

Warborough and Shillingford

PARISH CHARACTER APPRAISAL



Warborough and Shillingford Neighbourhood Plan



V5.1 March 2025

Introduction

What is a Character Appraisal?	2
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Planning Policy and Guidance

• National Policy Guidance	3
• The National Design Guide	3
• Local Policy Guidance	4
• Local Design Guidance	
• Settlement Context	5
• The Influence of the National Landscapes and Green Belt	7
• Landscape Character	8
• Landscape Recommendations	9

Context

• Historic Development of the Parish	10
• Green Gaps	11
• Plough Field analysis	12
• Historic Development of the Parish	16
• Heritage	20

Character Areas24

• Character Area 1:	25
• Character Area 2:	30
• Character Area 3:	35
• Character Area 4:	41
• Character Area 5:	46
• Character Area 6:	52
• Materials Palette	57



CONTENTS

1.0 Introduction

The aim of this Character Appraisal is to provide evidence regarding the character of the Parish and how it is perceived by its residents.

In order to successfully plan for the future growth and development of the Parish it is imperative that there is a clear understanding of its character and what makes it unique.

This document provides an update to the Character Assessment produced as an evidence base to the existing ‘Made’ Warborough and Shillingford Neighbourhood Plan (WSNP). This work then informs the Design Code.

1.1 What is a Character Appraisal?

A Character Appraisal is a document which sets out the special interest, character and appearance of a particular place to highlight its local distinctiveness and identity.

The Appraisal itself is a factual and objective analysis, which seeks to enable an understanding of the wider qualities of distinctiveness of place by defining those physical elements that contribute to its special characteristics. Essentially it identifies those qualities that help to define and make the place unique: such as open space, materials, property type, maintenance, age of the structures.

In this instance, the study will define the character of the Parish’s settlements as a series of character areas. Each area is described against a series of common physical characteristics.

Whilst this Appraisal seeks to assess the area’s special interest as comprehensively as possible, it cannot cover the minutiae of all issues. Consequently, any omission of a particular building, feature or space should not be taken to imply that it has no value or interest. The appraisal is the starting point; any development proposals should fully consider the appraisal, having regard to national and local policies. Such proposals should be informed by an individual assessment commensurate with the scale of the project proposed.



The Character Appraisal was undertaken as a village walking workshop

The information within the Appraisal will comprise descriptive text supported by photographs, maps and other graphical material. It will also identify opportunities for future enhancement if considered necessary.

1.2 Purpose of the Character Appraisal

The study has been produced for a number of reasons, but most importantly to inform the preparation of the review of the Warborough and Shillingford Neighbourhood Plan.

The existing WSNP sets out policies for any future development. In the public consultation, there was a strong desire expressed by the community to ensure that new development was ‘in keeping’ with the well-loved village space.

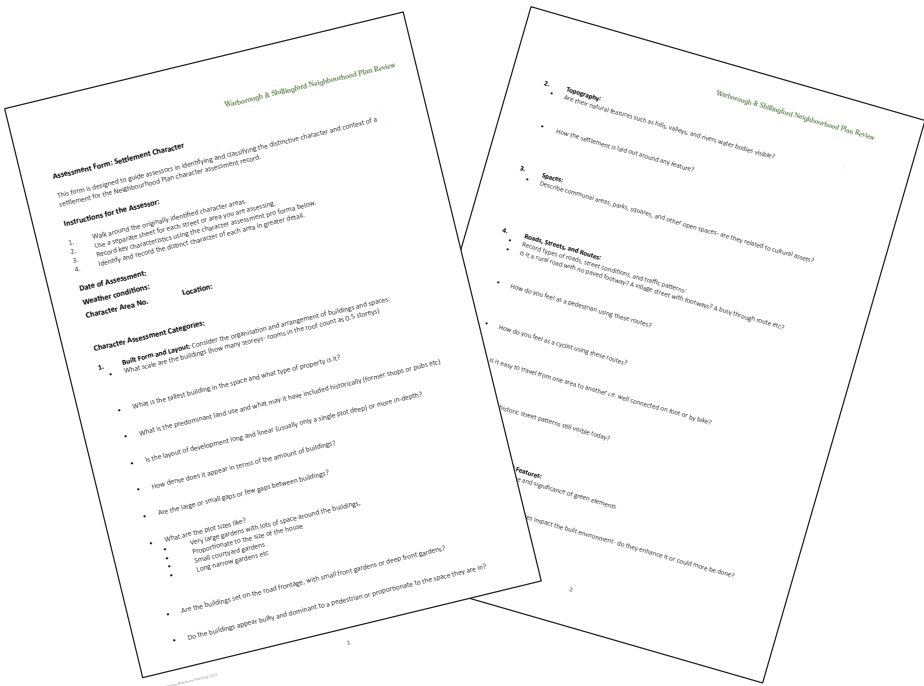
Identification of important issues will help shape the content and direction of that plan. In addition to the above, it could also be used as a development management tool to secure better quality development appropriate to its surroundings. Such a document can be used by residents and developers when preparing a planning application, or for anyone wishing to comment on a current planning application.

The Localism Act 2011 introduces the right for communities to shape their local areas by creating their own Neighbourhood Development Plan (NDP).

1.3 Approach

The original character appraisal consisted of three members of the Steering Committee, together with the assistance of the village archivist, old and new photographs and physical inspections, drafted this document initially. SODC identified appropriate conservation and constraints maps and the Warborough Conservation Area character study (1998) was considered. Community First Oxfordshire as original consultants recommended using the Oxford Character Assessment Toolkit. This was reviewed by the WSNP Steering Committee with input on ratings and refined. Feedback was also accepted following publication on the Parish Council website.

For the Character Appraisal Update, a bespoke template was prepared by Bluestone Planning, which again was based on the Oxford Character Assessment Toolkit, but updated following many years of use and experience in other Neighbourhood Plans.



Extract from the templates used for the Character Appraisal

2.0 Planning Policy and Guidance

This appraisal should be read in conjunction with the wider national and local planning policy and guidance.

2.1 National Policy Guidance

The National Planning Policy Framework (NPPF) was adopted by the Government in March 2012 and revised most recently at the end of 2024. All the policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. One of the key dimensions of sustainability is that of design. This is supplemented by a second dimension of protecting and enhancing our historic environment. Development that fails to adhere to both the design and the historic environment policies is therefore not considered sustainable development.

The NPPF sets out how the Government intends to deliver sustainable development through the planning process. It expressly states that sustainable development is about achieving positive growth, balancing economic, environmental and social considerations.

Whilst there is a strong presumption in favour of sustainable development, the framework also recognises the finite nature and value of our built heritage and the natural environment.

Section 12 of the NPPF sets out the main policies in respect to the importance of design in the planning process:

- Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- Policies should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- Permission should be refused for development of poor design that fails to take the opportunities presented by a site.

- Great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Specifically with regard to the historic environment, the key messages are as follows:

- There should be a positive strategy for the conservation and enjoyment of the historic environment.
- When considering the impact of proposals on a designated heritage asset, great weight should be given to the asset’s conservation. Substantial harm should be exceptional, whilst less than substantial harm should be weighed against the public benefits of the development.

2.2 The National Design Guide

The National Design Guide was published in 2019 and sets out the characteristics of well-designed places and demonstrates what good design means in principle and in practice. It supports the NPPF as referred to in the previous section as well as sitting alongside the NPPG in regard to design process and tools.

It is intended to be used by local authorities, applicants and local communities to establish the design expectations of the Government.

It identifies ten characteristics which underpin good design.

• Context	• Identity
• Built Form	• Movement
• Nature	• Public Spaces
• Uses	• Homes and Buildings
• Resources	• Lifespan



Extract from the National Design Guide relating to the ten characteristics <https://www.gov.uk/government/publications/national-design-guide/national-design-guide-accessible-version>

This appraisal will draw on the principles of this National Design Guidance to help inform the recommendations.

2.3 Local Policy

The development plan for the Parish currently comprises the Adopted South Oxfordshire Local Plan. The Local Plan identifies the development strategy to be delivered in the District in the period to 2035 and includes policies of relevance to Warborough and Shillingford Parish. An emerging Joint Local Plan, prepared with Vale of White Horse District Council is (at the time of writing) at Examination.

Due to its rural location, Warborough is currently classified as a Smaller Village under the settlement hierarchy where replacement dwellings, re-use of buildings, rural affordable housing sites, community-led development, employment sites and small business uses are acceptable.

There are no housing or employment site allocations within the Parish boundaries and no defined requirement to contribute towards delivering additional housing (beyond windfall and infill development) to meet the overall housing requirements for South Oxfordshire.

For a full list of relevant policies, please see the Neighbourhood Plan.



2.4 Local Design Guidance

There is a Warborough and Shillingford Village Design Statement Supplementary Planning Document which was adopted in April 2015. This provides detailed advice on the Council's expectations for high quality development and how the design policies should be interpreted. It identifies how designs can respond and complement the existing local character and identity of the District. Where relevant to Warborough and Shillingford Parish, parts of this guidance have been extracted and incorporated into this Appraisal.

The [Joint South Oxfordshire and Vale of White Horse Design Guide](#) is a Supplementary Planning Document adopted in June 2022 and is a material consideration when determining planning applications.



Settlement Context



Figure 1 - Parish In Context

Settlement Context

The Parish of Warborough & Shillingford is an extremely attractive village and civil parish in South Oxfordshire, about 2.5 miles (4km) north of Wallingford and about 9 miles (14 km) south of Oxford the built-up area of which follows the line of the busy Thame Road, the A329. The parish also includes the hamlet of Shillingford, south of Warborough, beside the River Thames. The two villages house a combined total of 433 households (ONS statistics, January 2013).

Warborough

Warborough has a long and rich history, with evidence of settlement dating back to prehistoric times. Archaeological findings reveal the presence of Neolithic mortuary enclosures and Bronze Age burial barrows, particularly around the western part of the village near the Dorchester boundary. By the late Iron Age and Roman periods, Warborough saw intensified settlement activity, influenced by the development of the Roman town of Dorchester. Artefacts such as Roman pottery and burial sites suggest that the area was well-inhabited and connected during this period.

In the Anglo-Saxon era, Warborough became part of the Benson royal estate, with its name meaning "watch hill," likely indicating a strategic role as a lookout point. By the medieval period, the village began to take shape around the village green, with St. Laurence’s Church as a central landmark. Historic homes from the 16th to 18th centuries line the Thame road and the edges of the green, many of which are timber framed with traditional materials such as clunch stone, brick, and thatch. Throughout the 17th and 18th centuries, Warborough was primarily an agricultural village, with corn, beans, and barley cultivated in the surrounding fields.

The village's framework largely reflects the medieval strip farming that persisted until the 19th-century enclosures. By

the mid-19th century, Warborough was a polyfocal settlement, with houses clustered around the green and along the main road. Modern developments in the 20th century introduced council housing and infill, though much of the village’s historic character, especially around the spacious green, remains preserved.

Shillingford

Shillingford’s history, like Warborough’s, stretches back to prehistoric times, with the Thames-side terrace gravels offering a favourable area for early settlement. Neolithic and Roman settlers were drawn to the area for its lighter soils, access to water, and elevation above flood-prone areas. In later centuries, Shillingford evolved as a smaller, riverside settlement with a key focus on the Thames crossing. During the Anglo-Saxon and medieval periods, it became an important junction between local roads, with a ferry connecting it to Wallingford.

By the 18th century, Shillingford was centred around the river wharf and the road junction of the A4074. The original river crossing was replaced by a timber bridge in 1764, and the village layout developed around this important transportation route. Wharf Road, leading to the river, became a key area for settlement, and historic 18th-century buildings still line parts of the road today.

In the 20th century, Shillingford saw significant expansion, particularly in the post-war period, with new housing developments on the northern side of the Henley road. Despite this growth, the village retains some of its historic charm, especially along Wharf Road, although the main road (A4074) now separates the older southern part of the village from the newer northern area. The development of modern housing was somewhat curtailed by local conservation efforts, preserving key elements of Shillingford’s rural character.



Figure 2 - Historic OS Maps (1885 - 1898) - Source: <https://maps.nls.uk/>

Warborough and Shillingford National Designations

Warborough Parish straddles the southern-most reach of the Oxford Green Belt as shown in the map adjacent

The Green Belt divides Warborough, with the western side of the A329 falling entirely within it, and the eastern side falling outside of it. Shillingford is almost entirely covered by the green belt.

There are 2 conservation areas in the Parish (outlined in Figure 3): Warborough Conservation area (outlined in Figure 5) is in the predominately linear part of Warborough village straddling Thame Road from the original Upper Farmhouse at the North end of the village down to New Road at the bottom and stretches eastwards to include the village green area in the centre.

This area, which includes 46 listed buildings, contains dwellings from the late 15th century through to the present day, with one listed building falling outside the Conservation Area. Although two 20th Century developments took place on the western (Green Belt) side of the village, Sinodun View and Henfield View, the eastern half of Warborough (not in the green belt), is now more vulnerable to development which would impact the overall character.

The Shillingford Conservation Area (outlined in Figure 4) covers Wharf Road. There are 7 listed buildings in Shillingford that fall outside the conservation area.

The village-scape of Warborough and Shillingford today displays the features, which together with the 'village character' described below, define its essential rural character as a small Oxfordshire village: although the green belt covers roughly half of the village, and the conservation areas focus on 2 areas, the character is defined by wider boundaries should therefore be assessed as an entity within which different planning criteria can be applied to distinct areas

The National Landscapes

The National Landscape of North Wessex Downs sit to the south / southwest of Warborough and Shillingford. Whilst The Chilterns is located some 4km to the east of the parish boundary. In this regard, the Parish settlements and their wider surrounding landscape are key elements of the setting of National Landscapes.

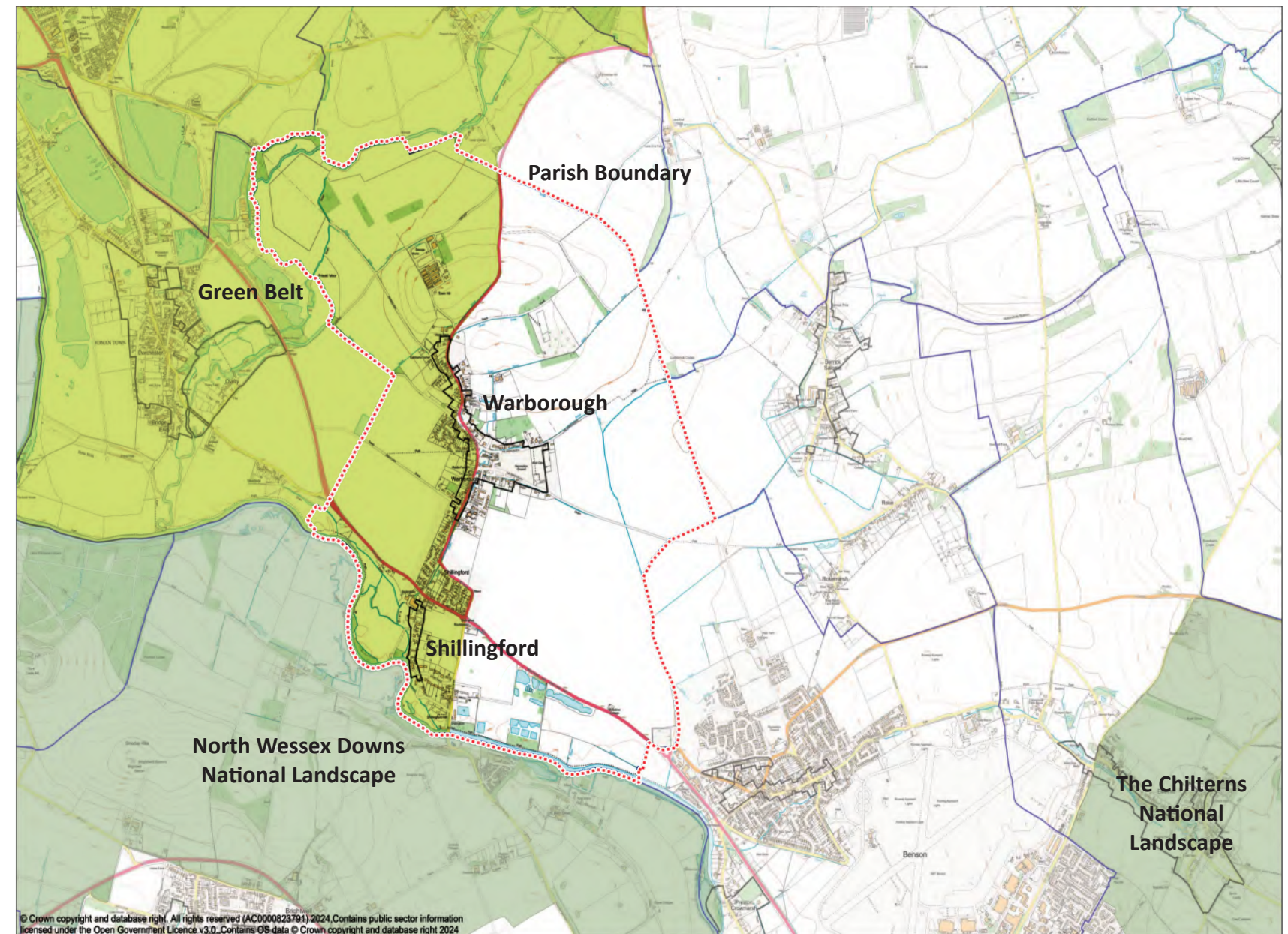


Figure 3 - National Landscape and Heritage Designations



Figure 4 - Inset view of Shillingford Conservation Area



Figure 5 - Inset view of Warborough Conservation Area

Landscape Character

The adopted Local Plan was based on the South Oxfordshire Landscape Character Assessment (undertaken by Lepus Consulting in 2017). This has now been updated for the Joint Local Plan by the Landscape Character Assessment For South Oxfordshire and Vale of White Horseby LUC in September 2024. Both assessments detail landscape character areas and landscape types - these have been used to inform the Neighbourhood Plan of the key landscape characteristics, issues and solutions.

A landscape character area is a specific geographical region where particular landscape types occur, each with its own unique identity and sense of place. While these areas share general features with similar regions, they are distinct and easily recognisable to locals and visitors. Landscape character areas help highlight patterns of local distinctiveness, provide a framework for understanding the factors shaping a region’s identity, and can be used to develop policies that preserve or enhance the special qualities of the landscape.

The Parish falls within two following landscape character areas:

- The Middle Vale (LCA12),
- The Lower Vale (LCA13).

Landscape Character

Warborough and Shillingford are primarily nestled within the River Thames Corridor highlighted now as LCA13c The East Thames Lower Vale. The area to the north of The Green in Warborough falls within the Eastern Middle Vale (LCA12c).

The landscape embodies the low-lying, gently undulating terrain and spans a vast area of agricultural lowland, stretching from Benson to the southwest and Thame to the northeast.

The area is shaped by its underlying Gault Clay geology, which contributes to its predominantly agricultural character.

The River Thames Corridor is characterised by its flat, low-lying alluvial land that forms a corridor between Long Wittenham and Goring, including the lower reaches of the River Thames.

The Parish is home to several priority habitats, including semi-improved grassland, floodplain grazing marsh, wood-pasture, deciduous woodland, and traditional orchards. These habitats are dispersed throughout the landscape and contribute to its ecological richness.

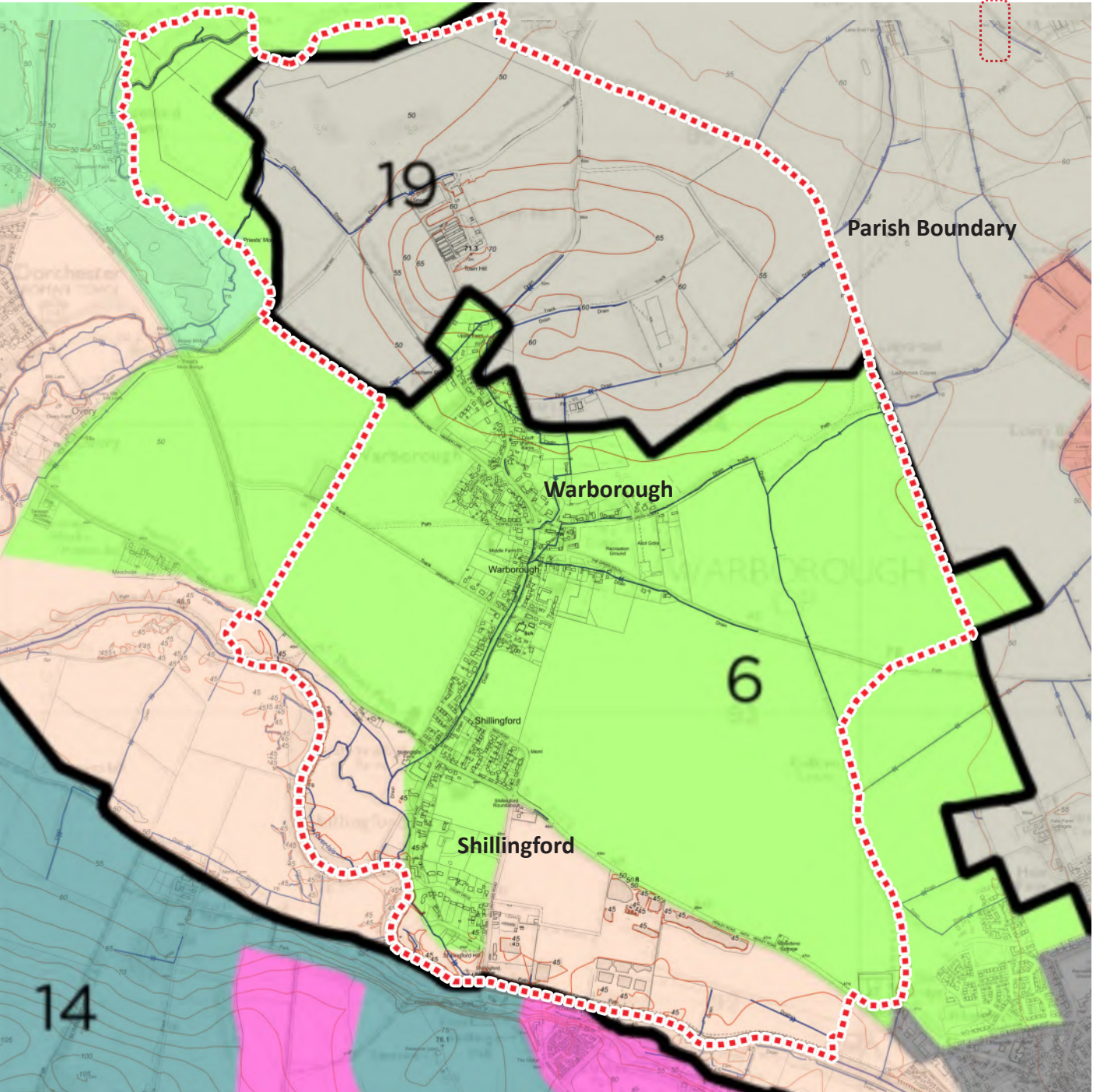
A small number of scattered woodlands dot the landscape, providing visual relief and ecological diversity. Ancient woodlands are found adjacent to the eastern parish boundary. Willow trees are a common sight, particularly within the riparian environment.

The villages present maintain a strong sense of rural character despite some modern intrusions from roads and occasional overhead power lines.

The A4074 and A329 roads are visual and aural detractors in the landscape.

The aircraft traffic associated with RAF Benson are a common feature in the sky, adding a dynamic element to the otherwise quiet landscape.

SODC Landscape Character Assessment (2017)



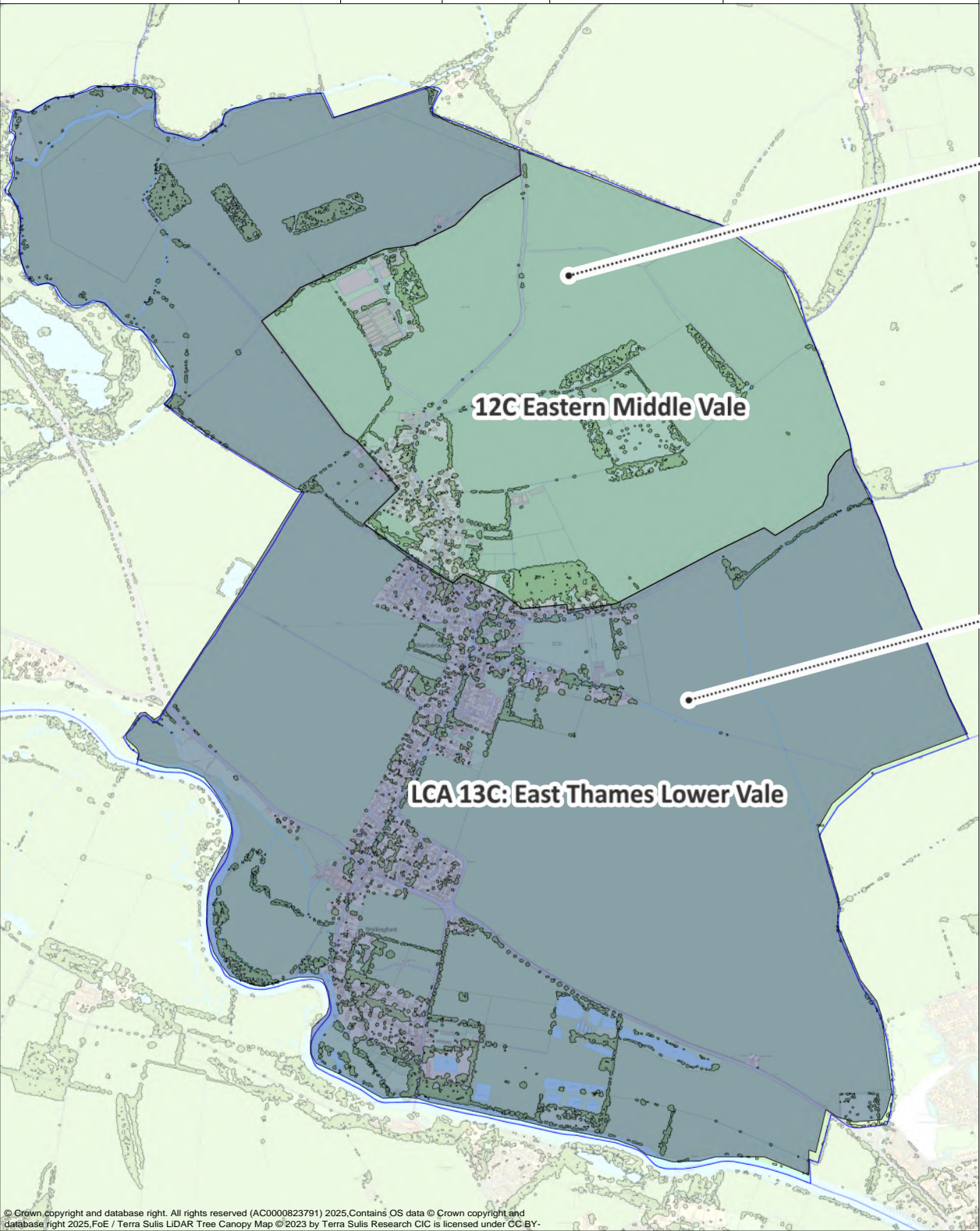
Legend

- | | | |
|-------------------------------------|--|-----------------------------------|
| South Oxfordshire District Boundary | 9. Institutions | 18. Semi-enclosed rolling downs |
| 1. Airfields/MOD sites | 10. Minerals / landfill sites | 19. Undulating open vale |
| 2. Amenity landscapes | 11. Open dipslope | 20. Undulating semi-enclosed vale |
| 3. Commons and heaths | 12. Open escarpment | 21. Undulating wooded vale |
| 4. Enclosed escarpment | 13. Open farmed hills and valleys | 22. Urban areas |
| 5. Flat floodplain pasture | 14. Open rolling downs | 23. Wooded dipslope |
| 6. Flat open farmland | 15. Parkland and estate farmland | 24. Wooded hills and valleys |
| 7. Flat, semi-enclosed farmland | 16. Semi-enclosed dipslope | |
| 8. Floodplain wetland | 17. Semi-enclosed farmed hills and valleys | |

Key Landscape Characteristics

- The River Thames Corridor is marked by its exceptionally flat topography, with elevations ranging between approximately 50 meters and 70 meters above Ordnance Datum (AOD).
- The North Wessex Downs National Landscape forms the south and south-eastern edge of the Parish Boundary. Whilst the Chilterns National Landscape lies some 4km to the east, but is clearly visible in the open landscape.
- The landscape is dominated by floodplain areas associated with the River Thames and its tributary, the River Thame.
- The River Thames and the River Thame have a strong influence on the location of built form across the area, settlements are located in close proximity to watercourses.
- The landscape features a distinctively ‘wet’ riparian character, characterised by a network of drainage ditches necessary for managing the frequently waterlogged conditions.
- The underlying geology is primarily Gault Clay. A thin strip of alluvium creates heavy soils with naturally impeded drainage, prone to flooding
- Further north of the River Thames, the floodplain consists of river terrace gravels, which are better drained and support lighter, more easily worked soils. These are largely under intensive arable cultivation.

SODC Landscape Character Assessment (2024)



Landscape Type - 12C Eastern Middle Vale

Key characteristics:

- A low-lying, gently rolling landform, with Town Hill in the west at 72 metres AOD adding topographical interest.
- Underlain by heavy blue grey Gault Clay, which gives rise to the low ground, subdued topography and heavy soils which are typical of the gently rolling vale landscape.
- Land use is predominantly agricultural, comprising mostly of arable land, with widespread biodiversity-friendly field margins. Small areas of pastoral land are concentrated around settlements.
- Hedgerow boundaries are variable, with clipped hawthorn hedges, substantial lengths of gappy and degraded hedgerows, and few hedgerow trees. Field boundaries comprise open ditches and fences in places.
- The Conservation Area of Warborough extend into this landscape. Brick, soft clunch stone and flint are all common, with thatched and tile roofs forming the local vernacular.
- An open and exposed landscape, with high intervisibility including long distance views to the wooded hills of the Chilterns National Landscape to the south-east. The landscape forms part of the wider setting to the National Landscape.
- A predominantly rural character with some localised intrusion from the modern settlement edges of Benson

Landscape Type - 13C: East Thames Lower Vale

Key characteristics:

- A flat, low-lying landscape associated with the River Thames and River Thame and several of their small tributaries
- Underlain by clay and alluvium near the river channels but better-drained gravel terraces elsewhere.
- Land use is predominantly arable, although there are some areas of smaller-scale pasture generally concentrated on the wetter, poorly draining land adjacent to the river.
- Widespread semi-natural habitats, which include extensive floodplain grazing marsh, lowland meadows, lowland fens and semi-improved grassland.
- Sparsely wooded, enabling long views across the landscape towards the surrounding hills. However, riparian woodland along the rivers and other small pockets of woodland result in a local sense of enclosure.
- Settlements are generally located close to watercourses, many of which retain a substantial number of Listed Buildings and have Conservation Areas; the local vernacular includes timber framing and thatched roofs with occasional examples of cob walling.
- A dense network of public rights of way enables recreational access to the landscape, including the Thames Path National Trail.
- An overall rural character with some intrusion of 20th century built form and busy transport corridors such as the A4074, A329 adversely impact the area.

