



West Hagbourne



Listening Learning Leading

West Hagbourne Conservation Area Management Plan

April 2006

Introduction

The Council has a duty to draw up proposals for the preservation and enhancement of conservation areas. These proposals seek to establish guidelines for the management of change in the conservation area to allow for development and alterations to keep the conservation area vital without losing the characteristics which make it special.

Design Guidance

The established character of the West Hagbourne Conservation Area must be protected in order to maintain its special architectural and historic interest. Any alteration or extension of existing buildings in the village should be carried out in a sensitive fashion, which takes account of the established character and there are no sites that could accommodate substantial new development. Infilling existing open space within the conservation area would alter the historic and locally distinctive form of the village. Some improvement or enlargement of the existing buildings may be possible, if carried out in accordance with the South Oxfordshire Design Guide. In the conservation area, where the quality of the general environment is already acknowledged by designation, the Council will seek to secure high quality schemes that respond positively to their historic setting.

The following guidance will apply to most schemes, including the creation of parking areas, extensions to existing properties and new houses or commercial buildings. It is based on central government advice, contained in PPS 1 and PPG 15, the South Oxfordshire Local Plan, the South Oxfordshire Design Guide and the

Chilterns Building Design Guide (1999).

The need for contextual design

All development must respond to its immediate environment - its context, in terms of scale, density, form, materials and detailing. Applicants for planning permission must provide a "Design Statement", to justify the design decisions that have been made as the scheme was developed and to show how proposed alterations relate to their context.

Many sites on the edge of the village have an open character and long views of, and from, the site must be taken into account. It is also vital to respect the agricultural character of the margins of much of the village.

The following are general principles that should be adopted for all development in the conservation area:

Grain of the village

West Hagbourne has a distinct "grain", or built form, of historic development. This gives the village great individuality, characterised by the concentration of historic dwellings in the heart of the village on Main Street and Moor Lane and the farmsteads on its peripheries. The village is very compact with its clearly defined boundaries. This "grain" is an important part of the character of the conservation area and should be protected. Proposals for development must include a detailed analysis of the locality and demonstrate that there is a full appreciation of the local streetscape and how it has developed, including prevailing building forms, materials and plot ratios.

Appearance, materials and detailing

The emphasis in any proposed alteration, new or replacement building

must always be on the need to provide a high quality of design. There may be scope for innovative modern design. Good contemporary design can be used to create positive change in historic settlements and may be appropriate in listed buildings provided it respects their scale, form and historic development.

The materials that characterise the conservation area can be used to help alterations to respect its established character. Roofs should be pitched and, to reflect the particular character of West Hagbourne, should usually be covered in handmade clay tiles. Local features such as full or half hips may be suitable. Dormers and rooflights should be avoided, unless modestly sized and away from the public viewpoint. Chimneys may sometimes be required in certain locations.

Walls should be brick, tile-hung or weather-boarded with traditional feather-edged boarding (not modern ship-lap). This can be painted or stained an appropriate colour. Painted brick or render are more modern alternatives, which are rarely appropriate. The inclusion of small decorative details, such as string courses, shaped cills or lintels, recessed panels and other features can add interest and a sense of place but must be based on local precedent and used correctly.

The commonest window type within the conservation areas is single, glazed, painted timber windows, either in the form of side hung casement windows to many of the older and more modest dwellings or vertical sliding sashes such as those associated with higher status eighteenth and nineteenth century phases of buildings within the conservation area. Listed building consent is always required to alter the

form of fenestration in listed buildings. It should be emphasised that the presence of windows of traditional design, which are in keeping with the building they belong to and which respect the historic nature of the village, make a very important contribution to the character and appearance of the conservation area.

Windows should not be stained. If windows are to be double glazed, then they must be carefully designed. Avoidance of glazing bars can assist in achieving a satisfactory solution. 'Stick-on' glazing bars should be avoided at all costs. Consideration should be given to alternative ways of complying with Building Regulations if traditional windows are to be used. In all cases joinery details should be submitted with listed building consent and planning applications. Modern top-hung lights and modern materials, such as uPVC or aluminium, are generally unacceptable in the conservation area. Front doors should also usually be painted timber, again reflecting local historic styles.

