



# **Pyrton Conservation Area Appraisal**

Adopted  
December 2018



Listening Learning Leading

This Conservation Area Appraisal has been produced by Pyrton Parish Council on behalf of South Oxfordshire District Council. SODC has worked with the Parish Council to help produce this document and is pleased to adopt this appraisal as part of the SODC evidence base for the Local Plan and a valuable development management resource. This appraisal is based on the work of the Parish Council and the Conservation and Design Team are grateful to Pyrton Parish Council who have actively engaged in commissioning and producing this document.

Full acknowledgment to external consultants commissioned on behalf of the Parish Council can be found within the document.

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## **1.0 Introduction and Planning Policy Context**

### **1.1 Introduction**

The Pyrton Conservation Area (CA) was first designated on 11 December 1984. As was then usual, no character appraisal document was produced at the time. Nor have its boundaries been reviewed since.

Pyrton Parish Council launched a review of the Pyrton CA as part of its work on the Pyrton Neighbourhood Plan. That plan was submitted to South Oxfordshire District Council (SODC) in March 2018. The revised boundary and this appraisal were adopted in December 2018.

The parish council commissioned a detailed character appraisal, including a full review of the boundaries of the designated area, in mid 2017. In preparation for that, Dr. Nicholas Doggett, FSA, IHBC, MCI(A), Managing Director of Asset Heritage Consulting, carried out detailed field surveys of the area on the council's behalf. This document has been finalised by the Parish Council on the basis of work done by Dr. Doggett. Section 10 contains acknowledgments.

### **1.2 Planning Policy Context**

S.69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on every local planning authority to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas can then be designated as CAs.

S.71 of the Act states that local planning authorities should, from time to time, review their existing CAs and formulate and publish proposals for the preservation and enhancement of these CAs.

Some additional planning controls come into play in CAs. As most CAs include listed buildings, these controls will already be familiar to many home owners in places like Pyrton, and are in any event less onerous than those affecting listed buildings.

Unlike some planning controls that apply only to listed buildings, notably the need for Listed Building Consent for alterations to their interiors, or the need to ensure that the settings of listed buildings are 'preserved' by new development in their grounds or nearby, these additional controls are there for the benefit of all. They ensure that unlisted buildings are not needlessly or carelessly altered, without proper consideration being given first to the effect such change could have on, for example, a long-established and cherished local street scene.

The additional planning controls that apply to unlisted buildings in CAs remove what would normally be classed as 'permitted development' outside CAs and are as follows:

- Equivalent of total demolition of most buildings or structures;
- Extensions that would be more than a single storey and beyond the rear wall of the original house;
- Any extensions at the side of a house;
- Additions, alterations or extensions to roofs, e.g. the installation of dormer windows;
- Cladding any part of the exterior of a house with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- The installation of chimneys, flues or soil and vent pipes on either the principal (front) or side elevation of a wall or roof slope fronting a highway;
- The erection of buildings incidental to the enjoyment of a house, e.g. a detached garage or garden shed, if situated between a side elevation of the house and the boundary of the curtilage of the house;
- The installation of satellite dishes or antennae on a chimney, wall or roof slope which faces onto and is visible from a highway, or on a building which exceeds 15 meters in height;
- The installation of renewable energy equipment e.g. solar panels, on a wall which fronts a highway;
- Some changes of use;
- Six weeks' notice must be given to the Council before carrying out works to trees in a CA, giving the Council sufficient time to serve a tree preservation order if considered necessary.

Under s.72 of the Act the local planning authority has a statutory duty when considering planning applications within a CA to pay special regard to the desirability of preserving or enhancing the character and appearance of that area.

It is a national requirement for all local authority development plans to include appropriate planning policies within a Development Plan or Core Strategy.

The Development Plan for SODC currently comprises the Core Strategy adopted in December 2012, the saved policies of the Local Plan 2011. Other material planning considerations in relation to CAs include the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG). The submitted, pre-examination versions of the Pyrton and Watlington Neighbourhood Plans have been taken into account in preparing this draft appraisal.

Full details of the relevant legislation, local development management policies, and effects of CA designation can be found on SODC's website and in the advisory documents listed at section 9 of this draft appraisal.

The purpose of carrying out this draft character appraisal is to identify the special interest of Pyrton CA. This is to help inform development management decisions, and develop properly considered local initiatives to help improve the character and appearance of the CA, whether or not those initiatives would themselves need planning permission.

No CA or associated appraisal should be viewed as a means of preventing appropriate development either within its boundaries or in the immediately surrounding area. Constructive and sustainable heritage conservation should be seen as a means of managing change, not preventing it.

In defining the special interest of the Pyrton CA, this appraisal makes recommendations for enhancing its character and appearance. The more clearly the special interest is defined, the sounder the basis for development plan policies, development management decisions, and proposals to preserve and enhance the character of the area.

This guidance is designed to assist residents, potential developers, and the general public to understand the significance of the area. It is also intended to help ensure that Pyrton CA's special interest and character can be preserved and enhanced for future generations.

This document follows Historic England's latest guidance on the production of Historic Area Assessments (April 2017). That includes advice on preparing CA appraisals and supplements their own 'Advice Note 1: Conservation Area Designation, Appraisal & Management' (February 2016). These notes suggest CA appraisals should:

- Assist in defining what is of 'special' architectural or historic importance;
- Give recommendations on features and characteristics that should be protected;
- Identify possible areas for future enhancement within the designated area;
- Provide guidance on the form, style and location of future change and development within the designated area.

## **2.0 Summary of special interest of the Pyrton CA**

### **2.1 Characteristics**

Pyrton CA has the following characteristics:

- The rural village of Pyrton has a strong nucleated character. The parish itself is a typical 'strip parish' of Anglo-Saxon origin that runs from the Chiltern escarpment to the plain below.
- The village contains a diverse and attractive collection of rural vernacular buildings, featuring most of the 20 statutorily listed buildings in the parish. They are typical of this part of Oxfordshire and range in date from the medieval period to the late 19th century. No particular period or type of building predominates.
- The historic buildings feature a wide range of materials typical of the area, including: timber-framing; brick; flint with clay tiles; thatch; and Welsh slate.
- 'Key' buildings, prominently located in the village, include Shirburn Old Vicarage, The White House, The Court House, the village hall, and the former Plough public house.
- Other significant buildings, including the medieval parish church (Fig.1), which is less immediately visible from the road, and the publicly inaccessible Pyrton Manor

(Fig. 2) (both listed at Grade II\*), contribute to the character and appearance of the CA.



**Fig.1 Church of St.Mary**



**Fig.2 Pyrton Manor**

- Important open spaces include the churchyard (Fig. 3), the grounds of Pyrton Manor (Fig. 4), and the large paddocks opposite the Village Hall on the east side of the main village street (Fig. 5), next to Shirburn Registered Park.



**Fig.3 Churchyard of St.Mary**



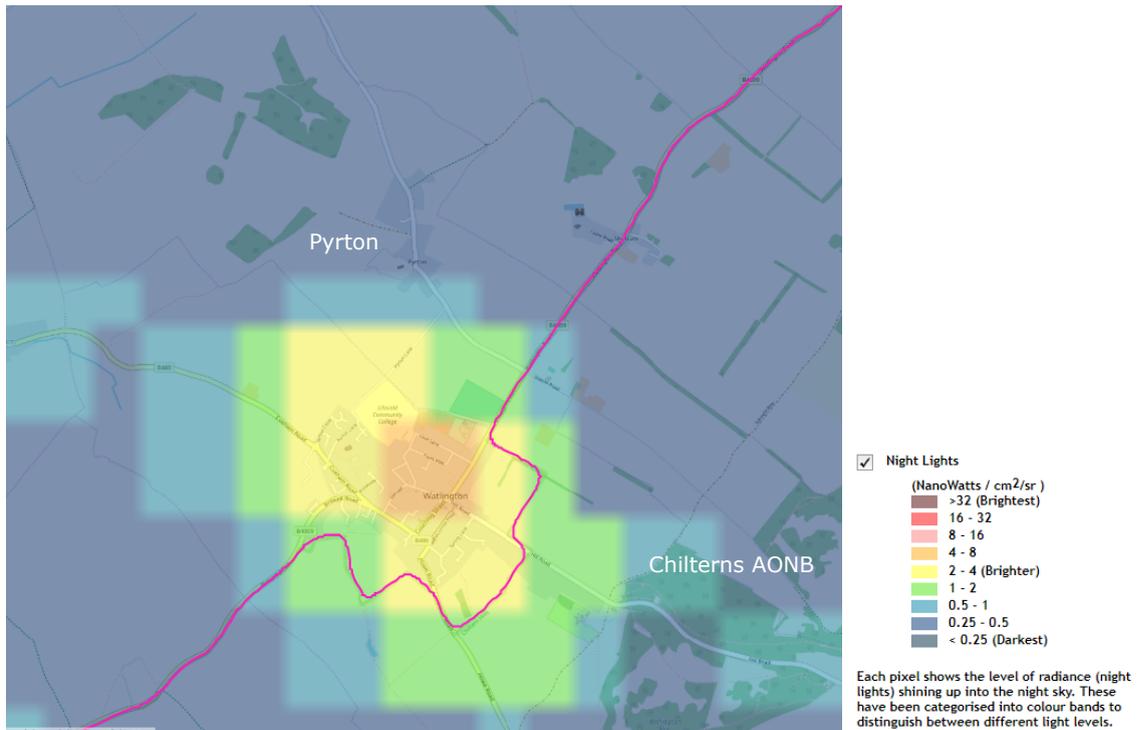
**Fig.4 Pyrton Manor parkland**



**Fig.5 View of Chiltern Hills AONB from the paddocks opposite the Village Hall**

- There are attractive views along the village streets and lanes, several of which lead onto public footpaths or bridleways that head into the surrounding open countryside.
- Fine groups of mature trees and long-established hedgerows, together with flint boundary walls and good sets of railings (to The White House), provide an important sense of enclosure. This applies especially to the centre of the village and on the approach from the south-east.
- The Pyrton CA lies next or close to the Shirburn CA, most of which consists of the Historic England-registered Historic Park & Garden of Shirburn Castle.
- Although not registered by Historic England, the historic parkland associated with Pyrton Manor is far more extensive than that element currently included in the Pyrton CA. This parkland is worthy of recognition and was included within the designated area in the 2018 boundary review.
- Late 20<sup>th</sup> century development (Hall Close) has no major visual impact from the main village street. It is mainly well screened and falls outside the CA boundary.
- The village's tranquillity is enhanced by the presence of trees and other vegetation, green space, and a relatively low level of through-traffic. Vehicles and pedestrians mainly share routes and surfaces. There are no pavements or street lights.

