



Whitchurch on Thames Conservation Area Appraisal



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Acknowledgements

This document has been produced with thanks to Asset Heritage Consulting, on behalf of Whitchurch-on-Thames Parish Council.

Note

This appraisal seeks to provide a comprehensive assessment of the character and special historic interest of the conservation area. However, the reader should not assume that details which contribute to the character of the area, but are not mentioned here specifically, can be dismissed by reason of their omission.

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1.0 Introduction

What are conservation areas?

Areas of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” – in other words, they exist to protect the features and the characteristics that make a historic place unique and distinctive.

Local Authorities have a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area. In addition to statutory controls, both National Policy and the Local Authority policies in the Local Plan help preserve the special character and appearance of conservation areas and their setting where it contributes to its significance.

What is the purpose of a conservation area appraisal?

- Identify special architectural or historic interest and the changing needs of the conservation area;
- Define or redefine the conservation area boundaries;
- Increase public awareness and involvement in the preservation and enhancement of the area;
- Provide a framework for informed planning decisions;
- Guide controlled and positive management of change within the conservation area to minimise harm and encourage high quality, contextually responsive design.

How might living in a conservation area affect you?

- Most demolition works require planning permission from the local authority;

- Restrictions on permitted development and advertising;
- If you intend to cut down, top or lop any but the smallest trees you must notify the council so potential harm can be assessed.

For further information on conservation areas, how they are managed and how this might affect you, please see the South Oxfordshire District Council's [website](#) and Historic England's advice on [living in conservation areas](#).

Planning policy context

The wider district development plan currently sits within the [South Oxfordshire Local Plan 2011-2035](#). Other material planning considerations include the [National Planning Policy Framework 2024 \(NPPF\)](#), [Planning Practice Guidance \(PPG\)](#), and the emerging Joint Local Plan 2041.

Methodology and Consultation

Detailed field surveys of the area were carried out by Dr. Nicholas Doggett, FSA, IHBC, MCIfA, Managing Director, and Patrick C. Maguire, IHBC, Associate Director, of Asset Heritage Consulting, on behalf of Whitchurch on Thames Parish Council, which commissioned this study, in May to July 2020. This draft document has been prepared in close consultation with members of the Parish Council and other village residents.

A draft of this appraisal will undergo public and stakeholder consultation with resulting feedback incorporated prior to its adoption as supplementary planning guidance.



- Listed building
- Non-designated asset
- Important wall
- Important view
- CA boundary
- Proposed change



2.0 Overview

2.1 Location and Geography

The riverside parish of Whitchurch on Thames historically incorporated land in both Berkshire and Oxfordshire. Following various boundary changes in the 19th and 20th centuries, including the transfer of Whitchurch Hill to the new parish of Goring Heath in 1952 and the relinquishing of the last element on the south bank of the Thames to Berkshire in 1991, the existing parish comprises 1,326a. in Oxfordshire.¹

The major settlement within the modern civil parish is the village of Whitchurch on Thames, which has Anglo-Saxon origins. The western part of the parish comprises the grounds of Coombe House, while to the east are dispersed farmsteads and the Hardwick Estate, around the 16th-century, Grade I listed Hardwick House. To the east of this, and beyond the parish boundaries, is the medieval Mapledurham estate.

The northern, 'upland' parts of the parish, including the village of Whitchurch Hill, were largely ceded to Goring Heath in 1952 but the existing parish still retains a clear distinction between its chalk upland to the north and the riverside plain to the south. The northern part of the village is located on a sharp incline and the tree-covered chalk escarpment provides a dramatic backdrop to many views within the village.

The southern boundary of the modern parish is defined by the southern bank of the Thames. The river and toll bridge also provide a clear southern boundary to the village, distinguishing Whitchurch on Thames from Pangbourne to the south, which, but for Pangbourne Meadow, extends almost to the Thames as a result of late 19th-century expansion.

¹VCH Oxfordshire Texts in Progress, 'Introduction: Landscape, Settlements, & Buildings' p.2-4.



Fig 1. Walliscote House bellmouth entry

2.2 General Character and Plan Form

Whitchurch on Thames has a linear plan-form, with houses and cottages ranged on either side of High Street. This runs through the village on a north-south axis, forming part of a route linking the Icknield Way and south Oxfordshire with the Kennet valley in Berkshire.

This road, which probably has Roman origins, originally crossed the Thames at a ford near the toll bridge (Roman activity is attested at Whitchurch on Thames through a hoard of 34 mainly second-century coins found during dredging of the weir pool in 1911). At its northern end, the village is crossed by the ancient 'Tuddingway' (Hardwick Road) from Wallingford to Reading, which runs through Coombe Park to the west, past Hardwick House to the east and on to Mapledurham.

The medieval core of the village was at its southern end, with a watermill and church (rebuilt some decades later and again by Henry Woodyer in the 19th century) in place by 1086. There remains a clear grouping of buildings around the church. The distinctive early 19th-century bellmouth to this church enclosure (above, *Fig 1*) relates to

Walliscote House, which was built on the site of the medieval manor house in the early 18th century before being demolished in the 1960s (its service range remains as Walliscote Lodge).



Fig 2. High Street boundary walls (west)

To the south of this is the toll bridge (first constructed in 1792 - the current listed structure was rebuilt in 2013-14 reusing elements of a 1901-2 rebuild), which alongside the river and weir marks the southern edge of the village. To the east of this are the gardens to the late 18th-century Thames Bank.

In much of the village, however, buildings are more densely arranged, with the majority of houses being located in tight plots along High Street.

These create a good degree of enclosure along High Street, an effect emphasised by prominent boundary walls. These include the tall, 18th-century walls of the Walled Garden to the west (above, *Fig 2*) and Swanston House to the east (right, *Fig 3*), alongside smaller-scale garden walls throughout.

Buildings within the village feature a wide range of building materials of the sort commonly found in this part of South Oxfordshire. Red brick is the most common building material (sometimes painted white) although flint is also found (most commonly on boundary walls), as is timber-framing and render (both plain and roughcast). Roof coverings are predominantly plain tiles or Welsh slates.

The village continues eastwards along Eastfield Lane and Hardwick Road, both of which have a leafy character. While these incorporate late 19th-century buildings at their western ends, the majority of construction on these eastern roads dates from the mid-/late 20th century. Except for the Village Green, the area between Eastfield Lane and Hardwick Road was infilled with the Swanston Field housing development in the early 1960s. These distinctions are well articulated by the existing conservation area boundaries.



Fig 3. High Street boundary walls (east)



Fig 4. High Street bellmouth

On the western side of the northern part of High Street, a further bellmouth echoes that of the church enclosure to the south (above, *Fig 4*). This served the southern carriage drive to Coombe Park but now gives access to Manor Road, created when the housing estate to the west was laid out in the 1950s.

To summarize, Whitchurch on Thames has the character of a linear, historic village. The majority of houses along High Street and within the conservation area pre-date 1914, but for limited examples of later infilling. Modern estates and extensions on the edge of the village have been excluded from the conservation area and there is no rationale for extending the designated area to incorporate these.

2.3 Landscape Setting

The village is situated at the bottom of the Thames valley, about 40-50m above ordnance datum (AOD) but the land rises sharply at the northern end of the village. The plateau to the north, which forms part of the Chilterns and incorporates the village of Whitchurch Hill, stands at 120-140m AOD.

The low-lying land on which the village (as well as Coombe Park to the west and Hardwick Hall to the east) is situated is a sand and gravel terrace, while the chalk escarpment to the north is capped with clay-with-flints, sand and gravel.

The tree-covered, sharply-rising land to the north provides a backdrop for much of the village, featuring in several public views, although these are sometimes blocked by the gentle curve of High Street.

The Thames provides the southern boundary to the village and its banks are generally well planted on both sides, providing a green, leafy character (*View 6*). This includes two tree-covered islands in the Thames, which incorporate Whitchurch Lock. Pangbourne Meadow provides an area of open, green space to the south.

To the west of the village are low-lying fields and parkland, largely associated with Coombe Park. There are further fields to the east.

Further information on the historic landscape of Whitchurch on Thames and the surrounding area can also be found in the July 2017 full report on the Oxfordshire Historic Landscape Characterisation Project carried out by the County Council and Historic England.

3.0 Summary of Special Interest

The existing Whitchurch Conservation Area is defined by the following key characteristics:

- A linear village developed around a river crossing with a distinct church enclosure, forming the principal settlement in the rural parish of Whitchurch, which has the characteristics of a 'strip parish' running from the Chiltern escarpment to the river plain below.
- Strong relationship with the river, including a prominent toll bridge (with toll house), mill, and weir.
- A small, diverse, and attractive collection of rural vernacular buildings typical of this part of Oxfordshire, ranging from the 16th century onwards, set alongside 'polite' Georgian, Victorian, and Edwardian infilling. No particular period or style is dominant.
- A wide range of building materials typical of the area: including timber-framing, render, brick, flint with clay tiles, and Welsh slate used on the roofs of the village's historic buildings.
- 'Key' buildings include a small number of large, detached properties (e.g. Thames Bank and the Rectory), the parish church of St. Mary, as well as both 'polite' and vernacular buildings along High Street (including Manor House and Whitchurch House).
- The church and surrounding historic buildings are set in a discrete enclosure with a tranquil character distinct from High Street.
- High boundary walls, typically in brick or flint, are characteristic of High Street and the church enclosure. The bellmouths to the church enclosure, Whitchurch House, and Manor Road are distinctive features.
- Fine groups of mature trees and other planting, in both public and private areas, provide a green, leafy character to much of the conservation area, as well as an important sense of enclosure on the northern and southern approaches to the village and along Eastfield Lane.
- The tree-covered escarpment to the north provides a striking backdrop to many views within the village.
- Other than the churchyard, there are no real public open spaces within the conservation area but there is a strong public perception of verdant openness within several private spaces, including the grounds of Thames Bank, the Rectory, and the walled garden. Whether private or public, these open spaces make a notable contribution to the character and appearance of the conservation area.
- Attractive views along the few village streets often terminate on attractive historic buildings or the tree-covered escarpment to the north.
- Sporadic footways that change sides of the street and are interspaced with green verges. Despite widespread development, Eastfield Lane retains the character of a rural lane, with no footways and generous, grassed verges.

Evidential value

- There is medium evidential value in the former farmhouses and cottages listed at Grade II, with potential to reveal evidence for building construction techniques and technologies, which are not yet fully understood, as well as the below-ground archaeology of vanished buildings.
- The church enclosure has Anglo-Saxon origins and there is clear archaeological potential in this area. The former grounds of Walliscote House also have the potential to reveal material relating to the medieval manor house in this area. There is also known pre-historic and Roman activity in the vicinity and the full archaeological potential of the conservation area and environs has however yet to be formally evaluated.

Historical value

- Whitchurch on Thames' plan form is of medium historical illustrative value in the way in which it demonstrates the development of the settlement away from its early nucleus around the church and (lost) manor house to an essentially linear settlement strung along both sides of High Street, with development limited by parkland and fields to the west and east.
- The toll bridge remains an imposing feature on the southern approach to the village and clearly illustrates its historical connection to the river.
- The presence of 'polite' later additions set among vernacular cottages and farmhouses illustrate the development of Whitchurch from a largely agricultural village to a 'gentrified' riverside resort from the 18th century onwards.

Aesthetic value

- Whitchurch on Thames conservation area has medium aesthetic value as a pleasant rural village with architecture ranging from 16th- and 17th-century vernacular cottages and farmhouses (Swanston Cottages, Manor House) to 'polite' 18th- and 19th-century 'gentleman's houses', such as Thames Bank and Whitchurch House. Cottages, farmhouses, and houses date from the 16th century to the present day, although, with a handful of exceptions, all buildings in the conservation area pre-date 1914. The quality of buildings is generally very high.
- The predominant building materials are red brick with clay, plain tile roofs; however, the earliest buildings are timber framed and there are also several examples of flint or rendered buildings. These constitute an attractive palette of traditional materials.
- Brick or brick and flint boundary walls provide a valuable sense of enclosure and form a key element of the aesthetic value of this conservation area.