Landscape Recommendations

	12C Eastern Middle Vale	13C: East Thames Lower Vale
Landscape Character		
Promote opportunities for arable reversion to grassland, particularly on land adjacent to watercourses to benefit wading birds and provide distinctive extensive landscape tracts of land.	0	++
Species-rich rivers and ditches should be maintained with diverse banksides and aquatic vegetation through sympathetic management	++	++
Strengthen the hedgerow network with native hedgerow trees such as oak and ash.	++	++
Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.	++	++
Enhance and strengthen the character of tree-lined watercourses by planting willows and ash and, where appropriate, pollarding willows.	0	++
Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as crack willow, oak, ash and alders.	+	++
Establish buffer strips/field margins to potentially benefit small mammals, invertebrates and birds adjacent to willow pollards	++	++
Preserve Dark Night Skies	++	++
Preserve tranquillity	++	++
Historic & Settlement Character		
Maintain local distinctiveness by controlling the quality of built development taking into account its scale, setting and use of local building materials	++	++
Minimise the visual impact of intrusive land uses at the fringes of villages and farms with the appropriate planting of tree and shrub species that are characteristic of the area	++	++
. Protect local brick and stone walls from deterioration.	+	++
Conserve rural character – limit areas of extensive building, car parking, hard surfacing, urban boundary treatment (close board and panel fences), urban features	+	++
Areas of focal open / green space	+	++
Conserve the character of the Warborough Conservation Area	++	++
Conserve the character of the Shillingford Conservation Area	0	++
Retain rural setting and separate identity of each settlement	++	++
Roads and Paths		
Avoid urbanising road improvements such as pavements, street lighting, signage, gateway entrances etc which would urbanise this area	++	++
Conserve narrow, rural lanes and network of paths	++	++
Land Uses		
Minimise visual impact of intrusive uses and creep of urban areas	++	++
Business and Tourism – to be balanced with vehicle and parking generation	+	+
New Development - impact on floodplain and existing flooding issues	0	++
Recreation use / water-based activities – any increase needs to be balanced with adverse impacts such as traffic, noise, ecology etc	0	+

Green Gaps

Many terms are used to refer to land between neighbouring settlements that are vulnerable to physical or visual coalescence, including ‘green gap’ as we have used here.

Please be aware that the western side of the Parish falls within the Green Belt and in this regard, gaps have not been proposed as it is felt that the area is adequately covered by this policy.

What is the Purpose of a Green Gap?

It allows for the preservation of Open Space within and between settlements: These gaps help to maintain green spaces within villages and built up areas. It should be noted that designation does not necessarily provide public access or recreational opportunities.

Prevention of Sprawl and Creep of Development: By creating a physical barrier between settlements, local gaps can help to prevent urban sprawl and maintain a sense of place and individual identity between areas. Particularly where areas are very different historically as in the case here.

Flood Prevention: Green spaces can act as natural floodplains, absorbing excess water and reducing the risk of flooding. Even away from river flooding, there are many areas within the Parish where surface water and groundwater levels are high. Such open spaces allow for containment of such water and prevent further damage to property.

Noise and Pollution Reduction: Trees, hedgerows and other vegetation can help to mitigate noise and air pollution from nearby busy roads.

Biodiversity Conservation: Green gaps can provide important habitats for wildlife, supporting biodiversity and ecological connectivity. Even on arable fields, the presence of boundary trees and hedgerows are important, as is the opportunity to roam and forage among crops.

Visual Amenity: Local gaps can enhance the visual appeal of an area, providing a sense of openness and reducing visual clutter.

The proposed gaps are considered essential to ensure that the villages does not merge and or lead to further merger from other settlements



View towards the Chilterns from the Ploughing Championship Monument on the edge of Plough Field

What does Designation Mean?

The Warborough and Shillingford NDP will identify the location of the gap and include policies to set out the types of development which will be permitted, based on the following principles:

It would not diminish the physical and / or visual separation of settlements; and

It would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.

Where is the Gap Proposed and Why?

There is one proposed gap:

- **1. Plough Field** - this gap is the last remaining gap between the villages of Warborough and Shillingford. The gap extends over a flat area of land, which currently provides a clear visual separation between the two settlements as one approaches from the east.
- When viewed from the edge of Warborough travelling toward Shillingford, there are hedgerows along Thame Road and New Road, which can block views in summer months (when the hedges have not been cut), but at other times of the year there are full and uninterrupted views.
- There are also a number of key public vantage points which

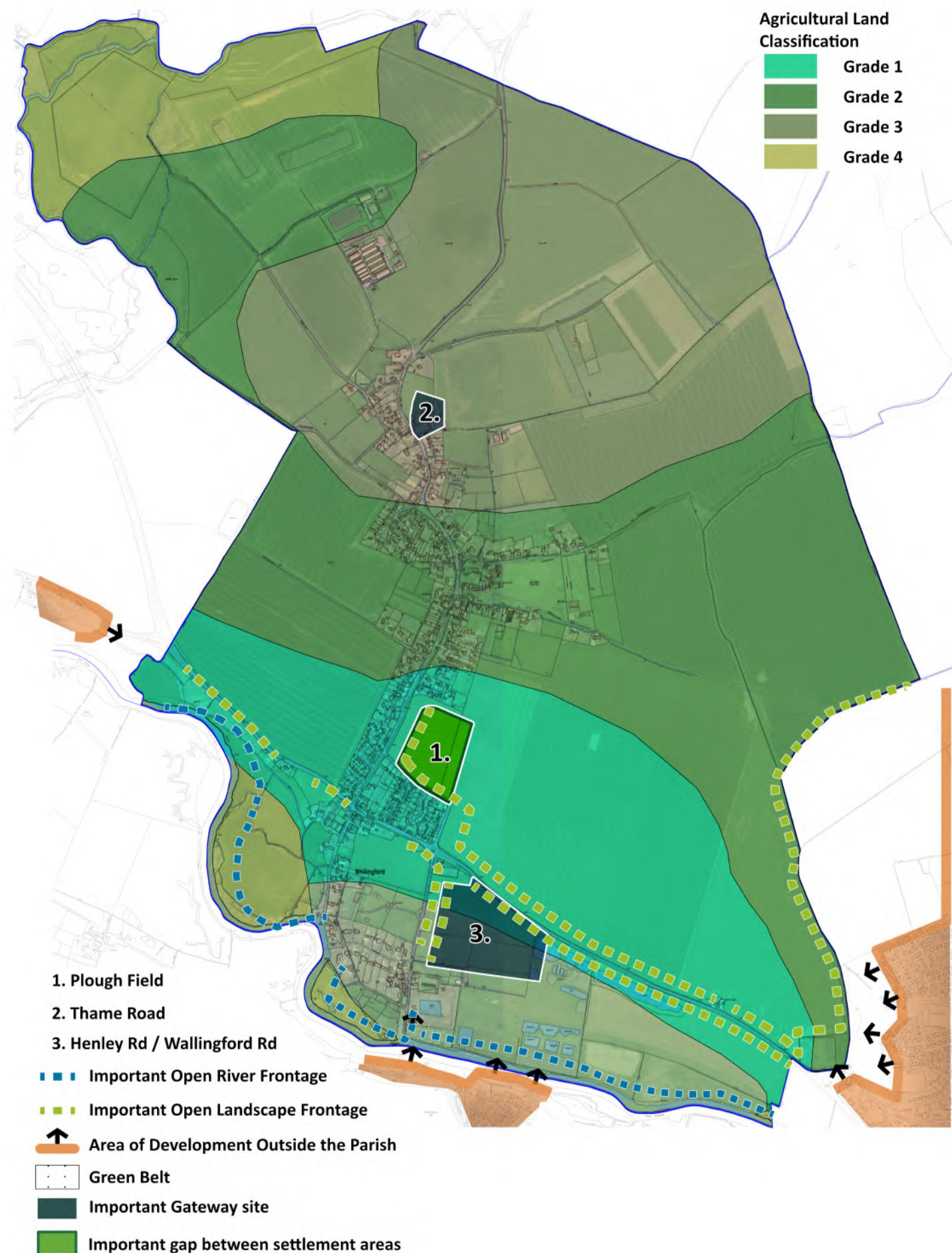
are also open year-round along the field edges.

- As the last remaining field between the two settlements, it is key that this should not be developed to maintain the separate identities of the settlements, which are distinctly different.

What Other Designations are There?

The key gateways to Warborough and Shillingford also contain open areas of land which are considered of importance in terms of the setting of the settlement areas.

- **2. Thame Road** - the approach to Warborough from the north is extremely low key and rural in nature. Although there is one property on the eastern side of the village, this is very well screened and cannot easily be seen. In this regard, the impression of the eastern side of the village is a well vegetated environment with small enclosed field parcels. This is unlike the other areas of the village which have vast open arable fields giving rise to long distance views.
- This area of land originally formed an area of small orchards, which is very much characteristic of historic Warborough. Whilst none of the trees survive on site the small enclosed field parcels highlight the historic land use which can be identified on plans until the 1960s.



- The site is considered a small, but important rural gateway setting, where it is important to maintain the rural countryside to village transition that is currently experienced.

3. Henley Rd / Wallingford Rd - prior to the construction of the Shellingford Roundabout, a crossroads existed with the Old Bell Inn as its landmark feature. The fields to the southwest were visually open and a clear view of the properties on Wharf Road (now the Conservation Area) could be gained. Little has changed from this time and the area still provides an important open setting to the Conservation Area and a buffer from the busy Wallingford and Henley Roads.

The area around the roundabout has been urbanised with signage and other visual clutter. It is important that no further urbanisation of this area takes place. It is essential that the setting to the Shillingford Conservation Area is not eroded further.

There are two other important landscape designations shown:

Important Open River Frontage -

this is an area alongside the Thames which has a unique waterside frontage. The views of the expansive River Thames are enhanced by its relatively undeveloped nature. Whilst there are some pockets of development outside of the Parish, this remains largely a clear and unobstructed area. It is enjoyed by walkers along the long distance Thames Path and from the key vantage point on the Listed landmark Shillingford Bridge.

There is an overwhelming sense of tranquillity in this area, set within a key landscape

environment that warrants future protection from adverse impacts.

Important Open Landscape Frontage -

some areas of the adjacent parishes have been subject to extensive development within recent years (as shown on the plan adjacent). Many of which if extended further, could adversely impact the rural nature of Warborough and Shillingford without sufficient landscape mitigation.

The approach along the Henley Road from Benson is particularly important. Here there is a key low native hedgerow frontage alongside the road, gives open and expansive views towards the village of Warborough. Where glimpsed views of built form are nestled among a tree-lined backdrop to the northwest.

Warwick Spinney, on the Parish Boundary is an important parish wildlife site, which is often overlooked. Maintaining an undeveloped buffer is particularly important in terms of wildlife corridors.

To the southwest of the Henley Road, the verdant, well wooded edge of the River Thames is apparent and highly visible in this area of low lying flood plain. A similar view exists on the western edge of Shillingford along the Henley Road.

It is considered important to maintain the rural approaches to the village and to ensure that further urbanisation through development or features that has currently taken place does not intrude further into the landscape.

Plough Field - Analysis

On plan, the gap between Warborough and Shillingford appears to have been bridged. On the ground however that is not the experienced gained. This represents the opinions of Bluestone Planning, in addition to those attending the Walking Workshop in January 2024.

The Google Street View imagery below illustrates the perception gained when travelling from Shillingford to Warborough along New Road.

Whilst the Google Street View cameras are mounted at a higher level, this is the perception gained at head height. Further viewpoint imagery within this document highlights that there is minimal difference.



1. As you travel along New Road, with the modern Shillingford development on the left, there is an expansive open view to the right. The visibility is so extensive that views to the Chilterns some 4km to the east are gained.



2. There is little to no visibility of buildings along Thame Road at this point, which are well screened by mature trees.



3. The perception here is that one is on the edge of the hamlet of Shillingford, with development contained by New Road. There are views of Warborough to the north, beyond Plough Field which are more glimpsed views of buildings set in mature vegetation.



4. From a settlement perspective, the experience is that there is a distinct break in built form. This is continued until the junction of Henley Road and Warborough Road. The vista here is terminated by 51 Thame Road, which is an unlisted, but charming detached cottage built of red facing brick in Flemish bond, with a slate roof.



5. A further pair of former agricultural cottages in clunch and brick under a slate roof can be seen on the left along the roadside built along the edge of the road.

Surrounding these buildings is a verdant setting of native vegetation.

Plough Field - Analysis



6. To the right of Thame Road is a substantial ditch, which appears as a watercourse for much of the year. This is bounded by a significant avenue of mature trees and hedging, which although linear appears informal in nature, merely strengthening the further native hedgerow which encloses a narrow path alongside the Plough Field boundary.

For much of the year, this is an extremely well enclosed vista north along Thame Road.

Where hedgerow maintenance opens up this vista, it merely allows the aforementioned extensive views to be gained of The Chilterns (9).

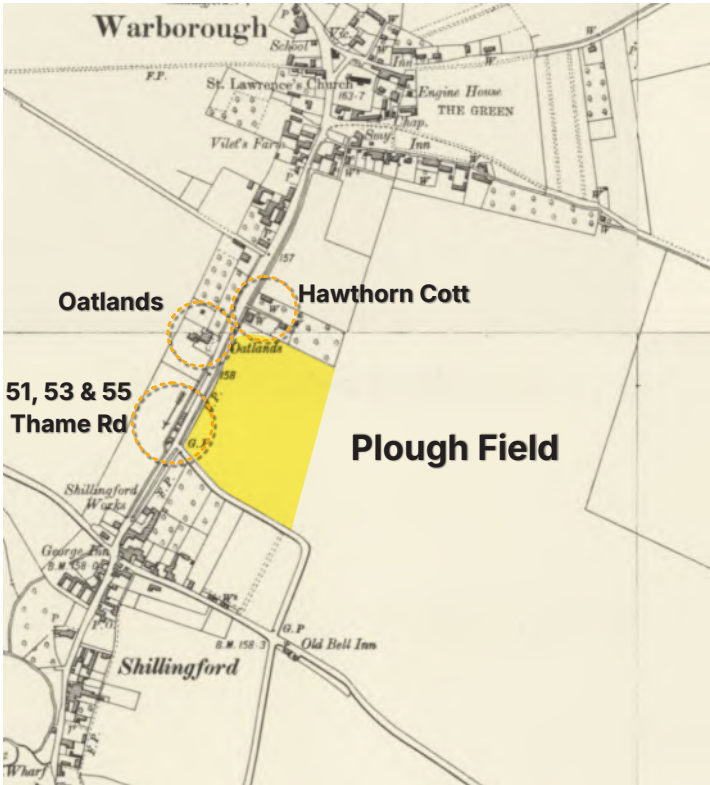
In all instances, the impression of built form is of isolated farm or independent cottages. These appear unrelated to the central focus of either settlement and historically are shown to be located along the important north-south route from the River Thames crossing.

The gap between Warborough and Shillingford is visually apparent here and the experience is not of continuous development or one single settlement entity.



The rural experience lessens as one travels further north with the introduction more modern built form including low garden walls.

There are a small number of older properties including Oatlands on Thame Road, which is an imposing three storey building, but it is one which again appears as a large independent rural residence. Although this has been lessened by the fact it has been subdivided into flats and there is now less built form harmony and more visual clutter as a result of changes over time.



Ordnance Survey map from 1888 - 1915 showing the isolated cottages at 51, 53 and 55 Thame Road, as well as Oatlands and Hawthorn Cottage beyond.



The residential form on the left is loose knit and set in mature landscaping. The boundary treatments retain at least some element of native planting, although there are brick walls, these are often softened by planting.

With no development on the right hand side of the road until one reaches Hawthorn Cottage, this is perceived as the natural start of Warborough village, where the feeling of open countryside diminishes and urban form becomes more apparent.



9. Here photos have been taken through the breaks in the hedgerow adjacent to Hawthorn Cottage, looking across Plough Field to the Chilterns beyond.

The perception is an edge of settlement location, over open countryside.



10. On the opposite side of the road (adjacent to Oatlands), even in winter, there is sufficient vegetation to highlight that area is not dominated by urban form.

Plough Field - A History

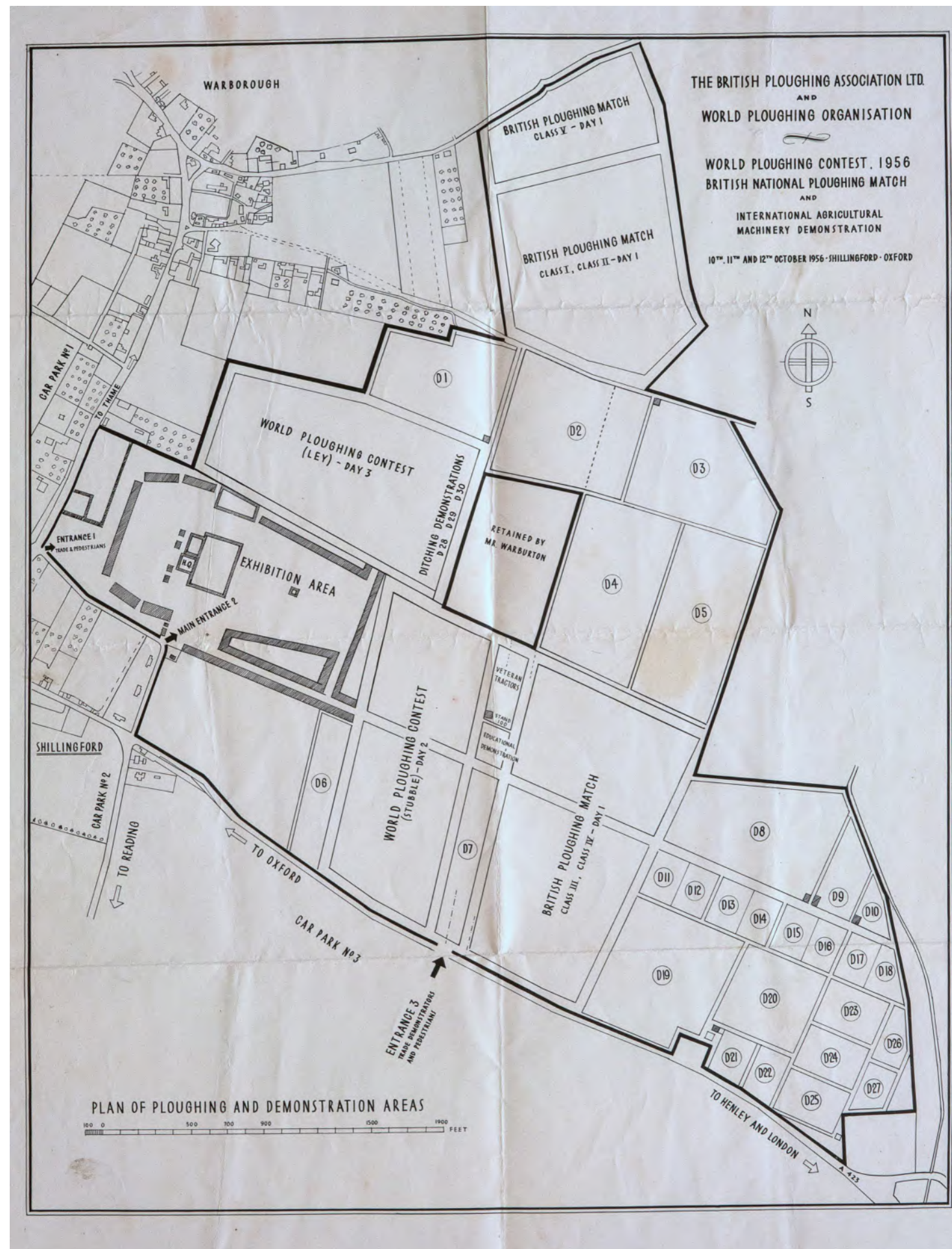
In addition to Plough field being the last remaining gap between the two settlement areas, the field is important historically.

The World Ploughing Contest was held in 1956 in Shillingford and was combined to coincide with the 6th British Ploughing Championships. There were 13 countries competing in Shillingford including: Northern Ireland, Germany, France, Canada, Denmark, Sweden, UK, Finland, Netherlands, New Zealand, Belgium, USA and Norway.

Each venue that hosts a World Ploughing Championships is presented with “the cairn of peace” and a monument still stands on the site today.

The following extract is taken from the Warborough and Shillingford Society Newsletter No 8 and recorded by Mr Stephen Cook of Shillingford Farm:

“The original plough, sadly stolen two years ago, was a model of the ‘Golden Plough’. It was fashioned by a Canadian blacksmith and donated by the Canadian Council of Ploughing Associations. It was unveiled by HRH the Duke of Gloucester attended by three girls in national costume from England, Scotland, and Wales. They removed the flags of St George, St Andrew, and St David respectively to reveal the monument. The trumpeters of the Regiment of Lifeguards sounded a fanfare, and the Bishop of Reading performed a short service of Dedication.



The original cairn was built of Cotswold stone and included a piece of stone brought from the country of each ploughman and engraved with the country's name. These stones were incorporated in the new cairn built recently by an Oxfordshire craftsman to house the new 'plough'. This was donated by the 'Society of Ploughmen', following the British Championships held on the same field last October.

Sited at the original main entrance to the event, our cairn can be seen along New Road. The cairn measures 60" (1.5m) x 36" (0.9m) x 57" (1.43m) high. It lists the 13 participating countries around three sides of the cairn and supports the 4' (1.2 mt) long plough, a replica of the 18th century Norfolk plough that was a landmark in plough design for all future ploughs. Originally, it was suggested by the Parish Council that the cairn should be built from flint, but in a letter from the World Ploughing Organisers, dated 24th September 1956 to Mr Belcher, they write: "Just a note to tell you that the Cairn will be built of Marcham stone on the advice of the builder". Apparently, the flint stone would not have been a suitable building material. The original Golden Plough was produced from bronze."

Historic Development of the Parish

The parish of Warborough and Shillingford, nestled in Oxfordshire, is a landscape rich in centuries of architectural and agricultural evolution, reflecting both its medieval roots and later development. The two villages within the parish - Warborough and Shillingford - present contrasting yet complementary built environments shaped by their distinct historical and geographic contexts.

Warborough

At the heart of Warborough is its **village green (01)**, a focal point surrounded by a wide variety of architectural styles ranging from 16th to 18th century houses. This central green, framed by mature trees and crisscrossed by ditches, is well known for its cricket pitch and picturesque views. Buildings around this green reflect the village's long agricultural history, with many structures constructed using local materials such as clunch rubble with brick dressings, red brick, and thatch. Timber framing is common in the older houses, often seen with later infill of rubble or brick replacing the original wattle and daub. **The Six Bells pub (02)**, a prominent thatched building on the south side of the green, is a striking example of this architectural style.

Warborough's historical fabric includes several notable medieval and post-medieval buildings. **Upper Farm (03)**, a significant four-bay house on the village's northern edge, is an outstanding example of medieval architecture, now dendro-dated to between 1455 and 1492. Originally featuring a two-bay open hall, the house was extended in the late 18th century, incorporating clunch stone into its frame. Upper Farm was converted into a barn in the 20th century before returning to residential use in the 1980s. The Six Bells pub, as well as **119 Thame Road (04)**, are further surviving examples of medieval architecture in Warborough.



1888 Map of Warborough - Source: <https://maps.nls.uk/>

Timber-framed houses such as **Western House (05)**, built in 1574/5 and located along the Thame Road, represent the continued development of the village throughout the 16th century. As architectural styles evolved, 17th-century homes, such as 119 Thame Road, often adopted the “lobby-entry” floorplan, characterised by central chimney stacks that were either added to existing homes or incorporated into new builds. The chimneys divided key spaces like halls and chambers, and inventories from the period suggest that many houses had specialised rooms such as parlours, kitchens, and malt houses, used for brewing.

A significant period of construction occurred in the 18th century, during which many of Warborough's houses were extended or rebuilt. **Court Farm's barns (06)**, with their clunch and weather-boarded designs, are among the notable 17th- and early 18th-century agricultural structures that still survive today.

The village's architectural palette continued to diversify in the 20th century, with **modernist farm labourers' houses (07)**, designed by Lionel Brett for St John's College in 1952, standing out as examples of post-war architecture. These whitewashed homes, located southwest of the church, contrast sharply with the older vernacular styles but reflect the ongoing evolution of the village.

Despite some 20th-century infill along the main road, the majority of modern development is set behind the historic buildings, such as at **Henfield View (08)** and **Sinodun View**, which lie near the mid-18th-century former **Cricketers' Arms pub (09)**. Warborough's mix of old and new, combined with its village green and church at the centre, gives it a cohesive yet layered built character that spans several centuries.

Shillingford

Shillingford, although more modern in parts than Warborough, is equally rich in history. Divided by the A4074 road, the village presents a more contemporary face along the main thoroughfare, but it retains fine examples of 18th-century architecture, particularly along Wharf Road and Warborough Road. The Thames-side location of Shillingford historically connected the village to larger centres like Wallingford via a ferry, which was replaced by a bridge in 1764. Wharf Road remains a particularly scenic part of Shillingford, where buildings like Shillingford Farmhouse and Riverside House, with their symmetrical five-bay fronts and red brick facades, provide glimpses of the village's more prosperous past.

The village features substantial 18th-century houses such as Shillingford's Greenacre, alongside more modest structures from later centuries. The buildings' use of red brick and flared headers lends a uniformity to their appearance, despite the village's mix of older homes and more recent developments. Many outbuildings, including granaries and coach houses, have been converted into residences, further contributing to the village's unique character.

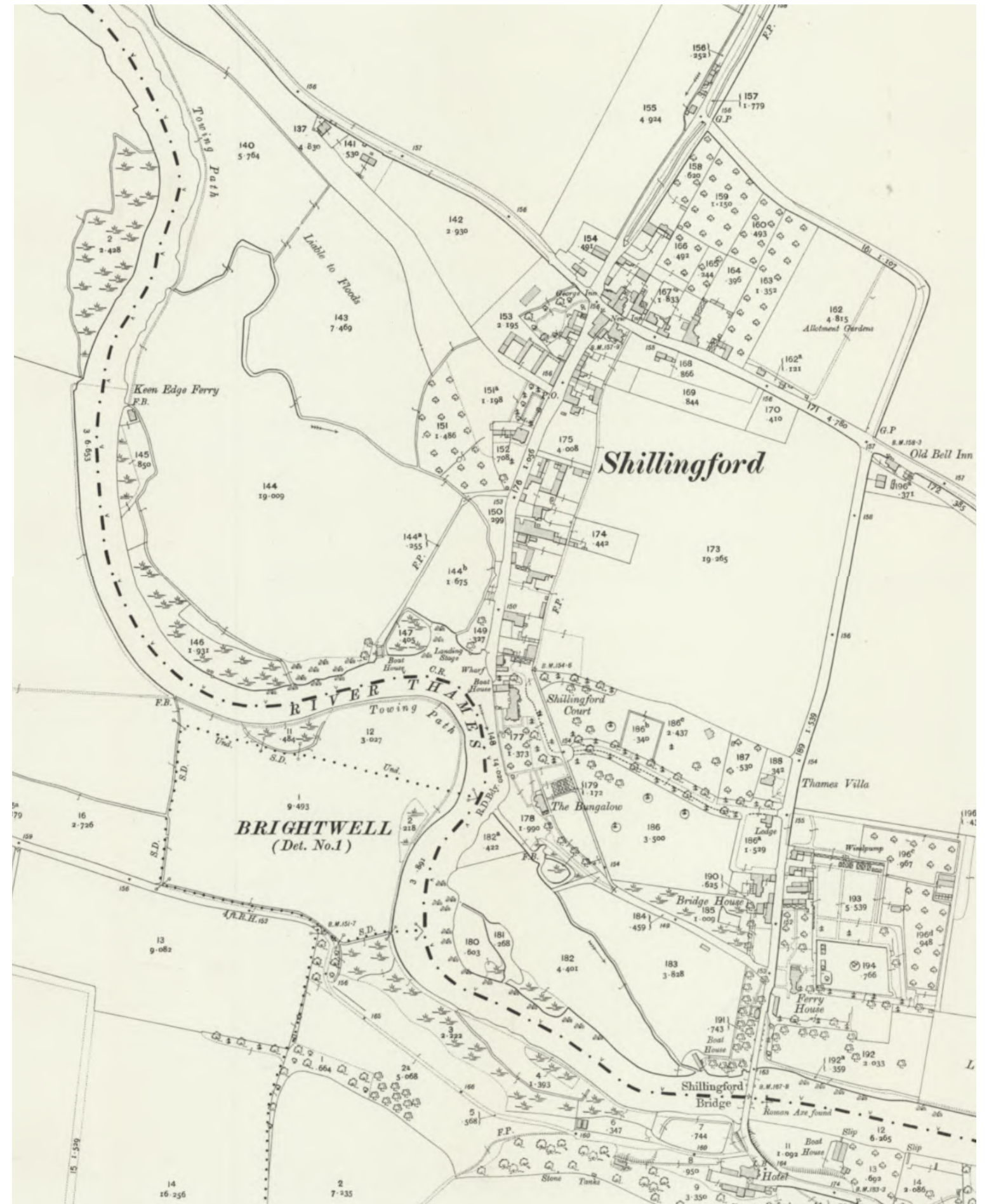
Notably, Shillingford Court, a large house near the river, was built in the late 19th century by Frederick Mortimer, a wealthy tailor. Approached via a tree-lined drive, it reflects the continued development of Shillingford as a desirable rural retreat in the Victorian period. Later 20th-century developments in the village, including the conversion of institutional buildings like Caldicott House

into private housing in the 1970s, have added to the village's more modern architectural layer.

Despite the somewhat "drab" appearance of its main road due to more recent construction, Shillingford preserves its rural charm, particularly along Wharf Road, where 18th-century houses provide a direct connection to the village's historical past.

