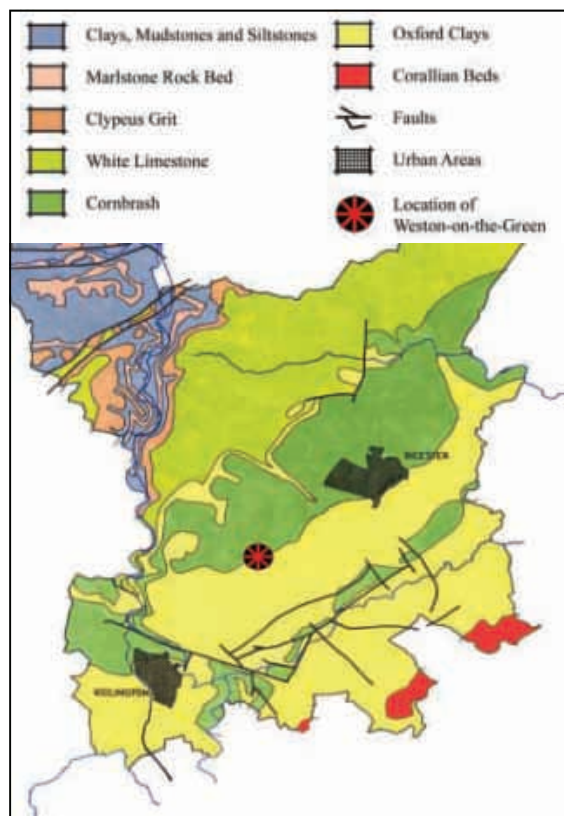


Figure 5: Geological Map.

4. Archaeology

4.1

The majority of the village lies in an area of local archaeological interest. There may be further archaeology outside the area highlighted, however at the present time there has either been no investigation carried out in that area or there are no existing records.

It is probable that the name Weston on the Green originated from 'West tun' a town on the western side of an ancient track and on the western edge of an extensive medieval village green.

4.2

According to historic maps and writings the green was enclosed between 1768 and 1773. The location of 'the green' east of the B430 explains not only the name of the village, but why the village does not extend east of the road. Today the former green is partially occupied by two modern business uses, although the fields remain in agricultural use, tenanted to local farmers. The remnants of the mediaeval village green (05) are a piece of historic landscape of local importance.

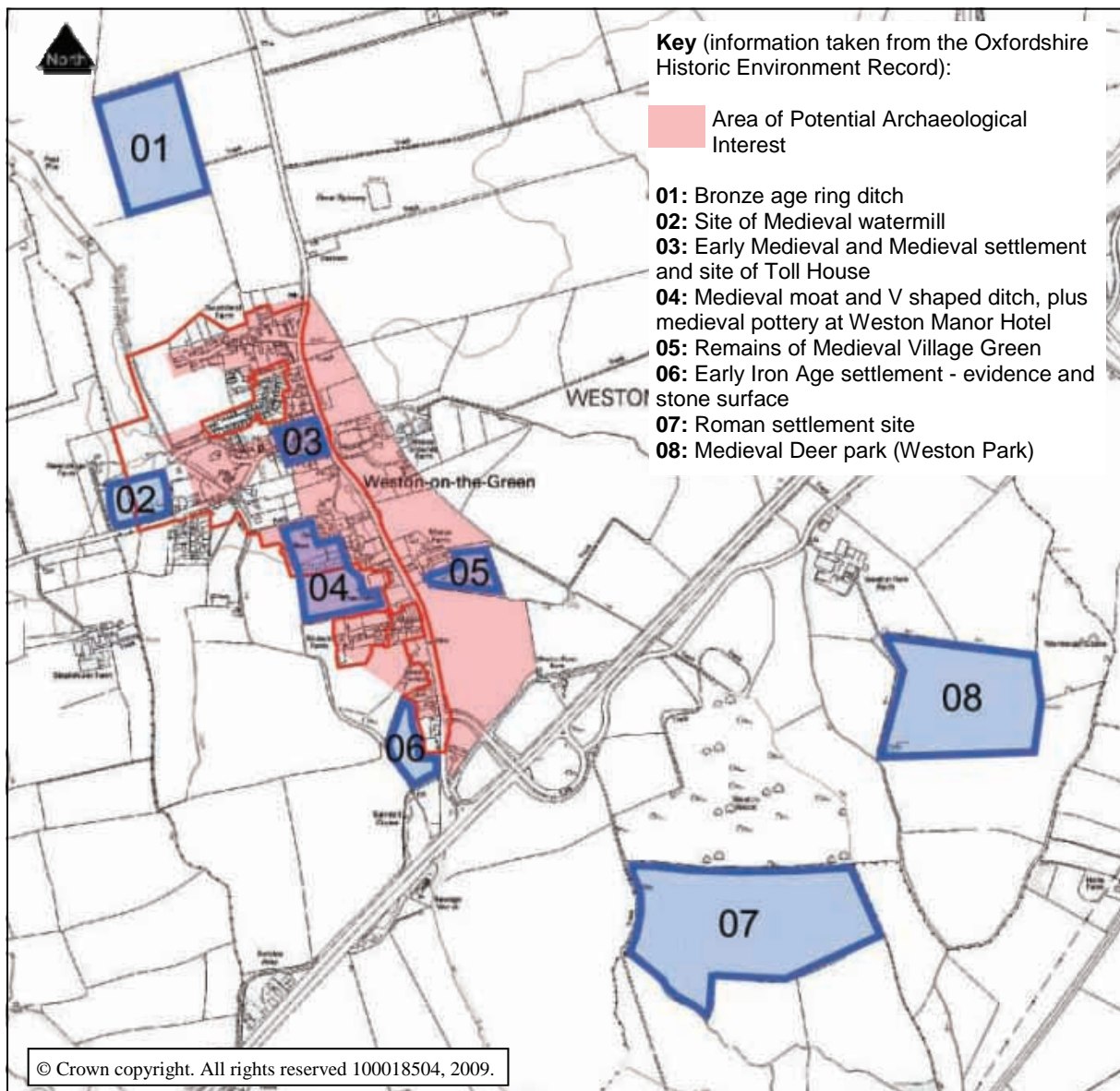


Figure 6: Archaeological Map of Weston-on-the-Green

5. History and Development



5.1 Population

Weston-on-the-Green seems to have been a fair sized village throughout recorded history, and taxation assessments of the fourteenth century show that the village was one of the more prosperous in the Ploughley Hundred. In 1665, thirty-seven taxable houses were listed for hearth tax. For the greater part of the 18th century there were 50 or so houses in the village, including 8 farm-houses. By 1811 there were 82 dwellings in the village. During the first half of the nineteenth century the population rose considerably from 350 in 1801 to 517 in 1851 and by this date 25 more dwellings had been built. By 1901 the population had fallen to 263 as many young men left the village and only 67 houses were inhabited. The population increased again in the first half of this century and had risen to 522 by 1951. The population was 625 in 1991 and approximately 675 in 2001.

5.2

At the time of the Norman Conquest the Saxon Lord Wigod of Wallingford held Weston-on-the-Green. On his death it passed to Robert d'Oilly, the first Norman Castellan of Oxford. The Manor stayed in the family until Henry II sold it to Oseney Abbey in 1227. Overlordship passed to his nephew, Thomas de Newburgh, Earl of Warwick in 1232. Sir John Williams (later Lord Williams) of Thame obtained the manor in 1540 as a reward for his services to Henry VIII. On his death the manor passed to Henry, Lord Norreys, Lord Williams' son-in-law. The village remained with the Norreys until 1713 when a daughter of the family married Captain Henry Bertie (1656-1734). The manor stayed with the Berties until 1918 when it was sold by auction. The estate was split up and manorial rights have lapsed. The Manor is now a hotel.

5.3

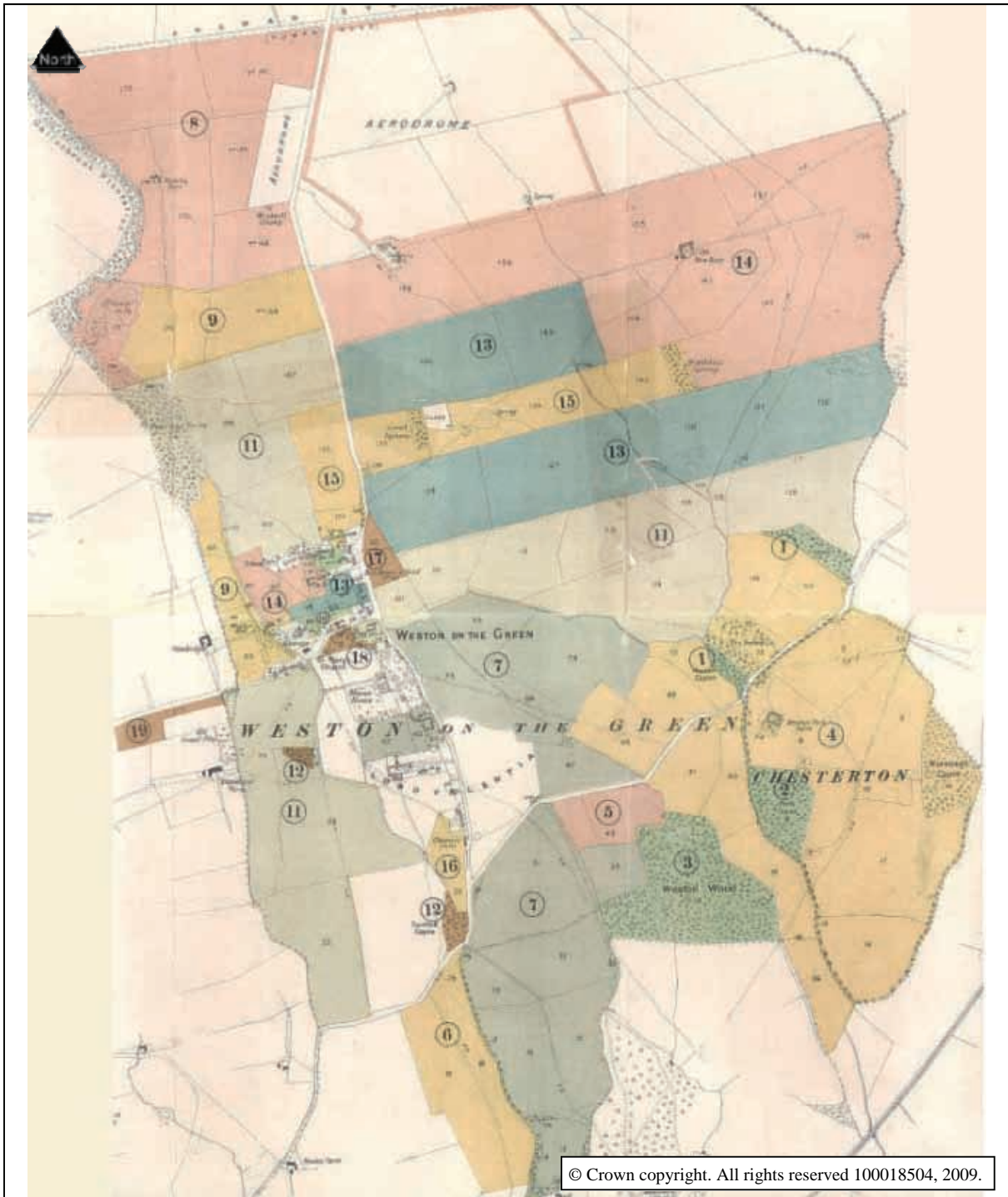
During the 13th Century the village had two fields, one to the south and one to the east. It is known that there were meadows but the acreage is uncertain. No woodland was recorded during the Domesday, but Great Spinney and Middleleys Spinney were noted in 1848. In 1955 there were several woods in the parish, the largest being Weston Wood of 19.4 hectares. The woods play an important role in connecting the village to its surroundings, as they are visible from within the village.



Weston Wood, located outside the Conservation Area to the south.

5.4

A turnpike road between Towcester and Weston-on-the-Green was developed by a Turnpike Trust, in the years following the Parliamentary Act of 1757 (Flaxman, 2000). Prior to the development of the turnpike there was no direct route from the village to the north towards Middleton Stoney. The turnpike was completed in 1797.



Estate map of the plots for sale in 1918.

Key as listed in the estate document:

- | | |
|---------------------------------|---|
| 1 - Meizen Copse and Fox Covert | 9 - Weston Mill and Lands |
| 2 - Park Copse | 10 - The Close |
| 3 - Weston Wood | 11 - The Village Farm |
| 4 - Weston Park Farm | 12 - Sainthill Copse/ Oxhouse Spinney |
| 5 - Arable Land | 13 - Badgers Drift Farm |
| 6 - Agricultural Land | 14 - Westfield Farm |
| 7 - Stock Farm | 15 - Strangers Drift Farm |
| 8 - Kemsley Farm | 16 - Grants Close |
| | 17 - Pasture Land, known as 'The Green' |
| | 18 - The Manor Cottage |
| | 19 - Barrett's Slip |

Figure 7: Estate map of plots for sale in 1918.

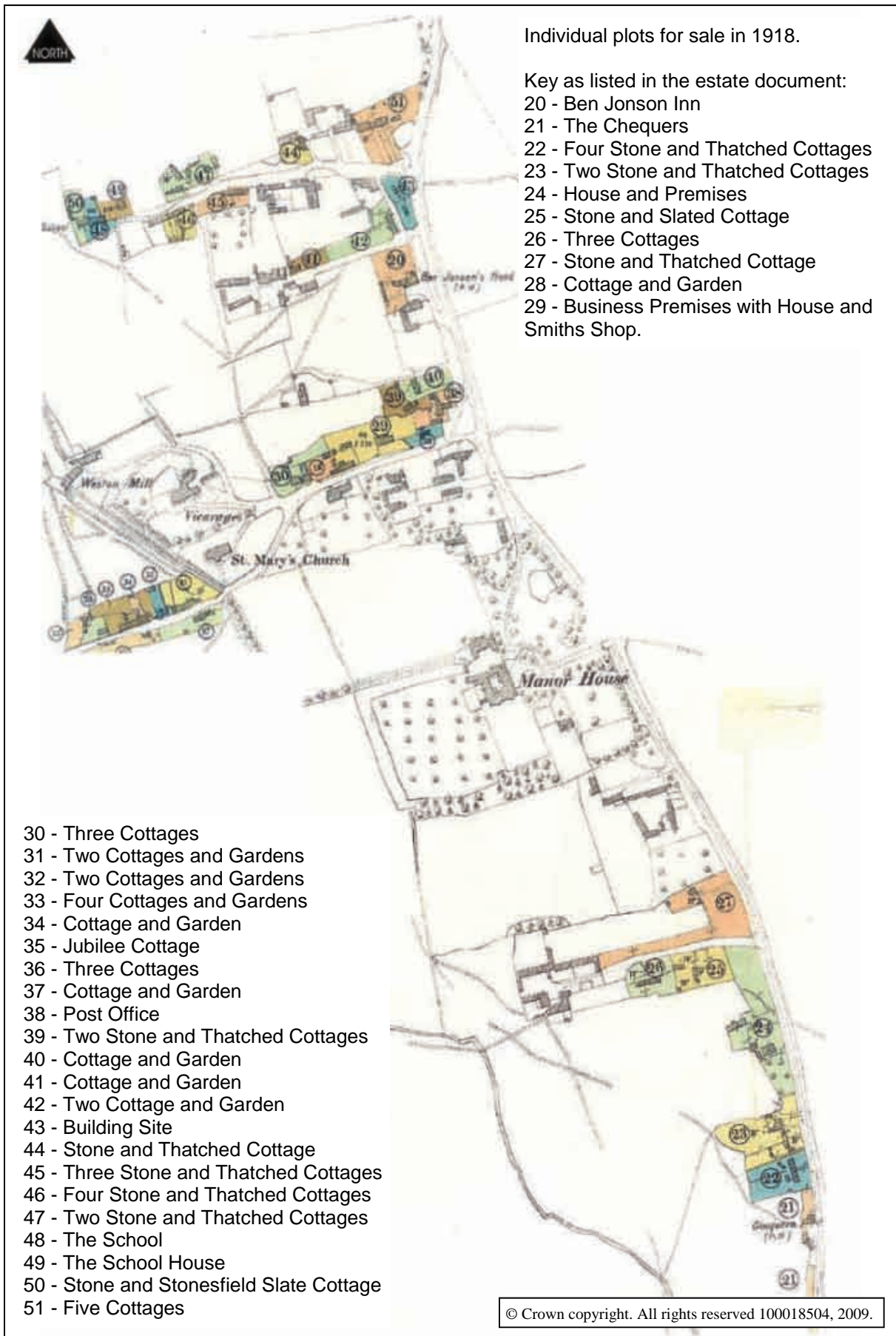


Figure 8: Individual plots for sale in 1918.