Communal value

- Whitchurch on Thames conservation area has medium communal value through the presence of two functioning public houses and village meetings rooms in the former stable block to the Rectory.
- Other than the churchyard, there are no public open spaces within the conservation area but, on the edges of the village, the Village Green on Eastfield Lane and Pangbourne Meadow to the south provide valuable public green space.

4.0 Historical Development

Traditionally Whitchurch on Thames' economy has been agricultural, with the mixed geography of the parish favouring mixed farming, with cereal farming being dominant on the river plain but sheep husbandry and dairying also being present. The woods to the north of the parish were managed for timber and firewood. The Thames and its crossing also provided opportunities for milling, fishing, and river trade.²

There is clear evidence of early settlement in the parish, which includes Lower Palaeolithic hand-axes, widespread finds of Neolithic flints, and a Bronze Age ditch at Bozedown House. A prehistoric site of high archaeological interest is the 58-a. univallate hillfort of Bozedown Camp (Binditch), which is a scheduled monument.

Other than the aforementioned coin hoard, evidence for Roman activity in the parish is relatively limited and there is little in the way of known Anglo-Saxon archaeological material, although local tradition holds that St. Birinus founded a church here in the 7th century.

Whitchurch on Thames is recorded from c.990, the name possibly referencing an early church constructed from local chalk. This may have stood on the site of the existing church, the sub-oval enclosure of which is similar in size to late Anglo-Saxon church enclosures elsewhere.³

The parish likely formed part of a royal estate focused on Goring in the late Anglo-Saxon period, until 10 hides aet Hwitecyrcan or 'of Whitchurch on Thames' were granted to the thegn Leofric c.990.



Fig 5. Looking north along High Street

Both a church and a mill were in place in 1086, when the estate formed a 10-hide manor attached to Miles Crispin's Honour of Wallingford. Overlordship remained with Wallingford until 1540, when it passed to the Honour of Ewelme. Whitchurch on Thames parish grew out of the Anglo-Saxon estate and its composition, taking in both the chalk escarpment and the river plain, would suggest an Anglo-Saxon 'strip' parish of the sort widely found between the Chilterns and the Thames.

Land in Berkshire, on the south side of the Thames, was added to the parish by the 13th century. By the 19th century, the parish totalled 2,049a. in Oxfordshire and 309a. in Berkshire. The toll bridge over the Thames was deemed extra-parochial in the 1792 Act that established it. The parish was rationalised in 1883 and 1894. As part of this rationalisation, all of the Berkshire lands were removed from the parish except for a small enclave around the Swan public house, which remained part of Whitchurch on Thames parish until 1991 and previously formed part of the Whitchurch on Thames Conservation Area.

2. VCH Oxfordshire Texts in Progress, 'Economic History' p.1.

3. Blair, J., Building Anglo-Saxon England (2018) 387-97.

As noted above, the village is situated on a river crossing that connects east-west routes along the Thames valley with a north-south route linking the Icknield Way as it runs through south Oxfordshire with the Kennet valley to the south.

The road and river crossing were likely in use in the Roman period and it is inconceivable that the ford was not still used in the Anglo-Saxon period, when the church and mill were erected nearby.

A ferry was established by the 1270s which likely remained in use until the construction of the toll bridge in the late 18th century. In the 15th century, the ferry was leased alongside the mill and fisheries, while in the mid-18th century, the lease also took in the new pound lock. The weir has been in place in some form since at least 1270 and there was a flash lock here as early as 1580-85.

The north-south route crossing the Thames formed the main road through the parish and has been the focus for development within Whitchurch on Thames village. The northern end of the village is bisected by Tuddingway (Hardwick Road), a route between Wallingford and Reading with probable Anglo-Saxon origins.

The Anglo-Saxon origins of Whitchurch on Thames village begin with a church being place near the river crossing by c.980. Domesday records a mill, which considering its proximity to the church was likely close to the site of the existing c.1830 mill (converted to residential use in the 1960s). The Saxon church was rebuilt at some point after the Conquest. The existing building is an 1858 replacement by H. Woodyer in a 14th-century style and incorporates elements of the medieval building, including a Norman south doorway and 15th-century porch.

The medieval manor house stood near the 18th-century Walliscote House and an associated royal deer park to the west was recorded in 1251, although this was later subsumed into the grounds of Coombe Park. Edward II briefly stayed at the manor in 1318, when it was in royal hands.⁴

Indeed, the manor was in royal hands for much of the medieval period, being periodically leased or granted for life to royal servants. It became part of the newly-created Honour of Ewelme in 1540, remaining in royal hands until James I granted it to Sir George Home in 1604. Home sold it the following year to John Whistler of Gatehampton in Goring.

Whistler's descendant, Anthony Whistler, sold the manor house and c.150a. to John Wallis, who built Walliscote House on its site. Anthony Whistler retained lordship of the manor and in 1712 adopted Whitchurch House on High Street as his new manor house. The timber-framed building to the north of Whitchurch House now called 'Manor House' gains its name from its status as the demesne farmhouse but also for its use for manorial courts in the 18th century.

The manor was sold to Samuel Gardiner, a West India merchant, in 1792. Gardiner built his new residence, Coombe Park, to the west of the village in a landscape designed by Humphry Repton, and by 1811 owned 326a. in Whitchurch on Thames. The estate expanded during the 19th century, comprising 1,922a. in Whitchurch on Thames and Goring by 1873. It was broken up in 1920 and stood at 670a. when it was again dispersed in 1950. This post-war dispersal paved the way for the 20th-century expansion on the eastern and western sides of the village. Coombe Park remains within a 169a. estate to the west of the village.⁵

4. VCH Oxfordshire Texts in Progress, 'Landownership' p.6.

5. Ibid., p.5.

The area immediately around the village had historically been farmed. John Rocque's 1761 map of Berkshire shows the village, following the line of High Street down to the Thames and with clearly demarcated fields to the east and west. The line of Eastfield Lane appears to relate to a route along the field boundaries to the east.

West and East fields at Whitchurch on Thames were mentioned in 1276 & 1342 respectively and in 1626 there were seven fields covering 810a. The meadow along the edge of the river was a strip of common land, possibly the uncultivated area shown on Rocque's map, mentioned in documentary sources in 1342 and 1626.⁶

At the time of Domesday, there were 15 ploughteams at Whitchurch on Thames, three in the demesne. Demesne farming was dominated by wheat, oats, and barley by the late 13th century.

Indeed, farming in the parish has generally been cereal based, although mixed with some sheep rearing and dairying. By 1700 most of the farms were leaseholds, including the demesne farm (based at Manor House on High Street).

Enclosure came in early 19th century, with common fields and meadows enclosed in 1806 and pasture and heath in 1813. Farm sizes fluctuated following enclosure, some being combined to form larger holdings, e.g. from 1828 the demesne farm was generally let with Beech farm. Cereal farming declined in favour of dairying as the agricultural depression took hold at the end of the 19th century.



Fig 6. Swanston Cottages

Pastoral farming increased in the mid-20th century although cereal farming and pig and sheep rearing increased in the later part of the century. Diversification has included mixed organic farming at the Hardwick estate to the east of the parish and the formation of the Hardwick Stud Farm.⁷ Alpacas have been farmed just to the east of the village at one of the largest breeding and stud centres in the county, Bozedom Alpacas, since 1989.

The village's boundaries continue to be defined by the river to the south, the escarpment to the north, and agricultural and parkland to the east and west. The foci for development remain the Anglo-Saxon and Norman church enclosure and High Street.

This broad layout was in place by at least the 17th century, and some houses along High Street, such as Swanston Cottages (above, Fig 6), may incorporate 16th-century elements.

6. VCH Oxfordshire Texts in Progress, 'Economic' p.2.

7. Ibid. p.9

Widespread infilling in the 18th century followed this established plan, extending the village slightly north with the addition of Hill Cottages before 1734, and the existing layout of the village can be broadly traced on the c.1800 enclosure map, which also shows Eastfield Lane as a distinct route. Thames Bank, added by 1793, took in the former meadows on the east side of the village (see, *Fig 14*).

19th-century development largely continued this pattern, although expansion along Hardwick Road did begin with the construction of the village school (now Flint House and Old School House) c.1817 and followed by Uplands and The Mount later in the century (right, *Fig 7* and *Fig 8*).

Sales of land from the Coombe Park estate saw the development of Eastfield House in Eastfield Lane in 1879/80 (right, *Fig 9*). Plots of glebe land sold in 1926-7 facilitated further development along Eastfield Lane.

Swanston Field and Manor Road (the site of a war-time camp for mainly Polish refugees) expanded the village to the east and west in the post-war period. Otherwise, mid-/late 20th-century development has been limited to isolated examples of infilling (e.g. St. Mary's House in the church enclosure and New Place, Wychotes, and The Vines at the northern end of High Street) and expansion along Eastfield Lane and Hardwick Road.



Fig 7. The Flint House



Fig 8. The Mount



Fig 9. Eastfield House

5.0 Spatial Analysis

5.1 Street Pattern & Layout

The village street plan comprises a single principal road, with further development along Eastfield Lane and Hardwick Road to the east. Modern additions at Manor Road and Swanston Field distort this pattern to some degree, expanding the layout of the village beyond its pre-20th-century extent.

High Street is formed at its southern end by the toll bridge crossing the Thames. It runs roughly northwards, incorporating a gentle curve to the north-west. The southern part of the road is generally flat as it runs along the river plain but it begins to gently rise as one moves northwards. The gradient becomes notably sharper as one passes the entrance to Manor Road and as the road curves towards the junction with Hardwick Road there is very much a sense of being on a hill, with Hill Cottages enjoying a commanding position (right, *Fig 10*). The road curves away to the north-west, leading up the tree-lined escarpment and out of the village. Beyond the village to the north is the War Memorial (designed in 1921 by the Arts & Crafts architect Frank Loughborough Pearson [1864-1947], who was a resident of Swanston House) and, on the plateau above, Whitchurch Hill.

At the southern end of High Street, views of the village are restricted by heavy planting along the Thames bank but a gap to the west takes in an attractive view of the church enclosure (*View 7*, see cover image). It is worth noting that the conservation area boundaries also take in a stretch of the Thames here and there are attractive views along the river from the bridge (*Views 5 & 6*).



Fig 10. Hill Cottages



Fig 11. North end of the bridge

At the northern end of the bridge, the road is enclosed by the boundary wall to Thames Bank and heavy tree planting to the east (above, *Fig 11*) and the toll house, which functioned until the early 1990s, to the west (see, *Fig 12*). The modern, brick toll booth terminates views northwards here (see, *Fig 13*), with heavy tree planting continuing to restrict views.



Fig 12. Toll house



Fig 13. Toll booth



Fig 15. The Rectory

This southern end of High Street is defined by a small number of large buildings set within spacious, heavily planted plots and set back from the road. The principal buildings here, the 1790s' (with later additions) Thames Bank (below, *Fig 14*) and the 1832 Rectory (right, *Fig 15*), are both polite, Georgian designs that articulate the 'gentrification' of the village in the 18th and 19th centuries.

Just before one reaches the Rectory, a drive to the west leads towards The Mill (below, *Fig 17*) and a group of buildings on the southern edge of the church enclosure. These include the 16th-century Church Cottages (below, *Fig 16*).



Fig 14. Thames Bank



Fig 16. Church Cottages



Fig 17. The Mill



Fig 18. Churchyard boundary wall

From this drive, a narrow alley, enclosed by high walls, leads to the churchyard (*View 9*); the main access is via the lychgate to the north (*View 10*), accessed from the old driveway to Walliscote House. The heavily-treed churchyard is enclosed by high boundary walls, including flint and brick walls to the west (above, *Fig 18*), which would once have separated it from the grounds of Walliscote House. High walls are a defining feature along the driveway (although parts of the walls around the late 20th-century St. Mary's House are modern replacements) leading back to the bellmouth where the old driveway to Walliscote House meets High Street.

