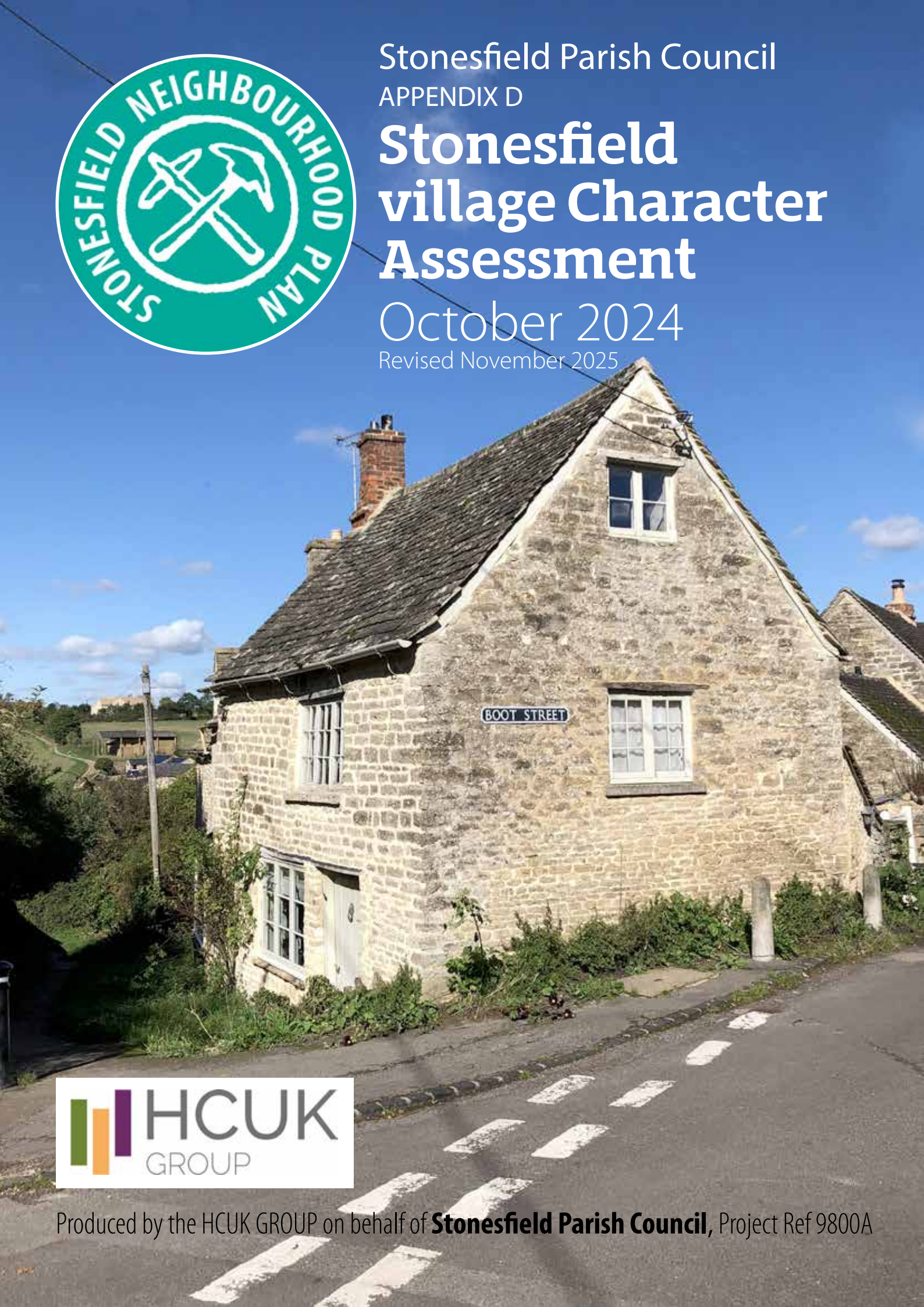
Stonesfield Parish Council

APPENDIX D

Stonesfield village Character Assessment

October 2024

Revised November 2025



HCUK GROUP

Produced by the HCUK GROUP on behalf of **Stonesfield Parish Council**, Project Ref 9800A

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1. Introduction

1.1 This Character Assessment has been prepared by HCUK Group on behalf of the Stonesfield Parish Council. It will form part of the evidence base of a Neighbourhood Plan, being prepared in 2024/25.

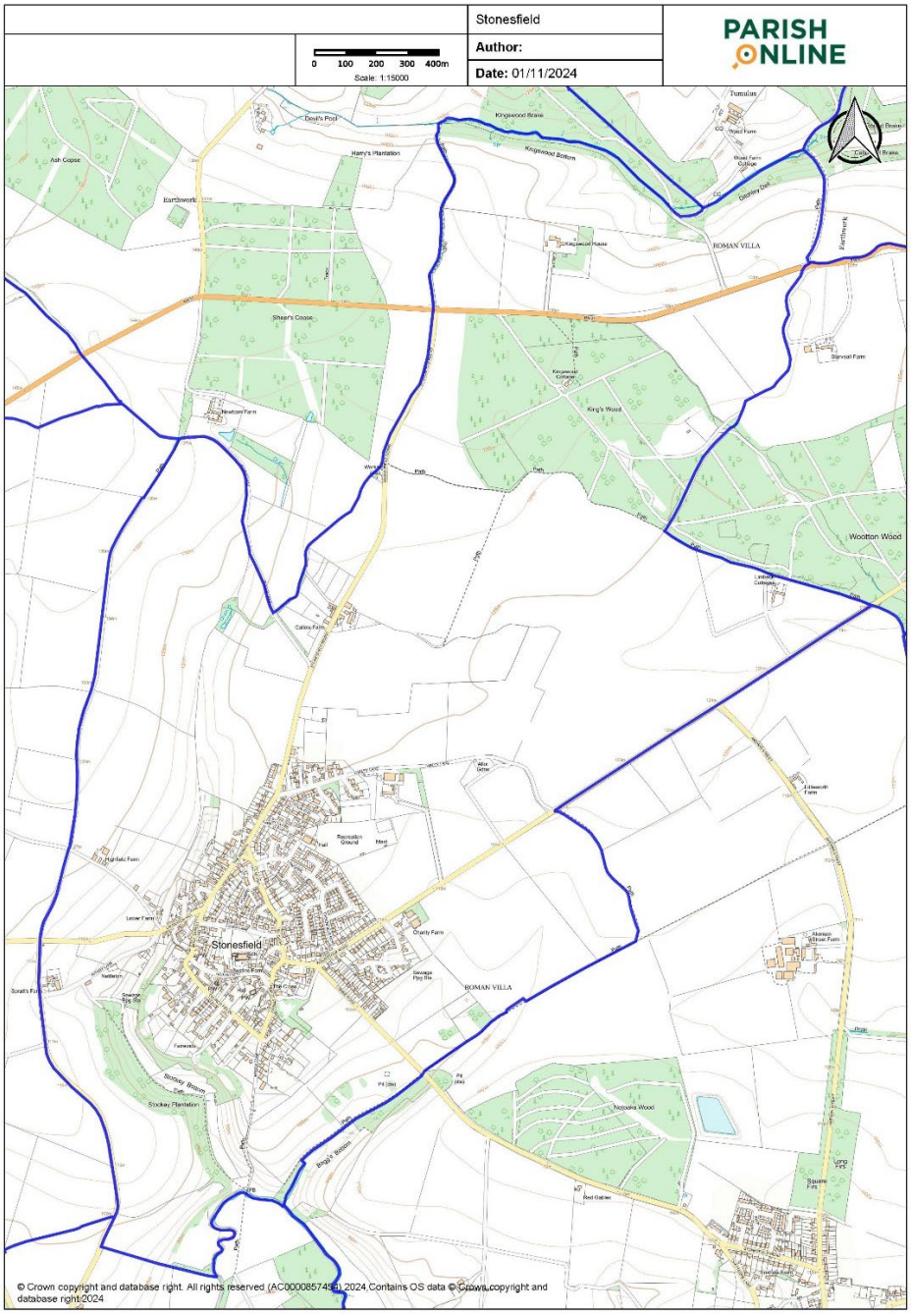


Figure 1: Stonesfield Parish Boundary (not to scale)

Scope and contents

1.2 The focus of this report is the built character of Stonesfield Parish and it concentrates on the built area of the village itself with recognition of more isolated buildings within the rural parish as a whole. The assessment considers the entire village, including the conservation area designated in 1988, it looks broadly at existing character within the context of the village's development over time rather than setting out specific statements of significance for individual assets. It recognises that the village as a whole constitutes part of the 'historic environment' defined within the National Planning Policy Framework as:

> *"All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora"*

1.3 With this in mind it does make use of terms related to the heritage values defined within the National Planning Policy Framework (NPPF, 2024) and explored within other documents such as Conservation Principles (Historic England 2008). It acknowledges and seeks to define what it is about Stonesfield that is distinctive, giving residents a sense of identity and unique experience of living and working here. It provides information on positive character but also identifies areas that are deemed to detract or where improvement would be desirable and encouraged should the opportunity arise. This assessment feeds into other sections of the Neighbourhood Plan where policies are framed to shape future planning decisions on how that positive distinctiveness might be preserved and enhanced. It could form an initial point of reference for anyone contemplating development within the Neighbourhood Plan Area but will not provide sufficient detail to fully inform future applications affecting individual assets or their settings.

1.4 The parish's archaeological potential is not covered in full detail here though the longevity of human activity in the parish is acknowledged and particular aspects are covered by scheduled monument designation. These cover sections of the iron age boundary system known as Grimms' Ditch and Roman settlements represented by Stonesfield Roman villa, Callow Hill Roman villa, as well as the very edge of Ditchley Park Roman Villa (see Figure in Appendix 1) in the north western corner of the parish.

1.5 A Landscape Character Appraisal was prepared in February 2024 by WH Landscape Consultancy Ltd and forms a further document informing the Neighbourhood Plan Process setting out the varied landscape character areas around the village.

1.6 This introduction includes a summary of the methodology undertaken to prepare this assessment. The next section provides a brief historic summary of the parish history with a focus on how the village itself has evolved. An introduction to the village's principal uses and individual Character areas are identified in Section 3 with subsequent sections providing detailed description of the four character areas which have been identified.

Methodology

1.7 HCUK Group are a small environmental consultancy with a focus on the historic environment. Disciplines covered are built heritage, archaeology, landscape and planning. The assessment has been written by Jody O'Reilly IHBC CIfA, a Director in the Heritage Team with nearly 20 year's experience in assessing the historic environment. In compiling this assessment reference has been made to several pieces of guidance and templates for the preparation of Character Assessments including: Historic England (2022) *Neighbourhood Planning and the Historic Environment Historic England Advice Note 11* (Second Edition). Swindon. Historic England; The Oxford Character Assessment Toolkit; 'Your Place Matters: Community Planning Toolkit for the Future of Rural Buildings and their Setting', Historic England and Worcester County Council; Historic England (2017) '*Understanding Place Historic Area Assessments*'.

1.8 A team of local volunteers were instrumental in gathering preliminary information visiting each street in the village. Utilising a pro-forma template based around the Oxford Character Assessment Toolkit information on individual streets was compiled. Consideration was given to elements within the village that were particularly positive, and might be identified as non-designated assets. A meeting between volunteers and HCUK was held in July 2024 to discuss results, assess the potential division of broader character areas and specific details such as views that they considered key to the character of the village and detracting or negative points. The author undertook a series of visits to the village to appraise the various

character areas and individual features alongside the street by street surveys compiled by volunteers.

1.9 This Assessment was written over the course of August 2024 and a draft provided back to volunteers for review and comment before being finalised as a document to submit to the Neighbourhood Plan review process.

Acknowledgements

1.10 Grateful thanks are offered to the team of volunteers who compiled the baseline survey data on individual streets within the village and who commented and gave their input into the character of the village as experienced by residents themselves: Rob Atkins, Eleanor Bailey, Caroline Friend, Wendy Gould, Rebecca Johnson, Richard Morris, John Poucher, Gill Rogers, Susan Rudlin, and Trish Williams

1.11 Particular thanks is offered to Richard Morris, chair of the Neighbourhood Plan Steering Group for his leadership and encouragement of the volunteers and provision of figures and in identifying the location of core vernacular materials within the village.

1.12 Thanks also to the Duke of Marlborough, and Blenheim Archivist Dr Alexa Frost for input on the 1792 pre-enclosure map of the parish, though permission was granted for its inclusion, inspection during a period of document restoration revealed it to be in too poor a condition for reproduction at this stage.

2. Historic Background

2.1 This section does not provide a full or exhaustive history of Stonesfield Parish. It seeks to provide an overview of the village's evolution through time and some of its core historic activities which have shaped its present form and character. G H Powell's work from 1975 and the Village history book prepared in 2000, 'Stonesfield; From slates to Chips' have provided much of the background source material.