- The rural setting and character of the village are emphasised by a level of light and noise pollution that is strikingly low, given the proximity to neighbouring Watlington and major highways. The dark skies and quiet are a much loved feature of the settlement. The Campaign to Protect Rural England (CPRE) study on light pollution and dark skies shows that Pyrton village remains on the fringes of, but still largely unaffected by light pollution from Watlington (Fig.6)



**Fig.6 CPRE study of Light Pollution, Watlington**

courtesy of: <http://www.nightblight.cpre.org.uk/maps/>

## 2.2 Evidential value

There is high evidential value in village buildings listed at Grade II\* and medium value in the former farmhouses and cottages listed at Grade II. These have the potential to reveal evidence for building construction techniques and technologies that are not fully understood, as well as the below-ground archaeology of vanished buildings.

It is clear that the churchyard, which follows its ancient extent, and the areas around Pyrton Manor (Fig.2) and The White House (Fig. 7), both of which are of medieval origin, are of significant archaeological interest, as confirmed by Richard Oram (Planning Archaeologist, Oxford County Council). However, the full archaeological potential of the CA and surroundings has yet to be evaluated (see also section 4.0 below).



**Fig.7 The White House**

### **2.3 Historical value**

Pyrton's plan form is of medium historical illustrative value. One of the earliest maps of the village dates from 1738 and shows its nucleus around the parish church and manor (Fig. 8). By 1835, however, the settlement had taken a linear form along both sides of the main village street (Knightsbridge Lane). This change was probably due to the encroachment of the manor and its park and the village retains this linear form today.



**Fig.8 Detail from Estate Map of Pyrton by surveyor, William Burgess, 1738**

*Bodleian Library, University of Oxford*

*Courtesy of Mrs P Ducat-Hamersley*

Pyrton Manor House has medium/high historical associative value due to its brief link with the famous parliamentarian, John Hampden (d. 1643), during the Civil War.

## **2.4 Aesthetic value**

Pyrton CA has medium aesthetic value as a pleasant rural village with architecture ranging from the mainly early 17<sup>th</sup>-century 'gentleman's house' character of Pyrton Manor (Fig.2), and the polite style of Shirburn Old Vicarage (Fig 9), to the more irregular form of the vernacular farmhouses, cottages and houses dating from the medieval period to today. The predominant building materials are red brick with clay tile roofs. However some of the earliest buildings are of rendered timber-frame with thatched roofs (Fig. 10).



**Fig.9 Shirburn Old Vicarage**



**Fig.10 Hampden Cottage and Manor Lodge**

## 2.5 Communal value

Pyrton CA has medium communal value through the frequent use of St.Mary's Church (2,000 people, on average, visit the church for services and functions each year) and the village hall (Fig.11) for communal events. This has compensated to a degree for the closure of The Plough (Fig.12) in the 1990s.



**Fig.11 Pyrton Village Hall**



**Fig.12 The Plough**

Pyrton hosts an annual fete encouraging visitors (on average, 600 people per year) to the Conservation Area.

The wider communal value of Pyrton's Conservation Area is helped by the fact that the Oxfordshire Way, a 66 mile walk from the Cotswolds to the Chilterns, passes directly through the village. This encourages many walkers who gather at St.Mary's Church where refreshments and information regarding the history of the village are provided.

### **3.0 Assessment of Special Interest**

#### **3.1 Location and Geography**

The present parish of Pyrton covers about 3,279 acres from the Haseley Brook to Christmas Common. It consists of the village of Pyrton and the hamlets of Clare, Golder and Standhill, as well as part of the hamlet of Christmas Common. All of these settlements are of medieval origin.

Pyrton is the largest settlement, and only true village, in the parish. It lies about one mile (1.6 km) to the north-west of the ancient small market town of Watlington.

Immediately to the east of Pyrton is the parish of Shirburn, with its castle and estate, which constitute the ancestral home of the Earls of Macclesfield. The parkland and small estate village of Shirburn are included at Grade II\* on the Historic England Register of Historic Parks & Gardens. They also form a CA, part of which abuts the boundary of the existing Pyrton CA.

The land ownership of Shirburn and its long-established estate has protected both Shirburn and Pyrton from potential encroachment outward from the nearby M40. This has enabled both parishes and villages to retain their ancient layouts and character.

#### **3.2 General Character and Plan Form**

Pyrton is today a village of predominantly linear form. Houses and cottages range on each side of the main road. Known as Knightsbridge Lane, this runs through it on a roughly north-south axis. There is a large area of open paddocks on the east side of the road, some of which comes up to the road and the remainder of which lies behind the houses on that side (Fig.5).

The earliest part of the village, which formed its nucleus, was based around the medieval parish church and original vicarage (The White House, Fig.7), with Pyrton Manor, known to be in existence by c.1327, lying a little to the west (Fig.2).

Although not publicly accessible, and largely invisible from the village itself, the grounds of Pyrton Manor form a significant part of the CA. As explained in sections 5.0 and 7.0 below, there is a good case for bringing those parts of its extensive grounds not already within the CA into the designated area.

There is a focal point at the north end of the village just beyond The Plough (Fig. 13). Here a track (now part of The Oxfordshire Way) diverges from Knightsbridge Lane to lead north-east out of the village past West Lodge, a former lodge to Shirburn Castle.



**Fig.13 North end of the village where the Oxfordshire Way diverges from Knightsbridge Lane**

Immediately to the south-east of the village's original nucleus, the areas of land on either side of the road leading to the village contribute significantly to the rural feel of this approach. From the junction with Pyrton Lane on, an old flint wall runs alongside the road on the north-east side (Fig.14). Historically, this wall marked the boundary of Shirburn Castle Estate.



**Fig.14 The Flint wall which historically marked the boundary of the Shirburn Castle Estate**

Within the CA there has been relatively little significant development during the 20<sup>th</sup> century and the first two decades of the 21<sup>st</sup>. Modern development in the village lies outside the CA.

Pyrton exhibits a wide range of building materials typical of this part of south Oxfordshire. These include timber-framing, brick, flint with clay tiles, thatch and Welsh slate used for the roofs of most of the village's historic buildings.

### **3.3 Landscape Setting**

The greater part of the ancient parish lies within the 250–350-ft. (76-107 m) contour, rising in the north to a small ridge. On this lie what is left of the hamlets of Golder and Clare. Then it descends towards Haseley Brook and Standhill hamlet. Farther south, the Chiltern escarpment bisects the parish. From about a mile south of Pyrton village the ground rises steeply to Pyrton Hill and Christmas Common (785 ft. [239m]). The surface soil in Pyrton village is stony, as throughout most of the parish. The land on which the village sits is low-lying and prone to flooding. This vulnerability to flooding requires careful management to protect Pyrton's historic buildings.

The historic parklands associated with Pyrton Manor and Shirburn Castle, directly abutting the existing CA, give it an air of unchanging tranquillity. There are public views from the village across Pyrton Manor parkland from the churchyard and across Shirburn Castle parkland from the Oxfordshire Way (Fig. 15).



**Fig.15 View across Shirburn Castle parkland from the The Oxfordshire Way**

Further information on the historic landscape of Pyrton and the surrounding area can be found in the recently completed full report (July 2017) on the Oxfordshire Historic Landscape Characterisation Project carried out by the Oxfordshire County Council and Historic England and the South Oxfordshire Landscape Character Assessment (September 2017).

#### **4.0 Historical Development & Archaeology**

##### **4.1 Historical Development**

The chalk and clay geology of Pyrton parish, like that of many other parishes in the Chilterns, has encouraged an agricultural economy. The area has been farmed for centuries.

There are various indications of early settlement in the parish. Mount Tree, Home Farm (formerly Slay Farm), is thought, for instance, to be the site of a prehistoric round barrow, while another site of high archaeological interest is Pyrton Heath. A late Iron Age cremation burial from the first half of the first century A.D. was discovered there in 1957. There is a Saxon burial place at Christmas Common, suggesting 5<sup>th</sup>- and 6<sup>th</sup>-century settlement in the district. There is little doubt that by the end of the 8<sup>th</sup> century the parish was already in existence.

The Anglo-Saxon origins of the parish, which is of classic 'strip' form running from the Chiltern escarpment to the plain below, are documented in a charter of 887, recording

King Offa of Mercia's gift of land in the area to Worcester Cathedral. This charter lists boundary sections and landmarks which still survive today. These include the Haseley Brook (*rappan broc*), Pyrton Heath (*on pone haep*) and Knightsbridge (*cnihta bricce*).