Returning to High Street, this curves gently north-westwards to the north of the Rectory. Here the road is enclosed to the west by the Old Rectory stables (now a parish meeting room and a separate flat) and to the east by the Ferryboat (above, *Fig 19*, *Fig 20*), one of the two public houses in the village (though this has closed at the time of writing). There is an open yard/car park to the south of the Ferryboat, enclosed to the east by an outbuilding.



Fig 19. Old Rectory stables



Fig 20. Ferryboat pub

As the road curves, the Ferryboat and the buildings to the north (Metten, Hawthorn, and Highwayman cottages) give an indication of the denser development to the north (below, *Fig 21*)



Fig 21. Houses near the bottom of High Street



Fig 22. Prospect House

As one passes these houses and the bellmouth to the church enclosure, the first long views north along High Street are revealed, with tree-covered slopes to the north providing a spectacular back-drop (*View 12*). There are footways on both sides of the road here, these enclosed by walls to the west and the wall and high boundary hedges of Prospect House to the east (above, *Fig 22*).

The road widens here and one also encounters the on-street parking that is a constant feature of the upper part of High Street. Walls are a characteristic feature of the conservation area and the 18th-century brick walls to the former walled garden of Walliscote House are a strong element of the character of the central part of High Street (see, *Fig 2*).

East of these walls is the entrance to Eastfield Lane, which is flanked by the village's other public house, the Greyhound (above right, *Fig 23*)



Fig 23. The Greyhound pub

Taking a brief detour onto Eastfield Lane, this has a distinct character from High Street being a later extension of the village following the release of building land in the late 19th and early 20th centuries.

Groups of trees give a leafy, enclosed character to its western end but further east houses are set back from the road behind grass verges and generous gardens. The attractive workers' cottages at its western end are set back in a manner rarely seen on High Street (below, *Fig 24*).



Fig 24. 2 Eastfield Lane



Fig 25. The Old Forge

Returning to High Street, to the north of the Greyhound, 1-3 Duchess Close and the Old Forge are unusual in forming a small group of buildings set perpendicular to the street, around a small yard (left, *Fig 25, Fig 26*).

Another example of development set back from the road is just to the north of the walled garden, where the buildings of Walliscote Farm have been converted to residential use.

At this point, High Street is wide and incorporates either footways or verges on both sides. Beyond these, the road remains enclosed by either walls or buildings. These include the barn-like form of Racquets (a former stable block to an earlier iteration of Swanston House, later converted to an indoor tennis court and then a house) and the high boundary walls of Swanston House (below, *Fig 27*). The latter also serve to mask a small, modern cul de sac set back from the road.



Fig 26. Duchess Close



Fig 27. Swanston House



Fig. 28 Entry to Whitchurch House

There is a tight cluster of buildings on the eastern side of the road here, taking in Ford Cottage, Tudor Cottage, and, set back from the road behind a dwarf wall and high hedges, Whitchurch House. Note the bellmouth entrance to the south of Whitchurch House (above, *Fig 28*).

By this point, there is no footway on the eastern side of the road, with the 16th-century Swanston Cottages (see, *Fig 6*) alongside Littlecot and Mowcop, being set slightly back from the road behind low boundary walls.

Immediately to the north of Whitchurch House is a further bellmouth, this consciously mirroring the early 19th-century bellmouth to Walliscote House to the south (see, *Fig 4*). This once served the southern carriage drive to Coombe Park but now provides access to Manor Road, a mid-20th-century housing development beyond the traditional boundaries of the village. The eastern part of Manor Road, which falls within the conservation area, has a quiet, leafy character with no buildings fronting directly onto the street (above right, *Fig 29*).



Fig 29. Manor Road

The widening of the pavement around the bellmouth has allowed the addition of street furniture in the form of a bin, bench, and K6 telephone box. Set back behind the bellmouth is the mid-19th century Lower Lodge (below, *Fig 30*).



Fig 30. Lower Lodge

At this stage, High Street has a notable incline and views north (*View 18*) take in the prominent, timber-framed Manor House and the tree-covered escarpment beyond. To the west of Manor House, Old Barn Cottages reflect the position of an earlier barn, demolished in the 1960's. This barn was painted by George Price Boyd in 1868; "Red Barn at Whitchurch" now hangs in the Ashmolean.

To the east and north, earlier houses (the 17th-century Herringbones and Yew Tree Cottage) are set slightly back from the road behind low boundary walls. Edwardian infilling in the form of Manor Cottage and the Little House continue this pattern, as do modern additions (New Place, Wychotes, and The Vines).

There is a distinct cluster of development at the northern end of High Street, where it widens at the junction with Hardwick Road (*View 19*). The 1820/30s' terrace of White Hart Cottage, Primrose Cottage, and Dingle Dell (the latter, which was purpose-built as a village store, has a recognisable shop frontage and an almost urban character) defines the western side of the road (below, *Fig 31*).



Fig 31. Primrose Cottage and Dingle Dell



Fig 32. Wellesley House

To the north, Hill Cottages and Wellesley House mark the 18th-century expansion of the village (above, *Fig 32*). Small-scale cottages of this sort continue along the western part of Hardwick Road with Venn Cottage/Rosemary and Ivy Cottage, Walnut Cottage, and Myrtle Cottage (below, *Fig 33*).



Fig 33. Myrtle Cottage

There is also 'polite' late Victorian construction along here, with The Mount (see, *Fig 8*) addressing the corner of Hardwick Road and High Street and Uplands (not visible from the road) set on the hillside to the north. The expansion of the village in this period must have been helped by the opening of the nearby Pangbourne Station in 1840.

Further east along Hardwick Road, Cliff Cottage, The Old School House, and Flint House (see, *Fig 7*) represent an early 19th-century expansion of the village on the site of a former chalk quarry. Further east along Hardwick Road are modern houses outside the conservation area, while the ground drops away to the south towards the post-war Swanston Field development.

Returning to High Street, this continues north-westwards past the junction with Hardwick Road. This stretch of the road takes on a leafy character, forming the transition towards the heavier tree planting of the hillside on the edge of the village (below, *Fig 34*)



Fig 34. Looking south from the top end of High Street.



Fig 35. Coombe Lodge

Buildings are set back from the road around the bridleway to Coombe Park (and eventually Goring) and these include Coombe Lodge (above, *Fig 35*). To the east is a small group of 20th-century houses set well back from the road (Firhill Cottages and Lynches Lodge).

5.2 Views and Vistas

The map on page 4 identifies significant views that are readily appreciable from the public realm. Photographs taken from each numbered viewpoint can be found in Appendix D. More general views of the street scene (not necessarily identified as important views on the map) also contribute to the character and appearance of the village, particularly where the form of the street, boundary features such as walls and hedges, garden foliage, trees and buildings combine to create a composition that expresses the essential character of Whitchurch on Thames as a rural, riverside village.

In this context, the specific views referred to in Section 5.1 are particularly important. These are marked on the map on Page 4 alongside views into the conservation area from the southern bank of the Thames (*Views 1-4*). These include public views of the toll bridge and the grounds of Thames Bank from Pangbourne Meadow (*Views 3 & 4*), views from the river path (*View 2*), and views of the weir from the car park of the Swan public house (*View 1*).

Views into and out from Eastfield Lane (*Views 14-16*) emphasise the distinct character of this area and the transition from this peripheral area towards the denser development along High Street.

Particular views along High Street are noted where changes in topography or bends in the road allow increased visibility (*Views 17-20*). Of course, there are myriad local views along High Street, which, while not marked on the map, also contribute to the special character of the area.

Key to many local views northwards within the conservation area (e.g. *Views 12, 18, & 19*) is the presence of the tree-covered escarpment as a

backdrop. This is obscured at many points by buildings and the curve of roads but quickly reveals itself as one moves through the conservation area.

For similar reasons, despite the raised position of the northern end of the village, there are no real public views of the river until one is almost at the toll bridge.

The enclosed nature of the church 'precinct' (separated from High Street by the grounds of the St. Mary's House and the Rectory) means that there are no widespread views of the church or spire within the conservation area, with the view from the bridge being the principal vantage (*View 7*, see cover image and below, *Fig 36*). This creates a tranquil, enclosed churchyard. Views of the church from in and around the churchyard, including through the lychgate (*View 10*) are important.



Fig 36. View 7, seen at the time of a community art project.

5.3 Trees and Green Landscape

Heavy tree cover and planted boundaries are an essential element of the character of Whitchurch on Thames especially as one enters and leaves the village. These emphasise its character as a rural village, as well as its position between hills to the north and the river to the south.

Notable elements include:

- Trees along the Thames bank and on the islands around the weir and lock
- Trees and boundary hedges lining High Street at its southern end (along the boundaries of Thames Bank and the Rectory)
- Trees in and around the churchyard
- Trees and well-established hedges along the former driveway to Walliscote House
- Tree planting within the walled garden articulates the historic use of the walls visible from High Street
- Trees along Eastfield Lane
- Trees lining the eastern end of Manor Road, giving it its distinctively enclosed, private character (this 'yew avenue' presumably formed part of the planned 19th-century approach to Coombe House)
- Trees within the garden of The Mount, fronting onto High Street
- Trees along the north-western stretch of High Street (past the junction with Hardwick Road), easing the transition into the village from the tree-lined road to the north, notably the beech tree by the entrance to White House



Fig 37. Mature trees along Hardwick Road

- Trees along Hardwick Road, which relate to historic field boundaries and form an important element of the approach to the conservation area from the east. It is proposed to extend the conservation area to include these up to the boundary provided by Swanston Fields (above, Fig 37)

Trees are a more prevalent element of the character of the northern and southern ends of the conservation area, close to the river and hillside. The central portion of High Street, where buildings tend to front onto the street with only shallow front gardens, provides fewer opportunities for the sort of mature tree cover found around the church enclosure and the escarpment, although this area remains far from devoid of planting.

More generally, planting within private gardens, including front gardens, forms part of the 'positive' character of the conservation area. Notably, while high boundary walls are a characteristic element of this conservation area, in many places enclosure is provided by boundary hedges (often in conjunction with dwarf walls, see, *Fig 22*).

Similarly, views onto the village from the south benefit from tree planting along the banks of the Thames (*Views 1, 2, 3, & 4*).

Important groups of trees are highlighted on the map on Page 4; this does not attempt to note every significant area of planting within the village, which generally benefits from a leafy character.

5.4 Biodiversity Value

Natural England has prepared 'National Character Area Profiles' that characterise the landscape character of England. Whitchurch on Thames falls within area '110. Chilterns' (published February 2013), it is also located within the Chilterns Area of Outstanding Natural Beauty.

The 'National Character Area Profile' highlights the key habits and species of this area, noting in particular large areas of beech woodland and chalk escarpment.

In addition, the private gardens of the village's houses and cottages (including mature tree planting), together with the Thames bank (including the well-planted islands) all also provide significant habitats for native wildlife.

5.5 Public Realm

As a rural village, street furniture is not common in Whitchurch on Thames. A bench, post-box, and bins are provided at the junction of High Street and Hardwick Road, while a further bench and a K6 telephone box (now a mini-library) are provided within the curve of the bellmouth to Manor Road. A further post-box is set within one of the gate piers to the southern bellmouth. Otherwise, narrow pavements and verges provide little opportunity for street furniture. Road paving is simple tarmacadam, which is in a poor state along Manor Road (the private Old Gardens has a simpler compacted gravel surface).

The secondary roads, Eastfield Lane, Hardwick Road, and Manor Road, lack white lines, emphasising their rural character (below, *Fig 38*). In this vein, these generally lack formal footways (that on Manor Road begins partway along its length). On Hardwick Road, property boundaries front directly onto the road, while on Eastfield Lane these are generally set behind verges.



Fig 38. Hardwick Road



Fig 39. Manor Road

In the latter case, stones and logs are used as informal barrier to prevent parked vehicles from damaging the soft verges (above, *Fig 39*).

