



KIDMORE END PARISH COUNCIL

OXFORDSHIRE

CANE END - CHALKHOUSE GREEN - GALLOWSTREE COMMON - KIDMORE END - TOKERS GREEN



Neighbourhood Development Plan 2011- 2035

APPENDIX D1 - D6

VISUAL AND SPATIAL CHARACTER - MARCH 2021 v1.5A

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INTRODUCTION

This visual and spatial character analysis is intended to be used as a basis for the application of Local Character Policies in the Kidmore End Neighbourhood Development Plan.

The document relates to each individual settlement and specifically highlights those key elements of important local characteristics to ensure their retention.

The document also contains a number of annexes, including the Designated Heritage Assets, Locally Important Buildings, the Green Spaces Study and relevant source documents.

The following pages are arranged by each settlement as shown in figure P1 overleaf, with a brief overview of each settlement below.

Kidmore End

The village of Kidmore End sits centrally within Kidmore End parish (see parish plan Figure P1), in the Chilterns AONB.

The village has an attractive setting, surrounded by fields and woods in the gently rolling countryside which separates it from the other four villages of the parish; from Sonning Common and nearby Reading, and is crossed by well-used footpaths and a bridleway.

In the past, the village was home to a small community of farmers and agricultural labourers who traded locally or in Reading. Nowadays the community is more affluent and houses are sought after.

Gallowstree Common

Gallowstree Common is a village to the north of the parish (see parish plan Figure P1) .

The village was named after the oak tree that was used as the local gallows up until 1825. The village well (see figure GC1) is situated in The Hamlet and is Grade II listed. Well Cottages are considered to be locally important buildings (see figure GC5) and feature highly decorative brickwork and ornate detailing.

Tokers Green

Tokers Green is the most southerly settlement of the five in the parish of Kidmore End (see parish plan Figure P1). It was formed in 1864 from the larger village of Caversham. It is on the southern edge of the Chilterns and borders the Chilterns Area of Outstanding Natural Beauty.

Chalkhouse Green

Chalkhouse Green is a small hamlet to the South of Kidmore End Parish (see parish plan Figure P1).

The hamlet consists of a number of dwellings and three farms: one used as a livery stables; one small farm specialising in rare breeds and one farm used as a yard for a small business.

To the east of the hamlet are two amenity facilities namely Reading Rugby Club and Rosehill Riding Stables. Adjacent settlements are Sonning Common to the north-east, Emmer Green to the South and to the west, Tokers Green, another hamlet within Kidmore End Parish. There are no commercial or industrial premises.

Cane End

Originally known as Canon End, the hamlet of Cane End is situated on the north west boundary of the parish (see parish plan Figure P1). During the 13th and 14th centuries, Notley Abbey built up an estate mainly in Cane End but in the 16th century this land was sold during the dissolution of monasteries.





Figure P1: Modern aerial photo of Kidmore End parish showing the relationship between the individual settlements in this appraisal



■ Figure KE1: View over the village pond to Pond House (Grade II listed)



■ Figure KE2: Village well (Grade II listed)



■ Figure KE3: Present day aerial photo - a linear settlement at the convergence of the four lanes, which historically lead out to scattered farmsteads as shown overlaid



Settlement Hierarchy Designation

Smaller Village

AONB Designation: Whole settlement; built form and open countryside.

Overview and History

The centre of the village is marked by the staggered crossroads where four lanes from the neighbouring villages converge. The junction is bordered by the old village pond and overlooked by the church and several old cottages, which are timber framed and believed to date back to the C16 or C17. One cottage, which is believed to have been used as a barracks by Cromwell, retains its thatch. An old timber framed pub and the

village primary school also form part of the heart of the village. A Queen Anne house is present elsewhere in the village, and there are further old cottages and farmhouses.

The village grew in the 1900s when there was piecemeal linear development along three of the roads from the centre of the village.

In the main the dwellings are detached, with a few semi-detached houses.

A number of the houses have been extended from bungalows. All houses have access to off road parking, front and back gardens of varying sizes, and nearly all have hedgerows bordering the road. The village retains its rural character with only 3 very short pavements and no street lighting.

Kidmore End is the only village in the parish to have a number of facilities: church, primary school, day nursery, parish room and pub. It does not however, have any public transport or shop. The parish church is the Church of St. John The Baptist- a Victorian church built of flint, with a high dome above the altar, consecrated in 1853. In springtime the churchyard is awash with spring flowers and looks stunning. A flint wall surrounds the churchyard, with a war memorial facing the pond. The entrance to the church is under a beautiful yew archway.

A particular landmark in Kidmore End is the late C19 well, with its iron superstructure and pyramidal wood shingle roof standing in the middle of the road junction outside the church. Although it is no longer used it is in extremely good condition. The well and the magnificent yew arch over the entrance to the church are popular backdrops for wedding photos.

Adjacent to the church is the village school, which was established in 1856. It continues to be a thriving and popular school today. The Kidmore End Parish Room was originally the village forge and blacksmith shop before it was converted in 1902. There is a bench by the pond which is a very beautiful and peaceful place to sit.

The parish room is available to rent for engagements. A number of small businesses operate from the village and some residents work from home. The IT communications network within the village is being updated currently. The drainage is by septic tank. Electricity and gas are available to all dwellings. The transition to open countryside is at the end of the housing on all the small rural lanes leaving the village.



Figure KE4: 1910 Ordnance Survey map highlighting the historic growth of the village. The extensive amount of orchards around the settlement can be clearly seen. * Plan not to scale

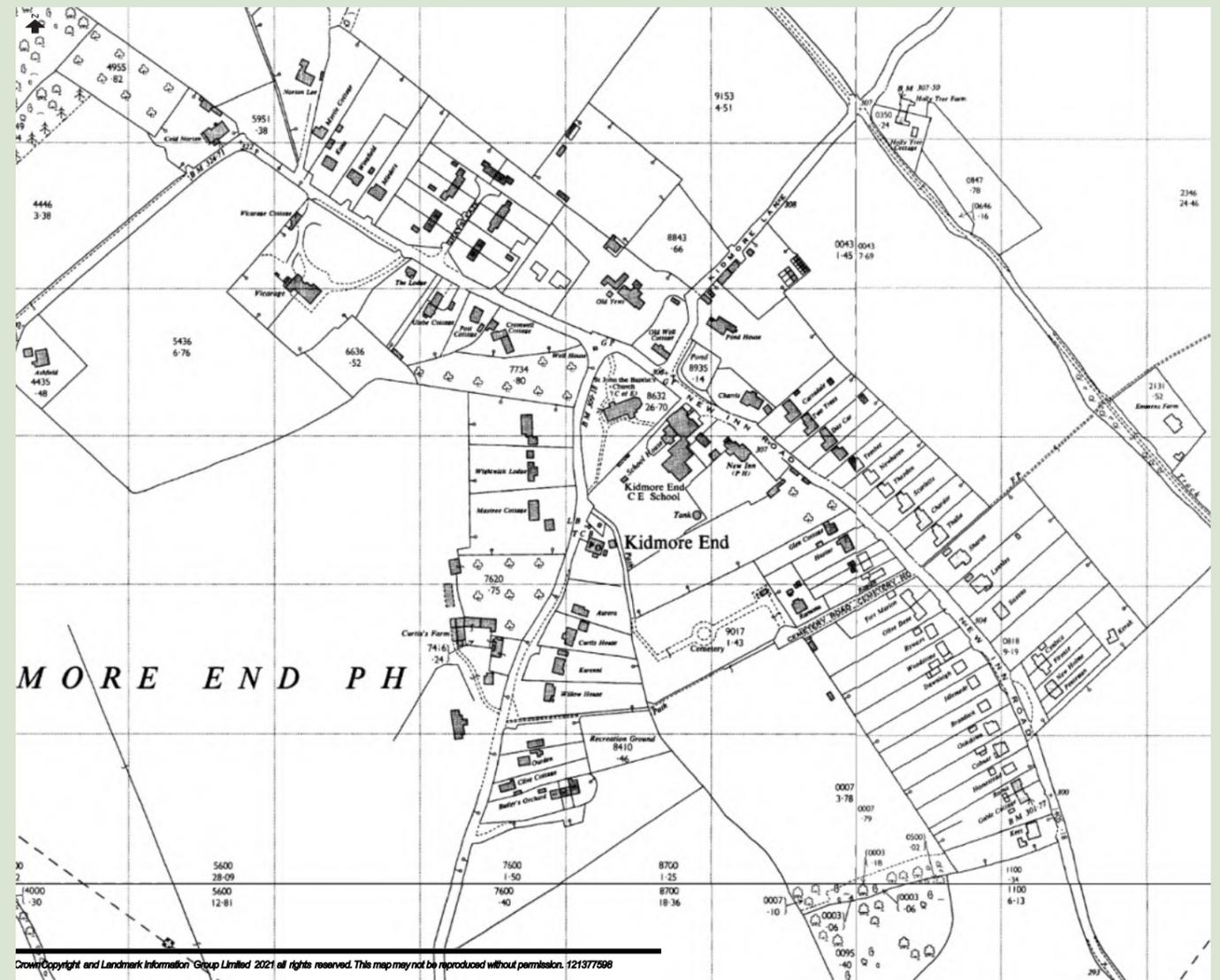


Figure KE5: 1965 Ordnance Survey map highlighting the historic growth of the village. There has been significant changes since the 1910 map. New linear development has taken place on the majority of the lanes. * Plan not to scale



Spatial and Visual Characteristics

Within Built Limits: Four lanes converge at a central point between, St John the Baptist' Church, Kidmore End Primary School and Kidmore End Pond. The New Inn is situated next to the school and an ancient Well next to the church, making this a clear central point within the village. Lanes are narrow and ribbon out towards Chalkhouse Green (Chalkhouse Green Road), Tokers Green (Tokers Green Lane), Gallowstree Common (Wood Lane) and Sonning Common (Kidmore Lane).

Dwellings enjoy open countryside at the end of the building line and to the rear of the properties on each side of each lane, with the exception of some properties on Tokers Green Lane which back onto the school or cemetery. Each of Chalkhouse Green Road, Tokers Green Lane and Wood Lane has a small cul de sac of linear road facing houses, some of which do not back onto open countryside.

Outside Built Limits: Each of the four lanes out of the village to Sonning Common and the other parish settlements are narrow, without pavements and unlit, featuring views across woods and fields and are hedgerow-ed or tree-ed with access to footpaths through gates. There is intermittent housing and eroded spaces for cars to pull in to allow others to pass. These quiet lanes form a characterful rural separation between Kidmore End, Sonning Common and the other parish settlements. Immediately adjacent to these lanes is farmland, woodland or open countryside. Such rural open space is a key contributor to the overall character of Kidmore End.

Dwellings are predominantly road facing in a linear arrangement. There are no pavements (except a minimal amount around the school area), no house numbers, and minimal road markings and street furniture.

There are a number of older characterful properties spread throughout the Built Limits, which were once isolated but now sit within a linear arrangement flanked by more recently built properties. The majority of older characterful properties converge close to the Church and the Well. Some properties give lie to their historical function like the Old Post Office and the Old Vicarage.

Outside the Built Limits, a number of the older dwellings and agricultural buildings remain connected to the land rather than the village e.g. Oakridge Farm, Vines Farm, Stocking Shaw Cottages and Kidmore House.

Each of the four lanes in Kidmore End has its own distinct spacing pattern and none of the properties have frontage directly onto the lanes themselves. No properties are without a driveway, off street parking, or a front garden or space of some sort. Most properties are enclosed by hedges, walls, fences or gates at the front with space to access the backs of the properties from both sides.

The majority of properties are detached with the exception of old workers/farm cottages.

Craysleaze, once local authority housing stock, predominantly comprises attached/ terraced housing in the typical style of local authority housing, rather than specific to the character of Kidmore End.

Designated Heritage Assets

The following are designated heritage assets within Kidmore End with descriptions as set out from Historic England (see figure KE6). For a full parish list see Annex A.

1. POST COTTAGE, WOOD LANE

Grade: II - listed: 16-Aug-1985

Cottage. C17 with C19 and C20 alterations. Timber frame with painted brick infill; plain tile roof; brick end stack to right. Brick buttresses to ground floor. Tiled slope between ground and first floor, to front and right return. Timber frame survives.

2. CROMWELL COTTAGE, WOOD LANE

Grade: II - listed: 24-Oct-1951

Cottage. C17 with C19 and C20 alterations. Timber framing; painted brick infill; thatch roof; brick ridge stacks. Hipped roof. Single-storey wing to left with weatherboarding at junction to cottage.

3. WELL, WOOD LANE

Grade: II - listed: 16-Aug-1985

Well. Late C19. Timber framing; wood shingle pyramidal roof. Cast iron machinery. In prominent position outside church. Included for group value.

4. WELL COTTAGE, WOOD LANE

Grade: II - listed: 16-Aug-1985

House. C17 with C19 brick encasement. Brick to ground floor; timber frame with brick infill; plain tile roof; brick stack. Single storey and attic; 5-window range. Cross-gable to centre with queen past roof truss. Gabled dormer to left. Roof hipped to left. C17 brick ridge stack to left of centre. Queen post roof truss to right hand return gabled end. Main entrance to rear.

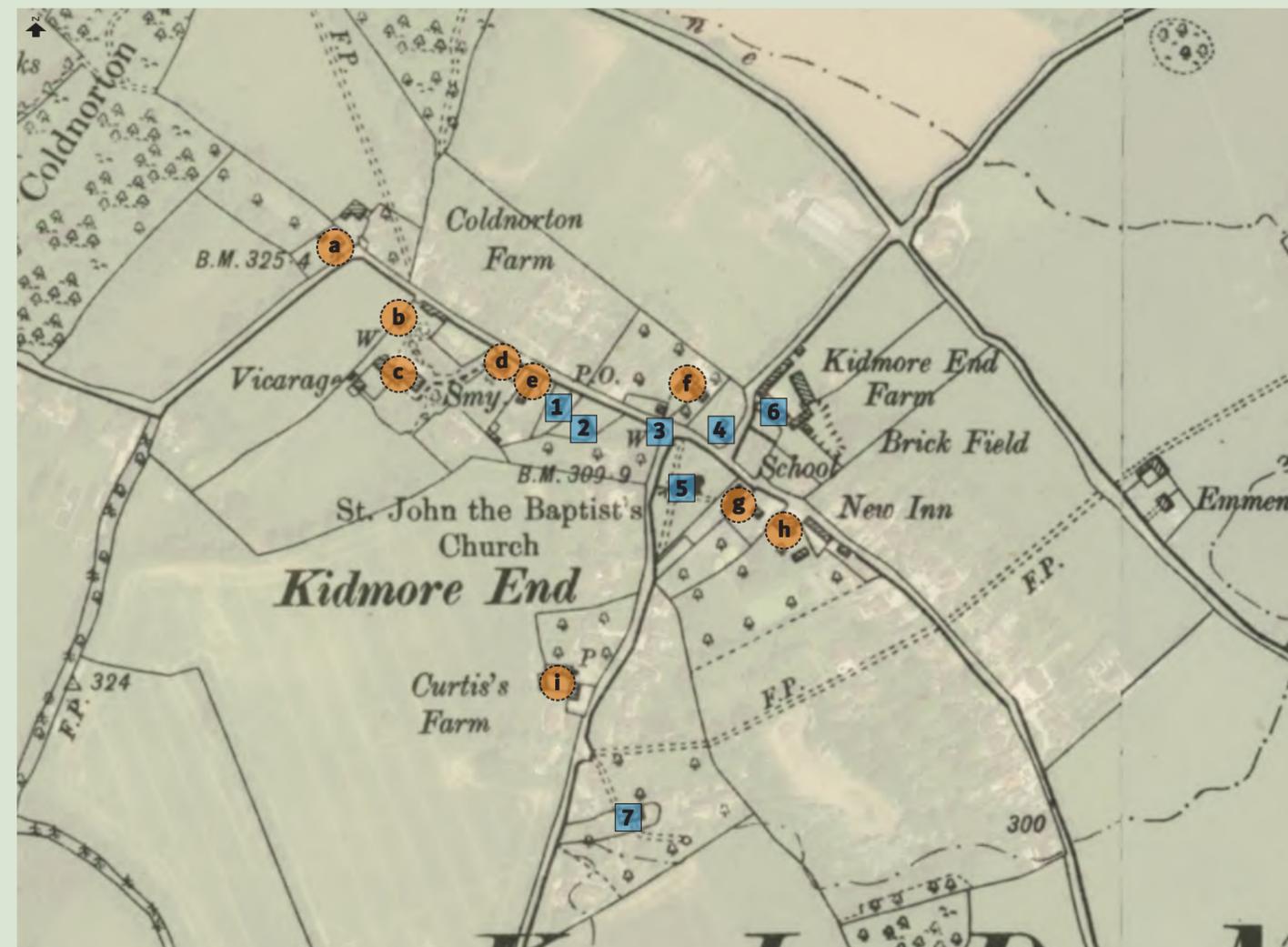


Figure KE6: OS Map from 1897 - linear settlement at the convergence of the four lanes out to scattered farmsteads including Kidmore End Farm, Curtis's Farm and Coldnorton Farm. Designated Heritage assets and locally important buildings identified. * Plan not to scale

5. CHURCH OF ST JOHN THE BAPTIST, WOOD LANE

Grade: II - listed: 16-Aug-1985

Church. 1852. By Arthur Billing. Vestry added 1894. Knapped flint with stone dressings; plain tile roof. 4-bay nave with apse. Early English style. Gabled porch to right of centre with 2-centred arched doorway with glazed C20 double door. Vestry in similar style under catslide roof. Gabled roof to nave with hipped roof to apse. Bellcote to west end gable.

6. POND HOUSE, KIDMORE LANE

Grade: II - listed: 16-Aug-1985

House. Probably late C17 with early C18 front. Knapped flint with brick dressings to ground floor; red brick with flared headers to first floor; plain tile roof. Brick stacks to left end and rear. 2-unit plan. 2 storeys; 3-window range. Central doorway with fluted Doric half columns supporting a flat hood. Tripartite sashes with glazing bars to ground

floor. Three 16-pane sashes to first floor. Queen post roof truss visible to left hand return. Interior not inspected. Single-storey wing to left with half-hipped roof with timber frame with brick infill to gable.

7. BUTLERS FARMHOUSE, BUTLERS ORCHARD

Grade: II - listed: 16-Aug-1985

House. Probably late C17 with early C18 front. Knapped flint with brick dressings to ground floor; red brick with flared headers to first floor; plain tile roof. Brick stacks to left end and rear. 2-unit plan. 2 storeys; 3-window range. Central doorway with fluted Doric half columns supporting a flat hood. Tripartite sashes with glazing bars to ground floor. Three 16-pane sashes to first floor. Queen post roof truss visible to left hand return. Interior not inspected. Single-storey wing to left with half-hipped roof with timber frame with brick infill to gable.



Locally Important Buildings

The following buildings are considered to be locally important either by virtue of age, interest or historical association.

- a. Cold Norton
- b. Lodge Gate Cottage
- c. The Old Vicarage
- d. Felix Lodge
- e. Parish Room
- f. Old Yews
- g. Kidmore End Primary School (original building)
- h. New Inn
- i. Curtis Farm



Figure KE9: Plan of designations and characteristics. * Plan not to scale

 Ancient Woodland	 Important Green Space	 Public Footpath
 Priority Habitat Inventory - Traditional Orchards	 Pond / Important Green Space	 Permissive path/ informal path
 Tree Preservation Order (woodland/ individual)	 Quiet lane	 Bridleway
 Millennium wood	 Restricted byway	
 Horticultural Business area		

*Please note that the entire area is washed over by an Area of Outstanding Natural Beauty designation



Figure KE7: Post Cottage - Grade II listed



Figure KE8: Cromwell Cottage - Grade II listed



The majority of properties have a strongly defined building line, with buildings set well back into their plots.

In Wood Lane, buildings are closer to the road, with approximately 5-10m frontage depth. This extends further along Tokers Green Lane and Chalkhouse Green Road. The exceptions to this are Butlers Orchard and any infill or modern backland plots.

There are reasonable to significant sized gaps between the majority of properties providing a spacious and loose knit appearance.

Within the built limits there is important planting alongside the frontage of properties, interspersed with characterful low boundary walls.

Due to the narrowness of the lanes and some limited visibility splays within the village, this planting is susceptible to erosion as vehicles frequently have to pull over to enable safe passing.

Similarly vulnerable and important are the characterful hedges and trees that line either side of each of the 4 quiet lanes out of Kidmore End and characterise the transition from built limits into open countryside and onto other settlements.

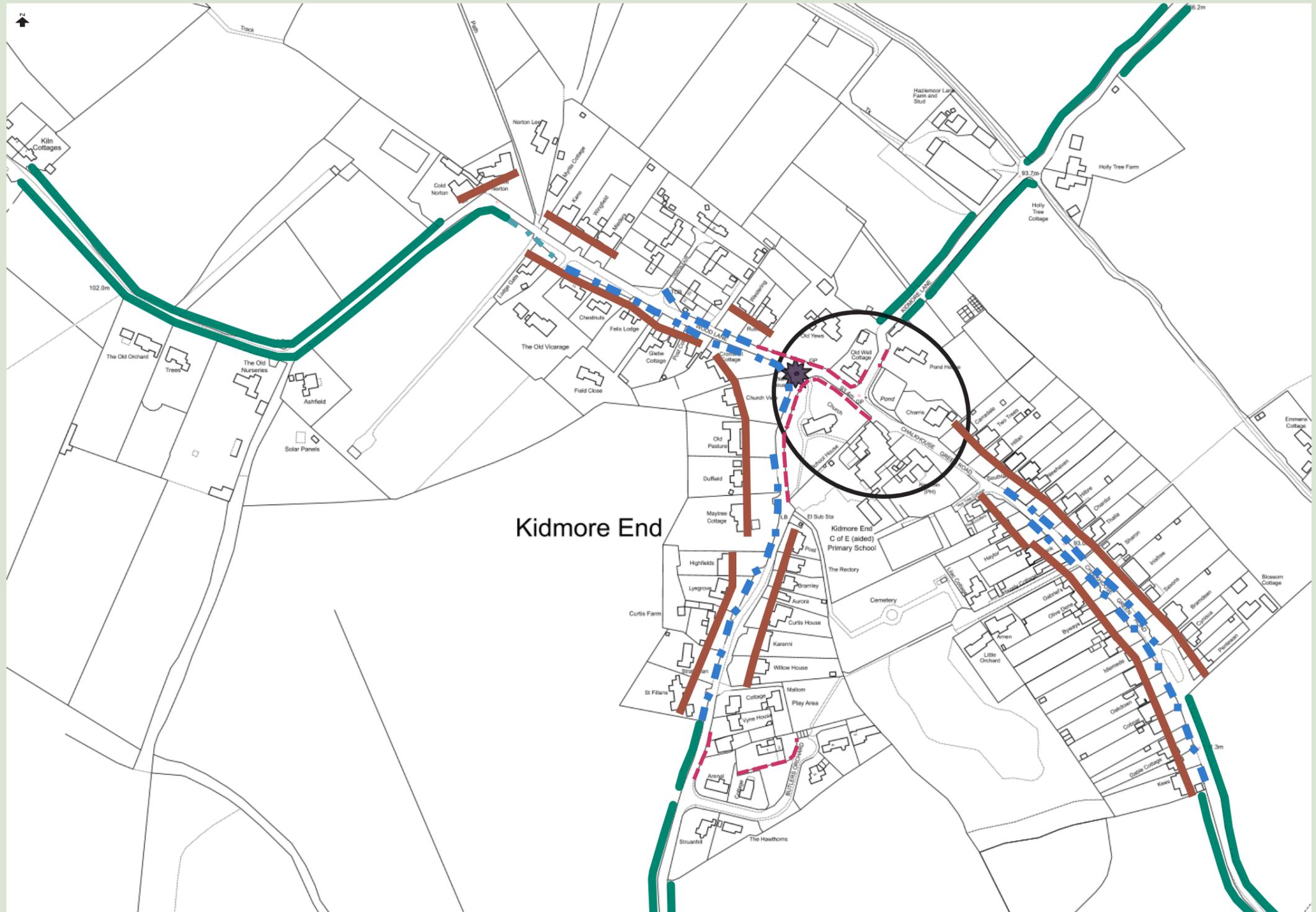


Figure KE12: Plan of designations and characteristics. * Plan not to scale

- Defined building line within settlement
- historic well - focal point
- Centre of the village
- Important tree and hedgerow lined lane in open countryside
- Important low boundary wall alongside property frontage
- Important planting alongside frontage



Density and Plot Sizes

The average densities of residential areas in Kidmore End were calculated based on the average number dwellings per hectare (dph). Densities in the area range from 4 to just over 14 dph (figure KE13).