The development of both Warborough and Shillingford is deeply tied to the complex history of land ownership and agricultural estates that shaped the region. Warborough, part of the royal manor of Benson in 1086, was controlled by the Crown until the early 17th century. Subsequent grants of land to institutions such as Godstow nunnery and Dorchester abbey complicated the manorial structure of the parish, creating a landscape of overlapping estates and freeholdings. St John's College, Oxford, became a significant landholder in Warborough after acquiring the estates from Sir Thomas White in the 16th century. The college expanded its holdings through the 19th century before selling much of its land in the late 20th century.

In Shillingford, Godstow nunnery played an important role in shaping the village's medieval development, receiving land grants in the 12th century that became a core part of its estate. Like Warborough, Shillingford saw its lands eventually pass into private hands after the Dissolution of the Monasteries. The sale of manors to wealthy merchants and institutions like St John's College ensured that these estates remained significant until well into the modern era.



1888 Map of Warborough - Source: <https://maps.nls.uk/>

By the 20th century, the piecemeal sale of these manorial lands marked a shift away from the large estates that once defined the parish. Today, the built character of Warborough and Shillingford reflects this layered history, with medieval farms, 18th-century mansions, and 20th-century housing developments standing side by side in a testament to centuries of architectural evolution.

Settlement Pattern

The settlement pattern of Warborough and Shillingford exhibits a unique spatial character resulting from a series of events which have impacted the original settlement form.

Prehistoric and Roman Settlement

The Dorchester area, situated at a key crossroads for communications along the Upper Thames, was a significant centre for prehistoric activity. Numerous prehistoric remains have been found within the parish, some of which are visible as crop-marks. West of Warborough village, a large, multi-phase complex extends into the Dorchester boundary, likely featuring a Neolithic mortuary enclosure, while a smaller enclosure near Wharf Road in Shillingford may date from the same period. Two long barrows for communal burial are located in the parish's southeast corner, and another is in the far north. Excavations near the Berrick Salome boundary have revealed late Neolithic and early Bronze Age activity. Bronze Age high-status burials are suggested by a series of ring ditches near the large mortuary enclosure, and another ring ditch, hut circle, and enclosures are associated with the northern long barrow.

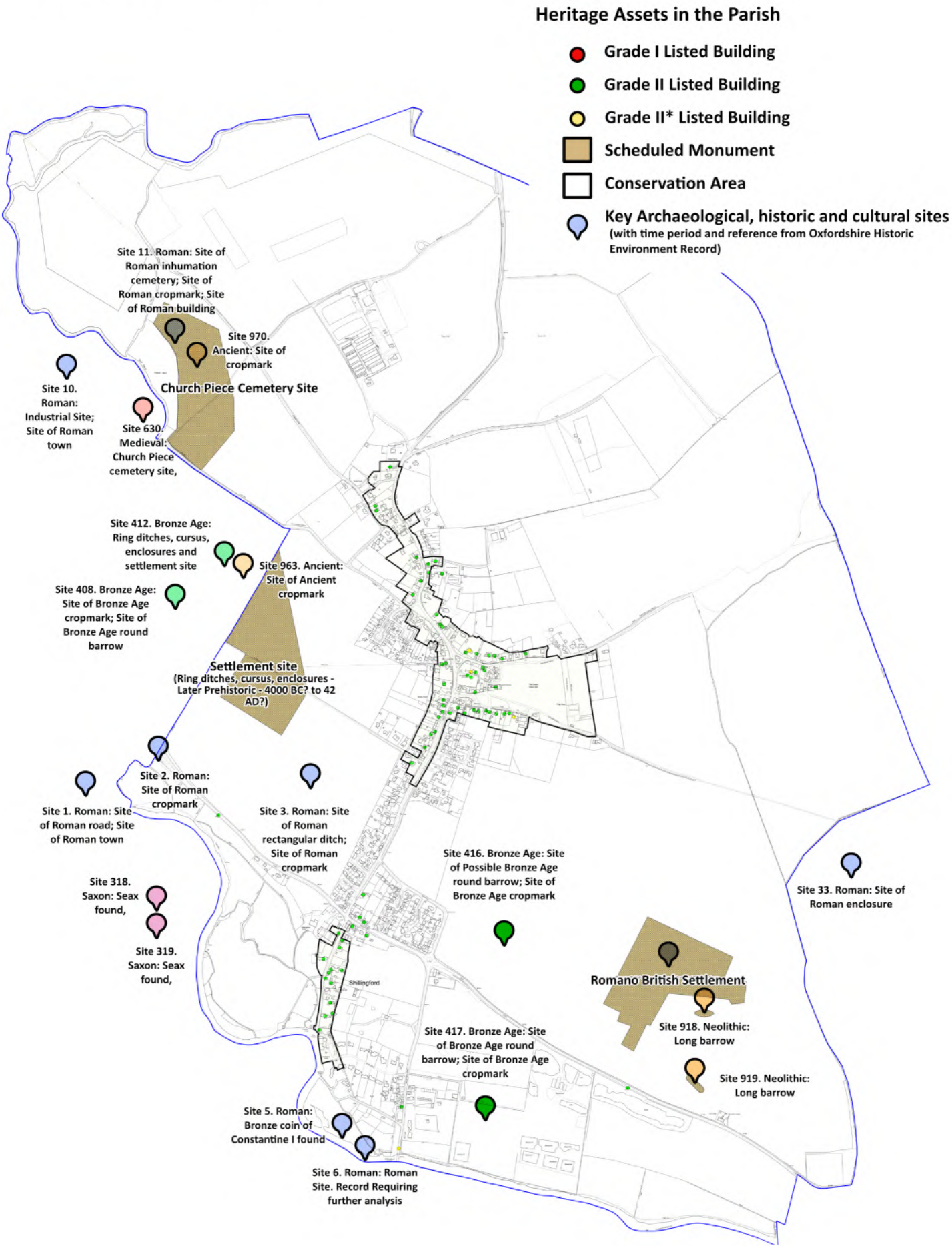
Later settlement activity in Warborough was likely influenced by proto-urban development in

Dorchester during the late Iron Age and the rise of the Roman town. Settlement at the Berrick boundary intensified during the late Bronze Age or early Iron Age and persisted through the Roman period, when an enclosed Romano-British settlement with a corn drier replaced earlier Iron Age activity. Evidence of possible Iron Age settlement near Shillingford has also been found. In addition, two probable Romano-British settlements were identified north of the Dorchester-Henley road, one possibly extensive with enclosed fields, and the other potentially a smaller farmstead. A large cemetery at Church Piece, likely serving nearby Dorchester, contained mostly 4th-century pottery and east-west aligned burials with no grave goods.

Anglo-Saxon Settlement

Little is known about post-Roman settlement in the area, though there was some overlap between late Roman and early Anglo-Saxon cultures. An Anglo-Saxon-style cemetery from the 5th and 6th centuries was found at Wally Corner, and potential sunken-featured buildings at Church Piece may date from this period. Early Anglo-Saxon activity is difficult to locate precisely, but a handmade urn was found near Church Piece. Place-name evidence from the mid-to-late Anglo-Saxon period indicates an organised landscape that became part of the Benson royal estate. The name Warborough ("watch hill") suggests a lookout for the Benson royal center. Iron weapons discovered in the 19th century near Battle Green may have been from the Anglo-Saxon period. Shillingford, limited by its marshy terrain, likely served as a subsidiary settlement.

Overview Plan of Heritage (see detailed maps)



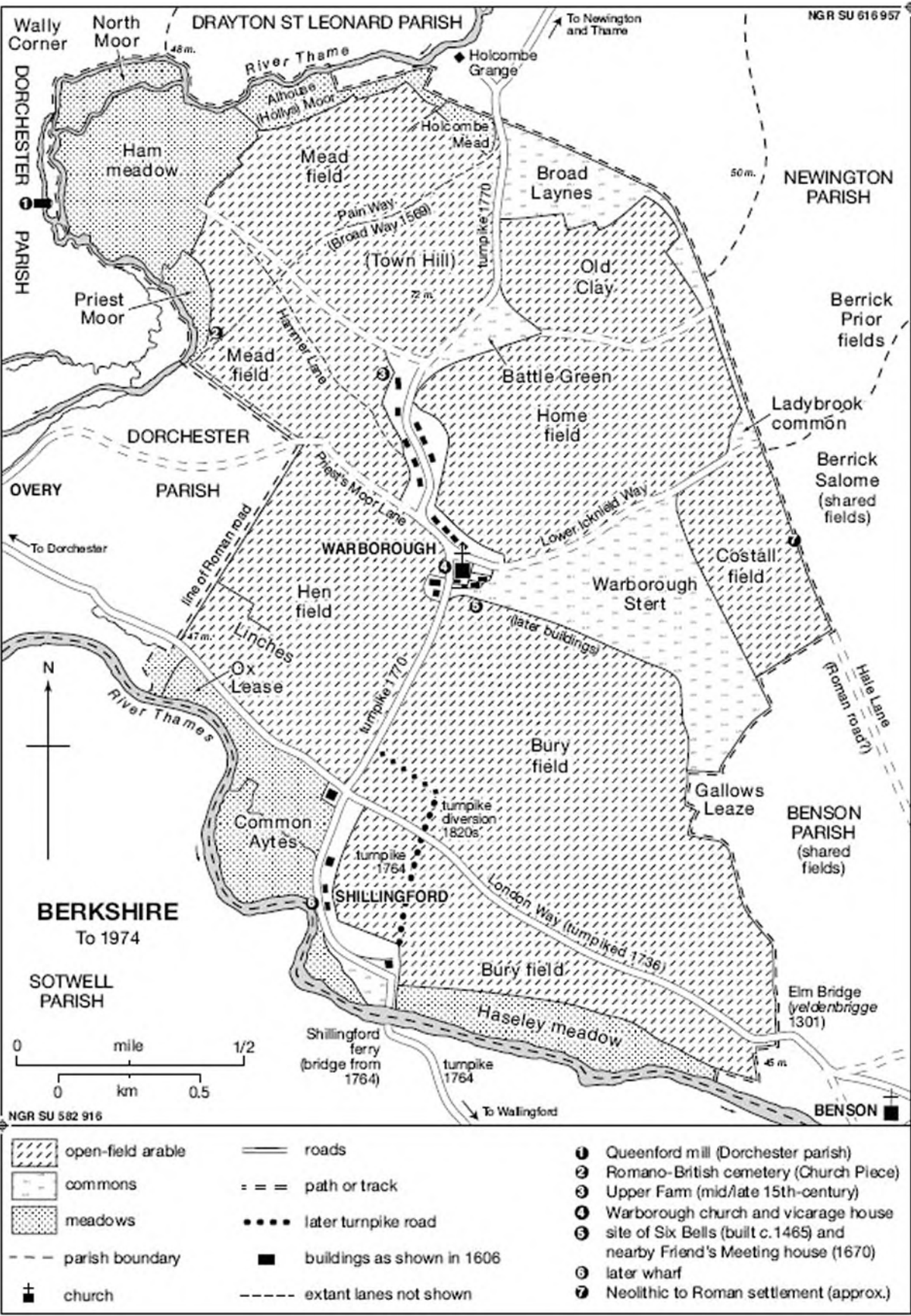
Map of Major Archaeological Finds

Development from the Middle Ages

By the late 11th century, farmsteads were likely dispersed along the Thame–Wallingford road. A homestead was mentioned in the mid-12th century at "the Gare," and a late 15th-century hall house (Upper Farm) still stands near Battle Green. Late-medieval and 16th-century houses lined Warborough's main road and the western edges of Warborough Green, near where the church was built by around 1200, likely spurring further development. In Shillingford, settlement was probably more scattered around the junction of the Wallingford and Henley roads, extending toward the river crossing.

A 1606 map (shown adjacent) shows about 14 houses between Battle Green and Warborough church, and a dozen smaller houses at Warborough Green's western end. Further west stood the parsonage barns and a large house leased by Mr. Deane. Shillingford had one large house southwest of the crossroads, three others along the lane to the wharf, and an isolated building inland from the ferry, likely the ferryman's house.

Settlement density increased between the 17th and 19th centuries. By the mid-19th century, Warborough had grown into a polyfocal village stretching nearly a mile along the Thame road. Shillingford was a smaller settlement clustered around the junction of the Thame-Wallingford and Oxford-Henley roads, with houses extending toward the Thames-side wharf and along the road to Shillingford bridge.



Source: A History of the County of Oxford: Volume 18, Benson, Ewelme, and the Chilterns (Ewelme Hundred)
<https://www.british-history.ac.uk/vch/oxon/vol18/pp393-421>

20th Century Expansion

During the 20th century, Warborough and Shillingford became more connected through housing development along the west side of the Thame road. Warborough's growth focused on council housing built in the 1950s–60s, with some additional homes added along the Warborough–Shillingford road in the 1960s–70s. Shillingford saw private housing developments north of the Henley road and large homes built between Wharf Road and the Shillingford bridge road. By 1974, around 90 houses and flats had been built in the parish, with later development constrained by local opposition and the designation of a conservation area in 1978.

Conservation and Heritage - Warborough

The Warborough Conservation Area Appraisal was undertaken by South Oxfordshire District Council (SODC) in 2011 as an update from the original 1997 appraisal. It was a detailed assessment of the village's unique character and heritage at that specific time. It pinpoints specific elements, such as historic buildings, open spaces, and distinctive landscapes, that contribute to the village's special character.

The document has been assessed given the changes that have taken place to date, but many of the highlighted aspects and details remain the same. Where this is the case, the recommendations have been carried through into this Character Appraisal.

A summary of key findings and recommendations has been produced below.

Non-Listed Buildings of Local Interest

Several non-listed buildings contribute significantly to Warborough's character and heritage. These include:

- St. Laurence Hall: A former National School built in 1838.
- War Memorial: A poignant reminder of the village's sacrifices.
- Old Red Telephone Kiosk: landmark on Thame Road.
- Old Chapel: A historic building, now converted for residential use.
- Cricket Pavilion: A community focal feature on The Green.
- Greet Memorial Hall: A community hub on Thame Road.

Walls

Several significant boundary walls, constructed of clunch stone and brick, define key spaces, particularly around the church and along Thame Road.

Trees

Mature and semi-mature trees, notably oak, enhance the village's character and provide visual interest.

Open Spaces

The village's open setting, characterised by expansive views towards the Chilterns and Wittenham Clumps, is a defining feature. Key vantage points include The Green, Hammer Lane, and various points along Thame Road.

- The Green: A central, open space with far-reaching views.
- Thame Road Verges: Wide, grassy verges that



contribute to the road's character.

- Private gardens and grounds - larger plots, increasing in scale particularly associated with historic buildings.
- St. Laurence's Churchyard: A peaceful, historic space.
- Allotments: community facility

Proposed Improvements to Warborough's Built Environment Infrastructure and Public Realm:

- Underground Utilities: Prioritise moving of overhead wires and cables underground to improve the visual appeal of the village.
- Kerb Replacement: Replace concrete kerbs with more aesthetically pleasing natural materials, such as stone.
- Paving Materials: Enhance the quality of paving materials, especially around the war memorial and pedestrian islands.
- Public Seating: Repair or replace damaged seating on The Green.
- Drainage Features: Maintain and preserve the ditches around The Green.
- Vehicle Restrictions: Implement consistent measures, such as cut stone blocks, to prevent inappropriate parking on The Green.
- Surface Treatments: Replace low-quality tarmac surfaces with more suitable materials, such as gravel or brick.
- Street Furniture: Restore and maintain historic iron railings and consider the introduction of traditional street furniture.

Building Conservation and Enhancement:

- Material Choice: Avoid the use of inappropriate materials, such as uPVC windows and heavy-handed pointing.
- Window Replacement: Replace uPVC windows with traditional timber windows, particularly on historic buildings like St. Laurence Hall.
- Roofing Materials: Use high-quality roofing materials, such as natural slate or clay tiles.
- Flue Pipe Removal: Remove or relocate intrusive flue pipes, such as the one on 74 Thame Road.
- Wall Maintenance: Regularly maintain and repair historic walls, particularly those around St. Laurence's Church.
- Public Spaces: Enhance the setting of public spaces, such as the village pump and shelter, through the use of high-quality materials and interpretive signage.

Unfortunately no such appraisal exists for the Shillingford Conservation Area.

Non Designated Heritage Assets (NDHAs)

Non-designated heritage assets are buildings, structures, or landscapes that are not formally listed but possess significant historical, architectural, or cultural value.

They play a key role in the character of a Neighbourhood Plan (NP) Area and should be appropriately recognised and protected.

Historic England has published Advice Note 11: Neighbourhood Planning and the Historic Environment, which highlights how Neighbourhood Plans can establish policies relating to heritage with regard to development and use of land in a Plan Area.

Such policies can set out how proposals affecting non-designated heritage assets on a list will be considered, and

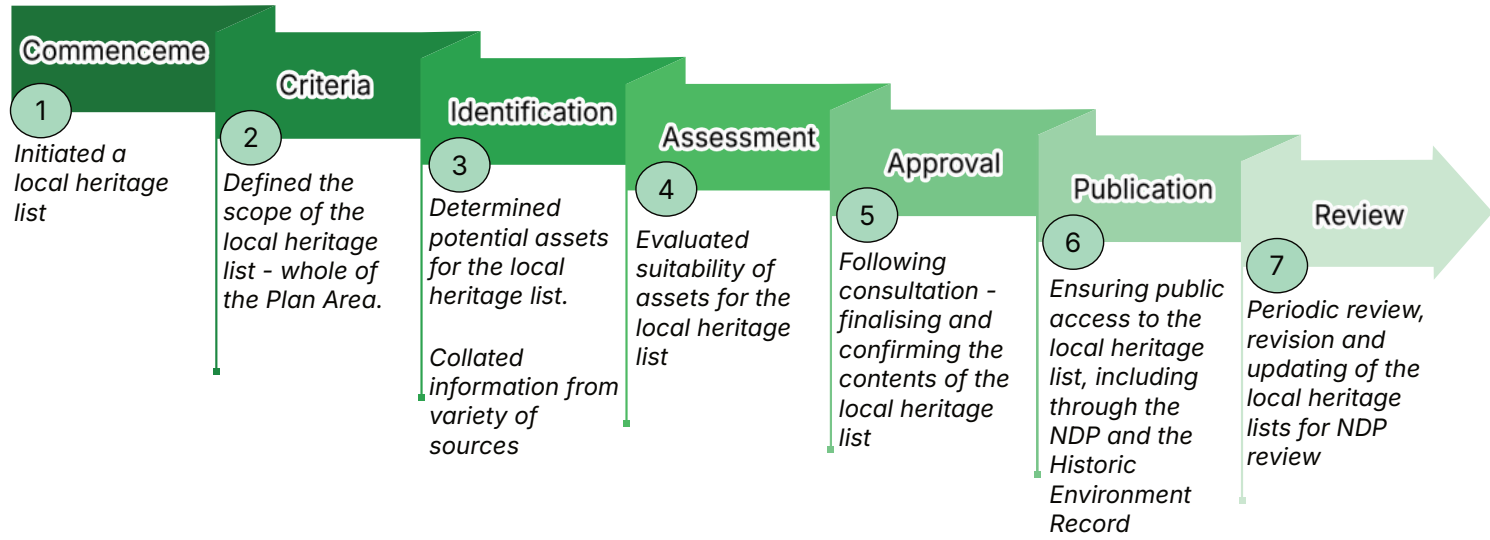
consideration of which buildings and sites might merit inclusion on a local heritage list.

Further information can also be found in the [Historic Environment section of the PPG](#).

The previous page highlighted those buildings which have been identified in Warborough as being of local interest or being a former Grade III Listed building. Where this is the case, they have been reviewed and automatically added to the list of NDHAs.

In all instances the following process has been followed and each property / space assessed using the following criteria and methods.

Steps Taken in the Consideration of Non Designated Heritage Assets

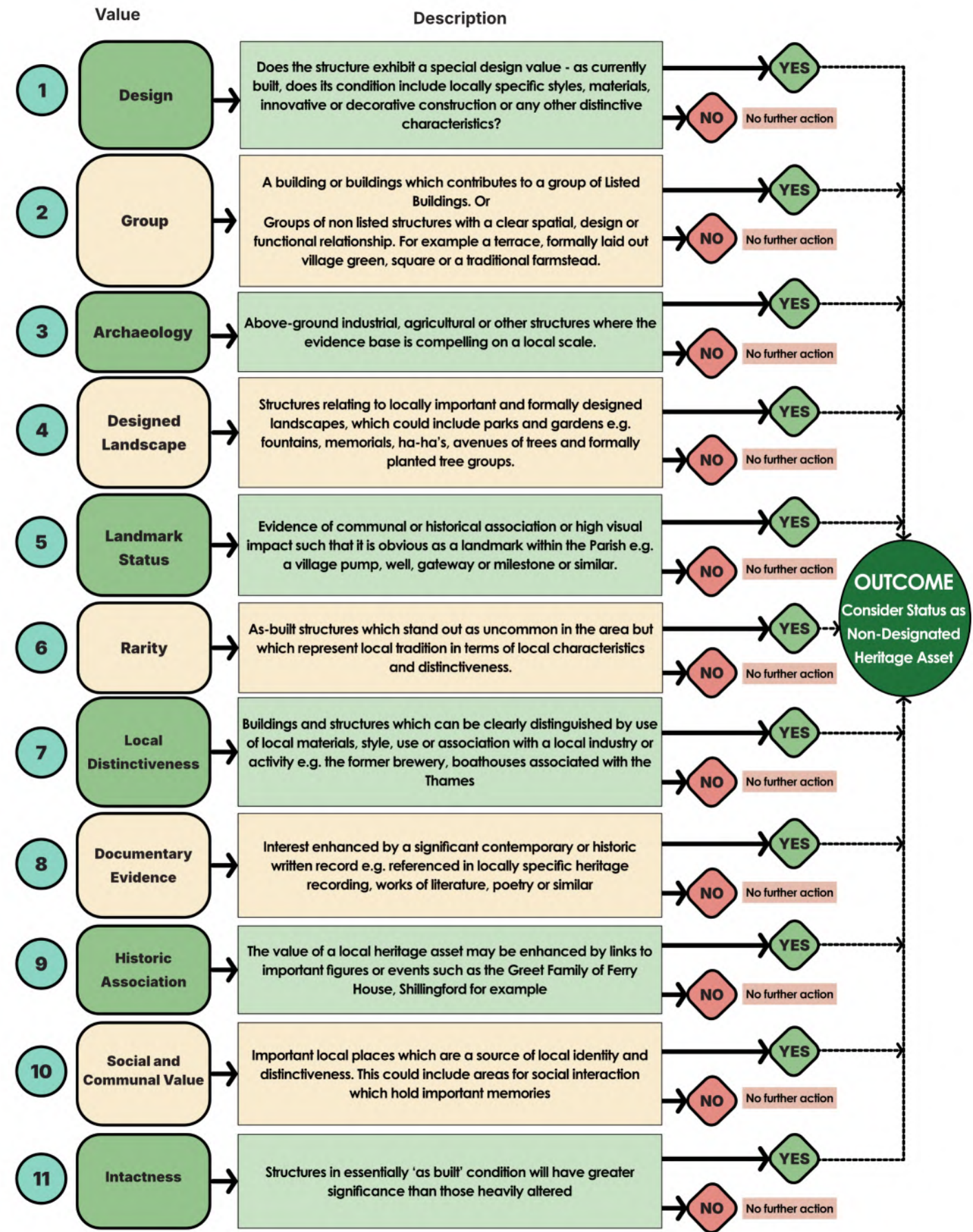


Evidence Gathering for NDHAs

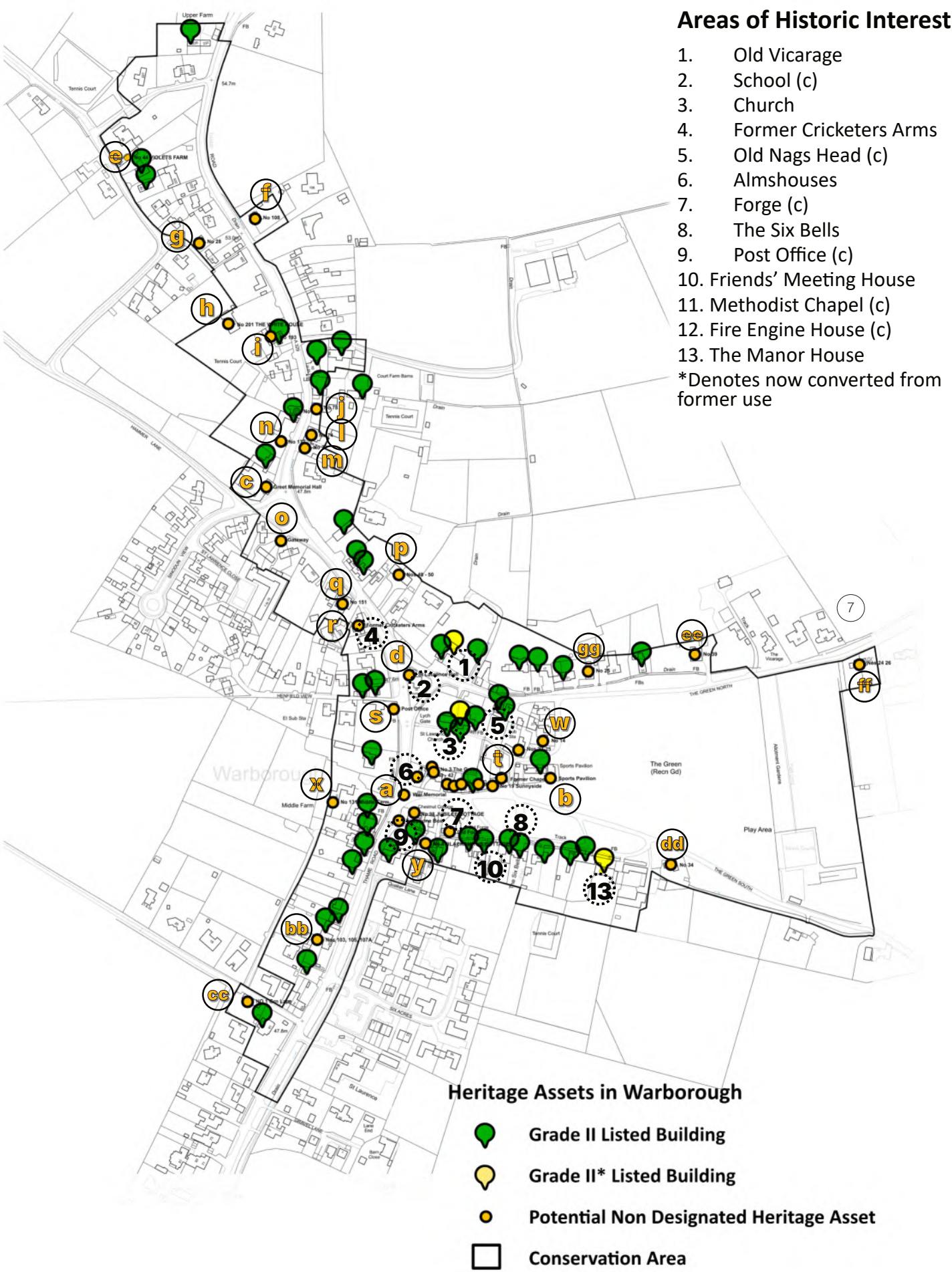
No.	Type	Name & Location	Age				Local Significance Reason	Detailed Description
	<div><div><input type="checkbox"/></div>1. A building</div> <div><div><input type="checkbox"/></div>2. Group of buildings</div> <div><div><input type="checkbox"/></div>3. A monument or site of archaeological remains</div> <div><div><input type="checkbox"/></div>4. A landscape</div> <div><div><input type="checkbox"/></div>5. A place a street or lane, park / parkland, formal garden or natural green space</div> <div>Name of NDHA</div> <div>Location by area or settlement</div> <div><div><div><div>Pre 1850</div><div><input type="checkbox"/></div></div><div><div>1851 - 1900</div><div><input type="checkbox"/></div></div><div><div>1901 - 1950</div><div><input type="checkbox"/></div></div><div><div>1951 on</div><div><input type="checkbox"/></div></div></div><div>Approximately</div></div> <div><div><div><input type="checkbox"/></div>1. Design Value</div><div><div><input type="checkbox"/></div>2. Group Value</div><div><div><input type="checkbox"/></div>3. Archaeological Interest</div><div><div><input type="checkbox"/></div>4. Designed Landscape Value</div><div><div><input type="checkbox"/></div>5. Landmark Status</div><div><div><input type="checkbox"/></div>6. Rarity</div><div><div><input type="checkbox"/></div>7. Local Distinctiveness</div><div><div><input type="checkbox"/></div>8. Documentary Evidence</div><div><div><input type="checkbox"/></div>9. Historic Association</div><div><div><input type="checkbox"/></div>10. Social and Communal Value</div><div><div><input type="checkbox"/></div>11. Intactness</div></div> <div>Tick all apply</div> <div>Detailed Description</div>							