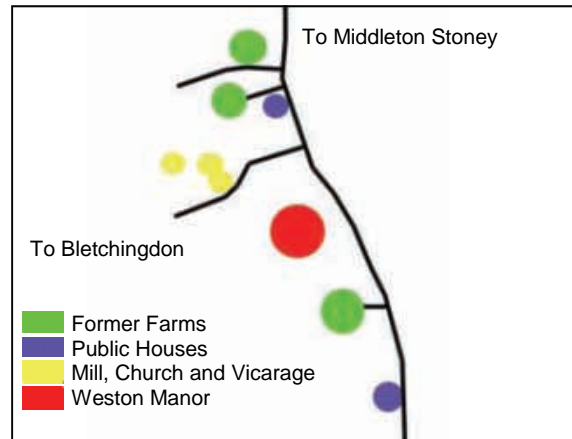
5.5

The village developed around 8 farmhouses (constructed by 1665), with cottages (constructed in the seventeenth and eighteenth centuries) being grouped in close proximity to the various farmhouses on the west side of the turnpike road, now the B430. The pre enclosure common land or village green was located on the east side of the turnpike road. Until the sale of the Weston Manor Estate in 1918 virtually all dwellings within the village were still in the ownership of the Manor (Hessian & Fissenden, 2000).

The farms are no longer operational and are now converted to residential properties. The fields of the former village green are now tenanted to local farmers from the 2 new business uses on the site, developed in the mid 20th Century.

The village has seen a huge change of emphasis from being a predominantly agricultural village, based around the farms which are embedded in the village, to entirely residential with 2 new business uses located outside the village on the former green.

However, in general, the village retains its unusual structure, still being mainly located west of the B430, with one village street, Church Road leading to the Church, Vicarage and Mill (yellow), three small lanes leading to the former farms (green), two public houses at either end of the village to catch passing trade (purple) and Western Manor located centrally (red).



Diagrammatic representation of the village structure.

5.6

The Ben Jonson public house (formerly known as Ben Jonson’s Head) was mentioned by name in 1784, although reports suggest it was a licensed inn from before 1728 as was the Chequers Inn. The building that is presently in use as The Chequers public house may have been a hostelry in 1787. At the time of the sale of Weston Manor and its holdings in 1918 The Chequers was described as the “village inn” and the Ben Jonson, the original coaching house, the village’s “public house” (Franklyn and Jones, 1918).



The Ben Jonson Public House



The Ben Johnson Public House in 1916

5.7 20th Century Development

Between 1951 and 1955 Church Close, a development of 18 local authority houses, was completed. The single largest twentieth century development in the village was Westlands Avenue, a late 1960s development of 36 bungalows on land previously forming a portion of Westfields Farm. In addition to these two relatively large developments, there have been a significant number of smaller infill developments in the village in the period since 1970 (e.g Village Farm Court of 4 dwellings and Blacksmiths Close of 11 dwellings). However, much of the old village has altered little since the mid-nineteenth century.



Westlands Avenue, outside the Conservation Area.

5.8 The Airfield

Weston-on-the-Green airfield was built in 1916-17, and served as a satellite to the Bomber Command station at RAF Upper Heyford during World War II. Since 1946, the RAF has used the airfield for parachute training.



Airfield aerial photograph including Conservation Area to the south.

5.9 Trade

Mills in the village are mentioned in the Domesday Book. The Mill at the end of Mill Lane used to be two cottages with an oven used by villagers to bake bread amongst other items. The mill, in common with almost all the village, was owned by the Manor and the miller was a tenant. It ceased working in the 1920s, although the current owner still has miller's rights.



Mill house in the early 20th Century and as it appears today.

During the eighteenth century some people in the village worked in the stone pits and the peat pits to the north of the village, on the western boundary of the parish. By 1821 many families were employed in agriculture, some, due to a lack of cottages in the village, on farms outside the parish. During the early nineteenth century many of the villagers were employed in trade and handicrafts as well. In 1851, twenty-two women in the village were employed in lace making. There were also 3 bricklayers and 2 tailors amongst other tradesman.



Local villagers at work.

5.10 Education

A small school existed in 1808, for between 12 and 20 children, which was closed by 1819. In 1833 there was a fee paying school for about 20 children and in 1855 a Church of England school opened at the western end of North Lane. In 1890 attendance was 48. In 1920 the school was taken over by the County Council and in 1937 became a junior school. There were only 22 children at the school by 1954. The school was closed in 1984 and the building has now been converted into a dwelling.



Local school children with the old school in the background, believed to be 1909.



Local school children replicating the historical photograph at the schools closure in 1984.

6. Historic Maps and Photographs

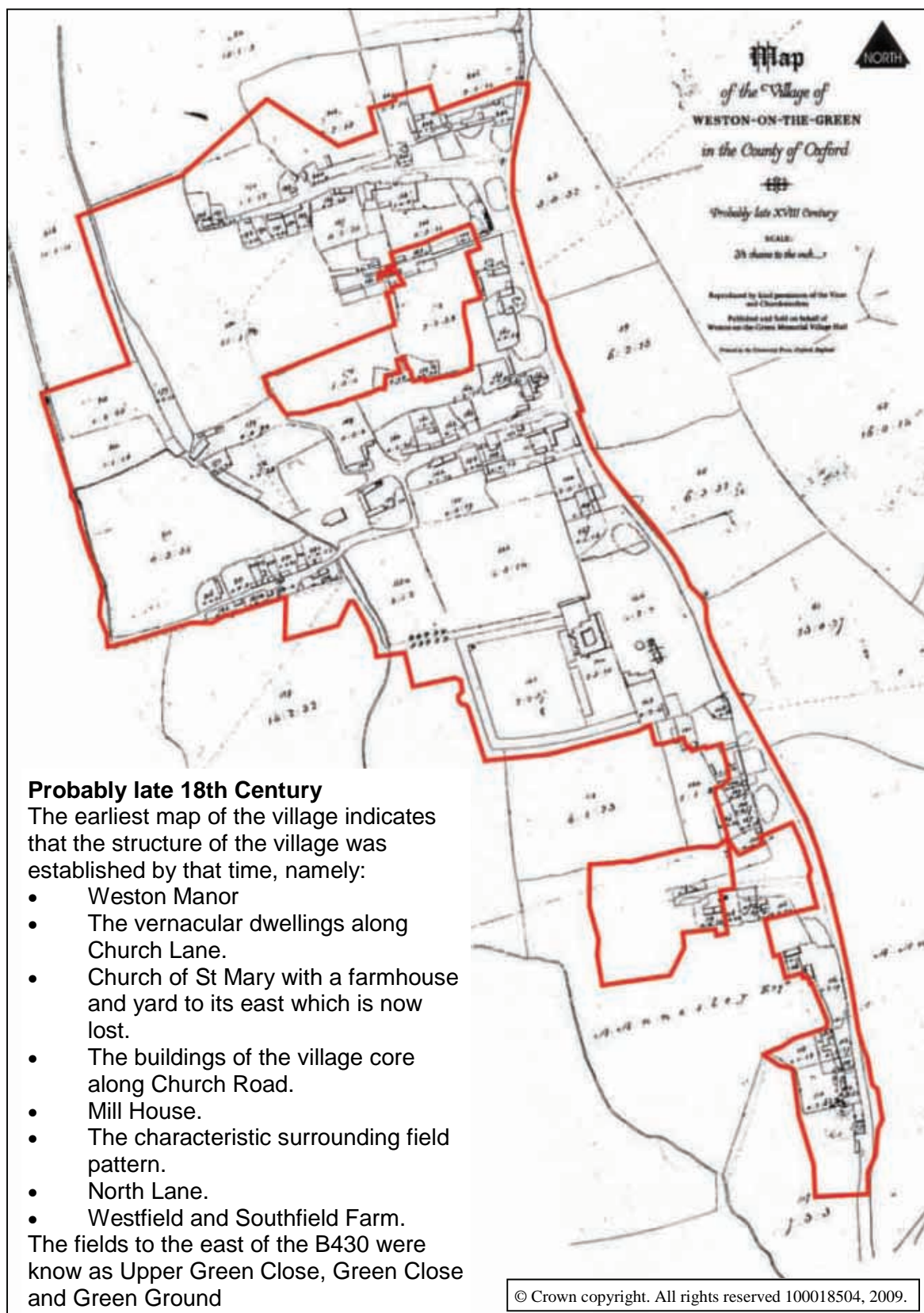


Figure 9: Map of late 18th Century.

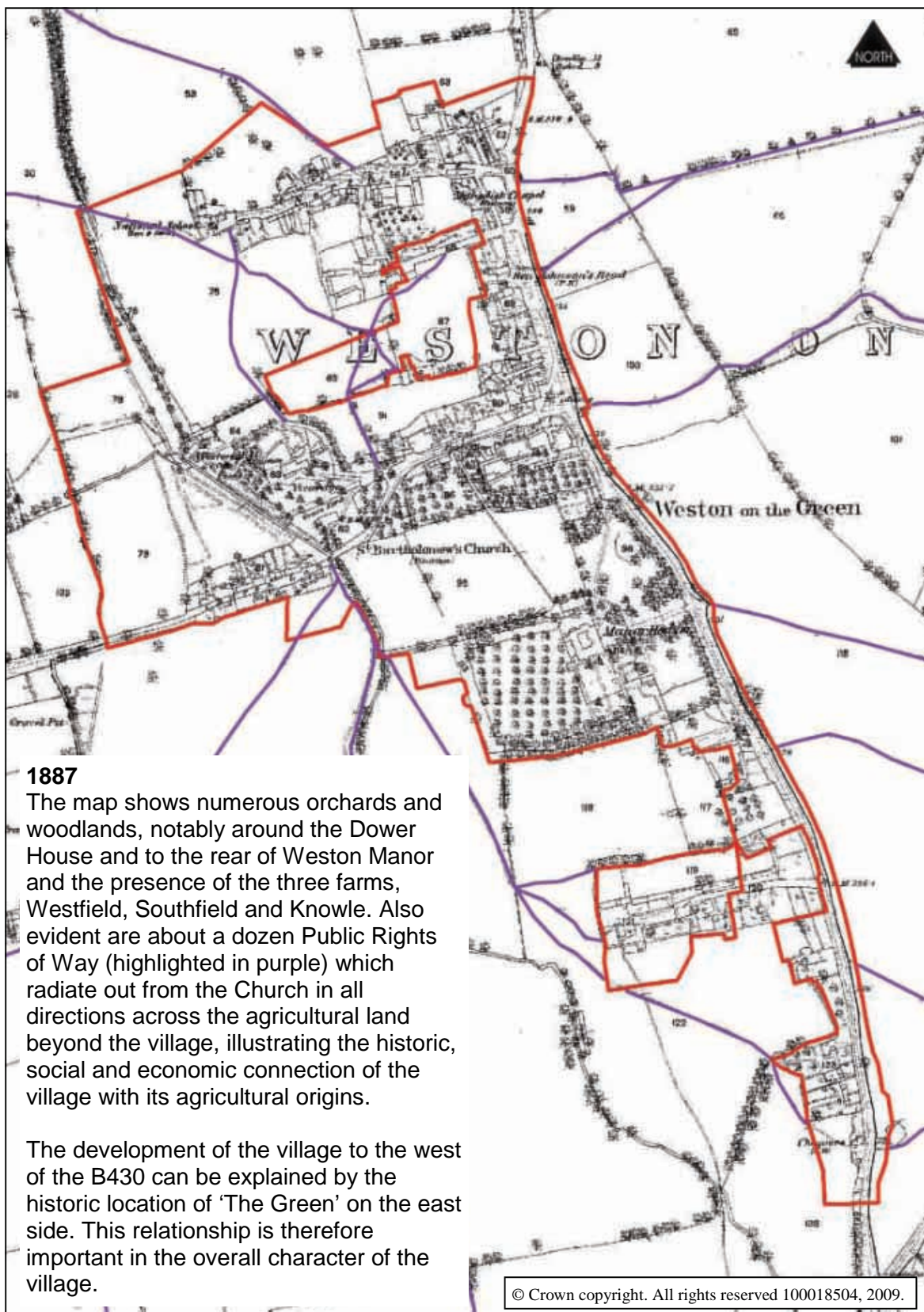


Figure 10: Map of 1887.

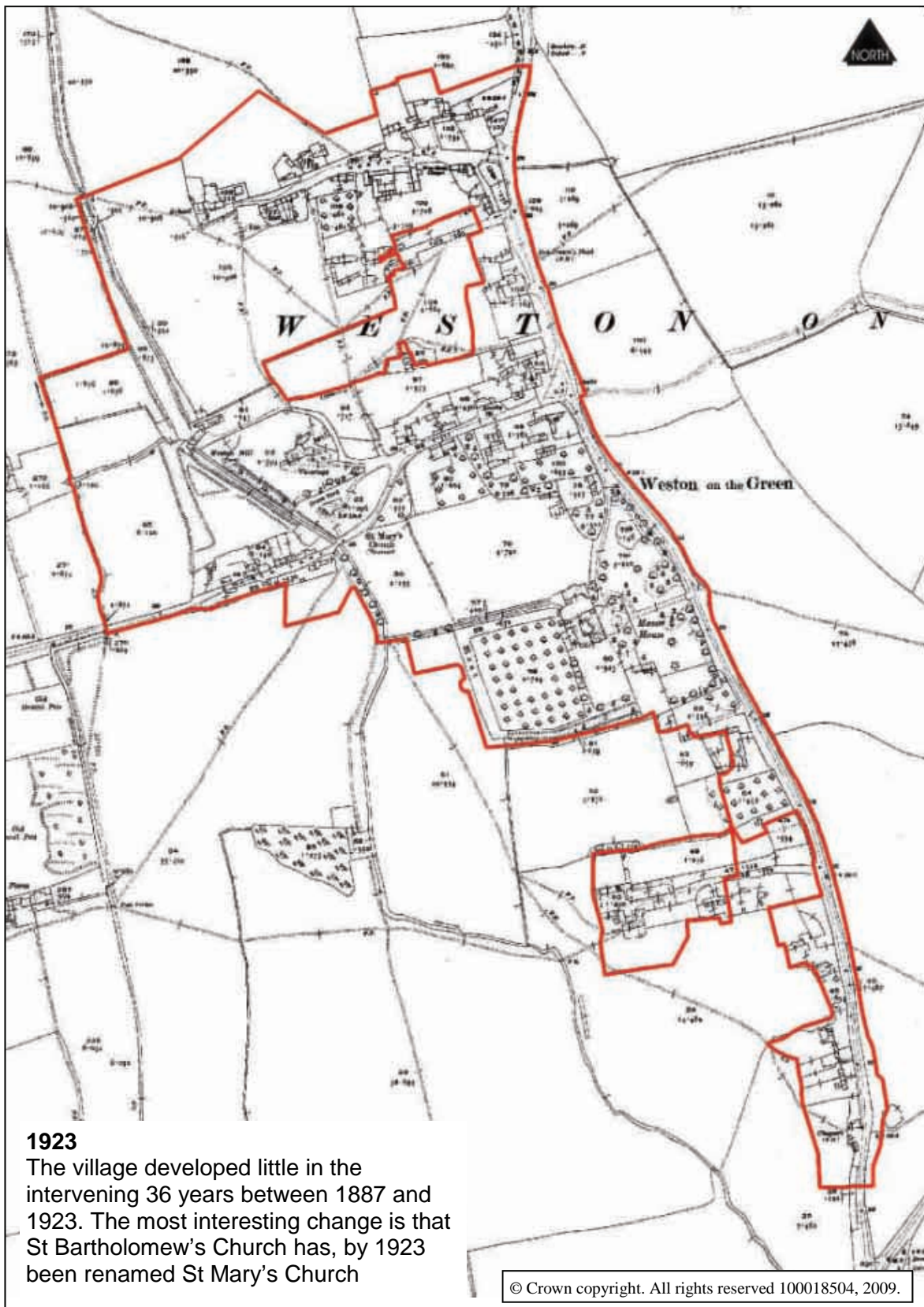


Figure 11: Map of 1923.