High Street, however, does have white painted lines throughout. These are necessary to demarcate parking bays and passing places. This road is a busy thoroughfare and parked cars, which are a constant feature along much of its length can often exacerbate existing bottlenecks.

Provision of footways and kerbing differs along High Street. Footways are generally confined to the western side of the road, for instance at Swanston Cottages property boundaries front directly onto the eastern side of the road while there is a paved footway to the west. Kerbing is standard concrete fare in many cases but with many areas of attractive stone kerbing along High Street. The latter should be encouraged where replacement kerbing is proposed.

Private driveways are generally gravel rather than hard-paved surfacing, although there are examples of the latter (e.g. brick paving to the Gables). Street signage has been kept to a minimum helping to reduce additional street clutter and there is only limited public street lighting within the conservation area.

An exception is at the southern end of the village, where there are several signs, notably around the brick toll booth. This, with its mechanical barriers, is a feature that (despite being part of the long history of the village) has a non-traditional character. That said, its design is sufficiently understated that it does not detract from the character of the conservation area.

There are several overhead wires attached to telegraph and electricity poles throughout the village. These generally follow the line of the street and are not unduly visually intrusive.

5.6 Boundary Treatments

Tall boundary walls are the most obvious and characteristic feature of the village, with those to the Walled Garden and Swanston House (both fronting onto High Street) being the most significant examples (see, *Fig 2, Fig 3*).

Walls are typically red brick or flint with brick dressings, although there are more substantial flint walls on the western side of the churchyard (see, *Fig 18*). Lower boundary walls are also found throughout the conservation area and line High Street for much of its length. These are characteristically set in front of taller hedges or tree cover.

There are limited examples of metal railings and part of High Street boundary to Thames Bank unfortunately comprises chain-link fencing (although the effect of this is softened by planting behind).

The three bellmouths are distinct features that readily articulate the historical relationship between the village and prominent houses (Walliscote House, Coombe House, and the lesser bellmouth to

Whitchurch House) on its western edge. The southern bellmouth also serves as a public entrance to the church enclosure more generally.

In many cases, houses front directly onto High Street or are set back behind shallow verges (e.g. Metten, Hawthorn, and Highwayman cottages or Racquets).

Boundary treatments on Eastfield Lane are generally less formal, comprising boarded fences.

The most significant man-made boundaries are shown on the map on page 4.

6.0 Character Analysis

6.1 Definition of character areas

Seven sub-character areas have been identified within the Whitchurch on Thames conservation area as a result of this Appraisal (right, Fig 40):

1. The river and the southern portion of High Street
2. Church enclosure and Walliscote House approach
3. Eastfield Lane
4. The central portion of High Street
5. Manor Road
6. The northern end of High Street rising towards the chalk escarpment
7. Hardwick Road

The character areas relate to the identification of visually and physically distinct parts of the conservation area as it currently exists. The Manor Road character area takes in Old Gardens, which it is proposed to remove from the conservation area, although this will be briefly discussed in this chapter.

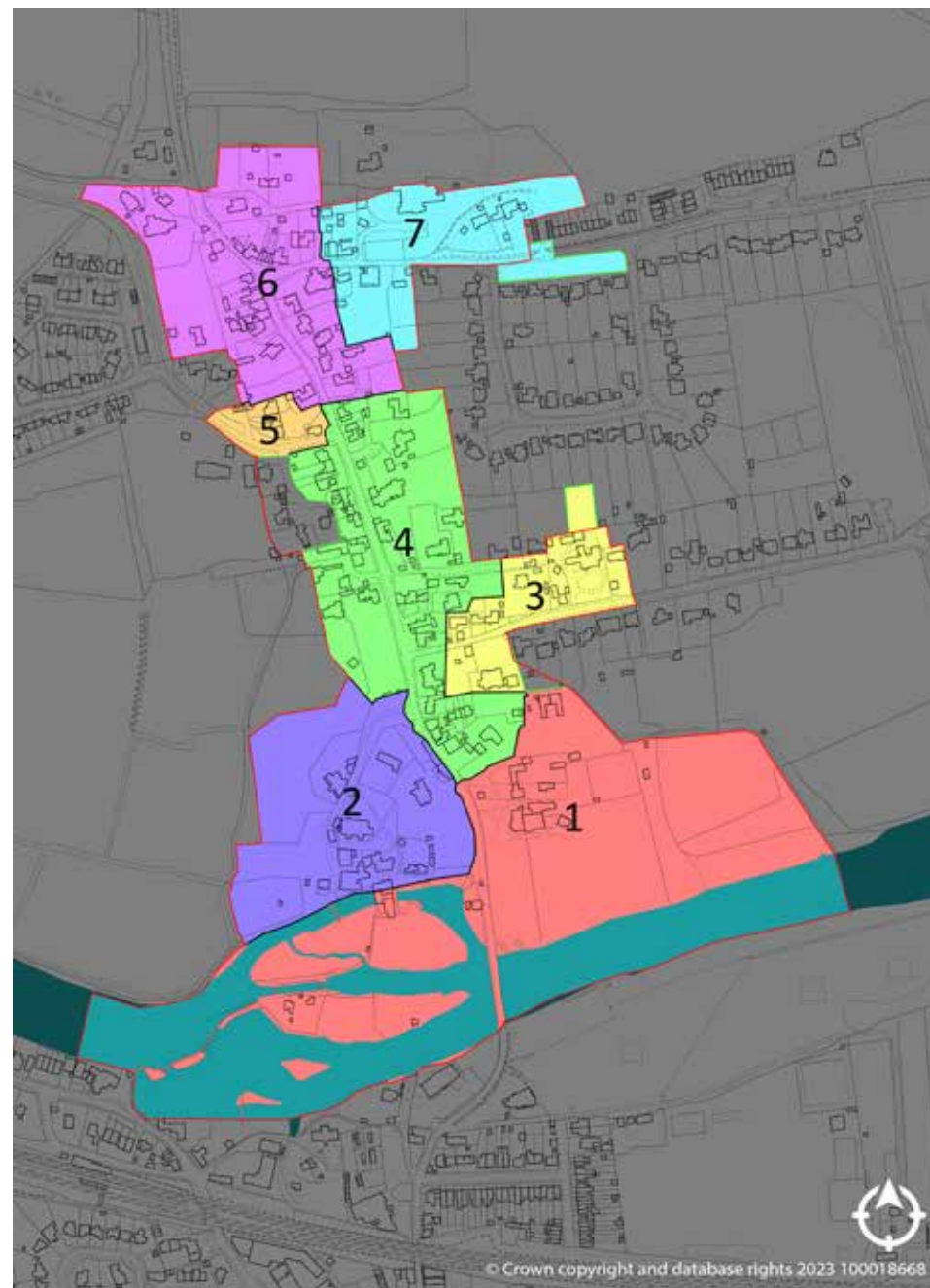


Fig 40. Character Areas

Character Area 1: The river and High Street (south)

This comprises the toll bridge and its approach along High Street, alongside the river, islands/lock/weir, and the grounds of Thames Bank. While the islands/lock and Thames Banks are all private land, they are clearly legible from the bridge and other public vantage points (such as Pangbourne Meadow) as green, planted spaces. The weir is not prominent in public views from within the conservation area but is clearly visible in views onto the conservation area from the southern bank of the Thames (*Views 1 & 2*).

Both Thames Bank and the Rectory (in Character Area 2) are legible from the public realm as large, 'polite' dwellings set within spacious, planted grounds and this is key to the leafy character and appearance of the southern part of High Street. The spacious grounds contrast with the tighter plots found on the main stretch of High Street to the north.

The toll house and bridge are prominent historic features that articulate a key feature in the historical development of the village (the Thames crossing). The view towards the church enclosure from the bridge (*View 7*) is one of the more significant views within the conservation area. This forms part of one of the two principal approaches to the village.

Character Area 2: Church enclosure and Walliscote House approach

This character area represents the core of the medieval village, around the church, manor, and mill (in Character Area 1 to the south). The medieval manor house was located to the west of this area and was replaced by Walliscote House in the 18th century.

Walliscote House was demolished in the 1960s but its driveway, with its distinctive early 19th-century bellmouth to High Street



Fig 41. Stables to Mill Cottage



Fig 42. Dairy Cottage

(although there is no direct evidence, local tradition holds that this was the work of Sir John Soane), remains a defining feature of this area.

The church enclosure is set back from High Street and the properties here benefit from high boundary walls, which create a discrete, tranquil character area. The church represents the heart of the village but, due to the enclosed nature of this area, views of it from outside this character area are limited to glimpses of the spire from the south (e.g. *View 7*).

The principal approaches to the church are via the bellmouth and drive, approaching through the lych gate into the churchyard (*View 10*), or from the south, through an alley adjacent to Church Cottages.

To the west of the church is a collection of buildings (today residential) arranged around the listed former stables to Walliscote House, although these are not visible from the public realm (above, *Fig 41, Fig 42*)

The distinctive bellmouth and drive are prominent features on this part of High Street and clearly articulate the history of this character area as part of the approach to a high-status dwelling. Tall boundary walls trace both sides of the driveway. Those on the south side of the drive, around St. Mary's House, have been rebuilt and recapped relatively recently but do contribute to the enclosed character of this area, fitting into the wider trend for high boundary walls throughout the conservation area.

The Rectory is included in this character area due to its relationship with the church, although it is St. Mary's House that is more visible from the driveway approach. This modern addition is of no architectural or historical interest.

Character Area 3: Eastfield Lane

This character area is distinct from High Street, being a lane that previously ran between the fields to the east of the village and was not developed until the late 19th century. Building along the lane continued in earnest in the 20th century and it is only the earlier development, at its western end, that is included within the conservation area.

Eastfield Lane is approached from High Street via a narrow junction between the Greyhound Public House and northern boundary wall of Prospect House. At its western end, modern properties in the form of The Gables and Wells House, alongside their prominent garages, do not make any meaningful contribution to the character and appearance of the conservation area.

The lane, including its western end, has a leafy character and buildings are generally set back from the road, either behind gardens or generous verges, in a manner not widely seen on High Street.



Fig 43. Eastfield Lodge, Eastfield House can be seen on the right.

The late 19th-century workers' cottages, 1 & 2 Eastfield Lane, are attractive, though they have suffered poor-quality replacement windows.

Eastfield Lodge and Eastfield House are an attractive pair of late Victorian houses featuring red brick with stone dressings, hung tiles, and moulded chimneys (above, Fig 43, Fig 9). While these buildings, and the trees within their grounds, clearly make a positive contribution to the character and appearance of Eastfield Lane, this contribution is diminished at the time of writing by the clearly-vacant character of Eastfield House, with boarded-up windows and Heras fencing.

Eastfield Cottage is a modern addition within the former grounds of Eastfield House (which also once took in the site of Little Eastfield, outside the conservation area boundaries).

The southern side of the road comprises modern dwellings and is excluded from the area but wide verges and substantial planting on the northern boundaries of those properties do contribute to the leafy character and appearance of this character area.

Character Area 4: High Street (central)

Although there is no definitive dividing line, this character area is distinguished from Hight Street (south) (part of Character Area 1) by the transition from large dwellings within spacious plots (Thames Bank and Thames Bank Cottages) towards tighter development on the central portion of High Street. While the church enclosure represents the core of the medieval village, this character area represents the 'main' part of the linear village and includes the village's two public houses, the Greyhound and the Ferryboat (the latter is closed at the time of writing).

Generally, buildings in this area address the road directly or are set within small gardens, with the Ferryboat and Metten, Hawthorn, and Highwayman cottages fronting directly onto the road at the southern end of this character area. To the north of these, Prospect House (this is earlier than its 'Mock Tudor' detailing would suggest, having been converted from a pair of 1830s' cottages) and the listed Walliscote Cottage are set back behind shallow gardens.

The bellmouth to the church enclosure (Character Area 2) is a key feature of the southern part of this character area and presages the more 'open' character of the public realm around the junction with Eastfield Lane to the north.

