



Benson Parish Council
Serving Our Community

Benson Neighbourhood Plan 2035 First Revision

Submission Version - Sept 2022

Appendix C - Heritage

Appendix C has been updated in this Plan Revision to reflect updated references to national and local policies, updated Historic England guidance, and updated references to sources. It also notes the process for appraising the Preston Crowmarsh Conservation Area as underway in Sept 2022.

The Schedule of Buildings of Local Heritage Note has been re-titled as a Local List of Non-designated Heritage Assets



APPENDIX C: HERITAGE

This appendix provides information on heritage assets within the Plan Area, and on sources of information that may be of relevance to the planning process. In so doing it looks to comply with national guidance that encourages neighbourhood plans to include enough information about local heritage, including non-designated heritage assets and sites of archaeological interest, “to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale”. In particular it provides a Local List of Non-designated Heritage Assets, formerly included as a schedule of Buildings of Local Heritage Note.

Heritage is the subject of the Plan section on Conservation and Heritage, and is also raised in the Design Statement, in particular with reference to Sections K and N on design principles for development within the historic core of Benson and at Preston Crowmarsh. The introduction to Appendix E: Character Assessment, Part 1: Settlements provides a brief description of the settlement pattern for Benson, and further detail of the character and appearance of historic buildings is provided within the assessments for Character Areas 1-4 and 9.

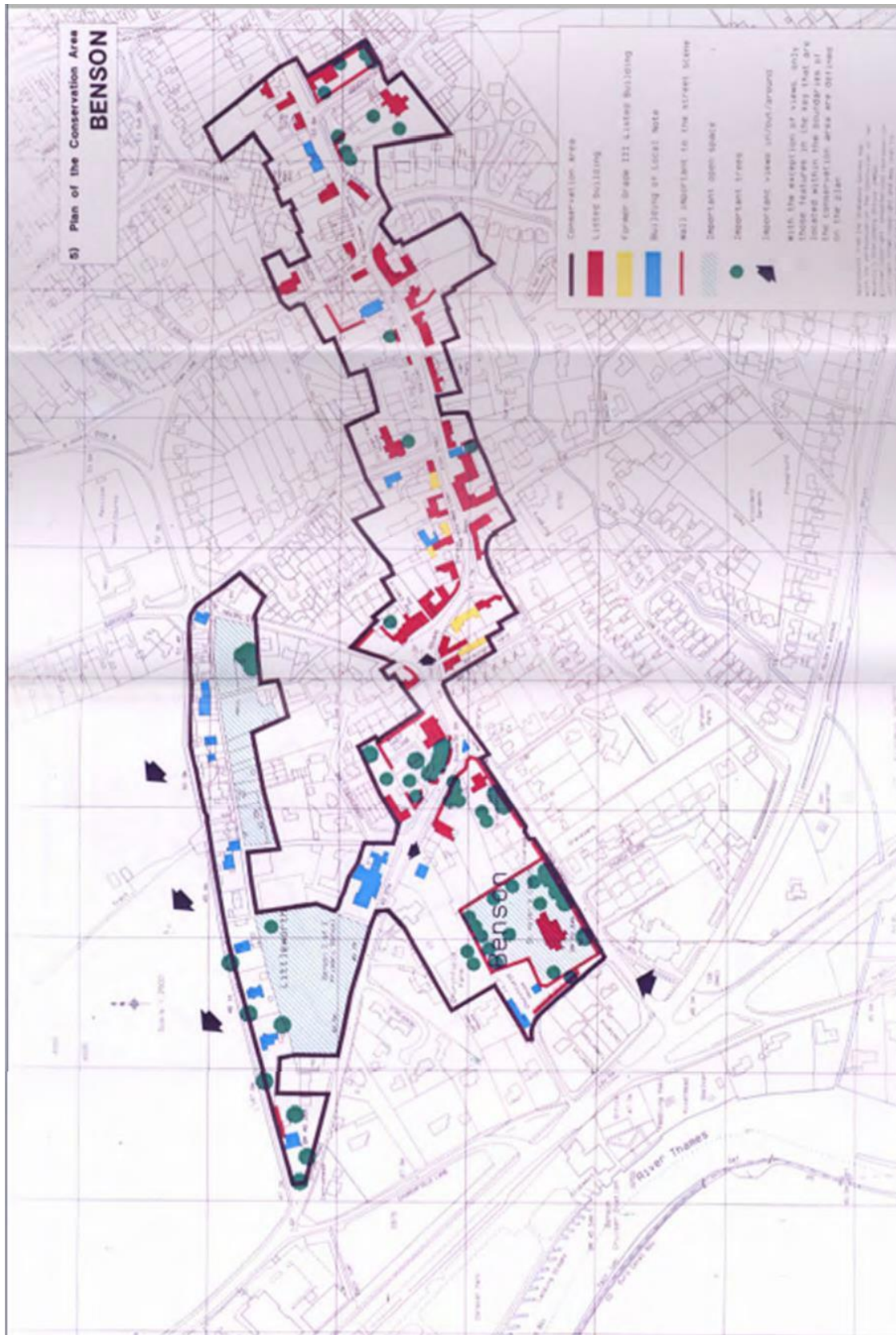
Development affecting heritage assets will be subject to the policies of this Plan in conformity with the following national and local policies:

- National Planning Policy Framework Chapter 16: Conserving and enhancing the historic environment
- South Oxfordshire Local Plan 2035, Historic Environment and Heritage Assets: Policies ENV6-10, or future such policy.

