



Listening Learning Leading

Wallingford Conservation Area Appraisal

Adopted
April 2018



Acknowledgements

This document has been produced with thanks to The Conservation Studio who produced a thorough draft of the area in 2012. Their draft has formed the basis for this amended and updated document.

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South Oxfordshire District Council
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Introduction and Policy Context

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Planning [Listed Buildings and Conservation Areas] Act 1990, Section 69).

The responsibility for designating conservation areas lies with the Local Planning Authority. Local Authorities have a statutory duty to review their Conservation Areas from time-to-time.

Wallingford Conservation area was designated on 22nd January 1969 and a boundary review was carried out in 1988. A draft Conservation Area Appraisal was researched and produced by consultants, The Conservation Studio, on behalf of the council from 2005 to 2012 and included a boundary review.

The draft Conservation Area Appraisal produced by The Conservation Studio has subsequently been revised and updated by the council's Conservation/Design Team in 2017 incorporating further proposed boundary changes, updated Local Plan policies and government guidance.

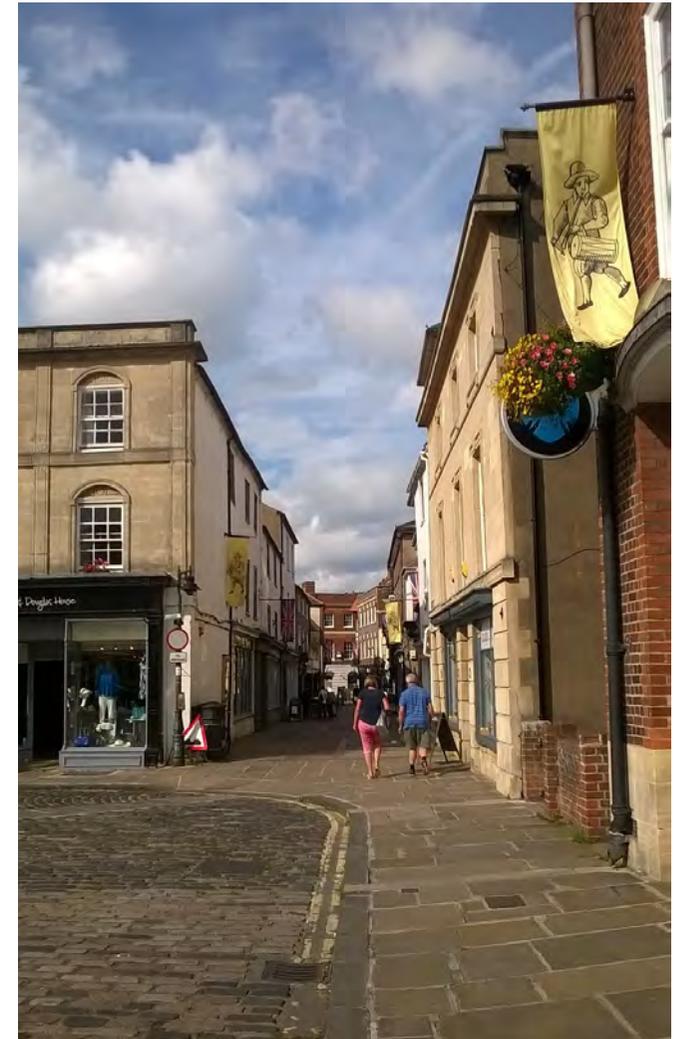
What does Conservation Area designation mean?

Conservation Area designation provides extra protection in the following ways:

- Local Authorities have general control over most complete demolition of buildings within conservation areas;
- Local Authorities have additional control over some minor development;
- Special provision is made to protect trees within conservation areas.

When assessing planning applications, Local Authorities have a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area.

In addition to statutory controls, both national policy and the Local Authority policies in the Local Plan help preserve the special character and appearance of conservation areas and their setting where it contributes to its significance.



A view down St Mary's Street from Market Place

What is the purpose of a conservation area appraisal?

The aim of this Appraisal is to:

- Identify the special architectural or historic interest and the changing needs of the conservation area;
- Define the conservation area boundaries;
- Increase public awareness and involvement in the preservation and enhancement of the area;
- Provide a framework for informed planning decisions;
- Guide controlled and positive management of change within the conservation area to minimise harm and encourage high quality, contextually responsive design.



The Boat House pub on the riverfront: identified as a local interest building

Planning Policy Context

The development plan currently comprises the South Oxfordshire Core Strategy 2012 and the saved policies of the South Oxfordshire Local Plan 2011. Other material planning considerations include the National Planning Policy Framework 2012 (NPPF), Planning Practice Guidance (PPG) and the emerging South Oxfordshire Local Plan 2032.

Full details of the enabling legislation, local development management policies and effects of conservation area designation can be found on the Council's website and in the advisory documents listed in Section 9.



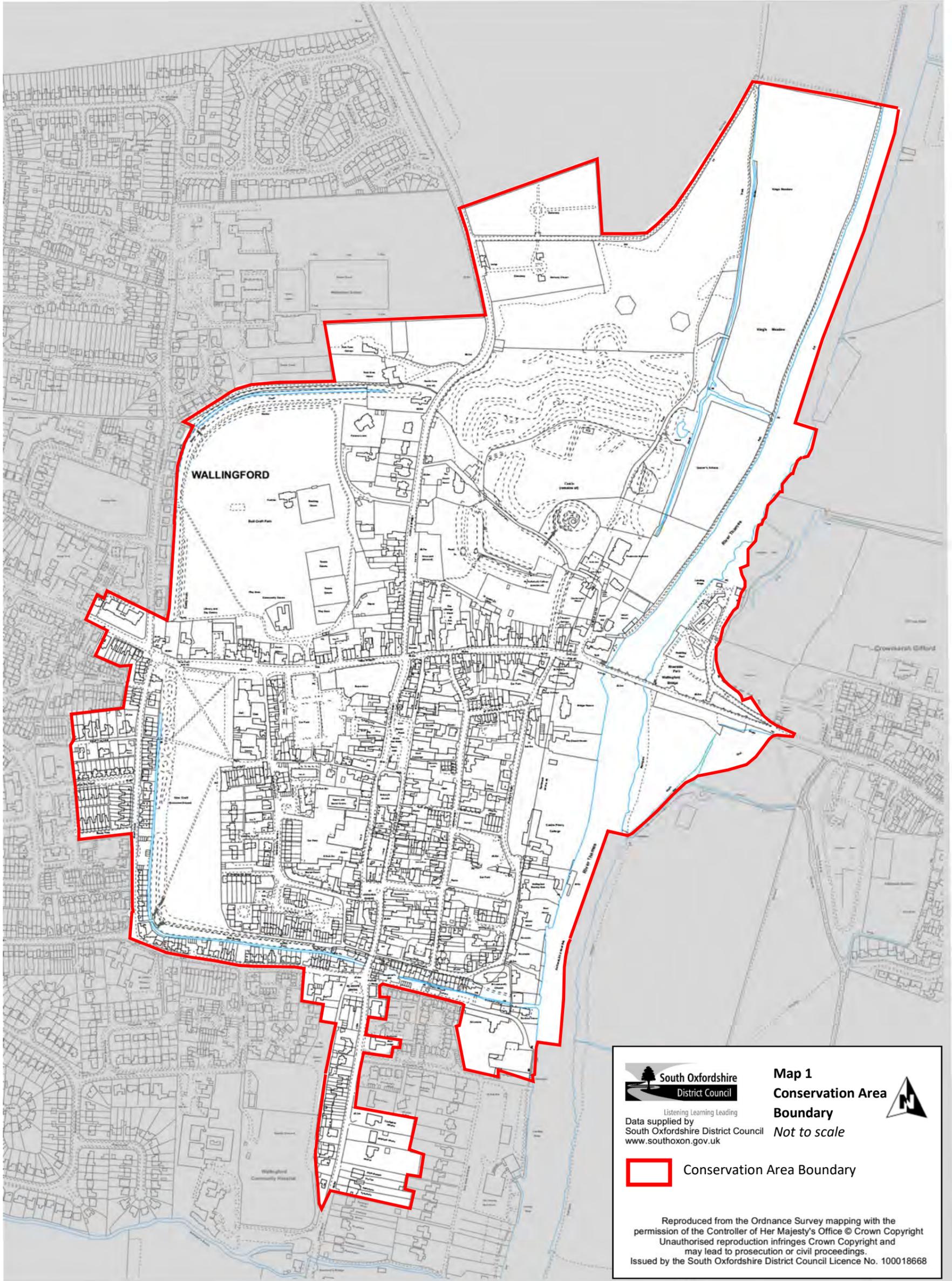
9-11 Castle Street, 20th century terraced houses (left) within historic street scene