In this charter the estate was named *Readanora* or "red slope" after either the autumnal colour of the beech trees or, more likely, the red sub-soil associated with the top of the Chilterns. *Readanora* began at present-day Standhill (*Stan(ge)delf*) in the north, continued past Golder (*Goldora*) and Clare (*Clayora*), descended to and across the valley floor, rose up the scarp slope of the hill to Christmas Common, and fell to Stonor (*Stanora*) and Assendon (*Assendene*).

From the 12<sup>th</sup> until the mid-19<sup>th</sup> century the total area of the parish remained more or less constant at just over 4,800 acres, only decreasing during the 19<sup>th</sup> century when 1,500 acres were transferred to Pishill parish. Ten years later the parish lost 211 acres to Watlington, and so came to cover 3,292 acres.

Pyrton was chief of the Hundreds (an ancient administrative unit) and comprised Watlington, Shirburn, Stoke, Wheatfield, South Weston and Pishill, being bounded by Ewelme and Lewknor Hundreds. It is one of the few Hundreds in Oxfordshire that is named in the Domesday Survey of 1086 and the hundred court was held at Pyrton every three weeks during the Middle Ages.

Pyrton village, particularly St Mary's Church, stands at the crossroads of two pre-Saxon roads, the Lower Icknield Way (today's B4009), running with the natural grain of the land, and Knightsbridge Lane (*cnihta bricce*), going transversely across it (see Fig. 5 in M. Hammond's conjectural map of *Readanora*).

By the Anglo-Saxon period, these ancient trackways had become important thoroughfares, and formed the boundaries of Pyrton parish. Another major route for the transport of goods started from Henley, came up through Assendon and Hollandridge Lane to Christmas Common and along Knightsbridge Lane to Standhill. From here the road linked with Islip and Oxford and eventually led to Worcester.

The name *Readanora* disappeared sometime between the 887 charter and that of 987, which calls the estate Pyrton, historically spelt Peritone and Pyriton (meaning 'Pear Tree Farm'). This is the first reference to the name Pyrton. The 987 charter also contains the first reference to Pyrton Manor.

It has been argued that the name Pyrton came into existence when the old Anglo-Saxon estate system was superseded by manorialisation.

Domesday records that after the Norman Conquest Pyrton Manor passed to Hugh d'Avranches, first Earl of Chester, whose heirs retained it until John de Scotia, seventh Earl of Chester died in 1237. It was then annexed by the crown, and in 1360 was recorded as part of the Honour of Wallingford. In 1480 Edward IV gave it to the Dean and Chapter of St George's Chapel, Windsor, who remained lords of the manor until about 1870. It was then bought by Hugh Hamersley, whose family had leased it since 1781. It has remained in private hands ever since.

Pyrton Manor also played an important part in local history through its connection to John Hampden. During the Civil War the house was leased by Edmund Symeon whose daughter, Elizabeth, married Hampden at St. Mary's Church in 1619. A strong Parliamentarian, Hampden became known as 'The Patriot' and was gravely injured at the Battle of Chalgrove Field in June 1643. His biographer recorded that he then rode towards Pyrton Manor, three miles from Chalgrove Field, before being headed off by Prince Rupert's men. He turned his horse northwards and rode five miles to Thame, where he took to his bed and died.

As far as the building of Pyrton Manor is concerned, documentary evidence confirms that a moated manor house has existed at Pyrton since at least 1327, and that originally the manor estate coincided with the extent of the parish lands. The present Elizabethan manor house, which stands in 40 acres of parkland, was constructed either between 1582 and 1601 by John Symeon or soon after in 1604 by Edmund Symeon.

The village's other principal building is St. Mary's Church. Parts of this may be of Anglo-Saxon origin, but it has been altered and extended many times since. In 1115 William Fitznigel, Lord of Pyrton, granted the church to his foundation, the Augustinian priory at Runcorn (later Norton Priory), Cheshire. When the priory was dissolved the church, parsonage and about 115 acres of land were granted to Christchurch, Oxford.

The church was rebuilt in 1856 by J.C. Buckler, better known as a topographical artist, but parts of a 12<sup>th</sup>-century building remain, including the south doorway and the chancel arch. Today the churchyard is managed as a 'Living Sanctuary'.

As is typically the case with such villages, the area immediately around Pyrton was farmed according to the open field strip system in the medieval period. These strips are

still displayed on the estate map of 1738 (Fig.16). This also depicts 21 dwellings besides the Manor House and Parsonage (The White House).



**Fig.16 Estate Map of Pyrton by surveyor, William Burgess, 1738**

*Bodleian Library, University of Oxford*

*Courtesy of Mrs P Ducat-Hamersley*

By the mid-17<sup>th</sup> century about 2,000 acres between Pyrton and Golder were already enclosed, although the remaining lands to the south-east of the village survived as open fields until 1851. Enclosure brought an increase in the number of farmsteads in the parish and some of the earliest included Spier's Farm (later Franklin's and Cromwell's), Quartremain's Farm, Golder Farm (belonging to Magdalen College), and various village and hamlet home or manor farms.

Until the 19<sup>th</sup> century most were held by landowners, such as Norton (originally Runcorn) Priory in Cheshire (before the Dissolution of the Monasteries and Christ Church, Oxford

thereafter), the Deans and Canons of Windsor, the Stonor family, and various lords of Shirburn.

By the middle of that century, most of the farms in the parish were divided into farms of between 100 and 600 acres. It is documented that most of the cottages in Pyrton village were occupied by farm labourers.

There was minimal building during the 20<sup>th</sup> century and it was noted in the 1964 VCH that *'the secluded position of Pyrton village and single ownership has enabled it to preserve its ancient character'*. What is now the village hall was built in 1895 as an elementary school, replacing an earlier one, and was used as the village school until its closure in 1933. The Victorian building itself fell into some disrepair but, as a result of the energies and commitment of the local community, it has now been refurbished.

The hall hosts a wide range of activities and events, and acts, with the church, as the centre of community life. Pyrton remains a vibrant community with a strong sense of its own distinct identity.

## **4.2 Archaeology**

Records relating to both above- and below-ground archaeology are held on the Historic Environment Record (HER) maintained by the County Council: [www.oxfordshire.gov.uk/cms/content/historic-environment-record](http://www.oxfordshire.gov.uk/cms/content/historic-environment-record)

The Historic Environment Record contains information regarding the 12 listed buildings within Pyrton's Conservation Area (see Appendix 2). Two eighteenth century Chest Tombs in the churchyard of St.Mary's are also identified (HER 21372 & 21373) together with the potential site of a medieval moat at The Manor (HER 1121). The Lower Icknield Way Roman road which follows the track of an earlier prehistoric trackway through Pyrton (HER 8930) and the Icknield Way prehistoric trackway (HER 8931) are also identified as being of archaeological interest. There are no other relevant finds recorded in the HER within Pyrton's Conservation Area.

As discussed in section 2.2, it is clear that the churchyard, which follows its ancient extent and the areas around Pyrton Manor (Fig.2) and The White House (Fig.7), are of significant archaeological interest. Both are medieval in origin.

## **5.0 Spatial Analysis**

### **5.1. Street Pattern & Layout**

The village street plan consists of one principal road, which is formed by the unnamed approach road from the south-east off the Lower Icknield Way (the B4009). Pyrton Lane, which forms a back route to Watlington, runs off this unnamed road. A no-through track leads off the principal road at the point where it turns sharply to the north on the north-east side of the churchyard running down to Garden Cottage. From the point where the principal village road turns sharply to the north (just to the west of Shirburn Old Vicarage), it is sometimes known as Knightsbridge Lane. This lane, which has relatively little through-traffic, leads north-west from Pyrton eventually to join a back road to Stoke Talmage near Clare hamlet.

This principal road leading into the village from the B4009 forms part of the Oxfordshire Way up to the point where Knightsbridge Lane leaves the village at The Old Forge. Here there is a well-used bridleway running off the road to the north-west past West Lodge towards Model Farm, Shirburn. The Oxfordshire Way follows this latter route (Fig.13).

The character of the principal road through the village is that of a village street. On the approach to the settlement it is straight but narrow, with the south-west side enclosed by trees and hedging on a bank raised up well above the road. On the north-east side there is a grass verge, with a roughly trodden path on it extending from Shirburn Old Vicarage to just before The Lodge House. This verge and the pathway run alongside an old flint wall, which continues in front of The Lodge House (Fig. 14). Its condition is poor in parts.

Where the principal road bends sharply to the north at the lych-gate to St Mary's Church there are views across the wide and well-maintained grass verges towards Manor Lodge and Hampden Cottage (Fig.17). This area appears like a small village green, save that the land is privately owned. The driveway, on which the cottages sit, leads to Pyrton Manor.



**Fig.17 Views from the road towards Manor Lodge and Hampden Cottage**

As the road bends to the north, there is a strong sense of enclosure on the western side provided by the end wall of The White House (Fig.18). This is flanked by tall roadside hedges set behind railings on a low brick wall to one side of the house and behind a timber fence on a low brick wall on the other. A row of tall yew trees preserves the enclosure and is followed by the strangely wedge-shaped Hubbards Cottage and the larger Pond House. The latter is slightly set back from the road behind a lower Lonicera hedge.



**Fig.18 View of the end wall of The White House**

On the east side of the road, the sense of enclosure is slightly less strong owing to the presence of the four modern detached houses set back from the road.

