



WEST OXFORDSHIRE
DISTRICT COUNCIL

Proposals for Preservation & Enhancement

Cassington

Cassington lies in the east of the District, two miles west of Eynsham and five miles west of Oxford. Prior to the construction of the A40 from Oxford to Witney in 1935 the village was only accessible via country lanes between Yarnton and Eynsham. Cassington lies within an open and expansive landscape setting: one of subdued relief, which forms part of the lowland landscape of the Upper Thames Clay Vale. The area is characterised by floodplain grassland to the south and a pattern of small to medium-sized fields enclosed by gappy hedgerows.

Introduction

Cassington Conservation Area was designated in 1992, following a process of public consultation. Conservation Areas are places of special architectural or historic interest, which have a particular character or appearance worthy of preservation or enhancement. It is this character, rather than the individual buildings, that Conservation Area status seeks to protect. A separate document, the Conservation Area Character Appraisal for Cassington, describes the main features of the area which contribute to its special interest.

The purpose of this document

West Oxfordshire District Council has a duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to formulate and publish proposals for the preservation and enhancement of Conservation Areas after consideration at a Public Meeting. This document has been prepared following public consultation and consideration at a Public Meeting. Changes to the character or appearance of Cassington Conservation Area, including opportunities for new development, are expected to be limited in future years.



Development Advice

The primary source of reference for development advice is the West Oxfordshire Local Plan 2011 (adopted June 2006). Copies of the Plan can be inspected at: www.westoxon.gov.uk, or by visiting the Council's offices at: Elmfield, New Yatt Road, Witney.

The Local Plan contains specific policies for development in Conservation Areas, but other policies are also relevant to Cassington. In relation to housing provision, Cassington is a village covered by policy H5, which allows some new housing through the infilling of small gaps in an otherwise continuous built-up frontage; or through the conversion of appropriate existing buildings worthy of retention.

Policy H12 allows small-scale affordable housing schemes which meet local needs and that cannot be met in any other way.

Within the Cassington Conservation Area the existing buildings, land uses, historic settlement patterns and open spaces should remain largely undisturbed. Where development is allowed, the following guidance is offered in order to preserve and enhance the appearance and character of the Conservation Area.

Any new buildings, and extensions to existing buildings, must be well designed in themselves and must be sympathetic to the established character of the area. They should respect the form, setting and scale of the adjoining and surrounding buildings.

Special care must be taken to ensure that views into and out of the Conservation Area, as well as views within the Conservation Area, are not harmed. New development must incorporate existing features of historic, visual or natural importance, such as trees, hedgerows, ponds, stone walls, paths and tracks.

Materials for new building works should be sympathetic to those prevailing in the area. In particularly prominent or sensitive sites natural stone will usually be the most appropriate material. The conversion of redundant historic buildings should respect the original character of the building and its setting, and any historical features of interest should be retained.

Large extensions or an accumulation of extensions can easily obscure the simple form of traditional buildings, and should be avoided. Important groups of buildings often have a special value and historic character which can be harmed by new development (however well designed). It should be recognised that in these instances extensions may not be acceptable.

Trees and hedgerows which make a contribution to the Conservation Area should not normally be removed unless dying or dangerous. Anyone wishing to prune or remove a tree must first notify the Planning Service. When planting new trees local character should be considered, and species selected to suit their context and the wider landscape character. For example, oak, ash and hawthorn are generally appropriate to the surrounding area.

West Oxfordshire Design Guide

The West Oxfordshire Design Guide provides additional guidance on: local characteristics; new development; sustainable building design; Conservation Areas and Listed Buildings; alterations, extensions, conversions and repairs to traditional buildings; the District landscape context; and a range of other design related issues.

Detailed design advice, with lists of practitioners, is contained in the appendices and includes material on: stonework, thatching, paintwork, joinery, and barn conversions;

The Design Guide is available online at: www.westoxon.gov.uk/planning/DesignGuide.cfm. Copies can also be purchased from Planning Services on: 01993 861420.



Architectural character and quality of buildings

The buildings of Cassington are generally vernacular in type, simple in form and detailing, and small in scale. Cottages predominate, and are often linked to form quite long terraces that follow the winding course of the high street. These properties exhibit a number of common features, including a uniform height of two storeys (sometimes with dormers), plain timber lintels over doors and windows, gable end chimneys and small squared timber casement windows.