Consultation

Consultation is an important part of the designation process. Local views were sought prior to the alteration or designation of the conservation area and suggestions and comments welcomed. The consultation period for this document and the revised boundary ran from 11 October to 22 November 2017. A public exhibition open day was held at Centre 70 on 8 November 2017. Notice of a newly designated or altered conservation area is publicised in the London Gazette, a local newspaper and registered in the Local Land Charges Register.



Chalmore House on the west side of Reading Road proposed for inclusion within the conservation area



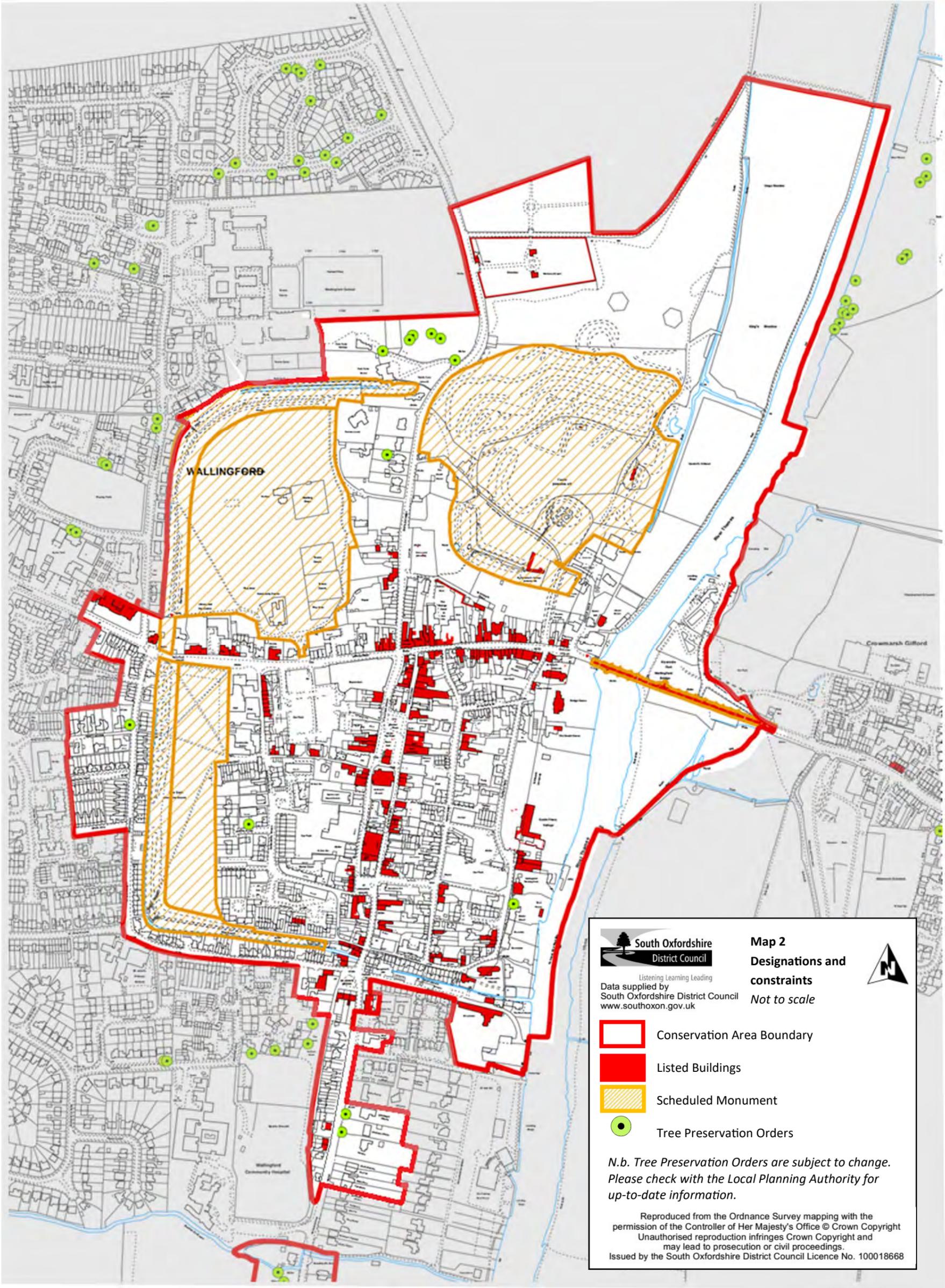

Map 1
Conservation Area
Boundary


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 Conservation Area Boundary

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2. Summary of Special Interest

The primary significance of Wallingford conservation area is as a town located on an important river crossing over the River Thames. It became a major historical military strategic site under the Saxons and has the best-preserved town plan of this period in England complete with 11th century motte and bailey castle. Wallingford also developed as an important market centre with exclusive trade links via river and road from early times.

This assessment of significance follows the framework set out in Historic England's 2008 document *Conservation Principles*:

Evidential value: the potential of a place to yield evidence about past human activity.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Evidential value: high (national importance)

There is high evidential value in the archaeological remains of Wallingford which consists of both the below-ground archaeological remains and its buildings. There is yet more to be discovered in terms of below and above ground archaeology with archaeological reports emerging with new information regularly.

Significant archaeological investigation was carried out during the early 21st century encapsulated by the Wallingford Burh to Borough Research Project. This discovered large numbers of finds both within and out of the Saxon town walls and supported the understanding that the Saxon town was initially designed as a fortress rather than as a town.

Large numbers of finds were discovered and dated in the areas outside of the Saxon defences and particularly in the area to the south suggesting that there was settlement in Wallingford long before the Saxon development of the town. The findings of this project in combination with the reports on previous major digs culminated in a published monograph by The Society for Medieval Archaeology (2013).



*St Lucians (rear elevation), listed at grade II**

Historical value: high (nationally important)

Wallingford conservation area has high historical illustrative value from pre-historic and Roman times to the present day. This is represented in the town's evolution and form; the persistence of ancient routes, the remarkable survival of the Saxon street plan, defensive earthworks, the moated castle site and the range of buildings from Medieval times to the present day which includes the urban expansions of the 19th and early 20th centuries.

Each character area defined within this appraisal has a distinct historic character, which adds to the historic interest of the whole conservation area.

Wallingford conservation area has high associational value in its royal connections. King Alfred developed Wallingford as a defensive military town to protect Wessex from the Danes in the Saxon period. Wallingford Castle was later built on instruction from William the Conqueror and thereafter became an important royalist residence and stronghold.