To the north, as built development becomes more sporadic, a series of extensive views unfolds, including from the road outside The Court House (Fig. 19) westwards along the farm track towards Home Farm (Fig. 20). Just to the north of the village hall there is a good prospect of the AONB of the Chiltern Hills to the east (Fig 5).



**Fig.19 The Court House**



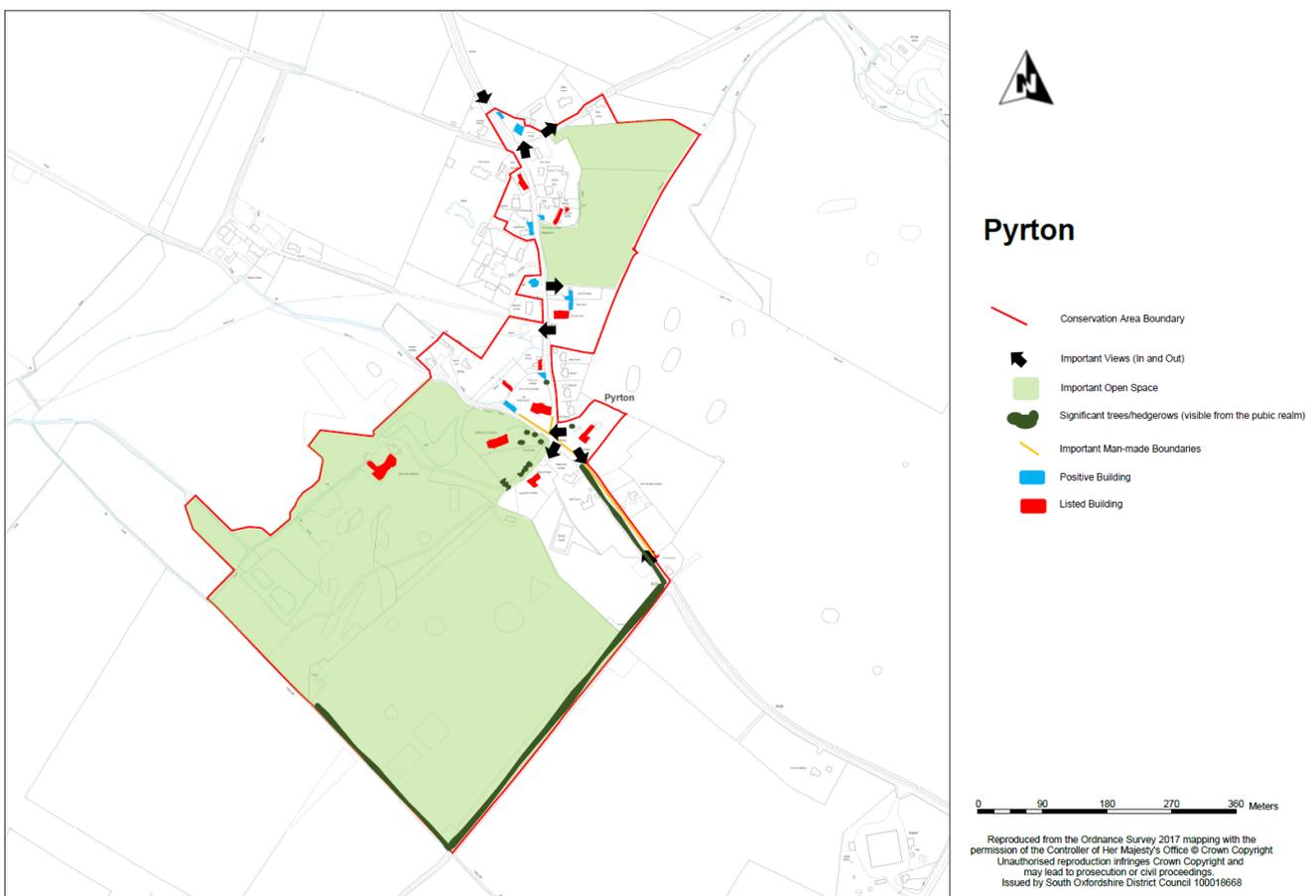
**Fig.20 View westwards along Home Farm track**

At the north end of the CA, houses and cottages (both old and new) are more tightly grouped into clusters on both sides of the road. Finally, as Knightsbridge Lane leaves the village, there is once more an 'open' almost farmyard-like feel, thanks to various barn structures and the start of the bridleway that forms part of the Oxfordshire Way.

All the way along the main village road the plain surface and the absence of white lines contribute to the rural feel, as does the minimal signage and other street furniture.

## 5.2 Views and Vistas

Significant views, not graded in hierarchy of importance, include those towards and from key buildings, such as the parish church, Pyrton Manor, Shirburn Old Vicarage, The White House, and The Court House. Fig. 21 identifies those views readily available from the public realm.



**Fig.21 Map of Pyrton including views from the public realm, existing and proposed boundaries, listed and positive buildings, important man-made boundaries, significant trees and hedgerows and important open spaces**

More general views of the street that do not feature on Fig. 21 also contribute to the character and appearance of the village. This is especially so where the form of the street/track, green verges, boundary features such as walls and hedgerows, garden

foliage, trees, and buildings combine in a composition that expresses Pyrton's rural nature.

In this context, the specific views referred to in section 5.2 are particularly important. These are marked on Fig. 21, along with the views into and out of the village at both its northern and southern approaches; the view along the bridleway section of the Oxfordshire Way at the north end of the village.

Among more local views not identified on Fig. 21 are glimpsed views of the parish church and churchyard from the tree-lined track (Church Lane) running alongside its northern boundary, and of various historic buildings (notably the Grade II listed Home Farm Cottage and The White House) from the other side of this track.

One of the special qualities of the church is the fact that, particularly in summer, the building is largely hidden from view. Only the lych-gate at the entrance through the tall and well-maintained privet hedge on its south-eastern boundary provides the clue of what lies beyond. The best view of the church is available only once the visitor has passed through the lych-gate.

The same 'secretive' quality applies to Pyrton Manor, which is almost totally hidden from the public realm by trees and other well-established vegetation. These appear almost to 'guard' the approach to it from the village. Views can be glimpsed across The Manor parkland, however, from the churchyard.

### **5.3 Trees and Green Landscape**

The green impression formed by trees, fields and gardens of the Pyrton CA and its proposed extension is an important element in Pyrton's character as an historic village in a rural setting.

Notable elements include:

- The trees around the boundaries and within the churchyard;
- Trees flanking the grounds of properties along Church Lane;
- Trees on the bank lining the south-west side of the approach road to the village from the B4009;

- Trees at the corner of the main road through the village where it turns sharply to the north, particularly the horse chestnuts and the TPO'd cedar in the grounds of Shirburn Old Vicarage;
- The row of yew trees lining the road between The White House and Hubbards Cottage, and the willow overhanging the road close to the infilled former entrance to The Court House;
- The trees and well-established hedgerows forming the boundaries to the grounds of Pyrton Manor along Pyrton Lane and along the south-west boundary of the Manor, together with the trees that can be seen beyond the old stone piers flanking the driveway on the approach to it from the village.

The grounds of Pyrton Manor, both inside and outside the existing CA, contain many parkland trees and a more recently planted tree-lined boundary with Pyrton Lane.

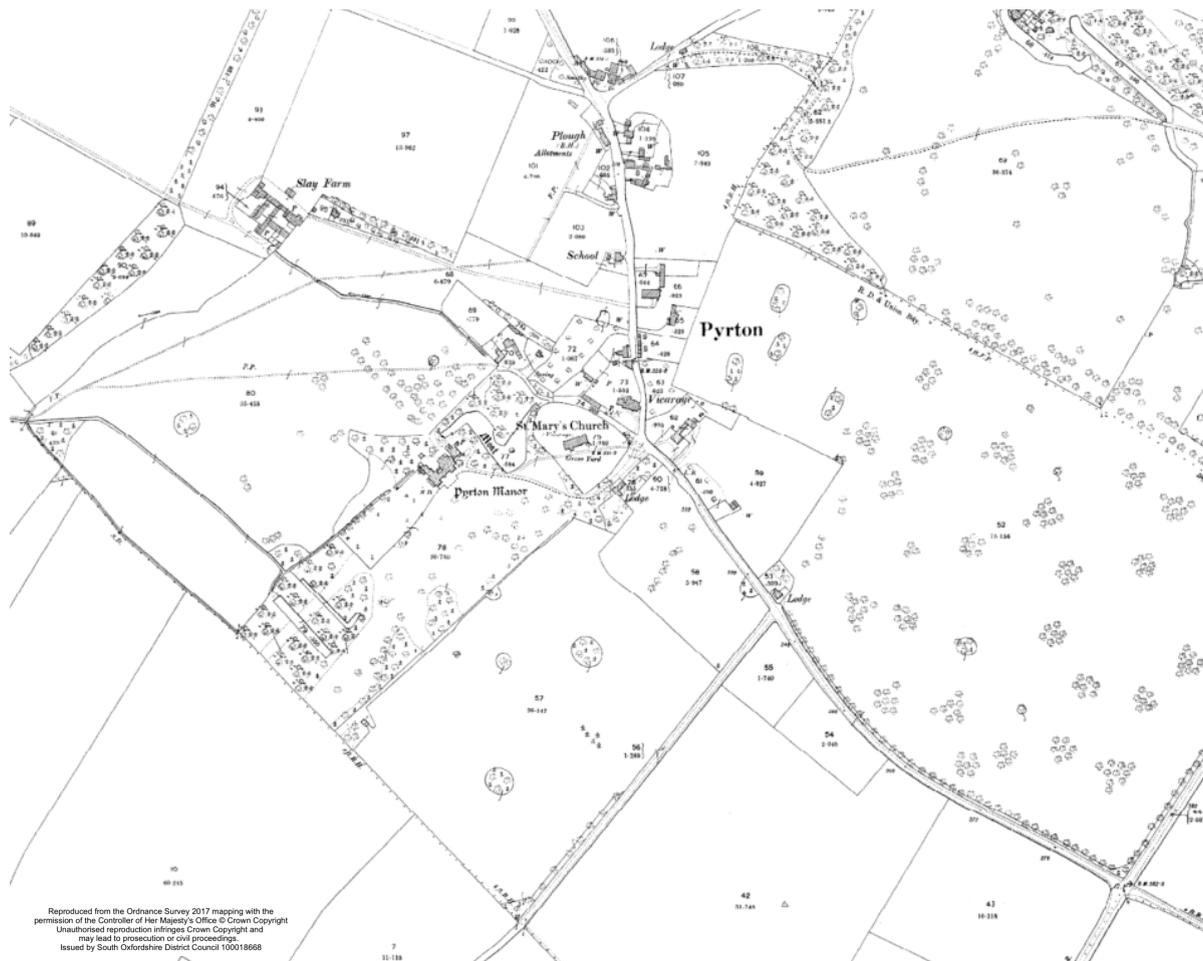
Other positive elements of the CA's green landscape include the lawns and planting of front gardens of private houses and areas of public or semi-public green open space, such as the grass verges referred to in section 5.2 above.