Indeed, the junction to Eastfield Lane, combined with the front yard of the Greyhound and the quasi-bellmouth in front of the smithy to the

north, creates a more 'open' character in this central part of the village. The high, brick walls of the Walled Garden enclose High Street immediately to the west of the Greyhound. While there is no public visibility into the walled garden, tree planting in that space is clearly visible from the public realm, benefiting the character of this part of High Street. The modern Walled Garden Cottage is also clearly visible from High Street; its generic post-war form is not a positive addition.

The Greyhound is an attractive building as a village pub (see, *Fig 23*). The Old Forge (with its late Victorian extension to the rear) encloses the southern side of a yard with the listed 17th-/18th-century 1-3 Duchess Close set to the north (see, *Fig 25, Fig 26*). This listed group is unusual in the conservation area for running perpendicular to the road.

To the east of 1-3 Duchess Close is a modern infill development, including Green Hedges, Mellow Walls, Wisteria House, and Tanglewood. This is a pleasant close but it is not of special architectural or historic interest. The Coach House to the south presumably once served Swanston House but this building has suffered from the addition of poor-quality, modern, box dormers (below, *Fig 44*).



Fig 44. The Coach House

To the north of the Walled Garden and Duchess Close, the road retains an open character, with footways or verges on both sides and longer views possible towards the tree-covered slopes to the north. Boundary walls of varying heights remain an important element of the street-scene.

The eastern side of the road is defined by Swanston House (see, *Fig 27*) and related structures, including Racquets (the former stable block to a previous iteration of Swanston House, now a private dwelling fronting onto the street) and its high boundary walls.

While Swanston House is aligned perpendicular to the road, with its main front to the north, F.L. Pearson clearly took care to ensure that the street-facing western elevation also formed an attractive composition.

To the west, the former buildings of Walliscote Farm are legible as a former farmstead, arranged around a yard (right, *Fig 45*). To the north of this are a series of vernacular cottages, including the listed Tudor Cottage and Ford Cottage. To the north-east, the 16th-century Swanston Cottages are among the earliest standing buildings in the conservation area (see, *Fig 6*).

Among these vernacular buildings, the Georgian form of Whitchurch House (with its later extensions) is a distinctive addition to this part of High Street (right, *Fig 46*). This has a historical bellmouth entrance to the south but is otherwise set behind a modern brick boundary wall and high hedge.



Fig 45. The Fowl House



Fig 46. Whitchurch House

Character Area 5: Manor Road

Manor Road formed the southern approach to Coombe Park and now provides access to the post-war Manor Road development (outside the conservation area). The road is accessed from High Street by a buff brick bellmouth, which consciously mirrors the early 19th-century bellmouth to Walliscote House to the south. There is a K6 telephone kiosk here, a feature found in both urban and rural areas and widely installed between 1936 and its discontinuation in the late 1960s (35,000 had been installed nationally by 1940).

The bellmouth and road's historical function as the entrance to a house/ parkland is well articulated by the mid-19th-century Lower Lodge, which clearly expresses its historical purpose through its architectural form and location (see, *Fig 30*).

The portion of Manor Road included in the conservation area is characterised by heavy tree cover, forming a dark, green avenue (see, *Fig 29*). Unlike most other parts of the conservation area, buildings do not front onto this part of Manor Road.

Old Barn Cottages to the north are set at a higher ground level than Manor Road. These are located on the site of a former barn to Manor House but have suffered from poor-quality box dormer extensions.

To the south of Manor Road is Old Gardens, a small 1970s' and later development on the former garden of Whitchurch House. While a pleasant modern cul de sac, this development is not of special architectural or historic interest and, with its peripheral location, could be removed from the conservation area without creating an awkward boundary shape.



Fig 47. Manor House



Fig 48. Herringbones

Character Area 6: High Street (north)

This character area comprises the rising ground at the northern end of the village.

Although there are some earlier survivors (Manor House and Herringbones) (above, *Fig 47*, *Fig 48*), this part of the conservation area largely took form in the 18th and early 19th centuries, with the addition of Hill Cottages in the early 18th century and then the 1820/30s' terrace of White Hart Cottage, Primrose Cottage, and Dingle Dell (see, *Fig 31*).



Fig 49. Manor Cottage



Fig 50. The Little House



Fig 51. Milverton

There was further infilling in the late 19th/early 20th century, e.g. the Mount (see, *Fig 8*) replaced a builders' yard in 1880 while the Little House and Manor Cottage were added in 1898 and c.1914 respectively (above, *Fig 49, Fig 50*). There has been limited modern infilling in the form of New Place, Wychotes, and the Vines.

Although High Street generally slopes upwards as it moves northwards, this incline is notably steeper at its northern end, where retaining walls are a common feature.

This can mean houses being set back from the road on terraces, such as the timber-framed Manor House, the late 19th-century Little House, or Coombeside Cottage with its high retaining wall. Where houses front directly onto the road, specifically White Hart Cottage, Primrose Cottage, and Dingle Dell, the ground floors incorporate the change in level.

The northern end of High Street widens substantially at its junction with Hardwick Road and the 18th-century development of Hill House, Hill Cottages, and Wellesley House (all listed at Grade II) has a commanding presence here (see, *Fig 10, Fig 32*). The Mount (1880) is also prominent on this junction, turning the corner onto Hardwick Road.

This wide junction forms an important part of the entrance experience to the village from the north: one passes through the heavily-planted road from Whitchurch Hill, passing the War Memorial, and the road narrows between the boundary walls to Milverton and Royal Oak Cottage, before suddenly 'opening up' at this junction, providing the first longer views southwards across the village.

Moving to the north, there is a set of 19th-century buildings around the entrance to the bridleway to Coombe Park (the c.1806 Milverton (above, *Fig 51*), the early 19th-century Upper Lodge, and the late 19th-century White House), alongside the early 20th-century Greenways.

This attractive group of buildings, all of which are painted or rendered white, are set within well-planted grounds.

Due to their well-planted grounds and set-back locations, this group does not feature heavily in views into the village when approaching from the north, although the flint boundary walls and slate-roofed outbuilding to Milverton do (right, *Fig 52* and long view, *Fig 34*).



Fig 52. Milverton outbuilding

To the east of these are the modern Lynches Lodge and the early/mid-20th-century Firhill Cottages. Other than tree planting within their gardens, these buildings do not contribute to the special character and appearance of the conservation area.

Character Area 7: Hardwick Road

Hardwick Road forms part of the Anglo-Saxon 'Tuddingway' from Reading to Wallingford and is situated at the periphery of this generally linear village. Indeed, as this suggests, buildings along Hardwick Road relate to the later part of the village's development, being largely of 18th- and 19th-century date.

This character area spans rising ground on the escarpment to the north and falling ground to the south. It also slopes sharply downwards to the east.

Like much of the village, tree cover forms a key element of the character of Hardwick Road, although much of the visible greenery here is set

beyond the conservation area boundaries, either on the escarpment to the north, on the far side of High Street to the west, or further along the road to the east. That said, planting in private gardens remains important to this character area.

Uplands, a Victorian house set within planted grounds on the escarpment, is not visible from the public realm. At the eastern end of this character area, Cliff Cottage (below, *Fig 53*), the Old School House (below, *Fig 54*), and the Flint House (see, *Fig 7*) form an interesting group, set well back from the road on the site of a former chalk quarry.

To the east and south is modern development that falls outside the conservation area boundaries; it is proposed to extend the conservation area eastwards along Hardwick Road to take in quality trees (relating to historic boundaries) but not the surrounding modern buildings.



Fig 53. Cliff Cottage



Fig 54. The Old School House

6.2 Activity and prevailing or former uses

Whitchurch on Thames originated as small core of buildings around the church enclosure and river crossing. The latter marked a major communication route (the importance of which increased with the formation of the first toll bridge in the late 18th century) and the village has since developed as a predominately linear settlement along High Street.

As a major communication route, High Street has a surprisingly busy character for a village of this size, while the areas off this (the church enclosure, Eastfield Lane, Manor Road, and Hardwick Road) have a contrastingly quiet, tranquil character.

The distinct character of the church enclosure, with its high walls and bellmouth to High Street, is a result of the development of Walliscote House (on the site of the medieval manor house) from the 18th century.

Historical activity around the river is clearly articulated by the toll bridge, the toll house, the former watermill, and the lock and weir. Alongside river-related activities, Whitchurch on Thames' economy was historically based largely around agriculture.

The main stretch of the village along High Street seems to have developed as cottages and farmhouses, with a range of village support industries, including two public houses and a smithy. Development along High Street has become less dispersed over time as a result of Georgian, Victorian, and Edwardian infilling.

The presence of fields to the east and parkland to the west confined the development of the historical village, although both these areas have been the subject of post-war expansion.

6.3 Prevalent qualities of the built form

Qualities of buildings

Whitchurch on Thames is a rural village developed around a river crossing and comprises a toll bridge and mill, a church, a former rectory, together with numerous other buildings dating from the 16th century to the present day. Predominantly, the buildings are from the 18th century and later but the vast majority of buildings in the conservation area (the boundaries of which consciously avoid later developments on the edge of the village) pre-date 1914 and are of good quality.

Indeed, there are few buildings within the designated area that do not contribute positively towards its special character and appearance.

The conservation area contains 25 statutorily listed buildings, while 53 buildings of local note have also been identified as a result of this Appraisal within the designated area.

Siting

While the medieval core of the village is around the church enclosure, the majority of buildings in the conservation area are arranged along High Street.

Development along High Street is generally quite dense, although the Rectory and Thames Bank at its southern end are set within spacious grounds. Most buildings on High Street are sited parallel to the road either directly on the frontage or set behind brick or flint walls or behind hedges.

The later development on Eastfield Lane tends to be set back behind more generous gardens and verges.



Fig 55. Church of St. Mary

Size types and storey height

The Church of St. Mary is a tall, high-status building, distinguished by its tower and spire (even though views of these are limited by its enclosed location) (above, *Fig 55*). Other large/tall structures in the village are related to the use of the river, i.e. the toll bridge (*View 3*) and the three-storey former mill (see, *Fig 17*).

Generally, however, buildings within the village are one-and-a-half or two storeys in height, even some high-status dwellings such as Thames Bank (right, *Fig 57*) or Whitchurch House. That said, many of these are modest cottages, such as Ford Cottage, which is one-and-a-half storeys with dormers (see, *Fig 58*)

A small number of later additions, such as the 1880 The Mount and the 1899 Little House are two-and-a-half storeys, with accommodation in the roof space, as is the 17th-century Manor House.



Fig 56. Littlecot and Mowcop

Historic buildings within the conservation area show a mix of gables, full hips, and half-hips (see, *Fig 20*, *Fig 26*, and above, *Fig 56*). A few Georgian additions (Thames Bank and Whitchurch House) have parapets, with shallow-pitched roofs behind. Shallow-pitched, slate-covered roofs are also found on some other 18th- and 19th-century additions, such as Lower Lodge and Coombe Lodge (see, *Fig 30*, *Fig 35*).



Fig 57. Thames Bank

Building types are generally recognisably domestic, with some exceptions, notably the church, the former mill (converted to domestic use), the public houses, the former stables (converted to domestic use), and the purpose-built shop (now an art gallery) at Dingle Dell. Although its form is domestic, the historical function of the Toll House is clearly expressed through its siting.



Fig 58. Ford Cottage

Building style, origins and plan form

Several buildings in Whitchurch on Thames are vernacular cottages of very simple and understated form (above, *Fig 58*). There are also a few examples of symmetrical Georgian houses both in 'polite' forms, like Whitchurch House, the Rectory, and Thames Bank, and more vernacular examples, such as Hill Cottages or Wellesley House (see, *Fig 32*). Hill House likely had a symmetrical front prior to the formation of a garage.

Larger listed vernacular buildings include Manor House (a timber-framed former farmhouse), Herringbones, and Swanston Cottages.

In all those cases, much of their special character and appearance derives from their vernacular origins and plan-form together with the local palette of materials in which they are built. In some cases, such as Swanston Cottages, they have been extended and altered piecemeal over time, which forms part of their special character.