The lowest density areas correspond with the large detached properties, which also benefit from a very low plot ratio, with buildings occupying less than 10% of the plot.

The highest density occurs at Craysleaze and Butlers Orchard at 10-14dph.

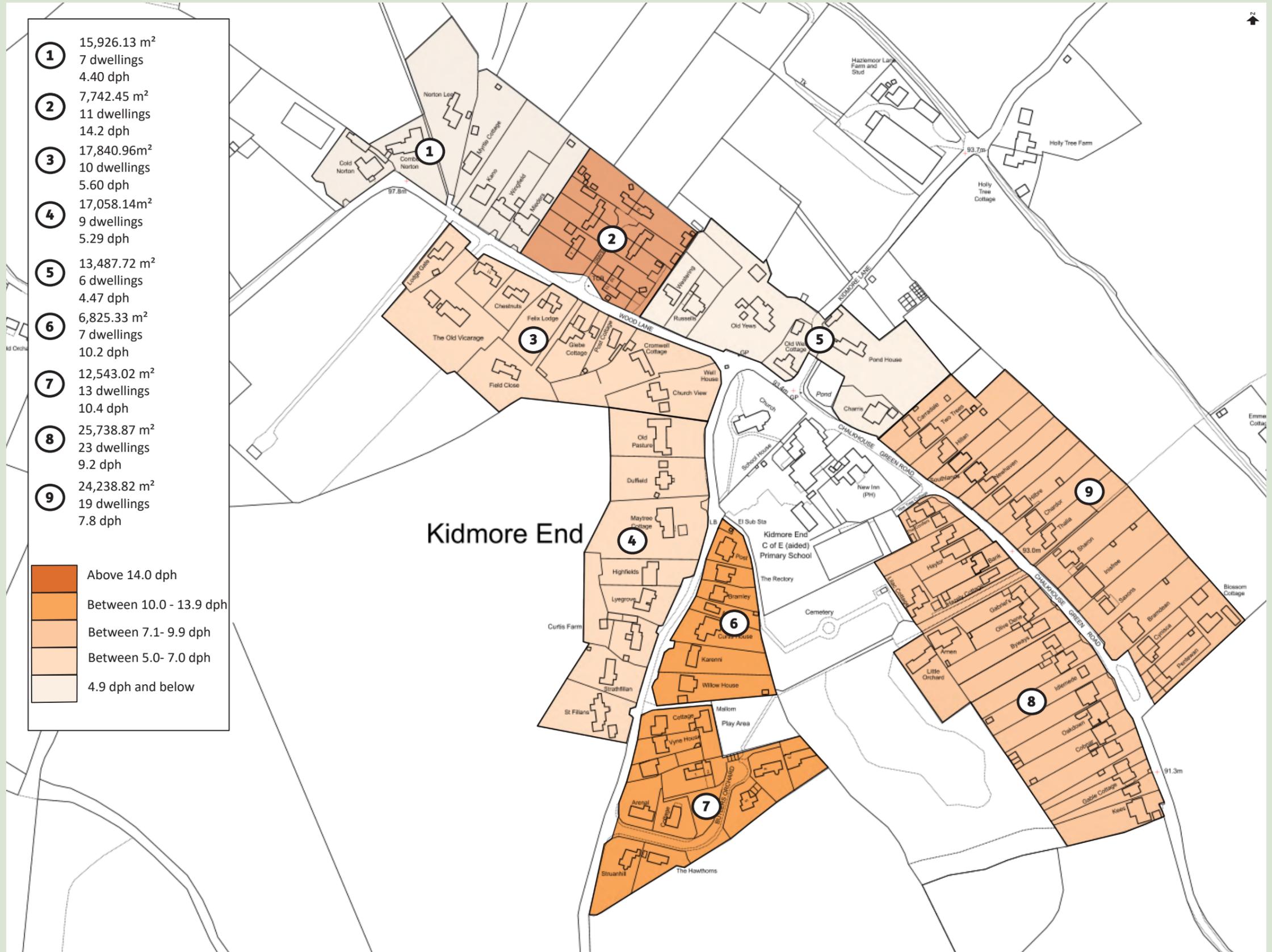


Figure KE13: Density plan. * Plan not to scale



Views

Kidmore End is situated within the Chilterns Area of Outstanding Natural Beauty (AONB) with the semi enclosed and wooded dipslope Landscape Character Areas and Types (as set out in the Landscape Character Assessment SODC 2017). The following identified views are related to the settlement areas and provide a valuable contribution to their setting.

Figure KE14 highlights the important views within into and out of the settlement.

View 1. View type:- Long distance countryside view across AONB



View 2a/b. View type:- Contained/ mid distance edge of settlement view across AONB



Views 3, 4, 5 and 6 are multi-directional views around the historic core of the settlement. These are focused around the church, the village well and the setting of the listed Pond House and Old Well Cottage.

View 3. View type:- In settlement view along lanes to designated heritage assets



View 4. View type:- In settlement view along lanes to designated heritage assets



View 5. View type:- In settlement view along lanes to designated heritage assets



View 6. View type:- In settlement view along lanes to designated heritage assets

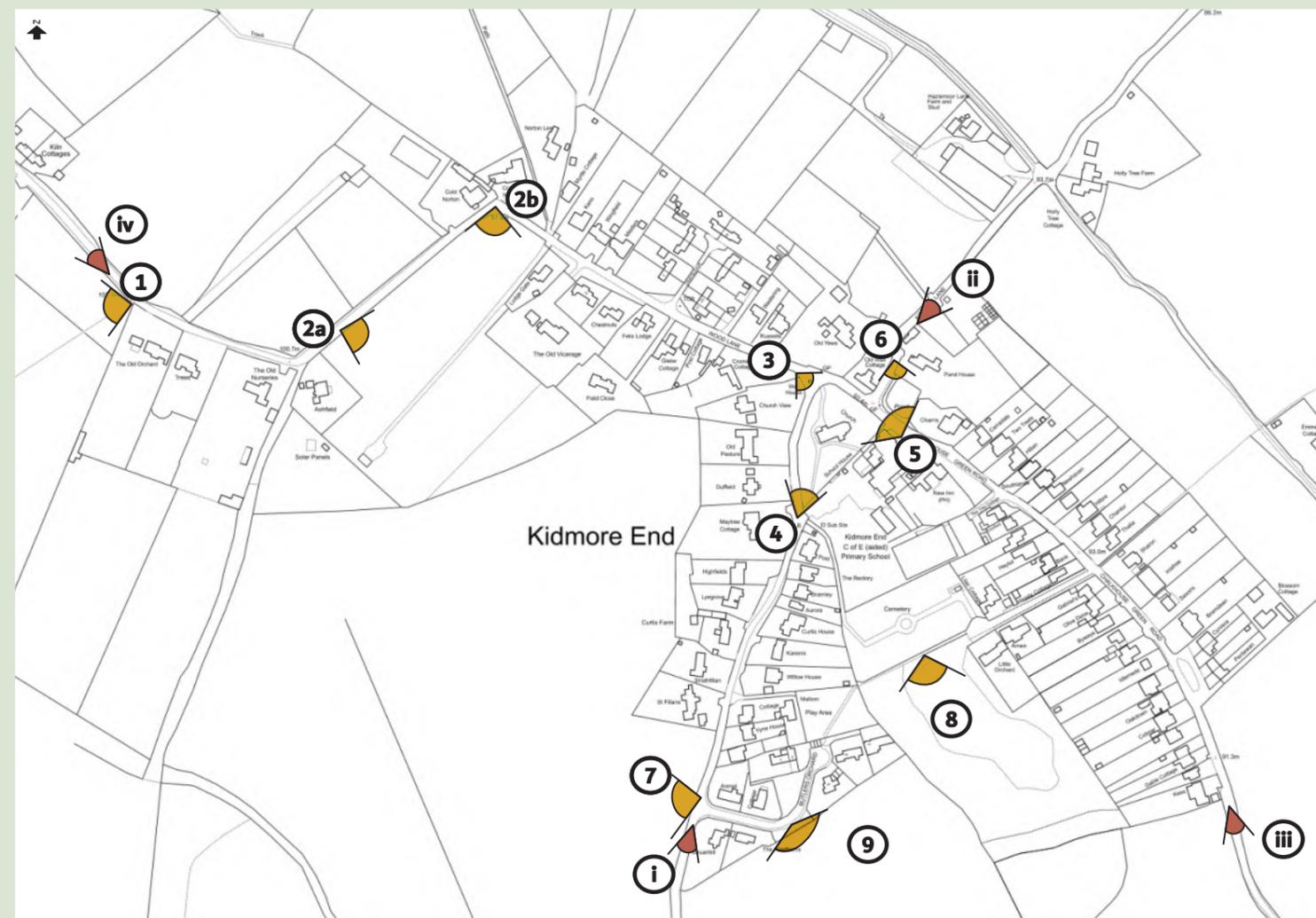


Figure KE14: Plan of important views. * Plan not to scale



View 6. View type:- In settlement view along lanes to designated heritage assets

View southward from the setting of Pond House across village pond to Pond House and beyond to the church.

View 7. View type:- Long distance countryside view across AONB

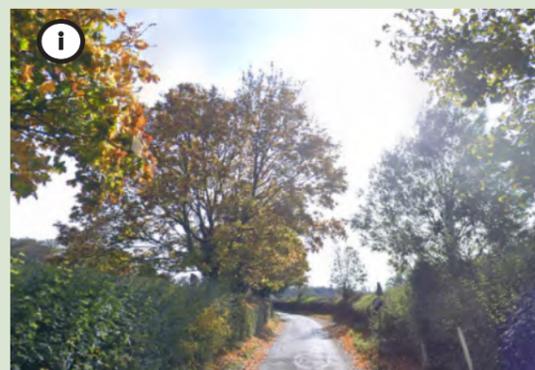
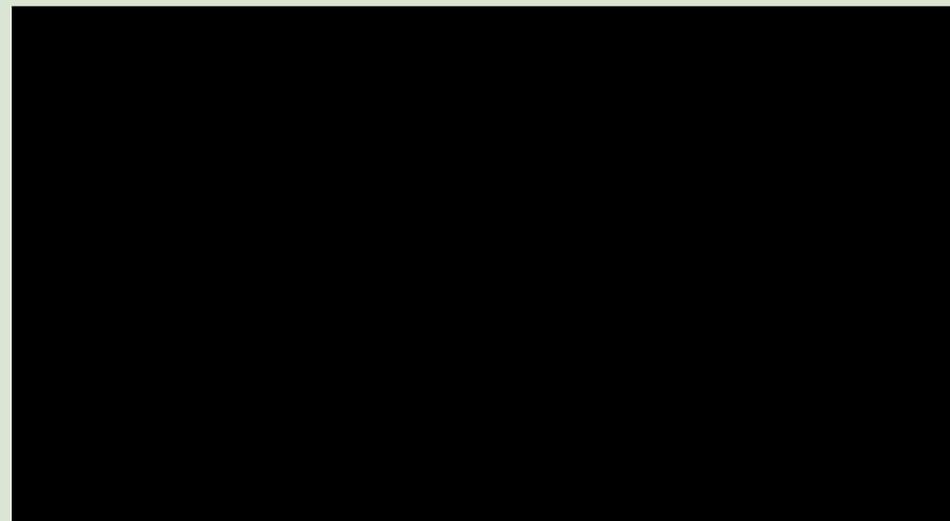
View from junction of Butlers Orchard and Tokers Green Lane westwards. Uninterrupted, long distance open countryside views across the wider AONB landscape.

View 8. View type:- Enclosed woodland view

View from footpath 266/10/10 alongside the cemetery southwards to Long Copse. This view focuses upon a central area of woodland known as Long Copse. This is part of a wider woodland area protected by tree preservation orders, with the southern portion being ancient woodland. It is a well enclosed view with numerous specimen and veteran trees. It is the only example of a woodland of this type within the settlement.

View 9. View type:- Long distance countryside view across AONB

View from Butlers Orchard south across open countryside towards Long Copse to the east and long distance views to the south. Views are framed by woodland and/ or mature trees have limited built form and an absence of urbanising features.



View i. View type:- view from edge of settlement out along rural lane

View southwards along Tokers Green Lane. A verdant and enclosed view with high hedgerow cover and mature trees.

A quiet rural lane, with no footways or street lighting.

Absence of urban features other than signage

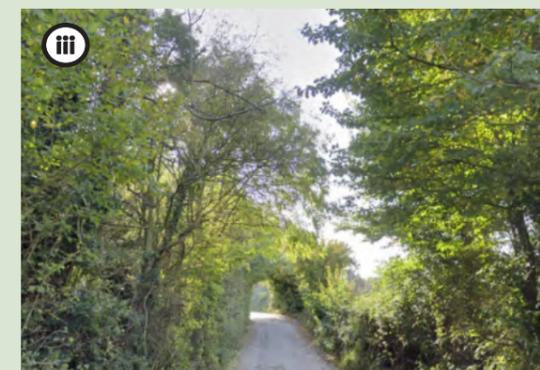


View ii. View type:- view from edge of settlement out along rural lane

View northwards along Kidmore Lane. A highly enclosed view with significant mature tree and hedgerow cover channelling views along the lane.

A quiet rural lane, with no footways or street lighting.

Absence of urban features



View iii. View type:- view from edge of settlement out along rural lane

View southwards along Chalkhouse Green Road. An enclosed view with significant mature tree and hedgerow cover channelling views along the lane.

A quiet rural lane, with no footways or street lighting.

Absence of urban features



View iv. View type:- view from edge of settlement out along rural lane

View northwestwards along Wood Lane. An enclosed view with significant mature tree and hedgerow cover channelling views along the lane.

A quiet rural lane, with no footways or street lighting.

Absence of urban features



Important Green Spaces (2-8)

Kidmore End is distinguished by its green spaces (Figure KE15) that are linked by a public footpath (Sites 2 to 5). For the most part these are set within houses but Sites 2 and 3 benefit from the rural setting of the wooded open land on the land at the end of Coopers Pightle (CFS10).

The three sites in the centre of the village (Sites 5 to 7) form a strong group and are key land marks together with St John the Baptist Church, Pond House, Kidmore End Well, the Memorial, the New Inn PH and Kidmore End Primary School buildings.

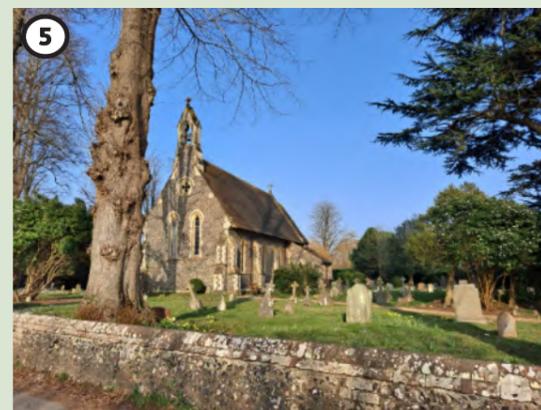
All of these sites are within the Chilterns AONB and should therefore be conserved and enhanced for their recreational, wildlife, heritage, cultural and health benefits.

*Please note that the numbering is parish wide (for further information and detailed record sheets, please see Annexe C).

- 2. **Kidmore End Play Area** - Playground with play features and picnic tables in grassed area.
- 3. **Kidmore End Cemetery** - Formally laid out cemetery with ornamental conifer and cherry trees.
- 4. **Kidmore End Church of England Primary School grounds** - school playing fields. Large grassed play area with play features and fenced off multi-sport pitch.
- 5. **St John the Baptist Churchyard and well** - Churchyard surrounded by brick and flint walls with mature trees and shaped yews. Includes nearby 19th Centruy village well.
- 6. **Kidmore End Pond** - Large village pond with shallow, narrow bank with coppiced willows.
- 7. **The New Inn Pub garden** - Pub garden with grassed areas, tables, garden planting.
- 8. **Millennium Field** - Newly planted woodland with public footpath running through the site.



Figure KE15: Plan of important green spaces. * Plan not to scale





■ Figure KE16: Tokers Green Lane is a well contained rural lane



■ Figure KE17: The New Inn - locally important building



■ Figure KE18: The central, historic focus of the village around the church and village pond



■ Figure KE19: The variety of housing types and styles are well contained by planting

Infill, Replacement Dwellings and Extensions

Kidmore End is a small village which as set out in Adopted Local Plan Policy H16 may have potential for limited infill and the redevelopment of previously developed land or buildings. The policy also sets out that:

“Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.”

Notwithstanding the above, infill plots can materially alter the character of the settlement if not carefully designed. There is limited scope within the village for infill development due to continuous built frontage and to the high value that is attributed to the undeveloped gaps.

Where development of residential land behind an existing frontage is considered (as discussed in Adopted Local Plan policy H16), it should be noted that this appraisal concludes that the majority of the settlement is in a linear form, where in-depth development would be inappropriate in the context of the character of the area.

Scale, Height, Massing, Layout and Form

The majority of traditional buildings in this character area adopt a very simple form, with rectangular floorplans. Projections to the simple floorplan can occur as gable features (subserving to the main dwelling) porches or bay windows.

There is a wide variety of roof forms present in the streetscene. In keeping with the wide frontage plan form, the traditional buildings are often simple and plain with gables perpendicular to the street

There is range of hipped roof styles and these often relate to mid 20th Century dwellings, with half hipped forms more prevalent on a wider range of ages and styles.

In 1.5 storey dwellings, dormer windows are commonplace and can be set on the eaves line or wholly within the roof. These are often gables or hipped features. There are few examples of flat roofed dormers.

Gable fronted dwellings are frequently steeply pitched with decorative bargeboards. Pre-Victorian era buildings often have more simple brick detailing under the gable. The majority have plain clay tiles pre 1950s and post 2000. Prominent and decorative chimneys are a feature of the area.

Most buildings in this Character Area are 1.5-2 stories in height, typically in the range of 6-8.5m in height. There are few examples of 2.5 storey

buildings, where these occur they are focal buildings deliberately built as such. These set back from the road frontage set within large gardens and range up to 10 m in height.

Single storey buildings are also common, but often are modernised including converting the roof space or raising the height of the dwelling.

Proposals should complement their context by making use of the surrounding built and natural environment to inform the layout and massing of a scheme. The density of any new developments should be determined by considering the density of neighbouring sites as identified in addition to the ratio of built form to plot size. Other factors such as topography, landscaping and constraints of the site should also inform the overall density.

Appearance & Details

Buildings in the village date from the medieval period to the present and architectural styles vary accordingly, reflecting the organic development of the village over the centuries. Notably there are medieval cottages and farmsteads and later Victorian buildings. Modern 20th Century buildings are also prevalent with many constructed between the 1950s to 1980s. These have generally been developments which are reflective of their time rather than the location.



■ Figure KE20: Grade II Listed Butlers Farmhouse



■ Figure KE21: Kidmore End Primary School - locally important building



■ Figure KE22: View northwards along Kidmore Lane with Grade II Listed Pond house (right)



■ Figure KE23: The Parish Room - locally important building



■ Figure KE24: Examples of semi-detached properties found within the village, many of which have been extended without harm to their character

■ Figure KE25: Building heights vary, although even two storey buildings as shown here do not dominate the street scene or other dwellings

Later infill plots have typically have been designed to reflect more traditional styles. Many 20th Century properties are being extended and modernised, these have taken on a contemporary approach.

There is a variety of different architectural details depending on the age of properties. The include decorative brick bonds and banding, window detailing and arches, prominent brick chimneys, timber porches and detailed bargeboards on gables and fascias on dormers. The overall visual impression within the streetscene is therefore highly varied and detailed.

Materials, Windows and Doors

Across the settlement there is a diverse mix of traditional materials including:

- Local red/ orange bricks
- Local red/ orange hanging tiles
- Timber framing with brick or render infill
- Timber clad barns/ outbuildings on brick plinths
- Plain clay roof tiles
- Slate
- Limited thatch

Modern properties often contain machine made bricks in a variety of red and orange based colours combined with plain concrete roof tiles.

In traditional properties, windows are typically constructed from timber. Often cottage casement style, though timber sash and leaded light casement windows also occur. Painted timber windows are typically white, though other neutral colours are also noted.

Doors are also typically timber, often solid, though sometimes with simple glazed panels or small square fanlights above. Dark paint colours predominate over lighter colours.

Modern properties often contain UPVC windows and doors although these are often now being replaced with timber or composite materials.

Garages & Outbuildings

There are few garages or outbuildings forward of the building line within the area. Those that occur are usually set in line or behind dwellings and are typically modest in scale and associated with larger properties or farm buildings. Structures are typically timber clad barns in natural colours with brick plinths.

Landscaping, Enclosure and Boundary Treatments

Landscaping is a defining feature of boundary treatments in the village, with brick and flint walls often visible beneath. On the edges of the

settlement landscaping becomes more prominent and walls are less visible in the streetscene. Fences relate largely to post and rail construction softened by hedgerows or shrubs.

Kidmore End has a strong sense of enclosure which is defined in part by the height of the vegetation along plot boundaries compared to the width of the street or space. Each lane has a largely intimate feel and is framed by planting.

The resulting feel is of a well contained series of semi-rural to rural lanes lacking in formal pavements and street lighting, where the vegetation contains and softens the development.

In terms of on plot parking, this is often a gravelled parking area (see figures KE20, 25 and 27 for examples). The use of more urban hard surfacing such as tarmac or extensive block paving is not prevalent or encouraged, particularly as it also increases surface water run-off.

Rural Lanes and Transition to Open Countryside

There is an existing strong relationship between the settlement and the surrounding countryside. Retention of important vegetation, preventing the erosion of the character of the quiet rural lanes or harm the AONB or its setting is key.



■ Figure KE26: Cold Norton Farmhouse - locally important building

■ Figure KE27: On Tokers Green Lane, properties are predominantly set deep into their plots

■ Figure KE28: On Kidmore Lane, properties are set closer to the frontage, but well enclosed by walls and hedgerow planting

■ Figure KE29: View northwest along Wood Lane - Quiet Lane out of the village toward Gallowstree Common



Figure GC1: Village well



Figure GC2: Aerial view of the village taken from the recreation ground looking southwards across the AONB landscape beyond - courtesy of the Parish Council <https://kepc.info/gallery-2-column/#ip-carousel-1674>



Figure GC3: Present day aerial photo and OS base overlay - originally a nucleated settlement situated largely around The Hamlet and northeastwards, accessed from Horsepond Road



Settlement Hierarchy Designation

Other Village

AONB Designation: Whole settlement; built form and open countryside.

