



# **Cumnor Conservation Area Appraisal**

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# Cumnor Conservation Area Appraisal

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## 1 Introduction

The purpose of the conservation area appraisal is to define the special interest which warrants the designation of the Cumnor conservation area. This includes the quality and distinctiveness of the place, derived from its character and appearance. The appraisal will lead to a better understanding of the area and what makes it the place it is today as well as provide the basis for positive management of the area in the future.

Cumnor conservation area was designated on ~~the 9th~~ of July 1969. The conservation area boundary was amended on ~~24th~~ July 1990 to include part of the Appleton Road area around the village pond. In accordance with English Heritage advice, further boundary revisions are ~~considered~~ [described] in section 8.

## 2 Planning Policy Framework

### 2.1 National

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas and from time to time to review the boundaries. Such areas are defined as **areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.**

The key government guidance on conservation areas is contained in Planning Policy ~~Guidance Note 15 (PPG15)~~ [Statement 5] Planning ~~and~~ [for] the Historic Environment, ~~1994~~ [2010].

### 2.2 Local

The ~~District~~ [Vale] Council's Local Plan 2011, (adopted in



St Michael's Church



The Vicarage [Archangel House (The Old Vicarage)]



Village Pond

July 2006) contains policies which seek to preserve or enhance the special character of the Vale's 52 conservation areas. The main policies which relate to the future of Cumnor conservation area are contained in Chapter 6 of the Local Plan.

### 2.3 The effects of conservation area designation

Conservation area designation is the means of recognising and protecting all the features that contribute towards the special character or appearance of the conservation area. Extra planning controls apply in conservation areas. These are given below:

- **Preservation and enhancement**

Under planning legislation the ~~District~~ [Vale] Council has a duty to 'pay special attention to the desirability of preserving or enhancing the character or appearance of that area'. This is mainly carried out through the development control process.

- **Control over demolition**

Unlisted buildings, in groups or individually, can often contribute towards the character of a conservation area and the loss of these buildings can be detrimental. For this reason, conservation area consent is required for the substantial or total demolition of certain buildings exceeding 115 cubic metres. There are exceptions and therefore advice should be sought from the [Vale] Council regarding the demolition of a building or structure such as a wall, within the conservation area. There is no fee to apply for conservation area consent and the procedure is similar to that for listed building consent. Application forms are available on request.

- **Control over trees**

Within conservation areas trees are given special



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protection. Written application for consent must be made to the District [Vale] Council giving 6 [six] weeks notice of intent to top, lop, or fell a tree over 75mm (3 inches) in diameter, measured at 1.5 metres above ground. This period of 6 [six] weeks must be given for the [Vale] Council to either approve the application or to serve a Tree Preservation Order. Certain trees are exempt such as dead, dying or dangerous trees and some fruit trees. Further clarification and advice can be obtained from the District [Vale] Council's Arboricultural Officer.

- **Power to seek repair of unoccupied buildings in conservation areas**

Special powers to serve an Urgent Works Notice are open to the District [Vale] Council 'if it appears that the preservation of a building is important for maintaining the character or appearance of that area'.

- **Reduced permitted development rights**

Some minor developments which do not require planning permission outside a conservation area will need permission in a conservation area, including for example the insertion of new dormers, roof extensions and cladding. The size and locations of extensions are also subject to stricter controls. Satellite dishes on a building may require consent, depending on their size and location.

- **Planning permission**

Planning applications in conservation areas should be accompanied by sufficient details to enable the impact of the proposed development on the character of the conservation area, to be assessed. This includes details of scale, massing, design and materials of buildings and their relationship to existing buildings and the impact on

their setting. Design and Access Statements are needed for all planning applications within conservation areas.

- **New development in conservation areas**

Conservation area legislation helps to ensure that the natural process of renewal and change in rural and urban areas is managed, to preserve and enhance the best of the past and allow for sympathetic new development. The District [Vale] Council looks very carefully at the design of new development and has policies in the [its] Local Plan which seek to carefully control changes in conservation areas. Where planning permission or conservation area consent is required, proposals are advertised on site and in the local press.

- **Repairs and maintenance**

In conservation areas owners of buildings are encouraged to repair and maintain their properties without loss or damage to their character or integrity. Repairs should be considered as the preferred option, with replacement only where it would enhance the character or appearance of the conservation area. Historically correct solutions should be adopted, using appropriate design, materials and construction methods to match the original.

- **Designation or alteration of conservation areas**

Consultation is an important part of the designation process. Local opinion is sought prior to the designation or alteration of conservation areas and suggestions and comments are welcomed. Notice of a newly designated or altered conservation area is publicised in the London Gazette, a local newspaper and registered in the Local Land Charges Register.



High Street



War memorial



Site of village pound

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## 3 Summary of special interest

Cumnor is a typical rural village on the outskirts of Oxford. The ~~existing~~ [old] conservation area covers[d] a small part of the village and ~~is~~ [was] centred on the historic core of Cumnor, including key buildings such as St Michael's Church, New Cumnor Place, ~~The Vicarage~~ [Archangel House (The Old Vicarage)], Manor Farm and The Bear and Ragged Staff and The Vine Public Houses. New extensions ~~are proposed to~~ [have been] include[d] ~~other areas of special architectural or historic interest~~ [following the completion of this appraisal.]

### Key characteristics include:

- vernacular stone buildings
- stone slate and thatched roofs
- prominent stone walls lining the main streets
- listed buildings and others of local interest
- landmark buildings- St Michael's Church and ~~The Vicarage (Archangel House)~~ [The Archangel House (The Old Vicarage)]
- notable memorials in the Churchyard
- clusters of farms and cottages randomly sited within their garden plots
- two public houses; The Bear and Ragged Staff and The Vine
- village pond and a number of other ponds
- War Memorial and site of Village Pound
- good tree specimens including TPO'd trees
- ~~predominant linear form~~ [elements spread along main roads]
- footpath links to different parts of the village and neighbouring settlements
- key views up and down the High Street,

Abingdon Road and Appleton Road

- ruins of Cumnor Place and archaeological evidence of garden
- remnant of pre- Enclosure open fields on north side of High Street, ~~currently outside the conservation area~~
- open fields, within the settlement and in its setting, ~~currently outside the conservation area~~, which are of biodiversity value. Some fields are used as playing fields[.]

## 4 Assessment of special interest

### 4.1 Location

Cumnor is located just to the west of the A420 Oxford to Swindon Road, approximately 5 kilometres (3 miles) west south west of Oxford. From the centre of the village the High Street runs north towards Farmoor and Eynsham, Oxford Road runs east, Abingdon Road runs south east and Appleton Road runs south west from the junction with the High Street, approximately parallel to the A420 until it

reaches Longworth and Hinton Waldrist some 8 kilometres (or 5 miles) away. The main road from Faringdon to Oxford formerly ran through the village along the present Appleton and Oxford roads.

### 4.3 [4.2] Landscape setting

Cumnor village lies at the centre of a large parish, with the west boundary formed by the River Thames. The ground rises gradually from the east and west boundaries, reaching its highest point at Cumnor Hurst, 159 metres (520 feet) above sea level.

The village is half a mile to the west of this hill, and further down the slope. There are fine views westwards from Cumnor towards the River. The parish to the north of the Swinford Road is covered with woodland, which extends into the neighbouring parish of Wytham.

The village lies within The North Vale Corallian Ridge and is surrounded by the Oxford Green [B]elt, with a small section of the conservation area to the north of the High Street within the Green [B]elt.



Bear and Ragged Staff Public House



12 Appleton Road

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## 4.2 [4.3] General character and plan form

Cumnor is a rural village, of dispersed settlement pattern, with clusters of farms forming key elements spread out along the main roads, which converge on a small, roughly triangular shaped area of land at the west end of the High Street. Loose clusters of cottages and houses have been developed between the farms with open land forming a key component between the various roads and lanes.

The homogenous nature of the historic core of Cumnor is



Footpath past Rockley Farmhouse  
Pond Lane outside Westfield House]



Footpath to Cutts End. Note ditch and tree lined bank

due to the scale and form of the vernacular houses and farm houses, together with their construction details and materials.

The basic street pattern of the old village is little changed from that shown in John Rocque's map of 1762 [(map 1, page 24)] and the Merton College Estate map of 1808 [(map 2, page 25)]. Historically two main roads appeared to converge on the centre of Cumnor, the main north/south road from Eynsham to Abingdon and the north east/south west road from Faringdon to Oxford. The High Street formed the natural focus of the village with key buildings such as the former manor house, Cumnor Place (now demolished), the former tithe barn, Church of St Michael and Vicarage [Archangel House (The Old Vicarage)].