Approximately

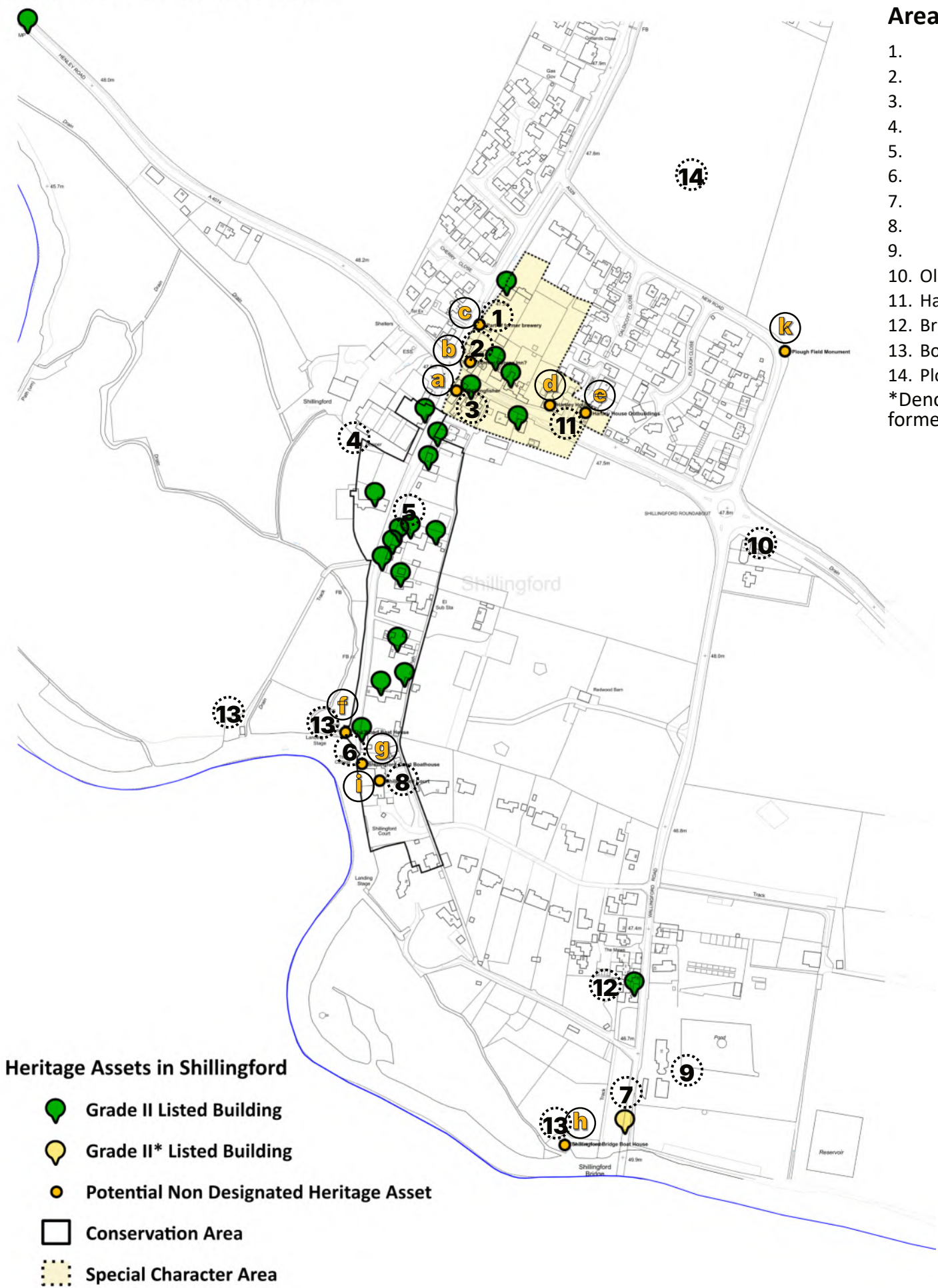
Criteria for Assessing Non-Designated Heritage Assets Sites



Name	Status	Value
a) War Memorial	CAA BN	Landmark, Historic, Social
b) Sports Pavilion	CAA BN	Landmark, Historic, Social, Group
c) Greet Memorial Hall	CAA BN	Landmark, Historic, Social
d) St Laurence Hall	CAA BN	Landmark, Historic, Social
e) No 44 Violets Farm	CAA BN	Design, Group, Local
f) No 108	CAA BN	Design, Local
g) No 28	CAA BN	Design, Local
h) No 201 The White House	CAA BN	Design, Local
i) No 193	CAA BN	Design, Local
j) No 78	CAA LL	Local, Historic
k) No 183	CAA LL	Design, Local, Group
l) No 74	CAA BN	Design, Local, Group
m) No 72	CAA BN	Design, Local, Group
n) No 177	CAA BN	Design, Local, Group
o) Gateway	CAA BN	Landmark, Social
p) Nos 48 - 50	CAA BN	Design, Local, Group
q) No 151	CAA LL	Design, Local, Group
r) Former Cricketers Arms	CAA BN	Design, Local, Social, Group, Landmark
s) Post Office	CAA BN	Social, Local, Group
t) Former Chapel	CAA BN	Landmark, Local, Historic, Social, Group
u) Nos 40 - 42	CAA BN	Design, Local, Group
v) Nos 23-25	CAA BN	Design, Local, Group
w) No 14	CAA BN	Design, Local, Group
x) No 131 Middle Farm	CAA BN	Design, Local, Group
y) No 4 Blacksmiths Cottage	CAA BN	Design, Local, Group
z) Old Forge	CAA BN	Landmark, Local, Historic, Group
aa) No 38 Jubilee Cottage	CAA BN	Design, Local, Group
bb) Nos 103, 105, 107A	CAA BN	Design, Local, Group
cc) No 1 Grn Lane	CAA BN	Design, Local, Group
dd) No 34	CAA BN	Design, Local, Group
ee) No 39	CAA BN	Design, Local, Group, Landmark
ff) Nos 24 26	CAA BN	Group
gg) No 25	CAA LL	Local, Group
hh) No 7 The Green	CAA LL	Design, Local, Group
ii) No 9 The Oaks	CAA LL	Design, Local, Group
jj) No 11 Lawrence Cott	CAA LL	Design, Local, Group
kk) No 17 Cranbrook Cott	CAA LL	Design, Local, Group
ll) No 19 Sunnyside	CAA LL	Design, Local, Group
mm) The Gables	CAA BN	Design, Local, Group
nn) No 3 The Green	CAA BN	Design, Local, Group



Detail Plan of Heritage in Shillingford



Shillingford

Name	Status	Value
a)The Kingfisher	Draft	Social, Group, Landmark
b)The George Inn	Draft	Design, Social, Group, Landmark
c)Part of former brewery	Draft	Design, Group, Landmark
d)Hartley House	Draft	Design, Group, Landmark
e)Hartley House Outbuildings	Draft	Design, Group, Landmark
f)The Wharf	Draft	Social, Group, Landmark
g)Shillingford Court	Draft	Design, Group, Landmark
h)Shillingford Bridge Boat House	Draft	Design, Group, Landmark
i)Shillingford Court Boathouse	Draft	Design, Group, Landmark
j)Telephone Box	Draft	Landmark, Social
k)Plough Field Monument	Draft	Landmark, Historic, Social



Please note that status shows as:
Draft - which means not already identified in a Conservation Area Appraisal, but identified through separate Character Appraisal.
CAA BN - identified by SODC in a Conservation Area Appraisal as a Building of Note
CAA LL - identified by SODC in a Conservation Area Appraisal as a former Grade III listed building of note

Character Areas

The following section identifies the differing features present across the Parish’s character areas. Understanding the character areas will be key to the successful integration of any future development within the parish. The parish is considered to have 6 character areas, and the remaining opening countryside.

- **CA1 - Thame Road** - those buildings which have a visible frontage onto Thame Road from the public realm and are the central focus of Warborough as one travels through from North to South. It should be noted that some buildings, such as the Old Vicarage for example, whilst having an address on The Green, are highly visible from Thame Road and make a valuable contribution to it and are not visible from the Green itself.
- **CA2 - The Rural/Countryside** – buildings with a more rural aspect which generally face out either onto open countryside or accessed via rural lanes or access points and not visible from the main through route. These include some farm conversions and low density infill, as well as older cottages.
- **CA3 - The Green** - those buildings which face onto and are visible from the Green itself rather than by address – i.e. the contribution they make is substantially towards the Green space rather than Thame Road.
- **CA4 - Modern Cul-De-Sac and Infill** - low to medium density modern development largely from the 1940s to present day. These may comprise small to medium sized estate developments which have an clear identity. Each area may look different depending on the year constructed.
- **CA5 - Shillingford** - largely the conservation area and area proposed as an area of special character to the north.
- **CA6 - Shillingford Bridge Approach** - including Shillingford Court and Court Drive and excluding the Conservation Area, but including the Bridge and the properties on its approach.

It should be noted that a character area does not define a settlement boundary or built up area boundary. Indeed, many of the areas contain individual properties or those set in open countryside. The setting of buildings is key to their character and is explained in detail as relevant.

Whilst there may be some similarity and overlap, there are a number of factors used to analyse each area, as set out in more detail below.

Character Areas

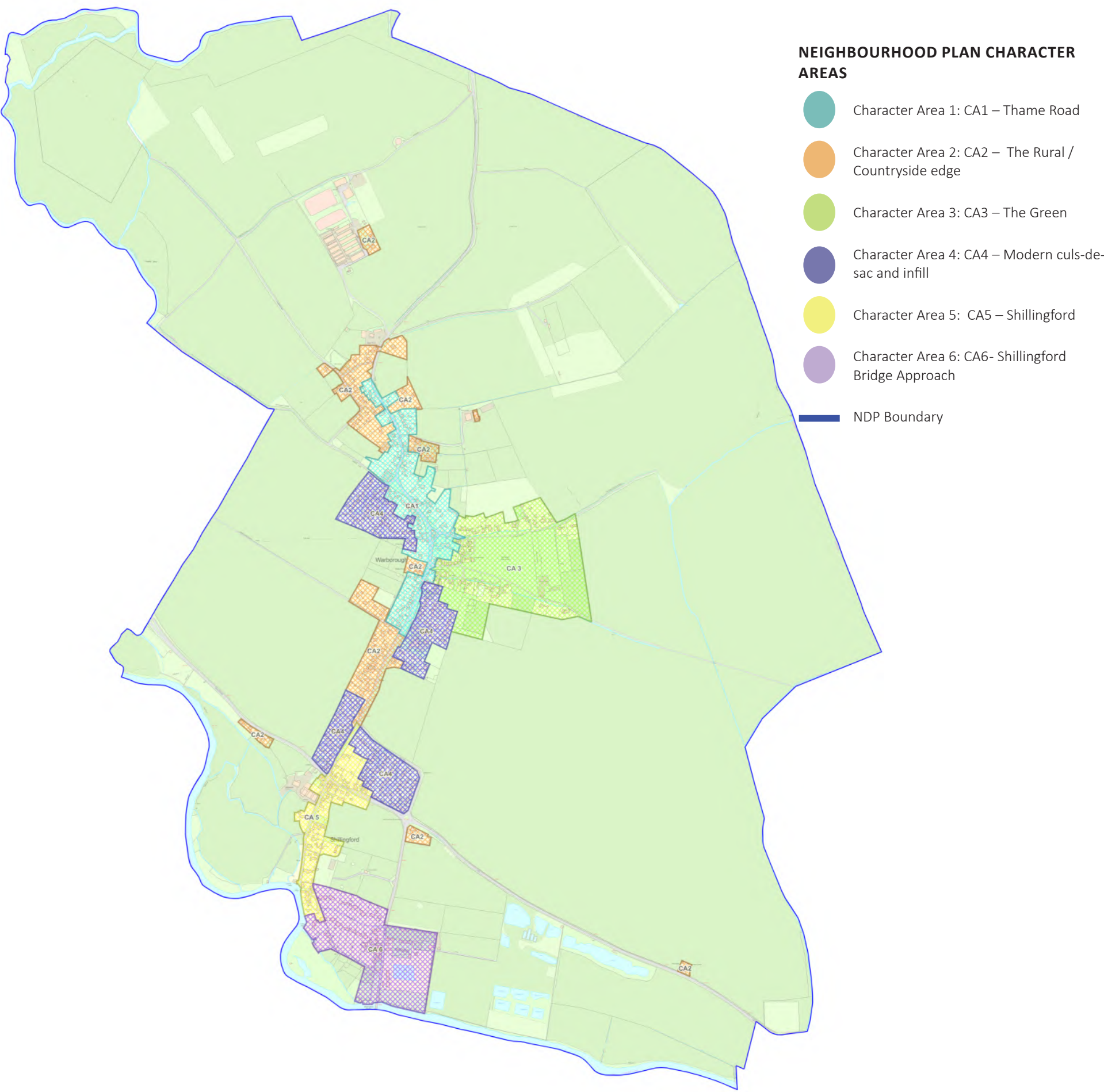


Figure 15 - The Character Areas Within the Parish

Character Area 1: CA1 – Thame Road

CA1 - Thame Road is focused on the historic north-south route through Warborough.

It begins as you start to experience ‘being within a village’ i.e. the built up area becomes apparent rather than within a loose collection of rural buildings set within mature landscaping.

Starting at 225 Thame Road in the north and stretching down to 51 Thame Road in the south where it meets Green Lane.

The area contains much of the Warborough Conservation Area with the exception of The Green and those properties which are less publicly visible and more well integrated with the open countryside.

Siting and Layout

Buildings here closely follow the historic street pattern and are sited close to the road, following the gently winding north-south route.

The majority of buildings have their main frontage onto the road. Although there are many small unmade lanes and accessways which lead to the principle frontage located perpendicular to Thame Road.

These small unadopted lanes and paths are an integral part of the historic form and provide excellent pedestrian links and permeability through the village.

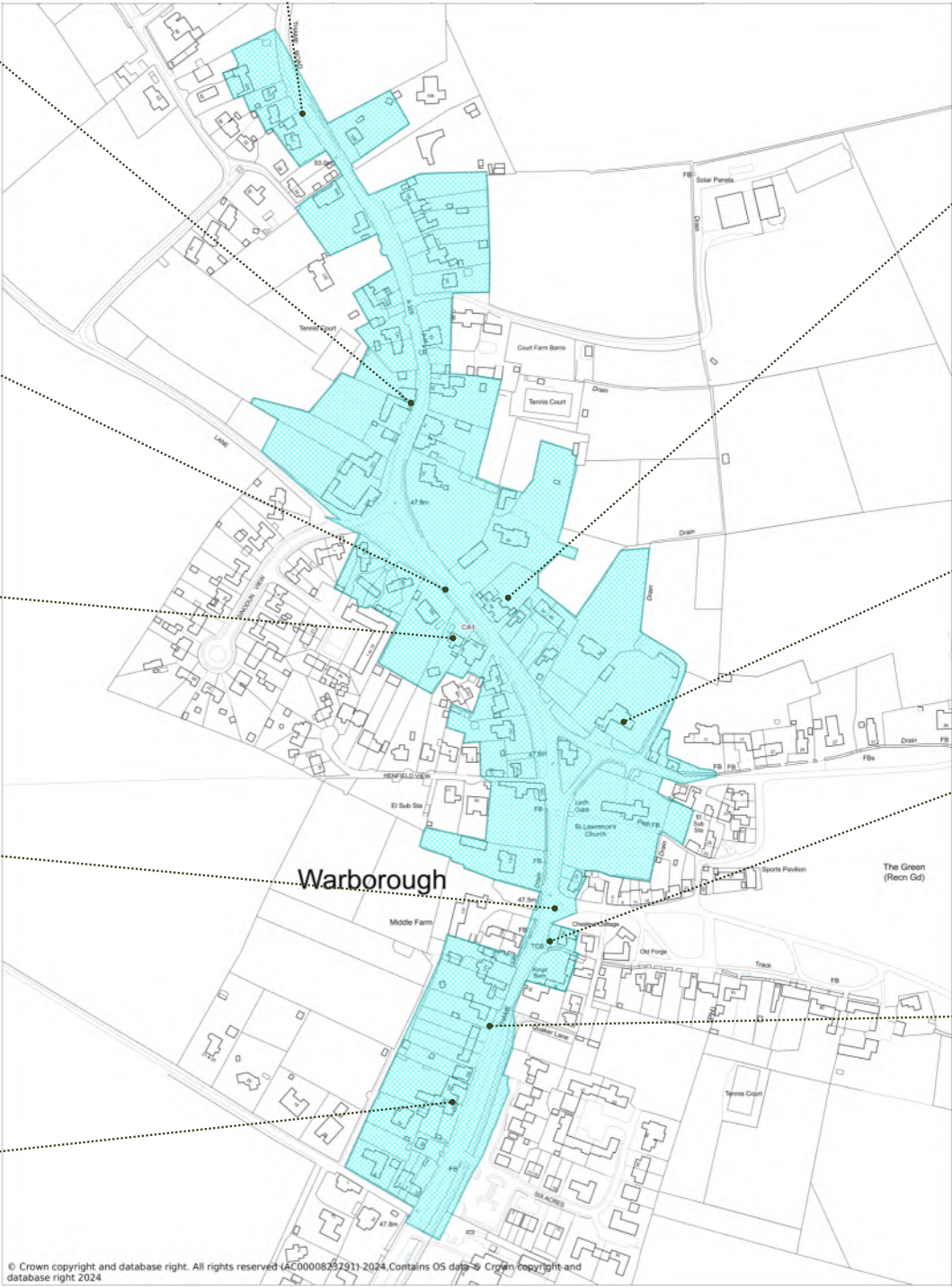
The further away from the centre, the developments become more loose knit with greater levels of native planting before flowing to the open countryside such as towards Upper Farm to the north. This is covered by Character Area CA2.

The introduction of some modern housing estates and cul-de-sac development are found to the edge of the area at Henfield View and Six Acres, where the appearance is markedly different and covered by Character Area CA4.

Equally the area to the west of the War Memorial leads onto The Green, with its focus away from Thame Road and as one may expect around the open space. This is covered by Character Area CA3.



Start of Character Area 1 (north) on the western side of Thame Road, as the built form becomes visible from the public realm with less native landscaping and hedgerows. Here you can see modern, low frontage walls and ornamental garden planting.



Character Area 1



Start of Character Area 1 (south) on the western side of Thame Road, as the built form becomes visible from the public realm with less native landscaping and hedgerows. Here you can see garden fencing and clear views of housing beyond. Whilst the eastern side is well screened with mature trees..

Building Typology, Uses and Form

Thame Road is the historic heart of the village.

A range of 2 to 3 storey commercial and former commercial buildings, imposing detached dwellings largely older cottages, Victorian buildings and modern infill.

At the time of writing, it currently contains the village church, shop, pub, community halls, other business related properties.

The vast majority of the buildings in the CA are domestic dwellings of traditional form representing every period of history from medieval to the present day. These range from timber-framed hall-houses and simple thatched cottages all the way through to modern individually designed one or two storey buildings.

The historic character is one of gradual, small-scale growth, mainly linear in nature where buildings of various ages are mingled together forming a varied streetscape.

Scale, Height and Massing

There are a small number of more imposing, large scale commercial and important focal buildings up to 3 storeys in height. These are few in number and are key buildings historically.

Larger dwellings over 4 beds can be up to 2.5 storeys in height, generally using the attic space with small, low key dormers set into the roof.

The smaller detached and semi-detached dwellings are often simple 1.5 -2 storey cottages. With the 1.5 storey often the older timber frame and thatched buildings. The 2 storey cottages often relate to the Victorian period, but often have elements of single and 1.5 storey either originally designed or as later extended elements.

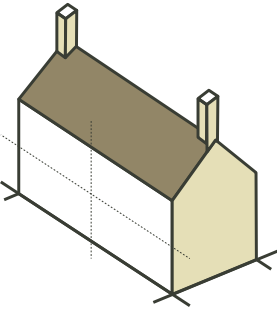
Building mass depends on the function of the building. Simple houses are low key and compact, whereas commercial and agricultural properties often required larger scale storage areas or outbuildings. Over time the need for more outbuildings often arose and here you often see grouped outbuildings. Many in a traditional courtyard form.

Enclosure

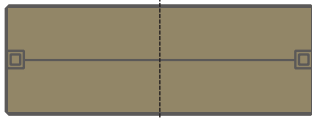
A good degree of enclosure is provided by buildings lining the streets. Tall buildings are set at key junctions and enclose the space and form important landmarks and views. This is combined with mature trees and planting which adds to the level of natural enclosure.

Front gardens are usually present with low level boundary walls and hedges provide continuity to enclosure levels


Gabled Roof: commonplace throughout the parish



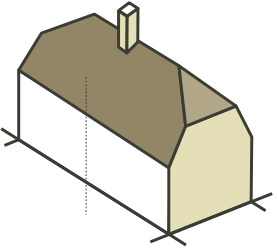
Rectangular Plan Form




This plan form can be a single detached dwelling or as part of a pair of semi-detached properties.




Half Hipped Roof: commonplace throughout the parish

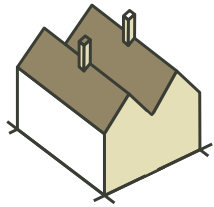





This plan form can be a single detached dwelling or as part of a pair of semi-detached properties.



'M' Shaped Double Gable: limited to farmhouses and later extensions





Density

A mixed area which is very low on average. As the density map adjacent highlights, it largely ranges from 6-8 dwellings per hectare (dph).

Although this rises to 10-12 dph increasing where modern development has taken place to infill former gaps or where buildings have been converted and subdivided.



Gardens and Plot sizes / coverage

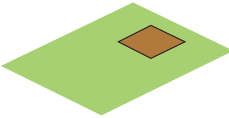
Properties are often set in large plots with good sized front gardens and a range of different sized gaps between buildings. The gaps grow increasingly larger between buildings as you travel to the outer edge of the settlement. The size of gardens and gaps between buildings gives greater opportunities for wildlife to utilise such spaces and allows for less conflict in terms of human interaction.

The area has very low plot coverage usually between 10-25%.

It rises to 50% where subdivision and conversion of buildings have taken place

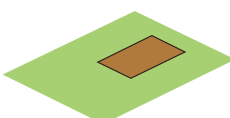
Garden sizes range but at least 20m in depth in general, but other instances of courtyard gardens may be found in conversions.

Plot Coverage



Detached - up to 15% coverage

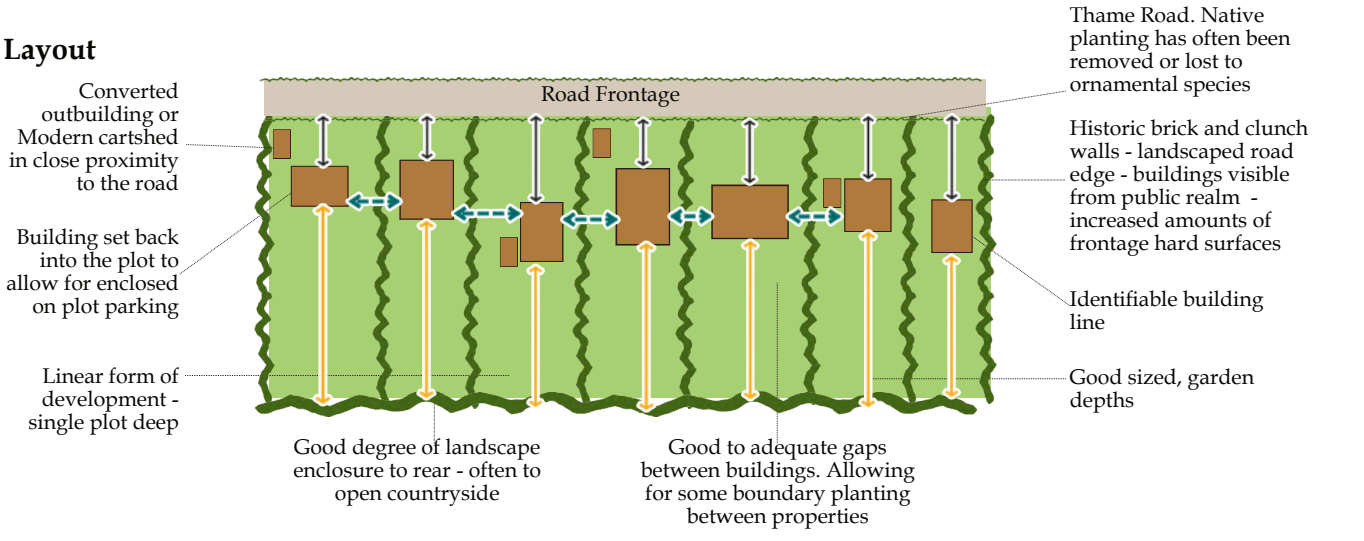
- very low ratio of plot coverage
- significant green space on all boundaries.
- Substantial garden depth for property size



Detached - up to 25% coverage

- very low ratio of plot coverage
- significant green space on all boundaries.
- Substantial garden depth for property size

Layout



Green Spaces, gaps and paths

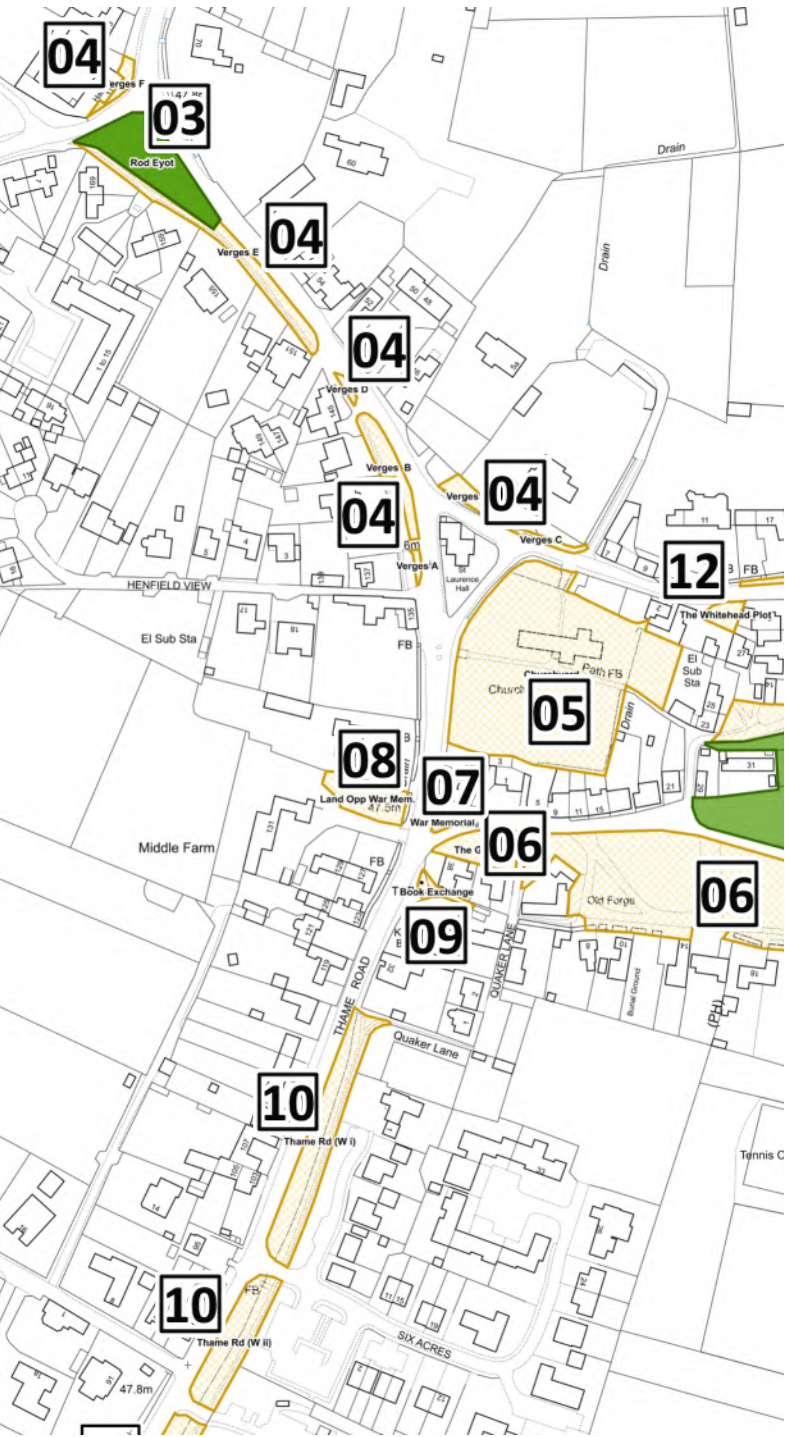
A range of different sized gaps increasingly larger between buildings as you travel to the outer edge of the settlement.

Much larger gaps and increased planting levels on village edge.

Green spaces are common, with wide planted verges and mature / veteran trees a common characteristic throughout. These form an important setting to the Conservation Area.

The spaces shown here are either existing Local Green Spaces in the Neighbourhood Plan or should be potential new designated in the Review Neighbourhood Plan.

It should be noted that St Laurence Churchyard and The Thame Road ditch and Hedgerow have been proposed as a Parish Biodiversity site.



The War Memorial which is situated in the middle of the village at the entrance to The Green, providing a key focal point and important green space.



The Whitehead Plot which is situated to the north of the Church, providing a key focal point and important green space.



The Rod Ayot is green triangular oasis with mature trees outside The Greet Hall. Whilst originally identified in the Neighbourhood Plan as a Local Green Space, the area of extensive verges around the space are also of key importance and contribute significantly to the character of the area.



The St Laurence Churchyard is an important Local Green Space both for visual amenity and personal reasons to the community.

As well as for biodiversity, as native hedgerows and mature lime, oak and yew trees alongside its managed grassland.

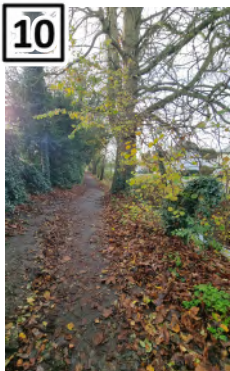


The verges are a positive asset presenting every spring a magnificent display of daffodils which spread along much of the length of the village.



The Book Exchange is an important Local Green Space is a small landscaped area around the old telephone box which now acts as a book exchange and stopping point for the community.

It contains a focal Willow tree as well as the Thame Road Ditch which flows through the site.



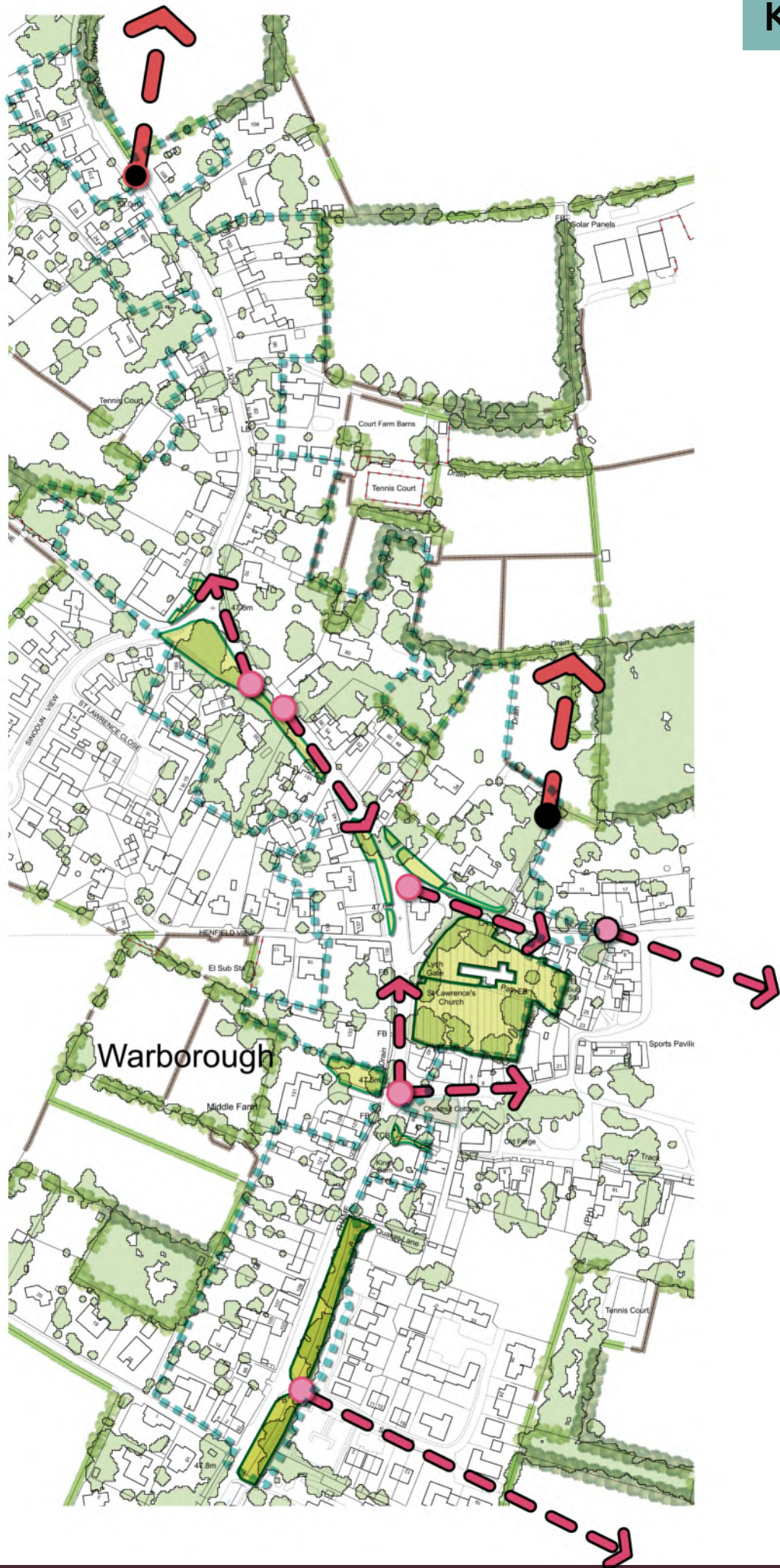
The Thame Road Ditch and native hedgerow (containing Blackthorn, Hawthorn and Elder), is a particularly important feature, with the watercourse flowing southwards towards Shillingford and the River Thames beyond.