Overview and History

The village was originally inhabited primarily by people who worked in the fields or the cherry orchards or as hedgcutters. Initially Gallows Tree Common (as it was first called) had a small collection of modest houses and bungalows with no mains water supply or electricity and was relatively cut off from other villages or towns.

The oldest buildings date back to the 1600s although most of the original cottages have been demolished and replaced by a variety of thatched or more modern dwellings. Houses today have mains electric, gas and water, and drainage via septic tanks.

At one stage the village had a village store and post-office, two pubs and a Methodist church. Apart from one remaining pub building, these have all now been converted into housing.

The only remaining facility in the village is the Diamond Jubilee Pavilion, re-built in 2011 which hosts local sporting groups and is available for private hire, and its associated recreation ground and play area.

Spatial and Visual Characteristics

Within Built Limits: As shown on the present day aerial photo in figure GC3, The majority of housing is accessed from four through routes: Horsepond Road, Reade's Lane, Hazlemoor Lane and Wood Lane.

Horsepond Road runs west to east from the A4074 at Cane End to Peppard Common; its name changing to Gallowstree Road as it leaves the parish to the north east.

Development on Horsepond Road is largely set back from the road with front gardens and driveways for off road parking and good sized gardens behind. The line

of housing is broken at regular intervals by green space.

On entering the village from Cane End to the west, there is a large field to the left (north side), which contains many different species of wildflowers.

Continuing through the village, there is a large orchard on the right (south side) of Horsepond Road, and a little further the housing is once again interrupted on the left for the pub gardens which wrap around the pub building, and on the right by the village allotments, and again on the left by high hedgerows and then another large field, separating the two spur roads.

The Hamlet is a narrow crescent-shaped lane which opens at both ends onto Horsepond Road and was part of the historic core of the settlement as shown in Figure GC4.

Houses are positioned on both sides of the lane and mostly detached with gardens to the front and rear. All houses have off street parking. Some houses are set back from the lane and down narrow driveways and hidden from view by large hedgerows, adding to the rural and tranquil feel of the village.

On the northeastern edge of the village there are a couple of unmade lanes leading northwards to woodland.

Reades Lane leads southeast out of Gallowstree Common towards Sonning Common and contains Orchard Field a mid 20th Century single storey development.

The Hamlet is narrow with sufficient width for one car at a time. The lane to the pavilion and recreation ground leads off from The Hamlet, with ample parking for those using the facilities.

Hazlemoor Lane has houses mostly positioned on the eastern side, set back from the road with front gardens, mostly semi-detached with driveways. Off road parking however, is insufficient for today's multi-car families and cars are frequently parked on the western side of the lane. The western side is characterised by tall hedgerows and fields. Outside the village settlement, Hazlemoor Lane is flanked on both sides by tall hedgerows and fields, leading all the way to Kidmore End village.

There is a stretch of pavement on Horsepond Road and another small stretch on Reades Lane, however, most of the lanes are without pavement and the village retains a distinctly rural feel. There is no street lighting.

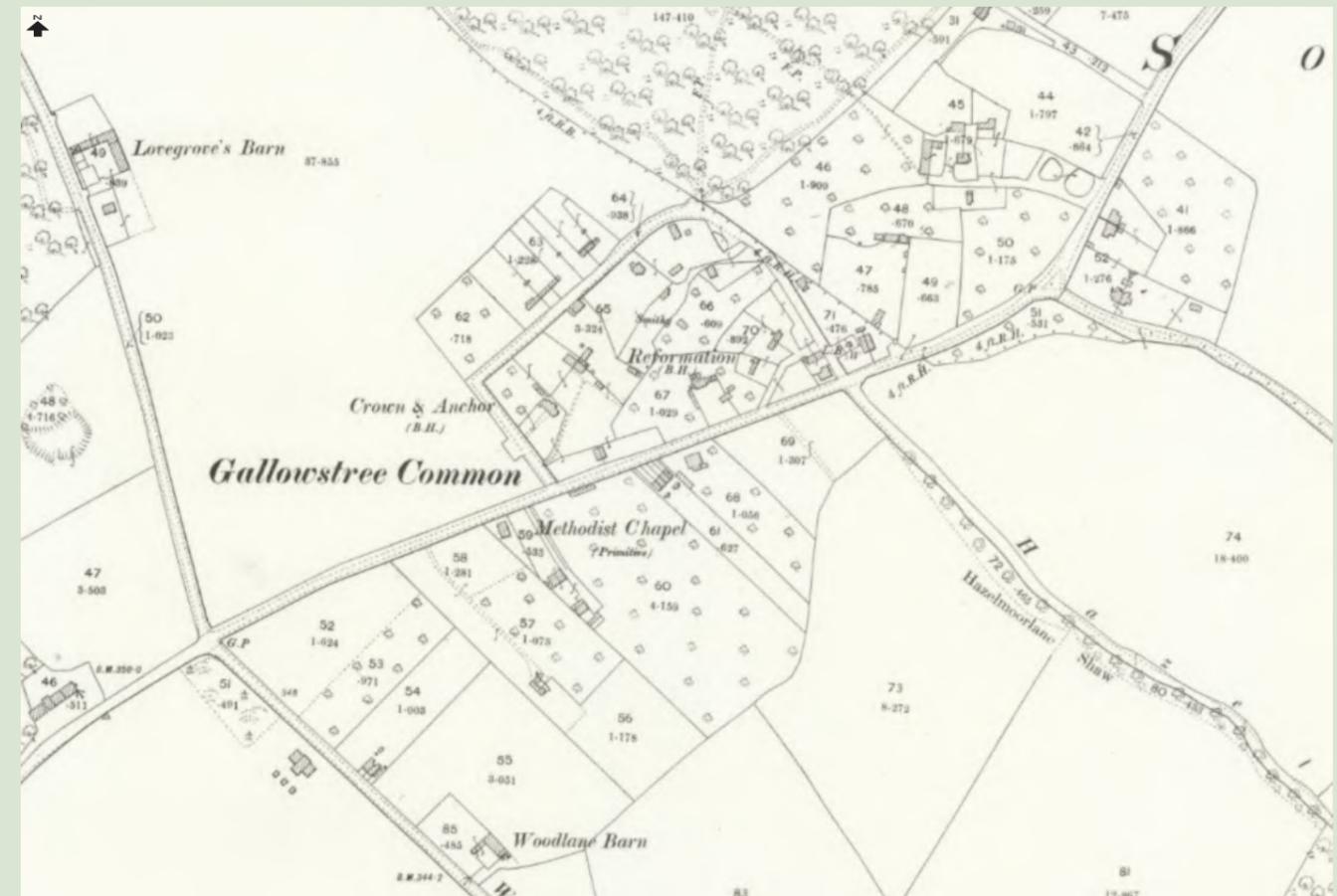


Figure GC4: 1910 Ordnance Survey map highlighting the historic layout of the village



Figure GC5: Well Cottages - local red brick and plain clay tile with decorative brick work. The roof of the village well can be seen to the left of the dwelling



Figure GC6: A further example of Victorian decorative brickwork and the use of local brick



Through traffic on Horsepond Road has increased significantly over recent years and many drivers do not adhere to the 30 mile an hour limit. Residents have raised repeated concerns regarding the safety of the road and the difficulty they face entering and exiting their driveways during busy periods.

Despite the busy traffic on Horsepond Road, the lanes that spur off from it are quiet and ensure that Gallowstree Common overall is a peaceful haven, enjoying the benefits of footpaths and bridleways across fields and through the local woods.

The visual centre of Gallowstree Common is the Reformation Pub. The pub building is set in the middle of a plot, surrounded on all sides by garden, and symbolising a village where the community spirit is strong and yet where space and privacy is equally important.

The village is characterised by large green spaces; fields, orchards and an allotment. The north of The Hamlet backs on to the recreation ground, with further fields beyond. Hedgerows and tall trees are characteristic throughout the village. Fields surround Gallowstree Common on all sides with extensive woodland to the north. Gardens and lanes are flanked by a variety of tall hedgerows including beech, hawthorn, hazel, laurel and yew, and large trees are prominent across the village. A number of trees in the village are under Tree Protection Orders (as shown in Figure

-  Ancient Woodland
-  Priority Habitat Inventory - Traditional Orchards
-  Tree Preservation Order (woodland/ individual approx location)
-  Important group of trees / former orchard
-  Important Green Space
-  Important Green Space & Traditional Orchards Priority Habitat
-  Pond
-  Quiet lane
-  Restricted byway
-  Public Footpath
-  Permissive path/ informal path
-  Bridleway
-  Parish Boundary

*Please note that the entire area is washed over by an Area of Outstanding Natural Beauty designation

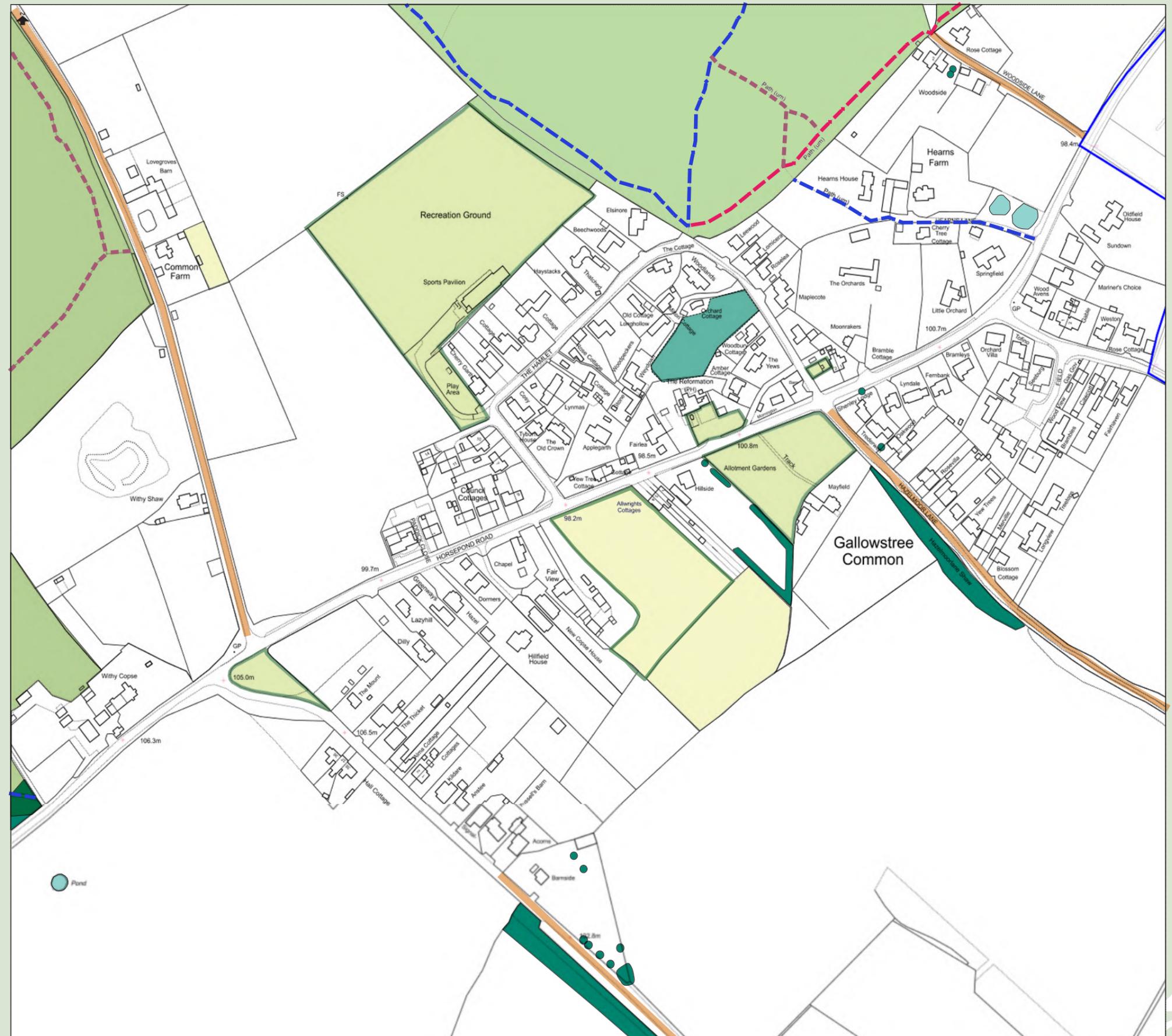


Figure GC7: Plan of designations and characteristics. * Plan not to scale



GC7).

Outside Built Limits: The lanes out of the village to the other settlements are narrow, without pavements and unlit, featuring woods and fields and are hedgerowed or tree-ed with access to footpaths through stiles and gates. There is isolated and intermittent housing and buildings along these lanes between the settlements.

The remaining land outside the Built Limits is farmland, woodland, allotments or open countryside.

Designated Heritage Assets

The historic map on this page highlights the development of the settlement from the late Victorian period through to the present day (shown in GC7). The plans highlight the original pattern of development and those properties of historic interest and value.

The following are designated heritage assets within Gallowstree Common with descriptions as set out from Historic England. For a full parish list see Annexe A.

1. THE ORCHARDS, HORSEPOND ROAD

Grade: II- listed: 16-Aug-1985

House. C17 with C20 cross-wing. Brick; timber framing with rendered infill to centre; thatched roof; brick stacks. L-plan. Single storey and attic; End stacks. Hipped roofed single-storey wing to left with single casement window. Interior: Timber framing with chamfered spine beams with ogee stops.

2. WELLHOUSE IMMEDIATELY WEST OF WELL COTTAGE, THE HAMLET

Grade: II- listed: 24-Apr-1994

Wellhouse and winding gear. Circa mid to late C19. Square on plan. Low red brick and flint-panelled walls with brick diaperwork and brick buttresses at the corners supporting thin brick piers surmounted by a pyramidal roof clad in plain tiles and bands of scalloped tiles; wooden spike finial at apex of roof and wrought-iron fleur-de-lis at the corners. The sides are open above the low walls, the south west side has an iron grille and the south east side is entirely open and gives access to the well. The iron winding gear is intact and is supported on a wooden frame; an inscription records the maker :- R.J.and H. Wilders Patent Wallingford, Berkshire. The well is 300ft deep and it is shown on the 1873 O.S. map.

Locally Important Buildings

The following buildings are considered to be locally important either by virtue of age, interest or historical association.

- Methodist Chapel (The Old Chapel)
- The Old Crown
- The Reformation
- Well Cottages
- Gable Cottages
- Lovegrove's Barn
- Common Farm
- Hearns Farm
- Cherry Tree Cottage
- Oakley Barn (former shop)
- Hall Cottages

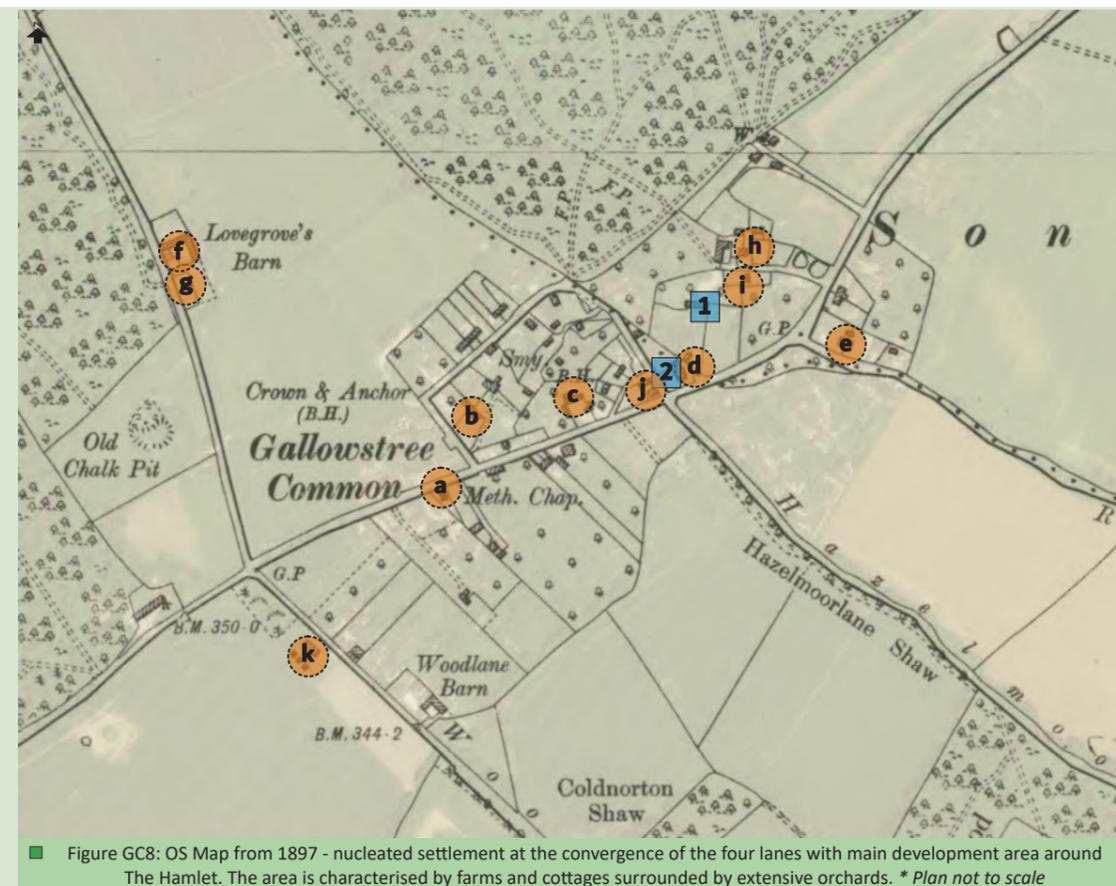


Figure GC8: OS Map from 1897 - nucleated settlement at the convergence of the four lanes with main development area around The Hamlet. The area is characterised by farms and cottages surrounded by extensive orchards. * Plan not to scale



Figure GC9: The former Old Crown Public House - now a dwelling



Figure GC10: The Restoration Public House - currently closed. The property has a valued garden space and is the central focus of the village.



Characteristic Infill Settlement Pattern

Over the last ten years, Gallowstree Common has grown both organically and through the planned development of affordable housing.

A small site of six affordable dwellings was developed in 2013 on the north western side of the village off Horsepond Road. This development responded to a need for more affordable housing across the parish and the current site was chosen as the best of a number of possible sites identified across the parish. The development was designed with a finite number of six dwellings. It abuts a wild field behind and to the side, home to numerous species of wild flora and fauna.

Today there are a mix of cottages with traditional features juxtaposed with more modern houses. Although there are a few modern houses set back from the road off long driveways on Horsepond Road, the majority of houses in the village respond to the road frontage, set back from the road and front facing with both front and rear gardens and off road parking (see GC13).

The village is a desirable place to live and market value is high. Many of the older bungalows have now been converted into two storey houses and many smaller houses have been extended. The general specification of renovations is high.

The only terraced houses in the village are the four cottages on Horsepond Road. These two or three bedroom traditional cottages have long gardens to the rear, backing on to fields.

Most other houses are either semi-detached or detached.

Open green spaces, tall hedgerows, bushes and trees are prominent features throughout the village.

The majority of properties having a strongly defined building line (see Figure GC11), with buildings set well back into their plots.

The historic parts of the village have a strong sense of enclosure which is defined in part by the height of the vegetation along plot boundaries compared to the width of the street or space. These are largely unadopted roads with no street lighting of formal footways.

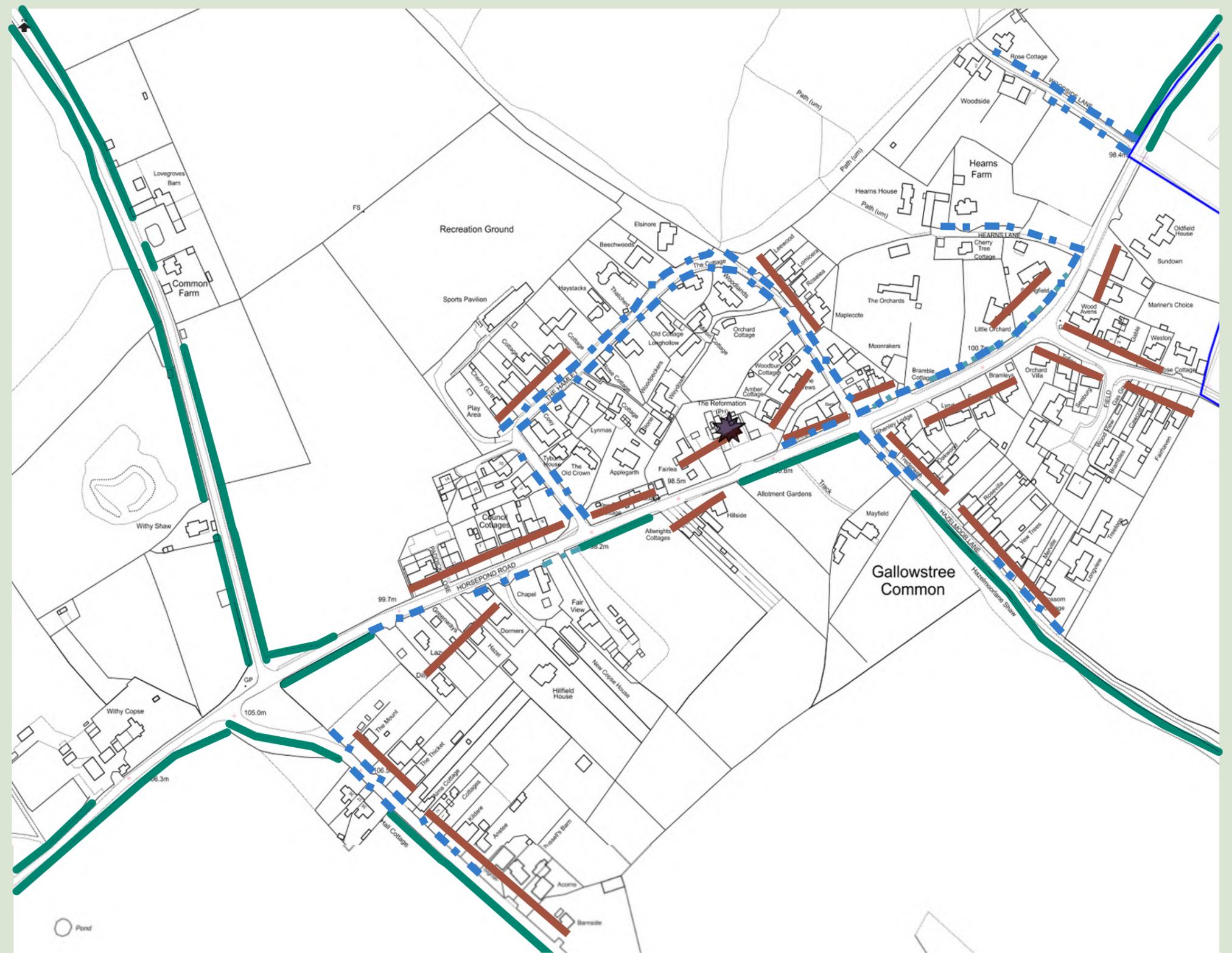


Figure GC11: Plan of designations and characteristics. * Plan not to scale

- Defined building line
 Important tree and hedgerow lined lane/ road
- ★ The Reformation Public House - central focus of the village
 Important planting alongside property frontage
- Parish boundary





Figure GC12 Plan of plot sizes, coverage and layout. * Plan not to scale

- Development with deep plots - rear gardens in excess of 25m or where overall plot size is significantly larger than the size of the dwelling and plot coverage is substantial*
- Development with mid range depth plots - rear gardens in excess of 15m or where overall plot size is proportionate to the size of the dwelling and plot coverage*
- Development with minimal depth plots - rear gardens below 15m or where garden size is disproportionate to the size of the dwelling and plot coverage*

*As set out in the South Oxfordshire Design Guide



Figure GC13 Analysis of housing layout, historic properties and plots. * Plan not to scale

- Historic focal property originally set in large plots (plot often later subdivided into new plots)
- In-depth modern development
- Modern backland plot (not typical of surrounding built form)
- Listed building
- Historic building (inc former commercial and community facility)
- Modern development on larger historic subdivided plot



Density and Plot Sizes

The scale of development is small with, excluding the affordable housing, just eight new houses built or with planning permission granted over the last ten years. The most recent developments in the village, excluding the site of affordable housing, have comprised of infill, with one or two new homes built on land between two existing properties. The mass of new developments is therefore small, with just one or two new buildings per plot, and the general low density of housing has therefore been maintained.