2.2 Before turning to the physical evolution of the village it is worth picking up on more ancient history which have had an important influence over the village's character. The earliest of these is the geological history which in the Middle Jurassic period formed the unique beds of lower oolitic limestone from richly diverse tropical seas. The fossil remains exposed at Stonesfield are recorded as early as the later 17th century when Robert Plot (1640-1696), Oxford's first Professor of Chemistry and first Keeper of the Ashmolean Museum, described and illustrated a distal fragment of a large femur that he interpreted as the remains of a giant man[1]. In 1824 William Buckland, Oxford University's first reader in Geology, studied a series of fossilised bones and teeth, and working alongside other experts in fossils, naturalists and anatomists eventually published a paper describing the characteristics of 'Megalosaurus' – the first dinosaur, described before the term dinosaur was established. The fields around Stonesfield regularly turn up fossils of all sorts and a recent information board installed on the footpath on Brook Lane commemorates Buckland's classification and the rich geological history of the parish.

[1] https://paleonerdish.wordpress.com/2024/02/20/200-years-of-the-great-fossil-lizard-of-stonesfield/



Figure 2: William Buckland (https://oumnh.ox.ac.uk/megalosaurus-0)

2.3 The Roman road of Akeman Street passes along the south eastern side of the parish, turning before crossing the Evenlode at the south western edge of the parish to head west on the northern side of the river. A villa was discovered in a field to the south east of the village in 1712 with a substantial and fine mosaic pavement exposed during ploughing. It was drawn and recorded by local artist William Lewington and by the Society of Antiquaries and published within The Gentleman's Magazine, however, it was damaged by visitors and the elements and after a long period of displeasure with the amount of attention it drew the farmer ploughed it up in the first years of the 19th century. Thankfully various records of the mosaic survives as well as an embroidery of the mosaic which is now held in the Oxfordshire Museum in Woodstock. Five other villas are located within walking distance of Stonesfield though the extent of any Roman occupation or activity in the core of the village is not known.



Figure 3: The Stonesfield Mosaic as painted by William Lewington (Wikimedia commons)

2.4 Stonesfield is mentioned in the domesday book under the name 'Stuntesfield'. The Saxon word 'stunta' meaning fool or dimwit suggests a rather unkind implication of the mental capacity of its occupants, with another interpretation relating to the stony nature of the soil. The village fell within the vast Royal Forest of Wychwood and likely began as a clearing on the western edge of that forest. It did not have its own 'manor' being instead one of seven demesne townships forming the honour of Woodstock and falling under its manorial rights; the house known today as The Manor was historically the rectory until the early 20th century. Without a manor, and in common with the local geology, Powell asserts that the occupants retained a sturdy independence or 'stubbornness' throughout their history.

2.5 The village church has 13th century origins and represents the likely focus of the early village where the historic housing is located in clusters along a series of looped and intersecting lanes on the edge of the hillsides above the Evenlode and a dry valley extending along the western edge of the parish. Until more recent times there were substantial areas of open land between the building clusters giving a dispersed character. Common fields filled the rest of the parish extending up over the flat plain to the north of the village. This nature is illustrated in a 1972 estate map compiled by F. Pride prior to enclosure in 1804 which shows he street layout and names the common fields – many of which are retained in the village's current street names: 'Callow', 'Cockshute', 'Long Gore', 'Church Fields'.

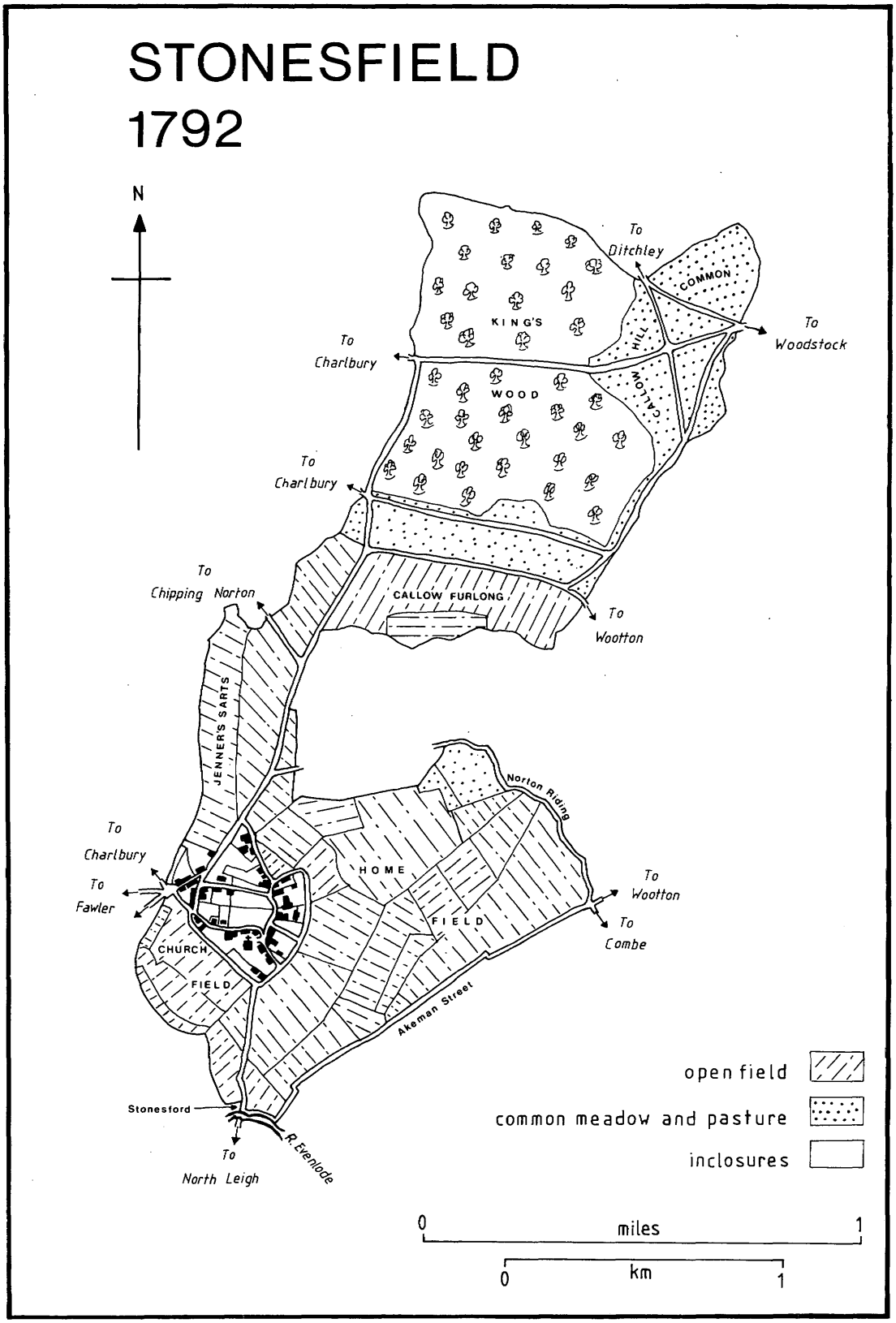


Figure 4: 1792 Estate map of the Parish of Stonesfield as redrawn within the Victoria County History (original held Blenheim Palace Heritage Foundation, ref: E/P/28)

2.6 Prior to enclosure, and as shown on the above map the primary route through the village was north to south. The Ridings extended through the village, down Brook Lane and across the Evenlode. At Enclosure the largest new roads to be established were The Woodstock Road, and Coombe Roads extending from the eastern side of the village out to the north and east. Brooke Lane slowly diminished to become the narrow steep sided footpath of today. The 1878 six inches to one mile map of the village illustrates the historic core around the church with the clusters of houses and farm groups and large areas of space between.



Figure 5: 1878 six inches to one mile map. (National Library of Scotland Maps Collection)

2.7 On the above map note the dearth of houses along Church Fields on the southern edge of the village, and on The Ridings. Several 'shafts' are marked on this and subsequent maps reflecting the Stonesfield Slate industry which was of such importance to the village. Though quite likely excavated from the surface in earlier periods, it is reasonable to assume that slate was not quarried in any major quantity until the 17th century with a preference for their use through until the start

of the 20th century. The roof slates were much used by the Oxford colleges with the first recorded incidence being Wadham College in 1612 (Clifton-Tayler 1972, p103). The narrow seam of usable stone was originally excavated via adits directly into the hillside, leading to vast 'chipping banks' of waste material. As the stone was extracted vertical shafts were also driven into the ground and several of these remain known in village houses. The tips of waste material remain legible today and are show on maps, particularly on the slopes south of the village.

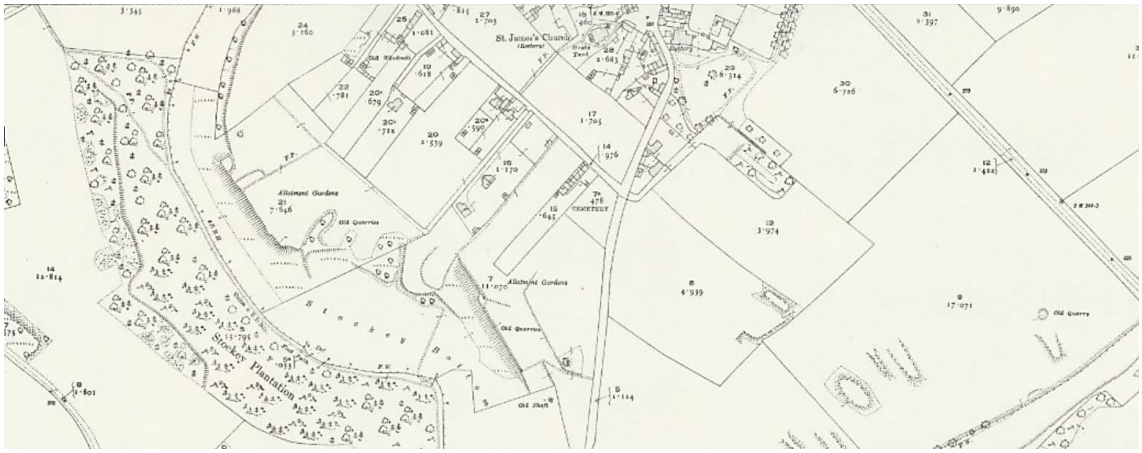


Figure 6: 1921 25 inches to one mile map extract of the southern edge of the village showing waste tips and old quarry points. (National Library of Scotland Maps Collection)

2.8 The mining industry was somewhat periodic and seasonal, and though there were some full time miners, others worked around and alongside agricultural work. The industry remained strong until the arrival of the railway and canal network which facilitated the use of new roofing materials including the lighter Welsh slate. In common with much of this area bricks were relatively little used until the arrival of the railways but there were some local brickworks, including for a short period the firm of Bolton & Partners who operated an ironstone mine and brickworks in Fawler in the latter years of the 19th century, these bricks are thought to have been used to construct the red brick villas on Churchfields and to bear the company stamp, as well as other impressions (paws, thumb prints).

2.9 Along with many other villages in West Oxfordshire Stonesfield also featured gloving as a core industry – particularly employing women and children. In the 1871 census one hundred and twenty 'gloveresses', reflecting the Victorian heyday of this trade. The last glove factory closed in the village in 1980, though 'Glovers Yard' records its location (now the pre-school).

2.10 The parish church of St James was added to with non-conformist places of worship in the 19th century when laws on religious freedom were relaxed. A Wesleyan Methodist chapel was added in 1826 at the bottom of Church Fields, with a larger church added in 1866, with the original becoming the Sunday school. The Primitive Methodists built their own church in 1856 at the top of Peaks Lane, though this was taken over by the Salvation Army in 1897.

2.11 The first formal school was constructed in 1833 through subscriptions and contributions of labour, materials and money. The land was provided by the Church. It continued in use and grew in numbers until pressure mounted for a more modern building to accommodate the growing pupil numbers (100 in 1965) which were accommodated in temporary classrooms adjacent to the old building. Construction began on the field opposite, belonging to one of the village centre farms, and for a while the school ran on both sites. It did not complete and relocate to the single site until 1991.

2.12 The village's built form and extent changed little until the middle of the 20th century. This is shown on the historic maps which continue to show large open areas within the heart of the village throughout the later 19th and first half of the 20th century.



Figure 7: 1923 six inches to one mile map extract (National Library of Scotland Maps Collection)

2.13 A comparison between the first edition map at Figure 3 to that above, from some 50 years later shows the addition of some houses on the south side of Church fields, but little other change. By 1954 the earliest of the council provided houses developed along the Combe Road and The Ridings are shown along with the subdivision of other streets in the village – Peaks Lane for example, and further additions on Church Fields.



Figure 8: 1954 1: 10560 Map extract showing the early expansion of village housing along Combe Road to the east of the historic core. (National Library of Scotland Maps Collection)

2.14 Though not shown on the above map, perhaps through a lack of resurvey data, the establishment of the large housing areas to the north east of Pond Hill began after World War II. Longore was laid out after the war with final construction finished in 1964. Farley Close was constructed in 1962. Bungalows on Pond Hill and houses on Woodland Rise were added in 1965. This expansion in housing was also accompanied by the provision of mains drainage in the 1970s, though some houses

have never been connected an remain using septic tanks. Electricity arrived in 1931 though a few houses remained without through the 1960s.

2.15 In the last decades of the 20th century housing was primarily added through the infilling of the former farm yards to create closes (Hunts and Barretts Close), land formerly used by the public houses Maltsters and Friends Close, a community housing project on the former Boot Inn car park, and on the former school playground again with community housing the Rose and Crown – taking the name of the pub that had once occupied that space. More recent expansion extended housing to the north of the village beyond Farley Lane and most recently at William Buckland Way off the Woodstock Road.