Boundary treatments

Simple timber post and rail fencing, brick, stone or cob walls with trees and soft hedging define most boundaries in the conservation area. There are few footpaths to the roads in the conservation area and the boundary with the highway in most cases is a grass verge. For new or replacement boundaries in the conservation area it is important that local materials and detailing are used. The historic precedent of brick or timber framing in the more built up parts of the village should be reflected to respect the established character of the conservation area. Modern alternatives, such as concrete blocks and ranch-style timber fencing, are not acceptable.

Scale

Scale is the combination of a building's height and bulk when related to its surroundings. Most of the buildings in the conservation area are of one or two storeys and are of modest character. For proposals for new or replacement buildings, such as garages or outbuildings, applicants must provide accurate elevations of the surrounding buildings, showing how the new structure will relate to them. Proposed house extensions must take into account the scale of the existing building, and must not dominate or overwhelm it.

Extensions to existing buildings

Extensions must respect the form and character of the original house and its locality and use high quality materials and detailing. For listed buildings this is particularly important. Design should be of high quality, whether modern or traditional. Rooflines, roof shape, eaves details, verge details and the creation of new chimneys are important considerations. Extensions should not overlook neighbouring properties, lead to an unacceptable loss of garden space, or result in the loss of historic plot boundaries. Extensions should not dominate the original building.

Repairs

Repairs to existing historic structures must be undertaken sensitively to ensure that the appearance and condition of their fabric is not harmed. The regular maintenance of historic buildings can help to avoid the costly repair work required to rescue a building from dereliction. It is especially important to ensure that historic buildings are kept weathertight to prevent further deterioration and for

this reason it is necessary to keep roofs and rain water goods in particular in a good state of repair. Attempts should be made to repair traditional windows where possible in order to conserve the historic character of the conservation area, and in many cases to prevent the loss of historic fabric.

The local thatching tradition in South Oxfordshire is to leave the ridges plain and flush to the slopes of the roof. The re-introduction of plain ridges when buildings are being re-thatched would enhance the area's special architectural and historic interest.

The Council leaflet Guidance on repairs to historic buildings, 2005 gives detailed advice on this subject.

Public Realm

Services

Thick telephone cables can detract from important views within the conservation area; laying them underground would enhance the traditional character of the Conservation Area.

Street Furniture

The compact nature of the highways within West Hagbourne does not allow many opportunities to enhance the conservation area with street furniture. The simple approach of the bench in the green should be followed; using low-key natural materials to complement the rural character of the village. Sensitive solutions would need to be found to accommodate any further modern amenities within the village. Standard solutions more suited to town centres are not acceptable.

Traffic

The frequency and volume of traffic through the conservation area, particularly along Main Street, is detrimental to the character and appearance of the conservation area. Polluted water sprayed from the highway and airborne pollutants are likely to have an adverse affect on the condition of the historic cob wall.

Slowing the speed and volume of motorised vehicles would help to protect the conservation area's rural character. Any traffic calming scheme should take onboard the principles of The English Heritage publication 'Streets for All - South East', which provides guidance on how to avoid street clutter. Where the use of tarmac or concrete is unavoidable (such as on public roads), its monotony can be visually broken up by introducing bands of granite setts at intervals. Bright or vividly coloured road surfacing should be avoided, where tarmac is necessary, it should be of the standard black top type. Trees should be considered as alternatives to bollards, which may be too urban in character for this village conservation area.

Conservation Area Boundary Review

There are no areas within the designated boundary whose character and appearance have been eroded to the extent that their exclusion from the conservation area would be justified. However, the West Hagbourne Conservation Area boundary currently excludes Grove Manor Farm and the Horse and Harrow Public House which are areas of special architectural and historic interest.

Grove Manor Farm

Today twentieth century housing is found between the farmhouse's driveway (off Foxglove Lane) and the village's historic core. These dwellings are not of sufficiently special architectural or historic interest to justify designation. From Main Street and Foxglove Lane they appear to divorce Grove Manor Farm from West Hagbourne's other historic buildings.