The Rocque map [(page 24)] appears to show that the line of the Appleton Road (the main road to Faringdon) once forked at Cutts End, with one prong running northwards, roughly along the line of the existing footpath across the playing fields and Leys Road to join the High Street, and the other eastwards to the village centre, thus encircling a large area of land to the west of the village core. By the time of the Merton College map of 1808 [(page 25)] only the northernmost portion of the north fork survived from west of No 41, Seldom Seen northwards. Leys Road has from early times existed as a lane running west to the ferry crossing point of the River Thames opposite Bablock Hythe.

The Merton College map [(page 25)] shows the U- shaped range of Cumnor Place located to the west of the Church, whereas, the OS map of 1877 shows this as located to the



Site of Cumnor Place



Ridge and furrow east of Barnwood

south west. Two large ponds, formerly the fish ponds of Cumnor Place are shown on the Merton College map. These correlate with the village pond and pond to the east of the Bear and Ragged Staff Inn shown on 19th and 20th century OS maps.

There are numerous lanes and footpaths of ancient origin which still provide links to different parts of the village as well as to nearby villages and hamlets at Chawley, Eaton,



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Appleton, Bessels—leigh, Wootton, Boars Hill, Farmoor and the Bablock Hythe river crossing point. A footpath runs past Rockley Farmhouse track to the west of No 41, (Seldom Seen) Leys Road. A prominent lane is shown running from north of Westfield House, west to Leys Farm on the Merton College map [(map 25)]. This now survives only as a field boundary. Ridge and furrow survives to the east of Barnwood House, High Street.

From evidence contained in historic maps, there was little change to the built form of the village from 1808 until the 20th century, when large housing estates were built on the east and west sides of Abingdon Road. Elsewhere smaller developments have occurred with dwellings in sizeable plots on the north and east sides of Appleton Road. On both sides of the High Street, it appears that historic buildings have been demolished to make way for new housing, together with some infilling. A primary school and modern housing have been constructed to the east of Denman's Lane on the north side of Oxford Road. There is a pavilion and playing fields to the north of Cutts End and others located [as well as to the] north east of The Vine Public House (~~outside the conservation area~~) and on the east side of Appleton Road, the latter with [has] a cricket pavilion. (Maps 1-4)

## 5 Historic development and archaeology

### 5.1 The Origins and historic development of the area (Maps 1-4 [ , pages 24-27])

Cumnor is known to have existed since Saxon times, at which point it was known as Colmanora. Land in Cumnor is reputed to have been granted by King Caedwalla to

Abingdon Abbey. The name Cumnor is said to derive from 'Cuma's hill slope', possibly after an 8th century abbot of Abingdon called Cumma. By the 11th century the name had changed to Comenore. In 1086 Cumnor is said to have always belonged to the Abbey. Cumnor Manor House appears to have been used by the monks of Abingdon Abbey for many years as a place of retreat, recreation and sanctuary in case the plague or sweating sickness broke out in Abingdon. There were two mills in the parish and fisheries on the Isis.

In 1538 Thomas Rowland, the last Abbot of Abingdon, surrendered the Abbey and was granted the Manor House of Cumnor for the rest of his life. By 1540-1 Oliver Wellesbourne was appointed keeper of the house. In 1547 the manor and manor house were sold by the King to George Owen, his physician. On his death in 1558 the manor passed to his son William and wife, Ursula Fettiplace. Cumnor Manor House was leased from William Owen by Anthony Forster, who was in residence there at the time of the controversial death of Amy, Lady Dudley in 1560. Amy was reputed to have been murdered at the instigation of Robert Dudley, favourite of Queen Elizabeth I. On his death in 1572, Anthony Forster left the manor of Cumnor to his patron, Robert Dudley, Earl of Leicester. In 1574 the Earl of Leicester sold it to Henry, Lord Norreys of Rycote. From this date, Cumnor descended with the manor of Wytham, the seat of the Norreys and Bertie families. The Earl of Abingdon held the Lordship of the manor from 1682 until 1920, when the estate was sold. By about 1810 Cumnor Manor House became unsafe and untenable and was pulled down on the orders of the Earl of Abingdon. The stone was used for the rebuilding of Wytham Church



Tithe Barn House



Ruins of Cumnor Place



New Cumnor Place

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and the entrance to the churchyard.

Cumnor was a flourishing parish under the ownership of Abingdon Abbey from medieval times until the Dissolution of the monasteries in the 1530s. The date of the Enclosure Act for Cumnor was 1814. This had little effect on employment but changed the open field landscape with the introduction of hedged, smaller field boundaries.

During the 19th century Cumnor went into decline, due in most part to the agricultural recession that followed the repeal of the protective Corn Laws, but was spared the intrusive urban development of other areas closer to Oxford. After the First World War, Cumnor was significantly affected by the decision of the 8th Earl of Abingdon to sell the freeholds of his Cumnor properties in the 1920s. This co-incided with the introduction of local bus services and with such close proximity to Oxford, the village has become a dormitory for the City.

In the 21st century Cumnor remains a desirable rural village. It has seen a growth in modern residential areas and the replacement of old buildings with modern dwellings.

Despite the construction of Cumnor bypass in the 1970s, the village still experiences heavy traffic, which is partly controlled via a one way system operated along the triangle encompassing Glebe Road and part of Oxford and Abingdon Roads.

Cumnor has important literary associations. The Antiquarian Anthony Wood, knew Cumnor well and his diaries of the 1650s - 1670s; mention visits to Pinnock's Alehouse and the Church of St Michael, an account of the alleged murder of Amy Dudley at Cumnor Place, the Physic Well discovered in 1667 'much resorted to by scholars', the discovery of a large cowslip in 1674 and a comet seen on 16<sup>th</sup> December 1664. The countryside surrounding the village was enjoyed by the poet Mathew Arnold, whose poems *The Scholar Gypsy* and *Thyrsis* are set in the area. Arnold writes of 'the warm green-muffled Cumnor hills...' One of Mathew Arnold's favourite local haunts was the footpath at the continuation of Leys Road westwards to the Physic Well and Bablockhythe ferry. Sir Walter Scott's novel *'Kenilworth'* attracted much notoriety and interest and featured the mysterious death of Amy, wife of Robert Dudley. Following publi-

cation of the novel, Cumnor became somewhat of a tourist attraction and the Old Vine Tavern (demolished in 1850) was re-named the Jolly Black Bear, to catch the tourist trade. Literary associations with Cumnor continue to the present day, with eminent scholars and authors resident in the village.

At the time of the 1991 Census the population of Cumnor was recorded as 5,311 inhabitants.

## 5.2 Archaeology

There are no scheduled ancient monuments within the conservation area. However, archaeological finds on the site of the reservoir at Farmoor, nearby, indicate the existence of settlements dating back to the end of the Iron Age and Roman periods. Other nearby sites of interest include the once extensive brickworks in Chawley, located to the east of Cumnor on the Oxford Road and a Physic Well at the west end of Leys Road.

The potential archaeological interest of the conservation area has yet to be evaluated. Site specific advice can be obtained from the County Archaeologist.



4 High Street (Manor Farmhouse)



6 High Street (Stonehaven Cottage)



3 - 5 High Street



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## 6 Spatial Analysis (Map 4 [page 27])

### 6.1 The character and inter-relationship of spaces within the area

The character of spaces within the conservation area are determined by various factors: the geography of the site and the generally low lying nature of the land, the location of the village at the intersection of ancient roads, the enclosed fields of the farmland surrounding the village core and the pattern of built development centred on the farms and cottages making up the settlement.

There ~~are~~ [were] a few small areas of open space within the [old] conservation area:

St Michael's Churchyard; the area including the village pond and green and the field to the west of Stonehaven Cottage.

Further large areas of open space [which were] within the setting of the [old] conservation area ~~are proposed for inclusion~~ [have now been included]: the fields to the south of High Street are considerable areas of open space affording views towards the village centre and outwards to the south.

To the west of the village core, significant areas of open space including playing fields are located between Leys Road and Appleton Road, dissected by footpaths running north/south and east/west.

Development along Leys Road is more sporadic with farms and cottages located more randomly within their plots. Development is tighter at the top end of Leys Road where

19th and 20th century houses, the URC chapel and Village Hall have strip gardens running back at right angles to the street. New Farm is an outlier on the north with a range of farm buildings. On the east of High Street outside the conservation area, 20th century development is typified by long, narrow plots running at right angles to the road. College Farm includes a cluster of irregularly sited buildings, with paddocks and fields beyond including some ancient ridge and furrow.

~~The Vicarage (Archangel House)~~ [Archangel House (The Old Vicarage)] and The Vine Public House have sizeable garden plots to the rear, the former now developed with the site of the new Vicarage, No 8 Oxford Road and No 1a Abingdon Road. Off Appleton Road there are sizeable plots running at right angles to the road at the Bear and Ragged Staff, Cumnor Garage, and Rockley Farmhouse.

The rest of the conservation area is fairly densely developed with garden strips running at right angles or obliquely to the rear of the buildings fronting the streets. Many gardens have tree and shrub planting. Views of rear garden plots on High Street may be gained from Denman's Lane and the public footpath running from the east of Barnwood House. Elsewhere, due to the presence of stone walls of varying heights, views can only be glimpsed of the spaces to the rear.