The average densities of residential areas in Gallowstree Common were calculated based on the average number dwellings per hectare (dph). Densities in the area range from 3 to nearly 30 dph (figure GC14).

The lowest density areas correspond with the large detached properties, which also benefit from a very low plot ratio, with buildings occupying less than 10% of the plot (see Figure GC12).

The gaps and spaces around buildings should be respected and referenced. This will help to maintain and enhance the rhythm of the streetscape.

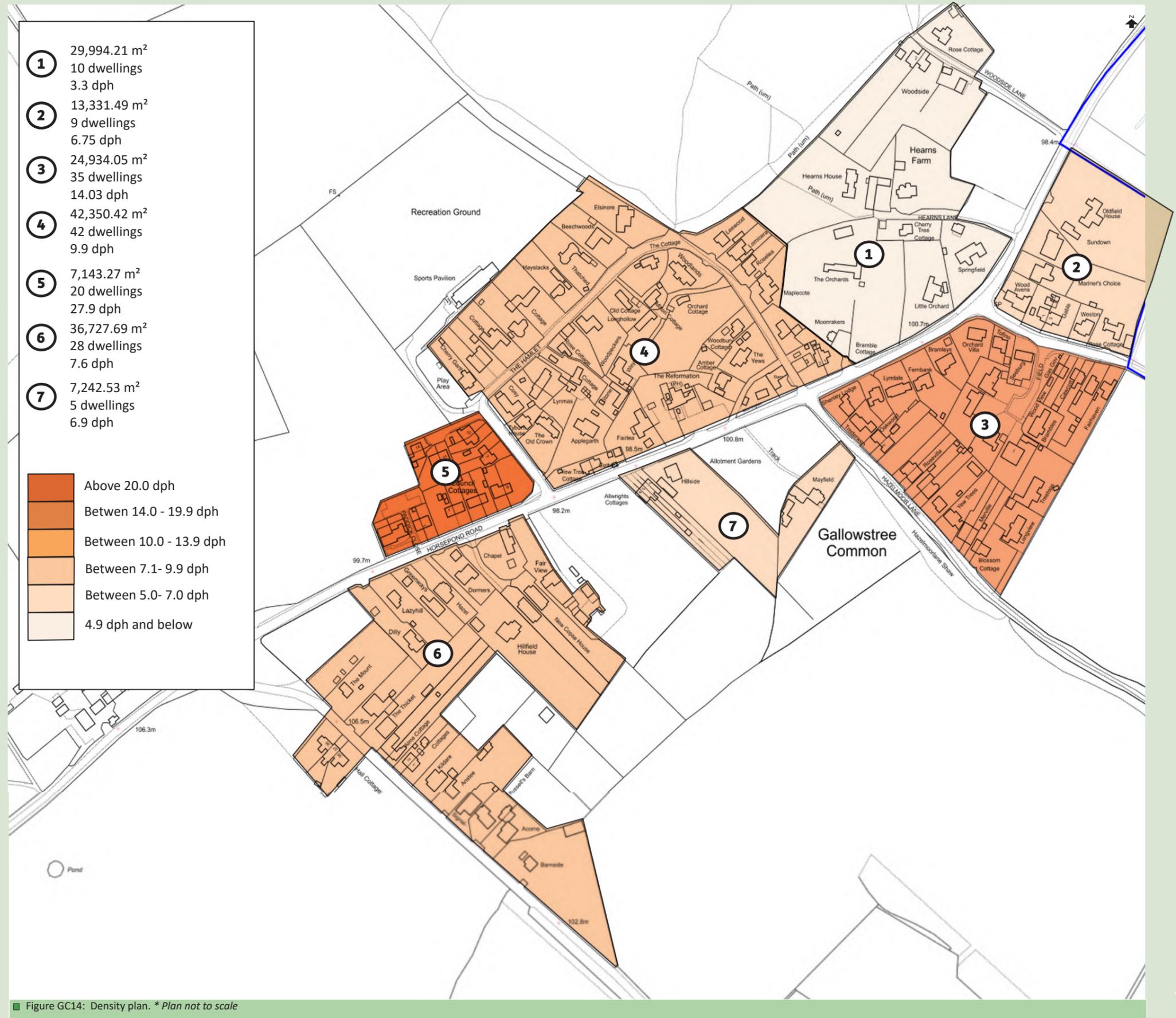


Figure GC14: Density plan. * Plan not to scale



Views

Gallowstree Common is situated within the Chilterns Area of Outstanding Natural Beauty (AONB) with the semi enclosed and Wooded Dipslope Landscape Character Areas and Types (as set out in the Landscape Character Assessment SODC 2017).

Figure GC15 highlights the important views within into and out of the settlement.

View GC1. View type:- enclosed and medium distance view opening out to countryside view across AONB northward beyond

View along Wood Lane alongside the open green space on Wood Lane, which marks the entrance to the village. situated within the Wooded Dipslope landscape character area. A part enclosed wooded view along the lane which opens out to wider distance view to the northward. The view has no urbanising features

View GC2. View type:- Edge of settlement view out to mid medium and long range distance views of the AONB.

Open view west along Horsepond Road across open rising fields towards Wyfold Road and beyond to Withy Copse which is an ancient woodland.

View GC3. View type:- Contained/ mid distance edge of settlement view within AONB

The view is through a traditional orchard priority habitat. It is a part contained view which opens to the southeast giving longer distant rural views within the verdant landscape.

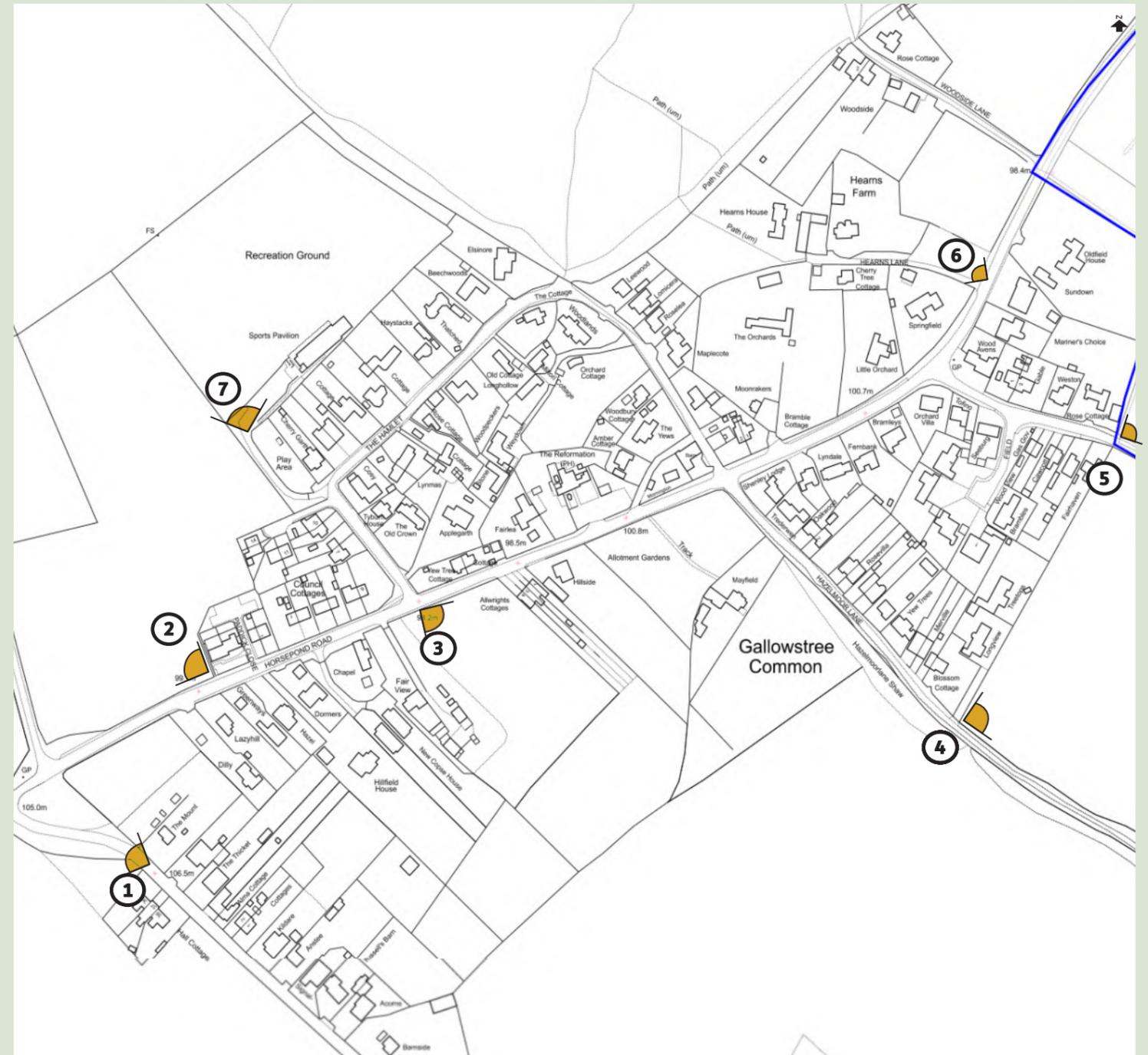


Figure GC15: Plan of important views. * Plan not to scale



View GC4. View type:- Edge of settlement view out to mid medium and long distance views of the AONB.

Open view eastwards along Hazelmoor Lane across gently sloping fields towards the edge of Sonning Common, with glimpsed views of school sports fields.



View GC5. View type:- Edge of settlement view out to mid medium and long distance views of the AONB.

Open view northwards and eastwards along Reade's Lane across gently rising fields towards the edge of Sonning Common. Glimpsed views of the allotments to the north.



View GC6. View type:- In settlement enclosed view

View westwards from Horsepond Road to historic village ponds to woodland beyond. Important verdant setting in the centre of the village.



View GC7. View type:- Long distance countryside view across AONB

View from Pavilion Approach westwards., long distance open countryside views across the wider AONB landscape beyond to Withy Copse with glimpsed views of buildings at Common Farm and Withy Shaw.



Important Green Spaces (9-14)

In Gallowstree Common three of the six green spaces are much larger and are distributed around the village (see Figure GC16). With the exception of Site 9, they are less visible, either tucked behind the houses as Site 10 and 12, or enclosed by mature hedges as Sites 11, 13 and 14. The large spaces reinforce the dispersed character of the village and act as links with the surrounding countryside.

All of these sites are within the Chilterns AONB and should therefore be conserved and enhanced for their recreational, wildlife, heritage, cultural and health benefits.

It should be noted that the Green Space numbering run consecutively across the parish rather than each individual settlement. Green space 1 is in Tokers Green, with 2-8 located in Kidmore End.

Green space numbers 8-14 are situated in Gallowstree Common and further details are set out below. For more information and detailed record sheets, please see Annexe C.

9. Wood Lane/Horsepond Road Triangle-

Triangle of open land, which is considered a local landmark marking the entrance to the village along Horsepond Road.

10. Cricket ground to the north of Pavilion, walking area, **football pitch and play ground** to the south. Major recreation facility.

11. Allotments, Hazelmoor Lane. Well used and accessible parish facility.

12. Gallowstree Common well. Victorian well structure enclosed by part open brick and flint walls, surrounded by a small area of publicly accessible open space.

13. The Reformation Public House garden. Area to the front of The Reformation Pub which is laid out to grass or for parking.

The green space provides the setting to the pub. Part of the pub garden was lost when the land to either side of the pub was partitioned and sold off. It still however provides the green open setting to the pub.

Together, it forms part of a group of open spaces in the centre of the village along Horsepond Road.

14. Former orchard, Horsepond Road. Orchard dating from mid Victorian period. Listed as a Traditional Orchard Priority Habitat.

It is also part of a group of open spaces in the centre of the village along Horsepond Road, which are publicly visible and contribute to the rural character of the village.



Figure GC16: Plan of important green spaces. * Plan not to scale





■ Figure GC17: Historic core of properties along Horsepond Road.



■ Figure GC18: low key driveways. Buildings with decorative brickwork - local brick and slate



■ Figure GC19: Properties are usually 2 storey, with the exception of some taller focal properties with attic spaces and dormer windows

Infill, Replacement Dwellings and Extensions

Gallowstree Common is an 'other village' which as set out in Adopted Local Plan Policy H16 may have potential for limited infill and the redevelopment of previously developed land or buildings. The policy also sets out that:

"Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings."

Notwithstanding the above, infill plots can materially alter the character of the settlement if not carefully designed. There is limited scope within the village for infill development due to continuous built frontage and to the high value that is attributed to the undeveloped gaps.

Where development of residential land behind an existing frontage is considered (as discussed in Adopted Local Plan policy H16), it should be noted that this appraisal highlights those areas of the settlement, which are in a linear form and have strong building line, where in-depth development would be inappropriate in the context of the character of the area.

There may however be limited opportunities for replacement dwellings or scope for extensions.

Scale, Height, Massing, Layout and Form

Gallowstree Common is comprised of a mix of detached and semi-detached properties. There are few terraces or apartments. Residential properties are in general of no one predominant style.

The majority of traditional buildings in this character area adopt a very simple form, with rectangular floorplans. Projections to the simple floorplan can occur as gable features (subserving to the main dwelling) porches or bay windows.

There is a variety of roof forms present in the streetscene, although the majority are in keeping with the wide frontage plan form. These generally relate to properties built before 1940.

On later dwellings there are some hipped and half hipped roofs, but are fewer in number and generally do not represent the local vernacular.

Dormer windows are commonplace and can be set cutting through the eaves, on the eaves line or wholly within the roof. There are often gables or hipped features. There are few examples of flat roofed dormers.

Gable fronted dwellings are frequently steeply pitched with decorative bargeboards. The majority have plain clay tiles and slates.

Most buildings in this Character Area are 2 stories in height, typically in the range of 7-8.5m in height. There are some examples of 2.5 storey

buildings, where these occur they relate to older properties with originally designed attic rooms.

These are set back from the road frontage located within large gardens and range up to 10 m in height.

Single storey buildings were constructed from 1950 onwards, but these often now have converted roof spaces and/ or raised roofs.

Proposals should complement their context by making use of the surrounding built and natural environment to inform the layout and massing of a scheme. The density of any new developments should be determined by considering the density of neighbouring sites as identified in addition to the ratio of built form to plot size. Other factors such as topography, landscaping and constraints of the site should also inform the overall density.

Appearance & Details

There is a wide variety of building dates and architectural styles throughout this area reflecting the organic development of the village over centuries. Notably there are numerous Victorian buildings which contain more intricate window detailing as well as decorative brickwork.

Modern 20th Century buildings are also prevalent, and often constructed between the 1950s to the present. Many of which have been individually



■ Figure GC20: Recent affordable housing development on Horsepond Road.



■ Figure GC21: Former Methodist Chapel - locally important building



■ Figure GC22: Modern development along Horsepond Road. Outbuildings are prominent and designed to appear as agricultural buildings/ barns



Appendix D2. Gallowstree Common



Figure GC23: Modern development and infill along Hazelmoor Lane.



Figure GC24: The Hamlet - quiet lane



Figure GC25: Decorative brickwork and window detailing



Figure GC26: Contemporary Design and materials



Figure GC27: View from Horsepond Road across to Woodside Cott.

designed. A number of 20th Century properties have been extended and modernised, these have taken on a contemporary approach

There is a variety of different architectural details depending on the age of properties. These include decorative brick bonds and banding, window detailing and arches, prominent brick chimneys, timber porches and detailed bargeboards on gables and fascias on dormers. The overall visual impression within the streetscene is therefore highly varied and detailed.

Materials, Windows and Doors

Across the settlement there is a diverse mix of traditional materials including:

- Local red/ orange bricks often with contrasting colours in brickwork detailing
- Local red/ orange hanging tiles
- Timber framing with brick or render infill
- Timber clad barns/ outbuildings on brick plinths (timber cladding is not traditionally found on dwellings)
- Plain clay roof tiles / slate

Modern properties often contain machine made bricks in a variety of red and orange based colours combined with plain concrete roof tiles. The use of concrete tiles on new build properties is often unsuccessful and

high quality, natural materials are preferable.

In traditional properties, windows are typically constructed from timber. Often cottage casement style, though timber sash and leaded light casement windows also occur. Painted timber windows are typically white, though other neutral colours are also noted.

Doors are also typically timber, often solid, though sometimes with simple glazed panels or small square fanlights above. Dark paint colours predominate over lighter colours.

Modern properties often contain UPVC windows and doors although these are often now being replaced with timber/ metal, which is supported.

Garages & Outbuildings

There are some examples of garages or outbuildings forward of the building line within the area, in particular along Horsepond Lane. These are prominent features, but are designed to look like barns and agricultural buildings.

Gardens, Landscaping, Enclosure and Boundary Treatments

The majority of properties are generally set in above average sized gardens often contained by hedgerow boundaries on all sides.

The majority of properties benefit from deep front gardens often with

gravelled parking areas (see figures GC18 and 22 for examples). The use of more urban hard surfacing such as tarmac or extensive block paving is not prevalent or encouraged, particularly as it also increases surface water run-off.

Parking areas are generally well contained by boundary treatments and often not immediately visible in the street scene due to the level of containment. Properties with open frontages are noticeable and do not conform to the wider street scene.

Landscaping is a defining feature of boundary treatments in the village, the use of walls unlike other parts of the parish is less frequent. Natural boundary treatments and native species in particular are common. Fences are in evidence, but can give the village a more urban appearance and are therefore discouraged or at least should be softened by hedgerows or shrub planting.

Rural Lanes and Transition to Open Countryside

There is an existing strong relationship between the settlement and the surrounding countryside. Retention of important vegetation, preventing the erosion of the character of the quiet rural lanes or harm the AONB or its setting is key.



Figure GC28: block paving and tall gates can have an urbanising effect



Figure GC29: barns should be sympathetically converted



Figure GC30: window and brickwork detailing



Figure GC31: low key fencing can be appropriate, but should preferably be softened by planting



Figure GC32: ornate brickwork, prominent dormer windows and chimneys - Gable Cottages locally important building



Figure GC33: traditional brick and flint walls are found throughout the village



■ Figure TG1: Village pond - important green space



■ Figure TG2: View over The Copse



■ Figure TG3: View of the characteristic narrow lanes approaching Tokers Green from Caversham



Tokers Green

■ Figure TG4: Modern aerial photo of the settlement



Settlement Hierarchy Designation

Other Village

AONB Designation: The north of Tokers Green sits within the AONB whilst the remainder sits within the valued landscape to the south of the parish in the setting of the AONB.

Overview and History

Tokers Green is on an old narrow lane linking Caversham and Kidmore End, between farmland, bounded by high hedgerows on one side and old woodland on the other. In the 1920's, one other lane, Rokeby Drive was upgraded to a road serving to link the A4074 Reading-Oxford road with the lane.

A Victorian era Ordnance Survey map from 1888– 1913 (see Figures TG5/ 6) shows three farms, Tokers Green Farm, Dysons Wood Farm and the now demised Gaskell's Farm, once known for mushroom growing. The settlement of Tokers Green has grown around these formerly isolated farmsteads. In the 1960's the land at Gaskell's End farm was used for the development of housing. The old farmhouse is now a private dwelling.

A Congregational Chapel was built in Rokeby Drive adjacent to the parish border with Mapledurham, which also served Chazey Heath where the council housed tenants. It is possible that the tenants worked on the nearby Mapledurham Estate. Dysons Wood Farm had farm workers' cottages. Tokers Green Farm workers lived within the farm's buildings.

Dysons Wood House was built in the late 1880's for a wealthy family and a century later became the site of a Care Home, the house has now been demolished and housing suitable for the residents has been built.

Well House, standing adjacent to Tokers Green Farm is an 18th century Grade II listed building with later 20th century additions.

Many of the remaining houses were either self-built or constructed by local craftsmen and jobbing builders. Chalet bungalows were a popular design between the two world wars. Four side spur roads were built between the world wars off the lane, known as Tokers Green Lane. Considerable variety of styles and materials is therefore evident, from flint and stone to timber cladding or render.