It was held by Empress Matilda during the 12th century civil war and after the war the town was granted a Charter by Matilda's son and heir Henry II. The castle was almost continuously a royal residence until the time of King Henry VIII.

Wallingford then played a pivotal role in the English Civil War, being the last major royalist stronghold to surrender in 1646.

Wallingford also holds importance as the home of Judge William Blackstone of Castle Priory whose 18th Century *Commentaries on the Laws of England* helped shape the legal system and Constitution of the newly created United States of America.

Aesthetic value: medium to high (regional and national importance)

Wallingford conservation area's aesthetic interest arises from the architectural

qualities of individual buildings, the landscape and river setting, ancient earthworks, Saxon enclosures and street plan. The open green spaces of the Kinecroft, Bullcroft and Castle Meadows are offset by the close-knit nature of the streets in between. The Victorian and Edwardian extensions to the town consist of planned streets with individual details and designs that show conscious aesthetic intent.

Communal value: high (national importance)

Wallingford conservation area has had a historic communal use from early times as demonstrated by the development of the town with market centre. It has a thriving and active local community and its heritage value is enriched by the continuance of long standing local events and activities associated with leisure and religion.

Market Square is of particular note as a public space and houses the town's war memorial, town hall and the weekly market. The work of the LPA and Community Groups to improve the market place and other communal areas was recognised by Europa Nostra Awards in 1980 and 1987-88.

The open spaces at the Kinecroft and



Wallingford's war memorial forms an important communal focal point to commemorate those of Wallingford who gave their lives in the First and Second World Wars. The memorial was first unveiled to the town in a ceremony on May 22 1921.

Bullcroft provide important focal points and gathering places.

Other places with high communal value include the Corn Exchange and Town Hall which are important expressions of civic pride.

3. Assessment of Special Interest

3.1 Location and Geography

Wallingford is within south Oxfordshire on the flat, low-lying floodplain of the River Thames. It is bounded on its east by the River Thames which flows from north to south framing the eastern edge of the settlement.

The town is approximately 50 miles west of London, 20 kilometres (12 ½ miles) south-west of Oxford and 9km east of Didcot. The A4130, which connects Henley to Didcot, passes through the town centre from east to west. In the 1990s a southern bypass was provided to alleviate traffic congestion in the town centre.

Wallingford is well connected by road and local bus services to Oxford, Reading and Henley. There is a railway station at Cholsey, three miles away. Mooring facilities are available for those arriving by boat along the River Thames. The town lies on the Thames Path National Trail which runs for 184 miles from the source of the Thames to the Thames Barrier in Greenwich. Routes 4 and 5 of the National Cycle Network pass through the town.

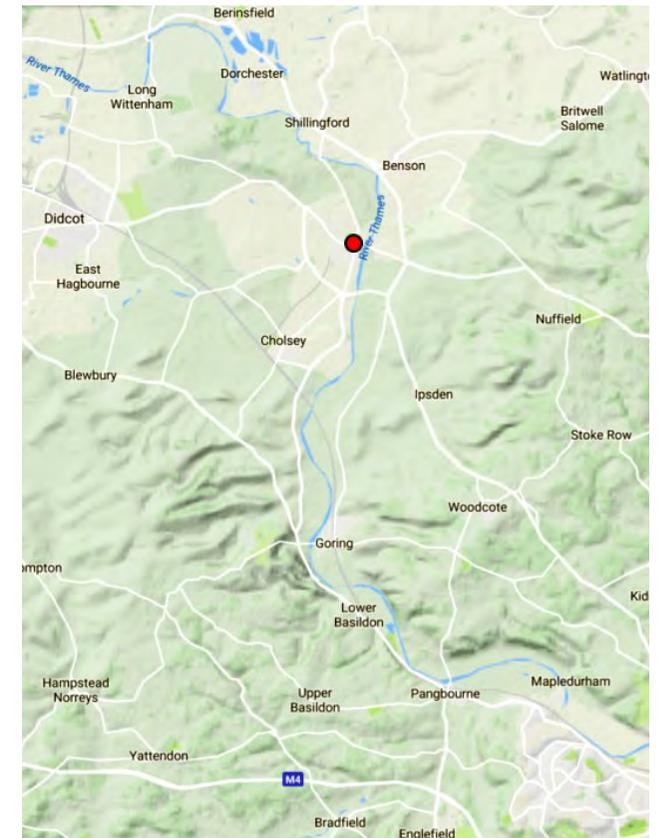
Wallingford lies on a gravel spur next to the river although the level of the land in

the town is generally no more than 55 metres above sea level. The town is immediately surrounded by the flat flood plain of the river, although on the east side of the river beyond Newnham Murren and Mongewell, the land rises gradually along a gentle escarpment. To the west, the land also rises to Cholsey Hill (74 metres) and Brightwell-cum-Sotwell (105 metres).

Whilst clay is found in the Vale to the east of the River Thames, the immediate geology is gravel and alluvium over chalk. This provides the distinctive flints and clunch (chalk building stone) which is typical of the area, along with deep red or blue bricks made from the local clay. Historically, the limestone of the Oxford Heights to the north of Wallingford has also provided a popular building material.



Local flintwork: roughly knapped and densely laid uncoursed in lime mortar



Topographical map of region: Wallingford is located at the point where the River Thames exits the flat plains towards the 'Goring Gap' between the Chiltern Hills and North Wessex Downs Credit: Google topographical imaging

3.2 General Character and Plan Form

Wallingford is an historic market town of national importance. The form of the town is succinctly described by architectural historian, Pevsner in his volume of Berkshire 1966: 'It is a planned town, roughly square with rounded corners and its streets roughly parallel or crossing at right angles.' The main crossing is Castle Street running north to south and continued in St Mary's Street with High Street running from the Thames bridge. The castle fills the north east quarter, its north west quarter is mostly open (Bullcroft). Market Place lies south of the main crossing. Ramparts are well preserved on the north, south and east sides.

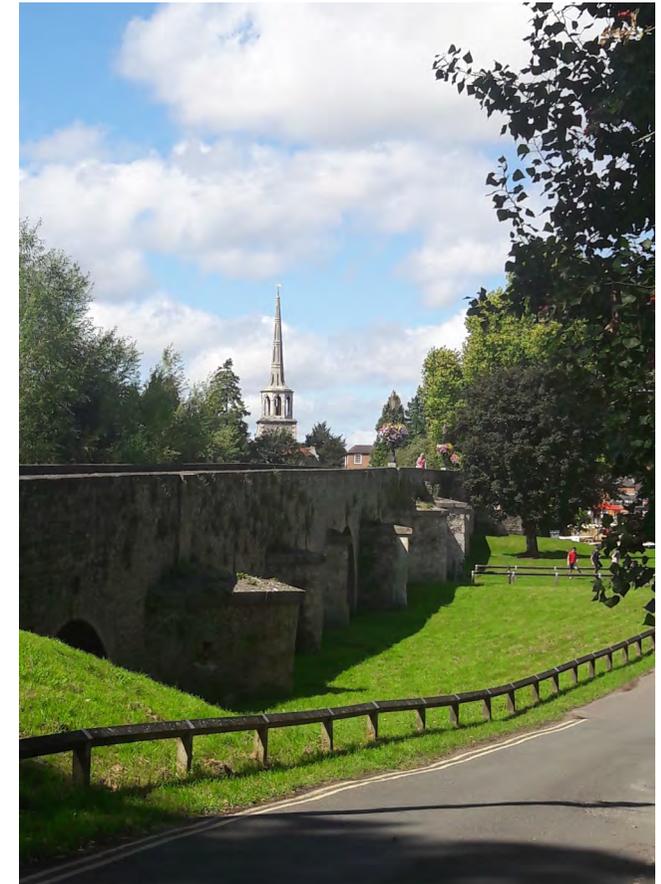
Before the formation of the Saxon fortress, many strategic routes converged upon the this point in the flat valley in one of the few locations where the River Thames was shallow enough to be forded all year round. Its early evolution as a settlement can be traced back to its basic geography and the needs of early people.