2.16 Since the 1970s when a separate post office, two butchers, a general stores, hair dressers and three public houses remained, there has been a steady decline and loss of commercial function with only one convenience store remaining at Pendle Court alongside the garages. The White Horse was the last public house to remain in the village and has only just reopened after several years being closed, purchased and run by the local community.

3. General Overview

3.1 The Parish of Stonesfield has an irregular outline extending from the Evenlode River at the narrow south tip up to the north west where it extends across the B4437. The boundaries of the parish generally follow minor roads or footpaths, with the short section of the Evenlode to the southern end and other areas being field boundaries. The village is located in the southern part of the parish and is a relatively compact settlement with multiple lanes and roads passing through giving a complex arrangement of streets.

Topography

3.2 The north and eastern part of the parish are relatively flat, the highest land being at c.130mOD in the northern part, with the very northern edge of the parish beginning to fall again into Kingswood Bottom. The western edge of the parish is marked by a shallow dry valley, known locally as Ruddywell valley – named after a spring west of Callow Farm. After the road leading to Fawler and Charlbury the valley extends as 'Stocky Bottom' until it meets the Evenlode and then wrapping around to the east where it meets the ancient Roman route, Akeman Street. The village's western side sits on the slope of this valley with the buildings and roofscape rising up the hill in a distinctive and characterful way.

3.3 Multiple footpaths run out of the village connecting it to the surrounding landscape. Particularly popular and well walked are those which extend down to the River Evenlode and along Stocky Bottom, one side of which is a mature beech woods, criss-crossed by multiple paths. To the south of the woods an area of open unimproved limestone grassland rising above the flat Evenlode floodplain is known as Stonesfield Common also used for recreation as well as being designated a SSSI (Site of Special Scientific Interest).

Land use

3.4 The village is predominantly residential with other amenities and facilities sprinkled through the village. Two active churches remain, the Parish Church of St James and the Methodist Chapel at the junction of Boot Street and High Street. The village school sits within a large playing field north of the church, with the historic school

building on the other side of the High Street, now The St James' Centre, remaining for community uses. A pre-school is located close to the church. A village hall including a sports and social club is located in the northern part of the village and has a playground, sports pitches and tennis courts. Businesses such as the White Horse Public House and Stonesfield Garage are located on The Ridings. There are allotments off Church Fields on the southern edge of the village with a second collection of allotments to the north along Farley Lane. There is a small grassy triangular green at the junction of The Ridings and Pond Hill, in the centre of the village to the north of St James Church is an open area known as 'The Cross', it does not feature any form of cross and never has, though a tree has been planted here at least back to the start of the 20th century as recorded in historic photographs[2].

3.5 More widely the parish is agricultural and rural and specific uses are covered within the Landscape Appraisal. Agricultural land predominates on the east and north. The beech woodland of Stocky Bottom has high amenity use for residents who walk through it, further woodland is located to the north in Kingswood though this has no public access through it. The contrast between the widely open arable plain to the north east of the village and the enclosed dry valley of Stocky Bottom, extending to the river valley and flood plain of the Evenlode provides a wide variety of landscape qualities around this comparatively small village.

Character Areas

3.6 The assessment process has identified four character areas which cover the parish as follows:

- **The Historic Core** – the ancient heart of the village focussed around The Church and 'Cross', High Street, Boot Street and the cluster at the base of Laughton Hill, the lowest part of the village. This and the next area makes up the Stonesfield Conservation Area.
- **Church Fields and The Ridings to the White Horse, with north side of Peaks Lane** – this area was sparsely developed with isolated cottages divided by open fields until seeing greater infilling in a relatively varied fashion through the 19th and particularly the 20th century.

[2] Picture Oxon Collection ref: POX0560668

- **Later 20th Century expansion** – this character area is located to the north and east of the village and represents mass housebuilding in the post war era and more recently.
- **Rural surroundings** – a character area defined to capture the nature of the compact farmsteads which are more remote from the village core, surrounded by open countryside.

3.7 The areas are illustrated on the following page, and each subsequent section provides a more detailed description of these areas. At the end a summary is provided which also covers key views and important features, characteristics and locally important buildings and structures that are considered to be non-designated heritage assets.

3.8 Figure 9 Illustrates the village centre character areas:

- RED: The Historic Core
- YELLOW: Church Fields and the Ridings to the white horse with Peaks Lane
- BLUE: Later 20th century expansion
- The rural surroundings character area is not shown in full but covers the rest of the parish area.

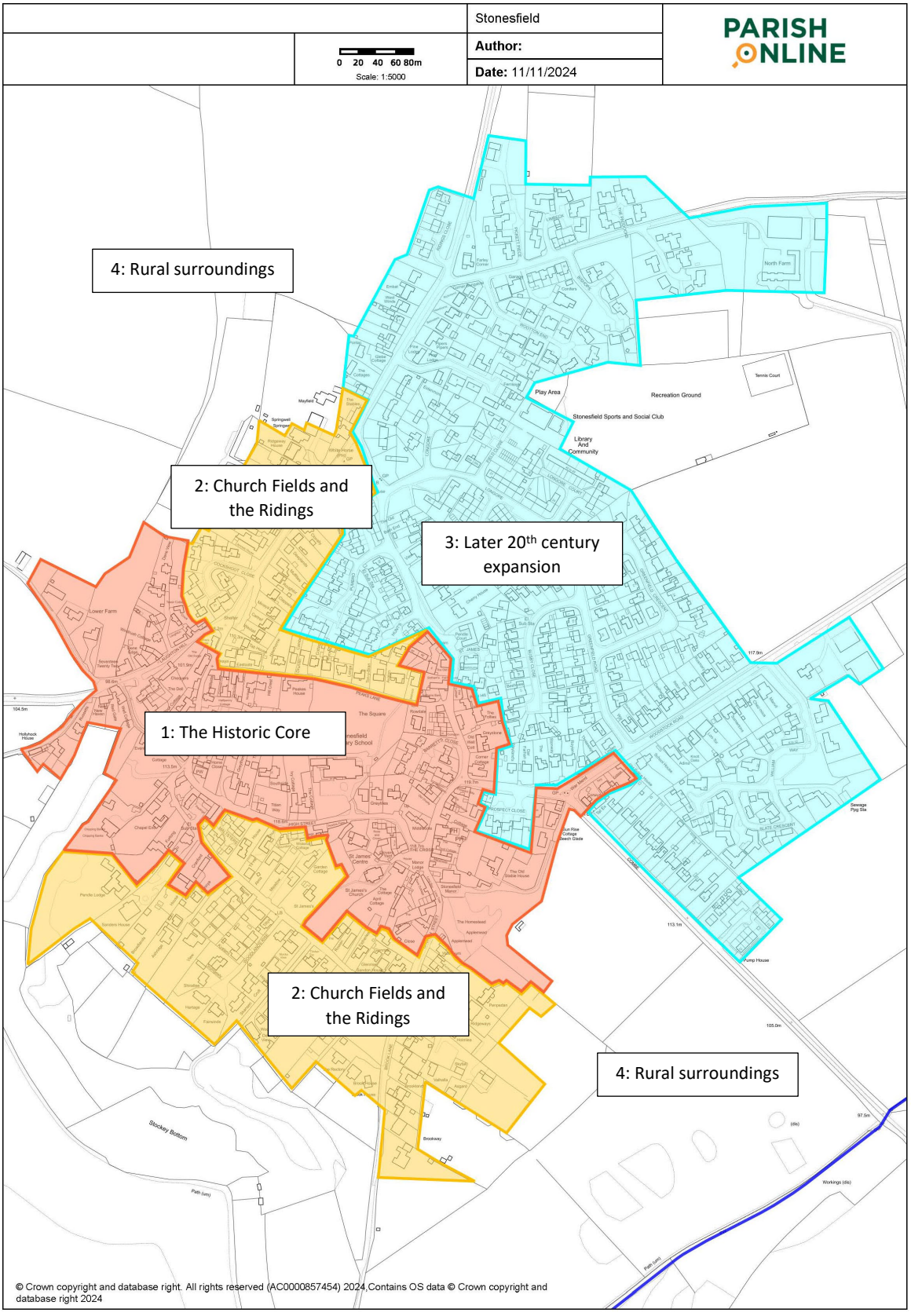


Figure 9: Stonesfield Village Character Areas.

4. Character Area 1: The Historic Core

Introduction

4.1 This Character area covers the most concentrated area of historic occupation and buildings from the 17th, 18th and 19th centuries predominate. It extends from the cluster of historic buildings around the eastern end of Peaks Lane along Pond Hill to the Woodstock Road junction, Church Street and The Cross, High Street and the Primary School, the buildings along Boot Street and Well Lane to the cluster of historic buildings at the lowest point of the village where the road and footpaths lead west to Fawler and Charlbury.



Figure 10: :Looking down Boot Street at the head of Well Lane.

4.2 The area is relatively flat around the church and towards the Woodstock Road but drops along the length of High Street with a steep drop down the pedestrian route of Well Lane while Boot Street more gently drops and curves to join Laughton Hill at the base of The Ridings, descending to the bottom, there is overlap with the next character area 2 at this point. The topography and gently curving streets create visual interest when moving through the streets, accentuating some buildings, and lending a sense of meandering intimate route.

4.3 This area has a distinct historic character leant by the prevalence of the older buildings, the narrow streets and visual interest added by the topography which means roofs are prominent in views looking down over lower areas, or looking across and up the slopes. Though cars are visually prominent with few properties having off street parking spaces, the narrowness and lack of clear visibility ensures slow traffic speeds and a relatively quiet ambience.

Roads, routes, street furniture

4.4 The road surfaces are standard tarmac with only the necessary white markings at T-junctions. The road surface extends into the open area known as The Cross which has limited other demarcation and provides parking as well as pedestrian access to St James' Church and the pre-school located in Glovers' Yard. There is a central tree here with timber bollards and chain to protect from car impact.



Figure 11: The Cross

4.5 There are very few areas of pavement and effectively much of the character area is a shared surface between vehicles and pedestrians. There are only two short stretches of standard pavement, the first leading from The Cross towards the School and the second is a short stretch along the property of Home Close only with further short sections at the entrance to The Maltsters – a twentieth century cul-de-sac covered in the next character area. These paths are standard tarmac with concrete edging and are entirely unremarkable. Running alongside the old Post

Office is a raised concrete slab, much broken up, which might work as pavement but is almost always blocked by parked cars. The post box remains set into the wall here. There are some more recent pavements from the corner of Woodstock Road and Pond Hill towards the Shops and.

4.6 Throughout this character area the edges of the roadway are frequently provided by the houses and buildings themselves, which sit hard against the roadway. This is particularly so on Boot Street and around The Cross. High Street includes some of this character, particularly at Austins Farm which has its long rear elevation along the road, here the sense of enclosure is lessened by the presence of the open playground around the primary school. From The Cross, leading into Church Fields, the high wall of Stonesfield Manor and the building on the opposite side, combined with the large trees over the wall provides a markedly dark and enclosed section leading off of The Cross. Where houses do not form the boundary to the road the boundary is defined by traditional stone walls, sometimes pointed but often traditional dry stone construction with very few other finishes. At the foot of these is sometimes an area of over grown grass or self-sown hollyhocks or plants that softens the junction between road and upstanding walls but verges are relatively minimal, the character of this area is substantively of hard edging to the roadways. The lower part of the village at the bottom of Laughton Hill is slightly different with greater areas of grassy verge, though many buildings are still very close to the roadway.

4.7 In places traditional drystone walls have been removed to draw car parking into individual properties. This is unfortunate and has eroded the local distinctiveness, despite removing pressure from on street parking. It is apparent on High Street at Ivy Cottage where the effect is compounded with the surface in atypical red paving brick.



Figure 12: Loss of dry stone wall and provision of atypical red brick surfacing to provide parking, though beneficial to remove parking from the narrow street.

4.8 Stonesfield has no street lighting and upstanding features here are constrained to the poles for overhead power and telephone lines. There is also comparatively limited street signage along High Street and Boot Street, intermittent speed signs for 20mph and notification triangles alerting to the presence of the school. At the bottom of Boot Street, where it joints Laughton Hill/The Ridings, however, is a collection of street furniture which appears cluttered. While ostensibly much is related to highway safety it is noticeably contrasting to the relatively few items further into the core of historic streets. There are reflective bollards, a large curved mirror to assist in traffic waiting at the Boot Street junction, a bus stop sign, telegraph pole and green telephone junction box on the wide grassy verge.

4.9 Some historic features are of more interest to the character of the roadways than the modern furniture, the first is the Post Box already mentioned and the second is the Victorian tap, located at the junction to Boot Street, Laughton Hill and The Ridings and covered in greater detail in the next section. A pump stand tap is located just outside Prospect Villa with another on Laughton Hill, with a third on the Tewer all reflecting wider water provision within the village. At The Cross another post box indicates the most recent post office location and the village lock up – a

listed building – as well as a solid stone slab stile are noted features at the entry into the church yard.