At the northern end of the settlement, beyond Rokeby Drive, stand several large plots each of approximately an acre, many with

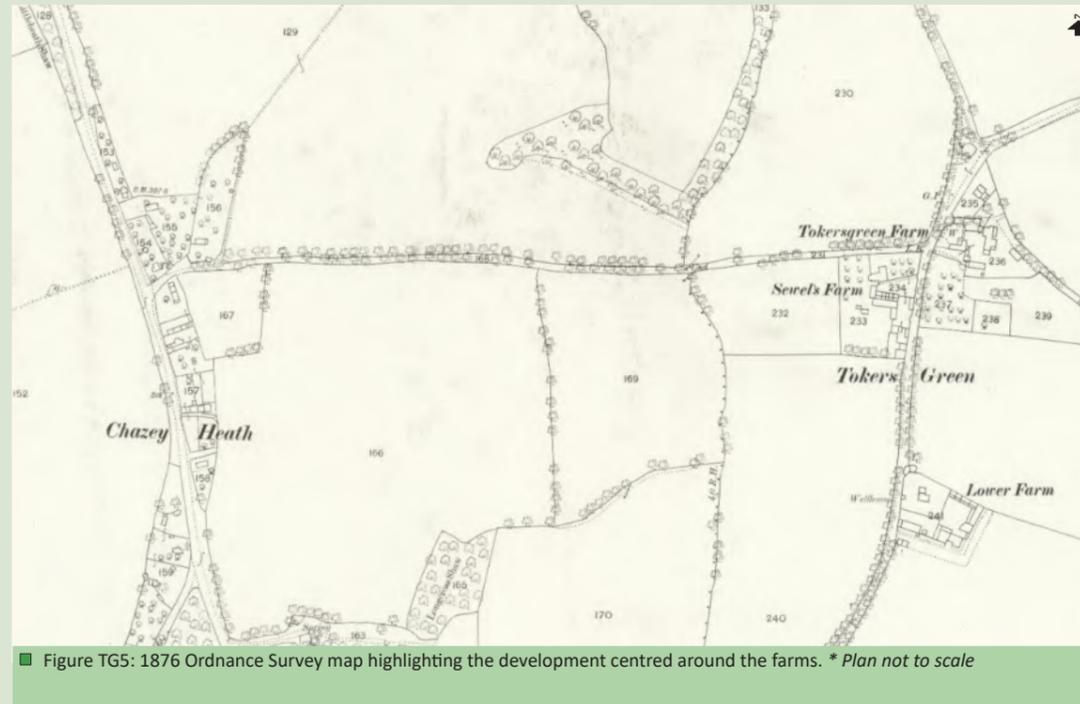


Figure TG5: 1876 Ordnance Survey map highlighting the development centred around the farms. * Plan not to scale

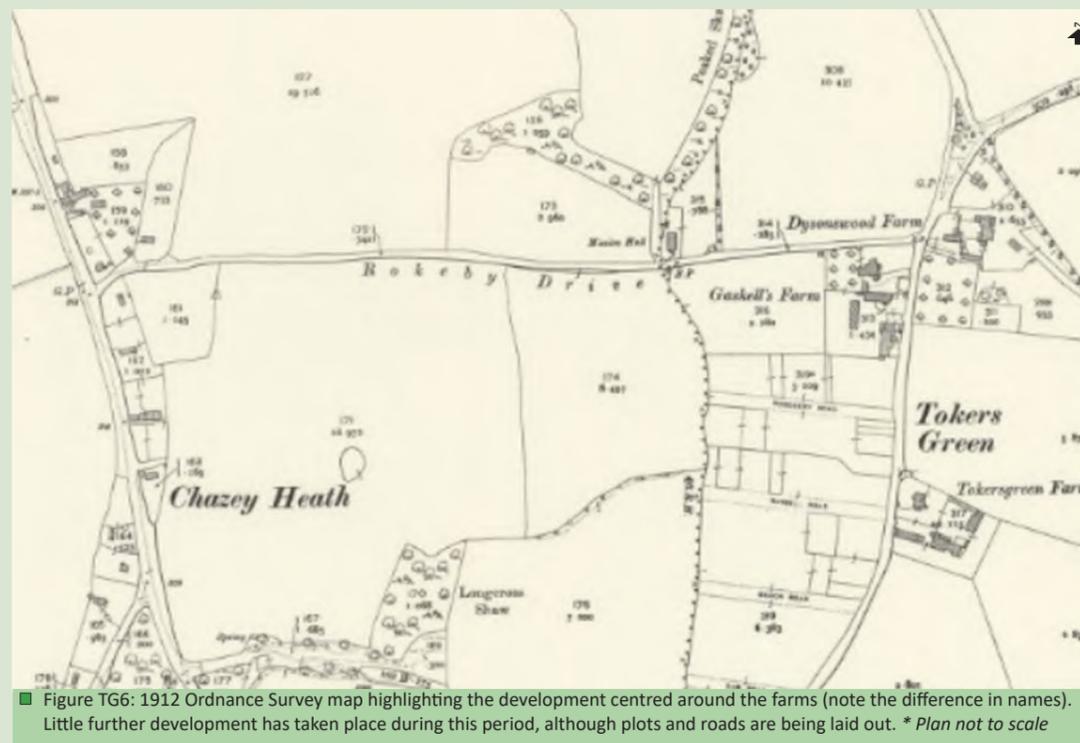


Figure TG6: 1912 Ordnance Survey map highlighting the development centred around the farms (note the difference in names). Little further development has taken place during this period, although plots and roads are being laid out. * Plan not to scale

Appendix D3. Tokers Green

spacious bungalows built in the 1960's backing onto the old woodland known as Bardolph's Wood.

The open fields provide important open rural gaps between settlements, this is evident in Tokers Green with natural gaps between the boundary of Reading and villages of Kidmore End and Chalkhouse Green.

West to east on the edge of Emmer Green and extending north-west between Tokers Green and Chalkhouse Green and north-east between Kidmore End Road and Chalkhouse Green Lane is the valley feature. It continues north-west into the AONB. The distinctive dry valley and prominent landform can be appreciated from the surrounding roads and public rights of way.

The fields to the east of Tokers Green are reorganised enclosures, they are modern over former ancient enclosures. Former areas of orchards are indicated on historic mapping at Tokers Green.

The recreation ground with a play area is within the parish of Mapledurham, however it is used by residents of both parishes. The golf course of The Club at Mapledurham straddles Rokeby Drive. The whole community has mains gas. Mains drainage is partial; from the Reading boundary to Rokeby Drive there is mains drainage, from Rokeby Drive to the Kidmore End side boundary there are septic tanks. There is no public transport in Tokers Green, the speed limit is 30mph.

Spatial and Visual Characteristics

Within Built Limits: Tokers Green Lane is a narrow single lane, facing south to north, with dwellings on one side only in linear form, facing open farmland.

Before the first house, there is an important area of fallow pasture and ancient dense woodland, which provides valuable and visual separation from the Reading boundary. Behind these houses, the western boundary consists of mature trees edging back gardens bordering Mapledurham Golf Course.

About halfway along Tokers Green Lane, Rokeby Drive is at right angles with dwellings on both sides to the boundary with Chazey Heath and Mapledurham Parish.

Beyond Rokeby Drive, Tokers Green Lane continues, with houses on one side, initially facing Tokers Green Farm buildings and Dysons Wood lane, then farmland to the northern boundary.



Behind these more substantial houses lies the golf course and further towards Kidmore End is Bardolphs Wood, part of the Mapledurham Estate.

On spurs from Tokers Green Lane lie Elm Road, Beech Road, Russell Road and Roseberry Road, many locally built chalet style in the 1960s, roads gravel surfaced and unadopted cul de sacs, with houses either side which end at the boundary of golf course land.

At the eastern end of Rokeby Drive lies Gaskells End, a cul de sac of small chalet dwellings. Continuing north on Tokers Green Lane towards Kidmore End is Skarries Drive, between the land and woodland with a small development of detached houses built in the late 20th century. At the triangle featuring the Millennium Pond, a narrow lane leads to Dysons Wood, the old house has been demolished, and replaced by The Maples, a Disabilities Trust facility. A narrow spur lane leads to a further small number of private houses and ultimately a footpath to Chalkhouse Green.

Outside Built Limits: Tokers Green Lane is narrow, lined with mature trees and high hedges, unlit without pavements. The Reading Borough Council boundary is very close to the junction where Kidmore Road and Shepherds Lane meet Tokers Green Lane.

Towards Kidmore End lies ancient woodland and farmland, with a settlement at Cross Farm. Towards Chazey Heath, Rokeby Drive has houses both sides, with a small park and the road crossing for the Golf Club.

-  Ancient Woodland
-  Tree Preservation Order (woodland/ individual approx location)
-  Important Green Space (see inset overleaf)
-  Pond
-  Quiet Lane
-  Restricted byway
-  Public Footpath
-  Permissive path/ informal path
-  Bridleway
-  Defined building line
-  Important tree and hedgerow lined lane/ road
-  Important planting alongside property frontage
-  Area of Outstanding Natural Beauty
-  Important view (see page 32)
-  Parish Boundary

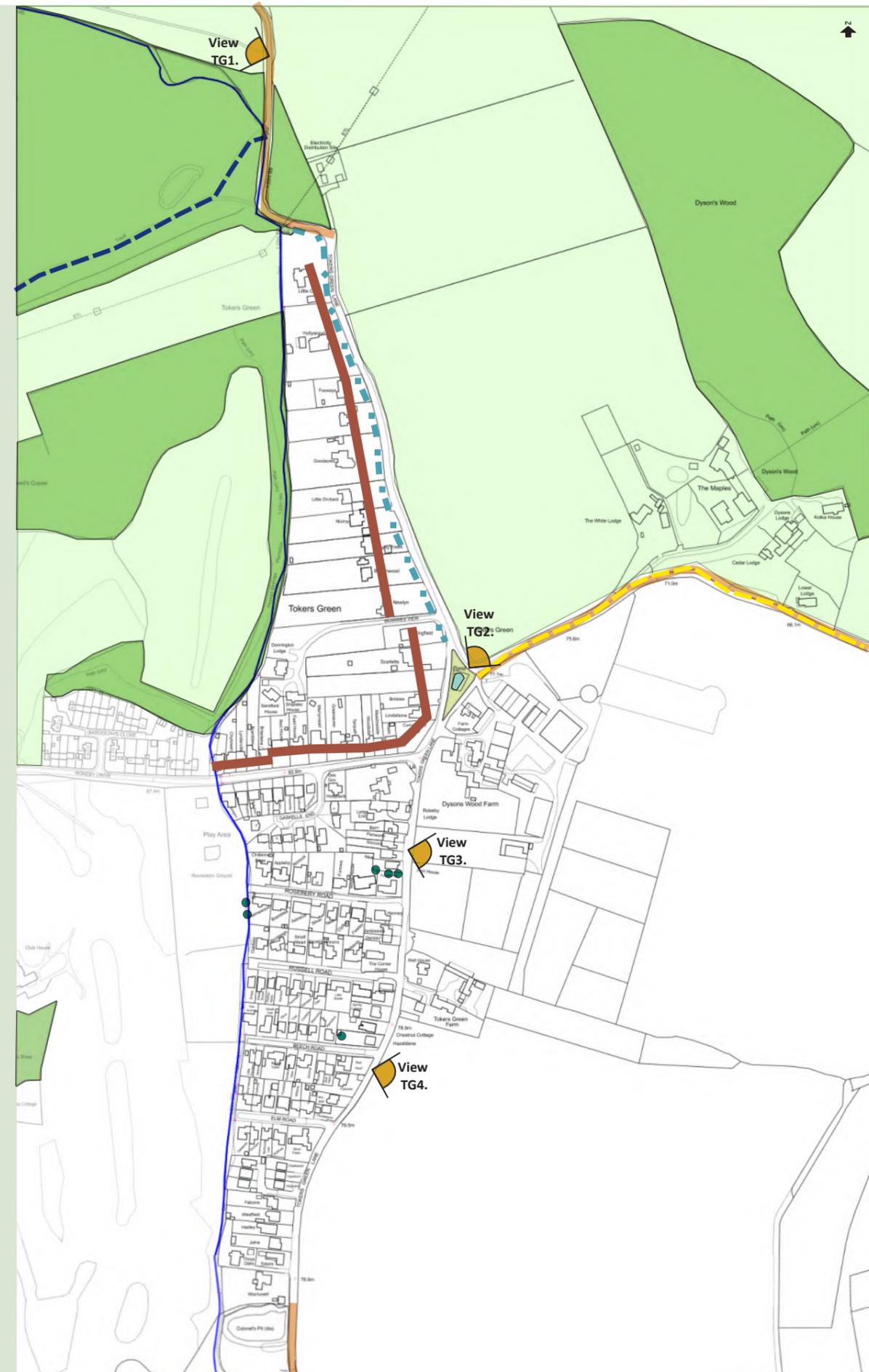


Figure TG7: Plan of designations and characteristics. * Plan not to scale

Characteristic Historic Infill Pattern

Dwellings are predominately road-facing in a linear form (see Figure TG7). The majority of those on Tokers Green Lane face long established hedge lined farmland, extensively sharing the qualities of the parish's valuable AONB. Houses are named and mostly detached.

Limited infill has occurred, except for one recent replacement of a large old property by six dwellings. Enlargements have taken place on a number of older dwellings. Property styles show mixed character, many small facing gardens, the variety of available materials reflecting origins in a farm-based community.

One bungalow in large grounds is currently being replaced (at the time of writing) with two substantial new houses. Notable properties include Well House, partly 17th Century Grade II listed and Rokeby which with Rokeby Lodge once formed part of long defunct Gaskells Farm, later developed into smaller dwellings in Gaskells End.

Rokeby Mission Hall at the boundary with Mapledurham Parish was once a 19th century chapel, is now a private dwelling. A memorial plaque can be seen on the building face.

The Millennium Pond, a postbox in a flint wall and parish noticeboard are notable features of the triangle.

Designated Heritage Assets

The historic maps on (TG5/ 6/ 8) highlight the development of the settlement from the late Victorian period through to the present day. The plans highlight the original pattern of development and those properties of historic interest and value.

The following are designated heritage assets within Tokers Green with descriptions as set out from Historic England. For a full parish list see Annexe A.

1. THE WELL HOUSE, TOKERS GREEN ROAD

Farmhouse, now house. Probably late C17 with C20 extensions to rear. Flint with brick dressings; plain tile roof; brick end stacks. Probably 2-unit plan. 2 storeys and attic. Brick band between ground and first floor.

Locally Important Buildings

The following buildings are considered to be locally important either by virtue of age, interest or historical association.

- a. Rokeby Mission Hall
- b. Rokeby and Rokeby Lodge
- c. Dysons Wood Farm Cottages
- d. Dysons Wood Farm



Figure TG8: OS Map from 1912 overlaid onto a modern aerial photo background - highlighting the designated heritage assets and locally important buildings. * Plan not to scale



Figure TG9 - Well House - Grade II listed



Figure TG10 - Rokeby - locally important building



Figure TG11- Rokeby Mission Hall - locally important building



Important Green Space (1)

The site known as Important Green Space 1 has been identified for its significant contribution to the village character (see figure TG12/13). For more detailed information and the record sheet, please see Annex C.

At the junction of Dysonswood Lane and Tokers Green Lane, there is a triangle of land with a small pond with resident ducks. The pond is a valued open space which is regularly maintained by those living within the village.

The space contains a central pond in shallow hollow surrounded by mix of mature and semi-mature trees and native shrubs in grassland. The pond includes a brick head-wall and a small sluice.



■ Figure TG12 - Plan of the village pond - locally important green space. * Plan not to scale



■ Figure TG13 - Village pond - locally important green space

Views

Tokers Green is situated on the edge of the Chilterns Area of Outstanding Natural Beauty (AONB) in the semi enclosed Landscape Character Areas (as set out in the Landscape Character Assessment SODC 2017). The following identified views (Figure TG7) are related to the settlement area and provides a valuable contribution to their setting.



View TG1. View type:- Long distance countryside view across the valued landscape

View along the footpath 292/18/10 eastwards across the valued landscape within the Semi-enclosed dipslope landscape character area. An open view framed by woodland. The view has glimpsed views of farm buildings in the distance.



View TG2. View type:- Long distance countryside view across AONB

View along the Chilterns Way footpath northwards across the AONB within the Semi-enclosed dipslope landscape character area. An open view framed by woodland. The view has no urbanising features



View TG3. View type:- Long distance countryside view to the east

View across open fields within the semi-enclosed dipslope landscape character area. An open view framed by woodland. The view has glimpsed views of farm buildings in the distance.



View TG4. View type:- Long distance countryside view to the east

View across open fields within the semi-enclosed dipslope landscape character area. An open view framed by woodland. The view has no urbanising features.



Building Form, Scale, Appearance, Materials & Details

Tokers Green consists of two very different areas. The area to the north of Tokers Green Pond along Tokers Green Lane, which comprises large dwellings in substantial plots with a rural character. The land to the south is suburban in appearance and is comprised of primarily detached properties on smaller plots. In each area there is no one predominant style.

In both circumstances however, buildings do not exceed 2 storeys in height and to the south in particular single and 1.5 storey chalet style buildings are prevalent. Many of the smaller bungalows are subject to loft conversions and extensions in roof height.

Materials vary depending on the age of the property. Those constructed in the Victorian era usually comprise local red/ orange brick with decorative buff or blue/ grey details. Roofing generally consists of plain clay tile.

More modern properties are representative of the age, using newer composite materials. A number of older smaller dwellings are being replaced by large executive family homes, often in a contemporary style.

Density and Plot Sizes

The average densities of the two character areas were calculated based on the average number dwellings per hectare (dph). Densities in the area range from 3 dph along Tokers Green Lane to the north and to over 20 dph to the south. The key issue is that of plot coverage as many dwellings have been extensively extended such that there is little garden space available.

Landscaping, Enclosure and Gardens, Landscaping, Enclosure and Boundary Treatments

Northern Tokers Green is defined by dwellings set in a well vegetated, tree lined setting. It has a strong sense of enclosure which is defined in part by the height of the vegetation along plot boundaries compared to the width of the street or space. Tokers Green lane has a largely intimate feel and is framed by planting, lacking in formal pavements and street lighting.

In terms of on plot parking, this is often a gravelled parking area (see figures TG10,15 and 16 for examples). The use of more urban hard surfacing such as tarmac or extensive block paving is not prevalent or encouraged, particularly as it also increases surface water run-off.

Rural Lanes and Transition to Open Countryside

There is an existing strong relationship between the the settlement and the surrounding countryside. The northern part of the settlement in particular is effectively contained by the landscape.

Whilst the southern part of the settlement has a more sub-urban character, it is contained by open fields and the golf course.

In both instances, quiet rural lanes lead out north and south from the settlement.

Retention of important vegetation, preventing the erosion of the character of the quiet rural lanes or harm the AONB or its setting is key.



Figure TG14 - Typical street scene of the unmade roads leading from Tokers Green Lane



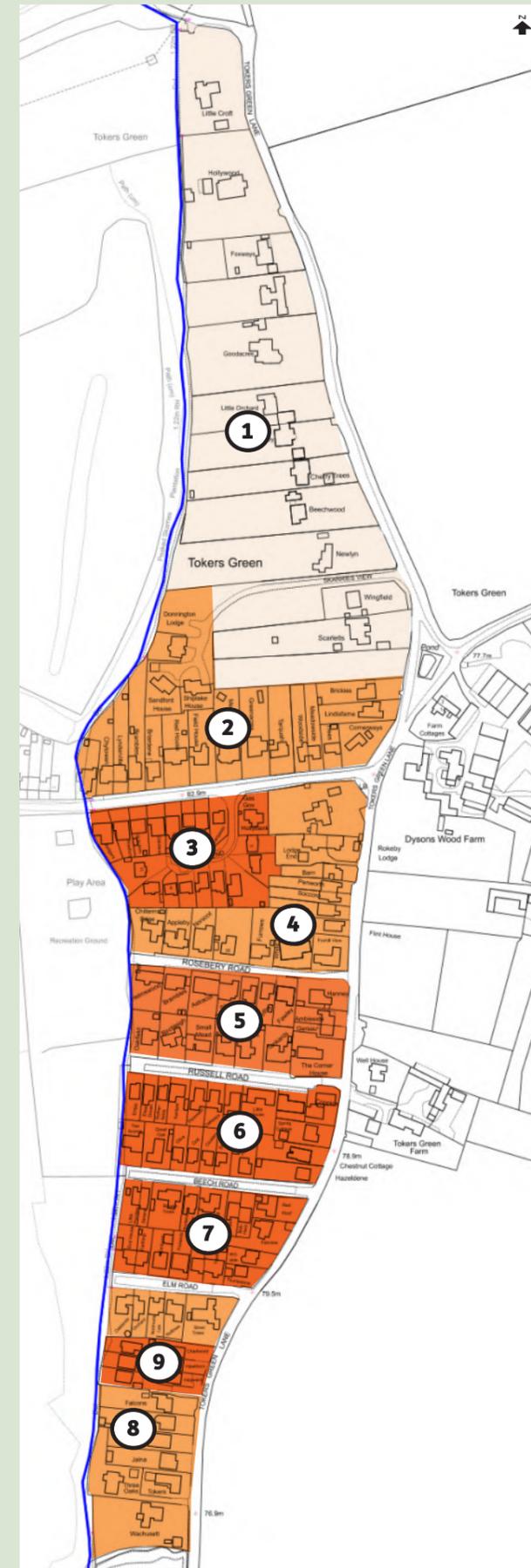
Figure TG15 - Dysonwood Farm Cottages - locally important building



Figure TG16- Dwellings are set back behind imposing walls and fences along Rokeby Drive



Figure TG17 - Contemporary properties on previously subdivided plot on Tokers Green Lane



1	41,995.15 m ² 13 dwellings 3.10 dph
2	16,490.50m ² 19 dwellings 11.5 dph
3	8,710.28 m ² 17 dwellings 21.25 dph
4	11,832.77 m ² 15 dwellings 12.6 dph
5	10,692.24 m ² 17 dwellings 16.03 dph
6	10,181.07 m ² 21 dwellings 20.7 dph
7	7,766.90 m ² 17 dwellings 22.0 dph
8	10,839.81 m ² 12 dwellings 11.0 dph
9	2,630.02 m ² 6 dwellings 23.0 dph

(Dark Orange)	Above 20.0 dph
(Orange)	Between 14.0 - 19.9 dph
(Light Orange)	Between 10.0 - 13.9 dph
(Yellow-Orange)	Between 7.1- 9.9 dph
(Yellow)	Between 5.0- 7.0 dph
(Light Yellow)	4.9 dph and below
(Blue line)	Parish Boundary



■ Figure CG1: View from Chalkhouse Green to Dysons Wood east of Tokers Green by Clive Ormonde



■ Figure CG2: Narrow rural lanes with discrete driveways leading off to residential properties on either side



■ Figure CG3: Modern aerial photo of the settlement



Settlement Hierarchy Designation

Undesignated and within the open countryside

AONB Designation: In Open Countryside – within the setting of the AONB and the local valued landscape.

Overview and History

Chalkhouse Green has an overriding rural character comprising linear and scattered housing. A small number of which are found along Kidmore End Road (which changes to Chalkhouse Green Road) and branches out onto Tanners Lane and Chalkhouse Green Lane (approximately 1,050 metres long).

Mostly they are in generous plots and set back from the road with front and back gardens. This is in stark contrast with the urban area at Emmer Green, which has a more compact, higher density and regular townscape pattern. Equally, Sonning Common to the north-east is sub-urban in character.

Between Medieval times to c.1800 the hamlet of Chalkhouse Green is possibly represented by the tenant by name 'de Chlker (1306) (TNA, E 179/161/10, rot. 26d.; cf. ibid. C 134/42/1 ('de Chlkere', 1314). Chalkhouse Green Farm has a long history of settlement with finds dating back to Roman Times. Chalk House and The Pink Cottage are also listed buildings within the village. Other older properties dating from the 19th century and earlier are situated on Chalkhouse Green Road and Tanners Lane.

Sunken lanes were likely to have been part of historic drove roads into Reading. One route historically that does appear to have come through the parish of Kidmore End was a drove road through Gallowstree Common and Chalkhouse Green to bring cattle and sheep to market in Reading. Two pine trees near Chalkhouse Green Farm (off Chalkhouse Green Lane) probably indicate a last overnight stopping place for the drovers before an early morning trek into the market.

The hamlet of Chalkhouse Green has no community facilities such as a school, shops, public house, community hall etc and drainage is via septic tanks/ waste-water systems.

Today, the main route through the hamlet from Emmer Green is Kidmore End Road which is a relatively unkept adopted road, with no land drains. It is under four metres wide with few passing places and many pot holes. Several areas are also prone to flooding. This road then becomes Chalkhouse Green Road which goes on to Kidmore End Village and is again a country lane that is under four metres with few passing places.