Wallingford's subsequent development was led by the strategic political demands of King Alfred. The Saxon street plan can still be traced in the present grid layout. The north-eastern quarter of the town was

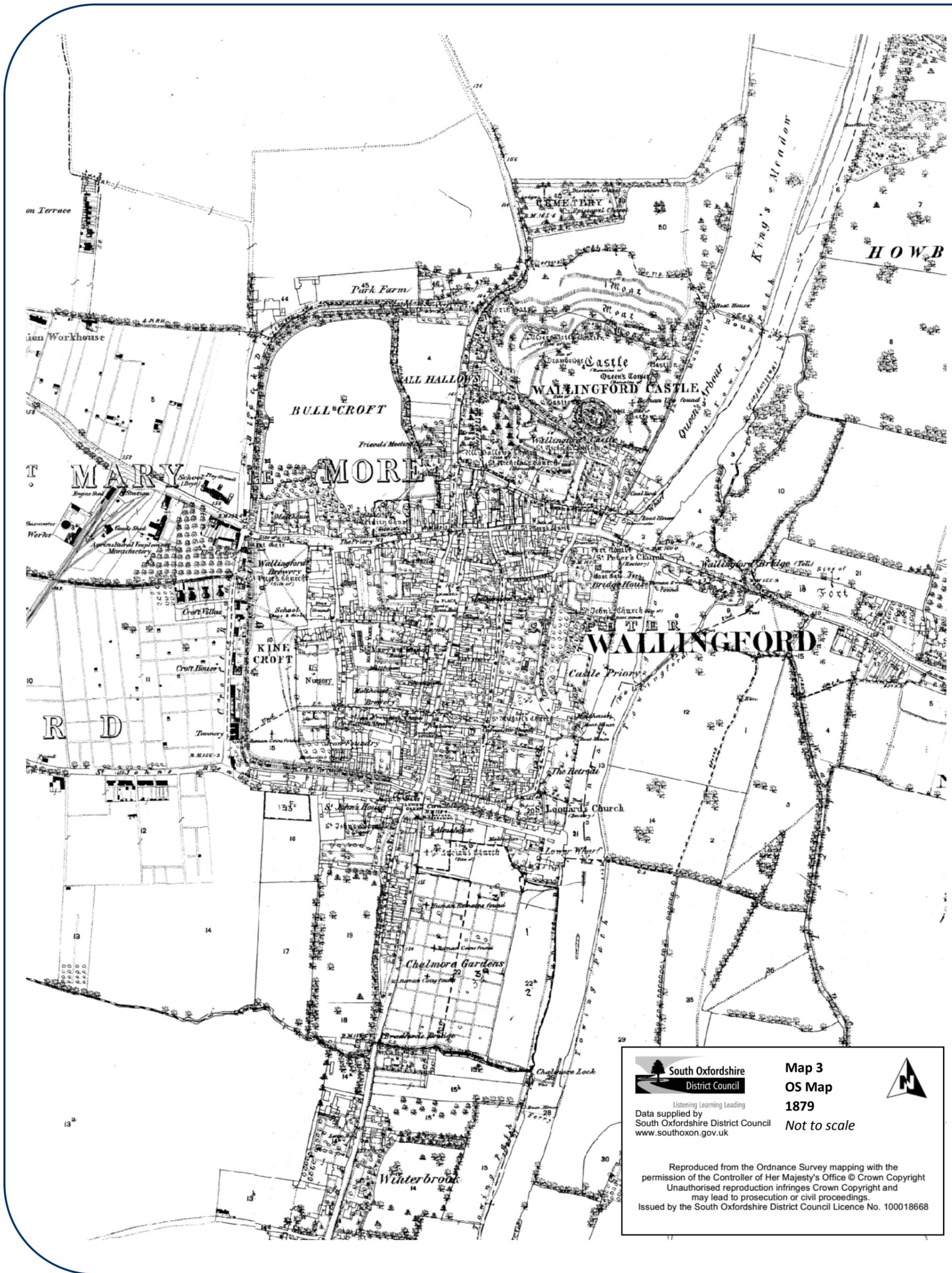
occupied by the castle and the north-western quarter by a Benedictine Priory. The castle site now forms open land as does the land occupied by the dissolved priory, the area now known as Bullcroft.

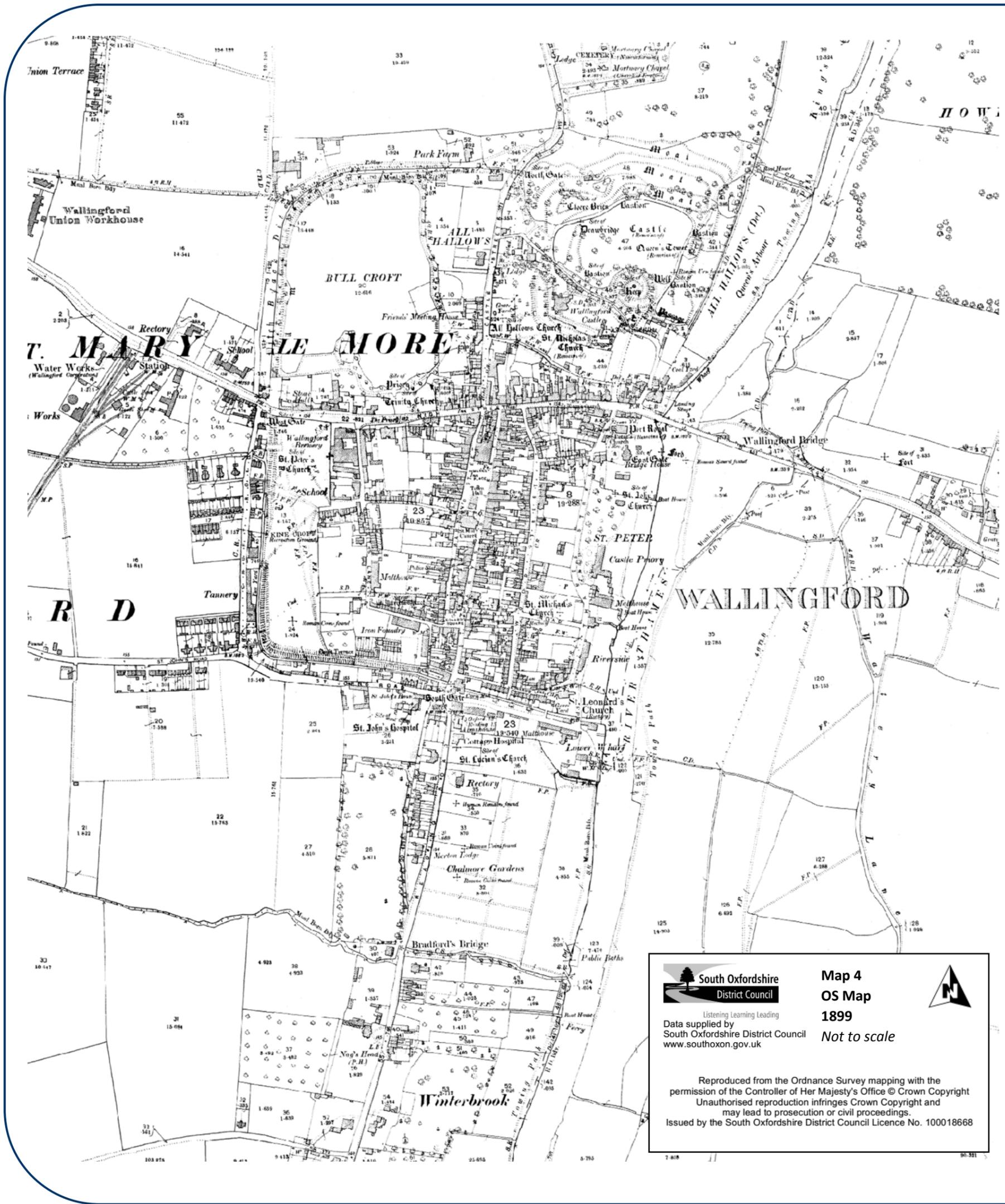
The southern portion of the fortress developed as a residential area and town. 'Crofts' consisting of smallholdings occupied the area. Archaeological investigation has revealed that the present open area of land in the south-western quarter known as Kinecroft held properties in the 11th to 13th centuries along the line of a continuation of the present Church Lane.