There are several notable Victorian buildings, including Eastfield House (see, *Fig 9*), which illustrates the expansion of the village along Eastfield Lane in that period, and the Mount, which is prominently located at the junction of High Street and Hardwick Road.

Of Edwardian additions, the most notable is Swanston House, J.L. Pearson's attractive Arts & Crafts property set behind earlier flint-and-brick walls (see, *Fig 27*).

The earlier buildings in the village have generally developed more organically than the more recent ones and tend as a result to have more irregular plan forms.

Church Cottages are among the earliest known timber-framed buildings in the village (dating to the 16th century), although the small area of timber framing now visible on their southern elevation does not appear to be of great age (see, *Fig 16*). Swanston Cottages are of a similar age and the southern road-facing bay of this pair has attractive exposed timber framing with curved tension braces.

Perhaps the most prominent example of exposed timber-framed construction in the village is the 17th-century Manor House, which is located on a raised position on High Street and shows exposed timbers on its upper floor (see, *Fig 47*).

6.4 Non-designated heritage assets

Some buildings are not statutorily listed but nevertheless add considerably to the special historic character of the conservation area, particularly those that make a positive contribution to the character and appearance of the conservation area as it is perceived from the public realm. All such buildings identified in this conservation area also meet the criteria for local listing as outlined in the Historic England document: Local Heritage Listing: Historic England Advice Note 7 (May 2016) and, as such, are described as non-designated heritage assets in this appraisal. They are identified on the map on Page 4 and are listed in Appendix C.

6.5 Local details

- Walls, railings and gates: few metal railings or gates; red brick walls with brick capping (right, *Fig 59*) (some limited examples of stone coping e.g. the southern bellmouth or bellmouth to Whitchurch House (see, *Fig 1*); brick and flint walls with brick or stone capping/coping (e.g. to Swanston House – see, *Fig 27*); built-up saddleback coping (to churchyard walls and walled garden – see, *Fig 18*); walls generally chest height or higher, although some later, lower walls with rowlock capping; some examples of half-round coping.

- Windows and doors: Stone mullioned windows (e.g. Eastfield House, Eastfield Lodge, Prospect House – see, *Fig 22*); traceried windows with decorative hood moulds (e.g. St. Mary's Church, the Flint House); traceried leaded lights (e.g. Coombe Side Cottage, Hill Cottages – right, *Fig 60*); leaded casements with timber mullions (e.g. the Toll House, the Greyhound, Prospect Cottage, front of 2 Duchess Close, Tudor Cottage, Swanston Cottages, Manor House, Herringbones – see, *Fig 48*); flush-fitting cottage casements (e.g. rear of 2 Duchess Close, north front of



Fig 59. Part of the church enclosure



Fig 60. Coombe Side

Swanston House, Littlecot & Mowcop, Wellesley House – see, *Fig 32*); glazing-bar sash windows (e.g. the Ferryboat, Thames Bank, the Rectory, east front of Swanston House, Whitchurch House); decorative sash windows (e.g. the Mount – see, *Fig 8*).

- Masonry treatments: Dentil corning to some 'polite' buildings (e.g. Thames Bank, Manor Cottage – see, *Fig 49*) and to Primrose, Ivy, Myrtle, & Walnut Cottages; corbelled cornice (Dingle Dell, the Mount, Byways); chimneys in red brick with terracotta pots; flint with brick dressings (e.g. Walliscote Cottage – below, *Fig 61*);



Fig 61. Walliscote Cottage



Fig 62. Jasmine Cottage



Fig 63. Yew Tree Cottage



Fig 65. The Fowl House

(cont.) flint with ashlar dressings (St. Mary's Church); typical orange-red South Oxfordshire brick mostly laid in Flemish bond, some use of glazed blue-grey headers (e.g. the Mill, 1-2 Eastfield Lane, Jasmine Cottage – above, Fig 62); some use of heavily vitrified brick (e.g. buildings around Walliscote Farm, burnt headers to Hill Cottages and Yew Tree Cottage – above, Fig 63); herringbone nogging (e.g. Herringbones, Mill House – below, Fig 64); white-painted brickwork and/or white render (e.g. Highwayman Cottage, the Toll House, Thames Bank – see, Fig 21); a few examples of hung tiles (e.g. Swanston House, Herringbones).



Fig 64. Mill House

- Roof treatments: predominantly clay plain tiles (e.g. The Fowl House – above, Fig 65); Welsh slate (e.g. Lower Lodge, Old Rectory, Walliscote Lodge – see, Fig 30); timber shingles (tower to St. Mary's Church); isolated examples of pantiles (outbuilding to Old Wall Cottage and Walled Garden House).

6.6 Prevalent local building materials

The earliest known surviving buildings in the village, including Church Cottages and Swanston Cottage, are of timber-framed construction. Other examples of (later) exposed timber-framed construction include Manor House, Herringbones, and Old Wall Cottage.

The vast majority of buildings in Whitchurch on Thames are, however, constructed of warm red brick with plain tiled roofs. Welsh slate roofs are found on some later buildings and extensions, often in conjunction with render or white-painted brickwork. A small number of buildings are constructed of local flint (St. Mary's Church), generally with red brick dressings (Walliscote Cottage and Ford Cottage). Flint is also used in boundary walls, again with red brick dressings. Render is used on several buildings, generally painted white and sometimes plain (e.g. Whiteways, New House, or Swanston House, with its light yellow render) and sometimes roughcast (e.g. Highwayman Cottage, Greenways).

7.0 Boundary Changes

The existing conservation area boundary is tightly drawn around the village core and, other than the removal of the site of the Swan Inn following its transfer to Berkshire in 1991, has not been amended since the initial designation.

As part of a comprehensive review of the conservation area boundary undertaken as part of this appraisal it is proposed to remove the area of Old Gardens, which is no longer considered to meet the criteria for inclusion as an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

This would involve drawing the boundary along the southern side of Manor Road and along the rear garden boundaries of Whitchurch House, Tudor Cottage, Ford Cottage, and Mallards, then running westwards along the northern elevation of Long Barton before rejoining the existing boundary where it runs southwards behind Long Barton and Old Wall Cottage.

It is also proposed to extend the conservation area and the Hardwick Road character area eastwards along Hardwick Road to take in quality trees, particularly those on the southern side of the road that relate to a historic field boundary. While the boundaries of the conservation area must reflect its 'special architectural or historic interest', this line of trees is important to the approach to this part of the conservation area, so it is proposed to include the road and line of trees to the south (as well as trees in front of the garage blocks on the northern side of the road) but not the surrounding buildings. The trees to the south relate to the historic northern field boundary and the proposed extension would run

eastwards up to the 'natural' boundary provided by Swanston Field.

The corrections are proposed to conform the boundary line better to existing property boundaries. These are at Eastfield House, Pluto, and Chiltern Edge on Eastfield Lane.

Consideration has also been given to extending the conservation area boundary eastwards along Eastfield Lane to take in the Edwardian George Cottage but, on balance, the benefits of this would be outweighed by the necessary inclusion of the modern Little Eastfield in such an extension, and so this is not proposed.

The full extent of the proposed boundary changes can be seen on the map on page 4.

8.0 Management Plan

The District Council can initiate improvements and manage development in the conservation area. However the success of any conservation area designation and its future management depends upon the co-operation and enthusiasm of stakeholders including residents, statutory undertakers and business owners to work with the council in achieving common aims and objectives.

In general, Whitchurch on Thames is a well-kept village and most properties and their boundaries are in a good state of repair, with the most obvious exception being Eastfield House, which appears derelict from the road (see, *Fig 9*). This appraisal of the Whitchurch on Thames conservation area has so far identified features which contribute to the special architectural and historic interest of the village. Opportunities exist within the settlement to enhance existing built development and enhance features which contribute to its architectural and historic interest.

There are some specific areas within the conservation area that would benefit from preservation or enhancement in order to reinforce the special character and appearance of the conservation area. These include further repairs to the High Street wall of the Walled Garden (right, *Fig 66*). It would also be beneficial to the character and appearance of Eastfield Lane to restore an active use to Eastfield House, removing inappropriate boarding and temporary fencing, while ensuring the long-term conservation of this positive building.

High levels of on-street parking on High Street, combined with congestion at busy times, are to the detriment of the character and appearance of this rural village (right, *Fig 67*).



Fig 66. Deteriorating masonry wall, High St



Fig 67. Traffic bottleneck, Eastfield Lane

Issues:

- Through traffic is key issue within the village, with congestion common at busy periods;
- On-road car parking exacerbates congestion by creating additional bottlenecks and diminishes the otherwise high-quality character of the public realm;
- The run-down and vacant character of Eastfield House diminishes the contribution this prominent building makes to the Eastfield Lane Character Area. Redevelopment is ongoing as of the publication of this document.

8.1 General aims and objectives

The designation of a conservation area is intended to manage change not prevent it. Where policy permits development, it is important that new housing preserves or enhances the character of the area. As such, proposals should be of high quality, responding to the site context and ensuring that a holistic approach is taken to the site including landscaping, boundary treatments, together with enhancing the contribution of open space and enclosure. This document, South Oxfordshire and Vale of White Horse District Councils Joint Design Guide (2022), national guidance and Local Plan policies should all be referred to when bringing forward sites for development within and in the setting of the conservation area.

The Council should aim to:

- Promote the special value of the conservation area and encourage promotion of 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 inappropriate 'wirescape' and rationalise street furniture where necessary;
- Encourage high quality, energy efficient design which aims to fit in with the established 'grain' of the conservation area and be sympathetic to it. Heritage Appraisals and Impact Assessments along with Design and Access Statements will assist this process;
- Encourage the regular maintenance and repair of buildings and walls in the conservation area with appropriate traditional materials including the removal of inappropriate cement renders and plasters;

- 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;
- Encourage regular tree/hedge management with re-planting where appropriate;
- Proposals for development should enhance or better reveal the significance of the conservation area, including responding to views both in, out and around the conservation area and in its wider setting;
- Encourage the retention of front gardens rather than their change to vehicular parking areas, although it should be acknowledged that this minimizes the need for on-street car parking;
- Encourage the preparation of appropriate measures to respond to high levels of idling traffic and on-street car-parking that form a negative element of the character of the conservation area, especially during peak hours.

8.2 Specific aims and objectives

Stakeholders should jointly aim to:

- Keep boundary walls in a good state of repair, as they contribute significantly to the overall character and appearance of the conservation area. Repairs should be in matching brick or flint as appropriate, stone and lime mortar with appropriate original capping, rather than a mortar capping where possible;
- Maintain private planting, especially tree cover, within gardens and on boundaries to retain the green, leafy character of the conservation area;

- Seek opportunities to improve traffic flow through the village to reduce congestion at busy times, although physical infrastructure should be avoided where possible (key actions are set out in the Village Plan 2019);
- If windows on traditional buildings have historically been replaced with uPVC units, where these are to be replaced in the future, opportunities should be sought to ensure replacements match the prevailing local character while resisting such changes in the future;
- Improve public understanding of the history of the village through the provision of discreet interpretation materials (e.g. around the southern bellmouth).
- Retain and repair historic street surfaces and preserve grassy banks and verges throughout the village;
- Achieve effective tree management, especially of prominent trees visible from the public realm, such as that adjacent to Greenway on the northern approach to the village;
- Achieve an appropriate use for Eastfield House, retaining the existing building;
- Preserve and enhance significant views in, out, and through the village, including the key view towards the church enclosure from the toll bridge (*View 7*) and views throughout the village of the tree-covered escarpment to the north.



Fig 68. Whitchurch lock

9.0 Monitoring and Future Revision

As recommended by Historic England in its 2016 document, *Advice Note 1: Guidance on the Management of Conservation Areas*, it is essential to monitor the conservation area and to review the published character appraisal on a regular basis.

Changes to the conservation area may occur through the implementation of schemes approved by the Council, such as new development or changes to the public realm. General deterioration or changes to the condition of the area's physical fabric may also occur over time.