Figure 13: Village pump taps at Prospect Villa (left) and close to The Tewer (right)

Buildings

4.10 The domestic buildings in this area are primarily traditional vernacular style with comparatively steeply pitched roofs, dormers feature regularly. There is a high proportion of buildings directly against the street edge with their back to the road or build with gable end to the road. Buildings at corners, or with slight set backs in combination with perpendicular ranges and the sloped topography provide distinct sense of variety to building lines and visual interest in the way that buildings are experienced. The irregular positioning of buildings, yet with generally close relationship to the streets is seen throughout this character area from The Cross and area between the Woodstock Road and Peaks Lane, right down to The Tewer and the lower part of the village.

4.11 Domestic houses are the main feature of this area and are predominantly two storeys with often lower additions with lean to roofs, or lower pitched roofs to added ranges. Stonesfield Manor – actually the historic rectory – is taller at three storeys but is all but invisible from the public domain, only part of its roof and upper storeys being visible from The Cross above the high enclosing garden wall. The height of buildings more generally does not feel tall as the proportions of the

historic buildings have generally lower ceilings or floor to floor heights. Some buildings address changing ground levels be being partly set into the ground, particularly in the areas off Well Lane and the steeper northern side of Boot Street. Modern houses are present and replicate some of the variety of the older buildings, a pair of newer houses constructed half way along High Street have side entrances and present their backs close to the road, others are more standardly set back such as the bungalows and free standing houses between Church Street and High Street, but overall there is much variety which sits well alongside the varied historic forms and placements.

4.12 Some houses today are in buildings which were originally of a different use or incorporated other functions such as former public houses, religious and agricultural buildings or shops. These past uses are recorded in various historic photographs of the village and documentary records but are not overtly apparent in the physical appearance of houses today except for where their underlying architectural character has been retained in specific styles of openings or finish. This is true of converted barns and farmsteads (Prospect Villa Barn and Prospect Farm, or the former farm buildings opposite Pendle Court) and ecclesiastical buildings (The Methodist Chapel Sunday school at the end of Church Fields and the former chapel at the end of Peaks Lane).



Figure 14: Converted Wesleyan Methodist chapel then Sunday school, where former religious use remains legible in the style of openings. The building has a half hipped gable end, an unusual form within the village.



Figure 15: Close building line against the street, gables, red brick detailing at chimneys and one of the former public houses, the Black Head on the left

4.13 This character area contains the majority of historic public buildings including the parish Church of St James and various educational structures located in the centre of the area. The Church's square tower is glimpsed from many areas of the village, though it is comparatively invisible from the closest areas of The Cross and on Church Fields, screened by trees. The peals of bells at times of worship or practice evenings forms an audible feature of the village's character. The building has Early English, 13th century, origins and retains features from this period. Externally it has a compact form with traditional Stonesfield Slate roof. The external stonework was, at some point in the 20th century, pebbledashed which has given it a rather dull colour and appearance.

4.14 Various other denominations have practiced and worshiped within the village over time though only the Methodists erected specific places of worship which remain in this area. In 1826 the Wesleyan Methodists erected a small chapel at the foot of Church Fields, this remained in use until a larger site and building were constructed around the corner in 1866 with the old site becoming a Sunday school. The Primitive methodists met with opposition for using these buildings so erected their own small chapel at the top of Peakes Lane. These buildings remain distinct within

the historic core, though only the larger church of 1866 remains in active use. Its steep roof and corner location render it prominent within the street scene of Boot and High Street.



Figure 16: Wesleyan Methodist Chapel at the junction between High and Boot Streets.

4.15 On opposed sides of High Street just down from The Cross are the historic and current buildings of Stonesfield Primary School. The Victorian school was first constructed in 1833, and extended in 1871 and is still in community use. It exhibits some of the few examples of hipped roof forms in the village, it retains part of its former playground area as hardstanding but this is not a particularly attractive surrounding for the building providing mainly additional parking when in use. The modern school building is somewhat less distinguished, long and low and of its era, but is deemed a positive open green space in the core of the village with its substantial playground and mature sycamore trees which are prominent from High Street. It has adopted solar panels which are highly visible on the entrance front.

4.16 The local preschool is located nearby in a flat unassuming modern building close to the church. It is not of any particular architectural merit but was originally a gloving

factory, an important historic industry, and with some historic interest. This past use is reflected in the name 'Glovers Yard'.



Figure 17: The Victorian school building, and tower of St James behind. Note use of half hips, unusual within the village.



Figure 18: the entrance to the modern school. The low form, set back position and mature trees make a positive contribution to openness and green character area in the village core.

4.17 Former public houses are less easy to identify, though there were many, and they almost certainly had a very domestic character even when they were open. The Black Head, which was rebuilt after a fire in the late 19th century has the most overtly public house architectural character, though it has recently been converted. The Boot, The Maltster and Shovel, the Rose and Crown, the Chequers are now principally recorded in place and house names within the historic core though the

former Boot and Maltster and Shovel buildings reportedly retain barrel runs as physical survivals.

Materials and forms

4.18 Walling within the historic core is strongly dominated by traditional coursed rubble stone. The traditional mortar pattern was to puddle mortar slightly over the irregular stone surface and this remains visible in various locations. The local stone is laid dry in boundary walls along streets and between properties. Openings are generally spanned with timber lintels though later buildings exhibit brick arched window and door and sometimes corner detailing as well (Prospect Villa, Southams Farmhouse, The Ts). Brick is frequently seen in chimneys. More modern buildings are mainly constructed of reconstituted bradstone, which though the coursing is far more regular and squared has a complementary colour palette against the older buildings. There is little render seen in this area on the older buildings, though it is used on more recent additions of the Community Trust housing at the Rose and Crown and Friends Close.

4.19 The historic core retains the greatest number of surviving Stonesfield Slate roofs. They are an important feature and visually prominent and available to see and appreciate particularly along Boot Street and Well Lane where the houses have relatively low eaves lines as the buildings are set into the ground.



Figure 19: Looking up Well lane, timber lintels, houses backing on to routes, low roof with slate finish easily visible as buildings address change in ground level.

4.20 As mentioned elsewhere there are almost no hipped roofs in the village and gabled forms dominate. This applies to dormer windows too which are relatively frequent in the historic core. Despite the consistency of the gabled roof as a form, the variety in the way that buildings are located in relation to roads and paths, the falling topography, and the use of lower roofs on perpendicular ranges or additions mean that there is great visual variety in the roofscape of the village.

4.21 Windows in the historic core are primarily casement windows, a few examples of metal frames survive but most are timber. There are many windows replaced so that though the format remains broadly traditional, there are comparatively few historic windows surviving. Sash windows are not common, later 19th century examples remain at Protestant House on The Cross, and Austin's farm – reputedly the oldest building in the village – also features them.



Figure 20: Building line close to the road, timber lintels, wooden casements – here modern leaded replacements – an added porch and gabled dormers with brick chimneys, many of the characteristic features found in the historic core of the village.



Figure 21-22: An unusual example of a window with narrow margin lights and stone splayed window head and dressed sill, on The High Street, part of Austin's Farm (left) and, 2/2 sash windows on Protestant House on The Cross (right), which also shows comparatively rare render finish to the walls.

4.22 Doors are varied in their position and, like the windows, frequently have timber lintels. There are porches or simpler hoods. Individual door styles are varied with none highlighted of particular note.

Spaces

4.23 The largest of the green spaces within this character area are the school's playing field and the church yard of St James'. The school playfield is not publicly accessible but provides important sense of openness and the trees planted along Peaks Lane and around the perimeter are valued. Gardens provide a sense of greenery within the street scenes and, at points, offer important 'green' character into an otherwise densely developed area where roads and buildings are predominant. On High Street a series of cottages and houses on the northern side of the road, between the School and Methodist Church, have a greater sense of space around them including substantial front gardens, and this section of the street feels verdant, with contrast to the built up sense of enclosure within Boot Street. In an area where many houses are close to the road, the few buildings set further back and buildings which are aligned side on to the road allow views down into gardens which provide an important sense of space and green character in the core of the village (Prospect

Cottage, The Tees, Southams Farmhouse). On The Cross spaces between the buildings on the eastern side afford distant views of the mature beech trees in the manor garden, hinting at the substantial grounds there, and again drawing in a green element of character to the otherwise hard built character. The open grassy area and copper beech tree at the entrance to Friends Close are similarly valuable.



Figure 23: The T's with large front garden, comparatively unusual within this core area

4.24 These garden spaces are internal in their character, and relatively intimate, but the village core with its sloping topography to the west, affords additional and highly characterful views out, over the roofs, towards the higher ground to the west on the other side of the Ruddy valley. These opportunities to see the surrounding countryside are striking and attractive and in the enclosed spaces of the High Street and Boot Street offer a valuable sense of space and openness.

4.25 Another public space of value is The Cross. History does not record any evidence of this space ever featuring a cross, though it is close to the Church. It is defined by a collection of traditional buildings, including one of the former pubs, the Black Head, and the entrance to the church. Its general character is positive through the traditional nature and scale of the buildings, with the more recent additions on the northern side being unobtrusive to historic character sitting behind a tall dry stone wall and mature garden. Views over and towards the Manor include an important sense of both enclosure, from the tall boundary wall, but also green openness in

the visibility of the mature trees within the Manor grounds. The central tree also provides welcome relief from the otherwise hard quality of the area as does glimpses of trees in gardens and within the church yard. The surface quality of this space is non descript, tarmac and standard white road markings. There is no particular differentiation between parking and pedestrian routes through to the church and parking does tend to dominate the area visually.



Figure 24: Entrance to St James' church yard past the grade II listed lockup on the right.

4.26 There is a point of marked and dramatic contrast between the openness of The Cross and the enclosed narrow and very intimate route leaving it towards Church Fields (Figure 11 and 25), where close buildings and the Manor wall combine with overhanging branches to make almost a tunnel – during winter months on dark nights this is an exceptionally dark part of the village.



Figure 25: The enclosed passage between the Manor on the left, and buildings on The Cross.

4.27 An area of openness is also provided on Boot Street with the open area around the Methodist Chapel, though it is simply a gravelled area not one which has been given particular thought or design. The raised lawn area at Friends Close with a young copper beech planted there is similarly valuable in this dense street. At the bottom of Laughton Hill greater space is provided in wider verges alongside The Chequers and as one moves out of the village. The open area at the lowest point of the valley where the dry valley is crossed by the Oxfordshire Way, Witney Lane and the route over to Fawler and Charlbury is identified as a positive space with positive views despite being on a busy road route; it is regularly crossed by walkers.

Views

4.28 Many of the popular views within this area have been alluded to in the above sections. The historic core offers multiple opportunities to see the oldest collection of buildings within the village in a shared context and intimate surroundings facilitated by the narrow street widths and close proximity between routes and buildings. The gradual unfolding and kinetic experience of walking along from The Cross down High Street and along Boot Street is characterful and rich in experience of the village's historic core as well as featuring striking glimpses at points out to the countryside surrounding the village.



Figure 26: The view from Well Lane out towards the countryside on the west.

4.29 Circular views from The Cross in all directions are positive and take in a series of important structures and houses, though almost always visually dominated by parked cars.

4.30 An enclosed and intimate view at the stretch of Church Street leading off The Cross, the lack of village lighting is notable here during winter months.

4.31 A view over the Victorian school Building on High Street towards the tower of St James (see figure 17).

4.32 Channelled views from the sloped western end of High Street, down Well Lane and out to the higher ground to the west are striking. Similar views out to the countryside are afforded from Peaks Lane.

4.33 A panoramic series of views in multiple directions are highlighted at the lowest point of Laughton Hill and the entry to the village here. Views over open countryside, along the dry valley and towards the buildings of the village's historic core are all afforded here (See Figures 27-29).



Figure 27: Entrant view from the foot of Laughton Hill/Witney Lane



Figure 28: view in the opposite direction along Witney Lane, open countryside extending.



Figure 29: View up the dry valley from the low point at the bottom of Laughton Hill.

Summary positive and negative features

Positive

- High concentration of traditional and historic buildings with varied forms and roofscape which give great visual interest.
- Strongest concentration of traditional dry stone walls in combination with Stonesfield Slate Roofs which provide a strong material coherence.
- Location of key public buildings both religious and educational. Good evidence of other forms now converted to domestic use but continuing to provide evidence of historic uses and function.
- Characterful views of buildings, gardens and landscape with pleasing mix of intimate village surrounding and occasional glimpses of surrounding landscape.

Negative

- On street parking, necessitated by lack of individual drives in this area which developed long before car travel, but providing visual intrusion and negative impact where informal parking intrudes on verges and pedestrian use.
- Parking and traffic issue exacerbated at school drop off and pick up around the school and cross in particular.

- Street 'clutter' around bus stop at the junction of The Ridings and Laughton Hill.
- Non-descript nature of surfaces on The Cross and around the St James Centre. The Pre-school is well used but comprised of a rather mediocre selection of buildings in this otherwise highly characterful historic area.
- Some loss of traditional stone boundary walls. Such losses to achieve on site parking for houses remains a threat to the character of this area.



Figure 30: Glovers' Yard. Of historic interest and today fulfilling a useful role as the pre-school but of limited architectural quality.

5. Character Area 2: Church Fields, the Ridings and Peaks Lane

Introduction

5.1 This character area is divided into two separate blocks to the south and north of the historic core. Principally it includes the southern end of Church Street leading into Church Fields and lanes leading off it, and the development along both sides of The Ridings up to the White Horse Pub including Cockshoot Close and the houses on the northern side of Peaks Lane. These areas represent infill of open areas of land and between more widely spaced older cottages over the 19th and 20th centuries. The distinct element of this character area is that the development took place in smaller stages, individual or smaller groups of houses with far greater architectural styles as opposed to the more homogeneous developments which are covered in the next character area 3. There is some point of overlap with the preceding character area at the junction to Boot Street from Laughton Hill/The Ridings.