Views into the village centre are gained from the top of High Street near the junction with Leys Road and from the intersection of Oxford and Abingdon Roads.



*St Michael's Churchyard*



*Field to the west of Stonehaven Cottage*



*Garden to Burnt House Farm*

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## 6.2 Key views and vistas (Map 5) [(Map 4, page 27)]

There are many views within the conservation area as well as some looking inwards towards Cumnor from lanes and footpaths outside the conservation area.

Views looking up and down the main streets, and between buildings to gardens and paddocks beyond are numerous.

There are good views of St Michael's Church from Abingdon Road and High Street. From the Church, which is on a raised site, there are good views of buildings such as Manor Farmhouse, Tithe Barn House and the [Archangel House (The Old Vicarage)] Vicarage. Notable views of the village may be gained from the Churchyard looking west towards Appleton Road and the High Street as well as of the humps and bumps marking the site and former gardens of Cumnor Place. The village pond and green are prominent in views from the junction of High Street and Appleton Roads.

Good views of the spaces forming the setting to the village may be gained from various points:

From the track leading to the Cricket Pavilion there are views north across the open land with traces of the terraces and gardens to Cumnor Place (now demolished) and also of the cricket pitch playing fields to the south; from the footpath leading westwards from Kenilworth Road there are views in various directions across farmland at the point where 4 [four] footpaths intersect; from the footpath south of No 41 (Seldom Seen) Leys Road there are long views south and east across the playing fields towards the backs of houses and gardens on the Appleton Road; from various tracks and footpaths to the east of High Street there are views towards



the settlement, with ridge and furrow of pre-Enclosure fields, paddocks and orchards to the rear of Bearwood House, College Farm, Stonehaven Cottage and Manor Farmhouse; from Glebe Road there are views across The Vine public house car park and rear garden.

Key views are shown on Map 5 [4, page 27].

## 7 Character analysis

### 7.1 Definition of character areas (Map 5 [4, page 28])

There are 3 [three] character areas in the existing [old] conservation area and a further 3 [three] proposed [in the extended area]:

The character areas identify visually and physically distinct parts of the conservation area rather than identifying the influence of planned chronological development. Cumnor is by its nature an unplanned settlement that has evolved in a piecemeal fashion. The majority of the earliest buildings are located on street frontages with garden plots running back at right angles or obliquely to the street. Key influences in shaping the different character areas include the geography of the settlement located on flat land rising up towards the east around the Church, Abingdon Road and Oxford Road. The flat nature of most of the land, narrowness of some streets and the linear form of the historic core of the village without far reaching views outwards are key characteristics.

- **Village Core**

This character area includes the cluster of focal buildings such as the Church of St Michael, [Archangel House (The Old Vicarage)] Vicarage, Tithe Barn House, former Village

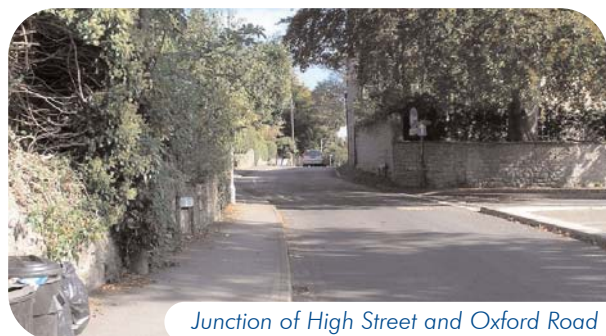
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School, the Vine Public House and the cottages and houses in their immediate vicinity. The Church of St Michael is a landmark building that dominates the streetscene on the south side of High Street. [Archangel House (The Old Vicarage)] The Vicarage with high stone boundary wall and tree of significant size is a prominent focal point building at the intersection of High Street, Abingdon and Oxford Roads.

The intimate scale of the buildings on either side of High Street is notable. These are framed by hedges, boundary walls up to the roadside and by good tree specimens. There



Vine Public House



Junction of High Street and Oxford Road

is a good view from No 8 looking up High Street towards The Vicarage [Archangel House (The Old Vicarage)]. Houses, cottages and the former School on the south side of High Street are raised up from the level of the road with gables fronting the street.

From outside Tith Barn House the view widens westwards with the village War Memorial and site of the village pond on the south, hedge/fence lined paddock with horses on the north and a row of thatched cottages with low stone wall beyond the mini roundabout to the west. The streetscape is softened by the grassed area around the War Memorial, grass paddock to the west of No 8 High Street and the grassed Churchyard with numerous fine trees.

From the mini roundabout at the west end of High Street views are glimpsed of the Church tower across roof tops. At the east end of High Street the street gable of Manor Farmhouse with front garden bounded by a low stone wall is a prominent feature. Nos 3, 5, 7 and 9 High Street are notable small scale vernacular cottages. The Vine Public House, with white painted brickwork and stepped roofscape is set back from the roadside on Abingdon Road and its higher profile and larger scale contrasts with the small scale vernacular cottages to the west. From outside the Vine Public House looking west, brick chimney stacks are prominent in the skyline.

The curving nature of Abingdon Road and the narrowness of the street with cottages and houses cut into the slope creates an intimate sense of scale. From the mini roundabout in front of the [Archangel House (The Old Vicarage)]

Vicarage, Oxford Road narrows to single lane and the [Archangel House] Vicarage and its high stone boundary wall form an enclosed space on the south contrasting with the more open nature of the 20th century housing set back from the road on the north.

A public footpath leads off down Denman's Lane near the junction of Oxford Road with Abingdon Road.

~~Suggested boundary e~~[C]hanges set out in section 8 ~~propose~~ [to the old conservation area include] the inclusion of the garden area to the Vine Public House and amendment of the boundary which ~~currently runs~~ [previously ran] through the pub buildings. The Churchyard and site of Cumnor Place are also ~~proposed to be~~ [now] included within the conservation area[.]

- **Appleton Road**

Appleton Road has a curving, sinuous character with a triangle of land containing buildings at the north end around the village pond and green. The unmade track leading north to High Street serves various cottages and farm-



Junction of High Street and Abingdon Road



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houses such as Rockley Farm and re-inforces the rural nature of this part of the settlement. On the west the long, low L-plan roofs of the farm buildings now forming Cumnor Garage premises and the tall multi-gabled profile of the range of buildings comprising the Bear and Ragged Staff Public House dominate the streetscene.

On the east side, ~~currently outside the conservation area,~~ No 11 Appleton Road (Village Poor House in 1800 and Post Office in 1861) located on a prominent corner site ~~and~~ is a building of local interest with white painted render, rear out-shot, brick stacks and clay tile roof. Nos 15, 17 and 19 Appleton Road are detached properties in sizeable plots dating from the late 19th and early 20th centuries, which make a positive contribution ~~and are proposed for inclusion within~~ [to] the conservation area.

There are good views up and down Appleton Road. On the east the grass verges and tree/hedge lined boundaries enhance the rural character of the village.

~~It is proposed to change~~ [T]he conservation area boundary [has been amended] at the north end of ~~Appleton Road~~ [The High Street] to include the unmade track, cottages, Westfield House, Burnt House Farm and their respective garden areas containing good tree specimens.

- **Fields and Farms**

This character area encompasses fields and farms on the north side of High Street, to the west of Stonehaven Barn. ~~At present~~ [O]nly the paddock to the west of Stonehaven Barn ~~is~~ [was] within the [old] conservation area. This field



includes a pond and is laid to pasture and bounded by post and rail fencing, trees and hedges. It is an important area of open space between areas of development on the north side of High Street. The immediate vicinity of this area is marred by the presence of telegraph poles and wires and the location of ~~2~~ [two] electricity meter boxes near the mini roundabout.

~~It is suggested that~~ [T]he boundary ~~is~~ [has been] extended northwards up to the track/ public footpath on the north of Barnwood house. This extension ~~would~~ include[s] buildings of



local interest including the group of stone barns and out-buildings at College Farm, the stone/brick cottage pair Nos 26 and 28 High Street and No 48 High Street, the latter stone built of two phases. To the east of Barnwood House and No 48 the extension includes an ancient field of ridge and furrow, of archaeological and historic interest as evidence of the pre-Enclosure field system surrounding Cumnor.

~~Proposed~~ [N]ew character areas:

- **North Corner**

The North Corner extension ~~is proposed~~ [to the conservation area was made] in order to include buildings of local interest such as Nos 10-16 and No 18 Leys Road and their garden plots, the URC Church, Village Hall and the grade II listed New Farmhouse and its associated outbuildings. These buildings form a natural northern limit to the conservation area. They are prominently located on the corner of Leys Road with Tumbledown Hill Road and make a strong visual contribution at the north approach to [the] village.