A dated photographic record of the conservation area has been created by the Parish Council as part of the preparation of this Character Appraisal. The main aim of this is to provide a baseline for measuring change in the appearance of the conservation area and for monitoring the physical condition of its buildings.

Where appropriate, local community awareness of the conservation area may be maintained by engaging their assistance in the updating of the photographic record. This might be achieved through the use of volunteers from local historical or amenity societies, or by groups of schoolchildren or students. Information should be stored on electronic 'pro formas' which show dated photographs to illustrate where change has occurred. These could be added to periodically.

Periodic monitoring can aid future revision. All new development should respond to the distinctiveness identified in this document. It is hoped that any new development outside the boundary might be considered for inclusion in a future review.



Fig 69. View through lychgate into the churchyard of St Mary's

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The Statutory List of Buildings of Special Architectural or Historic Interest via <https://historicengland.org.uk/listing/>

Original documentary sources in the Bodleian Library, Oxford- cited in the text.

www.designcouncil.org.uk

www.historicengland.org.uk

www.buildingconservation.com

www.planningportal.gov.uk

www.southoxon.gov.uk

Legislation

Ancient Monuments and Archaeological Areas Act 1979

Enterprise and Regulatory Reform Act 2013

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning Act 1990

Appendix A: Listed Buildings

The Whitchurch conservation area does not contain any scheduled monuments nor does it contain any Grade I listed buildings.

Grade II*

Church of St. Mary

Grade II

Rosemary House

Hill House

Nos. 1 to 4 Hill Cottages

Wellesley House

Coombe Side Cottages

Yew Tree Cottage

Manor House

Herringbones

Nos. 1 and 2 Swanston Cottages

Nos. 1 to 4 Whitchurch House

Tudor Cottage

Ford Cottage

Nos. 1 and 2 Duchess Close

No. 3 Duchess Close

Walliscote Cottage

The Rectory

Thames Bank

Lychgate and attached wall approx. 30m. N of Church of St. Mary

Chest tomb to Neale family approx. 1m. W of S porch of St. Mary

Stables to Mill Cottage

Nos. 1 and 2 Church Cottages

Grade II (con't)

The Tollhouse

Whitchurch Bridge

Appendix B: Historic Environment Record Summary

The following was produced on request by the Historic Environment Record (HER) team at Oxfordshire County Council to capture in greater detail the archaeological interest of the Whitchurch on Thames conservation area. Records referenced in the text below may be cross referenced with the map, right.

Archaeological understanding

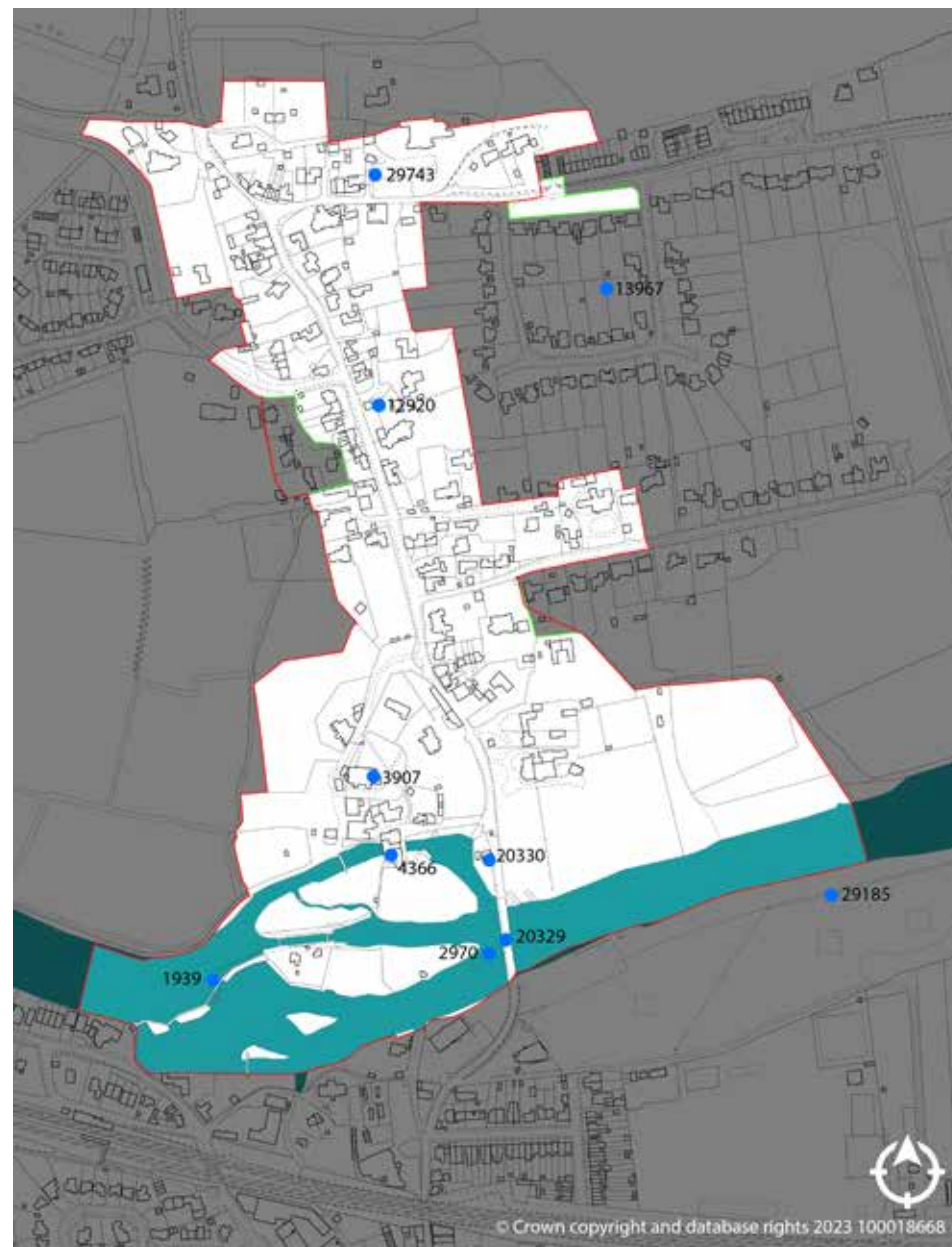
Evidence for Whitchurch on Thames' development is derived mainly from documentary sources, historic maps and conjectural evidence since no archaeological investigations have been conducted within the conservation area and there have been very few within the parish or its environs to further enhance our understanding of past settlement and land use.

Early Prehistoric

The earliest occupation in Whitchurch on Thames dates to the Palaeolithic. A cordate handaxe (PRN12920) was found within the north-east of the conservation area. A further two Acheulean (Lower Palaeolithic) handaxes were found in a garden at Swanston Field just east of the conservation area (PRN13967). No settlement features or working sites of this date have been identified so the occupation is likely to have been nomadic and ephemeral.

Later Prehistoric to Roman

Bozedown Hillfort scheduled monument (1003704) lies c.600m north-east of the conservation area, which would probably have formed part of its agricultural hinterland. An Iron Age univallate hillfort (PRN1940), it comprises extant banks and ditches with the remainder of the defences



under arable land. Investigations have identified a possible entrance at the west corner and an Early Bronze Age-Iron Age ditch relating to an earlier phase of the hillfort. Topography and proximity to the river, a valuable resource and communication channel, is likely to have influenced the location.

While there is no evidence for continued settlement into the Roman period at the hillfort, Roman wall plaster found c.225m to the east of the scheduled monument may indicate a villa or building (PRN3230). Within the conservation area, a 2nd-century Roman coin hoard (PRN1939) was taken from the weir pool in 1911 and a 2nd-3rd-century flask was found while dredging at Whitchurch on Thames toll bridge (PRN2970). This supports documentary evidence that the predecessor to the post medieval toll bridge was a ford near to the current bridge, which may be of Roman (or earlier) origin. The ford then almost certainly remained in use throughout the Anglo-Saxon period.

Early Medieval

Whitchurch on Thames was part of the hundred of Langtree and may have formed part of a royal estate focused on Goring. By the 13th-century a large area of land in Berkshire to the south of the Thames was also included within Whitchurch on Thames parish. Evidence for Anglo-Saxon activity is often scarce within Oxfordshire; and nothing survives of the late 10th-century church which presumably gave Whitchurch on Thames (white church) its name. A late-Anglo-Saxon coin hoard was, however, recorded in or near the conservation area (PRN29743) confirming occupation at this time.

Medieval

By the time of the Domesday book in 1086, Whitchurch on Thames had a recorded population of 32 households, denoting a relatively large medieval settlement. A grain mill is also present at this time and was rebuilt in 1296-7 (PRN4366). The land is recorded as mainly ploughland, meadow and woodland, indicating a primarily agricultural economy. Agriculture continued to drive the economy into the modern period. St Mary's church has its origins in the early 12th-century. The rebuild in 1858 re-used some of the earlier features, including its 15th-century porch (PRN3907).

Post Medieval to Modern

Settlement within the conservation area intensified through the 16th-19th Centuries, with many of the present houses and buildings originating during this period, most of which are designated. The river continued to be important to the town. The first Whitchurch Bridge over the Thames was built as a wooden toll bridge in 1792 (with an associated toll house (PRN20330)), improving transport and communication links. The bridge was rebuilt in 1852 (PRN20329) and was then replaced by a steel road bridge in 1902 to the designs of Joseph Morris. The current Whitchurch Mill, now a house but with its working mill wheel (PRN4366), mostly dates to 1850. It was used by the Whitchurch & Pangbourne Electric Supply Co. Ltd in the early 20th-century to generate electricity. A pillbox and roadblock are located along the Thames just outside the conservation area (PRN29285, PRN29185), protecting the town and the river as part of the defence of Britain during the second world war.

Appendix C: Non-designated Heritage Assets

This list of non-designated heritage assets (NDHA) has been compiled using the following criteria for selection as informed by paragraph 216 of the [NPPF \(2024\)](#) and paragraph 40 of the [Historic Environment government guidance \(2019\)](#), along with advice published by Historic England in [Advice Note 7 \(2nd Edition, 2021\)](#) on local heritage listing. The criteria are:

1. The decision to include a heritage asset on this list must be based on sound evidence of their significance. This significance may be defined by age, rarity, architectural and artistic interest, group value, archaeological interest, historic interest, or landmark status;
2. The heritage asset must make a positive contribution to the communities sustainability and economic vitality; and
3. The presence of a heritage asset on this list must not prevent them from being put to viable uses consistent with their conservation.

Please note: A building identified as an NDHA is a material planning consideration, however, permitted development rights for NDHA's are no different than those of other non-statutorily listed buildings inside or outside of a conservation area.

What follows is a photographic record of each identified NDHA within the conservation area along with captioned summaries of their significance and justification for their inclusion. These are marked **orange** on the map on Page 4.



Mill House, early 20th century

Private house, high quality arts and crafts construction. Positive contributor and complementary to other buildings of similar quality and scale (see Prospect House and Duchess Close). Added for aesthetic and group value.



Dairy Cottage, 19th century

Presumably the former dairy to Walliscote House, later refurbished for residential accommodation. Added for historic and group value.



Lock Keepers Cottage, 19th century

Two storey brick structure of a roughly square plan with several small extensions. Notably features gothic windows. Added for communal and historic value.



Thames Bank Cottage/The Peach House, early 19th century

Semi-detached pair, (The Peach House shown above) formerly a single block, likely stables, serving Thames Bank. Sold into separate ownerships early 20th century. Added for historic value.



Mill Cottage, 19th century with later 20th century extensions

This cottage is made up of several smaller buildings and now connected outbuildings associated with the nearby mill. Added for historic and group value.



The Mill, 1830

Converted to residential use 1960 but still broadly retaining its original form and outward appearance. Added for historic and group value.



Walliscote Lodge, 18th century with later additions

Formerly the adjoining service range to Walliscote House (demolished 1960's). Various alterations and mostly hidden from public view by high boundary walls. Added for historic value and archaeological potential derived from the medieval manor which once stood on the site.