The areas on either side of the road on the south-east approach to the village, which constitute one of the proposed extensions to the existing CA, although not directly visible from the road, form part of the green open space that is characteristic of so much of the village and contribute to its heritage significance.

As shown on the 1738 map (Fig.16), the main entrance to the Manor was through a tree-lined avenue across the parkland to the south-east. It is proposed that this parkland is now included in the extended CA. In 1738 this land was designated as glebe land but was connected with the Manor, its functioning and its parkland environment.

In 1738 the parkland did not stretch all the way to Pyrton Lane but extended south-east well beyond the existing CA boundary. This shows that the current designation lacks historical justification. In addition, the land on the other side of the unnamed approach road from the B4009 is shown on the 1738 map as parkland and not strip agricultural land.

An OS map of Pyrton and Shirburn (Fig. 22) shows that by the late 19<sup>th</sup>/early 20<sup>th</sup> century the historical parkland of Pyrton Manor included the land to the south-east of the ha-ha that is marked on the map. Previously, the ha-ha formed the boundary to the designated conservation area and the wider parkland was included in the boundary in the 2018 boundary review.



**Fig.22 OS Map of Pyrton, 1898**

Some of the main groupings of historic trees are clearly identified on this map and remain to this day, indicating their planned and purposeful planting more than a century ago.

#### **5.4 Biodiversity Value**

The mature parkland directly abutting the village, its trees, and various water features in the grounds of Pyrton Manor (especially the lake to its north-west, visible through the foliage on the west side of the churchyard, Fig.23) combine to form a series of diverse and important habitats for wildlife. These include protected species such as bats and water voles.

The private gardens of the village's houses and cottages, together with the long-established hedgerows to the fields or parkland which adjoin them, and grass verges that border the village roads and tracks, provide significant habitats for wildlife.

It is worth noting here the particular importance that Natural England attaches to the landscape setting of Pyrton which lies within their 'Chilterns Target Area'.



**Fig.23 The Moat, Pyrton Manor**

## **5.5 Public Realm**

As a general rule, street furniture is not common in rural areas. Pyrton is no exception. For instance, a bus service stops on request outside The Old Plough. There is no sign to mark this.

Paving of roads is all in simple tar macadam, almost entirely without kerbing. Where that does exist, it is of good quality with granite setts used across the wide crossover to the bound gravel driveway leading to Pyrton Manor by the churchyard. Likewise, granite

setts are used to the crossovers to the short gravel driveways of modern houses such as Mount View and Lothlorien and to the Village Hall car park, while granite kerbing is used to the road in the cul-de-sac development of Hall Close on the edge of the CA.

Church Lane and the bridleway section of The Oxfordshire Way at the north end of the village are both roughly made tracks. Gravel rather than hard-paved surfacing is the material adopted for most of the village houses' driveways and parking areas.

Street signage has been kept to a minimum. This helps to reduce street clutter. There is also hardly any public street lighting in the CA. Where it does exist (in the village hall car park), it is mounted on a telegraph pole, minimising its visual impact.

There are several overhead wires attached to telegraph and electricity poles throughout the village. Where it is arguably most visually intrusive, at the 'open' northern end of the village, it has an old-fashioned and rustic character that contributes positively to the character and appearance of the CA.

There is a K6 red telephone kiosk on the grass verge outside The Old Smithy (see Appendix 3, Fig.3) and there are two timber benches for public use in the conservation area, one situated in the churchyard, the other on the grass verge facing a hedge close to the village hall.

## **5.6 Boundary Treatments**

The varied form of the boundary treatments found in Pyrton has already been described in section 5.2. The following highlights the most typical and/or significant in heritage terms.

The boundaries in the village range from natural 'soft' boundaries made up of well-established hedgerows formed of native species and good quality cast-iron railings atop low brick walls, notably to The White House and Shirburn Old Vicarage (Figs.18 & 9). In the White House, this treatment to the boundary gives way to a flint wall along Church Lane.

Flint walls are characteristic of Pyrton, as they are in most parts of the Chilterns and the vale beneath. Several are found in the village. One of the most prominent is that on the north-east side of the unnamed approach road from the B4009 (Fig.14).

Metal estate railings flank the wide driveway entrance to Pyrton Manor next to the churchyard. Post and rail fences are found with various properties, including Home Farm (Fig.20), Garden Cottage and Court Cottage/Red Kites, and several of the modern houses at the northern 'open' end of the village. Hedged boundaries are also found here, as at The Old Forge. The Old Plough has a traditional picket fence to its small roadside front garden.

The most significant man-made boundaries are shown on the map at Fig.21.

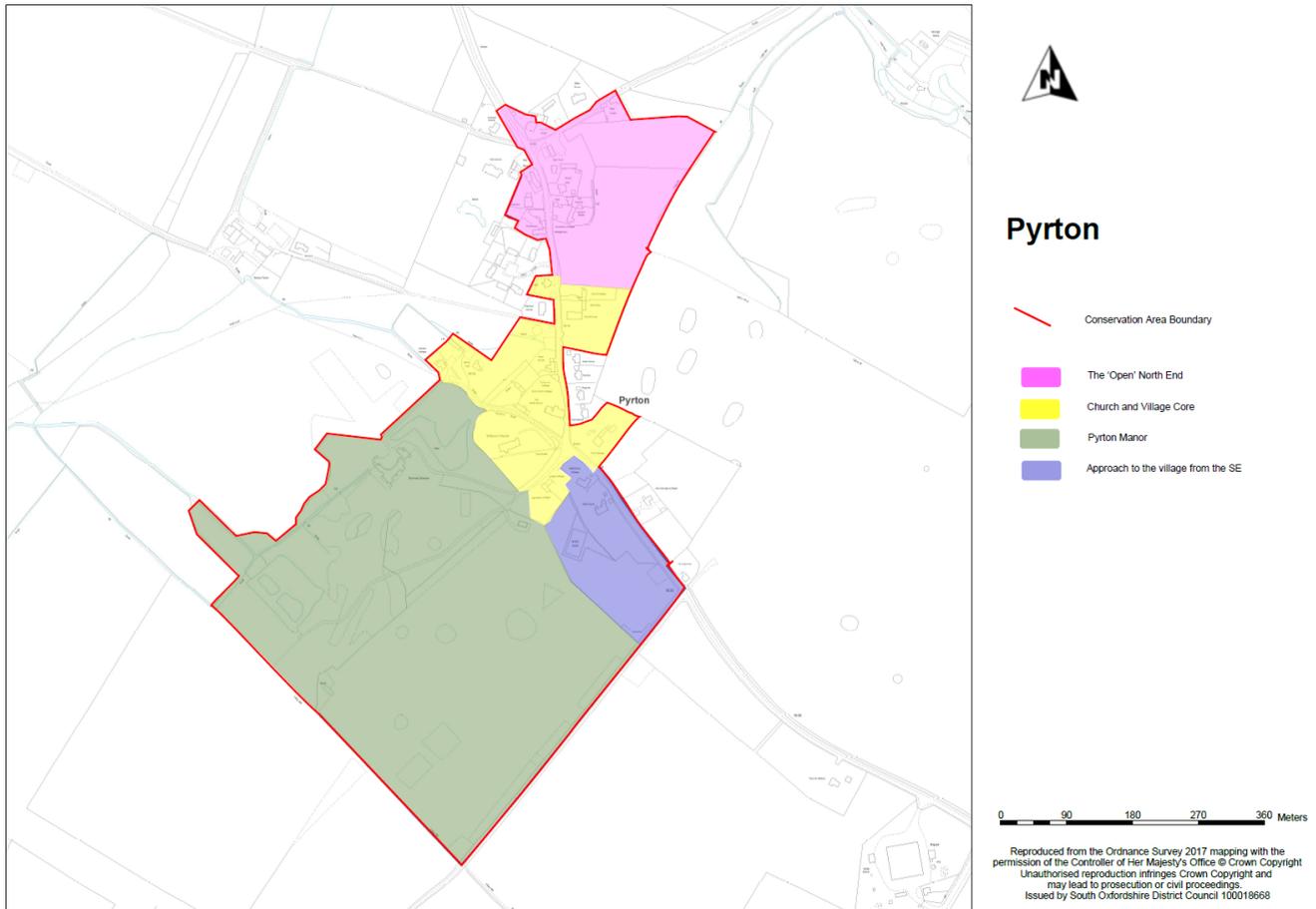
## **6.0 Character Analysis**

### **6.1 Definition of character areas**

Four sub-character areas have been identified within the CA and its proposed extension as a result of this appraisal (see Fig.24):

- Pyrton Manor;
- Approach to the village from the south-east (this area lies entirely within the main proposed extension to the CA);
- Church and village core;
- The 'open' north end of the village.