- **Leys Road**

This large area includes an ancient boundary wall fronting the modern properties to the west of 18 Leys Road (Poor Trustees Cottage, 1613 with a second storey added in brick in 1850), ponds, fields and playing fields dissected by historic footpaths, grade II listed buildings including Nos 38 and 40 (the site of a farm occupied in 1554 by John Bechye), 41 (Seldom Seen, recorded in the 16th century as Closes Cottage, occupied by Richard Stone in the 18th century), 43 Leys Road (datestone BI 1727 after Bartholomew Innes) together with Leys Farmhouse (Thomas Tomalin paid Hearth

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Tax on 3 hearths in 1663) and its associated farm buildings. There are many good views of the main settlement and Church tower from various points along Leys Road and the footpaths. The fields are areas of biodiversity and important habitats for wildlife. The west boundary follows the course of a stream. The extended foot of the south boundary includes two listed buildings, Cutts End Cottage and the Farmhouse as well as other buildings of interest such as Cutts End House and Mosses Cottage. An area on the south boundary with Appleton Road, containing modern housing which does not contribute towards the special character and interest of the conservation area is excluded.

- **Cumnor Place setting**

This large area is proposed in order to include[s] the historic site of Cumnor Place and its former garden which are of archaeological and historic interest. Within the area are two ponds, various streams and drains. The west boundary opposite the Bear and Ragged Staff and Cumnor Garage includes a number of buildings of local interest which make a positive contribution to the character and appearance of the proposed conservation area extension.

## 7.2 Activity and prevailing or former uses and their influence on the plan form and buildings

Cumnor developed as a thriving agricultural community under the ownership of Abingdon Abbey and later the Earls of Abingdon. The piecemeal more random siting of the surviving cottages and farmhouses located in the High Street, Abingdon, Appleton and Leys Roads (~~the latter currently outside the conservation area~~) contrasts with the

regular, planned layouts of the housing estates and individual houses built in the 20th and 21st centuries. The earliest buildings include the Church of St Michael, which has Saxon origins, the churchyard cross dating from the 15th century, Church House, Nos 3 and 5 High Street (used for brewing Church ales and later an almshouse), [Archangel House (The Old Vicarage)] ~~the Vicarage~~, New Cumnor Place, No 12 Appleton Road and No 41 Leys Road, (Seldom Seen), which date from the 16th century. The Bear and Ragged staff dates from the 17th century with earlier origins. Most of the cottages and farmhouses date from the 17th and 18th centuries. Later buildings include the former Village School and attached School Master's House of 1860[.] ~~which is now used as the Police House, Post Office/ shop and attached hall~~ [The Old School has been refurbished and is now used as a hall. The School Master's House is now used as a Post Office and shop.] No 2 High Street, a red brick house constructed by Frewin in 1900, occupies the site of the former Vine Public House.

A number of buildings have been converted to alternative uses. For example, the so called Tithe barn of 19th century

date, re-constructed from the ruins of Cumnor Place has been converted to a dwelling. Barns to the north of the Bear and Ragged Staff are now used as Cumnor Garage premises and College Farm barns, on the High Street ~~currently outside the conservation area boundary~~, [is] partly used for selling flowers.

The High Street is the busiest street with villagers coming and going by car or on foot to the Church, Post Office and hall adjacent to the Police House. The Bear and Ragged Staff and the Vine Public Houses are also well frequented village facilities. Lanes and footpaths provide pedestrian routes, linking the different parts of the village. The busy roads mean that Cumnor is spoilt by traffic noise and the frequent movement of cars and commercial traffic, such that it can no longer claim to be a peaceful rural settlement [This and other negative factors are listed in section 7.8]. The churchyard, footpaths, fields and paddocks surrounding the village are areas of peace, retaining a rural ambience. The Village Hall and United Reform Church located on the north of the village, ~~currently outside the conservation area~~ are a focus of activity at various times. Overflow car parking



43 Leys Road



14 - 16 Leys Road

# Cumnor Conservation Area Appraisal



*New Farmhouse, Tumbledown Hill*



*Wood mullioned windows  
The Bear & Ragged Staff*



*Decorative lintel  
The Bear & Ragged Staff*



*6 panelled door, The Farmhouse, Appleton Road*

spaces have been provided on the grass verge opposite the Hall.

### 7.3 The qualities of the buildings and their contribution to the area, description of dominant architectural styles, prevalent types of buildings and periods of buildings

#### Qualities of buildings

Cumnor is a typical rural village comprising the Church, [Archangel House (The Old Vicarage)] ~~Vicarage~~ and numbers of vernacular cottages and farm houses dispersed along the main streets. 20th century housing estates are located outside the conservation area, either side of the Abingdon Road. Infilling and construction of individual modern houses is found along the main streets with a greater proportion outside the conservation [area] on the north end of High Street, south end of Appleton Road and along the Oxford Road. This tends to weaken the visual interest of Cumnor on the approaches to the historic core of the conservation area [and does not help to preserve or enhance the setting or the conservation area].

The conservation area contains a small number of listed buildings: The Church of St Michael is listed at grade I, The Bear and Ragged Staff at grade II\*, and the majority at grade II. In addition there are many unlisted buildings of local interest dating from the 16th century onwards which make a positive contribution to the character and appearance of the conservation area. Statutory listed buildings are listed in section ~~11 below~~ [12, page 23] below.

#### Siting

Approximately half the listed buildings in Cumnor are contained within the historic core of the village. The rest ~~are~~ ~~currently~~ [were] outside the conservation area boundary, located along, Oxford Road, Leys Road and Appleton Road. Most buildings are randomly sited parallel to the main streets, behind stone boundary walls. Notable exceptions include Nos 3 and 5 High Street, and Nos 1 and 2 High Street, which are sited end on with gables fronting the road. Rockley Farmhouse and No 12 Appleton Road, together with Westfield House, ~~the latter currently outside the conservation area~~, are aligned along the lane which originally formed the north extension of Appleton Road, which joined the High Street to the south of Burnt House Farm.

The Church of St Michael and treed churchyard, dominate the streetscene on the south side of High Street, being prominently located on a raised site, considerably above the level of the surrounding land and roads.

#### Size types and storey height

The predominant size types within the conservation area include modest cottages and farmhouses reflecting the agricultural origins of the settlement. Large houses include New Cumnor Place, [Archangel House (The Old Vicarage)] ~~The Vicarage~~, The Bear and Ragged Staff and Rockley Farmhouse. A few buildings such as No 12 Appleton Road and No 1 High Street are of one and a half storeys. The majority of houses and cottages are of 2 storeys in height. Rockley Farmhouse, the Bear and Ragged Staff and Cutts End Cottage, ~~currently outside the conservation area~~ are of 2 storeys plus attics. No 12 Appleton Road is of single



# Cumnor Conservation Area Appraisal

storey plus attic. Historic buildings up until the 19th century tend to have narrow spans and gabled roofs, whilst buildings constructed in the 20th and 21st centuries are characterised by wide spans, often with hipped roofs or hipped and gabled roofs. Farm buildings such as barns are of wider span with gabled or half-hipped roofs.

## Building style and plan form

Building style in Cumnor is characterised by vernacular buildings with simple, often irregular details and plan form. Their quality is characterised by the use of local materials and construction techniques. The Church of St Michael is the most significant building in the village, of roughly cruciform plan, formed by the chancel, nave, west tower, north aisle and south transept.

The re-fronting, raising of roofs and even wholesale encasing of earlier buildings occurred from the 16th century onwards, in response to both requirements to provide extra space in upper floors and the influence of classical fashion to provide an attempt at symmetry.



Sash windows, ~~The Vicarage~~  
[Archangel House (The Old Vicarage)]

No 6 (Stonehaven Cottage ) High Street shows evidence of heightening. It was constructed in 1652 (date on internal bressumer) and altered in 1678 including heightening the walls and extending from one to 3-unit plan. (datestone E/KR/1678 in the left gable).

Rockley Farmhouse, constructed in coursed limestone rubble in the 18th century, was re-fronted in stucco and extended in the 19th century.

Classical features such as attempted symmetry, the employment of storey bands, dentilled brick eaves cornices, stucco, ashlar or rubbed brick dressings and sash windows are found in a number of properties: The stable to [Archangel House (The Old Vicarage)] ~~The Vicarage~~ has segmental brick arches over the carriage house doorway and cambered brick arches over the stable doorways and windows, as well as brick quoins and dressings.

Other properties exhibiting classical features ~~are currently outside the conservation area~~ [include]: Westfield House principal elevation has a symmetrical 5-window façade; No 39 Leys Farmhouse of 1663 has a symmetrical 3-window façade; No 43 Leys Road, dated BI 1767, after Bartholomew Innes, has a symmetrical 2-window façade; New Farmhouse of circa 1800 has an 'M'- shaped roof, double depth plan and symmetrical 3-window facade; No 8 (The Farmhouse) Appleton Road has a symmetrical central staircase plan, brick quoins, storey band, pilaster strips and dentilled eaves cornice.