Figure 31: View looking down The Ridings from the higher end of the road past Stonesfield Garage. Note wide grassy verges and set back building line.

5.2 The topography in these areas is marked by falling ground into the dry valley which loops around the western and southern sides of the village. On Laughton Hill and Peaks Lane it is prominent as the road drops from the small triangular green and the White Horse down to the village tap. On Church Fields it is apparent mainly in the open views and vistas afforded out over the valley and in the sloping ground on the southern side of the road which is quite pronounced at the western end where the road narrows as it falls to meet Boot Street.

5.3 This area is strongly residential with businesses and commercial activity represented by garage and recently reopened public house, at the top of the hill midway along The Ridings. Church Fields is wholly residential today, though the former post office, general stores and a butcher's shop were all located here in living memory. Non-residential character today along Church Fields' is represented by spaces such as the village's allotments and the graveyard and overflow graveyard, a new scout hut is in the process of being constructed on the edge of the village just above Stockey bottom. Church Fields contains important and highly valued paths and connections to the Evenlode valley and Stockey woods.



Figure 32: Church fields, set back building line and more mixed building types. Mature trees, informal edging give green spacious character.

5.4 The general ambience is relatively quiet and restricted to pedestrians and resident car use, except on Laughton Hill, where through traffic is notably busier – it is also on the local bus route.

Roads, routes, street furniture

5.5 Road surfaces are standard tarmac with unfinished (possibly unadopted) lanes in several areas, notably a small gravelled offshoot on the east side of Laughton Hill, a track leading down to the scout hut and Brook Lane. Other lanes leading south off Church Fields are small and enclosed and none are a through route.

4.34 The Ridings is one of the principle routes into and out of the village from the north but with no pavements, grassy verges and varying width it retains a generally rural character. At the lower end of The Ridings is the Victorian public tap at the junction with Boot Street. The tap itself is rather easy to miss being set quite low down and being of standard modern design. It is set into the lower part of an arc of red brick with blue tile coping, flanking pilasters and a mid level plinth with sloped brick top. A stone plaque commemorates the 60th year of Queen Victoria's reign, and above it has been set a plaque for Queen Elizabeth II's silver Jubilee. The water was originally piped down from the spring at Ruddywell to the north of the village. The slight widening of the road here features a bench looking down Laughton Hill but the area is frequently used for parking limiting the attractiveness of this location as somewhere to dwell.



Figure 34-35: The Village tap (hidden by the bench) and commemorative plaques at the base of The Ridings



Figure 36: Comparatively high quantities of street 'clutter' at the junction between The Ridings, Laughton Hill and Boot Street.

5.6 Edging and boundaries to the road are relatively soft with a strong presence of grassy verges with no formal curb stones other than in short stretches – such as at the bus stop at the lower end of The Ridings. Behind these grassy verges drystone walls predominate along the road boundaries and in many instances extending back between properties and around open areas like the allotments, cemetery and church yard. There are almost no areas of pedestrian pavement apart from within later closes and cul-de-sacs (Cockshoot Close and The Malsters).

5.7 There are no street lamps. Telegraph poles and overhead cables are the most obvious overhead feature. Signage is relatively sparce other than footpath markers and there is little on road painted signage or markings. The exception is the area around the bus stop at the bottom of The Ridings which features bollards, a chevron and bus stop sign, warnings and a mirror, all rather cluttered. On Church Fields a post box is located within the boundary wall to one of the former post offices in the village, its former use hinted at in the form of the building which has a recessed blocked entry between large former display windows.

Buildings

5.8 These areas are marked by variety in building line and position. Older buildings are identifiable through not only their more traditional rubble stone walling, but also in

their positioning, frequently closer to the road or perpendicular to the road as in the rows of cottages off Church Fields or the former farm buildings at The Green and by the White Horse. There is an irregularity in the positioning of these older buildings which is in common with the historic core. Later buildings were almost all provided with garden space to the front and rear which provides a sense of intermittent spaces between the older properties and a general variety to the street scene.

5.9 Where gardens have matured the buildings themselves are relatively screened and longer views along the roads are dominated by shrubs and greenery rather than built forms. Building patterns in the small group developments in these areas (Cockshoot Close, The Maltsters, Woodland Rise) are more consistent reflecting their single period of development. This is also the case in the development along the north side of Church Fields and Peaks Lane and the east side of The Ridings where individual plots do generally maintain a broadly consistent building line, set back from the road, though there is some variety in form of building though bungalows predominate on Peaks Lane and Laughton Hill.



Figure 37: Bungalow on Church Fields. Set well back behind front garden area.

5.10 Church Fields is notable in the series of linear tracks, drives and lanes leading off the southern side towards houses developed away from the main run of Church Fields. These mainly include collections of houses but towards the western end of Church Fields several larger freestanding houses are set well back from the public

route and take advantage of the picturesque views over the valley and towards Stockey woods. One of these buildings, on the site of the village windmill, was built in 1981 by architect Eric Parry to house the business of 'Solid State Logic', an electronics company specialising in recording consoles, which won a Design Council Award, It is not visible very widely and in many ways is very typical of its era whilst being very innovative in others – it employed heat pump technology for heating and cooling from the outset. It has now been converted to flats as the business outgrew it. Other buildings set to the rear of others are found at the new rectory of Brook Lane, close to the garage and behind the White Horse and off a lane from the junction of Brook Lane and Church Fields which historically once connected to what is now the private drive to Stonesfield Manor and the war memorial. These backland houses are not prominent but contribute to a sense of the slow infilling of open land to create a more compact and dense settlement over the 20th century than was present in the 19th when this sub area was notably open.

5.11 Buildings are predominantly one or two storeys, though attic conversions are present as well as the older building Cranford which is two and half storeys, though of traditional proportioned floor to ceiling heights so not appearing dramatically taller than any other in the area. Bungalows are mixed in with larger houses. There are mainly single dwellings as well as short rows, particularly off Church Fields where rows of houses and cottages perpendicular to the mains street is a particular characteristic. Many houses in these areas have separate garages or small outbuildings adding a smaller scale alongside the housing.

5.12 The newly reopened White Horse Pub located at the upper part of The Ridings provides an important community focus – heightened as it is a community owned pub. It is a relatively prominent structure too being on high ground and seen across the lower valley and small triangular green from Pond Hill.



Figure 38: view from Pond Hill towards the White Horse past converted former farm buildings and over the Green.

5.13 Just down the hill from The White Horse, Stonesfield Garage is a very busy local business. The buildings are non-descript and the forecourt dominated by cars, as is to be expected, but it contributes to a sense of activity and movement in this part of the village.

5.14 On Church Fields two early 20th century buildings (1904) are constructed in a rich red brick and as such are visually prominent in their contrasting material most likely made attractive and possible by the railway's arrival in the last quarter of the 19th century.

5.15 Other focal buildings fall within adjacent character areas, namely St James' Church and the primary school viewed from Peaks Lane.



Figure 39: warm red brick villas on Church Fields, likely constructed from some of the last bricks from Bolton +Partners and their Fawler Brickworks



Figure 39a: Bolton and Partners brick stamp.

Materials and forms

5.16 Walling in these areas is relatively varied. The traditional and older buildings are routinely the expected coursed rubblestone walls with timber lintels, a few Stonesfield Slate roofs survive, though even on the older properties many have been replaced. The traditional drystone boundary walls are prominent, particularly on Church Fields and at the point into the church yard is a distinctive worn solid

stone slab stile, more recently a gate and graded path have been added to improve access into the church yard. The red brick villas on Church Fields have already been mentioned as being a distinctive contrasting material, though red brick is seen within chimneys and sometimes in dressings around windows on older stone buildings. It is also used on the rear range of the White Horse Pub, with yellow brick dressings here, and in the broad curved wall of the village tap, installed to commemorate Queen Victoria's Golden jubilee in 1897.

5.17 This area also sees much use of rendered wall finishes, presumably over brick or perhaps concrete blockwork. Manmade bradstone walling in falsely irregular blocks make up the houses on Cockshoot Close and these buildings incorporate attached garages to each property.

5.18 Alongside the few remaining Stonesfield Slate roofs are mainly concrete tiles. The red brick villas are further distinguished as having smooth slate roofs, which are otherwise mainly seen on later additions and lean-tos. Gables predominate, there are no obvious hipped roofs, and dormer windows are relatively frequent.

5.19 Windows are primarily casements. Older buildings utilise timber lintels, brick arches and lintels are seen elsewhere and have been adopted with other dressings on the newer development at The Maltsters.

Spaces

5.20 Important open spaces within this area are represented by the triangular green outside the White Horse PH, the allotments and the two graveyards visible from Church Fields. Wide grassy banks with small trees flank The Ridings providing a sense of rural greenery along this route and the prominence of front gardens in this area also contributes to a relatively green and open character in these areas. The presence of the school's playing fields as a large open area is highly notable along Peaks Lane, though the school falls within the adjacent character area.



Figure 40: View from Peaks Lane over the school playing field

5.21 From Church Fields the multiple lanes and the two well used footpaths leading from the village towards Stockey Bottom and the Evenlode provide well used connection between the village and the surrounding landscape areas and spaces. The area of the allotments leads into a series of paths down to the woods or river, with connecting paths past the scout hut that form circular routes close to the village. These routes take in the chipping banks, the tips of loose waste material from the slate industry which are an important element of the village's history as well as being home to much wildlife including a thriving population of Roman snails. Views and glimpses are afforded over the allotments and between houses and are highly valued. Similar glimpses out to the wider countryside are also afforded from The Ridings, and from the higher points of Peaks Lane before it drops down to the west. These points of connectivity between this character area and the open countryside are particularly strong adding to its unique role in the village illustrating the rural situation enabling understanding of the topography and surrounding countryside.



Figure 41: View from Church fields over the allotments, the trees in Stocky woods visible on the horizon.

5.22 There are no open spaces with a hard material character within this character area other than the forecourt of the garage and the streets themselves. The village tap at the junction between The Ridings and Laughton Hill includes a shallow layby, planters and a bench which might encourage pedestrians to sit, but it is frequently used for parking and is on the busy road which deters lingering.

Views

5.23 Linear views along the roads are encouraged where the streets are straight – particularly notable along Church Fields. Perpendicular views from Church Fields out over open land towards the surrounding countryside are positive in terms of character. Open views from the edge of the character area are afforded from the edge of the village and the paths leading out past the scout hut and on Brook Lane – this last is extremely popular and marked by an information board on the local geology and dinosaurs and a bespoke bench by a local artist. Internally a similar positive view from Church Fields towards the Church across the graveyard is

important. The church is relatively screened by trees but it is an important break in the housing linking to a focal building within the village.



Figure 42: View from Church Fields over the church yard, important open space.

5.24 Views around the Green by the White Horse Pub are positive in a panoramic sense taking in important green spaces, the focal building of the pub, interesting topography and visual interest in the varied roof forms and some historic buildings and former farm buildings afforded by the topographic changes visible here.

5.25 The falling topography also creates a range of interesting views through this character area and into adjacent areas or beyond. The kinetic and changing views experienced at the northern end of Church Fields where one moves from the open straight street into the narrower turns and enclosure of Boot Street is characterful.

Summary positive and negative features

Positive

- Comparative variety of building forms, materials and dates but a relatively consistent overall street scape with important green character provided by gardens.
- An area with important views over to the woods and valleys to the south and west of the village. Important and well used public paths.
- Strong presence of drystone walls, the distinctive stile to the church yard a notable feature.
- The village tap on The Ridings/Laughton Hill
- The White Horse and adjacent triangular green

Negative

- On street parking, though in some instances this has been highlighted as a benefit in slowing through traffic.
- Visual 'clutter' of signage, bollards, mirrors etc around the bus stop at the base of The Ridings.

6. Character Area 3: C20 Expansion

Introduction

6.1 This character area broadly covers the north eastern segment of the village from between The Ridings to the Combe Road and east of Pond Hill, the closes of Pumbro and Hunts Close on the west of Pond Hill are also included. It is a principally residential area though also includes the community building of the Village Hall, the village playing fields and tennis courts as well as a garage business off Farley Lane and the village shops at Pendle Court. Alongside development in a linear fashion along the northern stretch of The Ridings, Woodstock Road and Combe Road the main through route leading from the Green to Woodstock Road is Longore which runs into Greenfield Road; otherwise housing is arranged in closes, cul-de-sacs and crescents off these routes.



Figure 43: View from Busby Close to Greenfield Road, mix of bungalow and two storeys, wide roads, pavements to both sides.

6.2 The topography of the area is relatively flat, with a dip where Longore drops to meet the Green before rising again along The Ridings.

6.3 The overwhelming characteristic of this area is that of consistent later 20th century housing built in single phases often for the Council or by single developers. There is generally a great consistency and sense of homogeneity within individual streets and areas. The Council houses at the end of Combe Road are the earliest development in this area (1927) followed shortly by four houses on The Ridings developed prior to 1945, with the housing on William Buckland Way being the most recent (2018); the vast majority of housing between The Ridings and Woodstock Road developed after 1955 and into the 1960s. the current Village Hall opened in 1971.