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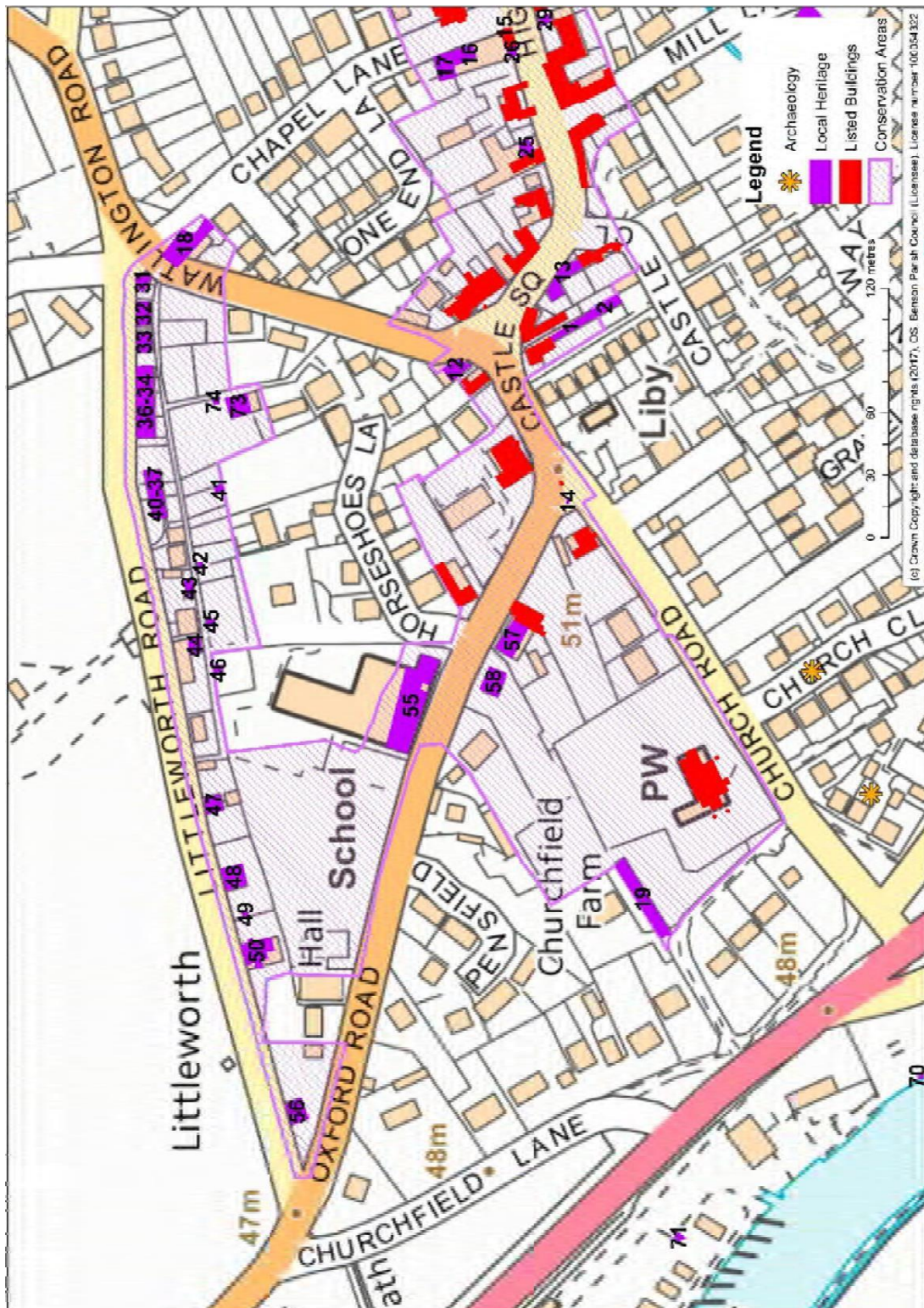
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SODC map of Benson Conservation Area 1999

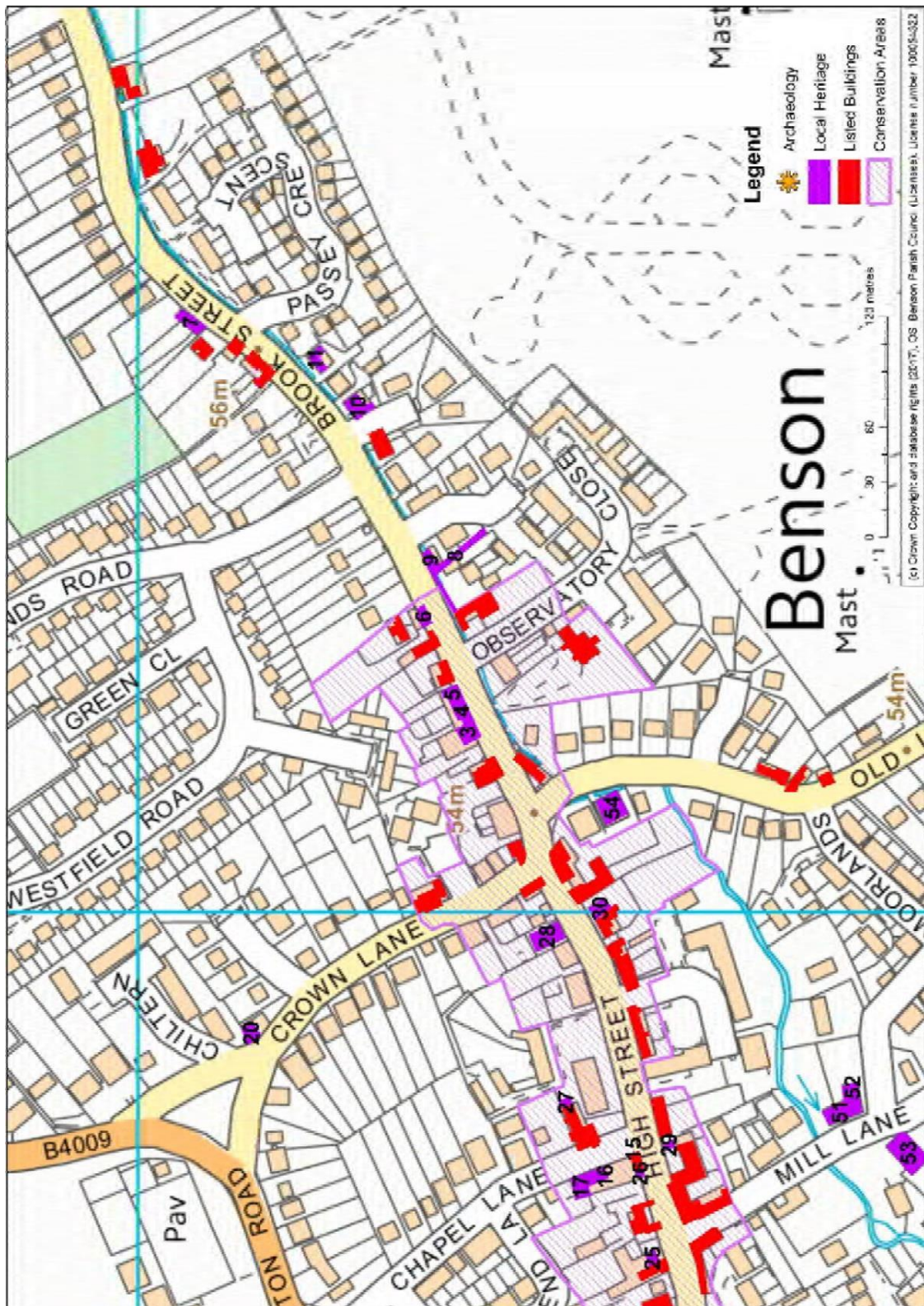


Maps of Heritage Assets:

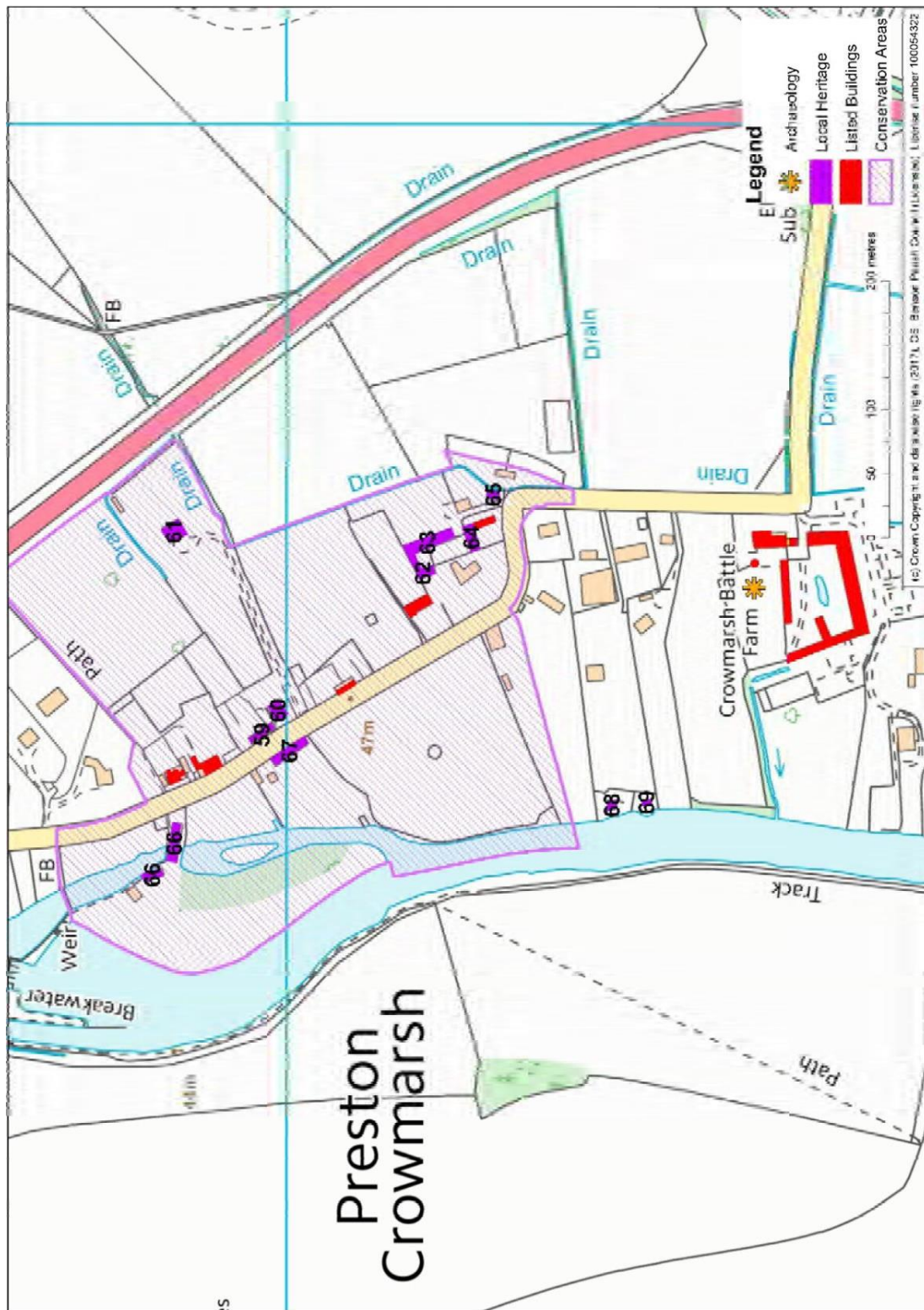
1. Littleworth and Benson village west



2. Benson village east



3. Preston Crowmarsh



Listed Buildings

The Plan Area has 74 listed buildings. The majority of these are listed at Grade II, but three buildings are listed at Grade II*. These are: St Helen's Church, Church Road; Monarch's Court, 2 Mill Lane and 5-6 High Street; and Fifield Manor, Brook Street, Fifield.

Listed buildings are shown in red on the preceding maps where within the Benson village or Preston Crowmarsh. Others outside the map areas include: Flint Cottage, 5 Old London Road; Brookfield at the east end of Brook Street; Fifield Manor, farmhouse and former farm buildings further to the east of the village; two K8 telephone boxes at RAF Benson; and "Troy" on Beggarsbush Hill.

Full details of listed buildings can be found on the Heritage Gateway website at <https://www.heritagegateway.org.uk>

or in the National Heritage List for England, at <https://historicengland.org.uk/listing/the-list>

Conservation Areas

The Plan Area has two conservation areas at Benson village and Preston Crowmarsh. The Benson Conservation Area was designated in 1999. A map is included with this appendix and an associated Study providing an appraisal of the area is available on the SODC website at:

https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2020/09/Conservation-Area-Study-Benson_0.pdf

At the time of revising this appendix in September 2022 the SODC website provides only an outline map of the conservation area at Preston Crowmarsh. This provides the basis for the boundary shown on Map 3 of Heritage Assets in this appendix. The Parish Council has, however, commissioned an Appraisal of this conservation area, and an initial draft report has been reviewed by SODC prior to consultation. It is anticipated that the final adopted appraisal will provide a much more informed basis for planning decisions.