Figure CG4: Former farm cottages adjacent to Chalkhouse Green Farm - a rare example of a terraced property



Figure CG5: Former farm cottages adjacent to Chalkhouse Green Farm - a rare example of a terraced property

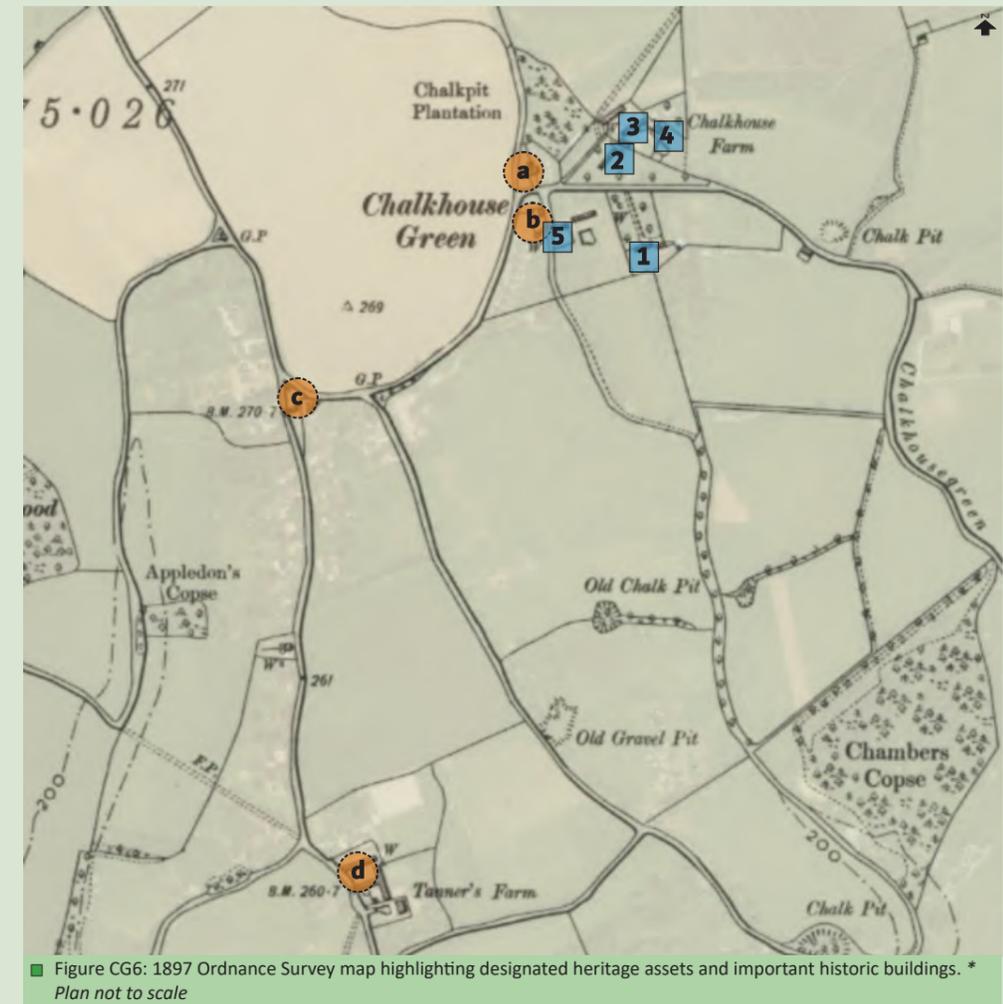


Figure CG6: 1897 Ordnance Survey map highlighting designated heritage assets and important historic buildings. * Plan not to scale

Designated Heritage Assets

The historic map on this page highlights the development of the settlement from the late Victorian period through to the present day (shown overleaf in CG7). The plans highlight the original pattern of development and those properties of historic interest and value.

The following are designated heritage assets within Chalkhouse Green with descriptions as set out from Historic England.

1. CHALK HOUSE, CHALKHOUSE LANE

Grade: II* - listed: 24-Oct-1951

House. Early C18 with C19 and C20 extensions to rear. Red brick; grey headers to centre bay ground floor; hipped plain tile roof; brick end stacks.

2. SHELTER SHED APPROXIMATELY 30 METRES TO SOUTH WEST OF CHALKHOUSE GREEN FARMHOUSE, CHALKHOUSE LANE

Grade: II - listed: 16-Aug-1985

Shelter shed. Probably early C18 with C19 extensions to both ends. Weatherboarded; large timber framing; plain tile roof. 3-bay shed. Queen-post roof. C19 one-bay extension to right. C19 lean-to to left hand return.

3. CHALKHOUSE GREEN FARMHOUSE, CHALKHOUSE LANE

Grade: II - listed: 16-Aug-1985

Farmhouse. Probably C17 with C18 front. Colourwashed brick; plain tile roof; brick stacks. 2-unit plan. 2 storeys and attic. 3-window range.

4. BARN APPROXIMATELY 10 METRES WEST OF CHALKHOUSE GREEN FARMHOUSE, CHALKHOUSE LANE

Grade: II - listed: 16-Aug-1985

Barn. Probably early C18 with C19 extension and C20 alterations. Flint base with brick dressings; large timber framing; weather-boarding; slate roof. 3-bay barn with central C19 midstrey to rear. flint walls with brick dressings. Included for group value.

5. THE PINK COTTAGE, CHALKHOUSE LANE

Grade: II - listed: 24-Oct-1951

House. C16 with C20 additions. Timber framing with painted brick infill; plain tile roof; central brick ridge stack. Probably baffle entry plan. 2 storeys and attic.

Locally Important Buildings

- a. Thimble Cottage, Burwood Cottage, April Cottage
- b. Stanford
- c. Bellcote
- d. Tanner's Farm



These roads are used by horses, cyclists, walkers as well as motor vehicles including cars, vans and lorries and due to their width and general state of repairs these roads are not generally suitable for large or heavy vehicles or volumes of traffic. There are no pavements or street lighting. The speed limit is 30mph which would benefit from being reduced to 20mph as there has been an increase in through traffic in recent years which makes the roads unsafe for walkers, horse riders and cyclist due to the width of the roads and lack of pavements.

The two lanes (Chalkhouse Green Lane and Tanners Lane) branching off into Kidmore End Road/Chalkhouse Green Road are also very narrow, characterised with potholes and no street lighting and are also not generally suitable for large or heavy vehicles and relatively unkept.

Spatial and Visual Characteristics

Overall: The village is characterised by mature trees and mature hedgerows along the country lanes and frontages to the properties. The village is a plateau village with views over the dry valley and the surrounding countryside is pasture with woodland.

Importantly the village is on the edge of the AONB, which runs along the Chalkhouse Green Road and Chalkhouse Green Lane (see Figure CG7). Therefore, the whole village sits within the setting of the AONB. The Chiltern Way footpath follows this edge and Sustrans Route 5 goes down Tanners Lane.

Within Built Limits: Along Kidmore End Road there are five detached properties on one side of the road with a farm used as a yard on the other side which also borders Chalkhouse Green Lane. There are four sizeable properties overlooking AONB land (towards Tokers Green) and accessed from Chalkhouse Green Road. These are a mix of older properties, one thatched and a recently built (replacement) Georgian style property.

Along Tanners Lane there are 18 detached properties in large plots and two semi-detached properties all overlooking the setting of the AONB towards Tokers Green. There are a further 12 detached properties on Tanners Lane and three attached barn conversions including those at Tanners Farm. The latter is an important example of an in tact farm layout, which although now converted to residential use, is still visible.

The properties sit in medium to large plots, some with additional surrounding fields. There is also a livery stables. Branching off from Tanners Lane is a track to Middle Farm and this has four detached properties which overlook the setting of the AONB at the rear towards Tokers Green and over fields with horses towards the SODC side of Reading Golf Club.

-  Ancient Woodland
-  Priority Habitat Inventory - Traditional Orchards
-  Tree Preservation Order (woodland/ individual approx location)
-  Pond
-  Quiet Lane
-  Restricted byway
-  Public Footpath
-  Permissive path/ informal path
-  Bridleway
-  Defined building line
-  Important walled boundary
-  Important tree and hedgerow lined lane/ road
-  Important planting alongside property frontage
-  Area of Outstanding Natural Beauty
-  Locally important views (see page 38)

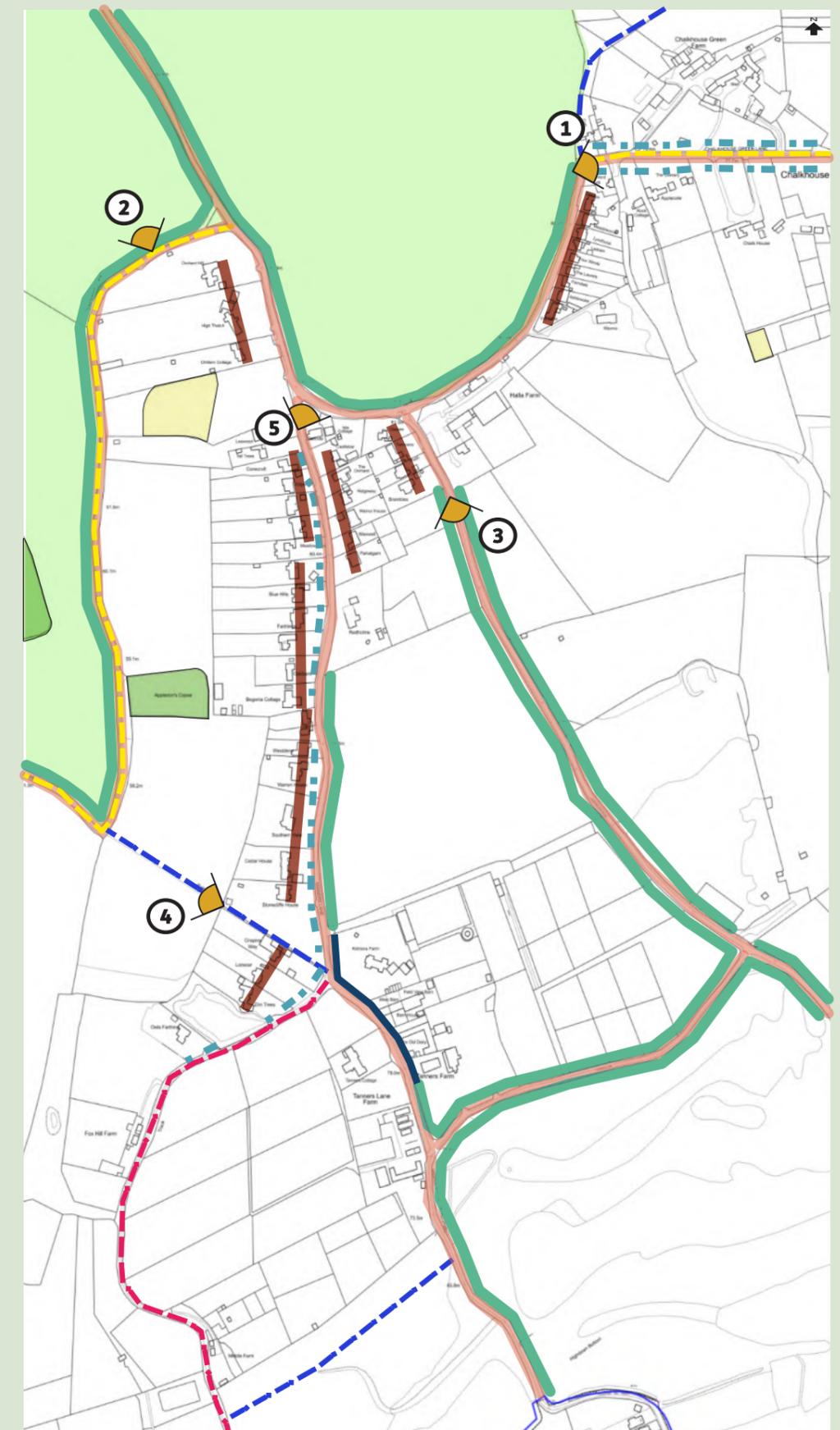


Figure CG7: Plan of designations and characteristics. * Plan not to scale



Chalkhouse Green Lane is a narrow lane off Kidmore End Road, measures approximately 1,050 metres long, which initially has properties on either side including a row of charming cottages on the left and some larger properties on the right. In total there are eighteen properties. The last of which listed 'Chalk House' is a Queen Anne / early Georgian building and still retains many of its original features with its central doorway at the top of a flight of stairs. Handsome and listed Chalkhouse Green Farm (rare breeds farm) stands on the left of Chalkhouse Green Lane, which at this point the lane becomes an unmade track and eventually leads on to Rosehill Riding Stables. This is a favoured equine route but during wet winter months can be very muddy and slippery. There are great views of pastureland to either side and then an entrance to Chambers Copse, a woodland which contains massive commons limes, ancient hornbeam and huge Hazel Trees.

Despite the traffic on Kidmore End Road leading on to Chalkhouse Green Road, generally the lanes that spur off from it are quiet and ensure that overall the village is a peaceful haven.

Outside Built Limits: Chalkhouse Green Road continues from Chalkhouse Green to Kidmore End Village. To the South, Kidmore End Road drops down the hill and then back up again into Emmer Green.

Characteristic Settlement Pattern

Chalkhouse Green is classified as open countryside in the Adopted Local Plan.

Over the last ten years, Chalkhouse Green has not grown through infill, as it has been considered to be in open countryside and not recognised as a settlement in the SODC Local Plans. There has been a number of replacement dwellings in the last ten years particularly in Tanners Lane together with a number of extensions and alterations to existing properties. Unlike other settlements in the parish, there have been few instances of infill or redevelopment which has not respected the character of the area in terms of plot size and coverage.

Layout and Density

The majority of the properties in the village whether on Tanners Lane, Chalkhouse Green Lane or Kidmore End Road turning into Chalkhouse Green Road follow a linear format, set

back from the lane/road and front facing with both front and rear gardens and off-road parking. All properties back or front on to open fields.

The village is a desirable place to live due to its rural nature and market value is high. Some of the older bungalows have now been converted into or replaced with two storey houses and many other houses have been extended. The general specification of renovations is high whilst maintaining large plots and low density of housing has been maintained.

The average densities of residential areas in Chalkhouse Green were calculated based on the average number dwellings per hectare (dph). Densities in the area are extremely low and range from 2 to nearly 11 dph (figure CG10).

Almost all areas contain large detached properties, which also benefit from a very low plot ratio, with buildings often occupying less than 10% of the plot (CG11).

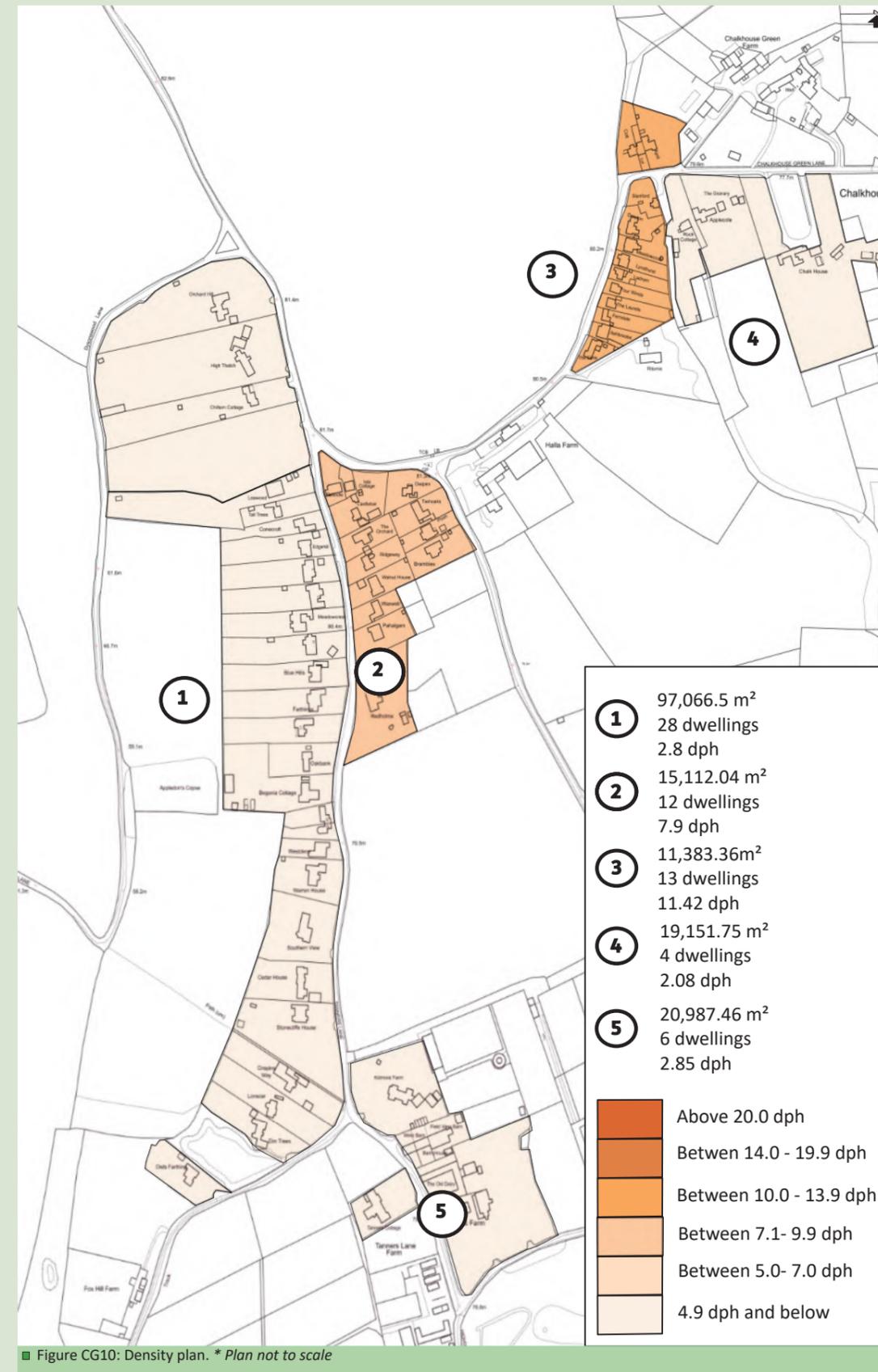
Gaps between buildings are usually substantial and there are few semi detached or terraced properties. In these instances they often relate to older cottages or conversions.



Figure CG8: The majority of properties on Tanners Lane are modern dating from the mid 20th Century



Figure CG9: Former farm buildings have now been converted in to dwellings. The original brick courtyard walls forming an important feature in the streetscape



Views and Heritage

Chalkhouse Green is defined by its rural context, including the setting of the AONB, its listed buildings, quiet rural lanes and identified important hedgerows and tree cover (see Figure CG7).

The locally important views identified on figure CG7 and illustrated adjacent, cover the narrow lanes and public rights of way in the area.

1. View eastwards along Chalkhouse Green Lane towards Chalk House / Chalkhouse Farm.
2. View westwards from Byway 266/25/20 towards Dyson's Wood.
3. View southwards along the mature tree lined Kidmore End Road.
4. View north-westwards from footpath 266/15/10.
5. The central convergence of lanes in Chalkhouse Green- important focal point.



Building Form, Appearance & Details

Chalkhouse Green is comprised of primarily detached properties. These are of no one predominant style.

Properties around Chalkhouse Farm area are older and more traditional in form and appearance. They adopt a very simple form, with rectangular floorplans. Projections to the simple floorplan can occur as gable features (subserving to the main dwelling) porches or bay windows.

Along Tanners Lane in particular, dwellings are more modern and individually designed.

Appendix D4. Chalkhouse Green

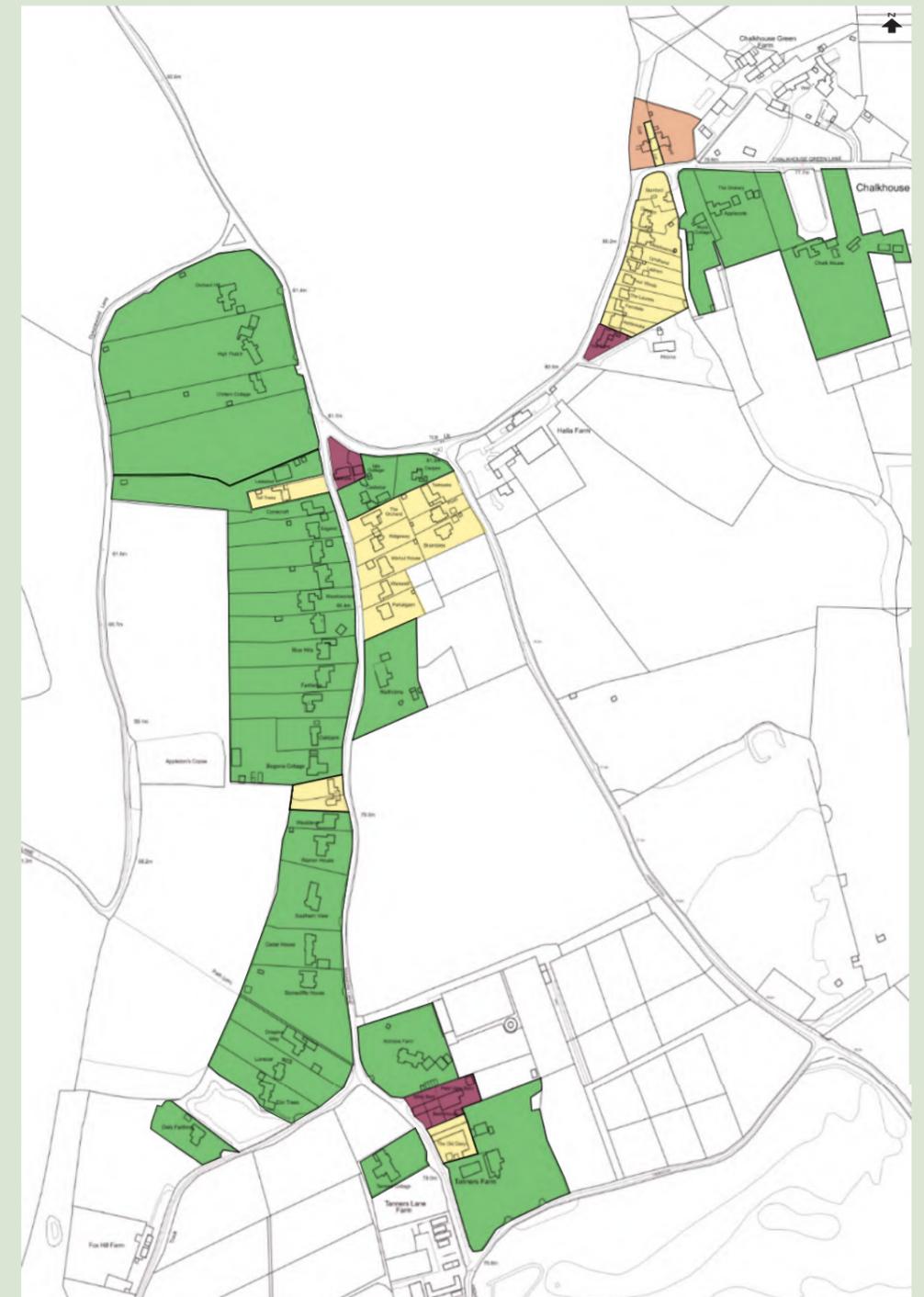


Figure CG11: Plan of plot sizes, coverage and layout. * Plan not to scale

- Development with deep plots where rear gardens are in excess of 25m or where overall plot size is significantly larger than the size of the dwelling and plot coverage is limited*
- Development with mid range depth plots where rear gardens are in excess of 15m or where overall plot size is proportionate to the size of the dwelling and plot coverage is average*
- Development with minimal depth plots where rear gardens are below 15m or where garden size is disproportionate to the size of the dwelling/ plot coverage is substantial/ out of keeping with the character of the area*

*As set out in the South Oxfordshire Design Guide



Scale, Height and Massing

Most buildings in this Character Area are 2 stories in height, typically in the range of 7-8.5m in height. There are some examples of 2.5 storey buildings, where these occur they relate to older properties with originally designed attic rooms.

These set back from the road frontage set within large gardens and range up to 10 m in depth.

Single storey buildings have either been replaced or often now have converted roof spaces and/ or raised roofs.

Materials, Windows and Doors

Across the settlement there is a diverse mix of traditional materials including:

- Local red/ orange bricks often with contrasting colours in brickwork detailing
- Timber clad barns/ outbuildings on brick plinths (timber cladding is not traditionally found on dwellings)
- Plain clay roof tiles or Slate

Modern properties often contain UPVC windows and doors although these are often now being replaced with timber/ metal, which is supported.