The Ferry Boat, 18th century

Formerly known as Bridge House, this is one of two pubs in the village, though it is closed at the time of writing. The building features prominently at the southern entrance to the village. Added for aesthetic, historic, and communal value.



Rectory Cottage/The Old Rectory, early 19th century

Former stable block to The Rectory, converted to residential and sold into private ownerships in the 20th century. Significant contributor to views in this part of High Street. Added for historic and aesthetic value.



Highwayman, Hawthorn, and Metten Cottages, 18th and 19th centuries

A short row of three cottages. The black and white cottages, originally built as one house, date from the late 19th century. Metten Cottage is contemporary with the neighbouring 18th century Ferry Boat pub. Added for aesthetic and group value.



Prospect House, 1830's

Formerly a pair of detached cottages, remodelled in a mock Tudor style single family home around the turn of the century. High boundary hedges and vernacular detailing are prominent positive contributors to the character of this part of High Street. Added for aesthetic value.



1 - 2 Eastfield Lane, late 19th century

No 1 pictured above, see Fig 24 for No 2. Workers cottages with generous front gardens. The windows to No 2 retain their Victorian appearance. The houses are typical for the region and present good evidence of the improvement to accommodation for the working classes in the late 19th century. Added for historic and group value.



The Old Forge, early 19th century

Former village smithy set on an extended plot with the gable fronting High Street, a typical arrangement. Late Victorian extension to the rear, converted entirely to private domestic use mid 20th century. Added for historic and group value.



The Greyhound, first recorded as a pub 1830

Presently the only operating pub in the village. Parts may predate 1830. Contributes positively to High Street and Eastfield Lane. Added for historic and communal value.



Eastfield Lodge, 1880

Built as lodge house to Eastfield Manor, executed with identical detail but in reduced scale. High quality masonry and tile hanging. A positive contributor to the character of Eastfield Lane. Added for historic and aesthetic value.



Eastfield House, 1880

One of several important large houses in Whitchurch. Executed to a high standard in an arts and crafts style. Vacant at the time of writing, but nonetheless a defining landmark of Eastfield Lane. Added for historic and aesthetic value.



Old Wall Cottage (outbuilding), late 19th century

Former garage to Old Wall Cottage, now converted to a dwelling. Retains historic side hung doors. Makes a positive contribution as a historic outbuilding. Added for historic and group value.



Old Wall Cottage, 19th century

Formerly part of Walliscote Farm, retains stables (converted) along its northern edge. A positive contributor to the understanding of this former farmstead. Added for historic and group value.



Long Barton, ~18th and 20th centuries

The half-timbered bran gable facing the former Walliscote Farmyard is likely 18th century or earlier. The range to the west was purpose built as a dwelling in the 20th century. A positive contributor to the understanding of this former farmstead. Added for historic and group value.



Walliscote Farm and The Fowl House, 18th and 19th centuries

See also, *Fig 45*. Both positive contributors to the understanding of this former farmstead. Added for historic and group value.



Mallards, 18th century

Fine brickwork to the original house (above right) otherwise much altered, though still in keeping. Hedging makes a positive contribution to the character of High Street. Added for aesthetic value.



Racquets, 19th century

Former stable block to an earlier iteration of Swanston House, later converted to an indoor tennis court and then a house. Added for historic and group value.



Swanston House, early 20th century

See also, *Fig 27*. Edwardian. Designed by F.L. Pearson to replace an earlier house of similar scale. Arts and Crafts style, features prominently in the street scene. Added for historic, aesthetic and group value.



Lower Lodge, 19th century

Guarding the historic High Street entrance to Coombe Park, this still diminutive lodge is very well preserved and features prominently in the High Street. Added for historic, aesthetic, and group value.



Littlecot and Mowcop, 19th century

Semi-detached pair featuring attractive half-dormers and a tiled band. The frontage makes a positive contribution to the character of the High Street. Added for aesthetic value.



K6 telephone kiosk, 20th century

Now converted to use as a community library. Features prominently in one of Whitchurch's notable bellmouth junctions. Added for aesthetic and communal value.



Manor Cottage, 1914

Edwardian arts and crafts style, featuring a walled and hedge street boundary making a positive contribution to High Street and adding to the collection of fine Edwardian buildings in Whitchurch. Added for aesthetic and group value.



Little House, 1898

See also, *Fig 50*. Another substantial Edwardian arts and crafts house contributing positively to the character of High Street, fine chimneystacks and tile hanging. Added for aesthetic and group value.



Jasmine Cottage, 19th century with later extension

Formerly a semi-detached pair, extended in the 20th century. Mostly hidden from view but glimpsed views of the roofline from High Street contribute positively. Added for aesthetic value.



Hart Cottage, Primrose Cottage, Dingle Dell, 1820's-1830's

A short row of Victorian houses and a purpose built shop, unique in Whitchurch for their more urban appearance. Added for historic and aesthetic value.



The Mount, 1880

See also, *Fig 8*. Sitting prominently at the top of High Street, this brick built neo-gothic house is a landmark of the village. It is a style unusual for Whitchurch but makes a strong contribution to the character of this part of the conservation area. Added for aesthetic value.



Venn Cottage, 18th century

Features a fine Georgian brick frontage and large sash windows. Semi-detached to Rosemary, a Grade II listed building. It is likely Venn Cottage was substantially rebuilt; perhaps why it is not also designated. It nonetheless makes a positive contribution. Added for aesthetic and historic value.



Ivy, Myrtle, and Walnut Cottages, 18th century

Formerly a single house, unified by a brick plat band, now divided into three dwellings made distinct by exterior paint. Despite not retaining any original windows, the frontage and gardens make a positive contribution to Hardwick Road. Added for aesthetic and group value.



Cliff Cottage, The Old School, and Flint House, late 19th century

See also, *Fig 7*, *Fig 53*, *Fig 54*. Built on the site of a former chalk quarry and elevated above the village. These demonstrate well the variety of styles employed during this period of development. Glimpsed views along Hardwick Road contribute positively. Added for aesthetic and group value.



Milverton House, 1806

See also Fig 51. Features in views at the top of High Street at the northern entrance to the village. The garage outbuilding near (in the foreground, above) the road is mostly of flint and is unique in Whitchurch. Milverton House itself features fine brickwork and tile hanging. Added for aesthetic and historic interest.



George Cottage, early 20th century

Outside of the conservation area on Eastfield Lane. Attractive tile hung cottage in a vernacular style. The house makes a strong contribution to the character of Eastfield Lane and is in its own right of historic interest due to its age and proximity to Eastfield House. Added for aesthetic and historic interest.



Coombe Lodge, 19th century

See Fig 35. This house, now converted to a private dwelling, was one of two lodge houses serving Coombe Park. Formerly a single octagonal structure (in the foreground above) this was extended in the 20th century to form part of a large house. Added for historic value.



Uplands, 1858

Built for William Binns Wood who was described as a man of independent means. He was born on the 21st December 1796 and died on the 18th February in 1879. He is buried in St Mary the Virgin in the village. Added for historic value.

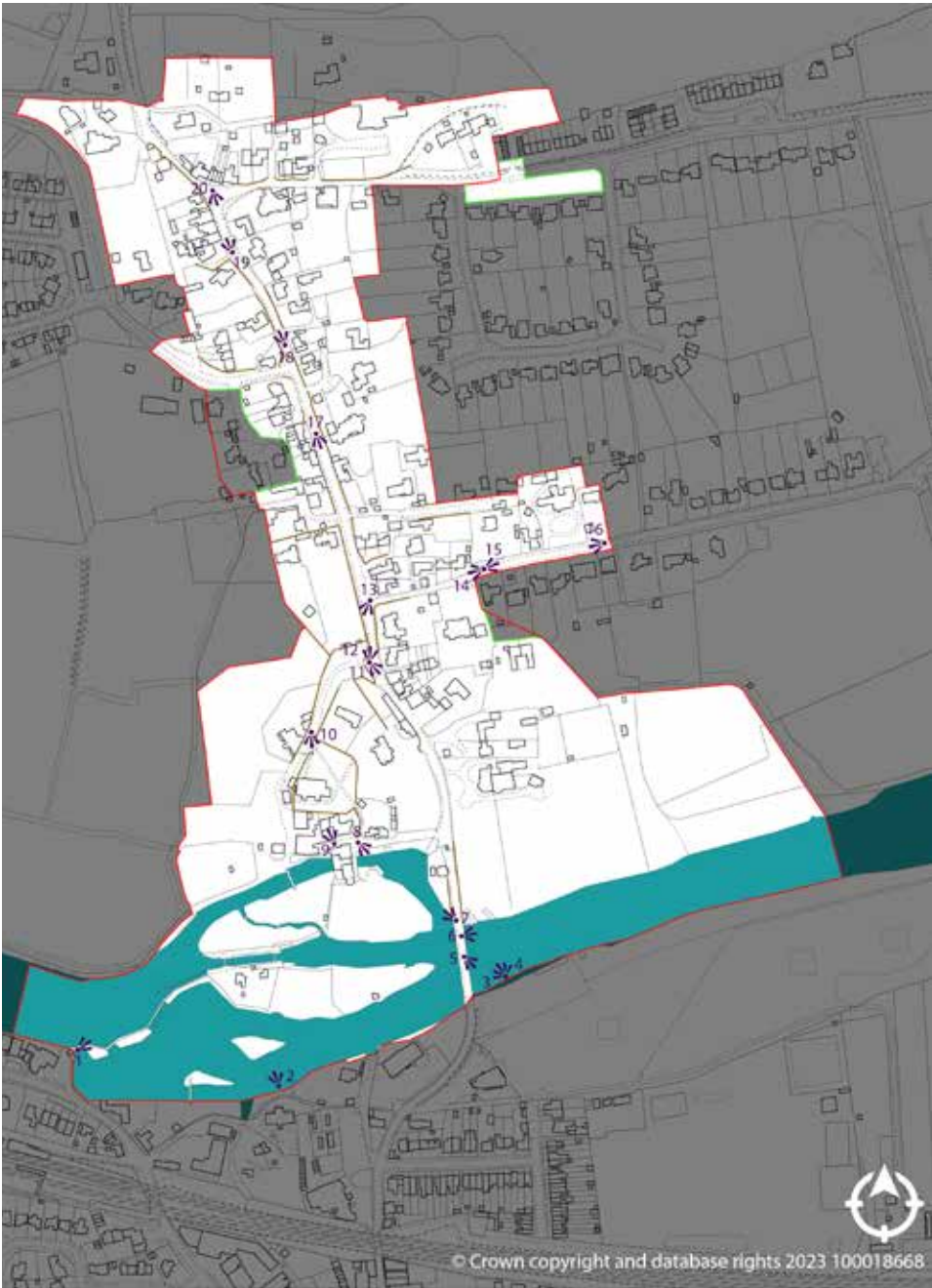
Appendix D: Important Views



1. From the Swan, Pangbourne



2. Pangbourne riverside path



Map showing important views numbered, corresponding to photographs in this appendix.



3. Pangbourne Meadow



5. Whitchurch Bridge (towards Pangbourne Meadow)



4. Pangbourne Meadow



6. Whitchurch Bridge (looking east along the Thames)



7. Whitchurch Bridge (towards the church)



9. The church path



8. From the mill towards the bridge



10. Towards the church through lychgate



11. High Street (south from Walliscote bellmouth)



13. High Street (south from junction with Eastfield Lane)



12. High Street (north from Walliscote bellmouth)



14. Eastfield Lane looking west



15. Eastfield Lane looking east



17. High Street (looking south, near Swanston House)



16. Eastfield Lane (looking into conservation area from east)



18. High Street (looking north, near Manor Road bellmouth)



19. High Street (north from north end, near the Little House)



20. High Street (south from north end, near Hardwick Rd junction)

For further information and advice on
Conservation Areas please contact:

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Abbey Close
Abingdon
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Tel: 01235 422600

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