However, the strong historic and functional links between Grove Manor Farm and the village's other historic buildings is more clearly perceived from Moor Lane and the footpath to its south. Although the main farm buildings are not visible, land belonging to the farm can be seen to the north east of Moor Lane. This area has a distinctive appearance characterised by rough paddock land, occasional outbuildings and mature fruit trees. This reflects the fruit growing and horse rearing that played a key role in the farming history of Grove Manor Farm and the village as a whole (see history section). Visually and functionally this land has a much closer relationship with the historic buildings of West Hagbourne than with the open fields beyond the village's peripheries.

The majority of Grove Manor Farm's buildings are of historic and architectural interest. The farmhouse is included, at grade II*, on the statutory list of buildings of special architectural and historic interest. To the south of the farmhouse there are barns and a coach house, which are of local historic interest and lie within the historic curtilage of Grove Manor Farmhouse. In 1993 planning permission was granted for the conversion of 'The Wooden Barn' to provide residential accommodation.

It is proposed that the conservation area boundary will, therefore, be extended to include Grove Manor Farmstead; an area of special architectural and historic interest, the character and appearance of which it is desirable to preserve and enhance.

There are a number of substantial red brick houses outside the conservation area on Main Street and two on York Road which appear to date from the first half of the twentieth century. On the whole they are of a simple form akin to local building traditions and tend to be set back from the highway in garden plots. They are not, however, of sufficiently special architectural or historic interest to warrant inclusion within the conservation area.

Horse and Harrow

The Horse and Harrow is a building of local note, and is felt very much to belong to the village although it is at some distance from the concentration of historic houses in the core of West Hagbourne.

The Horse and Harrow Public House is of architectural and historic interest, it is first documented in 1754 but is probably older still (see history section in the Conservation Area Character Appraisal). The building's long sweep of unbroken tile roof over a single story outshut to the north, the formal arrangement of sash windows and front door and the brick chimneystacks contribute to the area's special architectural and historic interest. The Horse and Harrow stands at the entry point to the village when approaching from the west and marks the former location of the tollgate. The boundary is drawn to include the plot of land to the historically associated with Horse and Harrow, which acts as the open setting for the public house.

The later and more altered houses to the east are deliberately excluded from the conservation area because they are not of special architectural or historic interest. The boundary is also drawn to include Main Street from the junction with York Road. This allows the highway's attractive mixed hedgerow and grass verge, which contribute to the rural setting of the village, to be included in the conservation area.

Conclusion

The success of a conservation area depends on the joint commitment of the local authorities and those living and working in the conservation area working to preserve and enhance its character. All have a part to play in this. This document seeks to set out some ways in which this can be achieved. The Conservation and Design Team will be happy to give advice on any aspects of the conservation area and to receive further ideas for the preservation and enhancement of its special character.

Appendix

South Oxfordshire Local Plan

2011 Adopted Plan

January 2006

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 CON2

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 CON3

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.

Use and changes of use of listed buildings

Policy CON4

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.

The setting of listed buildings

Policy CON5

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

Proposals affecting a conservation area

Policy CON6

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 CON7

Planning permission will not be granted for development which would harm the character or appearance of a conservation area.

The following will be required when considering proposals for development in conservation areas:

- (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 contribution made to a conservation area by existing walls, buildings, trees, hedges, open spaces and important views will be taken into account. 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 CON8

Consent will not be granted 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 CON9

Permission will not be granted for the installation of blinds or canopies of non-traditional form or materials on buildings within conservation areas.

Burgage plots

Policy CON10

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 CON11

There will be a presumption in favour of physically preserving nationally important archaeological remains, whether scheduled or not, and their settings.

Policy CON12

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 CON13

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, conditions will be imposed

on planning permissions, or planning obligations sought, which will require the developer to provide an appropriate programme of archaeological investigation, recording and publication by a professionally-qualified body.

Policy CON14

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 CON15

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

Common land

Policy CON16

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