Roads, routes, boundaries, street furniture

6.4 The roads through this area is uniformly standard tarmac. In contrast to most other areas of the village, there are pedestrian pavements throughout the central part of this area of Longore, Greenfield Road and the closes off it. These pavements generally sit on both sides of the roadway, edged with granite curbs. With the full two lane width of the roads and the presence of many front gardens these roads have a generally open and more spacious feel in contrast to the historic core.

6.5 In some of the later closes off Farley Lane, pavement is provided only on one side, or not at all and there is a greater sense of enclosure and commonality with the older core of the village, though grass verges are often constrained by curbs. Woodstock and Combe Roads have pavement along one side and informal grassy edge to the other, The Ridings remains without any pavement and relatively rural in character.



Figure 43: The Ridings close to Farley Lane, wide verges create space and soften the road.



Figure 44: A more standardised approach on Longore looking to Greenfield Road, pavement to both sides and granite curbs.

6.6 Though traditional dry stone walls remain frequent along The Ridings and Combe Road elsewhere this boundary treatment is absent from this character area. Along Longore and its closes chainlink fence between concrete posts forms the garden edging. At Greenfield Road this changes to low walls, often with hedging above.

Other areas have lawns extending down to the roadway (Farley End). Close board and lap timber fencing are often present to the rear of houses and along paths.

6.7 In all the later developments the presence of individual driveways with dropped curbs and parking spaces on property reflects the developments links to the motor age. The slightly earlier developments of flats and terraces include shared garage areas or parking bays; the presence and use of cars is written in to the design of boundaries along these streets.

6.8 Street furniture and signage is relatively scarce and, as with the rest of the village, there are no street lights. Painted road markings are also relatively few and the roads do not have uniform white or yellow markings with only some of the junctions between through roads and closes marked, particularly where roads curve. The telegraph poles and their overhead wires are the most obvious upstanding element of street furniture, alongside signage. Along Pond Hill, in contrast, there is a plethora of white painted road markings, warnings and signage aimed at clarifying the risk from the shared roadway and presence of pedestrians in the road; it is visually cluttered.

Buildings

6.9 In general buildings within this area are set back from the pavement edge with most houses given a front garden. There is a greater prevalence of buildings facing towards the road as well, though the early council houses at the eastern end of Combe Road are aligned perpendicular to the road facing out of the village.

6.10 There is a mix of types with bungalows being frequent alongside short rows and terraces each type constrained to a single close or stretch of road in groups contributing to a sense of homogeneity within each area. The longest terraces are present in Longore and are visible across the playing field.



Figure 45: Long terrace on Longore views across the Playing field.

6.11 The scale and height of buildings in this area varies subject to the various positions and the above groups mean that within any one location or in any particular close or street the scale is shared – bungalows on Busby Close, Farley End or Greenfield Close; terraces on Longore, semi-detached houses on Combe Road and at The Ridings, and larger two storey individual houses on Greenfield Road and in the newer developments off Farley Lane and on William Buckland Way. Woodstock Road is more mixed with bungalows, two storey houses both semi detatched and individual including some much more recent infill. No buildings are taller than two storeys though the presence of skylights and occasional added dormers indicates the conversion of attics.



Figure 46: More recent houses incorporating alternate materials on Woodstock Road.

6.12 The Woodstock Road, the eastern side of Pond Hill and The Ridings present the most mixed collection of buildings in this sub-area. These routes are the older ones within the sub area, The Ridings being one of the earliest routes into the village with Woodstock and Combe Roads being created after enclosure. Pond Hill marks the boundary with other sub areas and the character here includes the presence of both old buildings within the core areas, and the newer buildings from this later 20th century area which are themselves relatively varied without the strong homogeneity of the single developments to the north east. These streets retain some traditional dry stone walls and some older cottages.

6.13 There are no overtly 'focal' buildings within this character area in terms of architectural prominence or distinctiveness. The village hall, also containing the village library and the sports and social club, is a long low building with car parking and hard standing to three sides and the playing fields and children's play area to the other. Opened in 1971 it is typical of its era in terms of aesthetic and building materials. Though it is a much used building, the quality of public space on the approach and parking areas around it are poor, and the approach to it also passes the communal garage blocks to the rear of Longore which are identified as detracting areas; they are poorly maintained and deemed unattractive.

6.14 In much the same way as the village hall, the horseshoe arrangement of Pendle Court which contains the village shop is also identified as a detracting feature within

this area. Though once home to a shop, a separate butcher, and a hairdresser there is now only a single convenience store, one empty unit and the flats above. The building is also looking dated and in comparatively poor condition and maintenance and the area around it, hard standing and an area of cobbles with one partly collapsed planter, is not a positive area. Hardstanding extends behind the buildings too providing some parking.



Figure 47: the Village Hall



Figure 48: Pendle Court shops

Materials and forms

6.15 Walling materials in this area are uniformly either brick, concrete or reconstituted 'bradstone' blocks. Walling is regularly coursed with none of the irregular natural rubble stone seen in the historic core except for in the few instances of older cottages and dry stone walling as described above. The brick used is sometimes a pale reddish brown (Pumbro, Farley Lane) or a yellower stock (Longore) which sits relatively comfortably alongside the reconstituted bradstone or indeed the local natural stone. Render and pebble dash are seen on Woodstock Road along with some incidences of timber cladding – particularly on the more recent buildings adding to a greater sense of variety on this road. A similar approach is seen on Pond Hill where the bungalows and houses include brick render and some timber cladding at the Pendle Court Shops.



Figure 49: brick buildings in Pumbro

6.16 Roofing materials are predominantly concrete tile in this area. Red clay tile roofing is used in William Buckland Way along with red tile sills, these are notably contrasting and atypical to the wider village. Dark grey slate is also used here as a main roofing material, though this material is seen elsewhere in the village it is ordinarily on later extensions or smaller additions, as a main roofing material alongside the red clay tiles, William Buckland Way has a generic material character which is markedly atypical from the local prevailing material quality of the wider village, even though some attempt has been made to provide a suitable stone colour for the main walling.



Figure 50: Wiliam Buckland Way where red clay tiles, blanket use of Welsh slate, and red brick walling are starkly in contrast to the local vernacular.

6.17 The roof forms are largely gabled with no hips present and relatively few dormers. The pitches change with shallower slopes on bungalows, and steeper pitches on individual houses and the blocks of flats, with perpendicular sections providing some variety alongside chimneys, which remain features even on these later houses.

6.18 Windows and doors are mixed, mainly casements and uPVC or timber. Some porches are present, often later additions and are on almost all houses along Combe Road. The early council house on The Ridings include shallow projecting stone hoods on brackets and Tudor styled hood moulds over the windows as well as carved numerals giving this set of semi-detached council houses a degree of architectural pretention.

Spaces

6.19 The most substantial public green space within this character area is the playing fields around the village hall. This includes a playground, football and cricket pitches with a wide grassy margin, and a set of tennis courts in the eastern corner. The area is bounded by hedging with housing visible above it close to the hall and a greater sense of openness to the east where the flat plain extending along the Woodstock Road out of the village creates a wide sense of openness.



Figure 51: terrace on Longore set back to create a triangle of open grass by parking and marked with trees.

6.20 Smaller public spaces are present at the junction of Longore and Pond Hill where a sloped area of open grass features a bench and has a visual connection with the green in front of the White Horses Pub. The trees and green edging to this area contributes to a sense of openness and rural character. Further, more formalised areas of green space extend up the southern side of Longore in a series of triangular open areas in front of the terraced blocks here (Figure 51), they contribute to a sense of openness and are well maintained with benches and a small group of trees. The wide verge planted with small trees between Pumbro and the village shops is informal but softens this stretch of the road and provides separation between pedestrians and vehicles. The substantial green verges along The Ridings and Woodstock Roads are incidental spaces which contribute to a sense of this being a rural village.

6.21 Private gardens also contribute something to a sense of verdancy in this area as, in contrast to the historic core, most houses have some element of front garden many of which are well looked after and maintained. These front gardens soften the vistas along the streets and contribute to openness with the set back building line.

6.22 In contrast to the gardens and green verges, the hard areas within this character zone are generally poor quality particularly those areas mentioned around the Village Hall, Longore garages and Pendle Court Shops. A small enclosed area at the

end of Maplewell, ostensibly for children's play, is also non-descript without any equipment and little sense of investment, it is a blank area of hardstanding.



Figure 52: Garaging and hard standing on the way to the Village hall, an area where antisocial behaviour is sometimes noted.

Views

6.23 With a generally flat topography views in this area are channelled and directed by the alignment of streets with little sense of vertical variation. The consistent nature of housing and its post war standardised forms and materials mean few of the visual experiences in the core of this area are identified as positive; this area is not perceived as unique, having a high degree of consistency with developments in many other places of this date.

6.24 A positive view is identified from the falling end of Longore across the open spaces of the Green towards the White Horse. This is similar and in common with the view afforded from Pond Hill and is created with the shallow valley here in combination with the open spaces and varied building positions and prominence of the historic buildings on the corner and around the pub.

6.25 Emergent views are available on the straight routes out of the village along The Ridings and Woodstock Road where the length of roads stretching out on exiting

the village give a long distant view with large skies and open rural character. At Combe Road, this view is similarly open but with added topographical interest by the pronounced valley, the woods on the opposite side towards Combe and the frequency of this popular walking route which also includes views over the former chipping banks and dumps in the field here, and echo of the past slate industry.



Figure 53: View on Combe Lane towards Akeman Street running in the base of the valley east and south of the village.

6.26 Detracting views are identified around the village hall and towards the village shop at Pendle Court, though these buildings ostensibly form focal uses within the village their aesthetic character and quality is perceived as poor.

Summary positive and negative features

Positive

- Well maintained gardens and green spaces as well as green verges which preserve a sense of openness and rural character (Figure 54).
- Set back position of housing which increases sense of space in this area
- The view across from Pond Hill/Longore towards the White Horse across the green.



Figure 54: Wide verges and trees with large well maintained front gardens on Pond Hill close to Pendle Court preserve openness in the core of the village.

Negative

- Poor quality materials, spaces and state of repair around the Village Hall.
- Poor quality materials, space and condition of Pendle Court Shops and area in front.
- Communal garaging areas to the rear of Longore.
- Cluttered approach to signage and street painting on Pond Hill.

7. Character Area 4: Rural surroundings

7.1 This character area has much overlap with the landscape characterisation which is covered in a separate report prepared for the Neighbourhood Plan. In respect of this report it covers those more isolated houses and farmsteads which are located outside the developed village core. Some of the farmsteads are located down substantial private drives and were not publicly accessible for detailed assessment.

Introduction

7.2 The surrounding rural landscape of Stonesfield contains a series of more isolated farmsteads: Spratts Farm located at the end of Witney Lane, the closest to the village; Highfield Farm on the Oxfordshire way; Callow Farm on The Ridings; Limbeck Farm on the eastern edge of the area off Woodstock Road; and, Kingswood Farm in the northern part of the area.

7.3 They are, for the most part, compact collections of buildings surrounded almost entirely by open fields or woodland. These farmsteads provide important and positive means to understand the agricultural history of the parish particularly where traditionally styled agricultural building give evidence to past farming practice – for example, the opposed doors of threshing barns for hand processing of grain, animal shelters with mangers or stables with distinctive hayloft doors, cart sheds with open sides and access to the yards and tracks. Where located away from the village core they speak directly to the wider history of the landscape and the move away from common fields towards an enclosed landscape of consolidated fields collected together and more conveniently worked from a farmhouse and buildings set within them.

Roads, routes, street furniture

7.4 Sprats Farm and Callow Farm are located adjacent to, or at Callow Farm straddling, secondary public roads. The others are accessed by drives and tracks, Highfield Farm is directly adjacent to the Oxfordshire Way and Limbeck Farm is passed by the Shakespeare though the others are very private and secluded.



Figure 55: Callow Farm, buildings on the eastern side of The Ridings.

7.5 The farms feature areas of yard and informal hard surfacing, mostly now with areas of domestic garden close by the houses. Edges to tracks are undefined and wholly rural in style. Hedges are the main boundary with some areas of stone walling, particularly closer to the village.

7.6 As with many farms there is much ad hoc storage of equipment, old vehicles, fencing, and general clutter within the yards and around the farmsteads.

Buildings

7.7 The farm groups include a farmhouse and then collections of agricultural buildings and sheds of various periods which form compact but relatively irregular yard areas. At Spratts Farm the farm house is a converted barn and the historic farm house was probably located on the edge of the village as a field barn originally. Callow Farm was added after Enclosure in c.1804 and was a small set of buildings with a large barn on the north, now converted. A later larger farmhouse was added on the west side of the lane along with other ancillary buildings to the north so that the group now straddles the lane. Limbeck Farm would also appear relatively logical as a post enclosure farm with both a farm house and collection of farm buildings defining a yard the group accessed by a long track from Woodstock Road. Kingswood Farm does not appear on maps until the 1900 edition and has more recently been comprehensively redeveloped into a large modern house. Highfield

Farm is also a 20th century collection of sheds and more recent field barns with a house completed in the last decade, rather than an historic farmstead.

