



Listening Learning Leading

Overy Conservation Area Management Plan

May 2005

Dorchester and Overy Conservation Area Management Plan

The Council first published the Dorchester and Overy Conservation Area Management Plan in draft form in July 2004. Following a period of public consultation, including a public meeting held on 13th January 2005, the Council approved the Management Plan and the conservation area extensions on 16th June 2005.

Possible Areas for Enhancement

The delicate structure of Overy's character is vulnerable to inappropriate intervention, to neglect and to its opposite - over-zealous neatening.

Landowners should be encouraged to manage and maintain the trees, hedgerows and ditches which make such an important contribution to the character of the area - but care is needed not to destroy essential informality and the natural habitats of local flora and fauna.



Trees at Mill Pool

The land around the mill pool is currently sadly neglected and overgrown, obscuring views from the public footpath. The former open character of the mill pool should be reinstated and views, particularly of Overy Mill, should be opened up. The mill race should be cleared and maintained to prevent the pool becoming stagnant. The length of footpath between two timber stiles is presently defined by metal fencing and larch-lap panels, inappropriate forms of



Path from the Hurst to the Mill Pool

barrier in a rural location. The original width of the path should be reinstated and maintained, and the stiles kept in good repair.

There is an opportunity here to open up views across the mill pond to the distant Wittenham Clumps, giving privacy to the garden of Mill House perhaps by a hedge of indigenous plants or a low fence of woven willow hurdles.

Carefully-considered planting of suitable indigenous trees could screen several intrusive elements: the 20th century houses to the south east visible from the corner of the lane to Overy Manor; the rear elevations of one or two houses in Dorchester which are highly visible in winter from the footpath across Hurst Meadow; the gas installation opposite the end of the drive to Mill House; and the sewage works which currently provides an unfortunate focal point at the end of the lane. Fast-growing imported species, such as leylandii, should be avoided: they are



Gas installation



Sewage works

View of Abbey and new trees



uncharacteristic and can alter and block important views. New planting, even of indigenous species, should also respect these views.

The earlier brick and cobbled surface of the footpath by the Mill pond - still evident in places - could be reinstated to make what is clearly a popular walk less muddy and more enjoyable.



Cobbled surface of path

The broken surface of the lane through Overy reveals an earlier surface of brown aggregate which would be a more appropriate finish than the existing black tarmac.

The walls, firmly defining the boundary along the lane, should be carefully maintained and sensitively repaired.

Overhead wires and cables should be laid underground by the statutory undertakers to remove a visual intrusion. It may sometimes be possible to relocate television aerials within roofspaces where these are available, and any satellite dishes should be sited unobtrusively (Planning Permission and/or Listed Building Consent may be required to erect satellite dishes).



Intrusive cables

New building in Overy should not be encouraged - the entire hamlet was built more or less at the same time and therefore has an air of completion which could easily be put in jeopardy. There is already a risk of the existing houses being over extended and losing their character. Similarly, the commercial presence in the barns should be kept as low key as possible, with signs being kept to a minimum.

Repairs to existing buildings and walls require a thorough understanding of the original materials and careful observation of their traditional use. The use of cement rather than lime mortar for repointing, for example, wide joints, the over-formal setting of flints or stone - seemingly small details - all can undermine the visual quality of the area and the performance of traditional construction.



Examples of good and bad pointing

Traditional materials and detailing generally can have a considerable and positive effect in enhancing the character of a conservation area, so easily undermined by the use of modern materials such as uPVC rainwater goods, or non-traditional styles of doors and windows. Rooflights and pipes breaking through the sweep of a clay tile roof can be visually intrusive and should be avoided wherever possible.

Some modern paint colours can also bring a certain intrusive harshness to the scene: appropriate colours selected from historic colour ranges can be more sympathetic and make a positive contribution.

Walls, fences, gates and garage doors can also affect the character of a conservation area for good or ill. Generally, simple forms in traditional materials, based on historical local examples, are likely to make a positive contribution. Close-boarded fencing and larch-lap panels are inappropriate

in a rural location. So, too, are up-and-over garage doors, particularly made of fibreglass or metal: side-hung vertical boarded timber doors would be more in keeping.

The South Oxfordshire Design Guide provides guidance on appropriate forms and materials to use in conservation areas.