In addition to visual amenity value when entering the village, they have recreation value with benches and informal play.

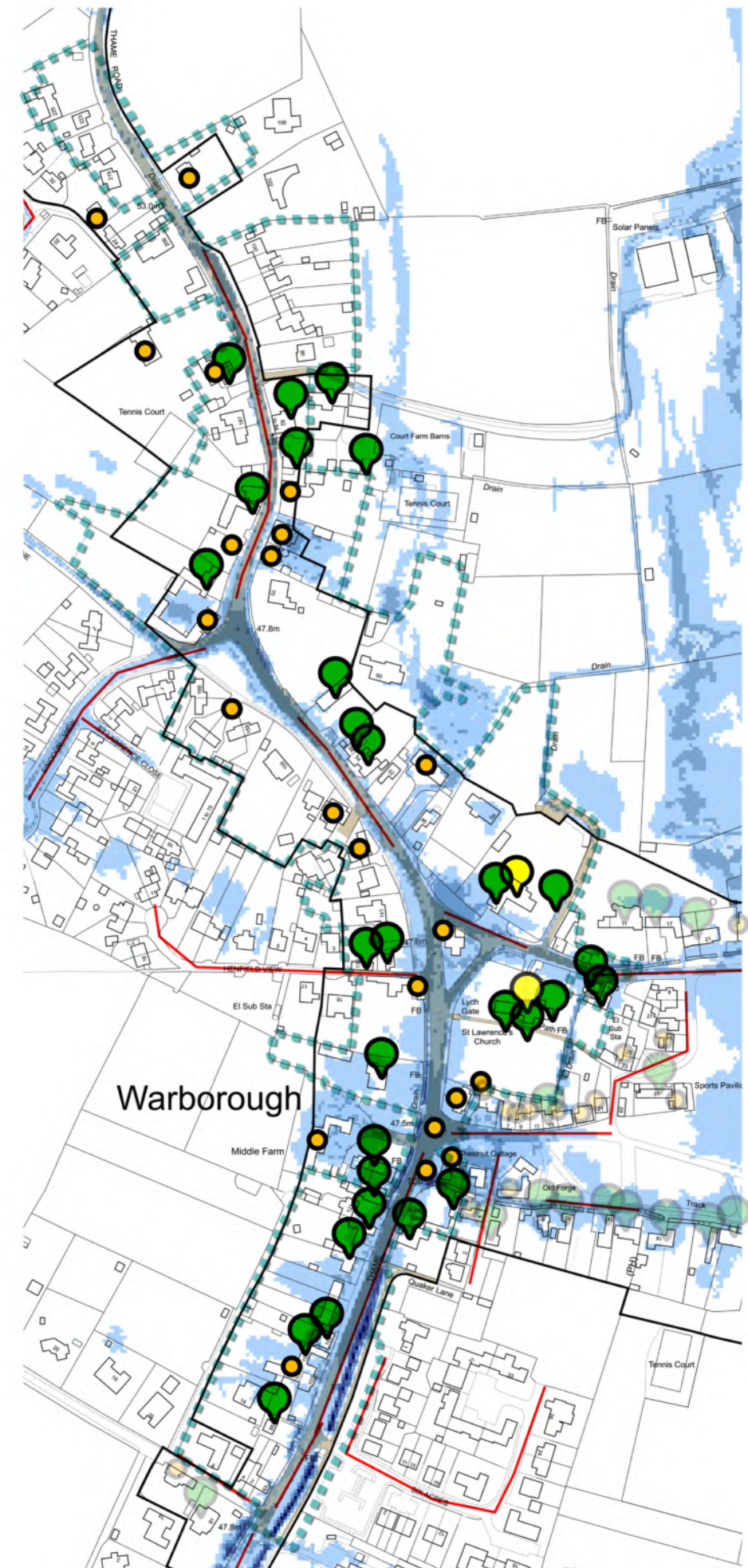
These spaces form an important north-south wildlife corridor through the village which should be maintained and enhanced where possible.

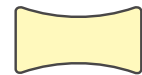


Key Elements of CA1



- Grade II Listed Building
- Grade II* Listed Building
- Potential Non Designated Heritage Asset
- Conservation Area
- Potential Local Green Space
- Biodiversity Site / Corridor
- Important View (long distance landscape)
- Important View (conservation area)
- Important Hedgerow
- Important Hedgerow with trees
- Important Boundary Tree Belt
- Important Tree Cover
- Narrow Lane / Area of Problematic Parking
- Areas affected by surface water flooding:
 - Area of high risk
 - Area of medium risk
 - Area of low risk





1. Any development proposal requiring planning permission would need to avoid obscuring the identified **views** to countryside.



2. Any **infill** development should be limited in number to avoid a significant change in the overall open character of the area.



3. Ensure that the **development of modern buildings** does not degrade the predominant historic appearance and the opportunity as a filming location.



4. Where contemporary designs are proposed, these must be designed with regard to the **local context**.



5. Contemporary buildings can be well **integrated with the traditional surroundings** where attention is paid to levels of native landscaping, plot sizes, appropriate gaps between buildings and a form and layout which respects the setting of heritage assets.



6. The network of narrow **unmade lanes and footpaths** have been identified as in need of upgrading. The character of these should be preserved and not urbanised. They provide an excellent level of informal connectivity and opportunities to explore and their appearance should be maintained.



7. The level of through **traffic** has steadily increased over time which detracts from the visual appeal, in addition to noise and air pollution. Where **traffic calming** measures are considered, these should be rural in nature and not add urban clutter to the street scene through excessive signage, road markings, or built features.



8. **On street parking** can dominate the street scene as many properties do not have off-road parking. There is pressure to lose valuable front garden space to accommodate parking. Any new **parking proposals** should be well screened and not result in the loss of native trees and

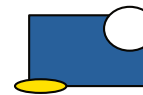


plants or expansive areas of hard surfacing.

9. The wide characteristic **verges** are also at threat from being surfaced and used for parking. Such verges should be protected from future development and urbanisation.



10. **Flooding** often affects the Thame Road in the centre of village. New development is likely to exacerbate the situation further given the geology and drainage capacity unless sufficient information is provided to mitigate such problems.



11. No **street lighting** is considered a positive and adds to the visibility of Dark Night Skies, particularly given the expansive long distance views over the National Landscapes. New development should not include modern lighting which can increase glare and light spill.



12. The characteristic **boundary treatments** of brick and stone walls or high native hedges must be maintained. Replacement with poor quality brick, panel or close board fencing should not be supported. Where fences are required, these must be softened by appropriate planting.



13. On the **edges of the settlements**, the rural character of hedged fields and paddocks interspersed with low key, development and important gaps leading to countryside views are important to maintain.



14. The **key focal point** around shop, war memorial and church creates should be preserved and enhanced where opportunity allows



15. Improvements to the appearance of **St. Laurence Hall** (the former school) would be supported, particularly the replacement of the former playground, with a permeable and landscaped surface.

Character Area 2: CA2 – The Rural / Countryside edge

These are generally edge of settlement, or individual buildings or groups of dispersed buildings that are separated by farmland or paddock land from the continuous built-up area of the settlement; large gardens, paddocks and other undeveloped land in the curtilage of buildings on the edge of the settlement, where they provide a transition between the surrounding countryside and the built-up areas of the settlement; agricultural buildings and associated land on the edge of the settlement; or outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

The area contains part of the Warborough Conservation Area.

Siting and Layout

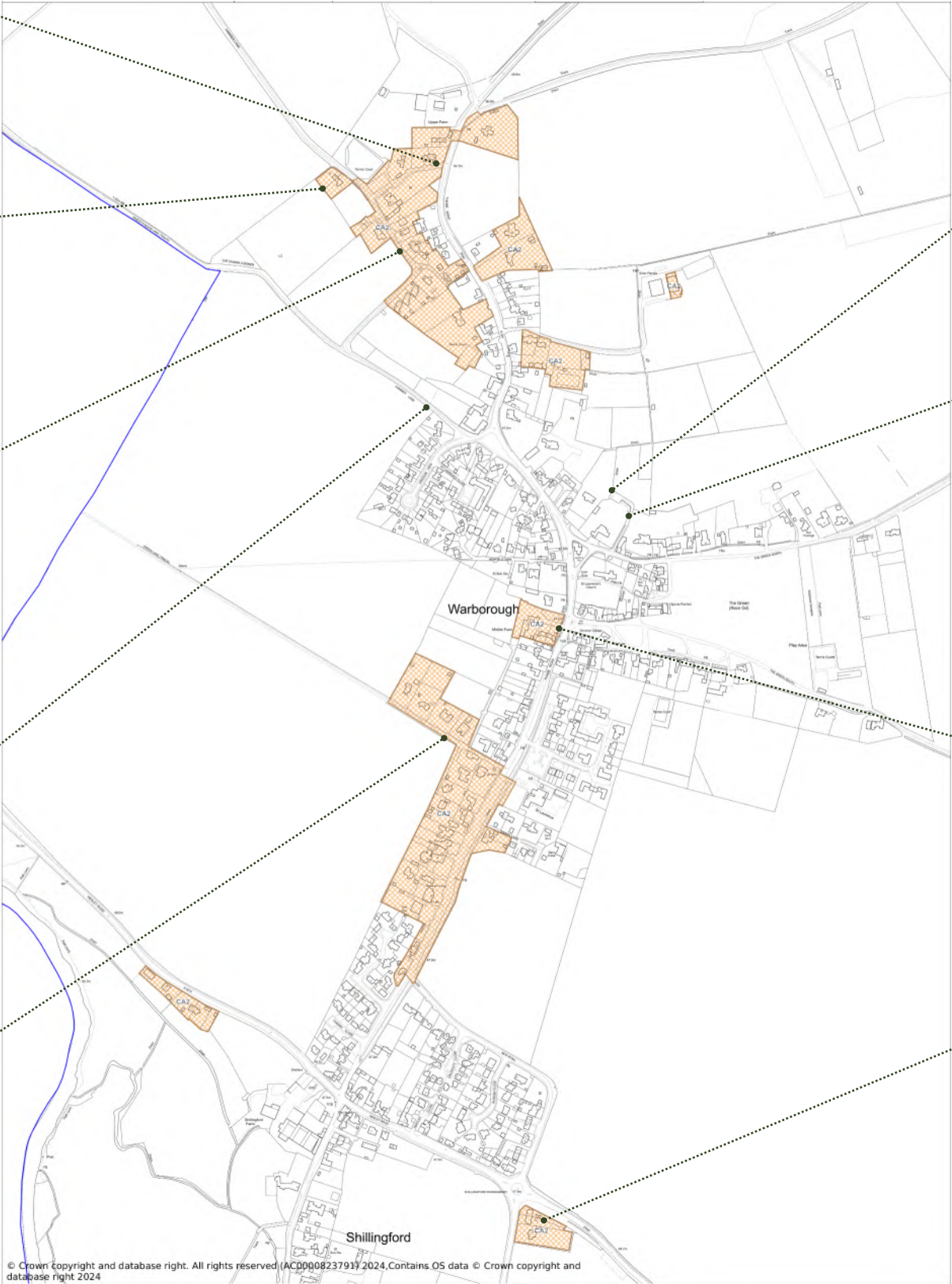
Buildings here respond to the minor lanes and accessways leading out to the open countryside.

Unlike CA1 buildings do not always have their main frontage onto the road or lane. Buildings are often oriented depending on their function.

Agricultural buildings are often sited in a courtyard arrangement in close proximity to their barns and outbuildings

Cottages and houses can be oriented towards views particularly of the Chilterns and North Wessex Downs and the open countryside to make the most of this.

The further away from the centre, the developments become more loose knit with greater levels of native planting before flowing to the open countryside beyond.



Character Area 2: CA2 – The Rural / Countryside edge

Building Typology

The Character area comprises the largely agricultural cottages and farmhouse properties interspersed with agricultural barns and associated / conversions. In this area the buildings are much more defined by their interaction with the open countryside, often with blurred boundaries between formal gardens and agricultural land.

Mixed area of 1.5 -2 storey cottages with some modern / contemporary rural properties.

Scale, Height and Massing

1. Smaller detached and semi-dwellings are often simple 1.5 -2 storey cottages and modern bungalows.
2. More imposing, large scale farmhouses up to 2 storeys
3. Medium-large scale farm buildings. The latter range depending on use, but no more than 2 storey dwelling heights

Enclosure

Greater feeling of openness particularly on the edge of the village, with gaps leading to expansive views.

Buildings within the village are largely well integrated with the landscape.

More significant tree coverage and important mature specimen trees which are of great amenity value.

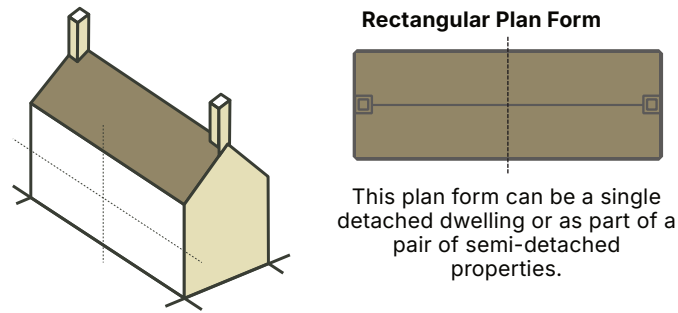
Green Spaces and gaps

There are no Local Green Spaces or gaps within the Character Area, but a number are adjacent, such as Plough Field.

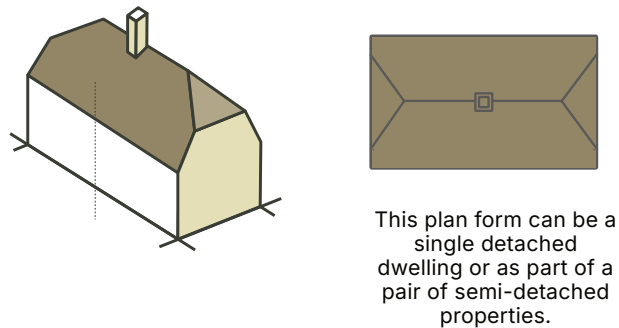
There are significant gaps between buildings giving countryside views beyond.

Good levels of green space around each – all privately owned.

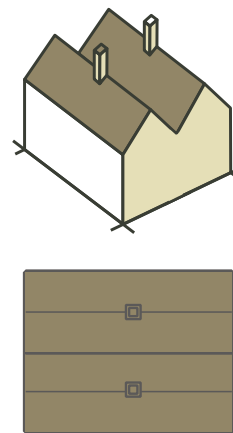
Gabled Roof: commonplace throughout the parish ✓



Half Hipped Roof: commonplace throughout the parish ✓

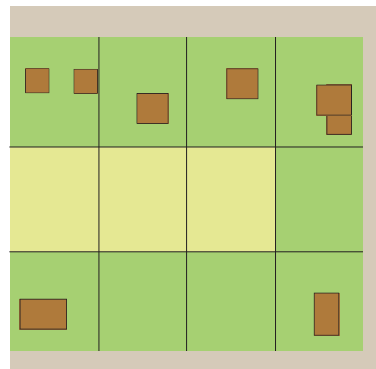
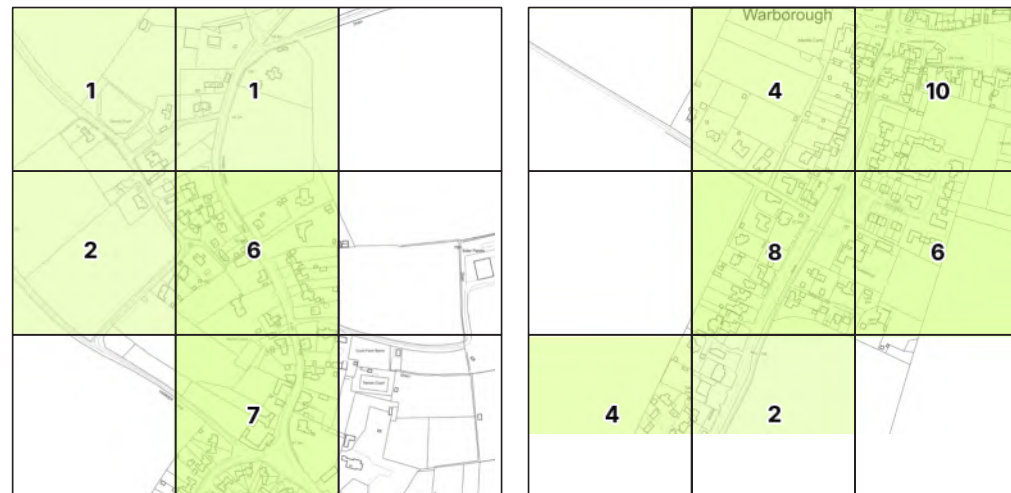


'M' Shaped Double Gable: limited to farmhouses and later extensions ✓



Density

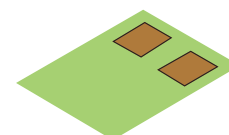
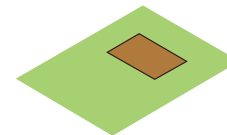
An extremely low density character area. As the density map adjacent highlights, it largely ranges from 1-8 dwellings per hectare (dph).



Gardens and Plot sizes / coverage

1. Numerous extensive gardens often over 1 acre (0.2 ha) with the majority over 300m sq
2. Substantial gardens for even the smallest dwellings with properties on the edge of the village set deep into large plots.

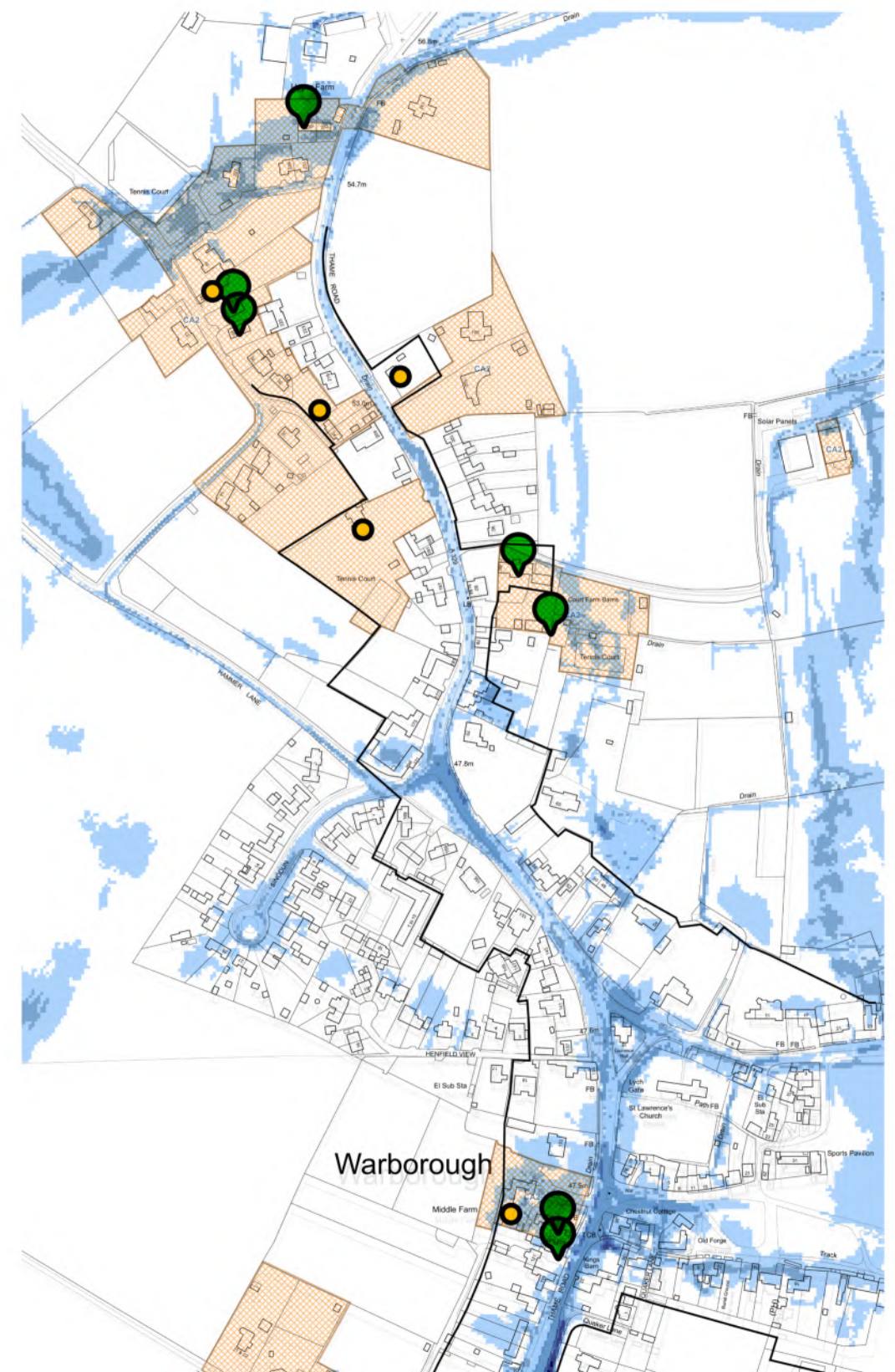
Plot Coverage



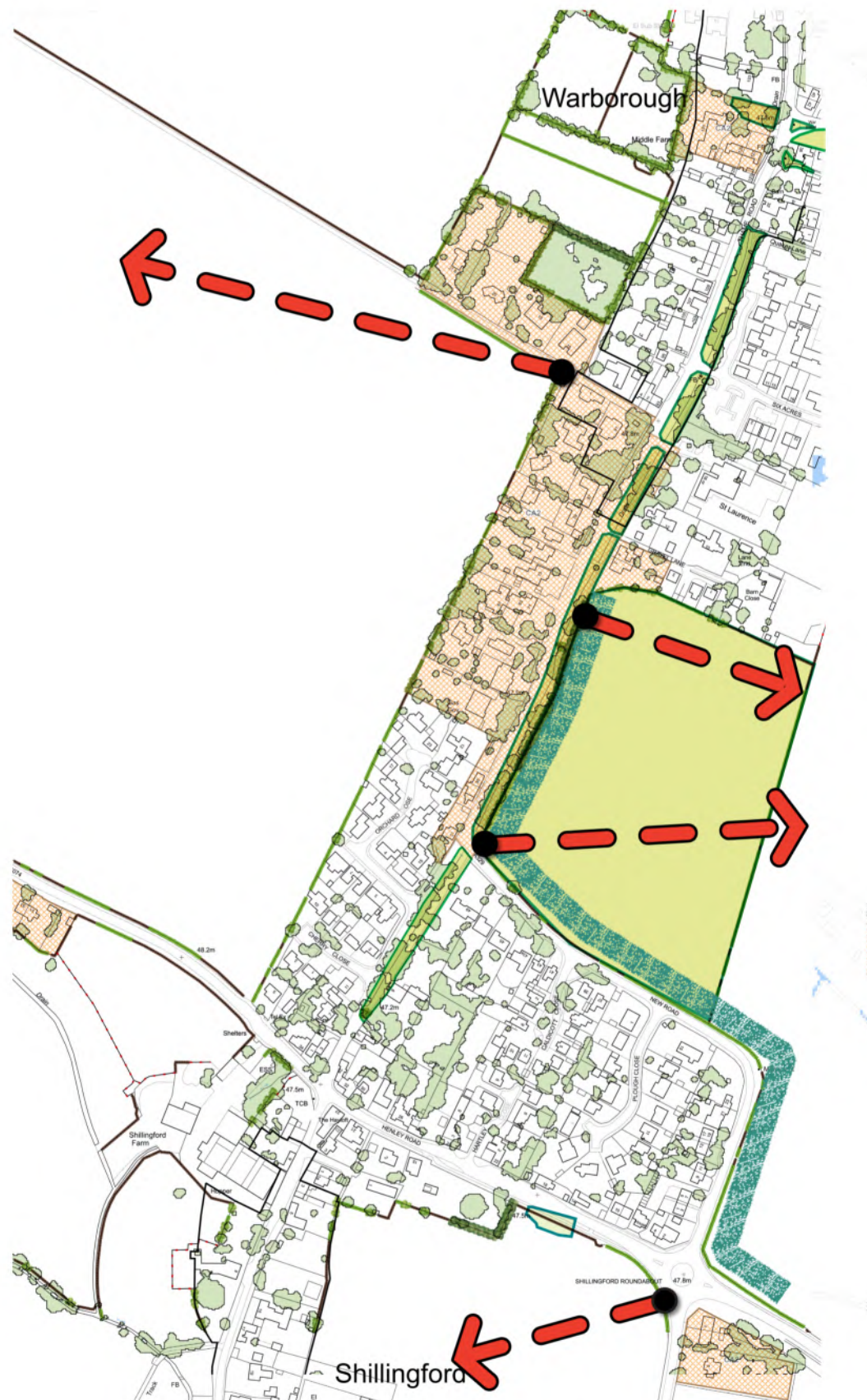
Key Elements of CA2 (North)



















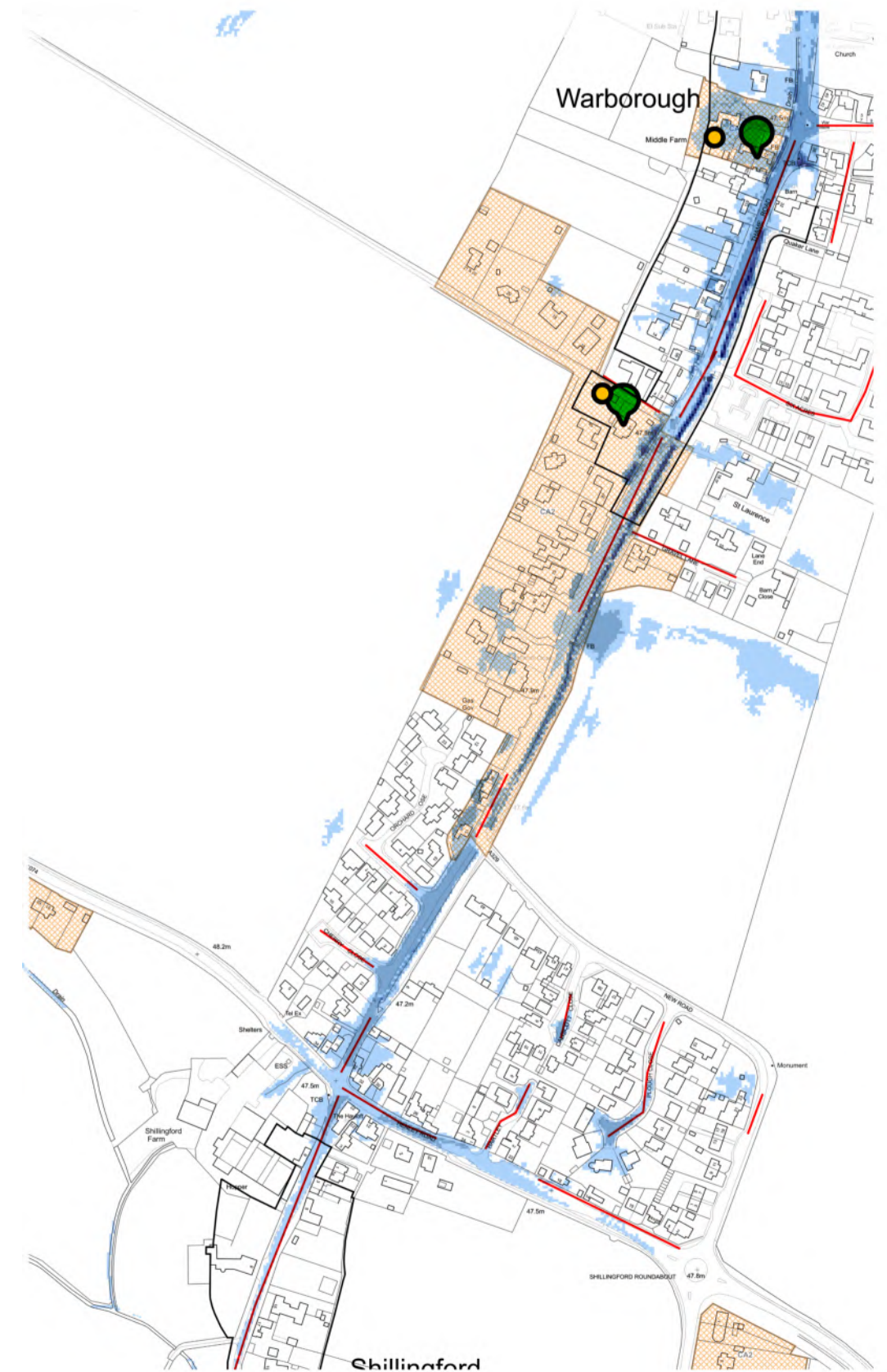
- Grade II Listed Building
- Grade II* Listed Building
- Potential Non Designated Heritage Asset
- Conservation Area
- Potential Local Green Space
- Biodiversity Site / Corridor
- Important View (long distance landscape)
- Important View (conservation area)
- Important Hedgerow
- Important Hedgerow with trees
- Important Boundary Tree Belt
- Important Tree Cover
- Narrow Lane / Area of Problematic Parking
- Areas affected by surface water flooding:
 - Area of high risk
 - Area of medium risk
 - Area of low risk



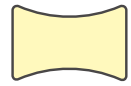
Key Elements of CA2 (South)



-  Grade II Listed Building
-  Grade II* Listed Building
-  Potential Non Designated Heritage Asset
-  Conservation Area
-  Potential Local Green Space
-  Biodiversity Site / Corridor
-  Important View (long distance landscape)
-  Important View (conservation area)
-  Important Hedgerow
-  Important Hedgerow with trees
-  Important Boundary Tree Belt
-  Important Tree Cover
-  Narrow Lane / Area of Problematic Parking
- Areas affected by surface water flooding:**
 -  Area of high risk
 -  Area of medium risk
 -  Area of low risk



CA2 Issues and Opportunities - to be used as the basis for Design Codes



1. Any development proposal requiring planning permission would need to avoid obscuring the identified **views** to countryside.