Some assessment of the character of conservation areas is made in Appendix E Part 1 under Character Assessments 1 -4 and 9. These assessments have a broader remit but include note of the historic associations between the designated areas and the extended historic settlement beyond, particularly in relation to the associations with:

- the River Thames and the Benson Brook (Ewelme Stream);
- the agricultural and rural landscape that historically provided the livelihood for the settlements, with open fields essential to the work of farmsteads within the village;
- the more sporadic historic settlement that extends east along Brook Street along the line of the Benson Brook, and
- The relationship between Preston Crowmarsh and the historic farmstead at Crowmarsh Battle, established as a grange for Battle Abbey.

Given these close historic associations it is evident that the boundaries of the designated areas should not be regarded as definitive of the historic interest, and that the spaces between them and assets beyond have some relevance as historic gaps.

Historic Landscape Characterisation

Information on Historic Landscape Characterisation is available as part of the Historic Environment Record for Oxfordshire.

Of particular relevance to Benson and Preston Crowmarsh is the evidence of the elongated shape of the parish and the layout of the fields around the settlements. The elongated shape derives from the typical medieval layout of parishes along the edge of the Chilterns, allowing in this case for access to river and meadow but also to woodland pasture still recognisable at Oakley Wood up on the foothills of the scarp. Apart from small enclosures at Fifield, the land between was farmed in strips within open fields in the medieval period, but the modern maps show the results of almost comprehensive enclosure. This commenced in the mid 17th century with the enclosure of lands associated with the farm at Crowmarsh Battle, but took hold in the later 18th and 19th centuries when the Newton family of Fifield, Crowmarsh Battle and Lower Farm Preston Crowmarsh embarked on an ambitious programme of consolidation. An Inclosure Act for Benson was passed in 1852, and the enclosures forming Hale Farm to the north of the village date from this period. The formal enclosure award for Benson did not take place until 1863/4. The field patterns visible today reflect that pattern of enclosure but for the insertion of the airfield in the 1930s. Field hedges, retained copses and meadow, and drainage ditches are important in characterising this historic landscape, as described in the Landscape Character Assessments now included in Appendix E Part 2. Drainage ditches lined with willows, as along the Elm (Lady) Brook and at Crowmarsh Battle are highly distinctive and of particular value to appreciation of the landscape.

Archaeology

There are no Scheduled Ancient Monuments within the Plan Area, but there is high potential for discovery of significant archaeological evidence within the proximity of the river and in and around the airfield, and moderate potential for discovery of early agricultural land use with some settlement throughout the hinterland.

This assessment derives from known evidence of:

- A prehistoric ritual complex within the runway area of the airfield, including a Neolithic cursus and oval enclosure, along with a ring ditch to the south west;
- Neolithic, Bronze Age, Iron Age, Roman and C6-7 Saxon settlement, including Saxon sunken feature buildings, at the former Rivers Nightclub site, now Saxon Court;
- Possible Roman settlement within the graveyard opposite the church;
- Roman settlement of the 1st and 3rd-4th centuries AD at Jubilee Villa, the Moorlands;
- A Bronze Age barrow or ring ditch on the scarp slope leading up to Oakley Wood, nearly 1 km east of Coldharbour Farm;
- A moat and medieval pottery near Crowmarsh Battle Farm in Preston Crowmarsh;
- Scattered finds of worked flint, and early pottery, other artefacts and linear features across the fields of the Plan area.

Investigation carried out for recent planning applications confirms the above expectations: parts of an oval enclosure and other Iron Age/ Roman linear features, along with Roman and Saxon burials, have been found on the land south of St Helen's Avenue (BEN 7); Bronze Age ditches and the sunken features of Saxon buildings have been found on land to the south of the Watlington Road (BEN 5); a small Bronze Age/Iron Age settlement has been found on land off Littleworth Road (BEN 1), and excavations on BEN 3 and 4 show evidence of a Neolithic pit, Bronze Age linear features and a small rectangular building of likely Saxon origin.

There is also some possibility of discovering relics of Offa's victory at Benson in 779, though it is likely that any evidence of his "castle" or "palace" lies under existing housing to the west of the church.

The above considerations have influenced the assessment of archaeological potential given in the Site Assessments in Appendix A.

Sources of further information include:

The Oxfordshire Historic Environment Record, accessed via www.heritagegateway.org.uk

Archaeological reports within planning applications to SODC:

P16/S1301/O Land off St Helen's Avenue, Benson

P16/S1139/O Land North of Littleworth Road, Benson

P17/S1964/O Land to the north east of Benson to the north of Watlington Road/The Sands (B4009) and east of Hale Road, Benson

P16/S3441/O Land South of Watlington Road Benson

Saxon Features at St Helen's Avenue, Benson – Oxoniensia Vol 68

Benson: A Village Through its History, ed. Kate Tiller, 1999

Process for compiling the Local List of Non-designated Heritage Assets (former Schedule of Buildings of Local Heritage Note)

Given the high value placed on local heritage in the Community Questionnaire and at the Drop-in held in June 2016, advice was sought from the Conservation Team at SODC regarding the possibility of noting buildings of local heritage value as part of the Plan. Response was favourable and advice was given as to the use of guidance and possible format. The intention to draw up a list of buildings of local heritage interest was then publicised in the Benson Bulletin for October 2016, with a request for suggestions as to what should be included. Suggestions were duly noted, as were buildings marked as notable on the SODC Conservation Area Map for Benson. A small group of local residents, including members of the History Group of the Bensington Society, then made a survey of the historic parts of Benson village and Preston Crowmarsh in a series of walkabouts between March and July 2017, drawing up a long list. The group met on 20th and 24th March to draw up criteria for inclusion (see below) and then held a further series of meetings to review entries in the light of those criteria. A schedule was compiled and illustrated, and entries marked on the maps of heritage assets. Owners were notified in a letter of 13th September 2017, and modifications were made in accordance with points raised. Response indicated support for the principle of the schedule, and no objection was raised to the inclusion of any building.

At the time of compiling the then schedule we believed that the process set out above aligned with Historic England advice on "Neighbourhood Planning and the Historic Environment" 2014, and with "Local Heritage Listing: Historic England Advice Note 7", 2016. We note that it proved acceptable in association with the adoption of the Plan. Apart from updating an address, we have not made any changes to the content of the schedule as part of the revision of our Plan in 2022, but we have reviewed the process and the criteria for selection in the light of the Advice Note as updated in 2021, and found them still to be valid. We welcome the new provision within the Advice Note for lists to be included as part of a Neighbourhood Plan, and the value given to community input. The only change we have made to the schedule, in response to Historic England comment, is to change the title to "Local List of Non-Designated Heritage Assets", as we recognise that this new title reflects current heritage terminology and purpose more closely.