The character areas relate to the identification of visually and physically distinct parts of the CA and include details within both the existing and the proposed boundaries.



**Fig.24 Map of character areas within Pyrton**

The key influences that have shaped the distinctive character of Pyrton village as a whole include its geography. It is located within a mixture of flat agricultural land (currently mainly pasture) and the historic parklands associated with Pyrton Manor and Shirburn Castle. It is an unplanned settlement that has evolved in a piecemeal fashion. The historical background is set out in section 4.0 above.

Numerous 17<sup>th</sup> and 18<sup>th</sup> century properties survive, built of local materials and in the traditional style. Lodge Cottage and Hampden Cottage, for example, are a pair of estate cottages (Grade II listed) at the entrance to the driveway of Pyrton Manor. They are built of knapped flint rubble with brick dressings and thatched roofs (Fig.10). Other listed properties built of similar materials include The Old Smithy and Old Smithy Granary (early-mid-18<sup>th</sup> century), the Plough (late 17<sup>th</sup> century, former inn, Fig.12) and Home Farm Cottage (17<sup>th</sup> century). Other buildings of historical and architectural interest are Old Shirburn Vicarage (1788, Fig.9), the Court House (early 16<sup>th</sup> century timber framed farmhouse, Fig.19), Pond House (c.1760), West Lodge (early 19<sup>th</sup> century), and The White House (where the medieval building is encased in a largely 17<sup>th</sup> century house with 18<sup>th</sup> century additions, Fig.7).

### **Character Area 1: Pyrton Manor**

This effectively comprises the buildings and extensive grounds of Pyrton Manor, a Grade II\* building of significant architectural and historic interest (Fig.2). Much of the grounds is made up of historic parkland (Fig.4). Although not included on Historic England's Register of Parks and Gardens, its value is clearly recognisable. It is of historic and visual importance in relation, not only to the setting of Pyrton Manor as a Grade II\* listed building, but also to the character and appearance of the CA.

The grounds of Pyrton Manor and the house itself are hidden from public view, but the perception of a large ancient house set discreetly within its own private grounds, as it has been for many centuries, is still a significant contributor to the character and appearance of the CA.

### **Character Area 2: Approach to the village from the south-east**

This area lies entirely within the main proposed extension to the CA. The areas on either side of the road on the south-east approach to the village (Fig.14), which make up one of the proposed extensions to the CA, are not directly visible from the road. Yet they form part of the green open space that is characteristic of so much of the village and contribute to its heritage significance.

These areas form part of the setting of Pyrton with Shirburn Castle on one side and Pyrton Manor on the other. The attractive boundary wall along the north-east side of the road makes an important contribution to the character of the area and its historic association with the Old Vicarage remains legible. The wall was included within the designated boundary in the 2018 review.

The existing buildings within this area are not particularly significant in terms of intrinsic architectural merit. However, they conform to the pattern of development and make a neutral contribution to the character and appearance of the proposed CA.

On the south-east side of the road is The Gate House, built in the early 20<sup>th</sup> century, which is shown on the OS third edition map of 1921 on part of the site occupied by Field Farm at the time of the first edition map of 1879. Both The Gate House and the modern L-shaped single-storey Gate House Cottage are well screened from public view by the dense hedge boundary along the road, although the cottage can be glimpsed at the end of its own gravelled tree-lined driveway off the drive leading to Pyrton Manor.

### **Character Area 3: Church and Village Core**

This character area is at the heart of the village, both historically and visually, and forms the nucleus of the CA.

Although the church itself is largely hidden from public view until one enters the churchyard (Fig.1), the visitor is immediately aware of its presence in this part of the village from the attractive lych-gate set in the well-vegetated boundary to the churchyard.

There are good views from the road in this part of the CA of some of Pyrton's most important domestic buildings, The White House (Fig.7) and Shirburn Old Vicarage (Fig.9), roughly at the point where Church Lane runs off the main road as an unmade trackway skirting the northern boundary of the churchyard.

Further up the main village road (Knightsbridge Lane), there is a clear view of Pond House and, filtered through vegetation, of The Court House (Fig. 19) on the other side of the road before the village hall.

### **Character Area 4: The 'open' north end**

Although there is no clear dividing line between the village core and the northern 'open' end of the settlement, the village hall (originally built as an elementary school in 1895) marks the transition between them (Fig.11).

From this point there is a more open feel than there is to the more enclosed village core to the south. This difference in character is even more evident on the OS maps of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Vegetation is sparser, and the dwellings smaller and

more humble with large open spaces formed by the paddocks on the east side of the road. Across these there are fine views towards the Chiltern Hills (Fig.5).

Most of the village's modern houses are located here. These have been integrated successfully into the prevailing character of this part of the village.

At the far north end of the village at the point where the Oxfordshire Way leaves Knightsbridge Lane to run past West Lodge on its way to Shirburn and beyond, there is an untidy and apparently unplanned cluster of overhead wires supported on old wooden telegraph poles (Fig.13). This scene brings to mind the rural images depicted by John Piper and other war artists in the paintings and drawings they made as part of the 'Recording Britain' project during the Second World War. The untidiness of the wiring is now oddly attractive and quaint as a reminder of that bygone era.

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

Pyrton originated as a small core of buildings of medieval origin around the church and Pyrton Manor, which sits at a slight distance from the rest of the village, before developing during the course of the 18<sup>th</sup> and early 19<sup>th</sup> centuries into a predominantly linear settlement strung out along Knightsbridge Lane. Despite its proximity to the Lower Icknield Way (the B4009), Pyrton was not historically on a major communication route. This remains the case today, giving the village the peace and tranquility that is still so evident a part of its character and feel.

Historically, the main landowner in the village was the lord of Pyrton Manor. The influence of the family associated with Shirburn Castle is also a strong feature in the village, manifested in the historic parkland that abuts the village. The Lodge (House), which marks the approach to Pyrton at the junction of Pyrton Lane with the unnamed road leading from the B4009, lies in the Shirburn CA, while both this and Shirburn Old Vicarage lie within Pyrton parish.

Pyrton Manor remains self-contained with its own small complex of buildings. It was once important in providing employment but plays this role to a lesser degree today. The rest of the village seems to have evolved from cottages and farmhouses, with a range of village support industries, including a public house, smithy and school, all of which have ceased to operate.

## **6.3 Prevalent qualities of the built form**

### **Qualities of buildings**

Pyrton is a small rural village and comprises a church, two former vicarages and a manor house, together with numerous other buildings dating from the medieval period to the present day. Predominantly, the buildings are from the later part of this time frame, but earlier examples of good quality survive in the village. The CA contains 14 statutorily listed buildings or structures and these are listed in Appendix 2.

### **Siting**

Most buildings within Pyrton are distributed in the original core of the village and along its later linear extension on Knightsbridge Lane. There is a less dense distribution of buildings along Church Lane. Most buildings are sited parallel to the main streets either directly on the frontage or set behind brick or flint walls or behind railings or hedges. The parish church is situated off Church Lane with its former vicarage (The White House) and Old Shirburn Vicarage located close by. Pyrton Manor sits in extensive grounds away from the rest of the village.

### **Size types and storey height**

The tallest buildings are those of the highest status: Pyrton Manor, The Old Vicarage, and St. Mary's Church. The rest of the village houses are generally two storeys in height, although some such as Pond House and The Old Forge are of two storeys with dormer- or gable-lit attics. Outbuildings are single or one and a half storeys high. Most buildings are small, modest cottages, and there is also a good number of mid-sized dwellings. The larger detached buildings tend to be set within larger plots, including Shirburn Old Vicarage, The White House, Court House, and Gate House.

Historic buildings within the village tend to have narrow spans and gabled roofs, some of which have been extended with rear wings. There are some 18th- and 19-century examples, where shallower pitches with slate have been used with full hipped and gabled fronts.

### **Building style, origins and plan form**

Several buildings in Pyrton are vernacular cottages of simple and understated form. There are also a few examples of symmetrical Georgian houses, like Pond House and The Old Vicarage (Fig.9). The much earlier White House was re-fronted c.1800 (Fig.7) and The Old Forge (Appendix 3, Fig.2) is a good example of a Victorian former farmhouse, also with a symmetrical frontage. Several of the larger listed cottages, like The Old Smithy, the former Plough (fig.12), and Home Farm Cottage, have been altered and extended piecemeal over the centuries. Much of their special character and appearance

derives from their vernacular origins and plan-form, together with the local palette of materials in which they are built.

Apart from The Old Forge, the main Victorian building of note is the imposing, brick-built former school of 1895 (now the village hall) with its Dutch gable facing the road (Fig.11).