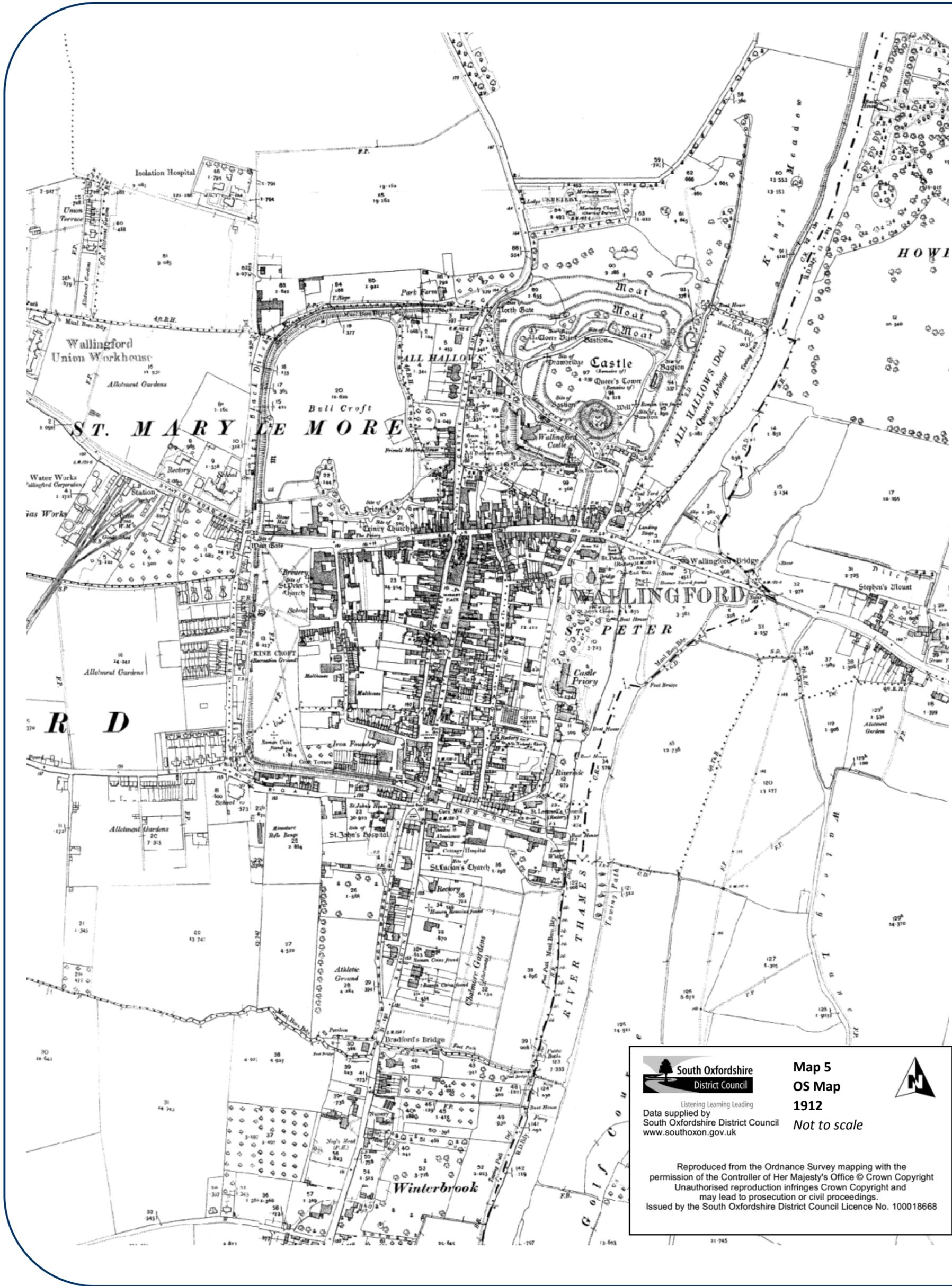
The town's medieval form maintained the established Saxon layout but eventually divided the land into smaller strips to form burgage plots. These consisted of long narrow plots extending back from the main roads with buildings cheek by jowl on the road frontage, often with service lanes providing access to the rear of the plot. This distinctive urban form still survives in Wallingford and is best preserved on the eastern half of the town on High Street and St Mary's Street, with Wood Street and St Peter's Street retaining evidence of having serviced the rear of these plots.



The bridge approach to Wallingford in the low lying flood plain to the east of the town. The bridge contains some of Wallingford's earliest surviving historic fabric within some of its archways








Map 5
OS Map
1912
Not to scale

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The earliest buildings that survive in Wallingford are from the medieval period. Notable for their early date are the ruins of Wallingford Castle, St Leonards Church and Wallingford Bridge. Remains of the 13th century bridge can still be seen within the fabric of the existing bridge and show the important role that the bridge has played as a gateway to the town through history.

Subsequently Wallingford flourished as a market town. Although few changes were made to the planform of the town, its appearance changed. Notably in the 18th century, some new buildings were constructed and medieval were buildings re-

fronted. Terraced housing and small cottages sprang up beyond the main streets throughout the southern portion of the town and on its outskirts to house the burgeoning workforce.

The arrival of the Wallingford railway branch line to the west of the town embankments contributed the next phase of change. The areas surrounding the original Saxon town plan began to develop in earnest for the first time. Terraces of workers dwellings and villas sprung up along Croft Road and St Johns Road, along the Reading Road and throughout the town. Along with this expansion came the allocation of land for

allotments and the building of schools and important civic buildings.

By the early 20th century, larger houses for the burgeoning middle classes had filled the larger gaps on Castle Street and to the west side of Reading Road. During the mid to late 20th century the town expanded significantly to the west with new roads serving large housing estates between its peripheral roads. Today, Wallingford remains inextricably linked to the River Thames and the activities along the river, which provide an active, vibrant and very attractive setting to the town.



St Leonards Church: one of Wallingford's earliest surviving buildings



Riverside, Thames Street: riverside villa home to the 19th century artist George Dunlop Leslie RA. The boathouse in the foreground was built for the artist in 1882 and is grade II listed as a good example of a boathouse at the high point of the late Victorian interest in boating as a leisure pursuit

3.3 Listed Buildings

The Conservation Area contains about 150 individually listed buildings. Of these, two are listed at grade I and eleven are listed at grade II*, 10% of the total. This is a higher percentage than the national average. Nationally, grade I and grade II* listed buildings make up only just over 8% of the approximate total of listed building entries. They are considered to be “of exceptional interest” and “of more than special interest” respectively.