The List is not comprehensive: it focusses on buildings and structures; it does not cover the entire Plan area as not all historic buildings are accessible or visible from the public highway; and it does not include buildings for which the heritage value is not yet understood. We therefore recognise the need for future review, and the likelihood that further assets may be identified as part of future plan revision, conservation area appraisal or as part of the planning process.

Criteria for Inclusion

1. Assets will not be included if they are already formally designated e.g. as listed buildings at Grade II or above, except in the circumstances of structures that are attached to or within the historic curtilage of designated assets, and where it is considered that their status as part of the listing is open to question. It is not intended that inclusion on the schedule should in any way prejudice status as part of a formal designation.
2. Assets included must have significance that contributes, or has the potential to contribute, to perception and understanding of the history of the local area and the way in which people have lived in it in the past.
3. Selection will have regard to the Listing Selection Guides published by Historic England at <https://historicengland.org.uk/listing/selection-criteria/listing-selection/>, albeit with relevance to significance at a local level.
4. Selection will have special regard for heritage significance that reveals and relates to the distinctive character of Benson and Preston Crowmarsh, to include:
 - a. The influence of the River Thames and the Benson Brook on the settlement pattern, economy and leisure of the local communities;
 - b. The distinctive use of local building materials including timber, brick, chalkstone, flint, clay tiles and thatch;
 - c. The historic agricultural economy;
 - d. The importance to Benson of the coaching trade in the 18th and early 19th centuries, and of the associated inns, smithies and other service trades;
 - e. Benson's role in the Second World War, its associations with RAF Benson and its strategic river crossing defences;
5. Selection will be made on the basis of how important the significance is, and will take a proportionate approach bearing in mind the age and rarity of an asset, and the degree to which it is complete in its original or historic state, or has been altered;
6. Buildings or structures will be included if their appearance contributes positively to the historic character of an immediate group of heritage assets, even if their significance is not so great as to merit inclusion in other respects.

Sources of information

SODC Conservation Area Map and Study for Benson

OCC Historic Environment Record

Victoria County History of Oxfordshire: Benson, Ewelme and the Chilterns (Ewelme Hundred), 2016

Local history books published by the Bensington Society:

- "Benson: A Village through its History", ed Kate Tiller, 1999;
 - "Benson: A Century of Change: 1900-2000", Janet Burtt and Peter Clarke, 2004;
 - "The Ditmas History of Benson", Edith Ditmas, 2009; and
 - "War Memorial and Graves Book of Remembrance", William Burtt and Alastair Jack
- Bensington Society History Group website www.bensingtonhistory.org

Local List of Non-designated Heritage Assets

The buildings, structures and other items listed on the following pages are identified as non-designated heritage assets. They have a degree of significance meriting consideration in planning decisions because of their heritage interest, but do not meet the criteria for designated heritage assets.

All the assets identified in this Local List have heritage interest sufficient to meet the agreed Criteria for Inclusion. Each entry points to areas of specific heritage value, but the degree of value is not necessarily limited by the descriptions provided and may be greater than stated.

Assets are listed by address, with 8-figure grid references and list numbers that correlate with the Maps of Heritage Assets included at the front of this Appendix. These show the location of non-designated heritage assets in purple.

The assets included on the List will be subject to Policy NP6 - Conservation and Heritage of this Plan, and appropriate care will be needed in the exercise of Policy NP7- Design. In the wider planning context, this List is presented as a source of information to guide decision-making.

Non-designated Heritage Assets:

Birmingham Yard/Castle Close



1 **61729170**

2 and Tinkers Cottage, Birmingham Yard

Pair of early C19 cottages of strong historic and architectural value for small-scale and vernacular construction. Chalkstone rubble, brick and flint, with patterned tile roof. Associated with works for building and repairing coaches early-mid C19. Part of historic Castle Square group.



2 **61739169**

3 and 4 Birmingham Yard

Pair of mid C19 cottages of strong architectural and historic value for little altered traditional construction in chequer brick with blue/grey brick arches and regular small-pane timber windows. Upper windows are horizontal sliding sashes.

Brook Street



3 **62099182**

Farmers Man Cottage, Brook Street

Of architectural and historic value as former public house with carriage way to rear. C17 timber framing with C19 brick front, raised slate roof. Traditional timber windows and door hood. Of value to street scene as part of historic group.



4 **62119182**

23 Ivy's Cottage, Brook Street

Of architectural and historic value. Formerly 3 cottages built in local brick with slate roof. Left cottage c.1800; former pair to right early-mid C19 with chequer pattern of red brick and grey/blue headers. Old timber casements. Part of historic group.

Brook Street



5

62129183

25 Brook Street

Former cottage pair. Of early C19 brick construction (now painted) with timber truss in gable and old tile roof. Plastic windows and door. Of value for small traditional cottage scale and as part of historic group.



6

62169185

37 Brook Street

Former cottage pair. Early C19 altered C20. Rendered; old tile roof; C20 leaded light windows; doorways to street now blocked with windows. Of value to street scene as part of historic group.



7

62329196

75-81 Brook Street

Mid C19 terrace of 4 cottages in vernacular style. Chalkstone rubble front wall with chequer brick end gable; half-hipped roof with old clay tiles; variety of altered windows and ground-floor bays. Added porches. Of value to street scene as part of group with listed buildings to west.



8

62179183

Walls to former Colne House, Brook Street and to rear of Old Barn Close

Early C19 chalkstone rubble walls with brick copings, raised in brick along Brook Street. Of value to the street scene, and of historic value as the former boundary of Colne (Observatory) House, now demolished. Between 1914 and 1939 the house was the home of the Dines family, meteorologists, and Benson's first weather station.

Brook Street



9

62199184

Outbuilding at 1 Old Barn Close

Former farm building of early-mid C19 date. Of value for interest of flint wall facing Brook Street alongside the brook. Otherwise altered, with former open bays to rear filled in.



10

62279190

38-40 Brook Street

Pair of early C19 cottages. Chalkstone rubble with brick dressings; parallel roofs with old clay tiles. Most windows timber in traditional style. Of value for architectural and historic interest of vernacular construction and as part of historic group.