2. Any **infill** development should be limited in number to avoid a significant change in the overall open character of the area.



3. Ensure that new **development buildings** does not over develop the the plot and compromise the level of space available for planting between buildings and views beyond.



4. Where contemporary designs are proposed, these must be well integrated into the wider **landscape context**.



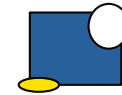
5. The network of narrow **unmade lanes and footpaths** have been identified as in need of upgrading. New development can lead to the upgrading of lanes to improved standards. The character of these should be preserved and not urbanised. The rural appearance should be maintained.



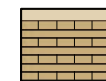
6. **On street parking** can dominate the street scene as many properties do not have off-road parking. There is pressure to lose valuable front garden space to accommodate parking. Any new **parking proposals** should be well screened and not result in the loss of native trees and plants or expansive areas of hard surfacing.



7. **Flooding** often affects many properties in the Parish. New development is likely to exacerbate the situation further given the geology and drainage capacity unless sufficient information is provided to mitigate such problems.



8. No **street lighting** is considered a positive and adds to the visibility of Dark Night Skies, particularly given the expansive long distance views over the National Landscapes. New development should not include modern lighting which can increase glare and light spill.



9. The characteristic **boundary treatments** of high native hedges must be maintained. Replacement with urban poor quality brick, panel or close board fencing should not be supported. Where fences are required, these must be softened by appropriate planting. The loss of hedgerow habitats is a key issue here which should be addressed.



10. On the **edges of the settlements**, the rural character of hedged fields and paddocks interspersed with low key, development and important gaps leading to countryside views are important to maintain.



11. New development should maintain the **linear nature of development** which is generally informally located within a large plot. Courtyard developments may be appropriate when replacing groups of farm or outbuildings.



12. **Building heights** should be lower on the edge of the settlements to ensure there is no harm to views of the setting of heritage assets.

Character Area 3: CA3 – The Green

CA3 - The Green Character Area, is as the name suggests focused around the key historic green open space. Originally it was Common land in the form of pasture prior to enclosure. It was transferred to the parish officers as a place of exercise and recreation for the inhabitants in 1853 at the request of the Reverend White.

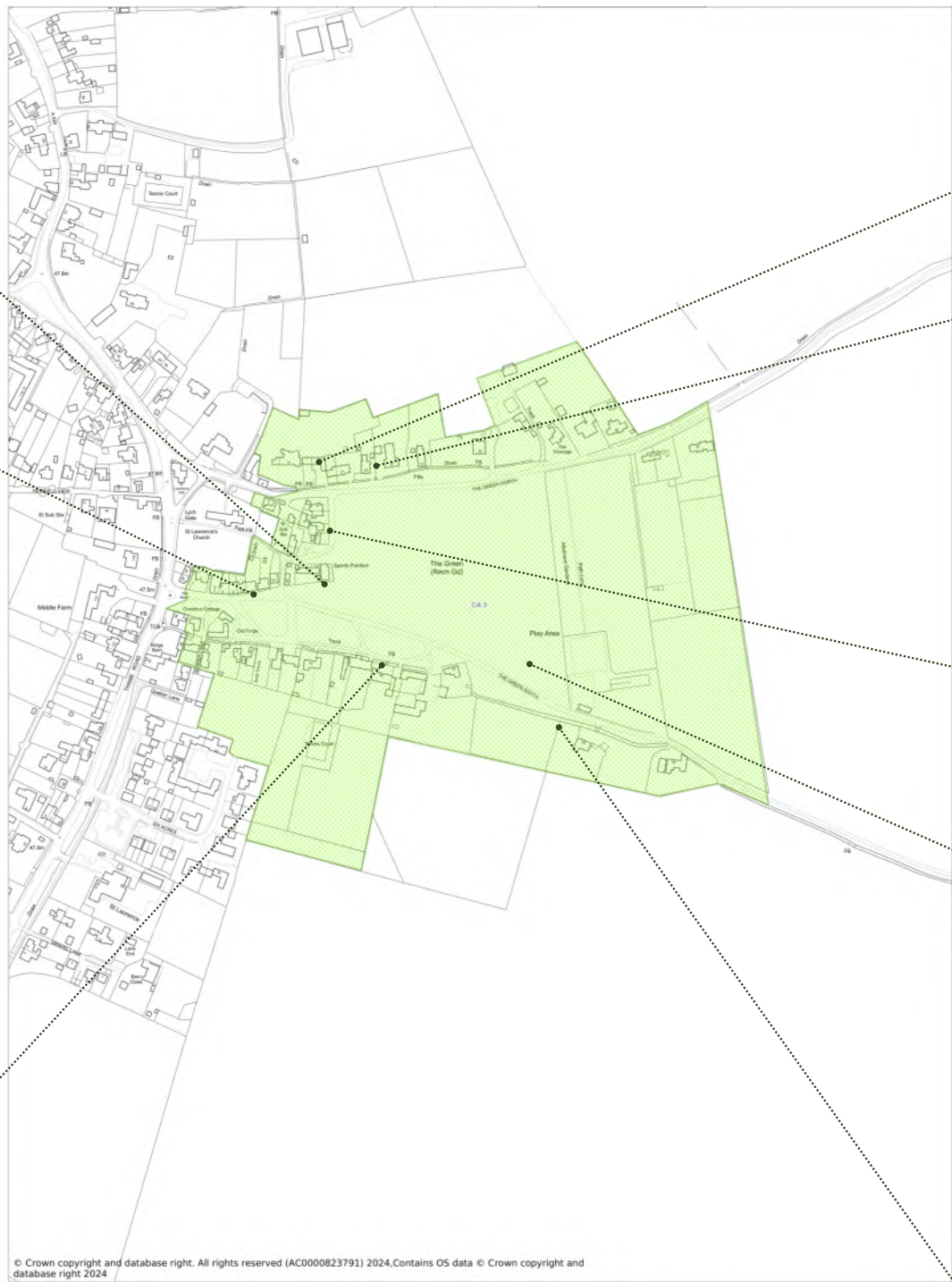
It is beautiful and much loved, much admired village Green which is the vibrant heart of the community.

The substantial area of maintained grass is not only a key visual amenity for residents, but also wildlife.

The main area of the Green is a large flat central rectangle of grass, carefully maintained, with surrounding deep ditches filled with seasonal flowers. Given the low lying position, the ditches contain water for a considerable period throughout the year and offer excellent, well connected habitat space to the open countryside

The Green is framed with a wide variety of buildings of varied architectural style and size.

The backdrop of The Green North (north) houses is an extensive wood; trees and some open glimpses form the setting behind The Green South. The allotments and the tennis Courts sit between the Green and long-range vistas of the Chilterns, which are highly valued.



Character Area 3



Character Area 3: CA3 – The Green

Building Typology

- Agricultural related farmhouses, cottages and buildings.
- Some former agricultural and commercial buildings (such as pub) converted to residential uses
- Mixed single storey, 1.5 and two storey. The occasional 3 storey, largely detached dwellings

Siting and Layout

- See diagram adjacent. Linear following the original road pattern around The Green.
- Cottages sit close to the lanes to the west, with more high status buildings set deeper into their plots with enclosed front gardens (to the east).
- Buildings are often contained by high hedges which enhances the green space and mature planting.

Scale, Height and Massing

- To the west are more smaller detached dwellings are often simple 1.5 -2 storey cottages and modern bungalows.
- Occasional imposing, large scale farmhouses up to 3 storeys.

Enclosure

- The dwellings which face onto The Green are generally enclosed by native hedges or combined hedgerow formal boundaries which contribute both to the character of the area, but also to the diversity of habitats in the area.
- High degree of informal landscape enclosure or with walls alongside the lanes
- Some open or low level formal garden planting, but such buildings set above the road.
- Older properties with native hedgerow and mature tree cover enclosing the space.
- Buildings are set and contained within the landscape.

Density

Very Low – less than 10 dph



Layout

Narrow rural lane surrounds The Green - open space on one side with development the other. High level mature trees.

High level of enclosure from
mature front and rear planting

Predominantly residential properties
bounded by native planting

Simple cottages

Important veteran, focal trees line the edges of The Green

- Allotments enclosed by tall hedgerows - obscure views from The Green

Tennis courts bounded
by tall hedgerows -
obscure views from The
Green

Open view to fields and
The Chilterns beyond.
The hedgerows can
obscure views if not
maintained to a lower height

Deep ditches are often in flow and not only provide important drainage, but also are an excellent wildlife habitat

Iconic, traditional
cricket pavilion

Buildings positioned according to original function and conversion i.e. commercial and service properties have a prominent frontage easily accessible to passing trade such as the Smithy, Chapel, Pubs etc

The Six Bells -
traditional thatched
pub

Original country house - usually modified over time

Traditional
farmyard

Substantial gaps and fields
between buildings.
Allowing for high levels of
boundary and plot planting

High degree of
landscape enclosure

Gardens and Plot sizes / coverage

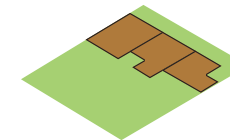
Farmhouses and country houses with extensive gardens. Cottages also have substantial gardens befitting the rural setting and often ability to be more self-sufficient in terms of growing food.

Limited infill, but instead conversion often subdivides larger buildings and plots, resulting in smaller garden depth, but often larger front and side garden areas

Substantial gaps between buildings and green space around each – all privately owned

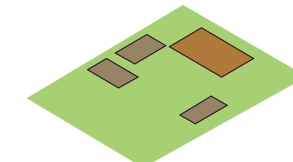
On the eastern side of The Green, each property generally has own deep and well enclosed garden area usually hedged or walled (some suburban close board / panel fencing which is discordant). Whereas to the west, properties are often located on the edge of the lane.

Plot Coverage



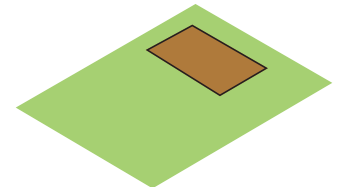
Semi - detached - up to 25% coverage

- low ratio of plot coverage
- significant green space on three boundaries.
- Good sized garden depth for property size



Former commercial or service building- up to 40% coverage

- low ratio of plot coverage
- significant green space on all boundaries.
- Substantial garden depth for property size and surrounded by fields



Detached - up to 15% coverage

- very low ratio of plot coverage
- significant green space on all boundaries.
- Substantial garden depth for property size

Green Spaces and gaps

The Green has a welcoming ambience and is used daily by residents and visitors alike, to walk, to play on the children's playground, for outside exercise classes, to exercise the dogs. It is used by film companies to portray an archetypal village green and is seen in many episodes of Midsomer Murders (the incomes generated is important to support the Village). Each month in the summer it hosts a car boot sale. Throughout the summer it is used for cricket, events such as village fairs, jubilees, the bi-annual festival, visiting funfairs and circuses and in the winter for rugby, football etc.

The cricket pavilion (shown in the main photo) is on the south west corner of the green. The club is very active and holds regular matches with visiting teams; there is coaching for the juniors which is heavily subscribed. New cricket nets have recently been installed in the allotment area. Within the cricket pavilion is a plaque commemorating the Rev Herbert White who during the C19 enclosures succeeded in having the Green adopted as a recreational space and maintaining the view to the Chilterns.

To mark the Queen's Jubilee, the village erected a new landmark. It required careful consideration and much debate as to where it should be placed so as not to conflict with the existing War Memorial and many in the village were involved both in the debate and in its

eventual erection.

At the eastern end of the green gateways lead through to the allotments (figure 35) and the tennis courts (figure 36), both well used. A swap shop is regularly held by the allotment holders and the village to exchange surpluses. There is a very active tennis club and regular lessons given to both children and adults.



The Green also contains a large number of veteran trees around its edges within the public realm as well as those sited in the front gardens of dwellings.

The Green has been proposed as a Parish Biodiversity site, along with the adjacent Gilbert Whitehead Plot..



There is a small valued green space, the Whitehead Plot, on the south of the Green North near the church, which was bequeathed to the village.



View of the iconic cricket pavilion with the Church set beyond. The Green provides the setting for many listed buildings and other buildings and spaces which contribute to the street scene along the edge. It is used regularly as a film set to portray archetypal village green.



It is important that the key identified features are retained, and further consideration given to wildflower planting of areas not in formal recreational use.

There was a strong tradition of nonconformity in Warborough in the 17th century. A Quaker Meeting house was built on the south side of The Green in 1670, but has been demolished. A burial ground is recorded in the grounds of a private residence and the name survives in nearby Quaker Lane.

Built Form

Mostly residential, there is a wide variety of building types seen, echoing those in the village and along Thame Road, ranging from cottages to modern houses, to large Georgian houses and late medieval farmhouses, with associated weather-boarded barns. Smaller, densely constructed cottages mostly form the entry to the Green South, with housing becoming more sparse as you progress away from the A329.

There is a variety of mainly local and traditional materials on display here with the majority, traditionally designed houses with high pitched roofs

The further away from the Thame Road, the plots become more generously spaced, with buildings separated by large gardens containing mature trees with a variety of hedges and traditional walls around front gardens

On the Green North and away from the A329, dwellings are enclosed mainly with attractive gardens and hedges or walls that contribute to the character of the area. The area around the spacious and tree-fringed Warborough Green forms the centre-piece of the village and is overlooked by some notable buildings, many listed. Some houses around the green were originally modest but few small houses now exist in their original state.



The Green South houses a particularly attractive row of terraced cottages (1), together with converted Methodist hall and this forms a valued street scene.



Paths and Tracks

Small footpaths run between buildings in several places such as at Nellies, from Quaker Lane and from the churchyard through to the Green. Leading from the eastern end of the Green are two track ways, used daily by walkers. The one to the south leads through to Benson. This is also a very popular and frequently used cycle route and bridle path. The Green is a starting point for extensive walks to surrounding countryside.



Another very notable building and much-loved icon of the village located on the Green, is the only pub, The Six Bells. It is a building of 15th century origin and one of the 3 oldest buildings in the village and the focus of a valued vista from the Green South.



Important Views

















Significant views are open views to the Chilterns on one side over the allotments and tennis courts.

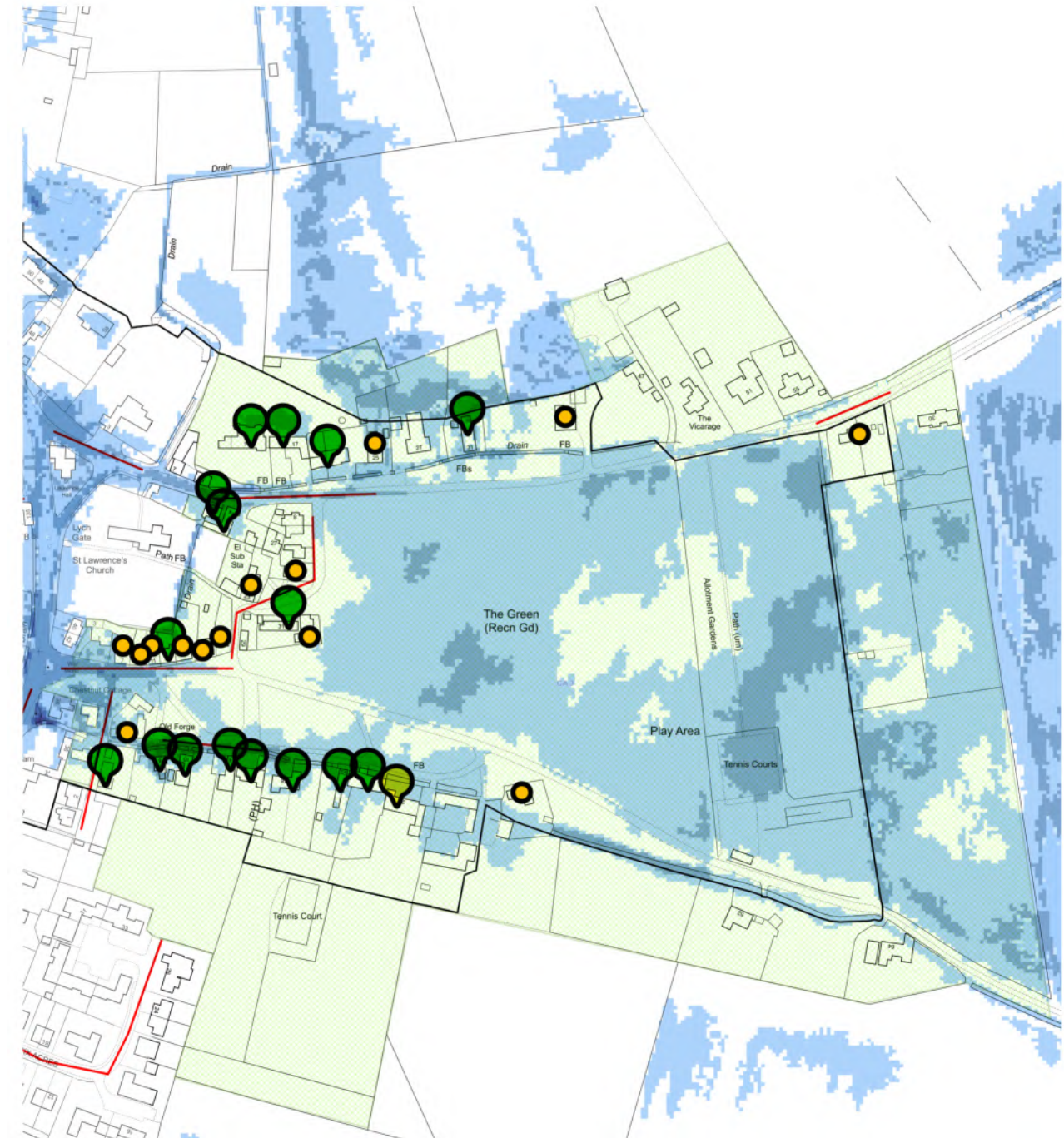
Just beyond The Green, the above expansive views as shown above can be gained.

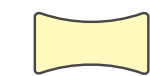


Key Elements of CA3



-  Grade II Listed Building
-  Grade II* Listed Building
-  Potential Non Designated Heritage Asset
-  Conservation Area
-  Potential Local Green Space
-  Biodiversity Site / Corridor
-  Important View (long distance landscape)
-  Important View (conservation area)
-  Important Hedgerow
-  Important Hedgerow with trees
-  Important Boundary Tree Belt
-  Important Tree Cover
-  Narrow Lane / Area of Problematic Parking
- Areas affected by surface water flooding:**
 -  Area of high risk
 -  Area of medium risk
 -  Area of low risk





1. Any development proposal requiring planning permission would need to avoid obscuring the identified **views** to countryside.



2. Any **infill** development should be limited in number to avoid a significant change in the overall the loose knit character of the area.



3. Ensure that new **development buildings** does not over develop the the plot and compromise the level of space available for planting between buildings and views beyond, particularly to the East.



4. Where contemporary designs are proposed, these must be well integrated into the **historic context** and the setting of heritage assets. Buildings must also integrate with the wider **landscape context** with sufficient native hedgerow screening and tree planting. Consider how the latter may add to the existing mature trees around the edge of The Green



5. The network of narrow **unmade lanes and footpaths** have been identified as in need of upgrading. New development can lead to the upgrading of lanes to improved standards. The character of these should be preserved and not urbanised. The rural appearance should be maintained.



6. **On street parking** can dominate the street scene as many properties do not have off-road parking. This is a particular problem around The Green where the lanes are narrow and there is limited space for residential parking. There is pressure to lose valuable front garden space to accommodate parking on-plot. Any new **parking proposals** should be well screened and not result in the loss of native trees and plants or expansive areas of hard surfacing.



7. **Flooding** often affects many properties in the Parish. New development is likely to exacerbate the situation further given the geology and drainage capacity unless sufficient information is provided to mitigate such problems.



8. No **street lighting** is considered a positive and adds to the visibility of Dark Night Skies, particularly given the expansive long distance views over the National Landscapes. New development should not include modern lighting which can increase glare and light spill.



9. The characteristic **boundary treatments** of high native hedges must be maintained. Replacement with urban poor quality brick, panel or close board fencing should not be supported. Where fences are required, these must be softened by appropriate planting.



10. On the **edges of the settlements**, the rural character of hedged fields and paddocks interspersed with low key,development and important gaps leading to countryside views are important to maintain.



11. New development should maintain the **linear nature of development and building line** which is focused around the central green space.



12. **Building heights** should be lower on the edge of the settlements to ensure there is no harm to views of the setting of heritage assets.



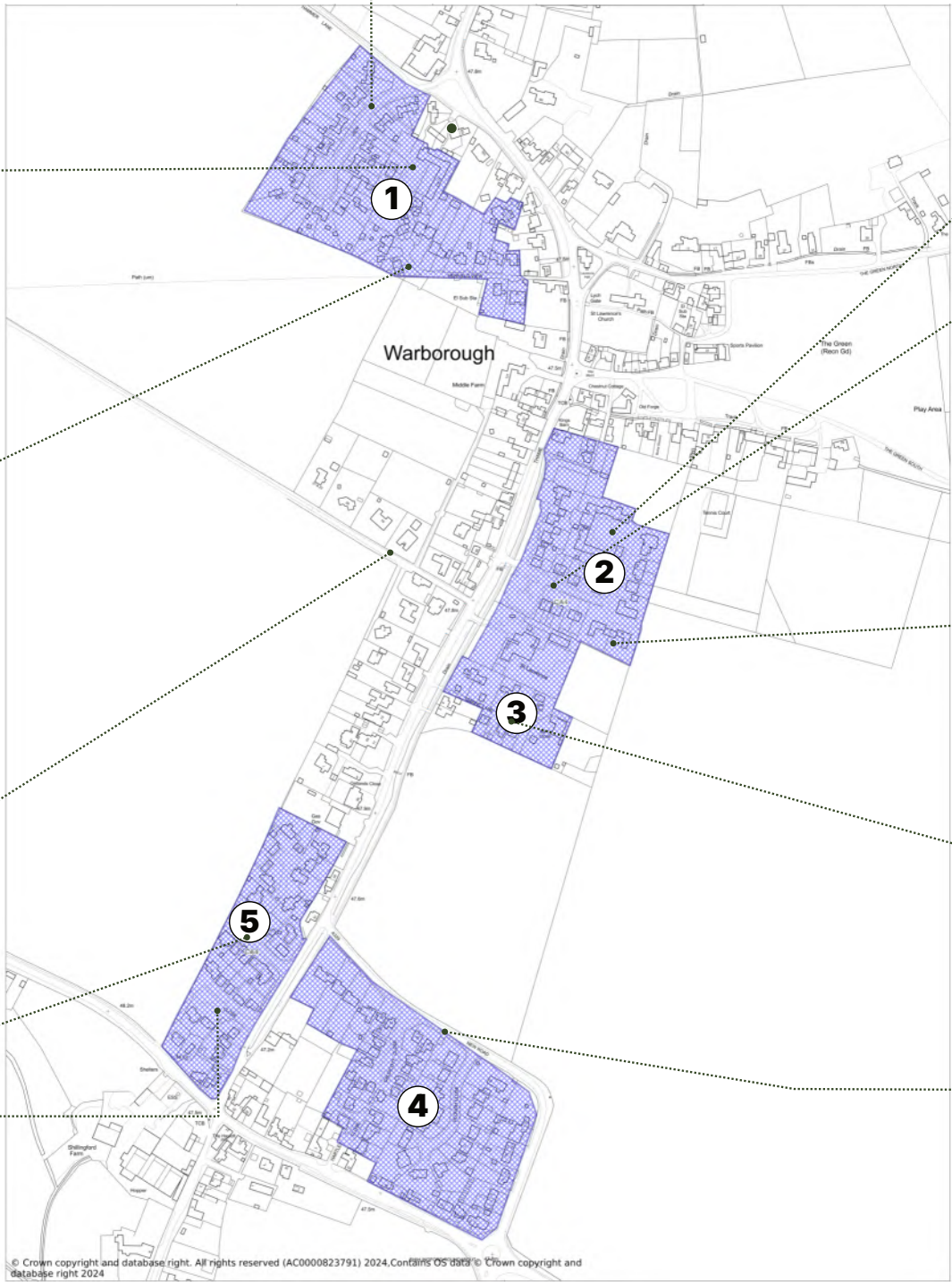
13. Development must not harm the ability of the area to function as a **film set** to portray archetypal village green with its iconic cricket pavilion, and traditional thatched pub.

Character Area 4: CA4 – Modern cul-de-sac and infill

CA4 - Modern Cul-De-Sac and Infill Character Area are usually formally designed sites dating from the 1960s to present day. More recent developments have had detailed consideration given to planting for biodiversity, whereas older developments tended to focus on formal, non-native planting and more sub-urban features and means of enclosure.

Given the proximity of these areas to the open countryside, it is encouraged that bird and bat boxes as well as hedgehog highways (purposely design gaps in fences) are retrofitted in these areas. This of course would be a community aspiration unless any new development or works to the properties is proposed.

- 1. Sinodun View, Henfield View and St. Laurence House / Close
- 2. Six Acres
- 3. Gravel Lane
- 4. Plough Close, Caldicott Close & New Road
- 5. Orchard Close & Cherry Close



Character Area 4: CA4 – Modern cul-de-sac and infill



Sinodun View, Henfield View and St. Laurence House / Close

This area of dwellings are those that were built as Local Authority houses and flats in the 1950's, now in private or housing association (South Oxfordshire Housing Association - SOHA) ownership.

The 'estate' cul-de-sac form of development, which created a number of congruently-designed houses in generous plots and a group of flats, forms a pattern of development which is in contrast to the gradual, linear, mixed development of the rest of the village. These houses and flats are valued accommodation in the village.

Only one road, a wide cul de sac, in the area with little traffic; the footpaths are a little better than the rest of the village (figure 24). They have been neglected and suffered with repeated digging up by utility companies in recent time but provide proximate access for the residents. Parking, especially on the corner of Sinodun View at the Rod Eyot, is problematic.

It has easy access to the centre hub of the village and is well served by the nearby children's playground in Hammer Lane.

There are no public buildings or infrastructure. A significant public view in this area is gained at the playground behind Sinodun View and at the start of Hammer lane with open fields and the Wittenham Clumps.

There are issues with footpaths being in poor repair and concerns over on-street car parking.



Plough Close, Caldicott Close & New Road / Orchard Close & Cherry Close

This area is mainly comprised of private housing on the border between Warborough and Shillingford, built largely in the 1960's and 1970's in the 'estate' no through-road pattern typical of that period, a form of development which is in contrast to the gradual, linear, mixed development of the other areas. The new developments surround several listed buildings.

Although these developments were against the wishes of the parish council at that time they provided a good mixture of bungalows and small and larger houses for potential purchasers at the time (and still do today).

Further such developments were prevented by both strong local opposition and the establishment of a conservation area in 1978. However today the village is very conscious of a need for smaller housing, both as starter homes and particularly housing suitable for retirement downsizing and is keen to balance the weight of the age profile of the village.



The houses are mainly modern brick structures set in open plan gardens which are indicative of the 1970s development style. There is a consistent appearance with repeating designs clad in brick with low-pitched roofs, offering a mixture of detached bungalows and houses, some with attractive landscaping around their boundaries. There are few mature trees except in the Warborough Road area.

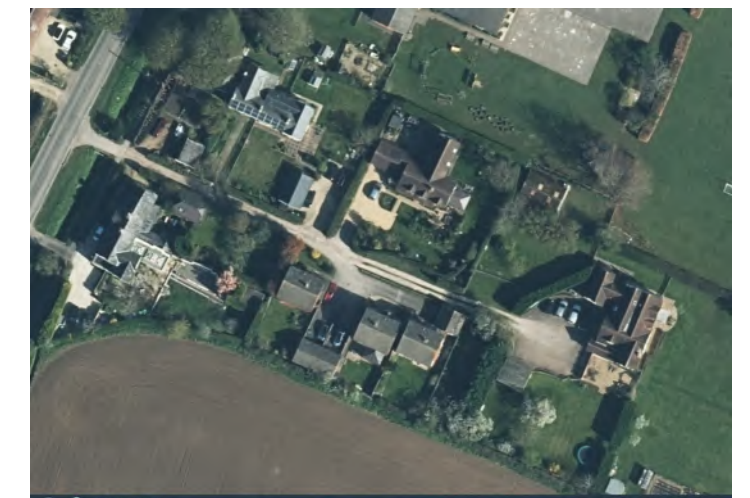


Mass produced and non locally specific brick and tiles are consistent in quality, but they often lack the individuality and character of locally sourced materials.

Care should be taken with extension and alterations to the roof due to the low-profile design of the bungalows and houses. Conversion of the roof area would need to ensure that it is modest in scale and subservient to the overall design. Proposals for major redevelopment of the roof area should be resisted where it would adversely impact the street scene.



Gravel Lane - originally comprised a small track which lead to cottages and an orchard to the rear of Thame Road. Over time older buildings have been replaced or extended and the gaps infilled. This has lead to an eclectic mix of properties with no one style predominant.



The modern development areas provide a good mixture of small and larger houses and bungalows with more affordable housing.

Many are sited where there is easier access to facilities or public bus routes.