7.8 The older farm buildings are traditionally scaled for agricultural purposes. Barns have a traditional scale and features such as large doors and ventilation and owl holes. Stables, cart sheds and other functional buildings are slightly smaller in scale but their historic function remains broadly clear in the style and position of the openings. More recent metal framed barns and sheds have been added at Spratts Farm and Callow Farm reflecting the shift in agricultural requirements with more modern vehicles and farming practice.

7.9 The more recent buildings are of little innate heritage value though many continue to function to some degree and thus reinforce the agricultural uses of these sites. Traditional buildings include unique features that enable an understanding of past farming practice which would be desirable to keep. Some of the interest and character of these collections of buildings is in their continued isolation from the rest of the village and each other, compact groups within the countryside which are a distinct element of the Parish's character.

Materials and forms

7.10 Walling at the farms is predominantly in the local stone with more recent structures clad in practical corrugated sheet materials. Limbeck Farm features brick detailing to the stable building openings.

7.11 Some of the buildings retain Stonesfield Slates but several have been replaced with either concrete tiles or in several instances corrugated sheet roofing seen on the barn ranges at Limbeck Farm.

7.12 The former threshing doors of past barns have been retained as legible features. Wide open sided sheds and storage buildings, perhaps also shelter for animals are retained at Limbeck Farm as well as stabling at Callow and Spratts Farm.



Figure 56: Limbeck Farm from the Woodstock Road, farm buildings define an open sided yard with the house beyond. The rural isolated setting is clearly apparent.

Spaces

7.13 The green and agricultural spaces around these groups is the core element of their rural setting and character. The farm yards have a harder character associated with the practical function, often broken concrete or compact earth these yards are defined by the buildings most often. The domestic garden around individual farm houses are an important distinct space

7.14 Views towards the farms are often longer, across open fields, where their agricultural function is clearly understood. Views from public routes both the lanes and public footpaths allow some direct and close understanding of individual buildings and the material qualities of the buildings. These are mainly incidental and transient and the presence and proximity of open land around the groups is a core aspect of these views' value.



Figure 57: view from lane above Stocky Bottom woods towards Spratts Farm and Highfield Farm just visible in the distance (arrowed).

Summary positive and negative features

7.15 The retention of more isolated farm groups with legibility of traditional agricultural buildings such as barns, stables, storage buildings, is a positive feature of the wider Neighbourhood plan area reflecting the agricultural past of the parish.

7.16 Larger modern buildings are of little innate architectural interest but where they still function in an agricultural way continue to reflect this aspect of the countryside economy.

7.17 Ad hoc storage and poorly maintained areas and buildings are comparatively visually unattractive but entirely typical of many farmsteads across the country.

8. Summary

8.1 The Village of Stonesfield is a compact settlement with complex street layout. The historic core runs from the low valley bottom in the west up to the higher flatter ground in the east. The slate industry is of high historic interest to the village and has shaped not only the unique vernacular of the building materials and forms, but also the immediate vicinity of the countryside and paths that run out of the village, which retains legible traces of this history in chipping banks and mounds (see appendix 1).

Materials

8.2 Natural stone walls in coursed rubble within the historic core. Dry stone boundary walls, often capped with edge-set stones. Few examples of dressed stone or 'formal' polite architectural styles.

8.3 Stonesfield Slate roofs. Later additions to historic buildings often with a Welsh slate roof (if addition after the arrival of the railways c.1850s).

8.4 Historic brick houses rarer, isolated 19th or early 20th century examples, but early brick used as detailing and widely in chimneys.

8.5 Paler brick and manmade Bradstone or blockwork as walling material predominate in the post war expansion areas. Render and pebbledash are present particularly in sub-areas 2-3, all on more recent houses.

8.6 Road surfacing uniformly utilitarian and non-descript standard tarmac, there are no historic road or pavement surfaces.

Forms and details

8.7 Two storeys predominates as the general scale with bungalows and rows of houses in discrete locations.

8.8 In the historic core vernacular detailing of a modest character prevails – there are no 'formal' or overly 'polite' buildings aside from the former rectory now known as 'The Manor'.

8.9 Ridged and gabled roofs. Almost no hipped roofs in the village. Chimneys frequently in red brick, heavy predominance of ridge placement either at ends or centrally.

8.10 Timber lintels over windows and doors very frequent. Some with brick or stone arches. Entrances regularly found on side or to the rear away from the street within the historic core, following irregular placement of buildings. In later areas of expansion houses move away from the street and 'front' doors become more prevalent.

8.11 Historic windows are primarily casements with relatively small panes and mainly timber. Some examples of sashes with multi-pane or 2/2 glazing patterns seen but few historic examples. Modern windows are quite varied and uniformly unremarkable, casements still predominate.

8.12 Shallow projecting porch hoods seen and included on some of the early council houses, which also included features such as hood moulds (Ridings) and dentil eaves (Longore)

Positive structures and non-designated heritage assets

8.13 The following features, and some buildings, were identified within the street by street surveys as being positive and of interest to the character of the parish. The second half of the list links to non-designated assets identified within the Neighbourhood Plan section 10 and policy SH2.

Positive features

- Post boxes on Boot Street, Church Fields and on The Cross, all of which relate to former post office locations. The timber porch and columns to the Boot Street post office is deemed an interesting and attractive feature.
- The solid stone slab stiles at the entrances into the church yard. The village lock up is individually listed.
- All drystone walls and surviving Stonesfield Slate Roofs. This does not imply that all buildings featuring such elements be identified as non-designated assts, many may be too altered in other respects, but where these material characteristics survive they are highly important to local character.

- Evidence of former public houses, particularly barrel runs and names (Boot Street, Maltsters).
- Trees on the triangular green and on The Cross, at the entrance to Friends Close and visible over walls within larger gardens (the Manor).



Figure 58: The War Memorial at the junction of Combe Lane and Woodstock Road

8.14 All features which provide evidence of the Stonesfield Slate mining industry including mine shafts themselves (all within private properties today) and the many chipping banks and heaps visible on the slopes of the hill to the south and west of the village are exceptionally important elements of the village history and character (Appendix 1). It is acknowledged that some of the chipping banks are covered by an SSSI designation.

8.15 The lack of pavements in most of the village and absence of street lights within the whole village, even the modern extended portions, is distinct and uniquely contributes to the village's rural character. They are factors which divide local opinion as to their positivity with some residents feeling strongly that the lack of such features are unsafe in a car dominated world and others feeling equally strongly that introducing such features would suburbanise the village and remove

its distinct character. The lack of lights and pavements in combination with narrow roads in the historic core does, generally, appear to secure slower speeds for cars and a quiet rural character. This assessment finds that these are positive characteristics which would be regrettable to lose. The lack of lighting also contributes to the Cotswolds National Landscape's dark skies aspirations, though this is not specifically a factor of heritage character appraisal.

Non Designated Assets

- Stonesfield war memorial
- Six cast iron water taps: on Woodstock Road (near bus stop), Laughton Hill, Boot Street (near Peak's Lane and at top of Well Lane), The Tewer, and Witney Lane
- The memorial wall and water tap at the junction of Boot Street and Laughton Hill
- The former Wesleyan Chapel at the top of Peaks' Lane
- The Methodist Church, High Street
- St James' Centre, High Street an important building with historic significance pertaining to educational provision in the village, still in community use.
- The original Methodist Church, and later schoolroom, Churchfields
- The White Horse public House
- Solid State Logic building, won the Design Council Award in 1981 for outstanding British design. Now converted to apartments and renamed Sanders House, Churchfields.

Key views

8.16 Views have been mentioned in the above character area descriptions, they are collated here and identified on the following plan (Figure 59). Though fixed points are marked on this figure, these are not the only views that may provide a positive experience of the village's character. Several of these views are part of a kinetic experience of moving through the village streets, and different specific points might be chosen as equally positive. Wider views of greater relevance to the landscape character around the village are covered in the Landscape Character Appraisal, where views from beyond the village core are mentioned here it is in relation to the

way that the village's built character can be experienced and understood, or where a meaningful transition between built environment and the natural surroundings is experienced. Wider views within the landscape appraisal are, however, considered relevant to the setting of the village and conservation area, particularly to the south and west where the surrounding landscape remains closely appreciable from areas within the conservation area.

1. From The Cross circular village centre views taking in traditional buildings, focal building of the church with the village lockup, distinctive stone wall boundaries and variety of outward framed and directed views along the streets leading away. Marred slightly by non-descript surfacing and prevalence of car parking.
2. From High Street over the former school to St James. Focal building, the church, clearly visible over the 19th century school building. Space in this area provided by the school's grounds and mature sycamore trees.
3. Pond Hill towards the White Horse. Kinetic. Accentuated by the topography a pleasant view as one walks down towards the triangular green and the public house, a focal communal building.
4. Brook Lane over the Evenlode. Wide vista. An exceptionally well walked and much appreciated local view from the village edge. A public bench by local artists encourages dwelling here on the edge of the village looking over the valley. Information available here in a board on geology.

8.17 It is noted here that the setting of the conservation area, as opposed to the village as a whole, encompasses not only areas of open landscape – particularly to the south and west, but also the substantial areas of post war housing development which are here identified as a distinct character area. This sub area has, to a degree, isolated the historic core of the village as represented in the conservation area from its landscape setting and views from the historic core into the later housing are not generally considered positive in a heritage sense other than in illustrating the later phases of village expansion. Views from the conservation area over open rural, agricultural and valley areas of setting are considered to be more positive in heritage terms, providing a comparatively strong sense of continuity between the historic built up areas and the surrounding landscape which changed relatively little. Key views of or from individual listed buildings within the village are outside the remit of this document.

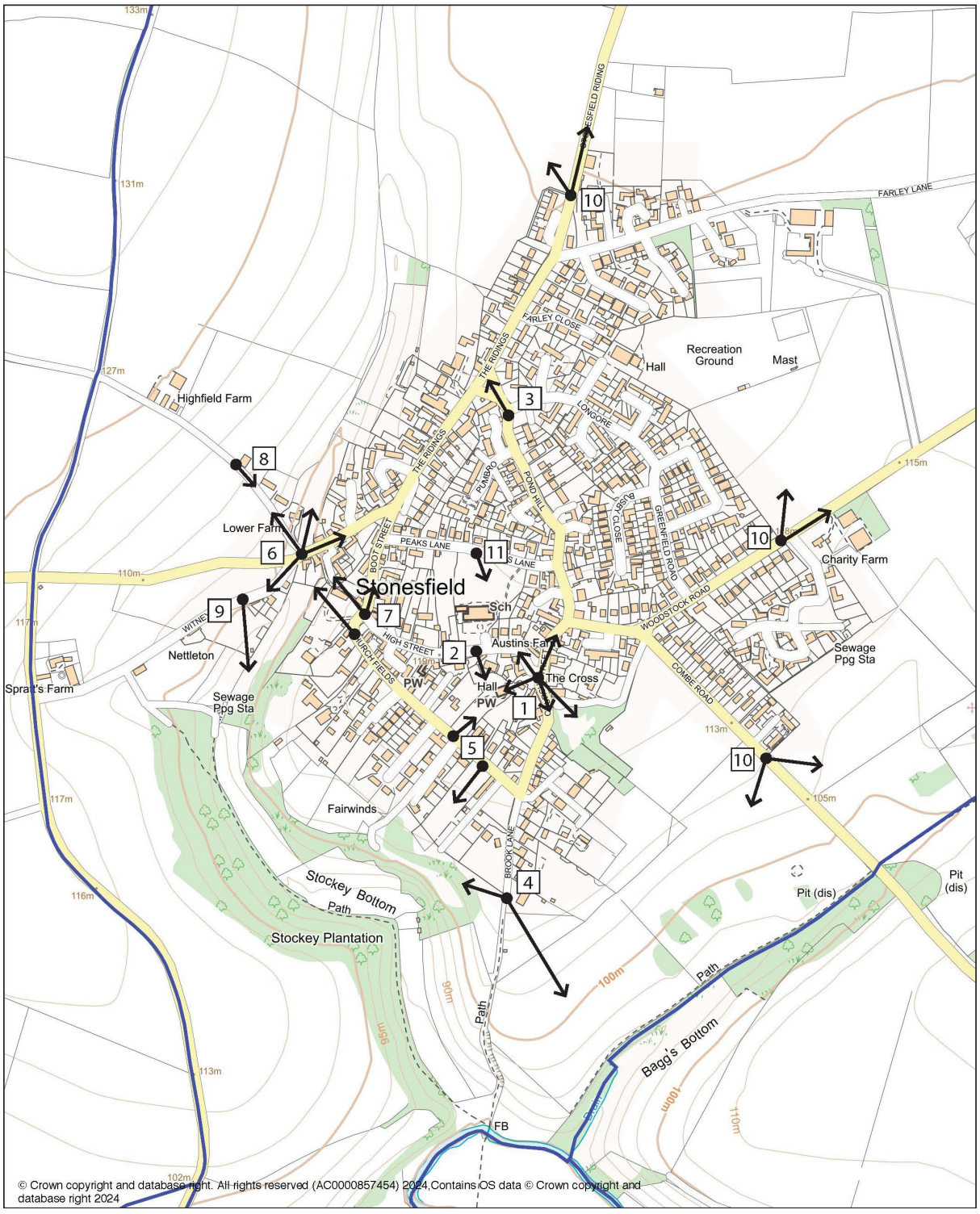


Figure 59: Location of Key Views

5. From Church Fields over the allotments and glimpsed between buildings. Kinetic with static moments. A series of open green views where the rural edge of the village is clearly appreciable particularly clear over the allotments with glimpsed

views of a similar nature all along Church Fields enabling an experience of village's rural setting. Similar green space also afforded by the church yard.