At present, only part of the Hurst is within the Conservation Area. It would seem logical and appropriate to extend the boundary of the Conservation Area to include the entire area to the north east bounded by the River Thames.

Existing Conservation Policies

South Oxfordshire Local Plan adopted by Council, April 1997

LISTED BUILDINGS

POLICY CON 1

Proposals for the demolition of any building included on the list of buildings of special architectural or historic interest will not be permitted except in most exceptional circumstances.

POLICY CON 2

The council will make full use of its powers to serve repairs notices to prevent the wilful neglect of listed buildings.

ALTERATIONS TO LISTED BUILDINGS

POLICY CON 3

The use of modern materials such as aluminium and UPVC will not normally be permitted for the doors or windows of listed buildings. Sealed double-glazed timber windows will not normally be permitted unless their mouldings precisely match those of traditional windows. The use of secondary glazing will normally be acceptable.

POLICY CON 4

Listed building consent will not normally be granted for proposals which involve the use of cement-rich mortars, abrasive cleaning methods and chemically-based sealants, nor for the painting of unpainted brickwork and stone or the use of unsuitable colour schemes on listed buildings.

POLICY CON 5

The alteration or removal of historic internal features in buildings included on the statutory list of buildings of

special architectural or historic interest will only be permitted in exceptional circumstances.

CHANGES OF USE AND EXTENSIONS TO LISTED BUILDINGS

POLICY CON 6

Any change of use of a listed building must be appropriate to its character, and any extension must be sympathetic to the original structure in design, scale and materials and must not dominate or overwhelm it.

THE SETTING OF LISTED BUILDINGS

POLICY CON 7

Proposals for development which would adversely affect the setting of a listed building will normally be refused.

CONSERVATION AREAS

POLICY CON 8

The council will use all its powers under the relevant acts to ensure that the character of individual Conservation Areas is preserved or enhanced.

POLICY CON 9

Consent to demolish a building in a Conservation Area will normally only be granted if the loss of the building would not adversely affect the character of the area, and if there are detailed and acceptable plans for the redevelopment of the site.

POLICY CON 10

When considering proposals for development in Conservation Areas, the council will require:-

- (i) the design and scale of new work to be in sympathy with the established character of the area;

- (ii) the use of traditional materials, whenever this is appropriate to the character of the area;
- (iii) the retention of existing walls, hedges, or any other features which contribute to the character of the area.

THATCHING STYLE

POLICY CON 11

In order to protect the traditional thatching style of South Oxfordshire the District Council will generally promote the use of long straw and resist the introduction of patterned block-cut ridges on thatched buildings.

ADVERTISEMENTS IN CONSERVATION AREAS AND ON LISTED BUILDINGS

POLICY CON 12

The council will not normally permit the display of signs on a listed building or in a Conservation Area which are in any way harmful to the character and appearance of the building or area. Where it is accepted that a sign is needed, its design and materials should reflect the best traditional practice.

POLICY CON 13

The installation of blinds or canopies of untraditional form or materials on buildings within Conservation Areas will not normally be permitted.

BURGAGE PLOTS

POLICY CON 14

In the historic towns of Henley, Thame and Wallingford the burgage plots to the rear of the principal streets will generally be protected from amalgamation and from development which would diminish their historic interest and value.

PRESERVATION AND ENHANCEMENT OF CONSERVATION AREAS

POLICY CON 15

In Conservation Areas, the council will take all available steps to ensure:

- (i) that the introduction or intensification of uses which conflict with the special character of the area is resisted;
- (ii) that existing walls, buildings, trees, hedges, open spaces and important views are retained, where they contribute to the character of the area;
- (iii) that whenever the opportunity arises, unsightly overhead wires and unnecessary signs are removed. The statutory undertakers will be urged to site their services underground;
- (iv) that where necessary, improvements are made to the visual quality of the floorspace, street furniture, lighting and signs; and
- (v) that development outside a Conservation Area would not have a detrimental effect on the Conservation Area.

ARCHAEOLOGY

POLICY CON 16

The council will not normally permit development which would adversely affect the sites or settings of nationally-important archaeological remains, whether scheduled or not, or those of monuments of special local importance.

POLICY CON 17

Before the determination of an application for development which may affect a site of archaeological interest or potentially of archaeological importance, prospective developers will be required, where necessary, to make provision for

an archaeological field evaluation, in order to enable an informed and reasoned planning decision to be made.