Purpose built 19th century Gothic Revival buildings include the stone built former School and attached School Master's

House and the brick built former Congregational Chapel of 1895, now the URC Church, Leys Road[.] ~~the latter outside the conservation area.~~ Cutts End House, ~~currently outside the conservation area~~ was designed in 1911 in Arts and Crafts style by the Architect, Clough William Ellis, for Miss Lily Dougal.

Small, single-unit plan cottages are represented by No 26 Appleton Road and No 1 High Street; No 6 (Stonehaven Cottage) [High Street] is one-unit extended to 3-unit plan; Nos 3 and 5 High Street are an example of a 2-unit plan house; ~~Outside the conservation area,~~ No 25 (Dormer Cottage) Abingdon Road is of 2-units extended to 3-units. Examples of 3-unit plans include No 12 Appleton Road, Rockley Farmhouse and No 6 (Stonehaven) High Street and No 41 (Seldom Seen) ~~which is currently outside the conservation area.~~ Double depth plans occur by the 18th century and are formed by creating a double depth of two rooms front and back, rather than a linear form of single room depth. New Farmhouse is an example of the double depth plan. A number of houses have front or rear wings such as No 4 (Manor Farmhouse), [Archangel House (The Old Vicarage)] ~~the Vicarage,~~ No 6 (Stonehaven) High Street, Rockley Farmhouse, together with Westfield House and Burnt House Farm, ~~(the latter two are currently outside the conservation area.)~~[.] The Bear and Ragged Staff is a large building of U-plan.

The Farmhouse, Appleton Road, ~~currently outside the conservation area,~~ is an example of a symmetrical, classical style house of central staircase plan.

# Cumnor Conservation Area Appraisal

## 7.4 Unlisted buildings: buildings of local interest and those which detract

Unlisted buildings, which make a positive contribution to the character and appearance of the conservation area are noted as buildings of local interest. (Map 4 [, page27])

Examples include:

- The Vine Public House (datestone 1743) and barn, Abingdon Road
- Nos 3, 5, 7 and 9 Abingdon Road
- New Cumnor Place, Abingdon Road, 16th century origins
- Nos 2-6 Appleton Road, inclusive
- No 11 Appleton Road former Poor House and Post Office 1861
- No 12a Appleton Road (~~currently outside the conservation area~~)
- Barn range to the north of the Bear and Ragged Staff Public House, now Cumnor garage premises
- No 2 High Street of c.1900
- No 8 High Street (barn converted to a dwelling)
- No 7 High street (The Old School [, now a hall, and] ~~with School Master's House on the left, now the Police House and School on the right now a hall~~) [a Post Office and shop]
- War Memorial outside Tithe Barn House
- Cutts End House of 1911 (~~currently outside the conservation area~~)
- Congregational Chapel 1895 now URC and various houses, cottages and outbuildings located elsewhere throughout the conservation area, ~~and currently outside it, which are shown on Map 6.~~ [shown on map 4]
- College Farm buildings (~~currently outside the conservation area~~)

In general, the special interest and quality of the conservation area has been diluted by infilling, by the numbers of rooflights found on front roof slopes, the use of imitation stone walling and roofing materials, the introduction of uPVC [plastic] windows and doors and the use of inappropriate hard cement mortars.

## 7.5 Local details

Many properties in Cumnor contain good examples of historic windows dating from the 16th to 19th centuries. There are many 20th century replacement painted timber casement windows, and renewed doors. Most historic doors date from the 18th and 19th centuries.

The earliest windows and door openings are found in the Church of St Michael, of dressed stone of medieval and earlier date. The Bear and Ragged Staff has examples of 16th/17th century wood and stone mullioned windows and wood mullioned and transomed windows. The 3- and 4-light stone mullions are of cavetto or ovolo section. Some windows have leaded lights.

18th and 19th century sash windows are found in [Archangel House (The Old Vicarage)] ~~The Vicarage~~, Rockley Farmhouse, No 4 (Manor Farmhouse) High Street and ~~outside the conservation area~~ at New Farmhouse, Tumbledown Hill.

Most historic windows have timber lintels, ~~some~~ such as at The Bear and Ragged Staff with unusual decorative carving. No 26 Appleton Road has chamfered lintels with ogee stops. ~~Outside the conservation area~~, No 43 Leys Road has

chamfered lintels. Other stone or brick lintels ~~are found mostly on properties currently outside the conservation area.~~ These include flat stone arches at Westfield Farmhouse, flat brick arches at Leys Farmhouse and cambered brick arches at the stable at ~~The~~ [Archangel House, (The Old Vicarage)] ~~Vicarage~~ and The Farmhouse, Appleton Road.

Historic casement windows are found in a number of cottages including Nos 3 and 5 High Street, iron casements in Dormer Cottage, leaded light casements in No 1 High



College Farm



Former Village School

# Cumnor Conservation Area Appraisal

## Special Features



Stepped stone chimney stack  
41 Leys Road



Datestone, New Cumnor Place  
WS 1842



Decorative clay tiles,  
Burnt House Farmhouse



Wood mullioned and transomed windows  
with leaded lights, Cutts End Cottage



Stone coped gable and finial  
St Michael's Church



Steeply pitched dormers  
90 (Mosses House [Cottage]) Appleton  
Road



Stone dormer, sundial and datestone  
Cutts End House



Raking roofed outshot  
No11 Appleton Road



Outbuilding at Leys Farmhouse



## Prevalent local building materials



Thatched roof and painted stonework,  
6 High Street (Stonehaven Cottage)



Random rubble stone walling,  
26 Appleton Road



Stepped stone capping, [Archangel House  
(The Old Vicarage)] ~~The Vicarage~~



Clay tile, stone with brick dressings  
Stables, [Archangel House (The Old  
Vicarage)] ~~the Vicarage~~



Red brick with limestone dressings,  
United Reform Church, Leys Road



Stone wall with brick capping, [Archangel  
House (The Old Vicarage)] ~~The Vicarage~~



Half-hipped clay tile roof and weather-  
board, barn NW of Westfield House



Squared, coursed stone,  
Westfield House



Stone on edge, High Street

## Walling Capping

# Cumnor Conservation Area Appraisal

Street and others in New Farmhouse (~~currently outside the conservation area~~).

Most cottages and farmhouses have simple plank doors in timber frames or 4-panelled doors dating from the 19th and 20th centuries. There are many instances of renewed plank doors. Examples of historic panelled doors are found at Rockley Farmhouse with a flat door hood, No 4 High Street with a pedimented hood and currently outside the conservation area at The Farmhouse, Appleton Road a 6-panelled door in robust frame with an overlight and gabled door hood.

There are instances of gabled dormers in a number of properties including ~~some currently outside the conservation area~~: 90 Appleton Road (Mosses Cottage), Rockley Farmhouse, Dormer Cottage, Leys Farmhouse, Cutts End Cottage, [and] Cutts End House ~~and 90 Appleton Road~~. Cutts End House has a large Cotswold Style dormer in stone carried up flush with the main wall. Thatched properties have dormers cut into the thatch such as at 6 High Street, 12 Appleton Road, 38-40 and 41 Leys road (~~currently outside the conservation area~~). There is an 'eyebrow dormer['] at 18 Leys Road.

## Special features include:

- datestones on a number of properties
- decorative carved wood lintels at the Bear and Ragged Staff
- stone bread oven projection and offset external stone chimneystack at No 41 (Seldom Seen) Leys Road ~~outside the conservation area~~

- diagonally mounted brick chimney stacks at the Bear and Ragged Staff
- stone mullions at the Bear and Ragged Staff and St Michael's Church
- crown glass in old windows in the Bear and Ragged Staff
- jettied construction at Nos 3 and 5 High Street
- site of Cumnor Place west and south of the Church of St Michael.

## 7.6 Prevalent local building materials

The majority of buildings in Cumnor conservation area are constructed in uncoursed limestone with either stone slate, clay tile or thatched roofs. A number have roofs of imitation clay tile or imitation stone slate. There is evidence of timber-framing in Nos 3 and 5 High Street, where the upper storey is jettied over the stone built ground floor. The Bear and Ragged Staff has timber-framed partitioning on the interior.

In the 18th and 19th centuries a few properties such as Rockley Farmhouse were refronted in stucco, influenced by national fashion at the time. Other rendered buildings include Nos 3 and 5 High Street, with roughcast over timber-frame on the first floor. A few buildings such as Stonehaven Cottage [(No 6 High Street)] ~~is~~ are of painted rubblestone. The Vine Public House is of painted brick.

High status buildings such as The Church of St Michael are constructed in limestone rubble with smooth, ashlar stone dressings. ~~Outside the conservation area,~~ [T]he United Reform Church is constructed in brick with ashlar stone dressings.

Outbuildings and barns are constructed in stone, stone/weatherboard, brick/weatherboard or in timber-frame/ weatherboard.