The two grade I listed buildings are:

- Wallingford Castle (the remains of Queen’s Tower, the remains of St Nicholas’ College and a fragment of wall which may have formed part of the inner bailey)
- Wallingford Town Hall (built in 1670 with Doric columns on the ground floor creating an open sheltered area which was once used for market stalls – not only is it an exceptional historic building but it is important for its dominating location overlooking the Market Place, with a particularly fine Venetian window at first floor level).



Queen’s tower remains in Wallingford Castle Meadows; probably 13th century and listed at grade I

The grade II* listed buildings are:

- Wallingford Bridge
- The Quaker Meeting House (c.1724) off Castle Street
- Nos. 17, 18 and 19 High Street; the George Hotel ; St Michael’s House (Nos. 94, 95 and 96 High Street); and Calleva House
- Castle Priory College, Thames Street



*Calleva House, High Street: an imposing 18th century Baroque style building. Listed at grade II**

- Church of St Peter, Thames Street
- No. 6 St Mary’s Street
- Church of St Leonard, St Leonard’s Lane
- Church of St Mary, Market Place
- St Lucian’s and attached maltings, Lower Wharf

A full list of the listed buildings in the Wallingford Conservation Area can be found at section 10 of this document.

3.4 Local Interest Buildings

Some buildings are not listed but make a positive contribution to the special architectural and historic character of the conservation area. These buildings meet the criteria set out by Historic England in Local Heritage Listing: Historic England Advice Note 7. Although they are not statutorily protected, the effect of developments upon their significance can be considered within planning applications against the tests of paragraph 135 of the National Planning Policy Framework as 'non-designated heritage assets'.

Local Interest Buildings are identified in yellow on Map 6. Photographs and descriptions are included as an appendix to this document. Some examples of buildings which have been identified are:

- World War II Pill Box at the Riverside Park
- Riverside, Riverholm and Middle Wharf on Thames Street
- The Old Free Library and Methodist Church on St Leonards Square.
- The Boat House public house on the Riverside

3.5 Landscape Setting

Wallingford lies within the River Thames Corridor Landscape Character Area which is described as flat, alluvial land which forms the corridor of the River Thames between Long Wittenham and Goring, and includes the lower reaches of its main tributary, the River Thame. The immediate landscape is made up of large fields with a number of drainage ditches and low hedges. There is little woodland apart from a line of trees along the east side of the road from Shillingford. On the east side of the river, long rows of willows and other trees are more evident, particularly in views from Wallingford Castle.

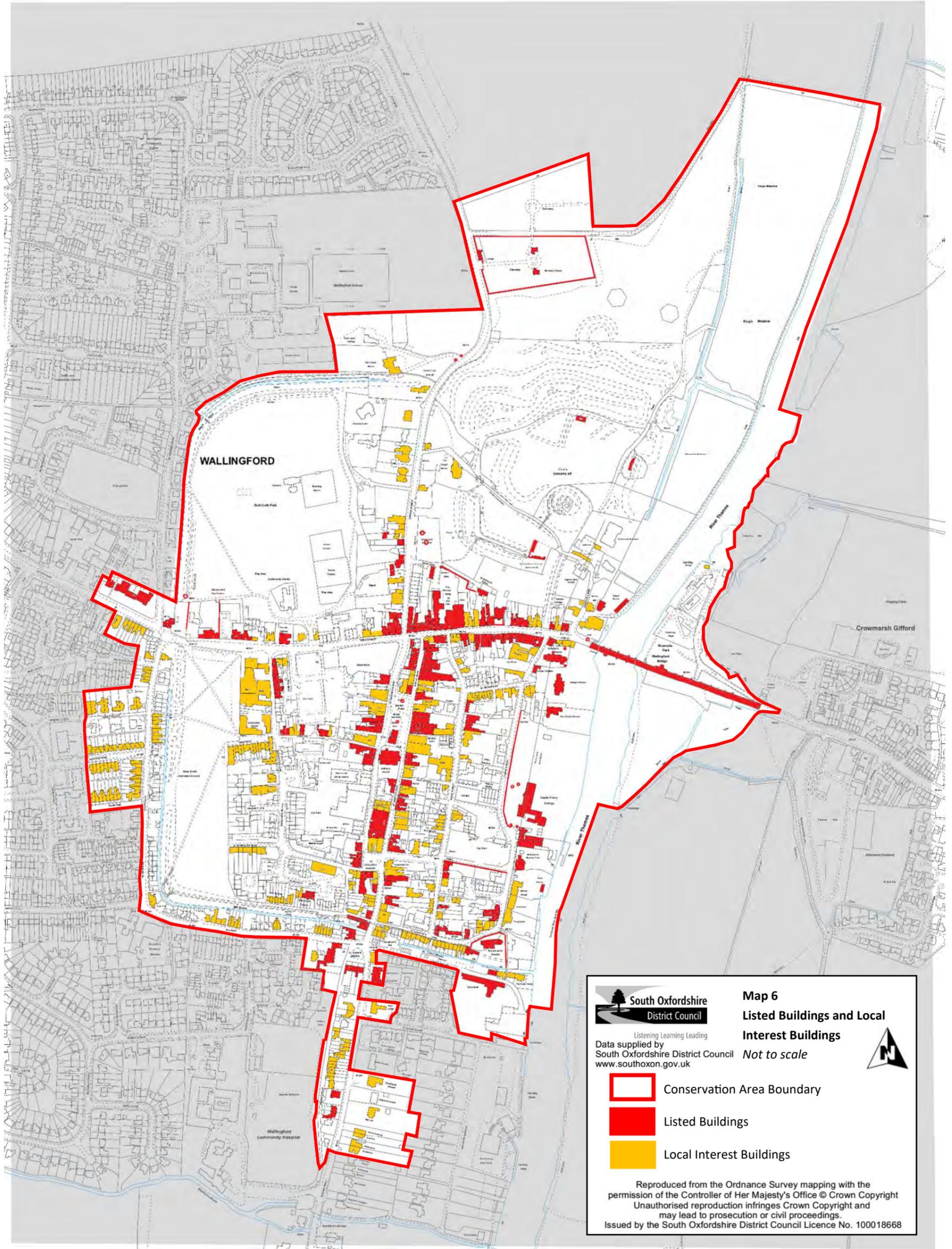
To the immediate west is the North Wessex Downs AONB and Western Vale Fringes Character Area, an area of low-lying land

encircled by the chalk hills of the North Wessex Downs and the outlying Sinodun Hills. To the east, the Central Vale Fringes Character Area is a continuation of the chalk 'shelf', which is sandwiched between the Chilterns escarpment and the River Thames. This is defined along its eastern edge by the steep escarpment of the Chilterns, which leads to the higher Chiltern plateau, which is characterised by a row of ridges and valleys.

Important national landscape designations surround Wallingford. The Chilterns AONB (Area of Outstanding Natural Beauty) and the North Wessex Downs AONB lie to the east and south-west of Wallingford respectively and on either side of the Goring Gap, where the River Thames breaks through the Chilterns on its way to Reading.