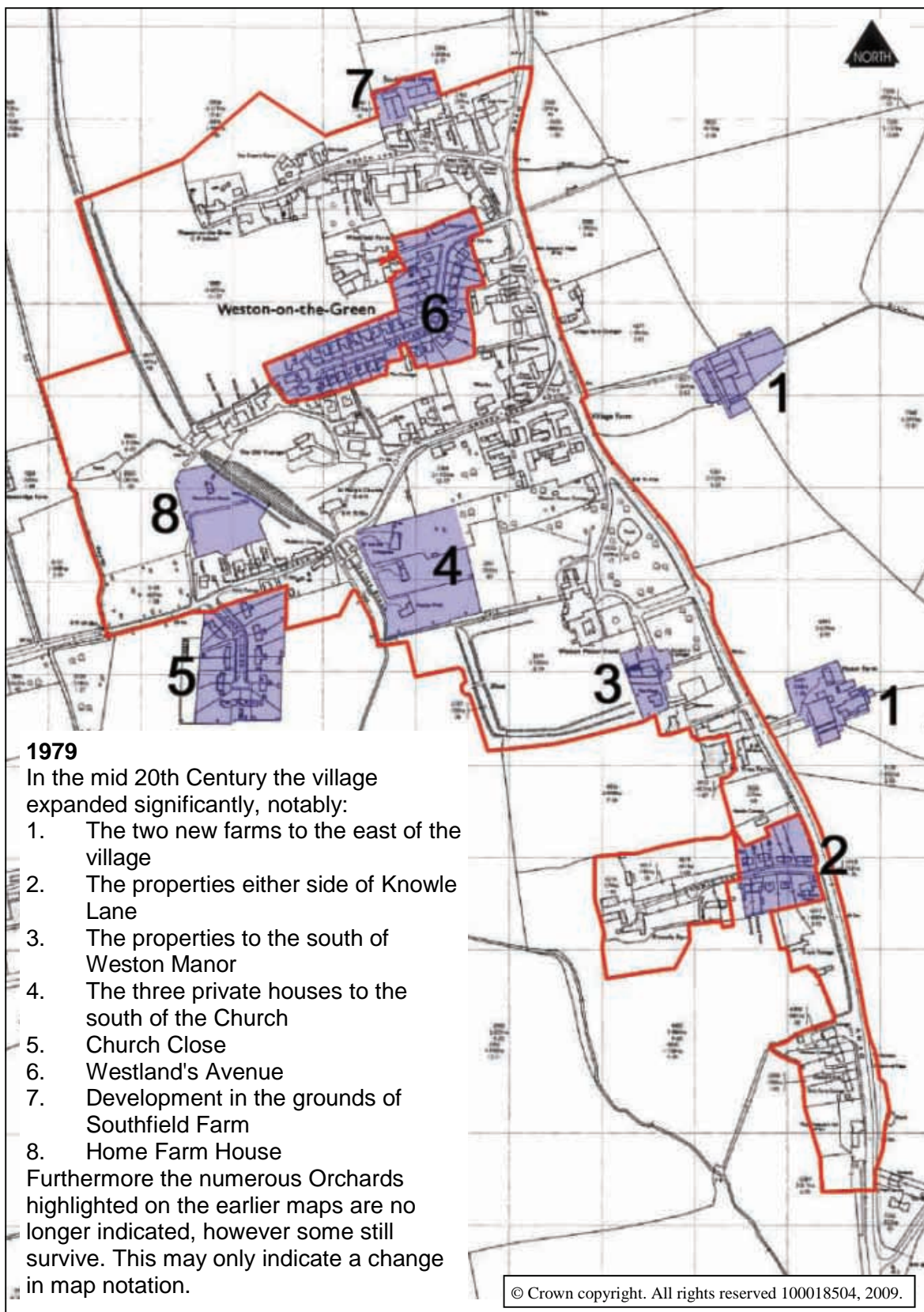


Figure 12: Map of 1979.

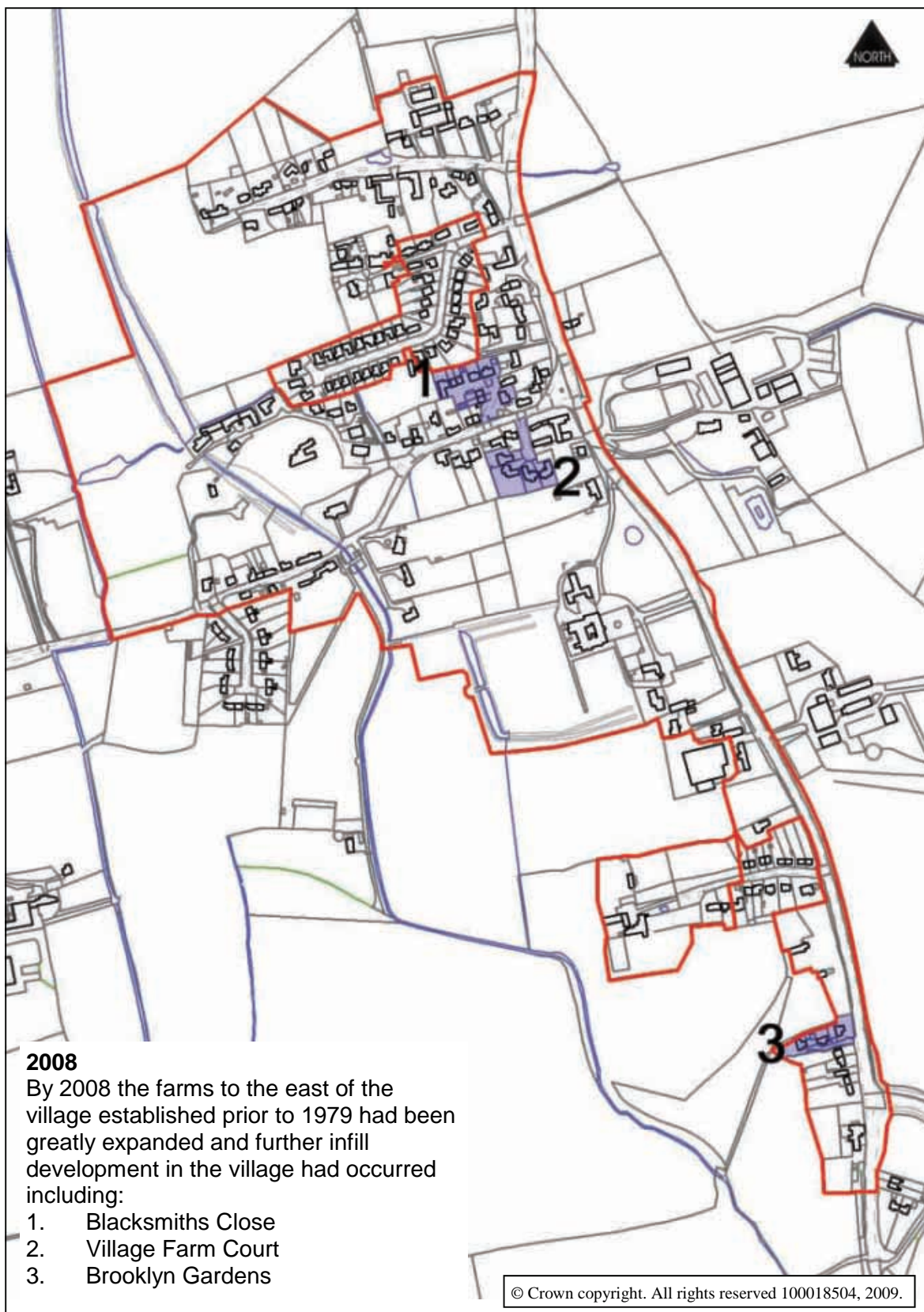


Figure 13: Map of 2008.

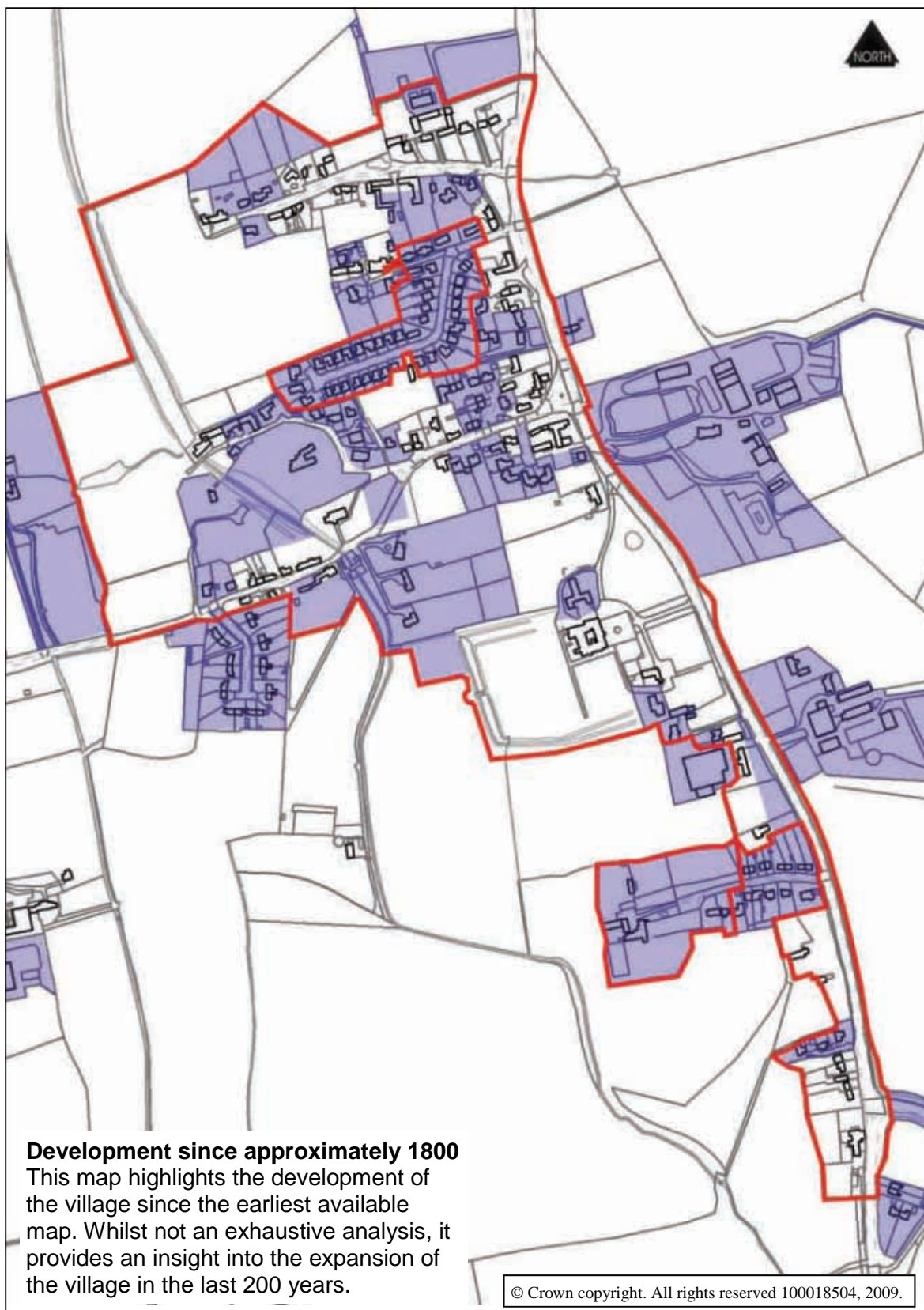


Figure 14: Map of development since 1800



Stocks on village green, (1910). Early photographs of the stocks highlight how they once stood alone within the green. However they now are enclosed,

presumably as protection from the weather and further shelter by an over hanging tree, just visible in the modern photograph.



The great oak on the green, (1910 - 1930, Packer - Simms Collection). These photographs highlight the increase in vegetation in this corner of the village. The great oak

is barely distinguishable from surrounding vegetation, and the prominent row of cottages behind is now completely hidden.



Weston Manor Cottage, (1980). The building is now partially screened behind numerous trees, providing the occupants with a greater level of privacy as the

cottage is located directly on the main road. The entrance to Weston Manor remains to the left with one of the gate posts present in both photographs.



Church of St Mary, (1910 - 1930, Packer - Simms Collection). The Church has changed little in the last 100 years, as could be expected of an ecclesiastical

building. Some of the surrounding vegetation has been removed and the spires upon the tower have been shortened.



The Ben Jonson Public House, (1980). Named after Ben Jonson who, it is claimed, used to lodge here on his journey to Stratford to meet his friend

William Shakespeare. The building looks almost identical today to 30 years ago.



The Old Forge, (1980). The building appears similar to 30 years ago. However the photographs highlight the development of the village with the

appearance of a new dwelling behind the Old Forge. Also worthy of note are the changes to the road surface and the defined edges and boundaries.



Oxford Road and Bletchingdon Road junction, (Packer, 1910). The orientation of the road remains as well as the house on the corner. However most evident

is the increase in 'clutter' notably signage and cabling. These combine to reduce the rural character of the village.



1 North Lane, (1980). The building's appearance has changed little, except for the alterations to the porch, now with a thatched canopy. The treatment of the

front garden is a sign of modern living as what appears to have been a vegetable garden is replaced by a driveway and space to park numerous cars.



Weston Manor Hotel (1980). It is not surprising to see that the front and principal elevation of this large stately home has not changed and that parking

is still provided at the front. The clear difference is that half of the elevation is covered in climbing vegetation.

7. Architectural History



7.1

There are 33 listed buildings within the village, the majority being of 17th or 18th Century origin. Some, like the Dower House, once Manor Cottage, and the 'general store' (dated 1617), are of 17th century origin.

7.2

The oldest structure is the Church of St Mary, a Grade II* listed building. Its west tower dates from the 13th Century and previously formed part of the medieval church. The Victorians added the porch as well as an organ, with the paneling being added in the 1920s.



Sketch of the porch, taken from Weston Matters.

7.3

Weston Manor house is also a Grade II* listed building, and was first converted to a hotel in 1949. This is the oldest property in the village apart from the church. The present house was built mainly during the 16th Century by Lord Williams of Thame. The main survival of the earlier building is the great hall, which was probably the court room of the manor (VCH, 1959). The internal wall probably dates from 1820 and is grade II listed in its own right.

7.4

The majority of the listed buildings are located on the three main roads within the village, Northampton / Oxford Road, North Lane and Church Road / Church Lane. In addition there are three at Knowle Farm (the farmhouse, Cruck Cottage and The Cottage), and three isolated buildings, Weston Manor, the Mill House and The Cottage (to the north of Church Lane).

7.5

There are two graves in the churchyard listed in their own right and a milestone on Oxford Road north of North lane, outside of the conservation Area. The non-listed buildings of both the seventeenth and eighteenth centuries are also located along the three main roads within the village.

7.6

A number of eighteenth century farm buildings have been converted to new uses. Southfield Farm, grade II listed, lies to the north of North Lane. The farm buildings fronting onto North Lane have all been converted into dwellings. as have the buildings to the rear of the grade II listed Village Farm House. The former Westfield Farm complex, grade II listed, located on Shepherds Close is the largest of the former farms and the majority of it buildings have also been converted to dwellings or related ancillary uses. The conversions have been sensitively undertaken on North Lane, but less so on Shepherds Close.

7.7

Apart from the Weston Manor House, one of the most important houses in the village is the Vicarage which dates from the early 19th Century, grade II listed. It was occupied for many years by the vicar James Yalden (d. 1822) and many other vicars since. The original vicarage was located on the frontage of the same site.



The Vicarage pre 1970

The village of Weston-on-the-Green displays six distinct character areas.

These are: The Church, Village Core, Weston Manor, The Street and Village Setting.