A number of the earliest cottages and farmhouses together with outbuildings such as barns have thatched roof coverings. The main thatching material is combed wheat straw with turnover flush ridges or ornamental block ridges. There is an isolated case of the use of water reed on the stable outbuilding at Manor Farmhouse. Stone slate laid to diminishing courses is found on some buildings such as the Church of St Michael and Rockley Farmhouse and the Bear and Ragged Staff. Imitation stone slate is found on properties such as The Vine Public House, New Farmhouse and Westfield House, ~~the latter two outside the conservation area~~. Clay tile is found on a number of properties such as The Vine Public House, Tithe Barn House, Cumnor Garage, Westfield House and barn to Westfield House. There are instances of the use of concrete tiles such as at [Archangel House (The Old Vicarage)] ~~the Vicarage~~ and on buildings of 20th/21st century date.



*Chest tomb in St Michael's Churchyard*

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Roofs are generally steeply pitched of gabled roof form. There are some examples of half-hipped roofs such as at Tithe Barn House and the barn at Westfield House. Buildings of modern construction are often of wide span with hipped roofs.

Early chimney stacks were constructed in stone. Original examples survive at 41 Leys Road, 26 Appleton Road and No 1 High Street. Mostly upper sections or entire chimney stacks have been rebuilt in red brick, sometimes with diagonally mounted, clustered shafts as at New Cumnor Place, The Bear and Ragged Staff, No 4 Manor Farmhouse and New Farmhouse, the latter outside the conservation area.

Boundary walls are mainly constructed in stone with stone on edge capping. Brick capping or stepped stone capping is found on the wall to [Archangel House (The Old Vicarage)] ~~the Vicarage~~. Many examples are found in Cumnor, with high stone walls in Oxford Road and Abingdon Road relating to [Archangel House (The Old Vicarage)] ~~The Vicarage~~, New Cumnor Place and the Church of St Michael. In High Street and Appleton Road, low stone walls predominate.

A small section of iron railings is located outside New Cumnor Place on Abingdon Road.

Historic paving materials such as stone kerbs line pavement edges in High Street, Appleton Road and Abingdon Road. Good examples of stone setts are found ~~outside the conservation area~~ in Leys Road outside the cottage row 10-16 Leys Road.

## 7.7 The contribution made by green/open space and its biodiversity value

Within the [old] conservation area there ~~are often~~ [are] limited areas of open space, providing habitats for wildlife, including the field to the west of Stonehaven, High Street, the village pond and green and the churchyard and cemetery of the Church of St Michael. Further areas of open space ~~proposed for inclusion~~ [have been included] in the [extended] conservation area ~~have been noted in section 7.1 above~~.

From the raised areas of the Churchyard and cemetery there are good views of the rear elevations of properties in High Street and Appleton Roads, together with back gardens, paddocks and the site and garden terraces of Cumnor Place (now demolished)

The tranquillity of the Churchyard and cemetery is notable.

There are many examples of fine trees in the conservation area and in the setting of the conservation area which provide habitats for birds. Tree specimens of note include those in the Churchyard, at the entrance to New Cumnor Place, outside the former Village School, two limes between Nos 1 and 5 High Street, a tree the subject of a Tree Preservation Order on the west side of [Archangel House (The Old Vicarage)] ~~The Vicarage~~ and a tree in the garden of No 2 Appleton Road. Good groups of willow trees are found to the west of the village pond.

Within the ~~setting of the~~ conservation area, green hedges and trees are notable on the south side of Leys Road [and

within the setting of the conservation area], the south side of Appleton Road, on the north side of the footpath between Kenilworth Road and Appleton Road, bordering the north side of the track to the cricket pavilion and generally defining field boundaries on the south of Appleton Road, Leys Road and north east of High Street. Other trees of note include those in the garden to Nos 23 and 23a High Street and No 6 (Cumnor Place Cottage) Abingdon Road. Trees and hedges contribute to the rural ambience of Cumnor and its wider setting and enrich the biodiversity of the area, providing habitats for wildlife.

There are considerable areas of open space ~~suggested for inclusion within~~ [added to] the conservation area which are important to the wider setting of Cumnor and which would greatly increase the biodiversity of the area and provide valuable habitats for wildlife:

- Fields and ponds to the south west of the Church
- P[laying] fields north of Cutts End
- F[ields] to the south of Leys Road



Churchyard  
Cross  
St Michael's  
Church



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## 7.8 Negative factors

There are a number of negative factors which detract from the character and appearance of individual buildings and the conservation area, including:

- Illuminated bollards on the small island at the junction of the High Street with the Abingdon and Oxford Roads and directional signage.
- A [a] disfiguring amount of overhead wires and telegraph poles in High Street and Appleton Roads
- The utilitarian metal railings around the village pond
- Instances of unsympathetic PVC [plastic] windows in the conservation area. The opportunity should be taken to re-instate historically appropriate painted timber casement windows.
- The busy roads mean that Cumnor is spoilt by traffic noise and the frequent movement of cars and commercial traffic, such that it can no longer claim to be a peaceful rural settlement.

## 7.9 Neutral areas

These are areas which neither detract from nor enhance the special character of the conservation area and include:

- The new Vicarage
- The Parish Centre and No 1a Abingdon Road
- ~~Cumnor Place Cottage currently outside the conservation area~~

## 7.10 General condition and buildings at risk

In general, Cumnor is a well kept village and most properties are in a good state of repair. A number of historic buildings have been re-pointed in a hard, grey cement

mortar. It is important that repairs are carried out in lime mortar, in order to both protect the visual character of the buildings and to allow the traditional 'breathing' capability needed to avoid damp occurring on the interiors. Keeping boundary walls in a good state of repair needs to be continually monitored as they [the walls] contribute significantly to the overall character and appearance of the conservation. Repair should be in matching stone and lime mortar with appropriate original capping, rather than a mortar capping.

## 7.11 Problems, pressures and capacity for change (traffic, uncontrolled adverts etc)

Traffic is a problem in Cumnor. A one way system has been introduced in part of Oxford and Abingdon Roads and prominent, unsightly illuminated bollards located at their junction with High Street, together with a large number of directional signs. On street parking can also be a problem on the main roads at peak times. Due to the volume of car and heavy goods vehicle traffic passing through Cumnor, it is difficult to foresee how traffic measures can be ameliorated to both reduce visual impact and control traffic movement. Consideration could be given to the provision of off road car parks.

## 7.12 Public realm features:

The following features contribute towards the special character and appearance of the conservation area:

Street surfaces/features

- Stone kerbs including along the north side of Oxford



Numbers 26/28 High Street



Excessive wirescape



Inappropriate hard cement mortar

# Cumnor Conservation Area Appraisal

- road and along High Street and Appleton Roads.
- Stone setts outside the cottage row 10-16 Leys Road, currently outside the conservation area[.]
- Grass verges in High Street[.]

## 8 Suggested boundary changes

There are 7 suggested boundary changes, which would both [Boundary changes have been made as set out below, the changes aim to] rationalise existing boundaries, to follow existing property or fence boundaries and which would include buildings or landscape features of interest:

### Village core/Cumnor Place

- To include the garden area to the Vine Public House and to amend the boundary which currently runs [previously ran] through the Vine Public House
- Add the Churchyard including the site and fragmentary remains of Cumnor Place
- To include the former setting and garden terraces of Cumnor Place with ponds and earthworks;
- to include housing on the east side of Appleton Road dating from the 17th to 20th centuries which would make a positive contribution to the character/appearance of the proposed new character area.
- [add the verge along Oxford Road adjacent to Archangel House (The Old Vicarage)]

### Appleton Road/High Street

- North extension of Appleton Road character area to include the unmade up track, cottages and farmhouses such as Westfield House (grade II) and Burnt House Farm (grade II) and other buildings of local interest, gardens and important trees at the north end

of High Street. This area is proposed for inclusion [included] for the positive contribution the buildings, garden plots and trees would make to the character and appearance of the conservation area.

### Leys Road (new character area)

- To include the area comprising fields, ponds, cottages, farmhouses predominantly to the south of Leys Road, and including footpaths, playing fields and Mosses Cottage. On the south west to include The Farmhouse (grade II)[.] and Cutts End Cottage (grade II)[, Candle Tree House] and other buildings of local interest. This area is enclosed by Leys Road, the line of the ancient road which ran northwards from Cutts End to join Leys Road (partly surviving as a footpath) and the boundary with the modern detached properties fronting Appleton Road, [excluded]. This area is proposed [included] for the architectural and historic interest of the buildings, the area of paddock and fields forming the wider setting to these [these] farms and cottages; many views to, from and within this area; important footpath links criss-crossing the area linking Leys Road to the village core and beyond.

### North Corner (new character area)

- To include buildings of local interest and their garden plots at the north end of the settlement on the corner of Leys Road and Tumbledown Hill: the URC Church, New Farmhouse, Nos 10-16 Leys road, Village Hall (1927) and the No 18 Leys Road. The areas of land and buildings make a strong visual contribution. The buildings are of architectural and historic interest.