Pale limestone rubble used in coursed form is the traditional material and method of construction. However, a number of the higher status houses feature squared coursing. Roofs are generally of Stonesfield slate (or replacement concrete tiles), or occasionally Welsh (blue) slate.

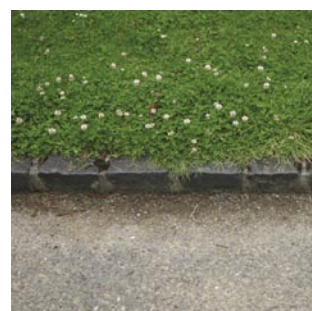
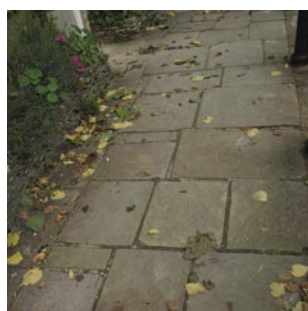
Characteristic building materials in Cassington (modern materials in *italics*):

Roofs

- Stone slate;
- Welsh slate;
- Red clay tiles;
- *Artificial stone slate*;
- *Concrete tiles*.

Walls

- Oolitic limestone in very narrow beds;
- Cornbrash limestone for field and boundary walling, laid in very narrow beds;
- Red 'Oxford' brick, sometimes glazed with blue headers;
- Lime render on infill panels;
- Weatherboarding of elm, oak or chestnut; left natural to bleach silver grey, or stained or painted black;
- *Artificial stone*.



Alterations and extensions

Traditional but often unlisted buildings are vital components of the character of Conservation Areas. Seemingly small but inappropriate alterations to these buildings can easily damage the appearance of the wider area.

Buildings may need altering or enlarging from time to time to meet the evolving needs of successive owners. However, many existing buildings in Cassington have a scale and character worthy of retention. Whilst the Council recognises that many buildings have the potential to provide additional space, this should not involve damage to the special character of the Conservation Area.

Listed Building Consent is required for any work that will affect the character or appearance of a Listed Building or structure, either externally or internally, regardless of that building's grade. Demolition, extensions, and internal or external alterations all require Listed Building Consent. The administration of Listed Building Consent is the responsibility of the District Council, and applications for Listed Building Consent should be made on forms available from the Planning Service.

Apart from general planning and highway considerations, it is expected that in all cases the basic size of the existing property will be respected and that alterations and extensions will take into account the scale and character of the original form.

Within the Conservation Area extensions will not be allowed to fill private gardens or create sub-standard living conditions. Similarly, extensions which lead to a loss of daylight to neighbouring dwellings or create problems of loss of privacy will not be supported.

All development activity should be sustainable, with the aim of preserving energy and resources and reducing pollution. Factors such as building orientation, re-use of materials, insulation, solar shading, water conservation and innovative heating and power generation systems can all help to further these aims.



Repairs to traditional buildings

The repair of traditional windows and doors is often a better and cheaper alternative to wholesale replacement. Draughty and ill-fitting windows and doors often only need stripping of old paint layers. For reducing noise and draughts, secondary glazing and draught proofing are very effective alternatives to sealed unit double glazing.

Traditional window designs are fundamental to the character of local buildings. When replacement windows are installed these should match the original designs. Modern top hung night vents and large sheets of fixed glazing are rarely appropriate. Timber windows and doors are generally appropriate.

Modern substitutes such as PVCu and aluminium do not look the same, and generally have poor environmental consequences. Modern Georgian style doors with integral fanlights have no historical basis and should be avoided.

Paint is the traditional finish for external joinery. European hardwoods such as oak and elm were usually left unfinished to weather naturally. Timber stains and varnishes are modern introductions, and need to be chosen with care to avoid inappropriate colours.

The repointing of stone walling and brickwork should always be undertaken with great care, as the visual character of a building or boundary wall can be destroyed by ill-advised work. Hard cement-rich mortars and raised ribbon pointing should be avoided. Bagged mortar joints are the traditional finish in the District.

Roughcast render on stone buildings is a traditional finish, and should be retained where existing. Removal of stucco or render finishes can expose poor quality porous stone to unacceptable weathering. External finishes of this kind were often an essential part of the original architectural concept, and they should be retained or restored wherever possible.

Stone or brick walling should not be painted as this can lead to damage of the walling materials, as well as resulting in dramatic visual alteration.