6. Panoramic views in all directions at the bottom of Laughton Hill, along the valley, Witney Lane, Oxfordshire Way. Though on a busy road the conjunction of multiple routes combined with the topography makes this a highly attractive entry point to the village.
7. Kinetic views moving along the narrow winding route of Boot Street and High Street, topography and narrow width renders this experience intimate, varied and positive. Glimpses over Well Lane to the surrounding countryside, focal building of the Methodist Chapel, traditional materials and buildings abound.
8. Approaching view from the Oxfordshire way by Highfield Farm. A striking view of the village wrapped along the valley edge where buildings set on the hill present a varied and interesting roofscape characteristic of Stonesfield.
9. Village edge views from Brook Lane and Witney Lane down the dry valley and over the Evenlode.
10. Strongly linear outward views from The Ridings, Woodstock Road and Coombe Road leading from the village out over the flat plain to the north and north east and into the valley on the south east, accentuated by straight routes and wide skies.
11. Peaks Lane. Open spacious view over the school's playing fields. Trees, grass and sky rather than built forms are predominant but an important echo of the historic nature of the once less developed village centre.

Appendix 1

Map of drystone walls and Stonesfield Slate roofs

Stone walls, slate roofs, chipping banks and mines

Stonesfield

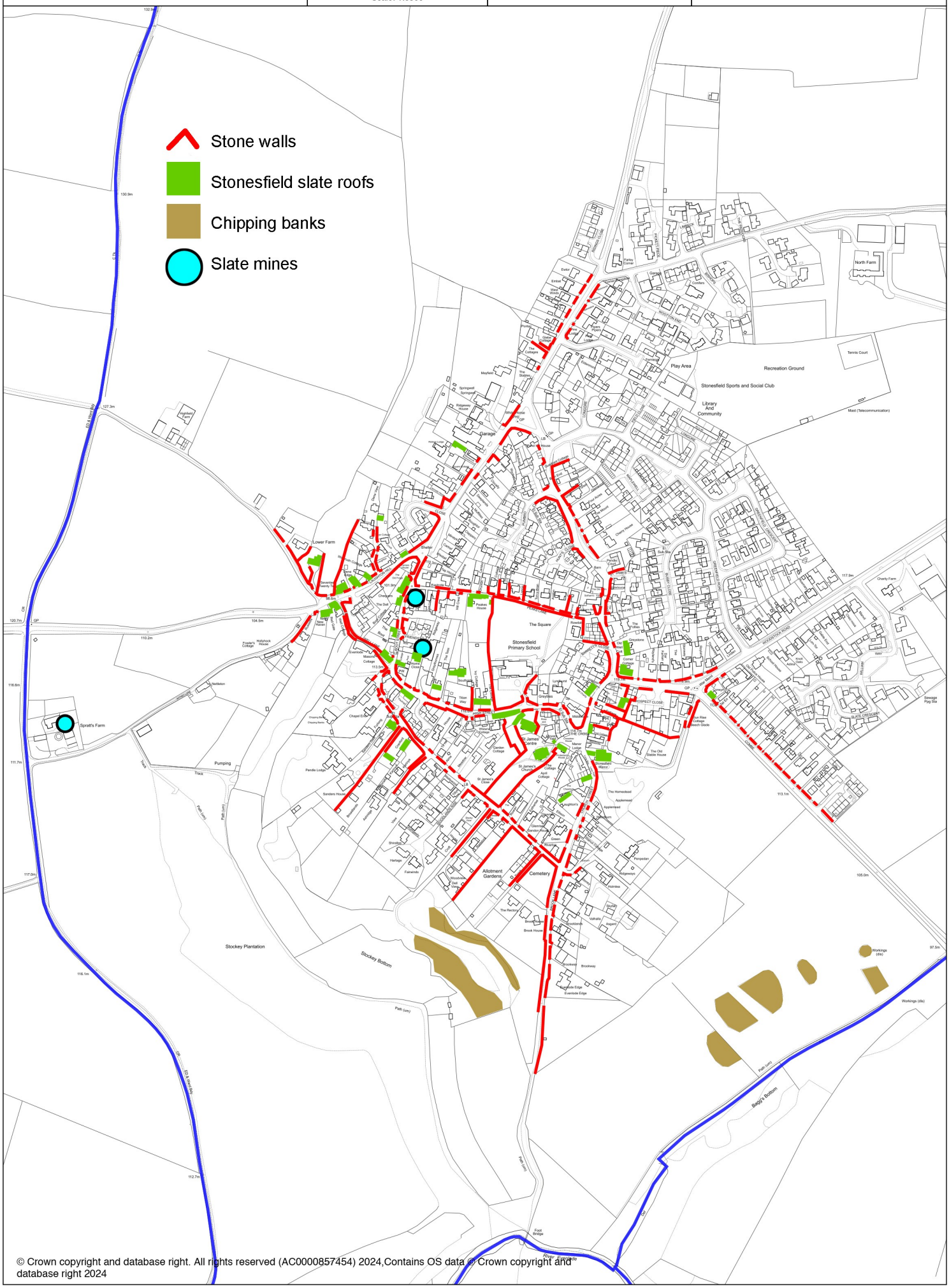
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Date: 13/11/2024

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Appendix 2:

Designated Heritage Assets

Designated heritage assets within the Parish are listed below and illustrated on the subsequent maps. The Parish contains four individual Scheduled Monuments. The historic core of the village is covered by a conservation area, and there are 12 listed buildings, all grade II save the Parish Church at Grade II*. The list can be found and searched online at: https://historicengland.org.uk/listing/the-list/

Decision making duties for Conservation Areas and Listed buildings is framed within the Planning (Listed Buildings and Conservation Areas) Act 1990. Measures being implemented as a consequence of the Levelling Up and Regeneration Act 2024 will have the effect of making the desirability of preserving or enhancing other types of designated heritage asset a statutory consideration.

The extent of any listed building is not always formally defined within the List but the provisions of Section 1.5 of the Act enables other structures or buildings to be considered as part of the listed buildings identified here if they meet a set of criteria. This identification should be confirmed prior to any application, the full extent of any of the listed buildings identified here is not considered within the Neighbourhood Plan and would represent a disproportionate degree of individual assessment outside the scope of the document, but all owners of listed buildings should be aware of this provision as it pertains to the type of consents that may be required for any development.

Stonesfield's Designated Heritage Assets

Stonesfield

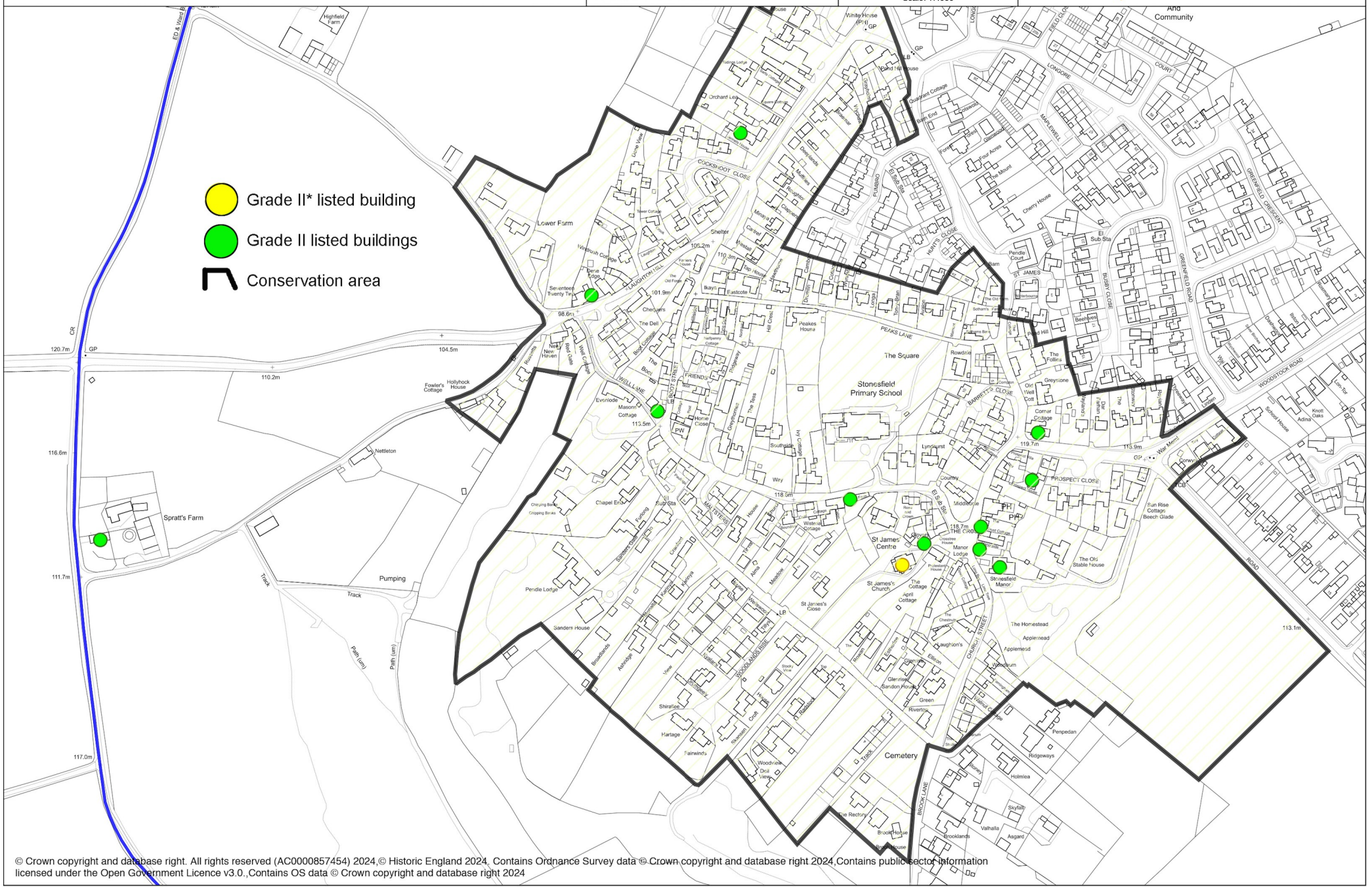
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List Entry Name	List Entry Number	Heritage Category	Grade	Location
CHURCH OF ST JAMES THE GREAT	1053074	Listing	II*	CHURCH OF ST JAMES THE GREAT THE CROSS Stonesfield West Oxfordshire Oxfordshire
STONESFIELD MANOR	1053072	Listing	II	STONESFIELD MANOR Stonesfield West Oxfordshire Oxfordshire
BARN APPROXIMATELY 10 METRES SOUTH EAST OF PROSPECT VILLA (NOT INCLUDED)	1199027	Listing	II	BARN APPROXIMATELY 10 METRES SOUTH EAST OF PROSPECT VILLA (NOT INCLUDED) WOODSTOCK ROAD Stonesfield West Oxfordshire Oxfordshire
MANOR LODGE	1198981	Listing	II	MANOR LODGE THE CROSS Stonesfield West Oxfordshire Oxfordshire
THE COTTAGE AND ATTACHED OUTBUILDING	1367928	Listing	II	THE COTTAGE AND ATTACHED OUTBUILDING CHURCH STREET Stonesfield West Oxfordshire Oxfordshire
LOCKUP APPROXIMATELY 20 METRES NORTH EAST OF CHURCH OF	1053075	Listing	II	LOCKUP APPROXIMATELY 20 METRES NORTH EAST OF CHURCH OF SAINT JAMES THE GREAT THE CROSS Stonesfield West Oxfordshire Oxfordshire

SAINT JAMES THE GREAT				
JENNETTS HOUSE	1199015	Listing	II	JENNETTS HOUSE THE RIDINGS Stonesfield West Oxfordshire Oxfordshire
1722 CLOCKCASE	1053073	Listing	II	1722 CLOCKCASE LAUGHTON HILL Stonesfield West Oxfordshire Oxfordshire
OLD BAKERY	1198963	Listing	II	OLD BAKERY BOOT STREET Stonesfield West Oxfordshire Oxfordshire
AUSTIN'S FARMHOUSE	1283611	Listing	II	AUSTIN'S FARMHOUSE HIGH STREET Stonesfield West Oxfordshire Oxfordshire
CORNER COTTAGE	1053076	Listing	II	CORNER COTTAGE WOODSTOCK ROAD Stonesfield West Oxfordshire Oxfordshire
SPRATTS FARM BARN	1053121	Listing	II	SPRATTS FARM BARN WITNEY ROAD Stonesfield West Oxfordshire Oxfordshire
Stonesfield Roman villa	1006366	Scheduling	n/a	Stonesfield West Oxfordshire Oxfordshire
Callow Hill Roman villa	1014750	Scheduling	n/a	Wootton West Oxfordshire Oxfordshire
Linear earthworks east	1014751	Scheduling	n/a	Glympton West Oxfordshire Oxfordshire

of Callow Hill Roman villa forming part of the north Oxfordshire Grim's Ditch				

Appendix 3 – Bibliography

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