The distant Chiltern Hills AONB visible on the horizon from Wallingford Castle motte



4. Historic Development

4.1 The origins and historic development of Wallingford

Prehistoric/Roman

Wallingford's early history is continuously emerging as a result of archaeological investigations. The southern boundary between Wallingford and the neighbouring parish of Cholsey was marked by an ancient stream flowing east into the Thames (now known as Bradford's Brook, which lay well south of the town defences. This suburban area included the early pagan Saxon cemetery and also the now lost church of St Lucian. The area was almost certainly part of the original pre-burh Saxon settlement.

Neolithic flints have been found just north of the town defences, and numerous Bronze Age artefacts have been dredged from the river. A high status Bronze Age island settlement was discovered during the building of the modern Winterbrook Bridge and Iron Age settlements are being revealed by modern development to the south and west of the town. Though no structural remains have linked Wallingford to the Roman period, 19th century records of large numbers of Roman coins and pottery found to the west of the town make it likely that some form of Roman activity took place.

Saxon (410-1066)

Whilst Wallingford today contains one of the best examples of a late Saxon town plan in England, an early Saxon cemetery outside the defensive earthworks to the south west of Kinecroft contains burials from the 5th-7th centuries, suggesting that there was a settlement beside the river for at least four hundred years before the creation of the 9th century burh.

Wallingford was clearly already an important settlement by the time it was first mentioned in a Saxon document of c. 919 AD as one of the largest fortified towns built by King Alfred to defend Wessex against Danish attack. (Winchester, his capital, was the same size as Wallingford) . The town was located at the boundary of Wessex and was strategically important.

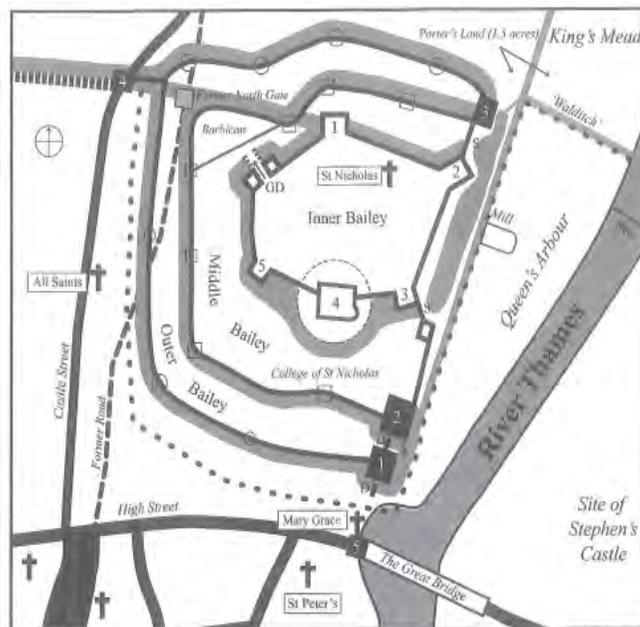
The town's Saxon defences eventually comprised large earthworks constructed on three sides, probably topped by timber fortifications, and surrounded by a water-filled ditch. The defences formed a rectangular enclosure against the river, with bridgehead on the east bank of the river to guard the river crossing. Bridges were required to cross the ditches into the town watched over by gatehouses that controlled traffic into and out of the town.

The earthworks even now maintain a formal boundary between the historic town and its more recent suburbs. Only minor alterations have occurred to the essential street layout in the past 500 years and the streets inside the Saxon defences are remarkably well preserved. Some additional lanes and passageways were made for convenience but the principle routes remain very much the same as in the early 10th century.

By the 11th century 276 properties in the town were held by the king and a royal garrison of 'housecarls' was maintained, probably in the north east quarter of the town. Wallingford had a mint from the 10th to 13th century, where a moneyer struck coins bearing the town's name - a royal privilege. It was possibly located in the vicinity of Goldsmiths Lane.

Post Norman Conquest (c.1066-1485)

The second major phase of Wallingford's development began after the Norman Conquest, when Robert d'Oyley carried out William I's orders, building a sizeable motte and bailey castle (mound and enclosed area) in the north-east quadrant of the town, adjacent to the Thames, making good use of the northern Saxon rampart and moat.



KEY

1 - Constable's Gate	1 - Queen's Tower	GD - The Great Drawbridge
2 - Bydongate	2 - Muggetour	D - Drawbridge
3 - Dernegate	3 - Water Tower	S - Possible sluice site
4 - Town North Gate	4 - The Great Tower	○ - Conjectural towers
5 - Town East Gate	5 - Benet's Tower	⊕ - Church

Left: An indicative layout of Wallingford Castle c. 1300

In 1086 the parish church of Holy Trinity, situated in the southern part of what is now the Bullcroft, was given to St Alban's Abbey, whose abbot endowed a Benedictine Priory there. It was a 'daughter house' of the Abbey and more than one Prior of Wallingford went on to become Abbot of St Alban's. The Priory and the castle occupied most of the northern half of the enclosed town, enhancing its already powerful status. From the 11th-15th centuries Wallingford castle was of national importance as the third great royal castle of the Thames Valley (alongside the Tower of London and Windsor). It played a major role in the Civil

War between Stephen and Henry I's daughter Matilda, a conflict that was resolved by the Treaty of Wallingford agreed in 1153. The castle was usually part of the estates of heirs to the throne, from at least the 13th century, becoming part of the newly created Duchy of Cornwall in 1337.

From about the end of the 13th century, the town of Wallingford experienced significant economic decline, partly caused by the growing importance of other towns such as Reading, Abingdon and Oxford, better placed than Wallingford for trade, and partly by the Black Death in 1349-50. The once prosperous medieval town with 11 Parish Churches and over 2000 occupants was reduced by the 15th century to just 4 Parish Churches and 44 households.

The town suffered again under King Henry VIII, first by the dissolution of Wallingford's priory in 1525 and then by the king's transfer of the castle's Honour (major land

holdings) to his manor of Ewelme. The town was further impoverished in the 17th century by the effects of its involvement as a royalist stronghold in the Civil War.

Archaeological test-pitting throughout the town has shown that the outer streets, such as Wood St, Thames St and Goldsmiths' Lane, became depopulated from the 14th century onwards, not beginning to recover until the late 17th-18th centuries. After the 17th century Civil War, efforts were made to improve aspects of the Market Place, with the rebuilding of St Mary's Church tower in 1653, using stone from the demolished castle, and the subsequent building of the new Town Hall in 1670.

Regular markets selling agricultural produce and animals in the town centre, which had



The stone base of St Mary's church tower which contains reclaimed stone from Wallingford Castle

been fundamental to the town's economy throughout the medieval period, continued to well into the 19th century, by which time more industrial activities had developed.

The 18th century

Developing industries particularly malting and brewing, were able to make use of the quick Thames route to London to bring a new phase of prosperity to the town. The trade was served by the development of new wharfs along Thames Street. The money this brought in, combined with the fashionable influences of the capital, had a significant impact upon many of the buildings in Wallingford.

Many of the older, mostly timber framed, properties were re-fronted or modernised



5-7 Thames Street: 18th Century former malthouse range and cottages

using brick, whilst others had their roofs raised or parapets introduced to hide old-fashioned pitched roofs. Some properties were newly built in the classical Georgian style whilst others were given a radical facelift, sometimes using render to hide the original timber frame or local stonework.

19th and 20th centuries

It was not until the 19th century that the town needed to expand beyond the Saxon footprint. Most new housing was sited along existing routes and paths around the defensive ditches such as St Johns Road and Croft Road. A small run of cul-de-sac terrace streets were constructed off Croft Road at this time, forming Croft Villas, Egerton Road, South View and Springdale.