Boundary treatments

In contrast with other linear settlements in the District, Cassington has a relatively spacious, open character. This derives in part from the wide grass verges and green spaces found throughout the village.

Drystone walls are also a significant feature in Cassington. These generally run parallel to the road and link with the lines of terraced cottages to emphasise the serpentine form of the high street. The walls tend to be capped either by vertical stones or by a variety of flat copings.

On the edges of the settlement there are a number of 20th-century agricultural style iron-bar gates, usually parallel with the roads, which provide views out of the settlement to the open countryside beyond.

Highways and public spaces

The County Highways Authority, District Council, Statutory Undertakers and Cassington Parish Council will be encouraged to exercise particular care to ensure that where work does take place within the Highway or public spaces, that the design of materials and details positively preserves and enhances the visual character of Cassington.

All proposals for new or replacement poles, masts, streetlights, overhead cables, utility boxes, traffic signage and traffic calming measures should be subject to consultation with the Parish Council and Local Planning Authority. The use of standard fittings or components is unlikely to preserve or enhance the character of the Conservation Area.

All new work should be fitted sensitively into the existing context. Physical measures should involve minimal visual interference with the established villagescape. The installation of any new overhead cables will not be supported.

The landscape context of Cassington Conservation Area

The West Oxfordshire Landscape Assessment provides an analysis of the landscape which surrounds the Cassington Conservation Area. Cassington lies within the Eynsham Vale landscape character area.

Principal factors threatening the landscape setting of the Conservation Area:

- Agricultural intensification, particularly drainage and conversion of pasture to arable;
- Removal of natural vegetation cover;
- Poor maintenance and loss of field boundaries;
- Intrusion from built development, heavy traffic on main roads and overhead power lines;
- Expansion of rural settlements and 'suburbanisation' of the wider countryside.

Enhancement priorities for the landscape setting of the Conservation Area:

- Retain and manage areas of floodplain pasture, meadows and riparian vegetation;
- Promote traditional practices of willow pollarding and ditch management;
- Introduce new planting along watercourses and in lines and groups within valley floor, using typical riparian species such as willow and alder;
- Within open clay vale landscapes, restore a stronger structure of hedgerows, hedgerow trees and belts of woodland;
- In semi-enclosed clay vale farmland, retain and extend hedgerow network and allow mature hedgerow trees to develop;
- Encourage conversion of arable land to pasture;
- Plant large blocks and belts of woodland, to link with existing woodlands and restore a more mixed pattern of woodland and farmland;
- Repair and maintain traditional stone buildings in the landscape;
- Strengthen landscape structure around main settlements to soften the urbanising effects of existing or proposed peripheral development;
- Maintain rural character of secondary roads and, where possible, avoid urbanising influences of street lighting, kerbs, footpaths, signage etc.

Landscape, trees and views

For any development activity, the existing landscape, vegetation and wildlife context must be carefully considered. Established plant and animal communities must be conserved during and after construction, and provision must be made for such assets into the future. Biodiversity enhancements may be possible through the creation or restoration of habitats, which support rare or protected species. Planting schemes should reflect not only the broad landscape character, but also the specific local context as described in the West Oxfordshire Landscape Assessment and elsewhere.

As well as being important natural components in their own right, trees and hedgerows form vital habitats for wildlife, and can provide important corridors between isolated habitats. Some hedgerows and trees are protected by law, so if your application involves the removal of a part or the whole of a hedge or tree, you should first contact the District Landscape and Forestry Officer. If the application involves planting, careful attention should be paid to the species used. Whilst the planting of local, native species (including traditional fruit tree varieties) will be encouraged, non-indigenous ornamental species may sometimes be appropriate (though ornamental conifers are generally not appropriate within Conservation Areas).

Typical indigenous species for Cassington (Clay Vale):

Key species

Oak	<i>Quercus robur</i>
Ash	<i>Fraxinus excelsior</i>
Hawthorn	<i>Crataegus monogyna</i>

Significant species

Willow	<i>Salix spp.</i>
Poplar	<i>Populus spp.</i>
Field Maple	<i>Acer campestre</i>
Hazel	<i>Corylus avellana</i>



West Oxfordshire District Council - Planning Service
Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB

General planning enquiries and application forms
List entries and grant enquiries
Trees and landscape enquiries
Architectural and technical enquiries

01993 861683
01993 861666
01993 861662
01993 861659