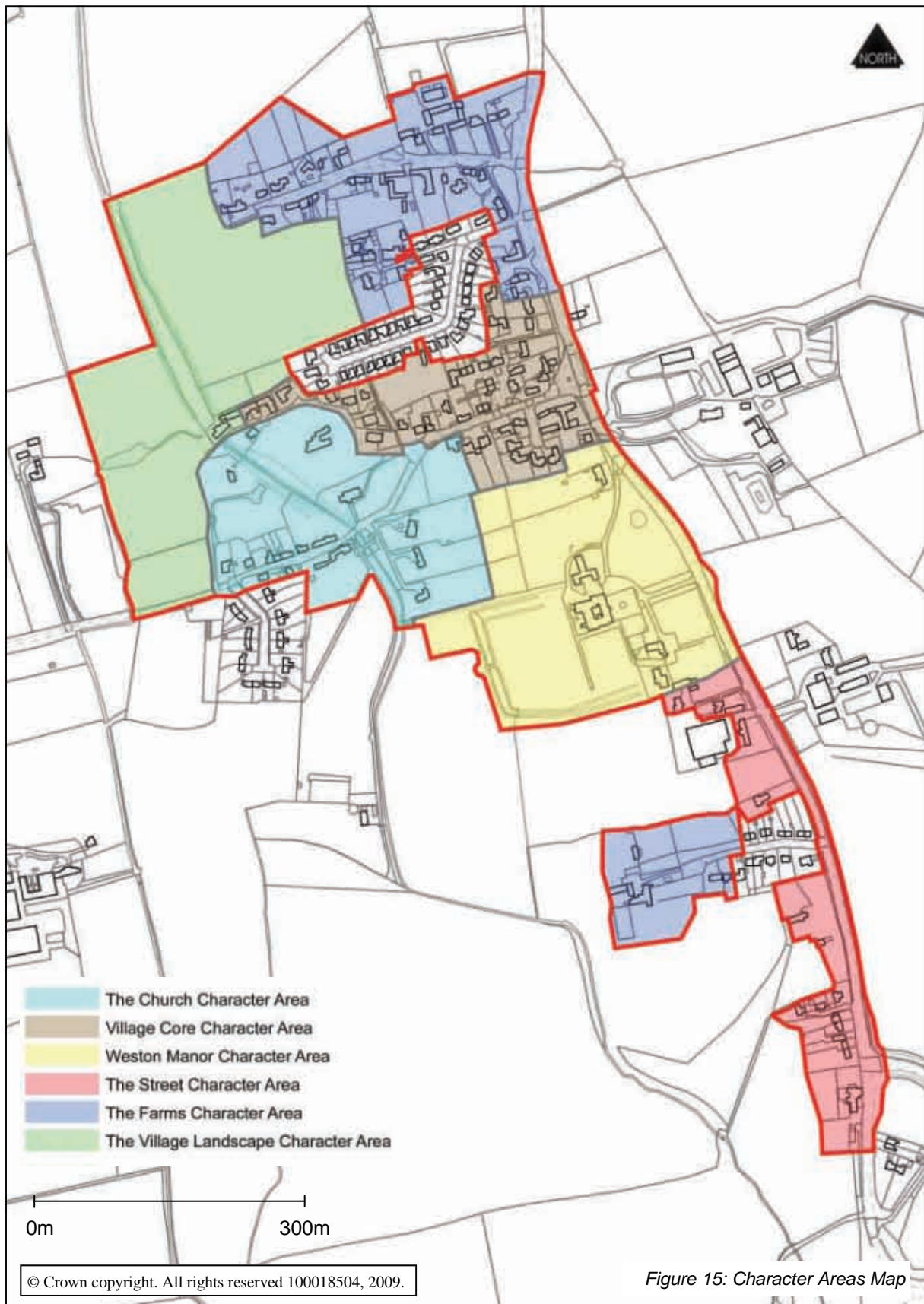


Figure 15: Character Areas Map

8. The Church Character Area



This area focuses on the Parish Church and the properties in the vicinity of it, most of which have extensive grounds.

8.1 Land Use and Street Pattern

The Vicarage dominates the land use, however visually it is the Church of St Mary and the residential properties that appear dominant. The area focuses on Church Lane, which runs east to west, providing the church with its prominent location. The Gallos brook runs from north to south, but is barely visible, hidden behind thick vegetation.

8.2 Building age, type and style

The buildings located either side of Church Lane were, in the most part, all constructed before 1900 and are vernacular in style, with limited variation. They incorporate little unnecessary detailing as would be expected of traditional buildings. The Dower House originally constructed in the 17th Century is neo gothic/ classical in style and stands out from the other buildings of the area. It has been substantially altered. Three large dwellings south of the Church, accessed off a private drive, were constructed in the 1970s and are typical of this period.



Church of St Mary.

8.3 Scale and massing

The buildings are generally rectangular in plan and 2 storeys in height. Many would have been constructed as one room deep, although there are now a handful of extensions, some with disappointing flat roofs.

Smaller buildings, being only 1 or 1.5 storeys, were or still are outbuildings of the larger properties, such as the bungalow associated with Mulberry Cottage.

The close proximity of buildings to Church Lane creates an enclosed, pleasing traditional rural character within the village street and is in complete contrast to the Church of St Mary, the Old Vicarage, Home Farm House and The Dower House which are set within large plots. From Church Lane the enclosed character remains, although now lessened by the removal of the trees along the boundary of The Dower House. Views into the church yard through the trees are evident, providing glimpses of the lush land behind.

8.4 Construction and Materials

Properties are constructed in the main of roughly coursed limestone, even the Church and Vicarage, although they do use ashlar on the window dressings. There is a partial use of brick on the 20th Century infill buildings, notably Ropeld, which takes the colour of the surrounding stone. A limited use of render, masking the construction material, is also in evidence.



The Cottage, Church Lane with rendered flank wall.

Many buildings have characteristic steeply pitched roofs, which may indicate that the original roof was of thatch, such as Mulberry Cottage. Now only three thatched roofs remain, instead being replaced by with either Welsh slates or modern clay or concrete tiles.



Existing steeply pitched roof of Mulberry Cottage.



Original thatched roof of Mulberry Cottage.

Window surround details are simple, but are created using a variety of materials. Lintels formed in timber, stone, brick and unfortunately concrete are all present. In the case of Jubilee Cottage, vitrified brick forms the lintol and stone the cill. Vitrified brick is traditionally associated with Berkshire and South Oxfordshire, appearing in other surrounding villages, such as Kirtlington and Bicester. Some replacement cills have been formed using roof tiles.

The combination of the variety of materials creates a pleasing eclectic mix, which illustrates some traditional materials and construction techniques as well as 20th Century repairs.



Vitrified brick detailing.

8.5 Means of enclosure

The proximity of the buildings to Church Lane means that usable front gardens are rare, instead replaced with simple boundaries defining land ownership. Elsewhere, boundaries are constructed in a variety of materials including dry stone walls, post and rail fencing, 1.2m hedges and low pointed stone walls further down Church Lane.

One of the most impressive walls completely surrounds the Vicarage, screening it from view entirely, using grey ridge tiles as coping, a characteristic local detail. The appearance of this area is enhanced by this variety, which gives a sense of individualism to the street



Boundary wall of the Vicarage with grey ridge tiles.



Dry stone wall surrounding the Church of St Mary.



Post and Rail fence outside Holly House.

8.6 Trees, hedges, verges, open spaces

A spine of greenery runs north to south along the Gallos Brook, crossing Church Lane. More apparent are the substantial groups of trees located within the boundaries of the Church of St Mary and the Old Vicarage. Once inside the church yard the boundary trees, which create an enclosed feel, open up into, at the right time of year, glorious greenery. Even in winter the trees and evergreens maintain, albeit to a lesser extent, the enclosure felt in the summer. The trees of the church yard are all protected by Tree Preservation Orders.



Church yard in winter.



Church of St Mary's church yard.

8.7 Carriageway, pavements, footpaths

Grass verges predominantly bound the edges of Church Lane with no footway, although there is some use of concrete kerb stones. The simple surface of tarmacadam, without any road markings, represents an acceptable modern day solution.

The private drives of the three properties south of the Church are laid to loose gravel, where the change in materials highlights the change in ownership from highway to driveway.

Footpaths from all directions in the surrounding landscape, especially the north and south, converge at the Church providing access to the fields to the north, which form part of the 'Village Setting character area'. The footpaths are in general dirt tracks except for the small path which bends its way through the churchyard itself, which has a more finished appearance.

8.8 Features of Special Interest

On the north side of Church Lane outside the bungalow adjacent to Mulberry Cottage is a small well. Its hidden from the street, although it is adjacent to it.



Well outside bungalow adjacent to Mulberry Cottage.

8.9 Key Views

- Views of the church yard and the Church of St Mary can be seen from Church Lane from both directions.
- A view from Church Lane, south west from outside Mulberry Cottage highlights the rural and enclosed nature of this section of Church Lane.



View south west of church yard.



View north east of church yard.



Below: View south west along Church Lane.

8.10 Threats

- Church Lane is part of a popular shortcut avoiding the A34 and suffers from the high levels of traffic which run through the heart of the village, reducing its tranquil quality. There are currently no measures to deter drivers from using this route.
- To the south of the church is, what appears to be, a water pumping station. The area is in a prominent location without any form of screening and currently poorly maintained. This has an adverse impact on the character and appearance of the area.



Water pumping station.

9. Village Core Character Area



This area comprises the denser, historic core of the village and the two newer back-land developments of Blacksmiths Close and Village Farm Court.

9.1 Land Use and Street Pattern

The area has development around the junction of the B430 and Church Road, where the church of St Mary and village stocks create focal points at either end.

The village shop and village hall indicate this to be the social heart of the village with residential premises surrounding them.

9.2 Building age, type and style

There is a variety of building ages within this area. Pre 1800 cottages face onto Church Road, however most development has occurred in the last 50 years, including single houses such as Gallos Brook House, Weston House and Willowbrook, but also two larger back-land developments: Blacksmiths Close and Village Farm Court.

The majority of the older buildings are vernacular structures, typical of a stone village, constructed on simple rectangular plans. The newer developments, notably Blacksmiths Close, tend to aspire to the classical style of buildings such as the Dower House and Prospect House.



Rutland Cottage with newly thatched roof.

9.3 Scale and massing

The cottages are in general 1.5 to 2 storeys in height within relatively small plots. Their density together with the recent back-land development provides Church Road with a close knit character with little greenery, emphasised by its linear nature.

The new developments are taller; both in the height of each storey and in the number of storeys for example at Village Farm Court. In general they are located in back land plots which are not overly visible from Church Road

In general, regardless of age of the building, properties which face onto Church Road are orientated so that ridge lines run parallel to the road.

9.4 Construction and Materials

Coursed rubble limestone is the dominant building material, although a part of the new development of Blacksmiths Close is constructed in red brick. The older buildings are predominantly gabled with steeply pitched roofs, indicating the historic use of thatch as a roofing material.

The Old Forge is one of a handful of buildings still thatched. Willow Cottage is also thatched and has first floor windows above the eaves set into the thatch, a feature repeated in most of the thatched properties along Church Road. This forces the thatch to be swept over the window creating an, eyebrow dormer. Otherwise smaller windows are located below the thatch, such as at Hazel Cottage.



Willow Cottage with first floor eye brow dormers.

9.5 Means of enclosure

Many of the buildings are constructed directly at the back of or within a few metres of the carriageway and therefore only their rear gardens are completely enclosed.

Some historic walls remain outside Rutland Cottage, Rose Cottage, Donary and Village Farm. They vary in height from 1.2m to approximately 2.15m with either heaped mortar or stones laid on edge (known as cock and hen) as coping. This provides the road, when combined with the proximity of the buildings, with a hard edged, enclosure character.



Boundary wall of Rutland Cottage.

9.6 Trees, hedges, verges, open spaces

Significant vegetation is scarce and, where it occurs, it is generally within private ownership to the rear of properties away from public view, reflecting the higher density here.

Similarly, there is a limited amount of public open space. However, there is one area which could be easily overlooked: The green in the centre of the village at the junction of the B430 and Church Road where the stocks are located, one of only a few remnants of the former larger green.

The green may have once provided a more usable space, however today, with the increase in traffic on all sides its value as an amenity space is regrettably much reduced.



View looking south east of the central green.

9.7 Carriageway, pavements, footpaths

The roads and footways are all finished in tarmacadam, separated by kerbing of granite setts laid on edge, which represents an appropriate rural detail. The kerbing on both sides of Church Road gives the street a more urban character than Church Lane.



Granite setts define edge of footway.

9.8 Features of Special Interest

- In the middle of the green lie the village stocks. Weston on the Green is one of a few villages locally where the stocks remain. Records of village law-keeping date back to the 18th century.



Village stocks in 1910. Taken from Weston Matters.

9.9 Key Views

- The view west along Church Road, into the heart of the village.
- The view across the B430 from around the green, which connects the village to its setting and highlights the importance of the landscape to the village especially on the east side of the main road.



View east down Church Road.

9.10 Threats

- The level of traffic, especially at peak hours and when drivers use the B430 to avoid the congestion on the M40 at junctions 9 and 10, undoubtedly has an adverse effect on the character and appearance of what is essentially still an otherwise tranquil rural village. Delays in proposed junction improvements and/ or additional development will result in increased traffic on the B430 and on Church Road and will therefore be likely to worsen the adverse impact of the noise, pollution, visual intrusion and road safety caused by traffic.
- Large vehicles with limited turning circles over-run kerbs, which leads to the degradation of areas such as the village green.
- The amount of overhead cabling is of detriment to the area's rural character. Further increases in the wirescape will adversely affect not only its appearance but in some cases the setting of Listed Buildings.

- The Warren, located along the B430, appears to currently be derelict, which, due to its prominent position, has a adverse impact on the character and appearance of the Conservation Area.



Degradation of village green.



Heavy goods vehicles pass through the village daily.



Telegraph poles create cluttered appearance.

10. Weston Manor Character Area

This area is based on the former Manor House and its associated grounds, now an hotel.



View of the front of Weston Manor.

10.1 Land Use and Street Pattern

Historically the Manor has always occupied its own extensive grounds with Rupert Cottage, Weston Manor Cottage and an outbuilding to the north. The 20th Century saw 2 further residential incursions accessed through private drives, directly off the B430 and the conversion and extension to the outbuilding.

10.2 Building age, type and style

The Manor house was built mainly in the 16th century by Lord Williams of Thame (1500-1559), although parts are believed to date from the 11th Century. The manor has seen much alteration since its construction, notably with the addition of a new front facade in 1820 in an attempt to give the building a more Tudor appearance. Its setting within 13 acres of tranquil gardens, including a formal Italian garden, remains largely unaltered. To the south of the Manor is Rupert Cottage, thought to have been constructed in the 17th century, although it could be earlier. The cottage is so named as it was thought to be the hiding place of Prince Rupert (1619-1682), nephew of Charles I. Prince Rupert is believed to have been hiding from Parliamentarian forces who had arrived at Weston Manor.

The handful of surrounding buildings, including Rupert's cottage, are all vernacular in style.



Rear elevation of the manor believed to be from the 14th Century.



Rear of Manor. Taken from Weston Matters.

10.3 Scale and massing

As would be expected of this area, the Manor sits dominant within substantial grounds, with the two wings rising to 3 storeys in height. It is constructed on a square plan which highlights its grandeur on all elevations and creates a dominant relationship with the 3 properties to the south and 1 to the north. Rupert's Cottage is the smallest of these, being only 1 storey in height with additional rooms in the roof.



Outbuilding, now converted to residential properties, north of The Manor.

10.4 Construction and Materials

The Manor is constructed of rough coursed limestone with ashlar dressings, befitting a building of its importance. It also has a stonessfield slate roof and numerous brick chimney stacks. Limestone forms the dominant construction material, laid in both coursed and random rubble in the other surrounding buildings. Rupert's Cottage, one of the coursed rubble buildings, incorporates wooden lintels instead of the more expensive stone used at the Manor. All the buildings of this area are constructed using traditional methods with solid stone walls.



Rupert's Cottage.

10.5 Means of enclosure

A 1m solid stone wall with impressive pillars surrounds the Manor. The wall has a decorative stone coping and is believed to date from 1820, the same time as the Manor's new front elevation. To the north, west and south boundaries of the Manor are a combination of dry stone walls, soft landscaping and post and rail fences. There is a separate formal walled Italian garden directly south of the Manor. The east boundary is also a dry stone wall of approximately 1m which is located at the back of the footway and plays an important role in the appearance of the street scene.



Pillars at the entrance to Weston Manor.

10.6 Trees, hedges, verges, open spaces

The gardens, originally an orchard at the rear of the Manor, provide an extensive and attractive setting for the building. The mature trees along the boundaries provide a secluded atmosphere, separate from the rest of the village. The centre of the space is left relatively clear of vegetation, which provides an openness unavailable elsewhere.

Also important to the setting of the Manor are the trees at the front, which are protected by TPOs, providing the entrance with a level of intrigue.

The trees obscure views of the manor from outside its grounds, but are themselves very important to the character of the village, being prominent in the landscape. Whilst some have TPOs, Conservation Area designation provides some further protection.



Gardens of Western Manor.



View of the rear of Weston Manor.



Limes either side of entrance to Western Manor.

10.7 Carriageway, pavements, footpaths

The B430 runs north to south along the eastern boundary of the Manor. There is a footway provided on both sides, one of which is actually a cycle path. They have an unnecessary urbanising effect in a sparsely developed area.

The Manor has two entrances; the dirt/gravel drive to the north and also one, generally considered as the main entrance, directly in front of the Manor, which is laid to tarmac.



B340 outside Weston Manor.