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

The White House is probably one of the earliest timber-framed buildings in the village (dating to the late 15<sup>th</sup> century), although none of its timber framing is now visible externally (Fig.7). The Court House also retains some 16<sup>th</sup>-century timber framing (Fig.19). Other examples of (later) exposed timber-framed construction include Home Farm Cottage and parts of the former Plough (Fig.12).

#### **6.4 Local Interest Buildings**

Some buildings are not statutorily listed but nevertheless add considerably to the special historic character of the CA, particularly those that make a positive contribution to the character and appearance of the CA as perceived from the public realm. These buildings (Local Interest Buildings) all meet the criteria for local listing as outlined in the Historic England document: *Local Heritage Listing: Historic England Advice Note 7* (May 2016) and as such are identified on the map at Fig. 21 and are listed in Appendix 1.

#### **6.5 Local details**

- Walls, railings and gates: red brick walls and piers with stone capping (with ball finials to Shirburn Old Vicarage); half-round brick coping to brick or flint walls; decorative wrought iron gates; walls usually at chest height or higher.
- Windows and doors: wood mullioned and transomed windows, stone mullioned windows or traceried windows with decorative hood moulds (Pyrton Manor and St. Mary's Church); glazing bar sash windows (The White House, Pyrton Manor, Shirburn Old Vicarage), leaded windows (The Court House, West Lodge), flush-fitting cottage casements (Brook Cottage, Home Farm Cottage); plank doors on cottages and ancillary entrances, four and six panelled doors to polite buildings.

- Masonry treatments: dentil corning at eaves, brick arch window heads, chimneys in red brick with terracotta pots, diagonal set chimney stacks, stone dressings and quoining; clunch with brick dressings (The Old Smithy, Garden Cottage and The Old Forge- house and forge building); date stone (the village hall); typical orange red South Oxfordshire brick mostly laid in Flemish bond, extensive use of glazed blue-grey headers (e.g. The Court House, Court Cottage/Red Kites)
- Roof treatments: mainly clay peg tiles (some with crested ridge tiles, e.g. the village hall); Welsh slate (The Old Forge); straw thatch (Hampden Cottage/Lodge Cottage, The Old Smithy, the former Plough public house, Home Farm Cottage).

## **6.6 Prevalent local building materials**

As discussed in section 6.3 above, the earliest surviving buildings in the village, including The White House (Fig.7) and The Court House (Fig.19), are of timber-framed construction, but in both these cases this is not visible externally. Other examples of (later) exposed timber-framed construction include Home Farm Cottage and parts of the former Plough (Fig.12).

Most buildings in Pyrton are constructed of warm red brick with clay peg tiled roofs, with Welsh slate roofs used to later additions or remodelling work. Several houses are constructed of the local clunch stone (both coursed and uncoursed), with red brick dressings (The Old Smithy, Garden Cottage and the earlier element of the largely Victorian The Old Forge). Flint is also widely used, not only in St Mary's Church (where it is combined with limestone ashlar dressings as seen in Fig.1), but also in smaller vernacular cottages like the Grade II listed Manor Lodge/Hampden Cottage (Fig.10) and the unlisted Hubbards Cottage (Appendix 3, Fig.7) and Hedgerows, Christmas Cottage and Flintstones (Appendix 3, Fig.5), where red brick dressings are used. Flint is also used in boundary walls, again with red brick dressings.

Existing or converted traditional agricultural buildings are also generally timber-framed with brick or rubble plinths and weatherboarding, which is either left untreated or tarred black (the former barn belonging to The White House on Church Lane and the smaller structures at New Farm, where the roof to the weatherboarded structure has been replaced with corrugated iron sheeting). Hampden Cottage/Lodge Cottage (Fig.10), The Old Smithy, Home Farm Cottage and the former Plough public house (Fig.12) retain their thatched roofs.

## **6.7 Issues and Opportunities for Preservation and Enhancement**

In general, Pyrton is a well-kept village and most properties and their boundaries are in a good state of repair. This appraisal of Pyrton CA has identified features that contribute to the special architectural and historic interest of the village. Opportunities exist within the settlement to enhance existing built development and open spaces and landscape features, which contribute to the architectural and historic interest of the area.

There are some specific areas within the CA that would benefit from some preservation or enhancement to reinforce its special character and appearance. These include repairs to the boundary wall on the north-east side of the approach road from the B4009 and reinstatement of the missing sections where necessary. The decorative iron railings on their low plinth walls to the boundary of The White House would also benefit from repair and repainting.

### **Opportunities:**

- Keep boundary walls in a good state of repair, as they contribute significantly to the overall character and appearance of the CA. Repairs should be in matching brick or flint as appropriate, stone, and lime mortar with appropriate original capping, rather than a mortar capping where possible;
- Continued management of St Mary's Churchyard as a 'living sanctuary' with dedicated areas of wild flowers and wildlife refuge areas;

The designation of a CA is intended to manage change, not prevent it. Where policy permits development, it is important that new development preserves or enhances the character of the area. As such, proposals should be of high quality, responding to the site context and ensuring a holistic approach is taken to the site. The requirements include landscaping, boundary treatments, and enhancing the contribution of open space and enclosure. This document, SODC's Design Guide (November 2016), national guidance, and Local Plan policies should all be referred to when bringing forward sites for development within, and in the setting of, the CA.

## **7.0 Boundary Changes**

The CA boundary was tightly drawn around the village core and had not been amended since the initial designation, as part of the work associated with the long superseded Rural Areas Local Plan, in December 1984.

After a comprehensive review of the CA boundary, an extension of the designated area was subject to a period of public consultation and Cabinet adoption in December 2018.

The areas included in the 2018 boundary review met the criteria to ensure the designated boundary was an '*area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'.

The boundary was extended in December 2018 to include the south-east approach to the village from the junction with Pyrton Lane. This included the prominent flint wall on the north-east side of the road and the land on the south-west side, which was part of the historic parkland of Pyrton Manor, as shown on the 1738 Estate map (Fig.16).

At a strategic level it is worth noting that in the South Oxfordshire Landscape Character Assessment (September 2017), Pyrton falls within 'Landscape Character Area 5 (LCA5): The Eastern Vale Fringes'.

With regard to this area, the LCA states that Pyrton Manor lies within the main area of parkland and estate farmland in this part of the character area. Key features are "well-managed parkland character with formal features such as avenues and free-standing mature trees in pasture, or 'estate' landscapes dominated by woodland block and clumps of trees" (p.111). This assessment confirms those special features identified in this appraisal warrant the inclusion of the wider parkland associated with Pyrton Manor within the designated area.

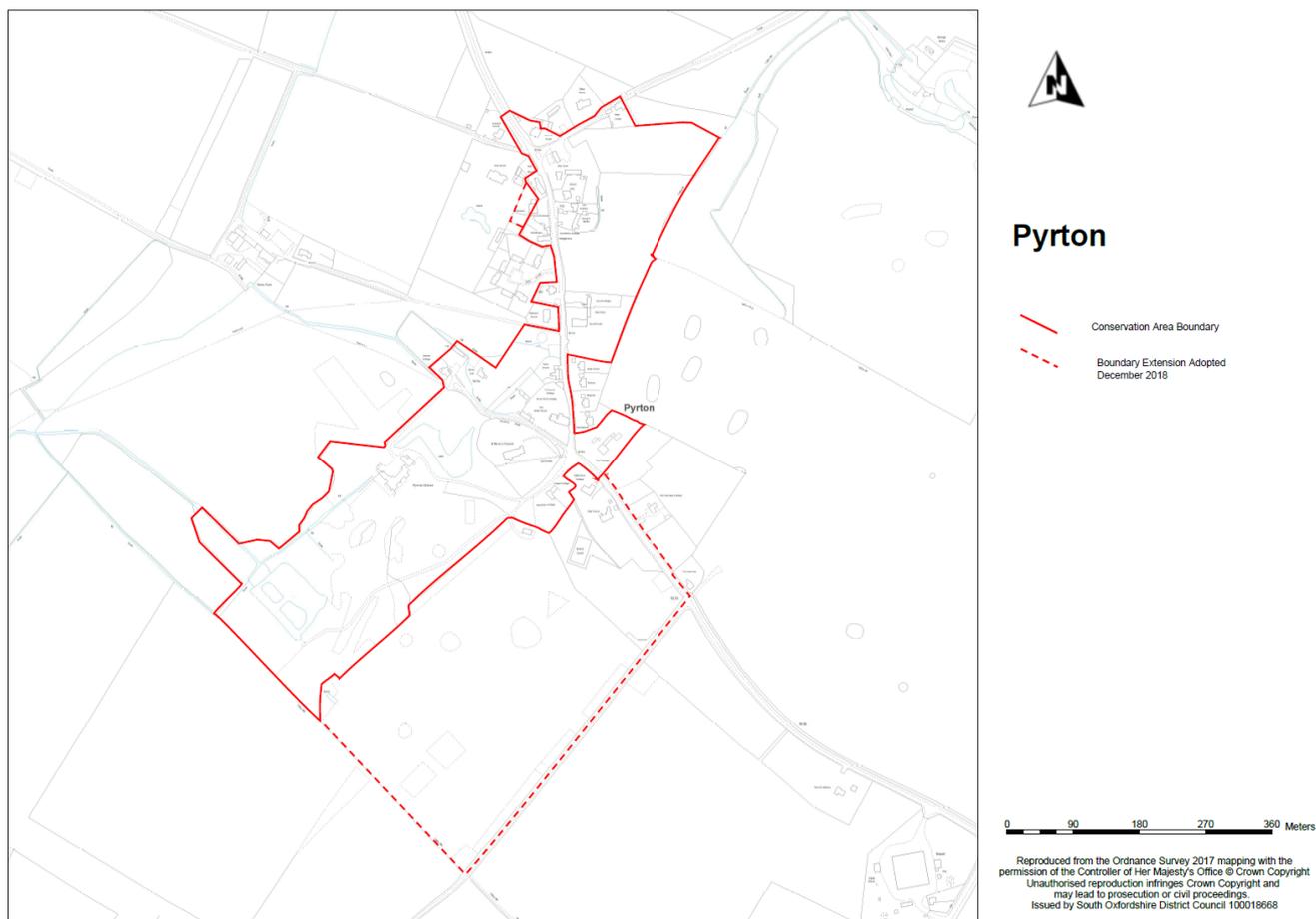
The 1738 Estate map (Fig. 16) shows the parkland areas as shaded and continuous. It does not split Pyrton Manor's land into parkland and non-parkland.