### Fields and Farms

- North extension of the character area to include the College Farm group of buildings and other cottages and houses which would make a positive contribution to the character or appearance of the conservation area. Ancient fields with ridge and furrow are proposed for inclusion [included] for their historic and archaeological interest, being a small visible remnant of the pre-Enclosure medieval open field system.

## 9 Community involvement

Community involvement is an important integral part of the appraisal of a conservation area. Public consultation is [was] undertaken via the Parish Council and Community involvement is an important, integral part of the appraisal of a conservation area. This draft conservation area appraisal has been produced for consultation. Public consultation is undertaken via the Parish Council and may also include consultation with local historical societies and other relevant bodies and individuals [and included consultation with relevant bodies and individuals] as well as by leaflet drops to individual properties within the conservation area. Views of the local community are taken into account in the preparation of conservation area appraisals, changes to the conservation area boundary and recommendations for the management of the area. If it is agreed to change [(The local community were given the opportunity to comment on the draft appraisal is proposed changes to the conservation area boundary. A public meeting was held [in the village] on 17 November 2008. Comments made during the consultation period were taken into account in the final version). The

# Cumnor Conservation Area Appraisal

new conservation area boundary and appraisal was adopted by the Vale Council on .....

[Notice of changes to] the conservation area boundary, notice must be given in the [London Gazette, the] local press and the altered conservation area boundary registered in the local land charges register.

## 10 Key Points: Future management of the Cumnor conservation area

The District [Vale] Council can initiate improvements and control development in the conservation area. However, the success of conservation area designation will depend upon the co-operation and enthusiasm of residents and business owners to work with the [Vale] Council in achieving common aims and objectives. These are listed below:

### General

- Promote awareness of the special value of the conservation area and encourage all who live or work in the area to reinforce the special character and appearance through works of preservation or enhancement
- Encourage statutory undertakers to retain, repair and re-instate historic street surfaces, grass verges and banks, street furniture, signage and lighting; reduce street clutter including wirescape and rationalise street furniture
- Encourage high quality, energy efficient design in new buildings or extensions, which aims to: fit in with the established 'grain' of the conservation area and be sympathetic in terms of scale, form, massing, plot

ratio, design and materials. Design and Access Statements to assist this process

- Encourage the regular maintenance and repair of buildings in the conservation area. Seek to reinforce the special quality of historic buildings through the use of traditional materials and construction techniques, including the use of lime mortars, plasters and renders, combed wheat reed or longstraw thatch and painted timber windows and doors
- Encourage regular tree/hedge management with re-planting where appropriate[.]

### Specific

- Preservation of the special rural character of the area around the village pond
- Retention of painted timber windows and doors. Replacement of uPVC [plastic] windows from properties and re-instatement of appropriate painted timber casements wherever possible
- Retention and repair of historic street surfaces and preservation of grassy banks and verges
- Effective tree management
- Preservation of views, particularly to and from the Church of St Michael and up and down the High Street
- Repair of brick/stone boundary walls and capping using matching materials and lime mortar
- Re-thatching of buildings in longstraw or combed wheat reed with turnover flush ridges to preserve the established local character of thatched roofs
- Consideration of the creation of car parks within the village to remove excessive parking on narrow streets[.]

## 11 References and useful information

The Statutory List of Buildings of Special Architectural or Historic Interest, Cumnor, Greenback 50

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## 12 Listed buildings

### ABINGDON ROAD

- II Dormer Cottage (No. 25)
- II The Vicarage, [now known as Archangel House]  
The Vicarage Flat and rear wall
- II Stables approx 15m SE of The Vicarage  
[now known as Archangel House]

### APPLETON ROAD

- II The Farm House
- II No. 12
- II Rockley Farm House
- II No. 26
- II\* Bear and Ragged Staff Inn
- II Cutts End Cottage

### HIGH STREET

- II No.4 (Manor Farmhouse)
- II No. 6 (Stonehaven Cottage)
- II The Vicarage, [now known as Archangel House]  
The Vicarage Flat and  
attached rear wall
- I Church of St. Michael
- II Chest tomb approx 1m E of Church of St. Michael
- II Chest tomb approx 20m NE of chancel of Church  
of St Michael
- II Churchyard cross approx 18m ENE of N porch and  
17m N of chancel of Church of St Michael
- II Two headstones approx 8m N of N aisle and  
approx 8m NE of N porch of Church of St. Michael

- II Headstone approx 8m NE of N porch of Church  
of St Michael
- II Headstone approx 8m N of N porch of Church  
of St Michael
- II No.1
- II Nos. 3 & 5
- II Tithe Barn House and attached outbuilding
- II Westfield House
- II Barn approx 30m NW of Westfield House
- II No. 25 (Burnt House Farmhouse)

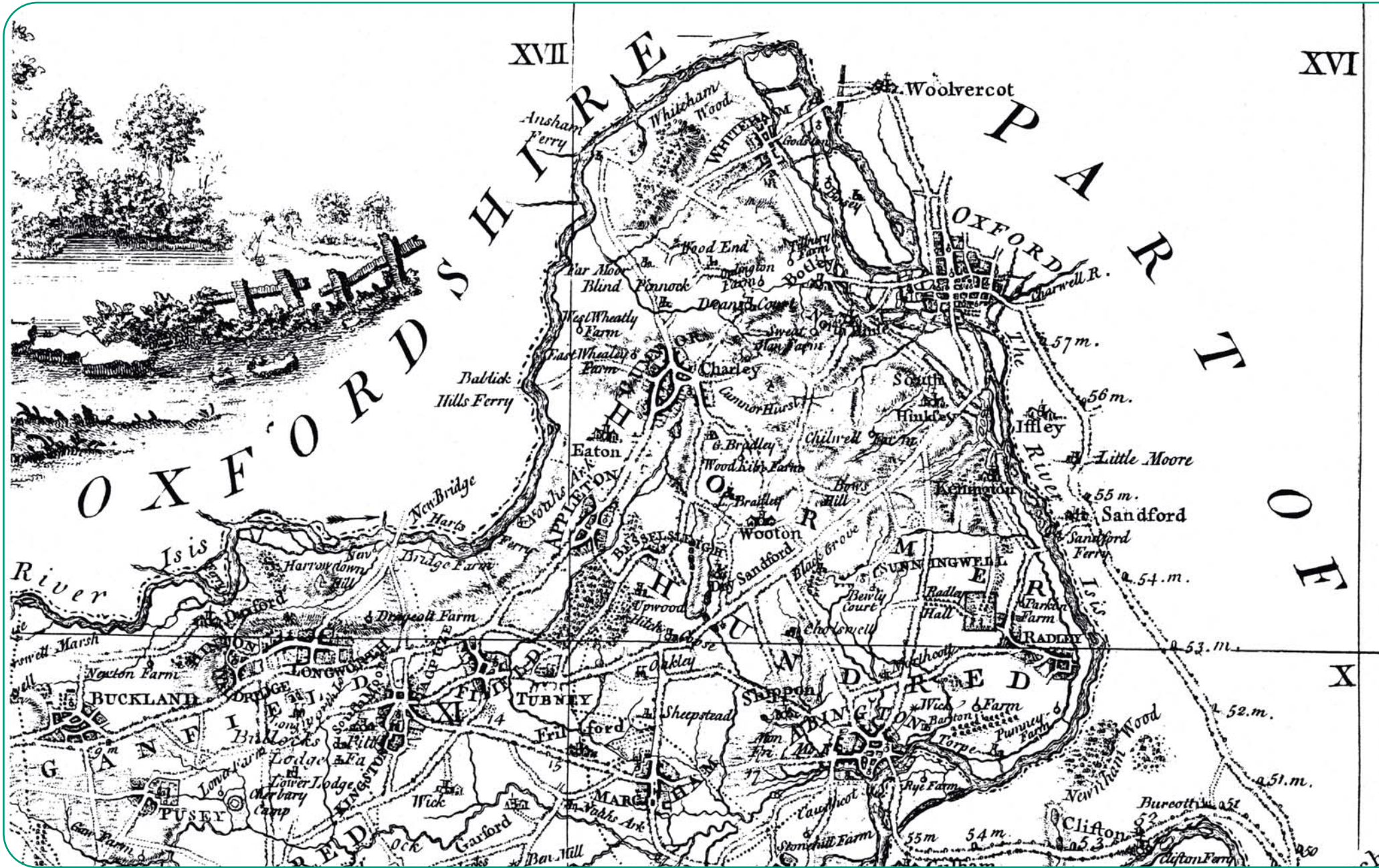
### LEYS ROAD

- II No. 39 (Leys Farmhouse)
- II No. 41 (Seldom Seen)
- II No. 43
- II Nos. 38 & 40