10.8 Features of Special Interest

- On the western edge of the Manor's grounds is a heavily decorated iron gate, estimated to have been erected in the 1940s or 50s and known locally as Star Gate. The gate is believed to be the work of a local blacksmith. The remains of a bridge are evident over the moat inside the Manor's boundary. The ornate hedgerow within the grounds provides a visual link from the grounds to the bridge and the gate beyond. This amplifies the importance of the route into the fields behind and to the Church.
- A path of stones laid on edge links the Manor with what is now a tennis court behind the moat. The tennis court is not part of the Manor's grounds, being owned by Monks Walk and the path originally linked the Manor with the Church. The path provides a sense of the grandeur of the house, although it is now partially obscured by vegetation.



Star gate on western boundary of Weston Manor.



Stone path within grounds.

- Believed to have been constructed in 1820 and listed in their own right, the walls and piers surrounding Western Manor play an important role in the building's overall appearance.



Entrance piers with gates in front of Western Manor taken in 1985.

10.9 Key Views

- The appearance of the Manor has remained virtually unchanged for many years: the front elevation is believed to have been erected as a Victorian attempt to make the Manor more Tudor in appearance. The view shows the manor at its best, imposing and grand.



10.10 Threats

- The surrounding vegetation is important in creating the secluded character, any loss of this vegetation, which forms part of the setting of the Manor, would be of visual detriment.
- The possible impact of the Virginia creeper on the front of the building. It is well documented that creeping vegetation can have a detrimental impact on stone and mortar. However any damage would be caused over an extended period of time.
- The characteristic boundary wall, which surrounds Weston Manor and is listed in its own right, is beginning to show signs of deterioration, due possibly to its saturation from both water and salt splash-back from the adjacent road. The climbing vegetation, which covers some parts of it, as mentioned above regarding the front elevation, could also be partially to blame for its current condition.



Failure of part of front boundary wall.

Weston Manor 1918. Taken from Weston Matters.

11. The Street Character Area



This area comprises the scattered properties along the B430 south of Weston Manor.

11.1 Land Use and Street Pattern

This linear development along the west side of the B430 is entirely residential with the exception of the Chequers Inn public house.

11.2 Building age, type and style

Most buildings were constructed in the 19th Century and are vernacular in appearance, Cruck Cottage and the Chequers Inn being exceptions as they were constructed earlier.

Cruck Cottage is believed to have been built in the 17th Century, although it could be earlier. The original traditional rectangular plan building has been substantially altered in the 20th Century. The Chequers Inn was probably constructed in the 18th Century and has been sensitively extended since.



Cruck Cottage.

11.3 Scale and massing

The buildings are generally 2 storeys in height and detached, set within modest plots. The Chequers Inn marks the southerly entrance to the village. Orientated at 90 degrees to the road, it creates a striking landmark and gateway to the village. The Inn is typical of the properties south of Cruck Cottage, being located close to the road.

North of Cruck Cottage the properties tend to be set back from the road, providing a more open character, which is emphasised by the even spacing of the properties along the road.



The Chequers Inn.

11.4 Construction and Materials

The most prevalent building material is limestone laid as random rubble with some coursing. Some properties, especially on their side and rear elevations, use render which hides the construction material.

There are both traditional and modern forms of construction and varied roof coverings. The Chequers Inn Public House is thatched and Cruck Cottage is partially thatched. Otherwise there is a

11.5 Means of enclosure

Vegetation of limited quality forms many of the plot boundaries and is especially evident on the boundaries facing the B430, possibly to screen the road. The rear boundaries are, in contrast, formed by traditional post and rail fences, clearly visible around the Chequers Inn. The fencing opens up scenic views to the west for the dwellings.



Vegetation along the B430 towards the Chequers Inn public house.

11.6 Trees, hedges, verges, open spaces

There is no public space in this area. There are two important privately owned areas:

- The small parcel of land within the curtilage of the Chequers Inn, which forms an important break between the Inn and the village and allows for views to the west into the fields behind.
- The extensive landscaped gardens of Cruck Cottage, within which is a tree with a TPO.

These areas are all evident from the road through breaks in the trees and hedges. The gaps become more evident towards the south of the village. The vegetation to the south is sparse, but plays a role in the appearance of the street scene.

11.7 Carriageway, pavements, footpaths

The B430 runs the length of the area acting as its spine, providing the physical connection between it and the rest of the Conservation Area. It's straight alignment encourages vehicles to travel at speed.

The road is laid in standard tarmacadam with two footways, one a cycle path defined by kerbing on either side and this has an urbanising effect.



View north of B430 and junction with A34.

11.8 Features of Special Interest

On the north flank elevation of Mithian Cottage, next to the entrance to Brooklyn Gardens, is an unusual tiered projection. The projection is a chimney which was housed in an additional cottage that was originally joined to Mithian Cottage. The property was demolished to make way for Brooklyn Gardens.



Tiered addition to the side of Mithian Cottage.

11.9 Key Views

This linear area has open countryside to both the east and west and the flat landscape enables expansive views in all directions, except where contained by the copse to the west. The several historic public rights of way, particularly to the east, illustrate the historic connections of the village to the surrounding farmland



View of fields to South and West from the Chequers Inn.

11.10 Threats

- The proximity of the A34 junction increases the impact of traffic on the Conservation Area both visually and audibly. The visual impact is worsened by the number of traffic signs which have an urbanising effect on the rural village character.
- The large electricity transformer located opposite to Fir Tree Farm creates an eyesore in a prominent location.
- Fir Tree Dairy and Manor Farm, both outside the conservation area, include a variety of non-agricultural uses which, particularly with the extensive associated signage and large scale of the buildings, has a detrimental impact on the setting of the conservation area. Expansion of these sites would increase their impact on the Conservation Area and any further applications for signage should be carefully considered.



Transformer adjacent to Fir Tree Farm.



Roadside signage at the junction with the A43.

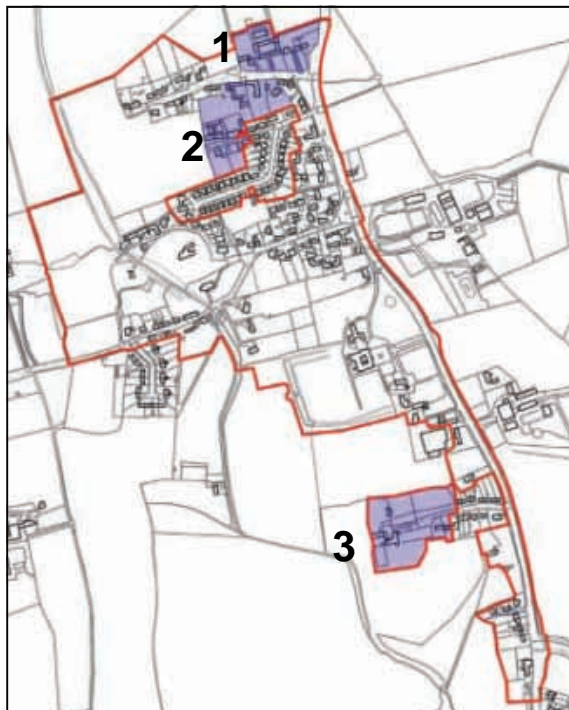
12. The Farms Character Area



These two areas comprise the buildings associated with the three former farms:

1. Southfield Farm
2. Westfield Farm
3. Knowle Farm

All of the farm complexes are set back from the B430. The area also includes the remaining properties along North Lane.



Location of former farms.

12.1 Land Use and Street Pattern

Although the area includes three former farms, the land use is now predominately residential, including agricultural barns and outbuildings now converted into residential use. The farm yard of Southfield Farm is sub divided and accessed from a new entrance off the B430, north of the village, where views of the horse boxes and paddocks are evident.

North Lane splits Southfield Farm and Westfield Farm, leading to further properties. The buildings once of Westfield Farm are accessed through Westland's Avenue, which lies outside the Conservation Area boundary.

The most southern farm complex Knowle Farm, plus The Cottage and Broom Cottage, is accessed from Knowle Lane, which also provides access to 14 residential properties constructed in the 1970s outside the Conservation Area boundary.

The buildings of North Lane are predominantly 17th and 18th Century, although towards the western end of the lane a few infill properties were constructed in the late 20th Century.

12.2 Building age, type and style

The former farm buildings are set back from the B430. Their conversion has entailed modern residential infill development constructed mostly in the 1970s and located along the former farm lanes, now Westlands Avenue and Knowle Lane.

The converted former farm buildings give this area an agricultural character, interspersed with dwellings. Most, such as Knowle Farm, take simple vernacular rectangular forms rising to between 1 and 2 storeys.



Knowle Farm.

Two buildings worthy of mention are the former Methodist chapel on the south side of North Lane, now converted to a residential property, and The School, which is also now converted into a residence.



Converted farm buildings of Westfield Farm.

12.3 Scale and massing

Buildings throughout the area are generally 1.5 or 2 storeys in height, although there are a few 2.5 storey buildings, such as Westfield Farm House. The former farm yards, accessed off North Lane are contained by large buildings, which now house 2 or 3 dwellings. Generally the farm yards themselves remain open without the individual demarcation of properties.

The conversion of the remaining buildings of Westfield farm now Shepards Close are less successful in this regard. They have an enclosed feel, due to the high walls which, along with some buildings, form the edges of the public realm. This is in complete contrast to the open character at North Lane.

12.4 Construction and Materials

The dominant building material is limestone, laid in courses of rubble. Windows tend to be timber casements of 2 or 3 lights, such as on Southfield Farm House. Window cills tend to be stone, although Southfield Farm House, like some of the other properties of the area, has modern tile cills. Red brick is used on The School and vitrified brick on the Old School House as window dressings and as lintels. However lintels are generally constructed of timber as is traditional on farm buildings.

Roofing materials vary greatly, from the original thatch, such as on 1 North Lane and The Ben Jonson Inn to modern tiles, such as at the conversions of Westfield Farm.

12.5 Means of enclosure

The walls around Shepards Close are approximately 1.5m high and are typical of the limestone walls of the area. The walls, combined with the hardsurfacing, dominate the area, which contrasts with the softer rural feel of North Lane. At Knowle Farm hedges are dominant, which is a characteristic of the southern part of the village.

Some historic walls still remain outside Southfield Farm and the Old School.

12.6 Trees, hedges, verges, open spaces

Vegetation exists along North Lane on both sides and at the entrance to Knowle Farm. On North Lane the vegetation meets with grass verges on either side of the road which act as open space providing a rural and open character. The openness of the lane is enhanced by the organic nature of the road, which bends gently, allowing glimpses of the buildings beyond.

The area also includes, arguably, the most important tree of the village being of historic significance and acting as a landmark when approaching from the south. The tree is adjacent to a further area of green outside Prospect House, which is bounded on all sides by a hedge. It is known as 'The Pond Garden'.



Open spaces of North Lane.



Enclosed remains of former green bounded by the B430 and Prospect House.

12.7 Carriageway, pavements, footpaths

The roads of this area exhibit different characters:

- North Lane, with its open character
- Knowle Lane and Shepards Close with their enclosed character formed by the vegetation defining its edge and the boundary walls respectively.

There is no footpath along North Lane or Knowle Lane. An existing public right of way which has been diverted to skirt around the edge of Knowle Farm provides access from Knowle Lane to the fields behind and opens up views to Fir Tree Farm and associated outdoor storage.



Knowle Lane.

12.8 Features of Special Interest

- Much local history is associated with the tree at the junction of the B430 and North Lane. Village legend suggests that as long as a child is born each year the tree will continue to flourish. Today it stands as a landmark within the village.
- The pond located along North Lane, was once one of many, but is now the only one which remains in the public domain. In the 18th Century there were a series of ponds located along the B430 in front of the dwellings.
- Informal rural character of North Lane formed by the meandering lane, lack of kerbing and footways and grassed verges.



Pond along North Lane.



Tree at junction of B430 and North Lane.

12.9 Key Views

There is a particularly fine westerly view from the junction of North Lane with the B430, which sums up the character of North Lane providing the connection between the farms. The former farmyards of Westfield and Southfield farms, both of which are accessed from the lane are hidden behind its open verges and boundary vegetation. From the junction of North Lane a further view into the fields east of the B430 highlights the proximity and importance of the surrounding landscape to the village.

An additional view into the yard behind the Ben Jonson public house highlights the other listed buildings which make up the setting of the public house.



View west of the yard associated with the Ben Jonson Public House.

12.10 Threats

- The character of the converted farm buildings of Shepards Close is lessened by the unfortunate positioning of servicing equipment.
- The character of especially North Lane would be adversely affected by standardisation of roads, for example the introduction of foot ways, road markings and/ or kerb stones.
- Loss of the soft verges of North Lane through vehicular parking, running over the edges and the installation of bollards, would also have an adverse impact on its character.



Service equipment placed within boundary wall facing onto footway.



Grasscrete laid into verge to allow vehicular parking.

13. Village Landscape Character Area



The Village Landscape character area in the north west of the Conservation Area is the interface between the built up village and the lowland landscape that gives the wider area its distinctive character.

13.1 Land Use and Street Pattern

The area comprises agricultural land and private gardens. The Gallos Brook runs north to south through the area; its main course encloses agricultural land and defines the edge of the Conservation Area boundary before running between the gardens of Mill House and Newbridge Farm; the minor course to the west marks the western extremity of the Conservation Area.

13.2 Means of enclosure

Predominantly the area is enclosed by vegetation along all boundaries. There are however, some examples of more residential forms of enclosure where the fields meet with the built envelope of the village. In most instances these have been well treated, using appropriate post and rail fencing, which maintains the area's open character.

There is also, hidden within the vegetation, a stream which runs along the Conservation Area's most western boundary between the private gardens of Mill House and Newbridge Farm House, located outside the Conservation Area. The stream is crossed by a small bridge, which provides the best views of it.



Stream on western edge.

13.3 Trees, hedges, verges, open spaces

The garden and the pasture land display different and distinctive characteristics: Mill House garden is extensive, laid mostly to lawn with mature deciduous and ornamental trees and advantage has been taken of the high water table to create two ponds. There is strong vegetation at the boundaries, particularly along the southern boundary adjacent to the road, where there is a small woodland that restricts views into the area. The agricultural land to the north east, has signs of ridge and furrow farming and is laid to two fields of open pasture, although grazing does not currently appear to be taking place. The banks of Gallos Brook are heavily vegetated with the vegetation along the northern boundary enclosing the open landscape.

Both the gardens and agricultural land play an important role in the character of this corner of the Conservation Area, principally for two reasons:

- the two way views from them into and out of the Conservation Area and
- the heavy vegetated north and west boundary which separates the land from the surrounding landscape, whilst remaining open to the village on the south and east boundaries.

The gardens of Mill House, being a private residence, have a manicured appearance, which is unlike the surrounding landscape.



Gardens of Mill House.



View north of parcel of land taken from the middle of the field.

13.6 Key Views

The mature boundary vegetation restricts views into the surrounding landscape. However, views of this area can be enjoyed from the two public rights of way that cross it, from private rear gardens and from the Westfield Farm conversion. Views from the public right of way at a location in the north west corner evoke the traditional relationship of this low lying village with its traditional landscape.

13.7 Threats

Conservation area legislation is not intended to protect open landscape unless this constitutes the backdrop of a rural village or is an integral part of the village fabric. The relationship of this area to the village is considered of importance because of the two way views both into and out of the Conservation Area and due to the heavily vegetated boundary which separates the land from the surrounding landscape, whilst remaining open to the village. This relationship is under threat from:

View from the north west corner of the agricultural land towards the village's built envelope.



- Potential loss of trees (although the existing trees are afforded some protection by virtue of their location within the Conservation Area), the planting of inappropriate ornamental species and the felling of trees with a girth that is less than 15cm which could adversely affect the established character.
- Modern farming practices, which may destroy what some believe to be signs of ridge and furrow and the erection of farm buildings, which are not covered by planning legislation.



Sketch of ridge and furrow from 1984, taken from Weston Matters with the School to the left and the Old School House to the right.

- Additional development: only the southern half of the village lies within the green belt and there is significantly more 20th century development in the northern half of the village. To date this has been largely infill development and has not disturbed the visual and physical connections between the historic parts of the village and the surrounding landscape. Incremental extensions of the village into open countryside would need to be very carefully considered to ensure that the traditional relationship of the village to the landscape is not harmed.
- Public footpaths that cross the area are well used and access to them needs to be maintained.