POLICY CON 18

Wherever practicable and desirable, developments affecting sites of archaeological interest should be designed to achieve physical preservation in situ of archaeological deposits. Where this is not practicable or desirable, the district planning authority will impose conditions on planning permissions, or seek legal obligations, which will require the developer to provide an appropriate programme of archaeological investigation, recording and publication by a professionally qualified body acceptable to the district planning authority.

PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST

POLICY CON 19

Proposals which would damage the character, setting or amenities of a park or garden of special historic interest, especially those contained in the English Heritage Register, will not normally be permitted.

COMMON LAND

POLICY CON 20

Proposals for development on or affecting common land, village greens and other important spaces within settlements will not normally be permitted.

2011 Second Deposit Draft Local Plan

Demolition of Listed Buildings

Policy CON1

Proposals for the demolition of any listed building will not be permitted.

Alterations and extensions to listed buildings

Policy CON4

Any extension to a listed building must be appropriate to its character, must be sympathetic to the original structure in design, scale and materials and must not dominate or overwhelm it.

Policy CON5

Any alteration to a listed building must respect its established character and not diminish the special historical or architectural qualities which make it worthy of inclusion on the statutory list.

Policy CON6

A change of use of part or the whole of a listed building will be permitted only if its character and features of special architectural or historic interest would be protected. Proposals for a change of use should incorporate details of all intended alterations to the building and its curtilage, to demonstrate their impact on its appearance, character and setting.

Policy CON7

Proposals for development which would adversely affect the setting of a listed building will be refused.

CONSERVATION AREAS

Proposals affecting a conservation area

Policy CON9

Consent to demolish a building in a conservation area will be granted only if the loss of the building would not

adversely affect the character of the area and, where appropriate, if there are detailed and acceptable plans for the redevelopment of the site.

Policy CON10

The Council will not grant permission for development which would harm the character or appearance of a conservation area. When considering proposals for development in conservation areas, the Council will require:

- (i) the design and scale of new work to be in sympathy with the established character of the area; and
- (ii) the use of traditional materials, whenever this is appropriate to the character of the area.

The Council will also take account of the contribution made to a conservation area by existing walls, buildings, trees, hedges, open spaces and important views. Proposals for development outside a conservation area which would have a harmful effect on the conservation area will not be permitted.

Advertisements in conservation areas and on listed buildings

Policy CON13

The Council will not grant consent for the display of signs on a listed building or in a conservation area which are in any way harmful to the character and appearance of the building or area. Where it is accepted that a sign is needed, it should generally be non-illuminated, made of natural materials and to a design and scale reflecting the best traditional practice.

Blinds and canopies in conservation areas

Policy CON14

The Council will not grant permission for the installation of blinds or canopies

of nontraditional form or materials on buildings within conservation areas.

Burgage plots

Policy CON15

In the historic towns of Henley, Thame and Wallingford the burgage plots to the rear of the principal streets will generally be protected from amalgamation and from development which by its nature would detract from their historic interest, amenity and nature conservation value.

Archaeology and historic building analysis and recording

Policy CON16

The Council will not permit development which would adversely affect the sites or settings of nationally-important archaeological remains, whether scheduled or not, or those of monuments of special local importance.

Policy CON17

Before the determination of an application for development which may affect a site of archaeological interest or potentially of archaeological importance, prospective developers will be required, where necessary, to make provision for an archaeological field evaluation, in order to enable an informed and reasoned planning decision to be made.

Policy CON18

Wherever practicable and desirable, developments affecting sites of archaeological interest should be designed to achieve physical preservation in situ of archaeological deposits. Where this is not practicable or desirable, the Council will impose conditions on planning permissions, or seek planning obligations, which will require the developer to provide an

appropriate programme of archaeological investigation, recording and publication by a professionally-qualified body acceptable to the Council.

Policy CON19

Before the determination of an application which affects a building of archaeological or historic interest, applicants will be required, where necessary, to submit a detailed record survey and analysis of the building. In some circumstances, further survey and analysis will be made a condition of consent.

Historic battlefields, parks, gardens and landscapes

Policy CON20

Proposals which would damage the character, setting or amenities of a battlefield, park or garden of special historic interest, especially those contained in the English Heritage Registers, will not be permitted.

Common land

Policy CON21

Proposals for development on or affecting common land, village greens and other important spaces within settlements will not be permitted.

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