### TUMBLEDOWN HILL

- II New Farmhouse

# Map 1 - John Rocque 1762





# Map 2 - Merton College Estate Map 1808

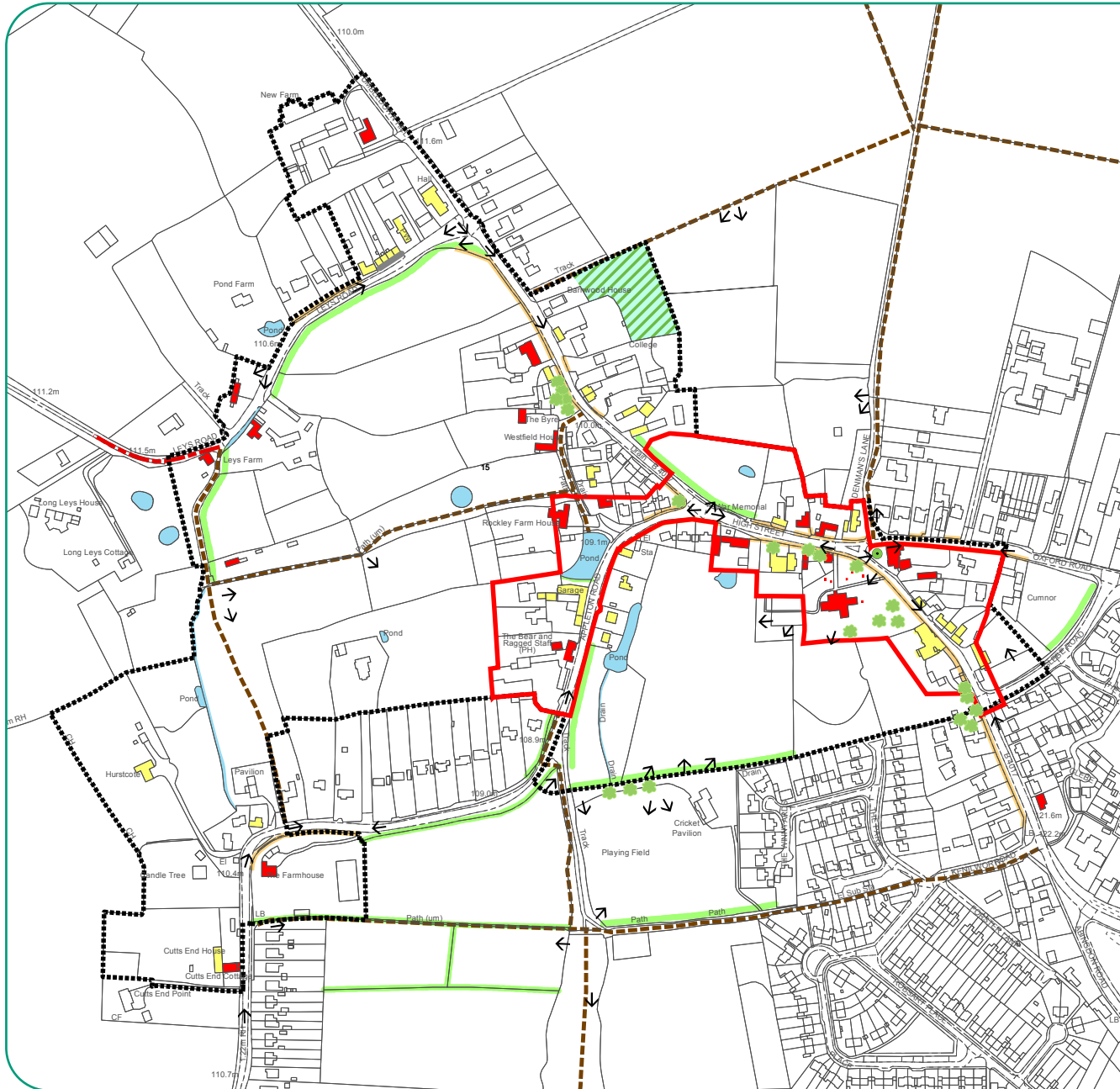




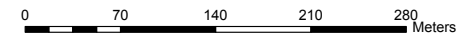
# Map 3 - Ordnance Survey Map 1877



# Map 4 - Cumnor Conservation Area

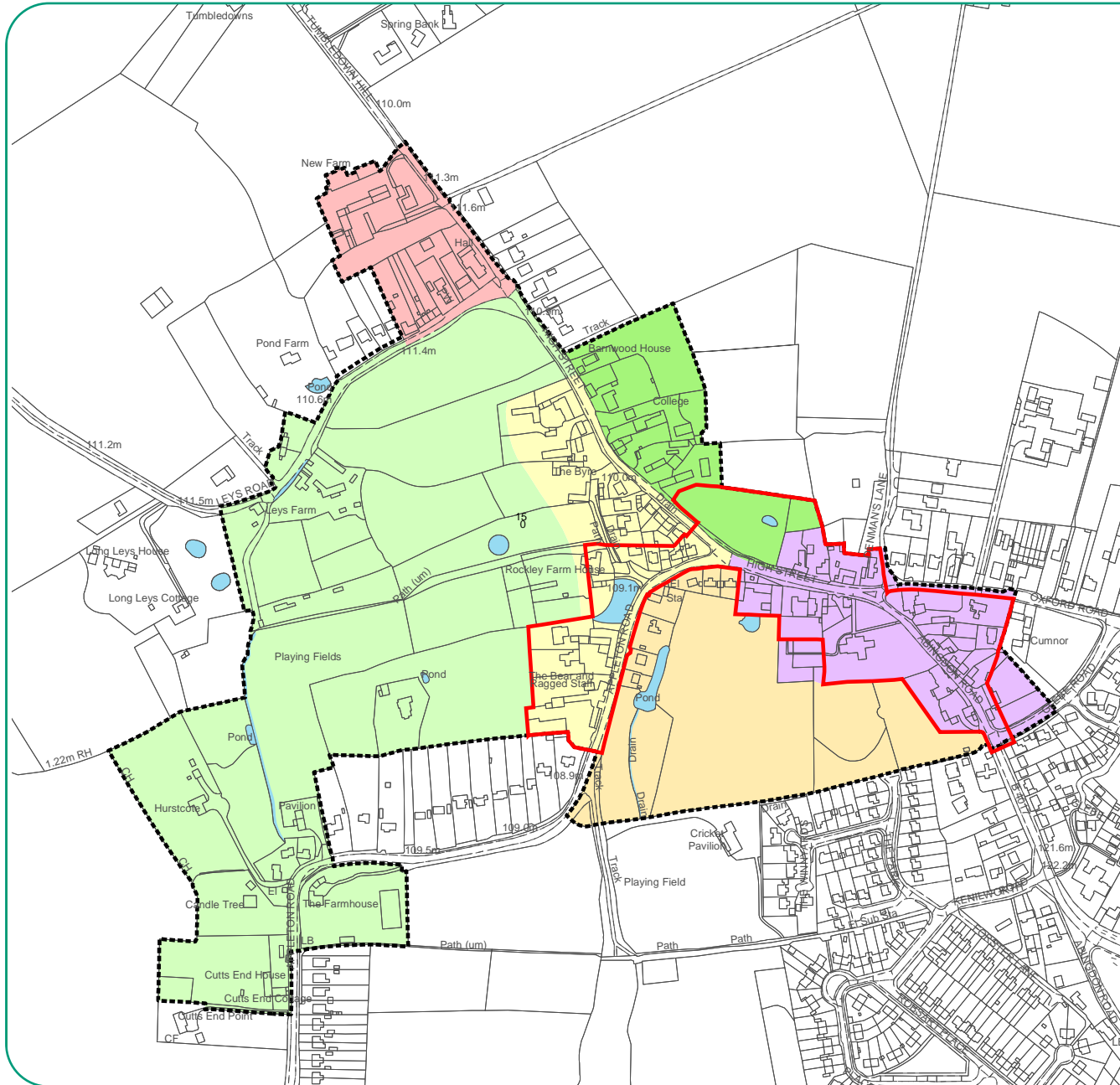











- Conservation area boundary
- Proposed changes to conservation area boundary
- TPO/important trees
- Tree Preservation Order
- Stone Sets
- Bridleways
- Important views
- Listed buildings
- Ridge and furrow
- Building of local interest
- Important walls
- Public footpaths
- Hedge/tree belts
- Ponds and streams

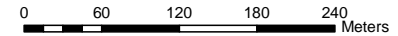


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# Map 5 - Cumnor Conservation Area: Character Areas



-  Conservation area boundary
-  Proposed changes to conservation area boundary
-  Ponds and streams
-  Village Core
-  Cumnor Place Setting
-  Appleton Road/ High Street
-  Leys Road
-  Fields and farms
-  North Corner



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## Cumnor Conservation Area Appraisal

For further information and advice on Cumnor Conservation Area Appraisal please contact:  
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