Character Area 4: CA4 – Modern cul-de-sac and infill

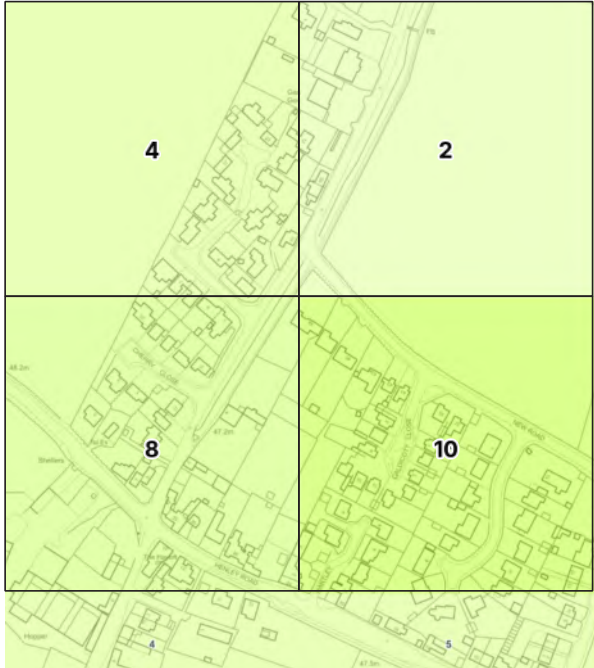
Building Typology Mixed single storey, 1.5 and 2 storey modern infill and estate development. These range in style depending on the decade of development, but most are generic modern plan form, built of modern materials which are copied throughout the country by mass house-builders. Efforts have been made in recent years to add more locally distinctive features and materials, particularly by smaller house-builders looking to achieve a local specific identity.

Siting and Layout 1950s developments were less car oriented and feature larger front gardens and narrower road layouts. Houses were sited deeper into large gardens.
1960s to 1990s estate development have generic layouts with less of a clear building line, often following a winding roadway with paved footways on both sides and wide open streets to allow for more parking and car ownership. Garden sizes became smaller to the rear, but often feature large open front gardens. Many have covenants restricting hedge planting or boundary fences and walls.
2000 onwards saw a start to reducing road widths and parking on street. Road layouts became more simple and reflected the traditional surrounding street patterns. Increasing densities and reducing plot sizes is more common, with rear gardens of less than 15 metres in depth.

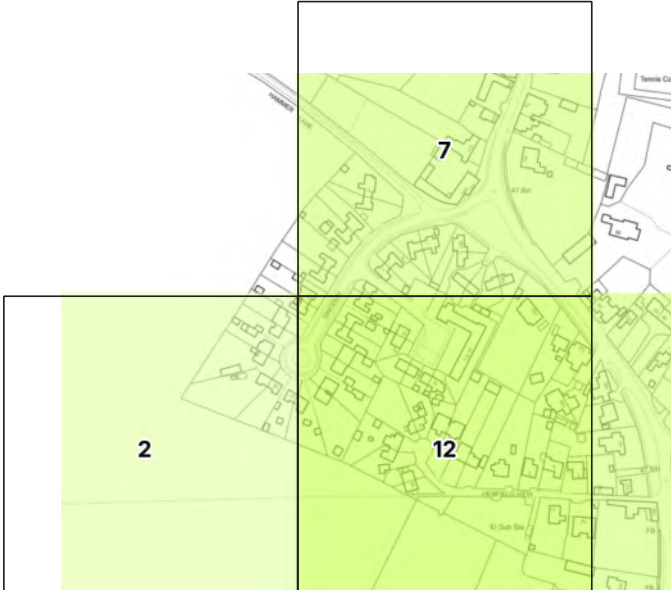
Scale, Height and Massing Large dwellings over 4 beds up to 2 storeys in height
Smaller detached dwellings are often simple 1.5 -2 storey chalet style and modern bungalows.

Enclosure Lower degree of native planting, instead informal lawned front gardens with more limited planted landscape enclosure. In some instances better enclosure from existing mature trees alongside buildings.
Open or low level boundary walls and fences (more intrusive close board fencing adjacent to the public highway)
Modern dwellings often contain formal, but non-native frontage planting

Density An increase in density compared to the traditional areas of the Parish, but still generally between 15 dph rising to 25dph maximum if the grid square below are realigned to encompass entire areas of modern development



Six Acres and Gravel Lane



Sinodun View, Henfield View and St. Laurence House / Close

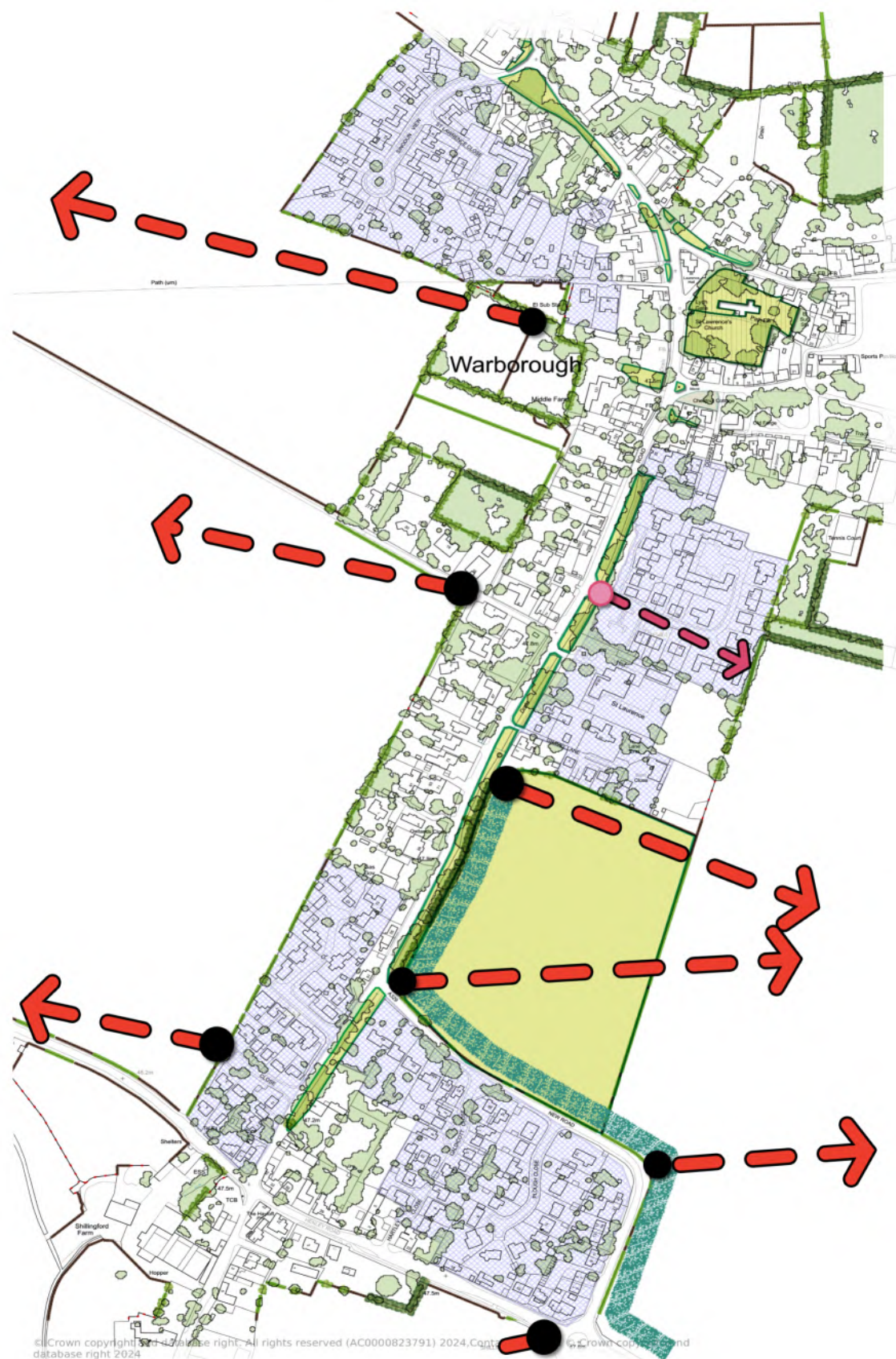











Orchard Close & Cherry Close, Plough Close, Caldicott Close & New Road

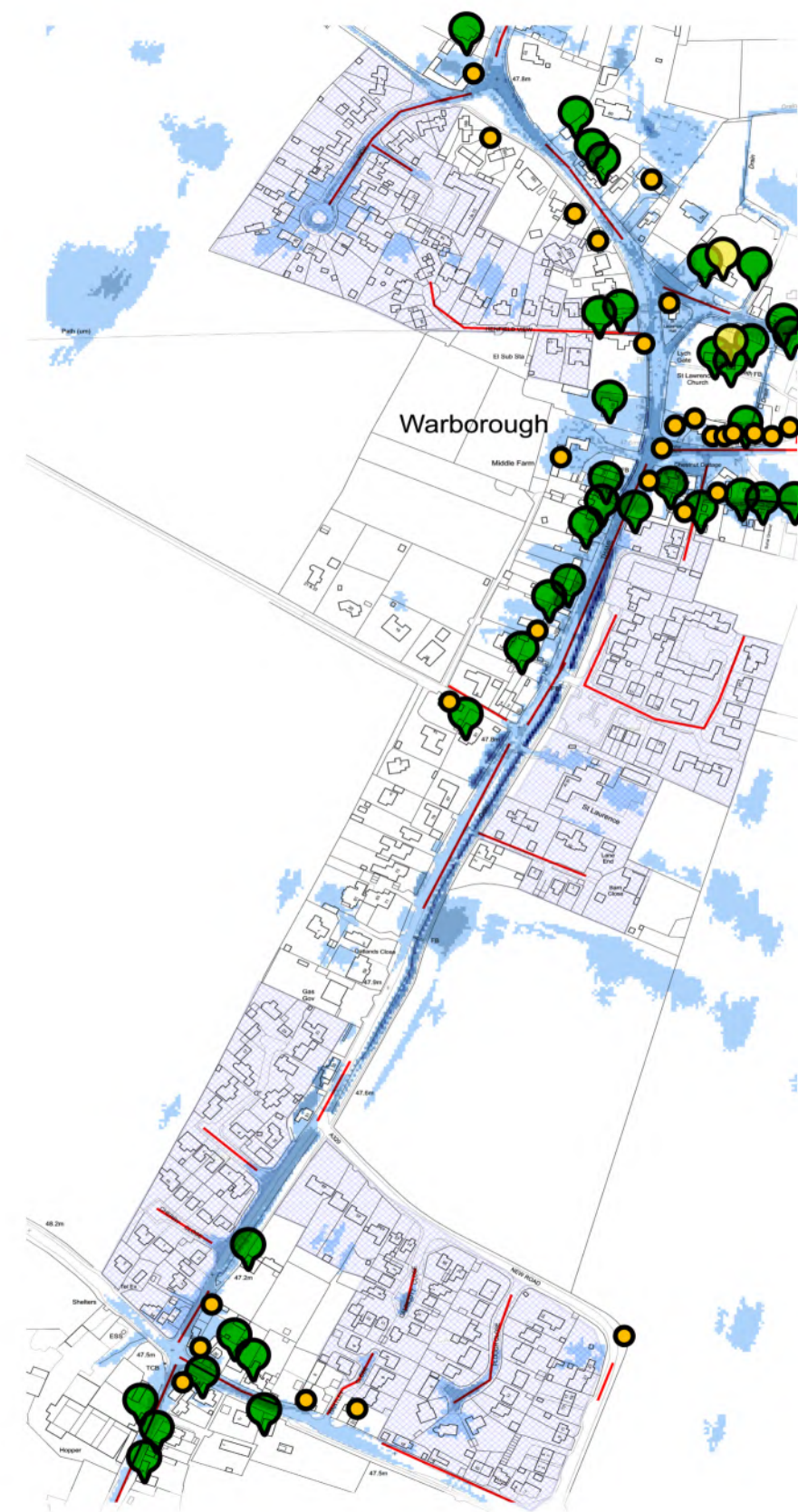
Gardens and Plot sizes / coverage Low to medium plot coverage usually between 50% or less. Garden size have decreased over time, with the need to increase density.

Green Spaces and gaps The majority of developments still feature significant gaps between buildings giving excellent countryside views beyond.
There is limited publicly accessible green space around each development, the majority is all privately owned

Key Elements of CA4



-  Grade II Listed Building
-  Grade II* Listed Building
-  Potential Non Designated Heritage Asset
-  Conservation Area
-  Potential Local Green Space
-  Biodiversity Site / Corridor
-  Important View (long distance landscape)
-  Important View (village)
-  Important Hedgerow
-  Important Hedgerow with trees
-  Important Boundary Tree Belt
-  Important Tree Cover
-  Narrow Lane / Area of Problematic Parking
- Areas affected by surface water flooding:**
-  Area of high risk
-  Area of medium risk
-  Area of low risk



CA4 Issues and Opportunities - to be used as the basis for Design Codes



1. Any development proposal requiring planning permission would need to avoid obscuring the identified **views** to countryside.



2. Any **infill** development should be in keeping with the character of the individual design of the area.



3. Ensure that new **development buildings** does not over develop the the plot and compromise the level of space available for planting between buildings and views beyond.



4. There is additional scope for contemporary designs in these locations however, these must be well integrated into the wider **landscape context**.



5. There are fewer narrow **unmade lanes** in these areas. However there are still many **footpaths** which have been identified as in need of upgrading. The rural appearance of paths should be maintained or enhanced where they have been degraded.



6. **On street parking** can dominate the street scene as many properties do not have off-road parking. There is pressure to lose valuable front garden space to accommodate parking. Any new **parking proposals** should be well screened and not result in the loss of native trees and plants or expansive areas of hard surfacing.



7. **Flooding** often affects many properties in the Parish. New development is likely to exacerbate the situation further given the geology and drainage capacity unless sufficient information is provided to mitigate such problems.



8. No **street lighting** is considered a positive and adds to the visibility of Dark Night Skies, particularly given the expansive long distance views over the National Landscapes. New development should not include modern lighting which can increase glare and light spill.



9. The **boundary treatments** here are often more urban. Opportunities to plant or reinstate native hedges or high quality brick, or stone walls will be supported. Where fences are required, these must be softened by appropriate planting.



10. On the **edges of the settlements**, the rural character of hedged fields and paddocks interspersed with low key, development and important gaps leading to countryside views are important to maintain.



11. New development should maintain the **linear nature of development**. Major, in-depth development would erode the character of the area.



12. **Building heights** should be lower on the edge of the settlements to ensure there is no harm to views of the setting of heritage assets.

13. Where existing **materials** are low quality or predominantly the same, new development should not follow, but look to the wider area for inspiration and an appropriate palette of materials and colour choices.

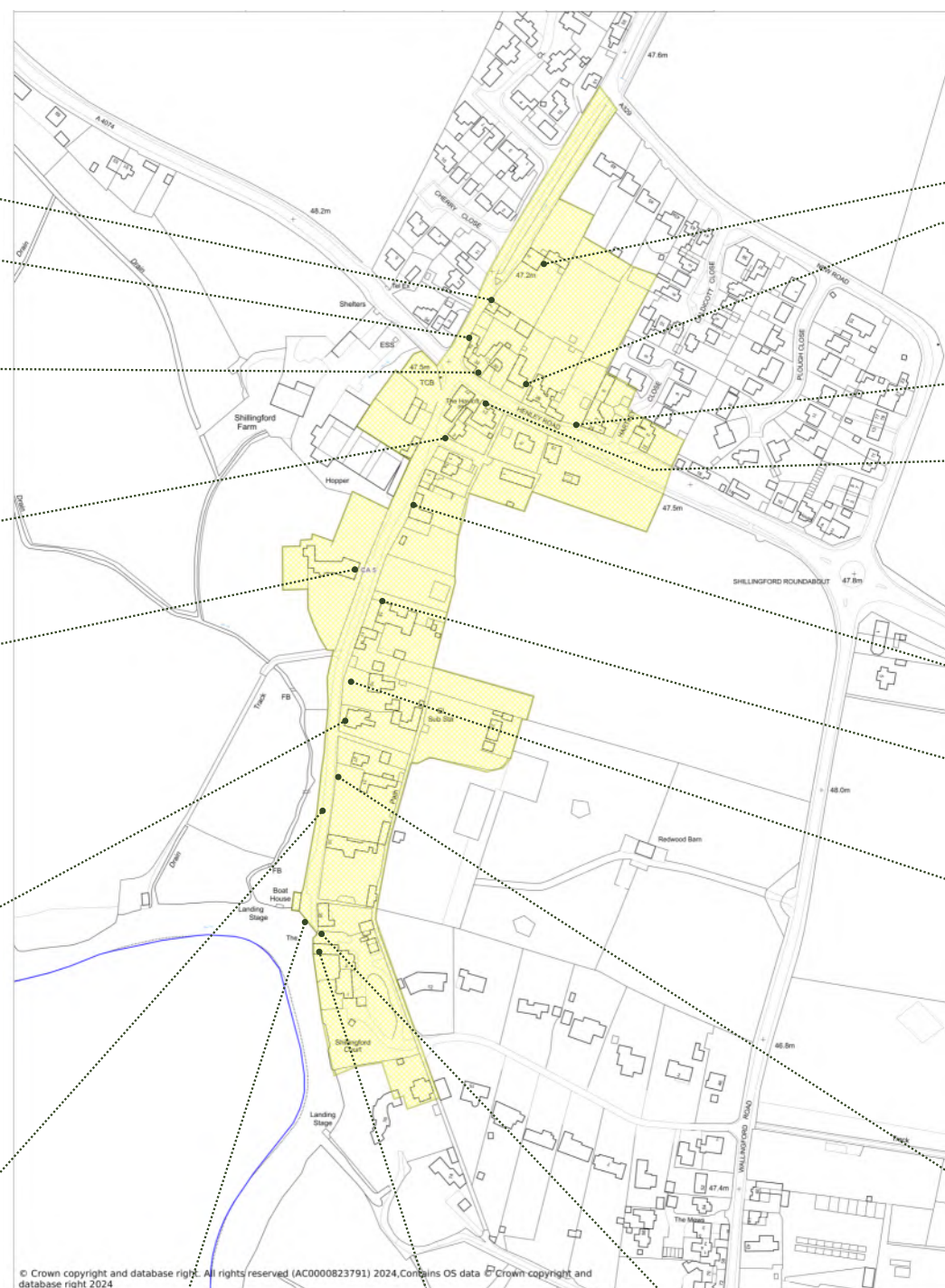
Character Area 5: CA5 – Shillingford

The Shillingford Character Area comprises the Conservation Area and the historic element of Shillingford to the north. The area becomes gradually more tranquil away from the busy Henley Road, along Wharf Road towards the River Thames immediately to the south.

Prior to the river-bank erosion in the early 19th century, Wharf Road continued to curve to the South-East towards the site of the ferry across the Thames to Wallingford. Shillingford ferry was replaced in 1764 by a timber bridge on stone pillars and a new straight stretch of road was constructed to link it to the Henley Road.

There are 19 listed buildings in Shillingford, including four substantial early-to-mid 18th century houses. These houses are set amongst smaller houses of 18th century and later, some on the east side of the road, having gardens on the west. There is a relatively modern small housing estate tucked behind high brick walls off of the A4074 and Hartley House which sits nicely in the street scene, although because they are not visible, the houses there cannot be said to contribute to the street scene or typical housing style.

This part of Shillingford is in the River Thames flood plain. The River Thames often bursts its banks and consumes the flood plains to the west of Wharf Road and encroaches on Wharf Road itself



Character Area 5: CA5 – Shillingford

Building Typology

Built form relating to trade predominates, with prominent historic buildings are built up around and face Henley Road crossroads. This area was a key focal point for trade including coaching inns - the former New Inn / Kingfisher pub and the George Inn. The area contains a mix of former commercial properties and residences.

Mixed two storey and limited 2.5 storey detached buildings.

Wharf Road becomes more loose knit and rural (with the exception of the area around the old wharf), with individual farmhouses and important residences away from the crossroads.

Siting and Layout

A small linear hamlet historically formed between the River Thames Wharf in the south and the main crossroads in the north.

The layout of built form is a single plot deep, with associated outbuildings often found to the side and rear of properties. The area is surrounded by open countryside and the River Thames to the south.

Most buildings face the road, with some instances where buildings perpendicular to it, set in spacious gardens.



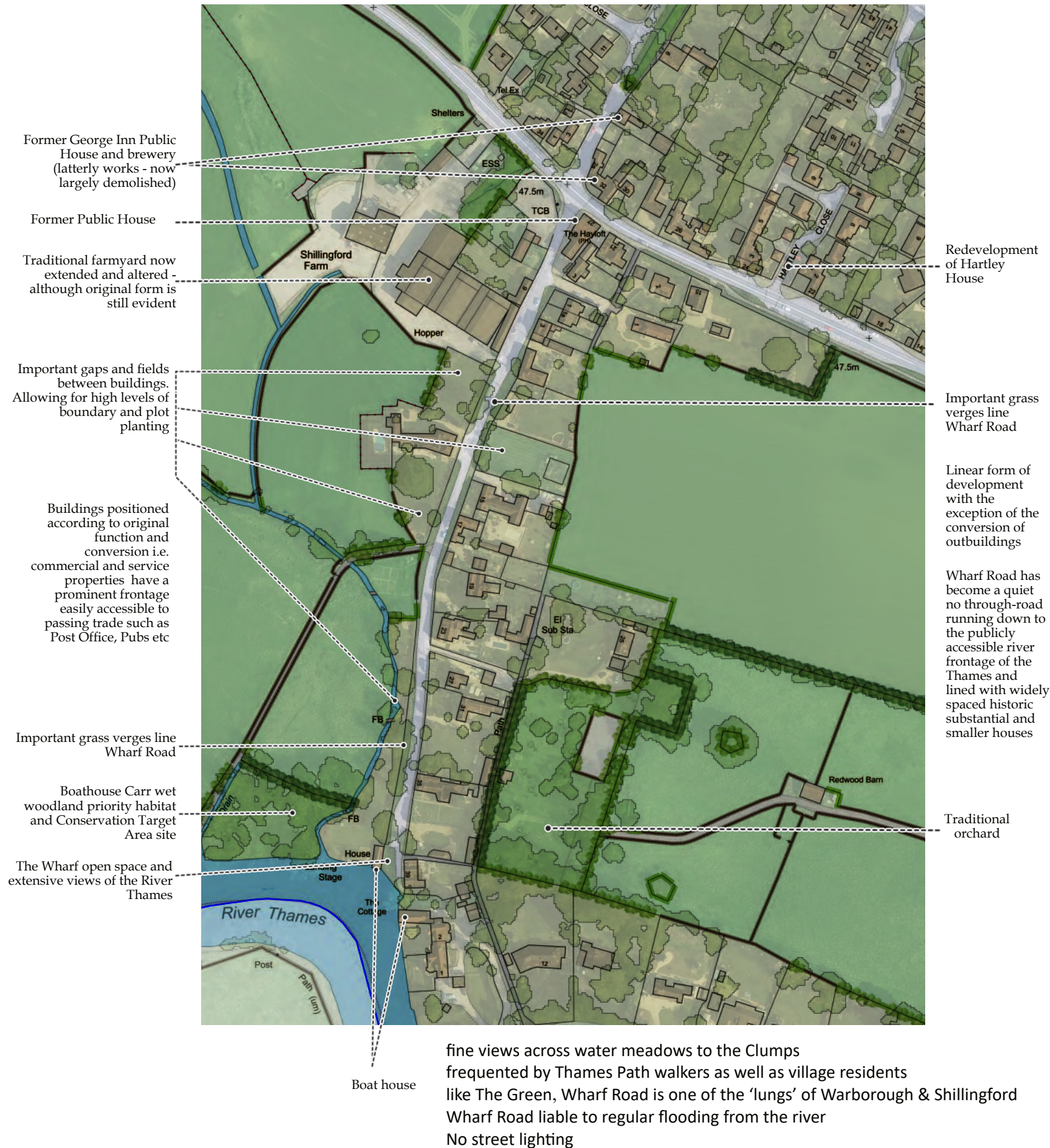
The Engineering Works viewed from Warborough Road

Source: <https://wandss.org.uk/topics-of-interest/shillingfordbrewery/>

The historic OS Map (1885 - 1898) highlight The course of the River Thames, which has altered around the area alongside the wharf. There are two major crossroads, one where the Shillingford roundabout exists today and was the site of the Old Bell Inn (now demolished) and the aforementioned historic core at the crossroads of Wharf Road with Henley Road.

The Shillingford Brewery takes up a significant area to the north of Henley Road, extending up to the property now known as Greenacres. It was closed and sold off in 1889 and converted to an engineering works. This was then largely demolished by 1912.

Much of the area surrounding the built up area is formed by orchards and cultivated land.



Character Area 5: CA5 – Shillingford

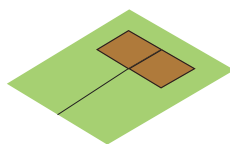
Gardens and Plot sizes / coverage

Land holding relates to status of building with farmhouses and residences of importance having extensive grounds. Many had orchards to the rear.

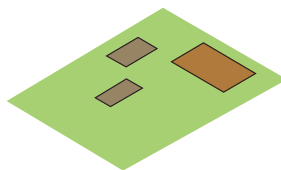
Cottages also have substantial gardens befitting the rural setting and often ability to be more self-sufficient in terms of growing food.

Trade buildings and Farms had substantial storage outbuildings

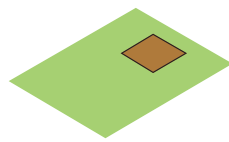
Plot Coverage



- Semi - detached - up to 35% coverage
- low ratio of plot coverage
 - significant green space on three boundaries.
 - Good sized garden depth for property size



- Farm / trade - up to 40% coverage with outbuildings
- low ratio of plot coverage
 - significant green space on all boundaries.
 - Substantial garden depth for property size and surrounded by fields



- Detached - up to 15% coverage
- very low ratio of plot coverage
 - significant green space on all boundaries.
 - Substantial garden depth for property size

Scale, Height and Massing

More imposing, large scale farmhouses up to 2.5 storeys

Smaller detached dwellings are generally ornate, usually 2 storey with some later modern infill of 2 storey.

Limited large scale farm buildings which can be intrusive without sufficient landscaping.

Trade buildings designed to be imposing and to attract passers by - 2-2.5 storey with steep pitch roof forms.

Enclosure

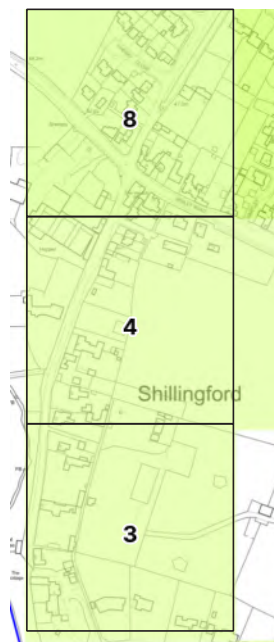
Along Henley Road, the buildings dominate and enclose the street scene, particularly at the crossroads.

In Wharf Road, there is less enclosure with open grass verges and buildings set back from their boundaries. Gaps between buildings and at the River, provide largely open long distance views

Dwellings contained by high walls and native hedgerows with more limited tree cover.

Density

Extremely Low – less than 5 dph dispersed rural settlement. The only point of increase is along the Henley Road.



Present day - Prominent buildings with varied roof heights. The junction between Wharf Road and Henley Road is extremely busy and detracts from the interesting architecture and history of this part of Shillingford.



1916 postcard - The junction between Wharf Road and Henley Road was an important stopping point for coaches, hence the number of inns situated here.

Buildings enclose the roadway due to their imposing size and proximity to the edge of the carriageway



Wharf Road is a narrow route with no formal pavements. Properties are generally set back from the road and are bordered by hedges and brick and clunch walls for most of the length. The lack of street lighting is a key feature and adds to the dark night skies in the area.



The wide grassed verges are often lined with stones to prevent damage from passing vehicles and parking

Character Area 5: CA5 – Shillingford



Shillingford Farmhouse - Early/mid C18. Flared brick with red-brick dressings; coursed clunch rubble with squared quoins with a clay plain-tile hipped roof



Old Farmhouse (right) Built of flared brick with red-brick dressings and red brick on clunch rubble plinth with a clay plain-tile hipped roof



Riverside House of circa 1740 of five bays, has a wooden Chinoiserie of circa 1820 and glazed bars altered in circa 1840



Present day - The old Post Office - C18. Coursed clunch rubble with brick dressings on a stepped brick plinth topped by a dentil eaves course. With a clay plain-tile roof.



1950s postcard of the Post Office - little has changed to the present day



The road forms part of the Thames Path and is frequented by walkers.



Hedging delineates river gardens on the western side towards the river. With views to Wittenham Clumps beyond



The Wharf area includes a public green space and boathouse. The publicly accessible Wharf also provides views along the river and across to the river meadow (owned and managed by the Earth Trust) and Shillingford Hill beyond. It is well used for river access for leisure activities.



Wharf Road is liable to regular flooding from the river as highlighted by the historic flood markers

Green Spaces and gaps

A rural hamlet location with buildings set into and contained by the landscape.