11

62309191

44 Brook Cottage, Brook Street

Remnant of early C19 cottage row formerly extending to rear. Chalkstone rubble and brick with shallow-pitched slate roof. Modern wooden windows and lintels. Of value to street scene as part of historic group.

Castle Square



12

61719175

11 Castle Square

Early C19 cottage with render and weatherboard concealing slight timber framing and brick panels to upper storey. Of value as part of historic group.



13

61759170

12 and 14 Castle Square

c.1800. Formerly 3 cottages. Of architectural and historic value for quality of chequer brick walling, 14 with traditional timber windows and brick arches. Makes major contribution to street scene as part of historic group.



14

61659170

Milestone on verge to front of The Old Vicarage

C18 milestone for the Henley to Dorchester Turnpike Trust. Much worn and relocated. Shown on 1878 O.S. Map as outside 22 High Street. Of local value for historic association with the coaching route. (Ox HER 10015)

Chapel Lane



15

61879173

Boulder at corner of High Street and Chapel Lane

Large unworked sandstone erratic boulder. Significant at corner location. A boundary marker?



16

61869175

7 and 9 Chapel Lane

Garages with rooms over. Early C19. Of value to street scene as part of historic group, and for historic interest as service building with blocked loft doors. Premises for the Gurney family carrier/haulage business from later C19. Likely earlier associations with maltings that formerly stood to rear.



17

61859176

11 Chapel Lane

Cottage of early C19 or earlier origin. Of value for traditional appearance in street scene as part of historic group.



18

61769188

Sun Cottage, Chapel Lane

Formerly the Sun Public House (known as The Eight Bells mid C19), with former stable at NW end. Main range to garden dated IC EB S 1763 on terracotta tablet; rear extension to lane dated RL EG S 1778. Lime render and rubble stone with brick dressings and old tile roofs. Of strong architectural and historic value.

Churchfield Lane



19

61449165

Churchfield House, with garden walls and summerhouse

House of likely early C17 origin, extended late C18-early C19 to form a long imposing rendered range with sash windows. Distinctive garden walls of late C19 brick with cast iron panel railings and gates. Summerhouse of c.1900, of blue/grey brick with red dressings. Of value for architectural and historic interest and for close association with church.

Crown Lane



20

61939193

20 Crown Lane

Of architectural and historic value as a traditional cottage of 17th-18th century date, of 1 and ½ storeys with low tiled roof and rendered walls

Hale Road



21

61709244

The Old Farmhouse, Hale Road

Of local architectural and historic value as 1850s enclosure farmhouse built for Robert Powell of the local family of coachmakers. Of similar but later double-pile hipped-roof format to Thomas Powell's Kingsford House. Chequer brick with ashlar dressings including Doric porch, bay windows, quoins and window surrounds with keyblocks. Slate roof. Service wing and stables to rear. Associated and grouped with cottages and farm buildings at Hale Farm.



22

61669256

Walnut Cottage, Hale Road

Of local architectural and historic value as one of two sets of farm workers' cottages associated with Hale Farm. Dated RP1854 on stone tablet. Blue/grey brick front with red dressings, remainder red brick; tiled roof; central chimney; modern windows. Rear lean-to. Extended to far end. Part of farm group.



23

61689259

1 and 2 Hale Farm Cottages, Hale Road

Of local architectural and historic value as one of two sets of 1850s farm workers' cottages associated with Hale Farm. Blue/grey brick front with red dressings, remainder red brick; slate roof; central chimney; modern windows. Deep catslide to rear. Part of farm group.



24

616925

Farm buildings at Hale Farm, Hale Road

Of local architectural and historic value as part of 1850s enclosure farmstead group. Barns and other farm buildings of red brick and/or weatherboard, with tiled roofs. Part of historic group with farm cottages and farmhouse.

High Street



25

61819171

9 High Street, with workshop to rear

Early C19 house (rebuilt in late C19?) with brick front, chalkstone rubble end walls, and clay tile roof. Symmetrical frontage with brick arches, arched door and fanlight is of architectural value as part of historic street scene. Windows replaced in uPVC. Rear outshot. Chalkstone rubble workshop has been raised in brick with hoist to gable. Home of the West family, builders, late C19 and C20.



26

61849172

The Malt House, 17 High Street

Late 19th century house fronting site of demolished maltings. Chalkstone rubble with brick dressings and band course. Small-pane sash windows and timber doors, the main entrance with narrow porch hood. Of strong architectural value to historic street scene.



27

61899176

Premises of Roy Passey to rear of the shops

Of architectural and historic interest as former outbuilding to College Farm. C17-C18 origins. Chalkstone rubble and brick to lower storey; upper storey clad in weatherboards; tiled roof with C20 roof lights. May be part of Grade II listing of College Farmhouse and attached barns and outbuildings.



28

61969177

The Church, 37 High Street

Of architectural and historic value as former Free Church, now a dwelling. Built in 1879 (Ditmas). Blue/grey header brick with red dressings and steep slate roof. Tall front gable with arched windows.



29

61889171

18 High Street

Of historic value as former outbuilding to Grade II listed Kingsford House, home of Thomas Powell, coachmaker. Early C19 with chalkstone rubble and brick to left side wall. Truncated and altered but helps to define former front court to Kingsford House.



30

61999175

46 High Street

Of some historic value for evidence of C17 construction – see low ceiling and central spine beam over former shop to left. Frontage raised and rendered with early-mid C19 small-pane sash windows to upper storey. Reversible alterations to former shop front allow for enhancement.

Littleworth Road



31

61749190

1-3 Littleworth Road

Cottage pair built early C19 using local chalkstone rubble for front wall and flint for gable walls. Slate roof. Plastic windows in original openings. Wooden doors with small gabled hoods. C19 parallel brick range to rear. Of interest for vernacular construction and historic small scale.



32

61739190

5-7 Littleworth Road

Cottage pair dated TJW 1864. One of a set of pairs designed to look like a single-gabled houses as seen across Littleworth path. Rendered, with slate roof, bargeboards and finial. Altered windows in original openings, with flat voussoir arches. Original small gabled side porch to No.7; No 5 extended. Of interest as part of historic group.