The collection of some 6,000 trees, both old and new, throughout the parkland is highly valuable, both in its own right and as a major and positive contributor to the setting of Pyrton Manor as a Grade II\* listed building. They are also significant in terms of the part that the house and grounds play in establishing what is special about the character and appearance of the CA. This contribution makes this collection worthy as a whole of inclusion within the designated boundary.

Finally, the December 2018 redrawing corrects the mapping anomaly whereby the former boundary line of the CA was drawn through the middle of Lothlorien and across part of the rear gardens of the adjoining properties to the south: Flintstones, Christmas Cottage & Hedgerows. The boundary now includes all their gardens and all the back garden of Lothlorien within the CA boundary.

Inclusion within the designated boundary results in some changes to permitted development rights. A summary of these changes is included in section 1.0 above, with further details available on the SODC website.

The extent of the boundary changes can be seen in Fig.25.



**Fig.25 Previous boundary and December 2018 extension**

## **8.0 Future management and enhancement of the Conservation Area**

The district council can initiate improvements and manage development in the CA. The success of any CA designation and its future management depends upon the cooperation and enthusiasm of stakeholders including residents, statutory undertakers and business owners to work with the council in achieving common aims and objectives. These are listed below:

### **General**

The District Council will aim to:

- Promote awareness of the special value of the CA and encourage promotion of the special character and appearance through works of preservation or enhancement;
- Encourage statutory undertakers to retain, repair and reinstate historic street surfaces, grass verges and banks, street furniture, signage and lighting; reduce street clutter including inappropriate 'wirescape' and rationalise street furniture where necessary;
- Encourage high quality, energy efficient design, which aims to fit with the established 'grain' of the CA and be sympathetic to it. Heritage Appraisals and Impact Assessments along with Design and Access Statements will assist this process;
- Encourage the regular maintenance and repair of buildings and walls in the CA with appropriate traditional materials and finishes including the removal of inappropriate and harmful cement renders and plasters;
- Seek to reinforce the special quality of historic buildings through the use of traditional materials and construction techniques, including the use of lime mortars, plasters and renders, combed wheat reed or long straw thatch and painted timber windows and doors;
- Encourage regular tree/hedge management with re-planting where appropriate;
- Proposals for development should enhance or better reveal the significance of the CA, including responding to views both in, out and around the CA and in its wider setting;
- Encourage the retention of front gardens rather than their change to vehicular parking areas. There are several modern houses within the CA where the front gardens have been largely lost to areas for car parking. It should be acknowledged that this minimizes the need for on-street car parking.

## **Specific**

Stakeholders should jointly aim to:

- Retain and repair historic street surfaces and preserve grassy banks and verges throughout the village;
- Achieve effective tree management, especially of the trees flanking the driveway entrance to Pyrton Manor, trees in the churchyard, trees along Church Lane, and other prominent trees visible from the public realm (see Fig. 21);
- Preserve or enhance the open views at the north end of village; views looking towards Home Farm from Knightsbridge Lane (Fig.20) and across the paddocks

opposite the village hall towards the Chiltern Hills to the east (Fig.5); the views around the village core towards the churchyard, the driveway entrance to Pyrton Manor (Fig.17), Shirburn Old Vicarage (Fig.9) and The White House (Fig.7); and the view looking towards the village from the south-east (see Fig.21);

- Achieve the appropriate repair and reinstatement of the roadside flint wall between The Lodge House and Old Shirburn Vicarage (Fig.14) and the repair and repainting of the iron railings to The White House (Fig.18).

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## **Legislation**

Ancient Monuments and Archaeological Areas Act 1979

Enterprise and Regulatory Reform Act 2013

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning Act 1990

## **10.0 Acknowledgements**

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## **12.0 Listed Buildings and Monuments**

The twelve listed buildings and two listed monuments within Pyrton's current Conservation Area are included in this appendix (with Historic England's list entry numbers).

The Court House, Grade II (1059725)

Hampden Cottage and Manor Lodge, Grade II (1059126)

Pond House, Grade II (1059727)

The Old Smithy, Grade II (1059728)

The White House, Grade II (1059729)

Church of St.Mary, Grade II\* (1059730)

The Old Smithy Granary, approx.15 metres north east of The Granary, Grade II (1182501)

West Lodge and attached gates, gate-piers and wall, Grade II (1182506)

Chest Tomb, approx.16 metres east of the chancel of the church of St.Mary, grade II (1284473)

Home Farm Cottage (listed as Klibreck Cottage), Grade II (1284494)

Old Shirburn Vicarage, Grade II (1284530)

Pyrton Manor, Grade II\* (1368846)

The Plough, Grade II (1368847)

Chest Tomb, approx.25 metres south east of the south porch of the church of St.Mary,  
grade II (1368848)

## **Appendix 1: Local Interest Buildings and Structures**

### **Pyrton Village Hall**

The Village Hall was built in 1895 (as revealed by a roundel on the front of the building) to house the village school. The school closed in 1932 after which it fell into disrepair, but as a result of the commitment of the local community it was refurbished and now hosts a variety of community events.

The building is typically Victorian in style, built of red brick with large windows and a high pitched clay tiled roof. Two of the gable ends are hung with tiles and the terracotta crested ridge tiles are typically ornate.



**Fig. 1 Pyrton Village Hall**

## **The Old Forge**

On the 1876 OS map of Oxfordshire a semi-detached building is shown on this site and it is linked to a smithy to its northwest (now an outbuilding separated from the main house by the garden). The 1841 census, however, reveals that the house was in existence and inhabited by this date. In typical Victorian style it is built in varying shades of red brick, with a high pitched Welsh slate roof and large sash windows.



**Fig.2 The Old Forge**

## **The K6 telephone kiosk on the west side of Knightsbridge Lane**

In 2008, the parish council 'adopted a kiosk' under BT's scheme. Sir Giles Gilbert Scott's iconic design is appreciated as an important visual part of the street scene in the village.



**Fig.3 The Telephone Kiosk**

### **The outbuilding on the roadside in the grounds of The Old Smithy**

This outbuilding, like the Grade II listed Old Smithy, is built of knapped flint rubble but with a clay tiled roof. It is in a state of disrepair and largely covered in ivy. It dates from the early to mid-eighteenth century and directly adjoins Knightsbridge Lane. It is a building of heritage significance for the contribution it makes to the setting of The Old Smithy and the Conservation Area.



**Fig.4 The Outbuilding at The Old Smithy**

### **Flintstones, Christmas Cottage & Hedgerows**

This row of archetypal Chiltern flint cottages with red brick dressings are eighteenth century in date with twentieth century additions. They are constructed from locally made materials.



**Fig.5 Flintstones, Christmas Cottage and Hedgerows**

### **Court Cottage/Red Kites**

These semi-detached cottages were originally one cottage known as 'Court Cottage.' The entire building, which viewed from Knightsbridge Lane includes the Court House garages on the right, was built in 1871, although there are some twentieth century additions. The orange/red south Oxfordshire brick is mostly laid in Flemish bond with extensive use of blue/grey headers. A dovecote in the centre of the roof is a key feature which can be seen from the road.



**Fig.6 Court Cottage, Red Kites and the Court House barns**

### **Hubbards Cottage**

Hubbards cottage is eighteenth century in date and was built as a cottage serving The Manor House. This simple cottage is of the Chilterns vernacular and is built from flint with red brick dressings and a slate roof. It has an unusual wedge shape – hence its local nickname of 'The Cheese Slice'



**Fig.7 Hubbards Cottage**

### **Barn on Church Lane to the south-west of The White House**

The barn stands to the south-west of The White House and appears from the form of its construction to date from the late 17<sup>th</sup> or early 18<sup>th</sup> century but has been extended and much altered since including recent renovation. It is constructed of dark-stained weatherboarded timber frame on a mainly brick plinth with a clay tile roof, its long southern elevation directly adjoining Church Lane.

The main interest of the building lies in the roof structure of the original five bay barn which is of queen-post construction and has been carefully preserved. It is a building of heritage significance for the contribution it makes to the setting of the Grade II listed White House and to the character and appearance of the conservation area.



**Fig.8 The White House Barn, Church Lane**

### **Lychgate to St Mary's Church**

This red brick lychgate has a wooden and clay tiled pitched roof and was built as a memorial to those in the parish who had fought and died during the 1<sup>st</sup> and 2nd World Wars. There are two brass plaques fixed to the middle support beams of the lychgate. The one on the south side lists the fallen in WW2 and the one on the north side lists the fallen of WW1.



**Fig.9 St.Mary's Church Lychgate**

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