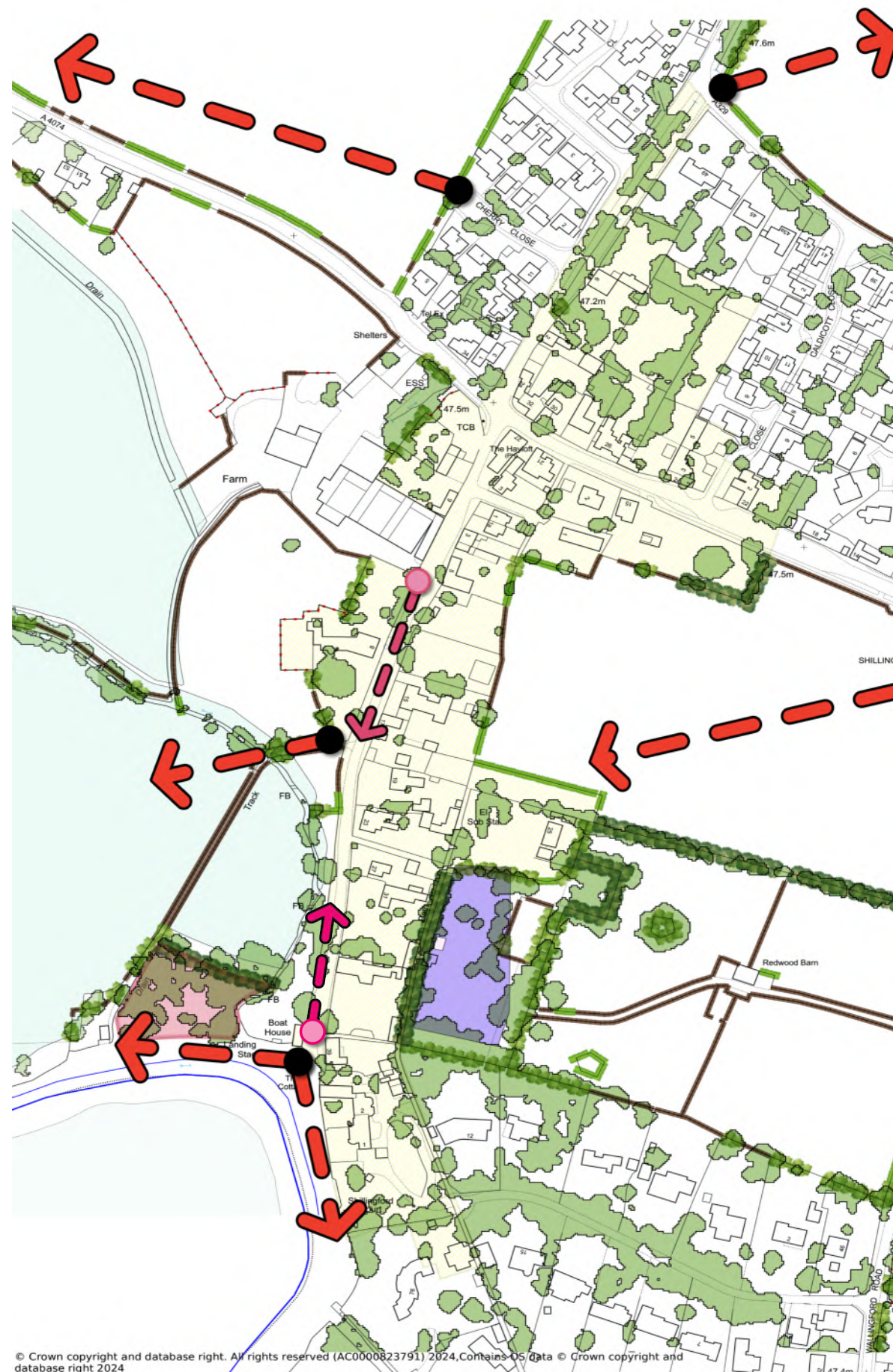
Substantial gaps between buildings and green space around each – all privately owned

Limited publicly accessible open space with the exception of The Wharf

Within the adjacent area of open countryside are priority habitats including traditional orchard, floodplain grazing marsh and deciduous woodland beyond. The surrounding area has been identified as a Conservation Target Area, with a Local Wildlife Site (containing wet woodland and lowland meadow) and Wharf Road Parish Biodiversity Site.

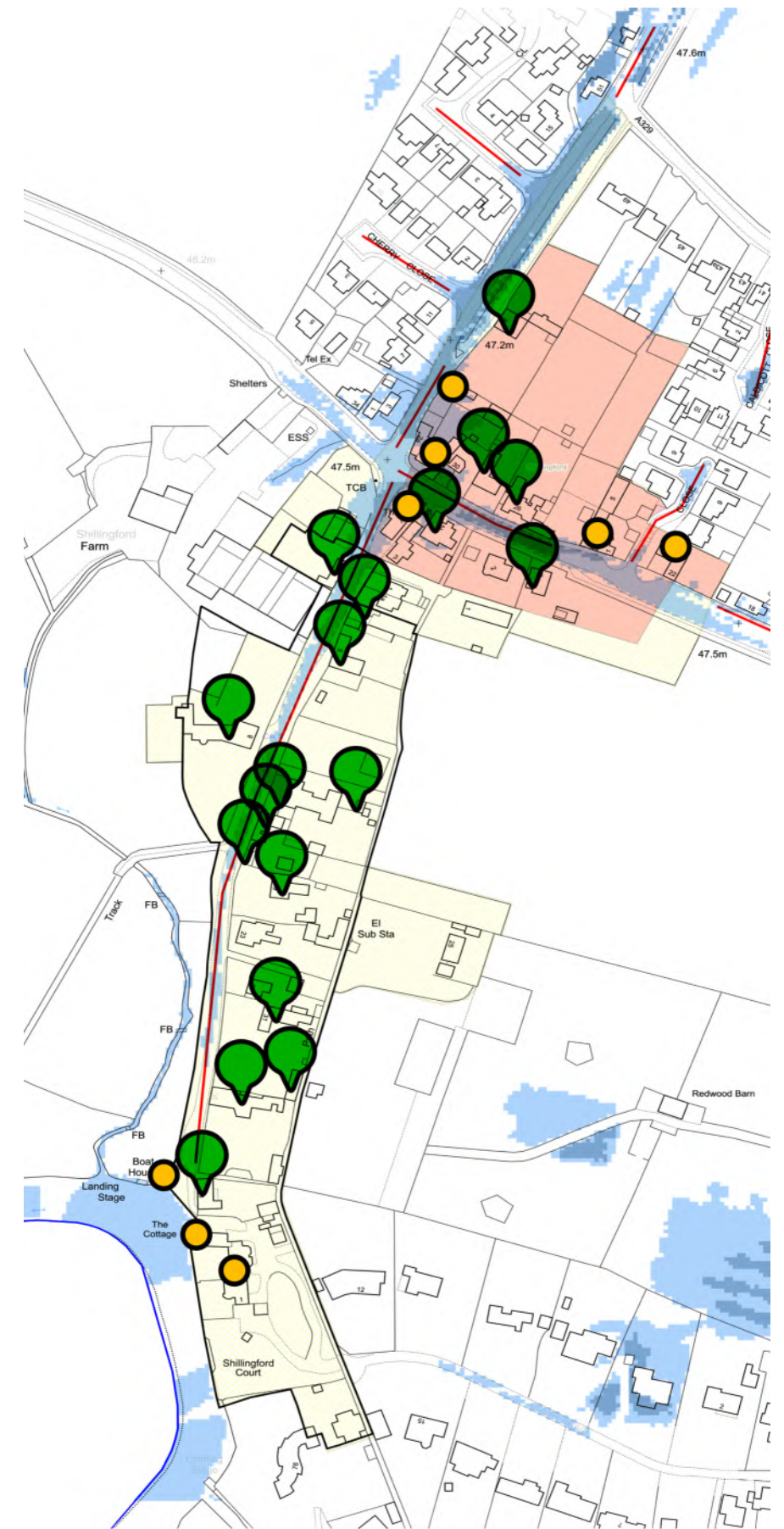
It is key therefore that given the sensitivity of the area, that landowners work in harmony with these biodiversity designations. In particular, Wharf Road is seen as a key green lung with its wide grass verges and properties bounded by hedgerows, providing a north-south important corridor down to the River and the east-west priority habitats and River Thames beyond.

Key Elements of CA5



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- Grade II Listed Building
- Grade II* Listed Building
- Potential Non Designated Heritage Asset
- Conservation Area
- Potential Local Green Space
- Biodiversity Site / Corridor
- Important View (long distance landscape)
- Important View (village)
- Important Hedgerow
- Important Hedgerow with trees
- Important Boundary Tree Belt
- Important Tree Cover
- Narrow Lane / Area of Problematic Parking
- Priority Habitat:**
 - Traditional Orchard
 - Floodplain grazing marsh
 - Conservation Target Area site
- Areas affected by surface water flooding:**
 - Area of high risk
 - Area of medium risk
 - Area of low risk





1. Avoid obscuring the identified **views** to countryside.



2. Any **infill** development to be limited to avoid a significant change in the overall historic character of the area which is punctuated by important gaps.



3. Ensure that the **development of modern buildings** does not degrade the predominant historic appearance and the opportunity as a filming location.



4. Where contemporary designs are proposed, these must be designed with regard to the **local context**.



5. Contemporary buildings can be well **integrated with the traditional surroundings** where attention is paid to levels of native landscaping, plot sizes, appropriate gaps between buildings and a form and layout which respects the setting of heritage assets.



6. The network of narrow **unmade lanes and footpaths** have been identified as in need of upgrading. The area is also home to the Thames Path which is a key national route. The character of the paths should be preserved and enhanced but not urbanised. They provide an excellent level of informal connectivity and opportunities to explore and their rural appearance should be maintained.



7. **On street parking** can dominate the street scene as some properties do not have off-road parking. Any new **parking proposals** should be well screened and not result in the loss of native trees and plants or expansive areas of hard surfacing.



8. The wide characteristic **verges** are also at threat from pressure to park on the wide grass verges, particularly for visitors to the area. Such verges should be protected from future development and urbanisation.

9. **Flooding** is a key problem along Wharf Road. New development is likely



to exacerbate the situation further given the geology and drainage capacity unless sufficient information is provided to mitigate such problems.



10. No **street lighting** is considered a positive and adds to the visibility of Dark Night Skies, particularly given the expansive long distance views over the National Landscapes. New development should not include modern lighting which can increase glare and light spill.



11. The characteristic **boundary treatments** of brick and stone walls or high native hedges must be maintained. Replacement with poor quality brick, panel or close board fencing should not be supported. Where fences are required, these must be softened by appropriate planting.



12. On the **edge of the Shillingford**, the rural character of hedged fields and paddocks interspersed with low key development and important gaps leading to countryside views are important to maintain.



13. The **key focal point** around The Wharf with its outstanding views of the river must be preserved and enhanced where opportunity allows.



14. The historic heart of old Shillingford would have been located around The George Inn and The New Inn (former Kingfisher pub). Although it is not part of the Conservation Area, it has many qualities, cultural and historic associations which should be preserved and enhanced.



15. The busy Henley Road detracts from the historic qualities of the area. There is much suburban clutter which has crept in. Opportunities to slow traffic and reduce clutter would be supported.

Character Area 6: CA6 - Shillingford Bridge Approach

CA6 - Shillingford Bridge Approach Character Area comprises the largely loose knit form of development east of Wharf Road and alongside the River Thames. This is an area of low-density modern housing with substantial gardens set within the floodplain centred around Court Drive (an unadopted road maintained by residents). It contains a route lined with formally planted mature chestnut trees immediately adjacent to the floodplain grazing marsh and scrub.

This contrasts to the Wallingford Road area which is less tranquil due to the busy road with a cluster of houses and converted buildings. The area includes Ferry House and its extensive grounds which form part of the Conservation Target area and contain priority habitats in the form of deciduous woodland adjacent to the River Thames.

Both elements of the character area contain many unique and priority habitats and form part of the east-west wildlife corridor along the Thames and its floodplain.

As with Area 5, it is key that given the sensitivity of the area, that landowners work in harmony with these biodiversity designations and the flood plain.

Where any works are undertaken to improve issues arising from flooding, that this should be undertaken with the impact on biodiversity at the fore of any decision making.



Formally planted Chestnut trees alongside Shillingford Bridge. This area is an important visual amenity and setting to the Grade II* listed bridge.



Shillingford Bridge. This area is an important visual amenity and setting to the Grade II* listed bridge.



Houses are set back from the un-curbed road without fences, hedges or boundary walls. It is difficult to define a housing style in this area; such is the diversity of architectural styles. Not visible from public spaces, these houses are glimpsed through gardens and vegetation. As such the development does not visually contribute to the overall perceived style of the area. The planting and mature vegetation however creates a space which contributes to the visual amenity experienced when walking along the Thames Path.

The informal lane / driveway also maintains an elegant approach to the historic Shillingford Court which should not be urbanised or unsympathetically altered.

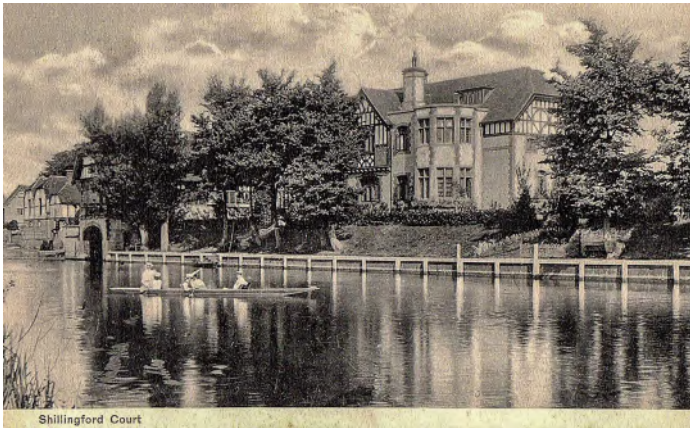


Part of Thames footpath finds its way through walled alleyways from Wharf Road

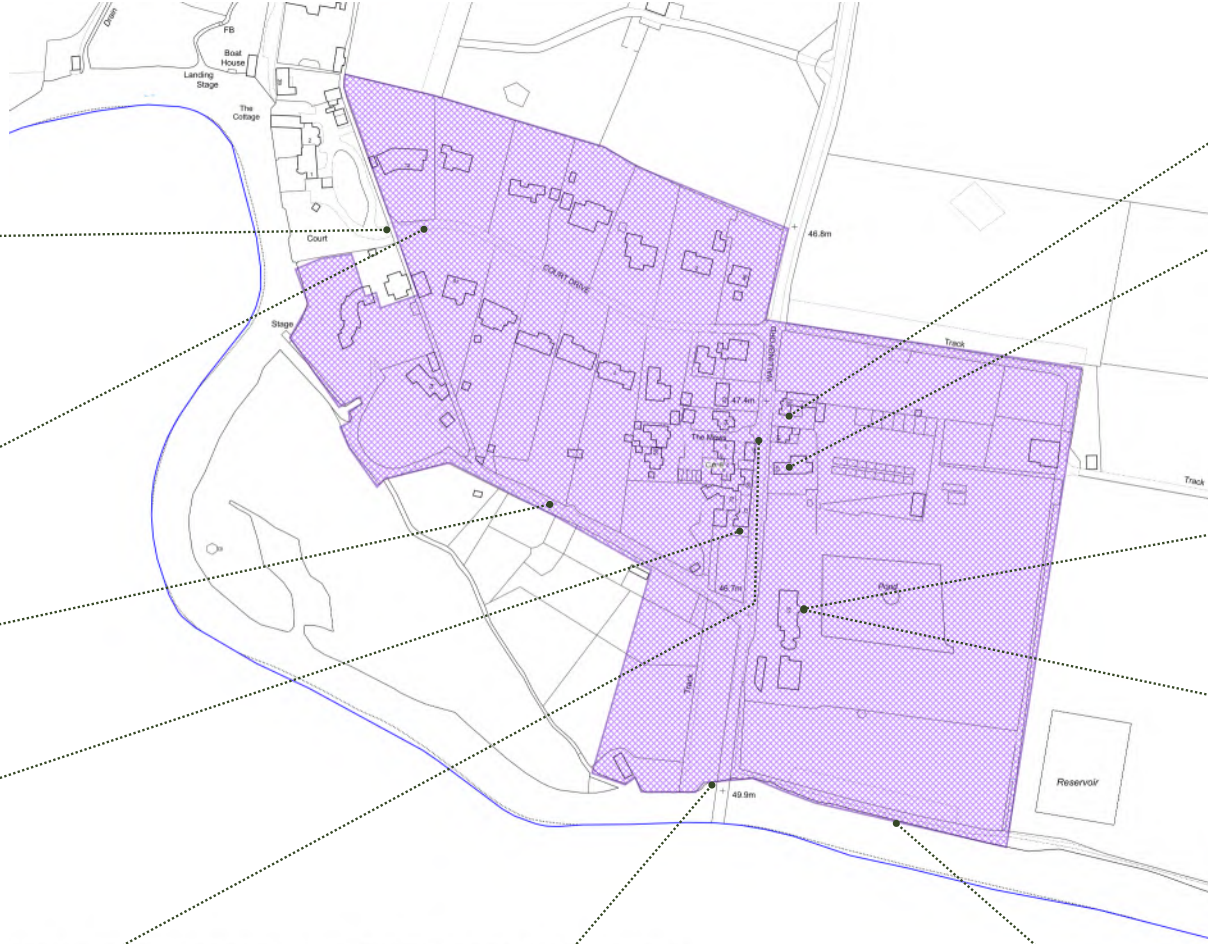


Shillingford Court which dominates the scene from the river, is a large, late 19th century house with an elegant boat house built by the wealthy tailor to King Edward VIIth, Frederick Mortimer. A postcard from 1912 illustrates the original view, however it is now

divided into multiple dwellings it is famous locally for its visits from King Edward and Lilly Langtree.



Character Area 6: CA6 - Shillingford Bridge Approach



Ferry House and associated cottages are now boarded up. The original dwelling is understood to have been built around 1920 and subsequently altered and amended latterly over time. It is sited in extensive grounds containing a large ornamental pond to the rear and further ponds which were used for fish farming. These ponds are in disrepair, but may now offering biodiversity opportunities in the form of standing water, which has been undisturbed for some time.



The Mews, formerly an old dairy and yard, converted in the 1990s into a gated development.

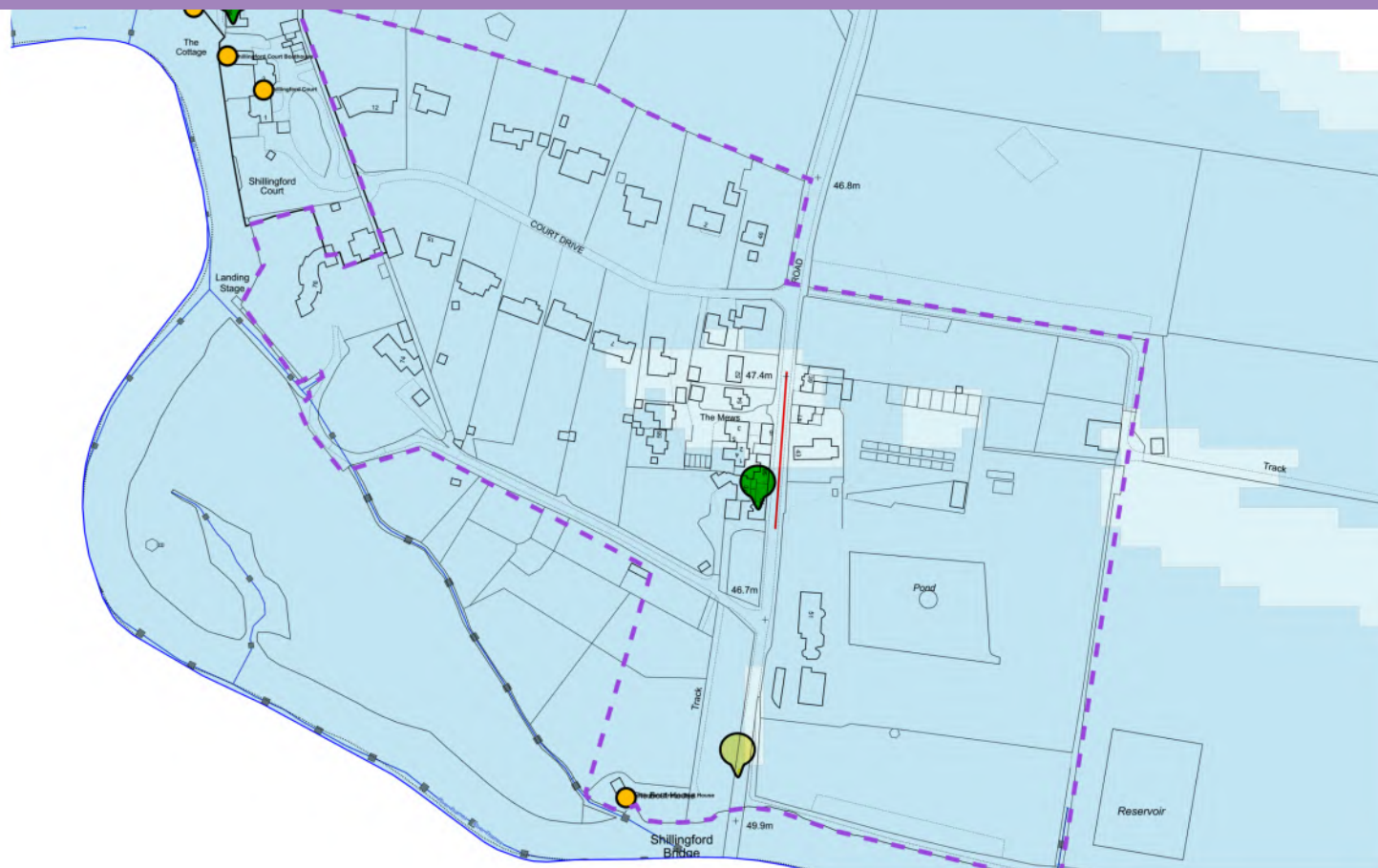


Western view of The Thames from the listed bridge of the formal Chestnut trees with boathouse beyond.



The Grade II* listed bridge with its graduated segmental arches, built of Limestone ashlar and some red brick - built in 1826-7

Key Elements of CA6



-  Grade II Listed Building
-  Grade II* Listed Building
-  Potential Non Designated Heritage Asset
-  Conservation Area
-  Potential Local Green Space
-  Biodiversity Site / Corridor
-  Important View (long distance landscape)
-  Important View (village)
-  Important Hedgerow
-  Important Hedgerow with trees
-  Important Boundary Tree Belt
-  Important Tree Cover
-  Narrow Lane / Area of Problematic Parking
- Priority Habitat:**
 -  Traditional Orchard
 -  Floodplain grazing marsh
 -  Conservation Target Area site
- Areas affected by fluvial flooding:**
 -  Flood Zone 3
 -  Flood Zone 2

Character Area 6: CA6 - Shillingford Bridge Approach

Building Typology

No one predominate form of development. A number of large country houses with a smaller number of Victorian cottages and villas.

Latterly added to in the 1960s and 70s is Shillingford Court Drive, which is a development of individually designed dwellings in large plots.

Siting and Layout

Shillingford Court and Ferry House examples of large country houses set in grounds adjacent to the River Thames.

Wallingford Road running from Shillingford Roundabout to Shillingford Bridge comprises built form at its southern end, positioned along the road frontage - traditional Victorian housing, set behind high brick walls and obscured in part from public view. Modern infill between the older buildings.

An earlier builder's yard / dairy now converted in 1990s and added to in the form of a gated courtyard development. Located unobtrusively behind stone and brick walls and buildings, with little impact on the street scene.

Shillingford Court Drive leading to Shillingford Court – an unadopted and informal lane, maintained by the residents, running west from Wallingford Road. Open-planned housing, with houses set well into their plots, surrounded by mature informal and often non-native vegetation.

Gardens and Plot sizes / coverage

Residential properties are usually set in extensive gardens often over 1 acre, with the exception of small scale modern infill along Wallingford Road.

Scale, Height and Massing

Large and ornate country houses 2 to 3 storeys in height set in prominent locations.

Smaller cottages and houses along Wallingford Road are 1.5 to 2.5 storeys in height and are more compact in form.

Shillingford Court Drive contains 1 to 2 storey properties which often cover a large area, but are not visually dominant.

Enclosure

Buildings contain the space along Wallingford Road

Residential properties and contained by mature planting along Shillingford Court Drive

Density

Extremely low density with the exception of conversions



Green Spaces and gaps

The area around Shillingford Bridge forms a pleasant exit from the Shillingford section of the Thames Path. It culminates in excellent views from the Bridge itself along the length of The Thames in both directions including the boat house to the west.

, golden stone arched bridge and mature trees standing in the flood plain as the river opens into wilder surroundings upstream of the bridge.

No publicly accessible open space.

It is key to maintain the open wooded flood plain along the river and avoid developing the open field spaces on either side of the Wallingford Road. This is both for amenity reasons as well as biodiversity and the functioning floodplain.

CA6 Issues and Opportunities to be used as the basis for Design Codes



1. Any development proposal requiring planning permission would need to avoid obscuring the identified **views** to countryside including those to the Thames and towards Wittenham Clumps.



2. Where any minor development is permitted, it should be limited in nature to ensure that there is minimal impact upon the views gained from The River Thames or the North Wessex Downs National Landscape, to which the area is adjacent.



3. Ensure that any alteration which results in a building of a **contemporary appearance** is not of a design which is overly dominant in the street scene or causes significant light pollution or glare from excessive levels of glass. Where contemporary designs are proposed, these must be designed with regard to the **local context**.



4. Contemporary development should be well **integrated with the landscape** where attention is paid to high levels of native landscaping, plot sizes, appropriate gaps between buildings and a form and layout which respects the setting of nearby heritage assets where appropriate.



5. **On street parking and reversing from driveways** onto Wallingford Road is problematic, particularly where boundary walls restrict visibility. Any new **parking or driveway proposals** should be well screened, but allow sufficient visibility and not result in the loss of historic walls and other such features.



6. **Flooding** is a key problem. The entirety of the area lies within Flood Zone 2 (the second highest zone of concern), with the majority also lying within Zone 3 (the highest zone of concern). This means only water-compatible and less vulnerable uses are permitted.



7. Alterations and minor extensions to building must take into account the likelihood of **flooding** and the flow of water across a site. In particular, ensuring that any new built form can allow water to pass through more easily at ground level



8. No **street lighting** is considered a positive and adds to the visibility of Dark Night Skies, particularly given the proximity to the North Wessex Downs National Landscapes. New development should not include modern lighting which can increase glare and light spill.



9. The **boundary treatments** of native hedges are preferred over brick and stone walls, as these allow water to pass. Replacement of hedges with poor quality brick, panel or close board fencing is not supported. Where fences are required, these must be softened by appropriate planting.



10. On the **edge of the Shillingford**, the riparian character of The Thames and its wooded edges and floodplain pasture is a key feature which must be maintained and enhanced. Consider additional planting of water loving, native species for biodiversity and flood mitigation.



11. The **key focal point** is the magnificent Grade II* Listed Shillingford Bridge and its setting, with its outstanding views up and down the river, which must be preserved and enhanced where opportunity allows.



12. The other **focal point** is the area around Ferry House, Bridge House and The Mews, all adjacent to the Bridge. Although it is not part of the Conservation Area, it has many qualities, cultural and historic associations which should be preserved and enhanced.



13. The busy Wallingford Road detracts from the qualities of the area. There are many older Victorian buildings which are adversely impacted by the steady flow of **traffic**, which speed across the bridge to avoid waiting at the traffic lights. There is also much suburban clutter which has crept in. Opportunities to further slow traffic and reduce visual clutter would be supported.

Indicative Palette of Materials

Roof

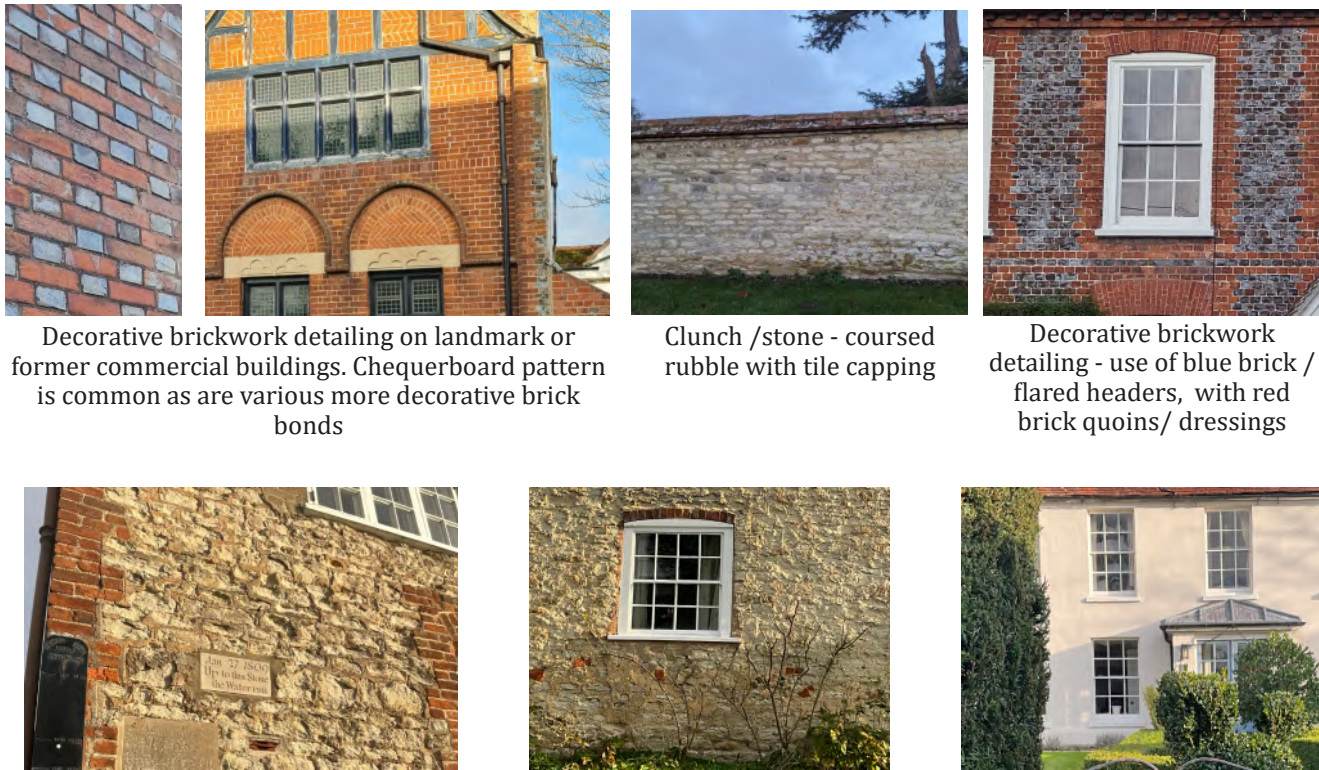


Roof Windows



Small cottage casement dormer windows, generally set into the roof with some cutting of the eaves line.
Simple form detailing or decorative bargeboards.
Dormer windows are small, non dominant features

Walls



Decorative brickwork detailing on landmark or former commercial buildings. Chequerboard pattern is common as are various more decorative brick bonds

Clunch /stone - coursed rubble with tile capping

Decorative brickwork detailing - use of blue brick / flared headers, with red brick quins/ dressings

Red / orange brick quins with clunch in uncoursed rubble

Clunch in uncoursed rubble

Light / pastel painted render over stone blockwork, but more limited - usually limewashed over chalk

Local Bricks and clay tile: Often made from locally sourced clay, they possess unique characteristics influenced by the specific geological conditions of the region. This results in variations in colour, texture, and weathering patterns that contribute to the distinctive character of local architecture.
Mass-Produced Bricks: These are typically manufactured in large quantities using standardised processes and materials. While they may be consistent in quality, they often lack the individuality and character of locally sourced bricks. heir uniformity can sometimes lead to a monotonous appearance, particularly when used in large quantities

Windows



Equal mix of Cottage casement windows - with sash windows on higher profile buildings
Other feature windows including bow, bay and arched, on older properties the former often relate to shop fronts and display windows

Boundary Treatments



Uncoursed rubble stone wall boundary with stone coping

Low brick wall topped with railings

Local coursed stone / clunch wall boundary with clay tile capping

Mid height frontage brick wall boundary with half round brick coping

Hedged front boundary