33 **61719190**

9-11 Littleworth Road

Cottage pair dated TJW 1863. One of a set of pairs designed to look like single-gabled houses as seen across Littleworth path. Elevation to path is rendered to give a formal frontage. Remainder red brick. Slate roof, bargeboards and finial. Altered windows with flat voussoir arches. Small gabled porches to sides. Of interest as part of historic group.



34 **61709190**

Primrose Cottage, 15 Littleworth Road

Small chalkstone cottage built in late C18 but raised in brick dated NCC 1876. Original steep roofline visible in gables. Old clay tiles. Wooden casements in traditional style. Central plank door with hood. Set low below the path behind an old low brick wall. One of a series of attached similar cottages at 17-25. Of strong interest for vernacular construction and historic small scale.



35 **61699190**

17-19 Littleworth Road

Two low cottages of early C18 origin, with roof raised and re-clad in slate early C19. 17 is rendered, with modern leaded-light windows and timber lintels; 19 has flint front wall with traditional wooden casements, central old plank door and modern timber porch. Attached to 15 and 21-25. Old flint and chalkstone wall between the small front gardens. Old thin metal railings to 17. Of strong interest for vernacular construction and historic small scale.



36 **61679190**

21-25 Littleworth Road

Row of three low single-bay cottages dated MIC 1793 (or 8?) on a clay tile plaque. Chalkstone rubble with brick dressings and old clay tile roof at original level. Small gabled dormers. Mix of wooden and plastic casements and plank doors. S- shaped ties. Attached to 17-19. Of strong interest for local vernacular construction and historic small scale.



37

61659189

29 Littleworth Road

Small house set at low level and dated TC 1772 on corner brick. Chalkstone rubble and brick with dentil eaves and old clay tile roof. Old plank door with small tiled hood. Traditional wooden windows, with one horizontal sliding casement. Of strong interest for vernacular construction and historic small scale.



38

61649190

31 Littleworth Road

House rebuilt c.1900 with strongly patterned façade of red and white brickwork. Of interest as part of the path-scape. Plastic windows and door.



39

61639190

33 Littleworth Road

Tiny late C18 cottage of chalkstone rubble, with upper storey in the roof. Roof has old clay tiles but also large C20 flat-roofed dormer window. Modern wooden windows but traditional in style. Of interest for vernacular construction and historic small scale.



40

61639189

35-37 Littleworth Road

Mid C19 cottage pair at right angles to path. Chequer brick with slate roof and plastic windows. Brickwork of No. 35 is painted. Of value for cottage character and as part of the historic Littleworth group.



41

61649186

Shed in garden opposite 37 Littleworth Road

Of local historic and architectural value as a small chalkstone and brick outbuilding with old tile roof. A former privy?



42

61619188

Air raid shelter opposite 41 Littleworth Road in garden of 45 Littleworth Road

Of local historic interest as a WW2 concrete air raid shelter, of design consistent with others along the path. Very overgrown.



43

61599188

45 Littleworth Road

House with late C19 red brick frontage but with earlier chalkstone rubble rear wall and lower cottage section to west. Old tile roof. Plastic windows. Of local historic and architectural interest for vernacular construction, scale and as part of historic group.



44

61579188

Thatchover, 49 Littleworth Road

Of architectural and historic value as late C18 cottage with upper storey windows set into the thatched roof. Rendered. Brick chimneys to either end. Small wooden windows and door in traditional manner.



45

61589187

Air raid shelter opposite 49 Littleworth Road

Of local historic interest as a WW2 concrete air raid shelter, of design consistent with others along the path.



46

61559187

Air raid shelter opposite 51 Littleworth Road

Of local historic interest as a WW2 concrete air raid shelter, of design consistent with others along the path.



47

61499186

59-61 Littleworth Road

Cottage pair dated TJW 1865. One of a set of pairs designed to look like single-gabled houses. Former front elevations have been rendered but extended. Remainder red brick. Slate roof, bargeboards and finial. Windows with flat stone voussoir arches. Small gabled porches to sides. Of value as part of architectural group.



48

61469186

67-69 Littleworth Road

Cottage pair dated TJW 1865 on stone plaque. One of a set of pairs designed to look like single-gabled houses but with rendered front elevation now extended. Remainder red brick. Slate roof, bargeboards and finial. Windows with flat stone voussoir arches. Small gabled porch survives to west side only. Original and matching wooden sash windows. Of value as part of architectural group.



49

61449187

Air raid shelter to west of 69 Littleworth Road

Of local historic interest as a WW2 concrete air raid shelter, of design consistent with others along the path.



50

61429185

The Red House, 77 Littleworth Road

1860s house similar to cottage pairs, wholly of red brick with gauged brick window arches. Slate roof, blue brick diaper patterning on gable and chimneys. Original sash windows to side elevations; c.1900 gabled two-storey bay to end gable. Wide porch with stained glass in cast iron side lights. Of value as part of architectural group and as home of William Pettit of Pettit's store in Wallingford.

Mill Lane



51

61899162

29 Mill Lane

Of historic value as remnant of former mill, consolidated into a dwelling late C19. Walls of chalkstone rubble with brick dressings in traditional manner. Tiled roof; timber sashes. Benson Brook runs to left over small fall but former mill race is lost. Part of small historic group.



52

61899161

The Old Mill House, 31 Mill Lane

Of architectural and historic value for association with former mill. Early C19 brick build to rear with formal frontage of sash windows and arched doorway facing towards Coach Way.

Mill Lane



53

61879157

12 (Elm Cottage) and 14 (Mill Lane House), Mill Lane

Of architectural and historic value as substantial early C19 house, with outbuildings modified to provide a second dwelling (Elm Cottage) in the mid C19. Owned and occupied in 1841 by Thomas Hodgkins, horse dealer. Chequer brick with brick arches and band course; slate roof. Windows altered and porch removed. Cellar and well.

Old London Road



54

62059174

The Chestnuts, 61 Old London Road

On 1878 O.S. map as Chestnut Villa, built in association with The Crown. Of local architectural and historic value for idiosyncratic mix of building materials – chalkstone rubble, chequer brick, white brick and ashlar dressings. Front to south retains symmetrical sash windows; porch removed. Alterations include C20 concrete roof tiles.

Oxford Road



55

615917

Benson C of E Primary School and 16 Oxford Road

Of strong local value for architectural and historic interest as school and former schoolmasters' house. Built 1851 as a National School in gabled Tudor style, with chequer brickwork, stone dressings, mullion windows, and slate roof. 1901 extension to left in red brick with tall sash windows. Further C20 additions and large C21 extension to rear. Low brick wall to front.