Visual Analysis

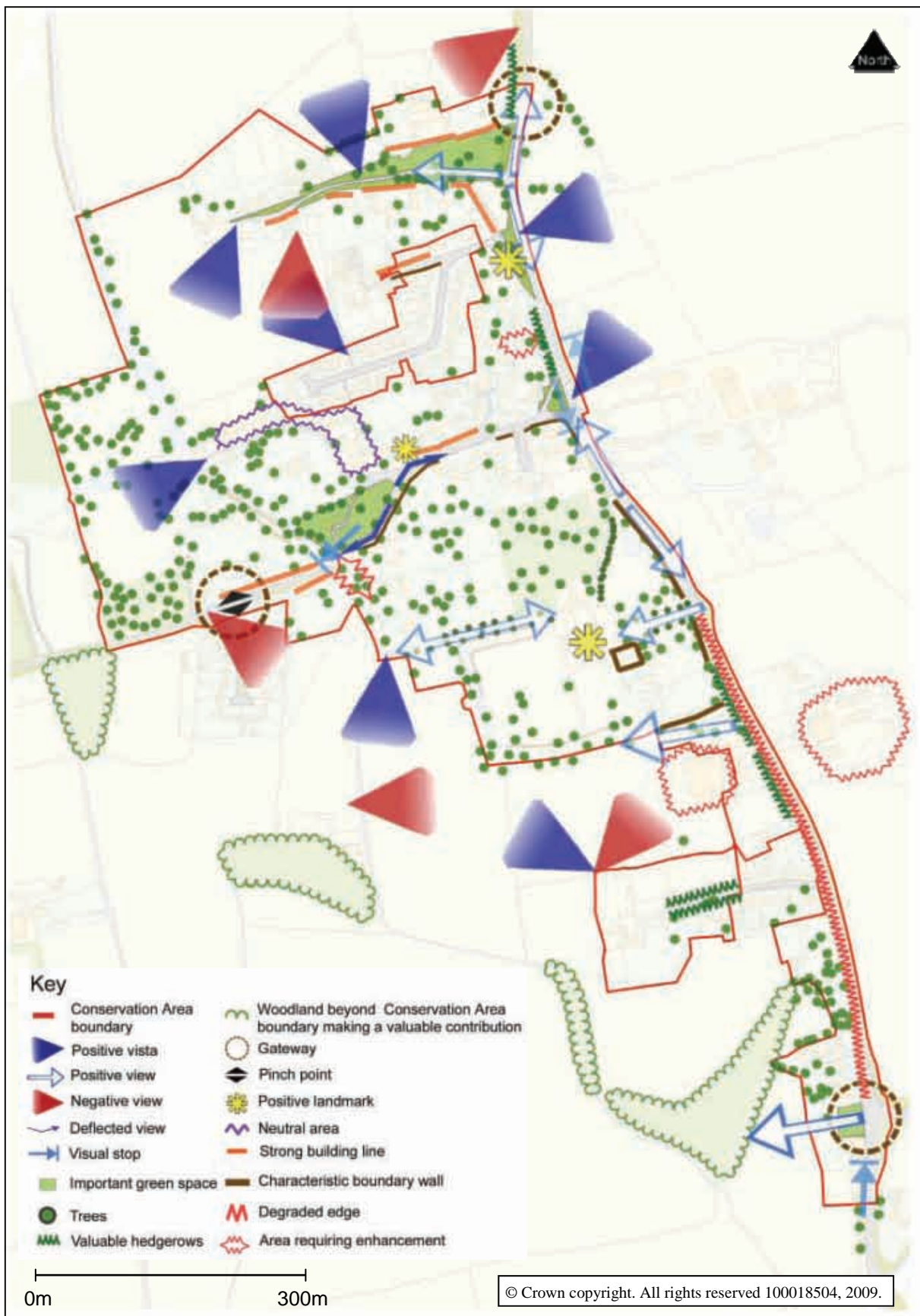
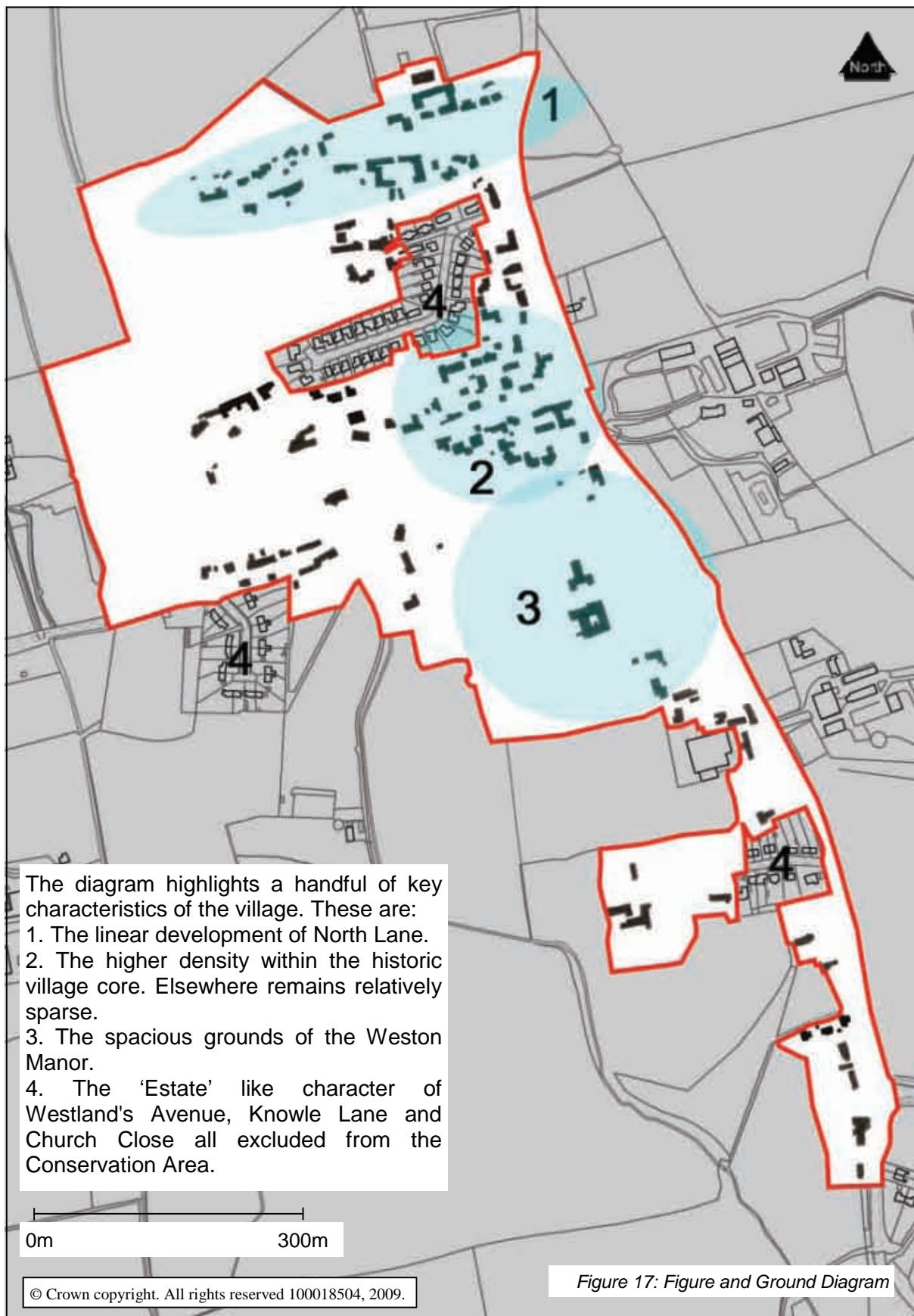


Figure 16: Visual Analysis.

14. Figure Ground Plan



15. Materials and Details



15.1 Wall Materials



Stone laid on edge forms coping



Heaped mortar forms coping



Stone gable wall of converted barn with in filled doves holes.



Tiled coping

15.2 Railings



15.3 Floor Materials



Granite setts used in private driveway



Loose gravel



Herringbone bricks used in drive

15.4 Roof Materials



Concrete tiles.



Thatch with protective mesh.



Newly laid replica slates.



Replica slates.

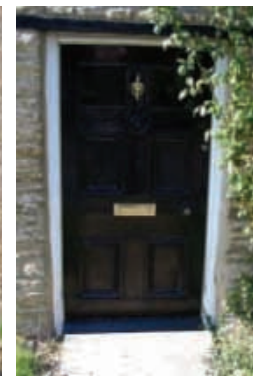
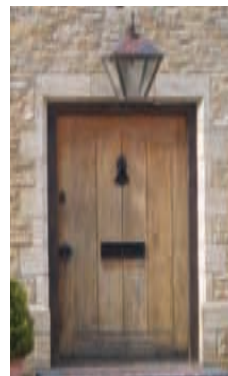
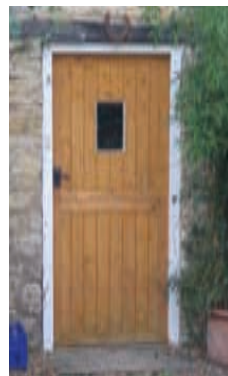
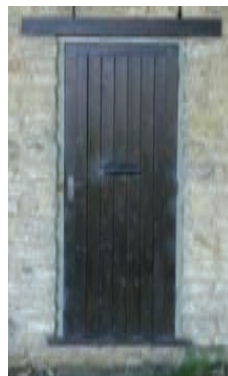


Thatched ridge detail (not traditional to district).



Stonesfield slates.

15.5 Door Examples



15.6 Window Examples



16. Management Plan



6.1

The aim of the Conservation Area Management Plan is to preserve or enhance the special architectural and historic character of Weston-on-the-Green Conservation Area. The designation of a Conservation Area is not intended to prevent new development, it is however to inform and manage planning decisions, and other actions that the Council and/ or property owners within the designated area take. Its role is also to suggest actions that could contribute to the enhancement of the area both by the Council, owners and other stakeholders.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its Conservation Areas.

The English Heritage publication 'Guidance on the Management of Conservation Areas (February 2006)' provides advice on the writing and adoption of a Management Plans and has been used to compile a list of objectives specific for Weston-on-the-Green and the preservation and enhancement of its current character and appearance. Each objective has a proposed action for achievement.

Objective	Action	Action taken by
Provide information on the importance of the Conservation Area to the local community.	<ul style="list-style-type: none"> • Publish Conservation Area appraisal and management plan and make readily available. • Provide supporting information and guidance via the Council web site and staff. 	<p>Cherwell District Council</p> <p>Cherwell District Council</p>
Improve the quality and amenity value of the public realm in Weston-on-the-Green Conservation Area.	<ul style="list-style-type: none"> • Encourage OCC's highway maintenance programme to undertake repairs within the Conservation Area that respect the established character. • Consider whether levels and type of traffic travelling through the village justifies any deterrents. • Maintenance of traditional details and materials and reinstate where possible. 	<p>Cherwell District Council</p> <p>Cherwell District Council and Oxfordshire County Council</p> <p>Oxfordshire County Council</p>

	<ul style="list-style-type: none"> • Review the level of highway signage, its location and necessity in an attempt to remove clutter. • Monitor and maintain the rights of way through the Conservation Area. 	<p>Oxfordshire County Council</p> <p>Oxfordshire County Council and Parish Council</p>
Preserve and enhance features that contribute to the character and appearance of Weston-on-the-Green Conservation Area.	<ul style="list-style-type: none"> • Encourage appropriate repair and maintenance of all properties within the Conservation Area by providing advice to property owners. • Encourage the retention of traditional boundary walls and other plot boundaries. • Encourage maintenance of features and details in determination of any related planning or listed building consent application. 	<p>Cherwell District Council and Property Owners</p> <p>Cherwell District Council and Property Owners</p> <p>Cherwell District Council and Property Owners</p>
Monitor planning approvals to make sure that works preserve or where possible enhance the character and appearance of Weston-on-the-Green Conservation Area.	<ul style="list-style-type: none"> • Design and Conservation Team to make comments to Development Control on all planning applications which affect the character and appearance of Weston-on-the-Green Conservation Area. 	Cherwell District Council
Monitor unauthorised works	<ul style="list-style-type: none"> • The Planning Enforcement team to take appropriate action against unauthorised works in line with the Council's enforcement policy. 	Cherwell District Council
Monitor the loss and gain of buildings within the Conservation Area through surveys, including photographic.	<ul style="list-style-type: none"> • Review the building stock at the next review of the Conservation Area, due in 2014. 	Cherwell District Council
Retain important trees and hedgerows and encourage the planting of appropriate species.	<ul style="list-style-type: none"> • All trees have some protection under the Conservation Area designation. The Council's arbouricultural officers will, where appropriate, make tree preservation orders if a tree is under threat. 	Cherwell District Council

	<ul style="list-style-type: none"> • Encourage appropriate landscaping schemes either in isolation or as part of larger planning proposals 	Cherwell District Council and Property Owners
Review Conservation Area boundary and its architectural and/ or historical importance.	<ul style="list-style-type: none"> • To be reviewed and amended where necessary at the time of the Conservation Areas next review, due in 2014. 	Cherwell District Council

The objectives set out above are specific for Weston-on-the-Green Conservation Area. The Council will also continue to apply policy guidance, both generic (Planning Policy Guidance 15: The Historic Environment) and local (The Cherwell District Council Non-Statutory Local Plan 2011) to planning and Listed Building Consent applications and ensure consistent decision making. The policies covering alterations and development of the historic environment are given in Appendix 1.

16.2 Generic Guidance

The Council Will:

1. 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 refenestration is important in preserving the appearance of the building in the design and materials.
2. Actively promote the use of traditional building and roofing materials in new building work, extensions and repair.
3. Encourage owners of historic properties wherever possible to replace inappropriate modern with the appropriate traditional materials. Materials such as uPVC and concrete tiles look out of place in a conservation area and their use is discouraged.
4. 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 should be retained.
5. Encourage the reinstatement of traditional clay tiles, Stonesfield slates, welsh slates or thatch as appropriate to replace inappropriate 20th century concrete tiles.

16.3 Enhancement and Management of the Public Realm

The Council Will:

1. Encourage a general level of good maintenance of properties and investigate whether appropriate planning permission or listed building consent has been obtained for an alteration. Unauthorised alterations to a listed building are a criminal offence and if necessary the Council will enforce this.

2. Encourage the retention of front gardens, walls and boundary hedges.

3. Require the location of satellite dishes on rear elevations or within rear gardens to prevent visual pollution and damage to the character of the area.

4. Exercise a presumption in favour of new alterations and extensions that are sympathetic to the existing buildings in scale, materials and design.

5. Promote traditional styles of pointing. The type of pointing 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. Repointing work should be discrete to the point of being inseparable from the original. 'Ribbon' pointing and similar is considered a totally inappropriate style for this district.

6. Promote the use of lime mortar in the construction and repointing of stone and brickwork. This is a traditional building material and its use is of benefit to traditional buildings in contrast to hard cement mortars, often are used in modern construction. Modern mortars can accelerate weathering in stone.

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



Appropriate style of garage door.

8. Encourage on unlisted buildings the location of solar panels on the rear roof slopes or on outbuildings within rear gardens.

9. Encourage sympathetic refenestration where inappropriate windows have been inserted.

10. Encourage the reinstating of traditional features of the village such as stiles.



Traditional style.

11. Discourage disfiguring alterations such as unsympathetic extensions, altering the dimensions of window openings.

12. Create a dialogue with other authorities and agencies to rationalise any street furniture and ensure it is in keeping with the character of the area.

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



Overhead cables on Church Lane.

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

15. Promote the retention of boundary walls and gateways.

16. Encourage the retention of grassed verges which meet the roads edge without the use of a kerb, where appropriate.



Grassed verge meeting edge of road . Road surfaces shows signs of patched repairs

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

18. Encourage the reuse and refurbishment of derelict properties.

16.4 Management and Protection of Important Green Spaces

The Council Will:

1. Promote the retention of significant open spaces around the village, including the fields to the west of the village and the two greens located on the west side of the B430.
2. Promote positive management of vegetation. Trees and hedges make an important contribution to the character and appearance of the conservation area. Planting of exotic imports or inappropriate varieties, such as Leylandii, are strongly discouraged, as these trees grow fast blocking important views as well as being uncharacteristic of the area. Trees over 75mm (3 inches approx) in diameter within the area boundary are protected, requiring consent to lop, top or fell.
3. Protect and enhance the relationship of the plots facing open spaces.
4. Preserve the character and appearance of open spaces within the Conservation Area. Urban features such as roadside kerbing should be avoided and parking on grass areas discouraged through the use of appropriate deterrents, (bollards would not be considered appropriate).
5. Promote the retention of grass verges within the village. These play a key role in retaining the rural feel.
6. Protect views into and out of the Conservation Area.
7. Preserve the setting of the Conservation Area.