Gardens, Landscaping, Enclosure and Boundary Treatments

The majority of properties are generally set in above average sized gardens often contained by hedgerow boundaries interspersed with mature trees on all sides.

The majority of properties benefit from deep front gardens often with gravelled parking areas. The use of more urban hard surfacing is not prevalent or encouraged. Parking areas are generally well contained by boundary treatments and often not immediately visible in the street scene due to the level of containment. Properties with open frontages are noticeable and, whilst some are apparent on Tanners Lane, these are in the minority do not conform to the wider street scene.

Landscaping is a defining feature, with the use of walls unlike other parts of the parish is less frequent, with the exception of agricultural building conversions. Natural boundary treatments and native species in particular are common. Fences are in evidence, but give the village a more urban appearance and are therefore discouraged or at least should be softened by hedgerows or shrub planting.

Garages & Outbuildings

There are some examples of garages or outbuildings forward of the building line within the area, in particular along Tanners Lane. These are prominent features, but are designed to look like barns and agricultural buildings.

Rural Lanes and Transition to Open Countryside

Chalkhouse Green is defined by its quiet rural lanes, network of Public Rights of Way and the adjacent AONB as shown in Figure CG7 and the photographs in this section.



■ Figure CG12: Dwellings are contained within the landscape



■ Figure CG13: Lanes have an intimate feel and are well enclosed by planting. Older properties are often small scale and do not dominate the street scene



■ Figure CG14: Gravel driveways are more appropriate to the rural setting. Gateway features should be carefully designed so that they are not an urbanising feature. Walled entrances should not be dominant and should comprise local brick and or flint



■ Figure CG15: Open gateway features are supported such as this decorative design which allows open views more in keeping with the rural character of the area.



Cane End



Figure CE1: Modern aerial photo of the Cane End



Figure CE2: View south along the Park Lane (Quiet Lane)



Figure CE3: Important grass verge containing telephone box, parish notice board and seating - at the junction of Horsepond Road and A4074



Settlement Hierarchy Designation

Undesignated and within the open countryside

AONB Designation: Cane End is within the AONB.

Overview and History

Cane End is the only village in the parish with public transport; with a regular bus service on the A4074 between Oxford and Reading. Cane End has mains gas and drainage via septic tanks.

There are a number of small businesses operating from Cane End but no public facilities. Within the village there are allotments with 10 plots for parishioners.

Spatial and Visual Characteristics

Within Built Limits: Located on the outskirts of the parish, the arterial link road A4074 runs through Cane End and links Oxford to Reading. It comprises traditional A-road signage and markings, including a 40mph speed limit and speed camera. Street furniture is limited to a post box, a wooden park bench, parish notice board, and bus stops. Dwellings are mostly road facing in an organic arrangement. There are no recognised pavements.

Horsepond Road leads towards Gallowstree Common and the parish in general. The area within Cane End is bordered by arable farmland, paddocks and ancient woodland.

Park Lane and the access road are both narrow in nature with few passing areas. They are unpaved local access routes with gullies to assist rainwater runoff. Park Lane is bounded by farmland, ancient woodland and managed plantations; arable farmland and paddock that is mainly lined with hedgerows and mature trees. Like the A4074, Park Lane is crossed by recognised bridleways and footpaths that eventually link to The Chiltern Way. Park Lane leads out of the hamlet towards the neighbouring parish.

Dwellings enjoy varying settings within the Chilterns AONB. Either side of the Reading Road (A4074) they are surrounded by open countryside, extensive farmland; paddocks; pasture; and, ancient woodland. Wooden fencing, brick and flint stonemasonry, mixed hedging hedgerows; coppice hedging; hidden cast iron railings; and mature trees typically front properties that line the main road.

The central point of the hamlet is the junction known locally as 'The Fox', relating to the former public house which was situated here. It is triangular in nature and bound by the A4074; Horsepond Road, the main road in the hamlet; and a narrow access road that leads to the remaining road in the hamlet, Park Lane.

There is a concentration of dwellings around The Fox, including the recent brownfield redevelopment of the former Fox Inn into 6 new dwellings. It is at a much higher density and greater mass and scale with higher roof line and is not considered to be in keeping with the character of the village as a whole.

Outside Built Limits: Radiating out of the roads in the hamlet, the housing in Cane End is centred around and has grown organically from the economic activities of a range of ancient farming communities and reflected in the names of the homes.

Subsequently, the settlement is made up of farmhouses, barns, thatched cottages; and, a selection of Grade II listed properties. Some feature preserved build characteristics dating from the late 16th century as well as from the 18th and 19th century, whereas some build characteristics have been recognised and listed as recently as 1985 (English Heritage, Historic England), a full list is found on Annexe A.

There is intermittent housing and buildings throughout the settlement. This includes housing along the A4074 north and south of The Fox, in addition to on the outer limits of Park Lane and Horsepond Lane. The remaining land outside the Built Limits is farmland, allotments, woodland or open countryside.

Cane End House and Vines Farm are examples of older estate or farm dwellings with connected land and buildings that include converted former farm buildings and stables. A number of former farm buildings have been converted to dwellings.

Where altered, the characteristics of converted properties reflect their original habitation, by preserving the architectural quality of their former agricultural usage.



■ Figure CE4: recent brownfield redevelopment of the former Fox Public House



■ Figure CE5: Properties are often set behind substantial walls and solid gates



■ Figure CE6: A number of historic properties are scattered throughout, often out of public view



■ Figure CE7: Low key entrances with gravel surfacing, surrounding by hedgerow planting is a successful approach to maintaining a rural character



■ Figure CE8: Low key entrances with gravel surfacing, surrounding by hedgerow planting is a successful approach to maintaining a rural character



Characteristic Historic Settlement Pattern

Cane End has not grown through infill as it has been considered to be in open countryside and not recognised as a settlement in the SODC Local Plans. There has been one small development at Fox Heath Gardens, previously the site of the Fox Public House (later a large restaurant and car park).

The majority of development in the village follows a linear format (see Figure CE9), mostly set back from the road and lanes and front facing with both front and rear gardens and off-road parking.

All properties back on to open fields and or countryside. The village has just 37 houses and is a desirable place to live due to its rural nature and therefore market value is high. Some of the houses are thatched and many houses have been extended.

There are also a number of agricultural buildings to be found.

The general specification of renovations is high. Large plots and low density of housing have been maintained.

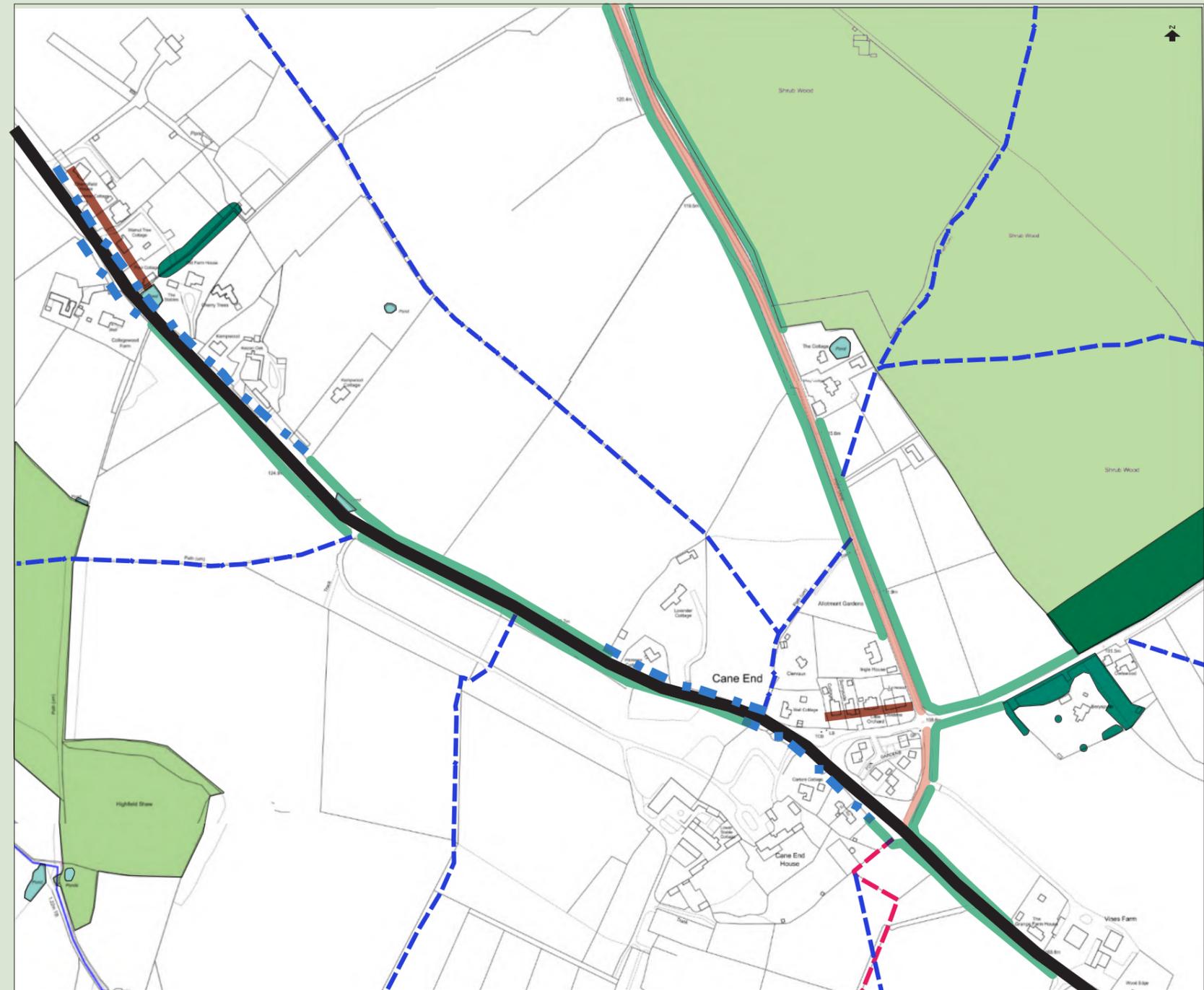


Figure CE9: Plan of designations and characteristics. * Plan not to scale

- Ancient Woodland
- Tree Preservation Order (woodland/ individual approx location)
- Pond
- Quiet Lane
- A4074 Reading Road - major route
- Public Footpath
- Permissive path/ informal path
- Bridleway
- Defined building line
- Important tree and hedgerow lined lane/ road
- Important planting alongside property frontage
- Parish Boundary

*Please note that the entire area is washed over by an Area of Outstanding Natural Beauty designation



Figure CE10: Development set back from the road and highly enclosed



Designated Heritage Assets

The historic map on this page highlights the development of the settlement from the late Victorian period through to the present day (shown in Figure CE9). The plan highlights the original pattern of development and those properties of historic interest and value.

The following are designated heritage assets within Cane End with descriptions as set out from Historic England. For a full parish list see Annexe A.

1. CANE END HOUSE, READING ROAD

Grade: II* - listed: 24-Oct-1951

House. Late C16, refronted early C18 with C19 and C20 alterations. Red brick; slate roof with lead ridges; brick end stacks. L-plan. 2 storeys and attic. Photographs in National Monuments Record show house prior to restoration of c.1940.

2. STABLES APPROXIMATELY 20 METRES WEST OF CANE END HOUSE, READING ROAD

Grade: II - listed: 16-Aug-1985

Building with uncertain function, now stables. Probably early C18 with C19 front. Red brick with flared headers in Flemish bond; plain tile roof. 2 storeys; 3-window range. Dentil cornice to eaves. Early C18 timber frame visible to left and right hand returns, with brick infill and queen post roof trusses.

3. TWO BARNs APPROXIMATELY 50 METRES WEST OF CANE END HOUSE, READING ROAD

Grade: II - listed: 16-Aug-1985

Two barns. Probably early C18 barn with mid C18 barn to left. Flint base to right; timber framing to right has brick infill with weatherboarding above; flint with brick dressings to left; plain tile roof.

4. PRIMROSE COTTAGE, READING ROAD

Grade: II - listed: 16-Aug-1985

Cottage. C18 with C20 addition to rear. Large timber framing; painted brick infill; thatch roof; brick stack. 2-unit plan. Single storey and attic; Swept dormer to roof. End stack to right. Flint wall with brick dressings to left hand return.

Locally Important Buildings

- a. Kempwood
- b. Walnut Tree Cottage
- c. Collegewood Farm
- d. The Cottage



Figure CE11: 1897 Ordnance Survey map overlaid on modern day aerial photo highlighting designated heritage assets and important historic buildings. * Plan not to scale



Figure CE12: Cane End House www.britainfromabove.org.uk/image/EAW033267 © Historic England



Figure CE13: timber framing, local brick and tile hanging



Figure CE14: simple plan form, 2.5 storey, local brick/ slate



Figure CE15: timber framing, painted brick infill and thatch



Figure CE16: timber framing, painted render and thatch



Building Form, Appearance & Details

Cane End is comprised of primarily detached properties. These are of no one predominant style. With the exception of the historic farms and estates, dwellings are modern and individually designed

Scale, Height, Massing, Layout and Density

Most buildings in this Character Area are 1.5-2 stories in height, typically in the range of 6.5-8.5m in height.

The area has its own distinct spacing pattern between properties. Properties are set back from the road frontage, located in wide plots with a low level of plot coverage. The variety of plot sizes, depths and formats are highlighted on figure CE18.

Materials, Windows and Doors

Across the settlement there is a diverse mix of traditional materials including:

- Local red/ orange bricks often with contrasting colours in brickwork detailing
- Timber clad barns/ outbuildings on brick plinths (timber cladding is not traditionally found on dwellings)
- Plain clay roof tiles or Slate

Gardens, Landscaping, Enclosure and Boundary Treatments

The majority of properties are generally set in above average sized gardens with deep front gardens, often contained by hedgerow boundaries on all sides (see Figure CE18).

In terms of on plot parking, this is often a gravelled parking area. The use of more urban hard surfacing is not prevalent or encouraged. Parking areas are generally well contained by boundary treatments and often not immediately visible in the street scene due to the level of containment.

Properties with open frontages are noticeable and do not conform to the wider street scene.



■ Figure CE17: development often backs onto roads with heavy traffic flows. Post and rail fencing is preferable to more urban fencing such as close boarded

Landscaping is a defining feature of boundary treatments in the settlement. The use of walls unlike other parts of the parish is less frequent. Natural boundary treatments and native species in particular are common. Fences are in evidence, but give the settlement a more urban appearance and are therefore discouraged or at least should be softened by hedgerows or shrub planting.

Views

Cane End is in the open countryside and as such, has a wealth of views across the landscape rather than specific settlement views (given the size and dispersed nature of the settlement).

The pockets of development in the area contain numerous listed buildings and buildings of historic local importance, which largely relate to farms and estates. These are also visually important features.

Away from the main road, the lanes are quiet and tranquil and views are channelled along these routes.



■ Figure CE19: Views of the rural character of the village from the bridlepath of Goring Heath



■ Figure CE18: Plan highlighting comparison of plot sizes in the area. * Plan not to scale

- Development with deep plots where rear gardens are in excess of 25m or where overall plot size is significantly larger than the size of the dwelling and plot coverage is limited*
- Development with mid range depth plots where rear gardens are in excess of 15m or where overall plot size is proportionate to the size of the dwelling and plot coverage is average*
- Development with minimal depth plots where rear gardens are below 15m or where garden size is disproportionate to the size of the dwelling/ plot coverage is substantial/ out of keeping with the character of the area*

*As set out in the South Oxfordshire Design Guide



KIDMORE END

KIDMORE HOUSE

List Entry Number: 1194422
 Heritage Category: Listing
 Grade: II*
 Location: KIDMORE HOUSE, CHALKHOUSE GREEN ROAD, Kidmore End, South Oxfordshire,

BARN APPROXIMATELY 50 METRES WEST OF KIDMORE HOUSE

List Entry Number: 1368955
 Heritage Category: Listing
 Grade: II
 Location: BARN APPROXIMATELY 50 METRES WEST OF KIDMORE HOUSE, CHALKHOUSE GREEN ROAD, Kidmore End, South Oxfordshire,

POND HOUSE

List Entry Number: 1059546
 Heritage Category: Listing
 Grade: II
 Location: POND HOUSE, KIDMORE LANE, Kidmore End, South Oxfordshire,

WELL

List Entry Number: 1059507
 Heritage Category: Listing
 Grade: II
 Location: WELL, WOOD LANE, Kidmore End, South Oxfordshire,

POST COTTAGE

List Entry Number: 1059505
 Heritage Category: Listing
 Grade: II
 Location: POST COTTAGE, WOOD LANE, Kidmore End, South Oxfordshire,

WELL COTTAGE

List Entry Number: 1059504
 Heritage Category: Listing
 Grade: II
 Location: WELL COTTAGE, WOOD LANE, Kidmore End, South Oxfordshire,

BUTLERS FARMHOUSE

List Entry Number: 1059543
 Heritage Category: Listing
 Grade: II
 Location: BUTLERS FARMHOUSE, BUTLERS ORCHARD, Kidmore End, South Oxfordshire,

CROMWELL COTTAGE

List Entry Number: 1059506
 Heritage Category: Listing
 Grade: II
 Location: CROMWELL COTTAGE, WOOD LANE, Kidmore End, South,

VINES FARMHOUSE

List Entry Number: 1285699
 Heritage Category: Listing
 Grade: II
 Location: VINES FARMHOUSE, Kidmore End, South Oxfordshire,

CHURCH OF ST JOHN THE BAPTIST

List Entry Number: 1059508
 Heritage Category: Listing
 Grade: II
 Location: CHURCH OF ST JOHN THE BAPTIST, WOOD LANE, Kidmore End, South Oxfordshire,

EMMENS COTTAGE

List Entry Number: 1368954
 Heritage Category: Listing
 Grade: II
 Location: EMMENS COTTAGE, Kidmore End, South Oxfordshire,

CROSS FARMHOUSE

List Entry Number: 1368978
 Heritage Category: Listing
 Grade: II*
 Location: CROSS FARMHOUSE, TOKERS GREEN ROAD, Kidmore End, South Oxfordshire,

GALLOWSTREE COMMON

THE ORCHARDS

List Entry Number: 1194455
 Heritage Category: Listing
 Grade: II
 Location: THE ORCHARDS, HORSEPOND ROAD, Kidmore End, GALLOWSTREE COMMON, South Oxfordshire,

WELLHOUSE IMMEDIATELY WEST OF WELL COTTAGE

List Entry Number: 1052181
 Heritage Category: Listing
 Grade: II
 Location: WELLHOUSE IMMEDIATELY WEST OF WELL COTTAGE, THE HAMLET, Kidmore End, GALLOWSTREE COMMON, South Oxfordshire,



TOKERS GREEN

THE WELL HOUSE

List Entry Number: 1194466

Heritage Category: Listing

Grade: II

Location: THE WELL HOUSE, TOKERS GREEN ROAD,
Kidmore End, TOKERS GREEN, South Oxfordshire,

CHALKHOUSE GREEN

CHALK HOUSE

List Entry Number: 1059545

Heritage Category: Listing

Grade: II*

Location: CHALK HOUSE, CHALKHOUSE LANE,
Kidmore End, CHALKHOUSE GREEN, South
Oxfordshire,

CHALKHOUSE GREEN FARMHOUSE

List Entry Number: 1194430

Heritage Category: Listing

Grade: II

Location: CHALKHOUSE GREEN FARMHOUSE,
CHALKHOUSE LANE, Kidmore End, CHALKHOUSE
GREEN, South Oxfordshire,

SHELTER SHED APPROXIMATELY 30 METRES TO SOUTH WEST OF CHALKHOUSE GREEN FARMHOUSE

List Entry Number: 1194434

Heritage Category: Listing

Grade: II

Location: SHELTER SHED APPROXIMATELY 30
METRES TO SOUTH WEST OF CHALKHOUSE
GREEN FARMHOUSE, CHALKHOUSE LANE, Kidmore
End, CHALKHOUSE GREEN, South Oxfordshire,

BARN APPROXIMATELY 10 METRES WEST OF CHALKHOUSE GREEN FARMHOUSE

List Entry Number: 1059544

Heritage Category: Listing

Grade: II

Location: BARN APPROXIMATELY 10 METRES WEST
OF CHALKHOUSE GREEN FARMHOUSE,
CHALKHOUSE LANE, Kidmore End, CHALKHOUSE
GREEN, South Oxfordshire,

THE PINK COTTAGE

List Entry Number: 1368956

Heritage Category: Listing

Grade: II

Location: THE PINK COTTAGE, CHALKHOUSE LANE,
Kidmore End, CHALKHOUSE GREEN, South
Oxfordshire,

CANE END

CANE END HOUSE

List Entry Number: 1368957

Heritage Category: Listing

Grade: II*

Location: CANE END HOUSE, READING ROAD,
Kidmore End, CANE END, South Oxfordshire,

STABLES APPROXIMATELY 20 METRES WEST OF CANE END HOUSE

List Entry Number: 1059547

Heritage Category: Listing

Grade: II

Location: STABLES APPROXIMATELY 20 METRES
WEST OF CANE END HOUSE, READING ROAD,
Kidmore End, CANE END, South Oxfordshire,

TWO BARNs APPROXIMATELY 50 METRES WEST OF CANE END HOUSE

List Entry Number: 1285680

Heritage Category: Listing

Grade: II

Location: TWO BARNs APPROXIMATELY 50
METRES WEST OF CANE END HOUSE, READING
ROAD, Kidmore End, CANE END, South Oxfordshire,

PRIMROSE COTTAGE

List Entry Number: 1194460

Heritage Category: Listing

Grade: II

Location: PRIMROSE COTTAGE, READING ROAD,
Kidmore End, CANE END, South Oxfordshire,



Annex B – Table by settlement of locally important buildings

Village	Name of Building	Type of Building and Interest
KIDMORE END		
	Cold Norton	Farmhouse - included due to age and appearance
	Lodge Gate Cottage	Lodge - included due to age and appearance
	The Old Vicarage	Vicarage - included due to significance, age and appearance
	Felix Lodge	Lodge - included due to age and appearance
	Parish Room	Parish Hall - included due to age and appearance and former/ current use
	Old Yews	Cottage - included due to age and appearance
	Kidmore End Primary School (original building)	School - included due to age and appearance and former/ current use
	New Inn	Public House / Inn - included due to age and appearance and former/ current use
GALLOWSTREE COMMON		
	Methodist Chapel (The Old Chapel)	Chapel - included due to age and appearance and former/ current use
	The Old Crown	Former Public House / Inn - included due to age and appearance and former/ current use
	The Reformation	Public House / Inn - included due to age and appearance and former/ current use
	Well Cottages	Pair of Victorian villas - included due to age and appearance
	Gable Cottages	Pair of cottages - included due to age and appearance
	Lovegrove's Barn	Barn - included due to age and appearance
	Common Farm	Farmhouse - included due to age and appearance
	Hearns Farm	Farmhouse - included due to age and appearance
	Cherry Tree Cottage	Cottage - included due to age and appearance
	Oakley Barn	Barn - included due to age and appearance
	Hall Cottages	Terraced cottages - included due to age and appearance
TOKERS GREEN		
	Rokeby Mission Hall	Mission Hall - included due to age and appearance and former/ current use
	Rokeby and Rokeby Lodge	House and Lodge - included due to age and appearance
	Dysons Wood Farm Cottages	Cottage - included due to age and appearance
	Dysons Wood Farm	Farmhouse - included due to age and appearance
CHALKHOUSE GREEN		
	Thimble Cottage, Burwood Cottage, April Cottage	Row of terraced cottages - included due to age and appearance
	Stanford	Cottage - included due to age and appearance
	Bellcote	Cottage - included due to age and appearance
	Tanners Farm Barns	Barns - included due to age and appearance as well as retainin originally farm layout
CANE END		
	Kempwood	Farmhouse - included due to age and appearance
	Walnut Tree Cottage	Cottage - included due to age and appearance
	Collegewood Farm	Farmhouse - included due to age and appearance
	The Cottage	Cottage - included due to age and appearance



Introduction

For the purposes of this study, green space includes areas of green infrastructure within or immediately adjacent to the villages which may include informal green spaces, village greens, allotments, cemeteries, highway verge, parks and gardens, footpaths and cycle routes, nature trails, sports pitches and other recreational areas. It may also include other areas of open space such as woodlands, streams, ponds, and other water bodies. We have excluded private gardens of any size, green roofs and walls, street trees as, although these are also 'green infrastructure', they are not 'open spaces'. We have also excluded land in the open countryside including agricultural and equestrian use, woodland, golf courses, and recreation areas in the open countryside. The green spaces have been assessed for their historic significance, recreational value, landscape and potential wildlife value and whether they include some of the special qualities of the Chilterns Area of Outstanding Natural Beauty (AONB). All sites lie within the AONB.