56

61349181

Blenheim House, 24 Oxford Road, with walls and railings

Of architectural and historic value as a well-to-do house of c.1880. Dated 1876 on skirting board. Chequer brick with old tile roof. Symmetrical front with two gables and small central gable. Canted bay windows and original sashes. High brick walls along Littleworth Road, and low brick walls with cast iron railing panels to Oxford Road. Matching cast iron gate between brick piers with house name carved into the stone caps.



57

61579171

7-9 Oxford Road

Of architectural and historic value as an early C19 pair of chalkstone rubble cottages with tiled roofs. Built by Richard Costar, wheelwright and occupied prior to 1841 by harness makers. Part of historic group with 5 and 11 Oxford Road and the Three Horseshoes and former White Hart.

58

61559172

Nythe Cottage, 11 Oxford Road

Of architectural and historic value as early C19 house with bands of chalkstone rubble and flint, and with brick dressings, now all painted. c.1900 veranda and chimneys. Part of historic group with 5 and 7-9 Oxford Road and the Three Horseshoes and former White Hart.

Preston Crowmarsh



59

61529101

1-4 Mill Cottages, 35-41 Preston Crowmarsh

Estate cottages built c 1906-1912 for George Faber (later Lord Wittenham) of Howbery Court. Groups with similar house for the bailiff (Preston House). Of strong value for distinctive architectural and historic interest. Little-altered. Idealised vernacular style: chalkstone rubble with decorative flint chequers, brick dressings and tiled mansard roofs; chimneys with arched panels; leaded-light windows.



60

61549100

Preston House, 43 Preston Crowmarsh

Bailiff's house built c 1906-1912 for George Faber (later Lord Wittenham) of Howbery Court. Groups with Mill Cottages. Of strong value for distinctive architectural and historic interest. Little-altered. Idealised vernacular style: chalkstone rubble with decorative flint chequers, brick dressings and tiled mansard roofs; chimneys with arched panels; leaded-light windows. Imposing iron railings and gate.



61

61689107

Greenhaye, Preston Crowmarsh

Of architectural value as Edwardian villa with distinctive red and grey brickwork and side veranda. Square-plan format with hipped slate roof is similar to earlier listed villas at Kingsford House, Paddock House and Troy.



62

61659088

Barn at Lower Farm, Preston Crowmarsh

Late C18 barn. Chalkstone rubble with brick dressings, old tile roof. Groups with Lower Farm House and other former farm buildings. Of architectural and historic value as part of historic farmstead, and of importance to significance and setting of listed farmhouse.

Preston Crowmarsh



63

61679087

65-67 Preston Crowmarsh

Former barn for Lower Farm, converted to two dwellings c.1976. Late C18. Chalkstone rubble with brick dressings. Curved principal trusses. as part of historic farmstead associated with listed farmhouse. Groups attractively with listed cottages at 71-71A.

64

61669085

69 Preston Crowmarsh

Former farm stable block for Lower Farm, converted to dwelling. Late C18. Distinctive bands of chalkstone rubble and flint with brick dressings. Of architectural and historic value as part of historic farmstead associated with Grade II listed farmhouse. Groups attractively with listed cottages at 71-71A.



65

61719083

Gardeners Cottage, 73 Preston Crowmarsh

Farm Cottage occupied by the bailiff in 1840s. Distinctive late C18 construction with bands of chalkstone rubble and flint, with brick dressings. Groups attractively with listed cottages at 71-71A.



66

61449108

Crowmarsh Mill

Former corn mill, used in early C20 for flock production and for generating electricity. Of interest to local community and to use of Thames as historic source of power. Surviving mill race. C19 range retained to far side of mill race. Remnants of lower walls of main mill building. Near wing reduced and converted to house 1930s, incorporating C18-C19 rubble stone walls and 1798 date plaque. (Benson: A Century of Change p 38-40; Benson: Ditmas p 90-91;Ox HER 4367)



67

61519099

Ferry Cottage, 44 Preston Crowmarsh

C18 cottage refurbished and extended C20. Of value for traditional character with plain rendered elevations and thatched roof. Home of the ferryman midC19.



68

61479075

Pill Box adjacent to river in grounds of 70 Preston Crowmarsh

WW2 pill box designed to form part of “GHQ Line: Red Section”, to hold Thames crossing in the event of German land invasion. (Benson: A Century of Change p 132-133; Ox HER 15771)

69

61479071

Gun Emplacement adjacent to river in grounds of 72 Preston Crowmarsh

WW2 structure designed to form part of “GHQ Line: Red Section”, to hold Thames crossing in the event of German land invasion (Benson: A Century of Change p 132-133)

Rivermead/Waterfront



70

61379152

Pair of stone slabs set into the grass near the landing stage at Rivermead

Of local historic value as evidence of the important role of the riverside as a village leisure facility in the mid C20. Slab 1 nearest landing stage is inscribed with a compass, and: “<Cricklade 63 m > London Bridge 92 m; EAST WEST HOME’S BEST”; Presented by N & ODMacNamara. Slab 2 records the former “Spitfire Fountain Presented by the Benson Services Canteen 1944”.



71

61279165

Pill box to rear of Lodge 3, Benson Waterfront

WW2 pill box designed to form part of “GHQ Line: Red Section”, to hold Thames crossing in the event of German land invasion. (Benson: A Century of Change p 132-133)

Watlington Road (Passage to Littleworth)



72

61699181

Old British School, 5 Watlington Road

Former British School dated 1851 on stone plaque. Converted to flats with windows altered to light inserted upper storey. Simple block built of local red brick with blue/grey headers to main north-east gable; slate roof. Of historic interest as nonconformist alternative to C of E school still in use. (For original appearance see Red Book p 72.)



73

61689185

11 and 13 Watlington Road

Of local historic value as a pair of C19 cottages, rendered and with plastic windows but still small scale, with traditional tiled roof and parallel hipped range to rear. Part of the historic cottage settlement at Littleworth.

Watlington Road (Passage to Littleworth)



74

61689186

Air raid shelter at Number 13 Watlington Road

Of local historic interest as WW2 air raid shelter of same shuttered concrete design and construction as others at Littleworth.