View of fields to north of the Conservation Area highlighting the edge of the village and its relationship with the field.

17. Conservation Area Boundary



17.1

Weston-on-the-Green Conservation Area was designated in October 2000. The original boundary was drawn to include the area of architectural or historical interest the character and appearance of which it was considered desirable to preserve or enhance. This document presents a review of the Conservation Area.

17.2

It would be inappropriate for the whole village to be included within the designated area. Different planning controls apply in Conservation Areas and therefore it is vital that only areas which are demonstrably of special architectural or historic interest be included.

17.3 Boundary Extension

The analysis of the village of Weston-on-the-Green undertaken as part of the appraisal concluded that the areas worthy of protection, that is to say those which exhibit a character or appearance it is desirable to preserve or enhance, were for the most part already included. However one area for further inclusion was identified:

- The rear gardens of properties on the north side of North Lane as they appear to form part of the properties' curtilages and are separated by a line of vegetation from the open countryside beyond.



Aerial view of rear gardens of properties facing North Lane.

17.4

For the avoidance of doubt the revised designated boundary can be described as follows:

17.5 Northern Boundary

Starting in the north west corner the boundary immediately crosses Gallos Brook before following a field boundary to Yew Tree House. It then makes a small detour north east, to follow the rear boundaries of the properties on the north side of North Lane before return south to enclosing Southfield Farm and terminating at the B430.

17.6 Eastern Boundary

The boundary starts just south of the listed milestone at the northern tip of the village and runs, predominantly without deviation, down the east side of the B430 terminating outside 'New Sarum'.

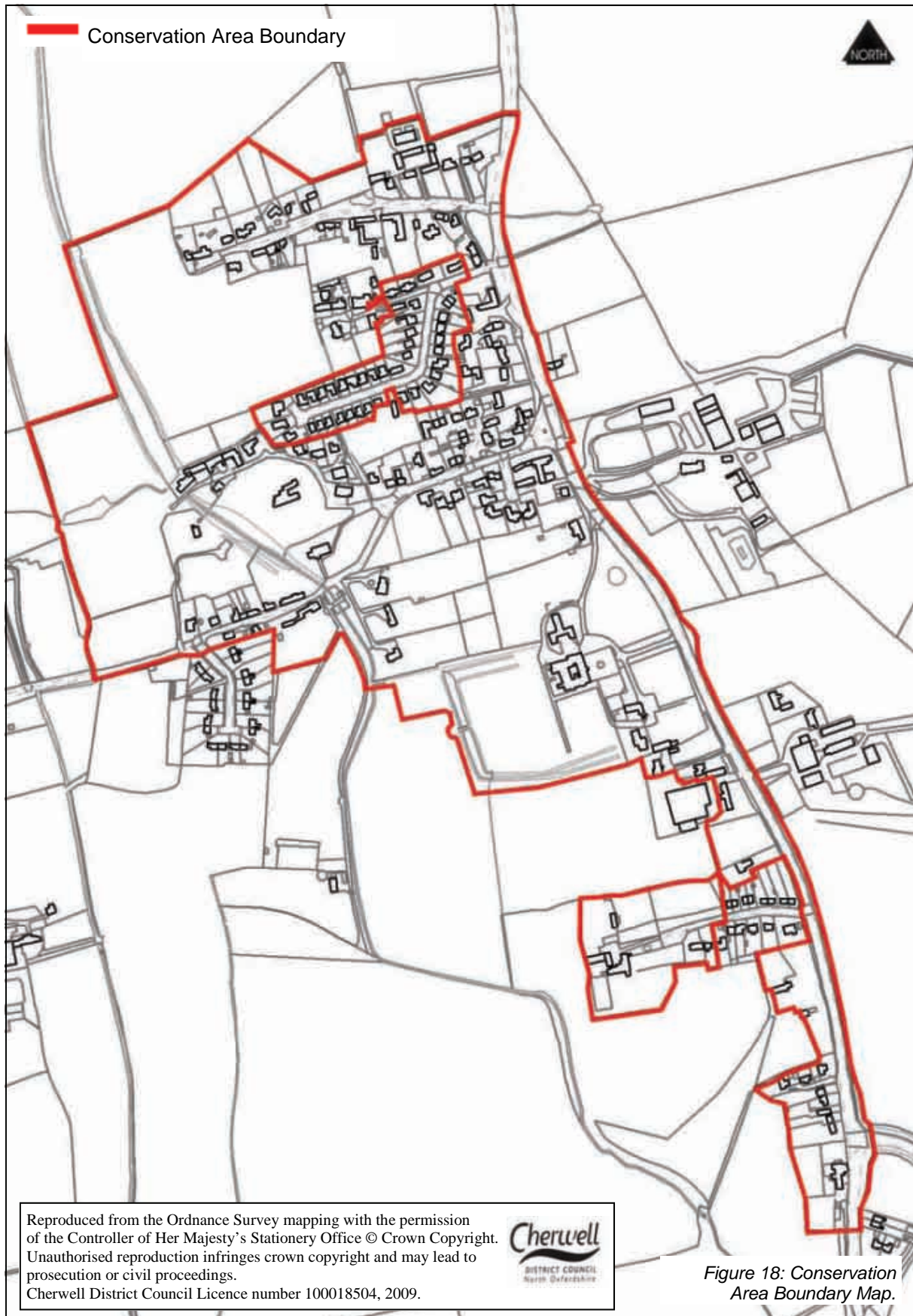
17.7 Southern Boundary

The boundary crosses the B430 and follows the southern boundary of The Chequers Inn.

17.8 Western Boundary

The boundary progresses northwards following the rear boundaries of the properties on the west side of the B430. At Cruck Cottage it turns east to meet the B430, before progressing northwards. It then turns west following the rear boundaries on the north side of Knowle Lane before turning south along the west boundary of number 16 Knowle Lane. The boundary then crosses the road between The Gransden and Broom Cottage. It then turns westwards, turning through 360 degrees to enclose Knowle Farm. It then follows the rear boundaries of the properties on the west side of the B430 before enclosing the Weston Manor Hotel. The boundary then follows field boundaries, crossing the Gallos Brook before enclosing Lime Walk House and The Lays. It then continues westwards along the rear boundaries of Holly Cottage, Holly House and Church Lane, excluding Church Close, turning northwards to follow the Gallos Brook up stream.

17.11 Conservation Area Boundary



18. Effects of Designation



18.1

Conservation areas are designated by the Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. There are different planning controls in conservation areas and anyone proposing development should seek advice from the Department of Planning and Development Services at an early stage. The main effects of designation are as follows:

18.2 Development should preserve or enhance the area

Development should preserve or enhance the character or appearance of the conservation area. This will enable the achievement of higher standards of design in new developments and secure the conservation of existing important features and characteristics. Information supporting planning applications must demonstrate the proposal, and its impact on the conservation area, in sufficient detail to enable a thorough assessment.

18.3 Control over demolition of buildings

Conservation Area Consent is required from the Council, as the Local Planning Authority, for the demolition or substantial demolition of unlisted buildings in the conservation area. Where a building is of demonstrable architectural or historic interest, consent for demolition will only be given as a last resort.

18.4 Control over trees

The Council must be notified of any intention to carry out works to fell, lop or top any tree over 75mm (3 inches approx) in diameter not already the subject of a tree preservation order. This provides the Council an opportunity to consider making a tree preservation order. This will provide an extra degree of control over the many trees that are important to the appearance of the conservation area.

18.5 Reduced permitted development

There are more restrictions on the size of extensions that may be carried out without

specific planning permission. Planning permission is also required for:

- The cladding of the exterior of buildings;
- The construction of a (dormer) roof extension or raising of ridge line;
- The erection of satellite dishes fronting a highway.

18.6 Protection of important open spaces and views

There are a number of open spaces within the village that it is important to protect because they are integral to the character and appearance of the conservation area. The inclusion of these open spaces in the designation of the conservation area is specifically to ensure that these spaces are preserved.

18.7 Control over the demolition of enclosures

Consent is also required to demolish any means of enclosure over 1 metre in height abutting a 'highway' (including a public footpath or bridleway), waterway or open space; or above 2 metres in height in any other case. This will mean that walls not relating to listed buildings, that add so much to the character and appearance of the street scene, will be afforded protection.

18.8 Powers to seek repair of unlisted historic buildings

The Council has powers to seek the repair of unlisted (as well as listed) buildings in a poor state of repair where the building makes a valuable contribution to the street scene or is of local importance as a building type.

18.9 Alterations should preserve and enhance the area

Land use planning policies in the Cherwell Local Plan aim to ensure that special attention is given to the preservation or enhancement of designated conservation areas, and proposals for new development will be acceptable if they assist in the achievement of that objective.



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.

19.1 South East Plan 2001 - 2016

BE5 In preparing local development documents (LDDs), local planning authorities should positively plan to meet the defined local needs of their rural communities for small scale affordable housing, business and service development, taking account of changing patterns of agriculture, economic diversification, and continued viability of local services. LDDs should define their approach to development in villages based on the functions performed, their accessibility, the need to protect or extend key local services and the capacity of the built form and landscape setting of the village. All new development should be subject to rigorous design and sustainability criteria so that the distinctive character of the village is not damaged. To assist this, local planning authorities should encourage community-led local assessments of need and action planning to inform decision making processes.

BE6 When developing and implementing plans and strategies, local authorities and other bodies will adopt policies and support proposals which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place. The region's internationally and nationally designated historic assets should receive the highest level of protection. Proposals that make sensitive use of historic assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate use should be encouraged.

CO4 A Green Belt will be maintained around Oxford to:

- i. preserve the special character and landscape setting of Oxford
- ii. check the growth of Oxford and prevent ribbon development and urban sprawl
- iii. prevent the coalescence of settlements
- iv. assist in safeguarding the countryside from encroachment
- v. assist in urban regeneration, by encouraging the recycling of derelict and other

urban land. A selective review of Green Belt boundaries will take place on the southern edge of Oxford through one or more co-ordinated development plan documents. It will identify land to be removed from the Green Belt to facilitate a sustainable urban extension to Oxford with minimal impact on village identity and the landscape setting of the city. Development in the Green Belt will only be permitted if it maintains its openness and does not conflict with the purpose of the Green Belt or harm its visual amenities.

19.2 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.

C19 Before the determination of an application for the alteration, demolition or extension of a listed building applicants will be required to provide sufficient information to enable an assessment to be made of the likely impact of their proposals on the special interest of the structure, its setting, or special features.

C20 Special care will be taken to ensure that development which is situated within the setting of a listed building respects the architectural and historic character of the building and its setting.

C22 In a conservation area planning control will be exercised, to ensure inter alia, that the character or appearance of the area so designated is preserved or enhanced.

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.

C36 In considering applications in conservation areas the council will pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

19.3 Non-statutory Cherwell local plan

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.

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;

(iv) ensure that where physical preservation in-situ is neither practical nor desirable and sites are not scheduled or of national importance, the developer will be responsible for making appropriate provision for a programme of archaeological investigation, recording, analysis and publication that will ensure the site is preserved by record prior to destruction. Such measures will be secured either by planning agreement or by a suitable planning condition.

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.

EN48 Development that would damage the character, appearance, setting or features of designated 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.

20. Appendix 2 - Listed Buildings

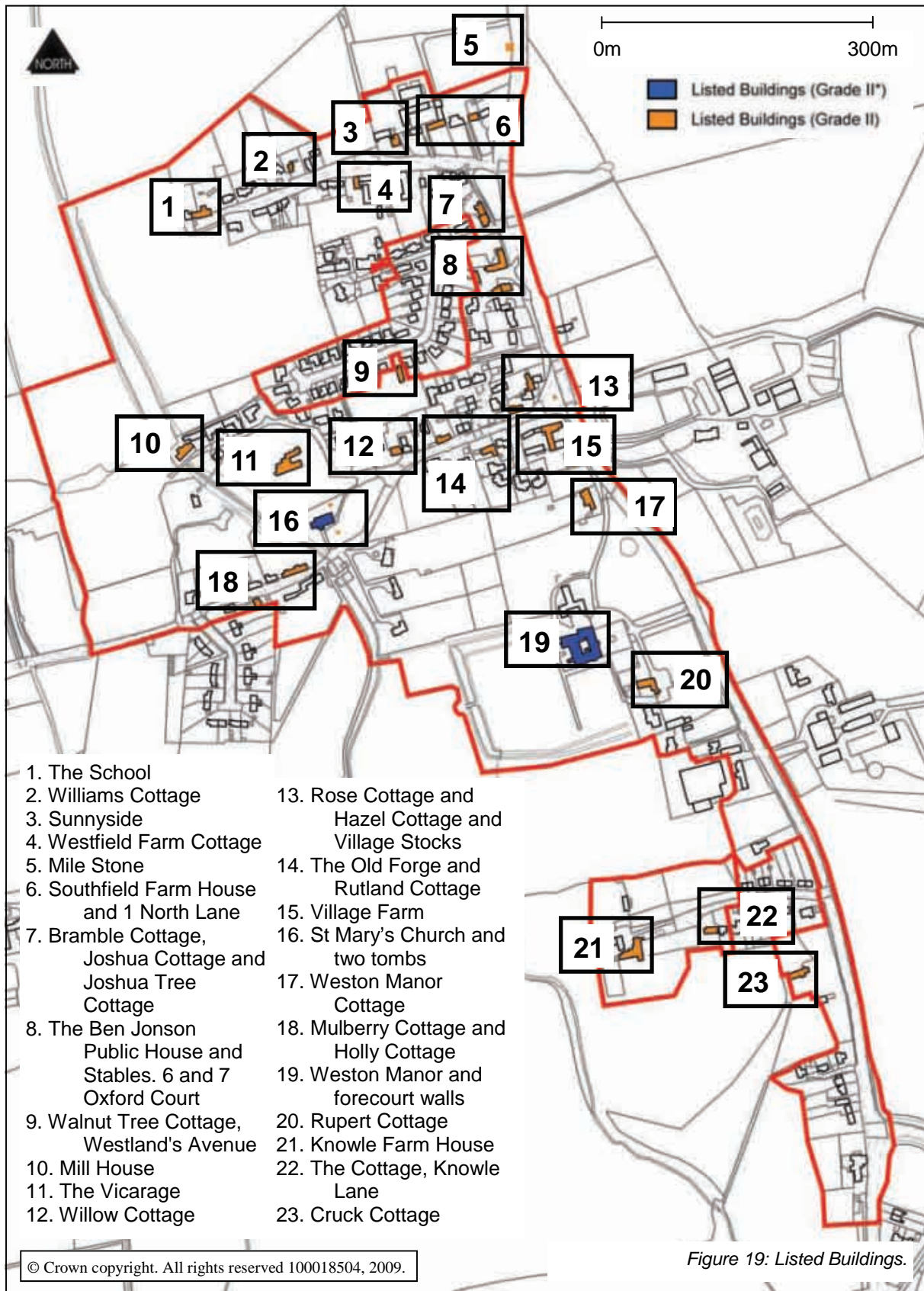


Figure 19: Listed Buildings.

All the properties are Grade II listed, except for The Church of St Mary and Weston Manor, which are Grade II*. There are no Grade I buildings within the village.

1. The School

Cottage possibly C17; school C18, altered C19. Coursed limestone rubble with some wooden lintels and some brick dressings; thatch and plain-tile roofs with rubble and brick stack.



The School.

2. Williams Cottage

Possibly C17. Coursed limestone rubble with wooden lintels; thatch roof with rebuilt gable stack, constructed on L shaped plan. One storey plus attics. 2-window front has a short wing projecting to right and has the entrance immediately adjoining it. Left bay has a 2-light casement and a small half dormer; gable wall of wing has a 2-light window above an enlarged window. A bread-oven projection adjoins left gable wall from which rises the stack.

3. Sunnyside

House. C17; extended circa C18, C19 and C20. Limestone rubble. Thatched roof with gabled and hipped ends. Originally the cottage was 1-room with a gable-end stack at the north end. In C18 a single-storey single-cell extension was built on the north end, and probably later in the C18 or in the C19 a small wing was built at the rear. In the late C20 a single-storey extension was built.

4. Westfield Farm Cottage

House. Late C17, Coursed limestone rubble with wooden lintels; plain-tile roof with brick gable stacks on L shape plan. 2 storeys plus attics. Right gable wall has chimney projection, which is partly concealed by an added rubble outshut. Left gable wall has a large rubble chimney projection, reducing towards the top and incorporating a tiled bread-oven projection.