Source documents include the following:

Chilterns Management Plan 2019–24:21
www.chilternsaonb.org/uploads/files/ConservationBoard/ManagementPlan/Chilterns_Management_Plan_2019-2024_Full.pdf

SODC Landscape Character Assessment 2017:
www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies

Oxfordshire Historic Landscape Characterisation 2017: www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/archaeology/hlcmaps/CurrentHLCTypesMap.jpg

Oxfordshire Wildlife and Landscape Study 2004 (OWLS) owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Districts/Oxfordshire+Districts+-+Parishes/South+Oxfordshire+Parishes/Kidmore+End/

Oxfordshire Countryside Access Map:
publicrightsofway.oxfordshire.gov.uk/Web/standardmap.aspx

Historic England listings for listed buildings. We have also photographed them and recorded their general condition as seen on site; and their village context (see draft record sheets).

Three villages in Kidmore End Parish have been assessed: Kidmore End, Gallowstree Common and Tokers Green¹. Kidmore End and Gallowstree Common lie within the Chilterns AONB. Tokers Green lies within the immediate setting of the AONB. The small hamlets of Cane End and Chalkhouse Green are excluded as they are 'other villages' in the 'open countryside' as defined by SODC's Core Strategy Policy CSS1 v). The Study takes into account the key characteristics of the AONB identified in the Management Plan 2019–24 and information from SODC's evidence base.

Purpose and approach to the Study

The draft KENDP does not include a policy specifically for green spaces or green links. However green spaces and green links make a significant contribution to the local rural character and distinctiveness of the villages; and to the Chilterns AONB and its setting in this locality which is included under Policy LCDP.

The green spaces identified below are those that we believe contribute in particular to the character of each village. Several of these are linked by public rights of way or other green links which are valued as walks around the villages. The spaces are publicly accessible, apart from site 14, but land ownership varies. In some cases, adjoining open space in private ownership contributes to the rural setting of the green spaces and character of the village. Where this the case, it has also been recorded.

The spaces and links described below constitute those which are valued by the local community as they are. Changes to them may therefore result in both the loss of value and character of the green

space itself and to its value to the local distinctive rural character of the village. For example, the introduction of ancillary fencing, new structures, hard surfacing might introduce suburban features and result in harm to the open rural character. Equally felling or trees or over zealous clearance of vegetation might deplete the heritage, landscape, wildlife and recreational value of the site. The parish seeks to conserve and enhance the character and value of these green space and green link features.

The section of value to the local community was completed following consultation on the study to reflect the comments received. Using the guidance from Locality² we have categorised the spaces as follows

Types of green space

1. Informal green spaces
2. Village greens
3. Allotments
4. Graveyards and cemeteries
5. Highway verge
6. Parks and gardens
7. Footpaths and cycle routes,
8. Nature trails
9. Sports pitches
10. Other recreational areas
11. Woodlands
12. Streams
13. Ponds and other water bodies

Summary of Findings

In all, 14 sites have been identified for their significant contribution to the village character of the parish. One in Tokers Green (TG); seven in Kidmore End (KE); and six in Gallowstree Common (GC):

1. Triangle at junction of Tokers Green Lane and Dysonswood Lane (TG)
2. Kidmore End Play Area (KE)
3. Kidmore End Cemetery (KE)
4. Kidmore End Church of England Primary School grounds (KE)

5. St John the Baptist Churchyard and well (KE)
6. Kidmore End pond (KE)
7. The New Inn pub garden (KE)
8. Millennium Field (KE)
9. Wood Lane/Horsepond Road Triangle (GC)
10. Gallowstree Common Recreation Ground (GC)
11. Kidmore End Allotments (GC)
12. Gallowstree Common well (GC)
13. The Reformation Public House pub garden (GC)
14. Former orchard Horsepond Road (GC)

Of these:

- All are within the AONB or on its boundary
- Several can be clearly seen to date from before 1879 (OS map)
- Native hedgerows and hedgerow trees are a common boundary feature
- All but two are very well maintained and well used
- Most contribute to a pattern of visually and / or physically linked open spaces within the village
- Those in Kidmore End are linked by the footpath network
- Two include wells with Victorian well houses which are a feature of this part of the AONB
- Three include the remnants of orchards, a special quality of the AONB
- Two are pub gardens to valued local public houses
- Two form the setting of listed buildings
- Three include brick and flint walls, a special quality of the AONB
- One contributed to the planting of woodland, a special quality of the AONB
- Two include ponds, a special quality of the AONB

Notes

1. Kidmore End is a 'Smaller Village' and both Tokers Green and Gallowstree Common are 'other villages' in the SODC Local Plan. Chalkhouse Green and Cane End are not designated as villages
2. Locality- Neighbourhood Planning Local Green Spaces



Draft Record Sheets – Open Spaces

SITE 1: Tokers Green	
Name and address	Triangle at junction of Tokers Green Lane and Dysonswood Lane, Tokers Green
Ownership	Parish
Size	0.14 ha
Description	Central pond in shallow hollow surrounded by mix of mature and semi-mature trees and native shrubs in grassland Pond includes a brick head-wall and small sluice
Type of open space	Type 13: Wetland and woodland edge
Boundaries	Bounded on three sides by rural lanes Remnant hedgerows to the roadsides
Historic qualities	Triangle identified on 1878 OS
Wildlife qualities	Wetland habitat Ducks
Recreational qualities including footpaths	Lies on Chiltern Way recreational route which leads alongside the southern edge of the AONB
AONB	Lies immediately adjacent to the AONB Chiltern Way routeway is one of special features of the AONB
Contribution to village character	Historic focal point at centre of the village crossroads Only green space within Kidmore End Parish part of Tokers Green Contributes to rural character
Restoration and condition	Recently restored and in good condition
Summary of value to local community [to be completed after consultation]	Regulation 14 Consultation: General support for Green Spaces



SITE 2: Kidmore End	
Name and address	Kidmore End Play Area, off Butlers Orchard, Kidmore End
Ownership	SODC
Size	0.18ha
Description	Play ground with play features and picnic tables in grassed area
Type of open space	Type 10: Children's Playground
Boundaries	Some hedgerows and mature beech trees to fences along adjacent gardens to north and west; Woodland to east beyond low fence; Private driveway separated by low fence to south
Historic qualities	Unknown
Wildlife qualities	Hedgerow and tree habitats Woodland TPO to east
Recreational qualities including footpaths	Semi-rural playground with public footpath crossing the site linking Coopers Pightle with Butlers Orchard
AONB	Within the AONB
Contribution to village character	Part of linked open spaces between Butlers Orchard and the village centre Open setting to adjacent houses together with adjacent wooded TPO area Safe semi-enclosed space
Restoration and condition	Recent construction In good condition
Summary of value to local community [to be completed after consultation]	Regulation 14 Consultation: General support for Green Spaces

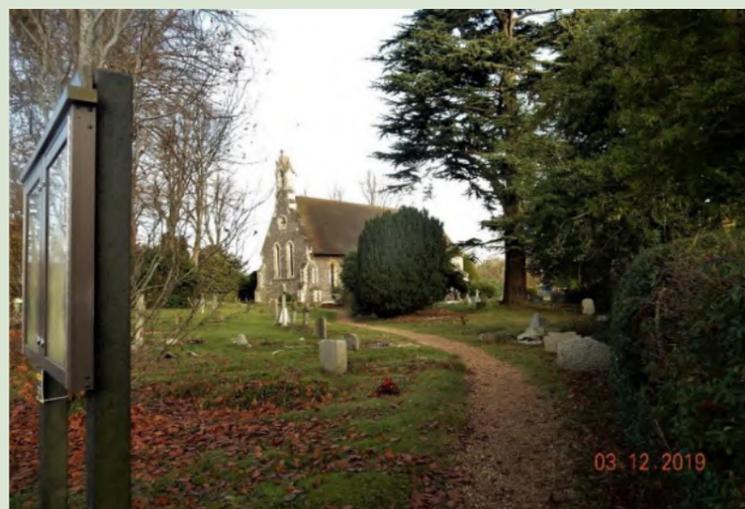


SITE 3: Kidmore End	
Name and address	Kidmore End Cemetery, Coopers Pightle, Kidmore End
Ownership	SODC
Size	0.5 ha
Description	Rectangular grassed space with ornamental conifer and cherry trees One small pitched roof building at entrance Formal layout to internal vehicular access Gravestones to burials and cremations
Type of open space	Type 4: Cemetery
Boundaries	Mature beech hedge to south adjacent to public footpath Mature hedge with horse chestnut trees to adjacent gardens to west Fence between site and school grounds to the north Mature hedge to adjacent gardens to east
Historic qualities	Dates back to some time after the church was built in 1852 and is shown on the 1879 OS maps
Wildlife qualities	Hedgerow and tree habitats TPO trees on southern boundary
Recreational qualities including footpaths	Footpath crosses western part of the site linking Butlers Orchard with Tokers Green Road next to the church
AONB	Within the AONB
Contribution to village character	Part of linked open spaces between Butlers Orchard and the village centre Open setting to adjacent houses and school together with adjacent wooded area Safe semi-enclosed space
Restoration and condition	Well maintained
Summary of value to local community [to be completed after consultation]	Regulation 14 Consultation: General support for Green Spaces
	

SITE 4: Kidmore End	
Name and address	Kidmore End Church of England Primary School grounds, Chalkhouse Green Road, Kidmore End
Ownership	Oxford Diocesan Schools Trust
Size	0.45 ha
Description	Large grassed play area with play features and fenced off multi-sport pitch Raised mound next to cemetery Kitchen garden
Type of open space	Types 9 and 10: School grounds
Boundaries	Fence and hedgerow along footpath to the west Open boundary to tarmac area and school buildings to north Hedgerow to boundary with car park to east Fence along boundary with cemetery
Historic qualities	On site of former orchards as shown on 1879 OS
Wildlife qualities	Boundary hedgerow and tree habitats
Recreational qualities including footpaths	Footpath follows the western boundary Part of linked open spaces between Butlers Orchard and the village centre
AONB	Within the AONB
Contribution to village character	Part of village core of key buildings and open spaces Part of linked open spaces between Butlers Orchard and the village centre Contributes to openness of centre of village
Restoration and condition	Well maintained
Summary of value to local community [to be completed after consultation]	Regulation 14 Consultation: General support for Green Spaces
	



SITE 5: Kidmore End	
Name and address	St John the Baptist Churchyard, Kidmore End
Ownership	Diocese of Oxford
Size	0.4 ha
Description	Grassed burial ground with mature trees and yews Ancient and modern gravestones Grade II listed brick and flint church Distinctive yew arch over the main entrance to the church opposite a well Includes late 19 th Century well opposite entrance to the graveyard (in centre of Tokers Green Lane junction with Wood Lane/Chalkhouse Green Road)
Type of open space	Type 4: Graveyard
Boundaries	Low brick and flint wall along Tokers Green Lane to west and along Chalkhouse Green Road/Wood Lane to north Hedgerow along boundary with school to south
Historic qualities	Church built 1852 Graveyard dates from at least 1879 (1879 OS) Second World War Memorial
Wildlife qualities	Grassland and tree habitats Spring wildflowers
Recreational qualities including footpaths	Footpaths through the graveyard link into public rights of way
AONB	Within the AONB Brick and flint walls are also a key feature of the AONB Yew is not only common to graveyards but a key feature of the AONB Wells are not noted in the AONB Management Plan but are a particular feature of this part of the AONB
Contribution to village character	Historic core of the village Local landmark together with the church, Memorial and well One of a series of local village wells
Restoration and condition	Well maintained retaining its rural character
Summary of value to local community [to be completed after consultation]	Regulation 14 Consultation: General support for Green Spaces



SITE 6: Kidmore End	
Name and address	Kidmore End pond, Chalkhouse Green Road, Kidmore End
Ownership	Parish
Size	0.06 ha
Description	Large pond with shallow narrow bank with coppiced willows
Type of open space	Type13: Village pond
Boundaries	Fence along boundary to Pond House to the north Open boundary to adjacent residential property to east Verge and willows along Chalkhouse Green Road to the south Verge to Kidmore Lane to the west
Historic qualities	First recorded on OS in 1965 Important setting to Pond House, a Grade II listed building Contributes to setting of St John the Baptist Church Grade II listed building
Wildlife qualities	Reed beds Pollarded willows Wetland habitats Nesting ducks and moorhens
Recreational qualities including footpaths	Seating
AONB	Within the AONB Ponds are a key feature of the AONB
Contribution to village character	Historic core of the village Local landmark together with the church, Memorial and Pond House
Restoration and condition	Vegetation is well managed Floods
Summary of value to local community [to be completed after consultation]	Regulation 14 Consultation: General support for Green Spaces



SITE 7: Kidmore End	
Name and address	The New Inn pub garden, Chalkhouse Green Road, Kidmore End
Ownership	Brakspear
Size	0.1 ha
Description	Pub garden with grassed areas, tables, garden planting
Type of open space	Type 6: pub garden
Boundaries	Fencing to school grounds to the south New Inn and its courtyard to the west Hedgerow to the pub car park on Chalkhouse Green Road to the north Hedgerow to adjacent road access to car park to the east
Historic qualities	Shows on 1879 OS as garden to the New Inn Surrounded by orchards into first half of the 20 th century Remnant of brick and flint wall between car park and Chalkhouse Green Road (? Location of row of cottages demolition in early 1960s)
Wildlife qualities	Tree and hedgerow habitats
Recreational qualities including footpaths	Well used for pub visits and special events
AONB	Within AONB
Contribution to village character	Part of open spaces in the centre of the village
Restoration and condition	Generally well maintained
Summary of value to local community	Regulation 14 Consultation: General support for Green Spaces



SITE 8: Kidmore End	
Name and address	Millennium Field, Wood Lane, Kidmore End
Ownership	Parish
Size	0.7 ha
Description	
Type of open space	Type 11: Newly planted woodland
Boundaries	Post and rail fence to the open countryside to the north and west Mature hedgerow with hedgerow trees to Wood Lane to the north Hedgerow to adjacent residential property to the east
Historic qualities	Planted in xx by Royal British Legion to commemorate the end of the First World War
Wildlife qualities	Pasture and hedgerow habitats Future woodland habitats
Recreational qualities including footpaths	Footpath runs diagonally along eastern edge linking into informal path through Coldnorton Wood to the north Informal public access to field
AONB	Within AONB Woodland is a special quality of the AONB plateau
Contribution to village character	Outside for the village core Woodland will in due course form a gateway feature to the western approach to the village, opposite Coldnorton Wood (north of Wood Lane)
Restoration and condition	In good condition
Summary of value to local community [to be completed after consultation]	Regulation 14 Consultation: General support for Green Spaces



SITE 9: Gallowstree Common	
Name and address	Wood Lane/Horsepond Road Triangle, Gallowstree Common
Ownership	Oxfordshire County Council Highways?
Size	0.12 ha
Description	Triangle of open land with native shrubs and semi-mature trees Informal path along original alignment of Wood Lane Grass verges
Type of open space	Type 5:
Boundaries	Open boundary to Wood Lane and Horsepond Road to the north, south and west Hedged boundary with mature trees within the adjacent residential property to east
Historic qualities	None
Wildlife qualities	Tree and shrub habitats
Recreational qualities including footpaths	Footpath/cycle route along original alignment of Wood Lane Seating
AONB	Within the AONB
Contribution to village character	On the edge of the village Local landmark, in combination with adjacent tree cover within a private garden, marking the entrance to the village along Horsepond Road
Restoration and condition	Neglected
Summary of value to local community [to be completed after consultation]	Regulation 14 Consultation: General support for Green Spaces
	

SITE 10: Gallowstree Common	
Name and address	Gallowstree Common Recreation Ground, Gallowstree Common
Ownership	Kidmore End Parish Council
Size	2 ha
Description	Cricket ground to the north of Pavilion and play ground to the south along the access to the Pavilion and cricket ground
Type of open space	Type 9 and 10: formal cricket ground and play ground
Boundaries	Cricket ground Post and rail fence with hedgerow features to fields to the north Woodland to the east Hedgerow to field to the west Low fence to car park area to the south Play ground Hedgerow to adjacent houses to the east Low fence to access road to north, west and south
Historic qualities	None
Wildlife qualities	Hedgerow habitats
Recreational qualities including footpaths	Cricket ground Play area with play equipment
AONB	Within the AONB
Contribution to village character	Major area of open space within the village
Restoration and condition	Good condition
Summary of value to local community [to be completed after consultation]	Regulation 14 Consultation: General support for Green Spaces
	



SITE 11: Gallowstree Common	
Name and address	Kidmore End Allotments, Hazlemoor Lane, Gallowstree Common
Ownership	Kidmore End Parish Council
Size	0.5 ha
Description	Good sized allotment area
Type of open space	Type 3:
Boundaries	Thick hedgerow along Horsepond Road with pedestrian gate to the north Trees along Hazlemoor Lane with main gateway to the east Mature trees along boundary with residential property to the west Hedgerows and trees along boundary to residential property to the south
Historic qualities	1879 OS shows area sub-divided into narrow plots 1912 OS shows the allotments
Wildlife qualities	Hedgerow and tree habitats
Recreational qualities including footpaths	Allotment activities
AONB	Within the AONB
Contribution to village character	Major area of open space within the centre of the village
Restoration and condition	Generally good and well used
Summary of value to local community [to be completed after consultation]	Regulation 14 Consultation: General support for Green Spaces
	

SITE 12: Gallowstree Common	
Name and address	Gallowstree Common well, Gallowstree Common
Ownership	Not known
Size	0.01 ha
Description	Victorian well building with small area of open space Brick and flint walls
Type of open space	Type 1: open space and well
Boundaries	Hedges to north, east and south Brick and flint wall to The Hamlet to the west
Historic qualities	1879 OS shows the well and current adjacent open space
Wildlife qualities	Hedgerow habitats
Recreational qualities including footpaths	Public access to well
AONB	Within the AONB Wells are not noted in the AONB Management Plan but are a particular feature of this part of the AONB Brick and flint walls are a special quality of the AONB
Contribution to village character	Part of the fabric of the oldest part of the village One of a series of local village wells
Restoration and condition	Good condition and well cared for
Summary of value to local community [to be completed after consultation]	Regulation 14 Consultation: General support for Green Spaces
	



SITE 13: Gallowstree Common	
Name and address	The Reformation Public House pub garden, Gallowstree Common
Ownership	Brakspear
Size	0.1 ha including pub buildings
Description	Area to the front of The Reformation Pub which is laid out to grass or for parking. Open space provides the setting to the pub, part of which was lost when the land to the west (part of the pub gardens) was partitioned off as a separate plot.
Type of open space	Type 6: pub garden and parking
Boundaries	Fenced boundary to adjacent plot to west Open boundary to Horsepond Road to the south Mixed boundary to properties to the east Woodland to the north
Historic qualities	1879 OS shows the pub and open land
Wildlife qualities	Not known
Recreational qualities including footpaths	Tables in garden
AONB	Within the AONB
Contribution to village character	Part of a group of open spaces in the centre of the village along Horsepond Road Historic open setting to the pub Has the potential to be relandscaped to provide an attractive focus to the village
Restoration and condition	Due to recent changes in tenancy and the loss of the pub garden and conservatory to the west, the open space has a run down appearance
Summary of value to local community [to be completed after consultation]	Regulation 14 Consultation: General support for Green Spaces



SITE 14: Gallowstree Common	
Name and address	Former orchard, Horsepond Road
Ownership	Mrs Callis
Size	1.6 ha
Description	Large grassed area with former fruit trees and scrub bushes
Type of open space	Type 1: informal open space
Boundaries	Mature native hedge along Horsepond Road to north with field access Dense tree cover along the boundaries to residential properties to west Hedgerow to field to south Some scrub along boundary to residential property to the east
Historic qualities	1900 OS shows an orchard, remaining up until at least the end of the 20 th century Some loss of tree cover since 2005 (earliest Goggle aerial photo)
Wildlife qualities	Potential tree, scrub and grassland habitats
Recreational qualities including footpaths	No access
AONB	Within the AONB May have been a cherry orchard for which Gallowstree Common was known. Cherry orchards are a special quality of the AONB
Contribution to village character	Large area of open space in the centre of the village along Horsepond Road Part of a group of open spaces in the centre of the village along Horsepond Road Contributes to rural character of the village
Restoration and condition	Neglected but not in a poor condition
Summary of value to local community	Regulation 14 Consultation: General support for Green Spaces





KIDMORE END PARISH COUNCIL

OXFORDSHIRE

CANE END - CHALKHOUSE GREEN - GALLOWSTREE COMMON - KIDMORE END - TOKERS GREEN



Neighbourhood Development Plan 2011- 2035

APPENDIX D7

HOUSING ALLOCATION - MARCH 2021 v1.1

Site Allocation CFS8

This site specific Design Code is supplementary to Policy HDA and allocates the 0.2 hectare site for up to 4 smaller dwellings. As well as local character and landscape policies, it is intended to illustrate the expected layout, scale, landscaping and access for the site.

**Please note the circled numbers in the list below are shown on the adjacent plan.*

1. Access will be taken from Tokers Green Lane via one or two (maximum) access points contained by hedgerow planting. The requirement for visibility splays should not lead to an open frontage onto Tokers Green Lane.
2. The area to the west and south of the allocation should be contained by native hedgerow planting interspersed with trees to soften the edge of the settlement.
3. Appropriate frontage planting could include a double row of beech hedges or other native hedgerow species to help screen the development. This could be combined with a low garden wall potentially in brick and flint to match those found in the area.
4. Building heights should be limited to 2 storeys to limit adverse impact.
5. Buildings should be sited/ oriented to prevent overlooking of neighbouring properties.
6. The properties are expected to conform to a linear layout which respects the existing building line as shown.
7. Gardens should be a minimum of 15m in depth in line with SODC design guide
8. Bat and bird boxes should be integrated into buildings with hedgehog access provided under any garden fences.
9. Parking to be accommodated to the front of the dwellings with sufficient on plot parking (including visitor parking) to ensure no parking on the restricted Tokers Green Lane
10. Open views across the fields south of CFS8 from Butlers Orchard as illustrated in Appendix D4 Kidmore End View 7 are to be retained