5. Mile Stone

Milestone. C18/early C19; stone possibly renewed. Constructed of limestone with a cast iron plate which reads: "BRACKLEY/12/0XFORD/9".



Milestone.

6. Southfield Farm House

Farmhouse. Early C18, possibly partly C17. Constructed in limestone rubble with wooden lintels; Stonesfield-slate and concrete plain-tile roofs with brick stacks. 2 storeys in height.



Southfield Farm Barn conversion.

6 cont... 1 North Lane

House, formerly subdivided. Early C18. Constructed in limestone rubble with wooden lintel; thatch roof with brick gable stacks. One storey plus attic with 4-window front and doorway to right of centre. Included for group value.



1 North Lane.

7. Bramble Cottage, Joshua Cottage and Joshua Tree Cottage

Row of 3 or 4 cottages, now 3. Constructed in C16/C17 with a cruck frame. Limestone rubble with wooden lintels; thatch roof with brick stacks. One storey in height plus attics. Irregular front has a 3-light casement in the extreme left bay and 2-light casements in the other 3 bays; Roof has 2 ridge stacks and a gable stack to left. Interior contains a winder stair and a cruck frame, possibly a base cruck, with arched braces to the tie beam.

8. The Ben Jonson Public House and stables

Public house. Early/mid C18. Constructed in limestone rubble with wooden lintels; thatch roof with rubble and brick stacks. 3-unit lobby-entry plan with subsidiary ranges and rear extensions. All windows have 2-light small-pane casements except at ground-floor left where there is a 3-light casement. Sundial over porch, standing on a moulded ledge, is dated 1742. Roof has stacks to both gables, with rubble bases, and a further brick stack in line with the entrance. Thatched single-storey hovel range to left has an inserted garage entrance. Rear of main range has a rounded stair projection plus a thatched single-storey wing and a C20 flat-roofed extension.

8 cont...6 and 7 Oxford Court

Now two houses. Early/mid C18. Coursed squared limestone and coursed rubble with some ashlar dressings; Stonesfield slate roof with brick stacks. 3-unit plan. 2 storeys plus attic.



6 and 7 Oxford Court before its conversion

9. Walnut Tree Cottage, Westland's Avenue

Late C17. Coursed squared limestone with some wooden lintels; interlocking-tile roof with brick gable stack. 2 storeys. Symmetrical 3-window front (now the rear) has a blocked central doorway and flanking 2-light casements, all with stone flat arches, and has similar windows at first floor with chamfered lintels. Right end wall has a bread-oven projection. Rear has irregular casements and the present main entrance, all with chamfered lintels, and it has a central rounded stair projection containing a spiral stair.

10. Mill House

Mill and mill house. C18, converted C20. Limestone rubble with wooden lintels and some squared quoins; artificial stone-slate roof with rebuilt brick stacks. 2 storeys plus attic. Mill house has a wide doorway. Roof has 3 hipped roof dormers plus stacks and a lower dormer over the mill. Interior; chamfered beams; butt-purlin roof.



Mill House

11. The Vicarage

Vicarage, now house. Early C19 and mid C19, altered C20; stables possibly C18. Constructed in limestone ashlar and coursed squared rubble with ashlar dressings; Welsh-slate roof with buff brick stacks. Double-depth plan with added wing all are 2 storeys in height. Symmetrical 3-window ashlar front of main range, with storey band and plain key block architraves to openings. Double-span hipped roof with flanking stacks. A rubble stable range attached to the rear corner of the main range, and parallel to the wing, has a steep slated roof and retains coach-house, loft and stable doors plus small windows, mostly with stop-chamfered lintels.



The Vicarage

12. Willow Cottage

Small house. 1617 on datestone. Constructed in limestone rubble with wooden lintels; thatched roof with rubble and brick stacks. One storey in height plus attic. To left and right of the doorway are 2-light casements, and to the extreme right a tiny window lighting what may have been a smoke bay. Roof has a 2-light dormer to right, a stack near the right gable and, to left, 2 rubble-based gable stacks flanking the roof apex.

13. Rose Cottage

Small house. Early C18, extended C20. Colour washed limestone rubble with wooden lintels; thatch roof with brick stacks. 2-unit plan with added end out-shuts. One storey in height plus attic. The front elevation has 2-windows with two 2-light casements at ground floor and 3-light half-dormers above. The entrance is to the extreme right. Roof has stacks to the left gable and in the centre. Included for group value.



Rose Cottage

13 cont ... Hazel Cottage

House. Probably C17, altered and enlarged C18; extended C20. Constructed of limestone rubble with wooden lintels; thatch roof with rubble and brick gable stack. Possibly a 2-unit plan extended to 4 units; enlarged by a further wing. One storey in height plus attic, partly raised to 2 storeys. C20 extension, in rubble and slate.



Historic photograph of Hazel Cottage. Taken from Weston Matters.

13 cont ... Village Stocks

Stocks. C18 or earlier. Oak with wrought-iron fixings. Stocks have 2 slotted posts with sliding-cross pieces for securing hands and feet, and are complete with all ironwork. Now protected by a canopy and railings.

14. The Old Forge

House. C17/early C18. Constructed in coursed limestone rubble with wooden lintels; thatch roof with rebuilt stacks on a 3-unit plan. 2 and 1 storey in height plus attic. 3-window front is higher to left, as it contains a 6-panel doorway. All bays have 3-light casements with 2-light casements above. Rectangular projection between bays 2 and 3 is probably an oven and aligns with the middle stack of 3 which rise to the right of each bay.



The Old Forge.

14 cont... Rutland Cottage

Small house. C17/early C18, extended C20. Constructed of limestone rubble with wooden lintels; thatch roof with brick gable stacks. 2-unit plan with added wing. One storey in height plus attic. Early range has 2 small 2-light casements, plus a small dormer to left. Left gable wall has a projecting chimney. C20 single-storey wing to right.



Rutland Cottage

15. Village Farm House

Farmhouse. Early C18. Coursed squared limestone with wooden lintels; plain-tile roof with brick stacks. 4-unit plan with rear wing. 2 storeys in height plus attics. 7-window front has the doorway in bay 4, just to right of centre. Roof has 4 gabled roof dormers, irregularly spaced with stacks on right gable and left of centre. Rear has a gabled stair projection and a long lower wing.

16. St Mary's Church

Grade II*. West tower dates from the 13th Century, which formed part of a previous medieval church with a southern porch and a wide plain nave. The nave dates from the rebuilding of the church in 1743 by Norreys Bertie, and was restored between 1870 and 1885 by architect R.P. Spiers. The church is built from limestone rubble with ashlar dressings and the nave has round arch side windows. The south porch shelters the large south door and its stone doorcase. The tower has pairs of lancet openings towards the top.



The Church of St Mary.

16 cont... Chest Tomb

Late C18, Marlstone. Rectangular chest, with moulded base and cover, has square corner balusters and Grecian urns carved in shallow relief on the end panels. Inscriptions on sides now largely illegible.

16 cont... Williams Memorial

Chest tomb. Late C18. Constructed of limestone. Rectangular chest, with moulded base and cover, has square corner balusters and plain inscription panels commemorating Richard Williams.

17. Weston Manor Cottage

House. Late C17, possibly partly C16. Coursed limestone rubble with wooden lintels; thatch roof with brick ridge stacks on 4-unit plan. One storey in height plus attic. Irregular 4-window front has a central doorway between 3-light casements with 2-light casements in the outer bays. First floor has three 3-light dormers plus, to extreme left, a small single-light dormer containing a spandrelled stone window, possibly re-used. Roof has a gable parapet to left, and has stacks to left and right of centre.

18. Mulberry Cottage

Farmhouse, now house. Mid C17, possibly partly earlier; partly rebuilt C20. Coursed squared limestone with wooden lintels; concrete plain-tile roof with brick stacks. 2-unit through-passage plan with subsidiary ranges. 2 storeys in height plus attics. 2-window front of main section has the doorway (now a window) to extreme right, and has two 2-light casements to each floor plus a small stair window to left of centre. Roof is very steeply pitched and has stacks to both ends and to left of centre. 3-unit range to right and single-bay extension to left have been raised in line with main roof, but right range may represent an earlier structure. Internally the main range has a spiral stair rising to attics, chamfered beams, and a large central stack with an inglenook fireplaces.



Mulberry Cottage.

18 cont... Holly Cottage

Cottage. Possibly C17; extended C20. Colour washed limestone rubble with wooden lintels; thatch roof with brick gable stack. Single-unit plan now extended and one storey in height plus attics. Street front of early section has a 2-light leaded casement plus a tiny stair window. Roof has stack to right and a dormer to rear.

20. Rupert Cottage

Cottage, now part of hotel with boundary walls. Probably mostly C17 but may have a medieval origin; altered C20. Constructed of limestone rubble with wooden lintels; Stonesfield-slate roof with rubble gable stack. One storey in height plus attic. Front has ancient double-leaf oak door in a massive ovolo-moulded frame set within an earlier wider opening. Tall flanking cross windows have renewed frames with leaded glazing, and there is a further small 2-light casement to extreme right. Gables and rear have inserted C20 stone-mullioned windows. Internally there is a small fireplace with wooden bressumer.

Walled garden to north-west has walls approximately 2.5 metres high incorporating 2-light traceried C15 window and 3 sections of early-C17 strapwork cresting. Wall extending southwards includes gateway with square ashlar piers and early-C18 vase finials, plus wrought-iron gates with scroll-work overthrow which may be C18.



Rupert's Cottage



Listed Wall which adjoins Rupert Cottage, Weston Manor in background.

19. Weston Manor and forecourt walls

Built from random and coursed squared limestone rubble with ashlar dressings and Stonesfield slate roofs with numerous brick stacks. The seven window front has a 3 storey tower at each end and a central 3 storey porch tower with a 4 centre arched entrance. The windows are all stone mullion with tall arched lights with sashes. The forecourt wall dates from 1820 and is grade II listed in its own right.



Weston Manor with Forecourt Wall.

21. Knowle Farm House

Farmhouse. Probably C17, altered C18 and C20. Limestone rubble with renewed wooden lintels; concrete plain-tile roof with rubble and brick stacks. L-plan and 2 storeys in height. Irregular 3-window front has a combined door and window, a 3-light casement to left, a 2-light casement to right, and has first-floor windows of 3, 2 and 2 lights. Roof has a rubble-based diagonal stack to right of centre, and it returns on the left to a very long rear wing which is probably contemporary and has a similar but rebuilt stack plus a tall rubble stack.



Knowle Farm.



Cruck Cottage.

22. The Cottage, Knowle Lane

House. C17, possibly earlier with C18/early C19 extensions. Colour washed limestone rubble with wooden lintels; thatch and concrete plain-tile roofs with rubble and brick chimney stacks. 2-unit plan with added bay. One and two storeys in height plus attic. Thatched main range has two 2-light casements and a central dormer; a raised section of walling to left may have been a second dormer. Brick stacks on rubble bases flank the main roof and there is a gable stack on the added bay. Internally the building is suspected of containing crucks.

23. Cruck Cottage

House. Probably mostly C17, altered C18, but possibly earlier. Constructed in limestone rubble with wooden lintels; thatch and artificial stone-slate roofs. 3-unit plan and 2 storeys in height. 4-window range has 2 entrances and two 3-light casements, at ground floor. Roof is thatched over the 2 bays to right and has stacks to left of each section (one rubble; one brick), plus a C20 stack rising from the front right corner. Small single-storey C20 extension to right. Internally the building is suspected to contain crucks.

21. Appendix 3 - Un-Listed buildings that make a positive contribution to the character and appearance of the Conservation Area

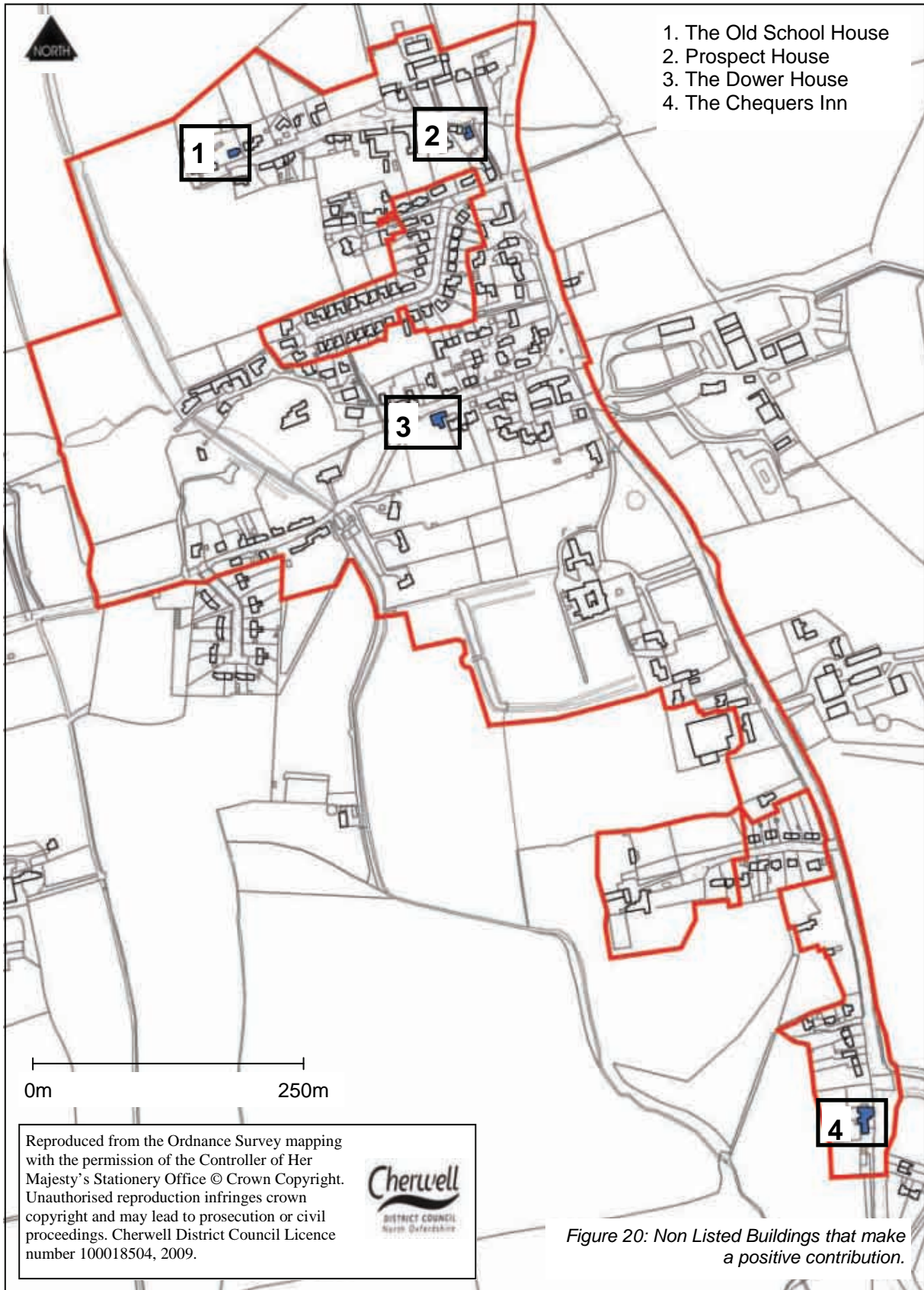


Figure 20: Non Listed Buildings that make a positive contribution.

1. The Old School House. Constructed in coursed rubble stone and 2 storeys in height. The main house appears on the estate maps of 1918. The garage addition to the east is a modern well designed extension, which sits well with the original house. It has two chimneys on either gable end, of vitrified brick, which is also used for the window details and as quoins.



The Old School House.

2. Prospect House. One of only two buildings constructed in a non vernacular style in coursed rubble stone with ashlar dressings. The plan is a simple rectangular with a symmetrical principal elevation pierced with sash 12 light windows. The building incorporates a chimney stack on the ridge of either gable. The building is a simple symmetrical, classical dwelling in local materials, which retains its original features in good condition.



Prospect House.

3. The Dower House. Previously known as Manor Cottage. The building was originally constructed in the 18th Century in a neo gothic/ classical style of coursed rubble stone with three striking gable features. It has been substantially altered and is the only building of its type in the village. The gable detail is carried through in the porch. Identical end chimneys indicate hearths in the end rooms.



The Dower House.

4. The Chequers Inn. Originally a coach stop with hard standing at the front to allow coaches to pull off the road. The inn has been licensed since at least 1728. Numerous extensions over the last 100 years have enlarged its capacity, but it retains its traditional feel and thatched roof with block cut ridge.



The Chequers Inn.

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23. Acknowledgments



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