The town's widespread use of brick continued into the 19th century, although the relative prosperity it had represented was much reduced. The coming of the railway in 1866 led to a station being constructed to the west of the town centre. A number of good quality terraced workers cottages, some larger semi-detached villas, and an imposing school building were all constructed in the latter half of the 19th century. The railway did not bring any great prosperity to Wallingford, but this has meant

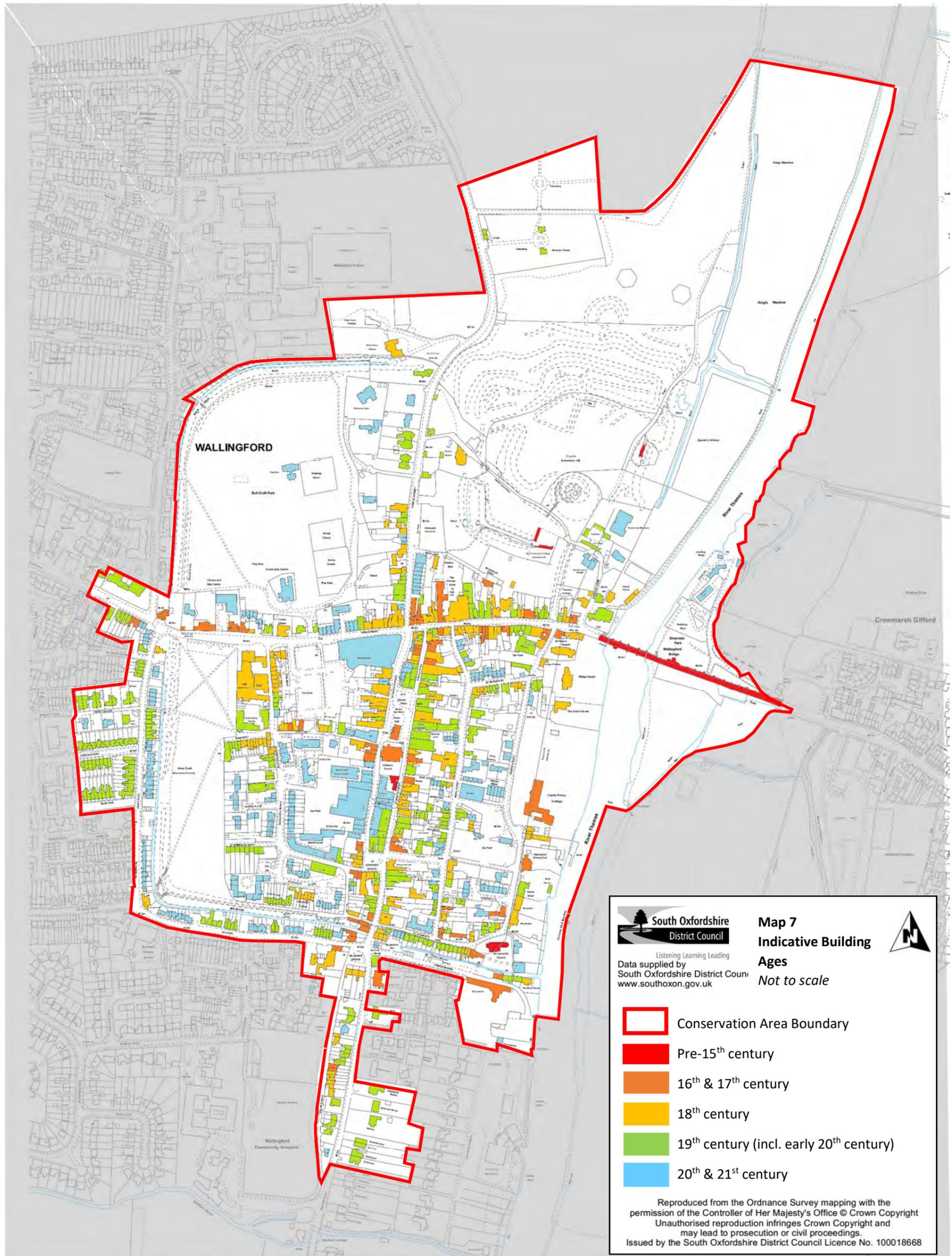
that the settlement has not been radically extended or altered and today retains its character as a small, but busy, 'market' town.

The river, aside from its trade potential, began to be recognised for its picturesque qualities and leisure opportunities. Large villas were constructed along the west bank of the Thames, turning the once busy wharf area of Thames Street into a quiet residential lane.

In the mid and late 20th century the town expanded with new housing being provided on the outskirts as well as a the Hithercroft Estate, the town's major employment area. In 1992, a bypass was built to the south and west of the town which advantageously removed most of the traffic through the narrow streets in the town centre.



19th century terraced housing on Croft Road



4.2 Archaeology

The town of Wallingford is justly renowned for its surviving late Saxon burh and medieval rampart-ditch defences, and for the complex and extensive earthworks of a Norman castle imposed into the north east quarter of the urban space. The main known archaeological sites are the burh defences, Bullcroft, Kinecroft and the site of the castle. These are designated as Scheduled Monuments but there are many sites of known archaeological significance in the town that are not scheduled.

Wallingford was highlighted as follows in the 1975 Historic Towns in Oxfordshire survey:

“The importance of Wallingford’s archaeology... is only heightened by comparison with the other towns, for (apart from Oxford) it is the only late Saxon walled town in the region.... Late Saxon and early medieval layers are unlikely to be stratified deep beneath or destroyed by later archaeological deposits as they frequently are in Oxford... Some [unpublished] archaeological work has already taken place on the castle and the defences, but many components of the early town, like the domestic and industrial buildings, the churches, the street plan and the waterfront remain unstudied. Because there is still so

much to be learnt about this period, large scale work on any of these aspects is likely to produce results of national importance”.

From 2008-11, The Wallingford Burh to Borough Project, funded by a substantial grant from the Arts and Humanities Research Council, made a major study of the town’s development from 800-1400AD, also initiating an on-going garden test-pitting programme for 100 investigations throughout the town.

Alongside this, a study of the documentary evidence for the Castle and Priory has been made by The Wallingford Historical and Archaeological Society. The three resultant publications so far have revealed the archaeological sensitivity and potential of the majority of the area covered by the Wallingford Conservation Area. It reflects the complexity and multi layered nature of the character of the settlement seen above ground today.



A view across Bullcroft; designated as a Scheduled Ancient Monument for its archaeological interest

5.Spatial Analysis

Summary of key features:

- Well preserved Saxon street layout centred around a cross roads and enclosed by defensive ditches and embankments
- Surviving medieval burgage plots in town centre
- Wide range of building periods representing the the medieval period to the present day
- Large high quality open spaces with historic interest at the Kinecroft, Bullcroft and Castle Meadows
- Variety of built character and appearance forming a rich multi-layered urban environment

5.1 Street pattern and layout

Wallingford is a nucleated settlement contained by embankments within a roughly rectangular area to create four distinct quarters. The layout of roads are considered and planned unlike the organic and incidental nature in which many historic places have developed; a result of the

defensive nature of the settlement's origins.

Whilst the northern quarters are open spaces, the southern quarters of the town are developed and fragmented by a network of secondary routes. From the main cross roads, High Street crossing the main north to south route, are narrow lanes and alleyways which lead to the secondary streets within the two southern quarters respectively.

These smaller connecting routes are Hart Street, Mousey Lane and St Leonards Lane in the south eastern quarter which connect to Wood Street and Thames Street. Feathers Yard and Church Lane in the south western quarter connect to Goldsmiths Lane in the south western quarter. Additional smaller routes of this kind may have been lost and are the subject of ongoing research into the early layout of the town.

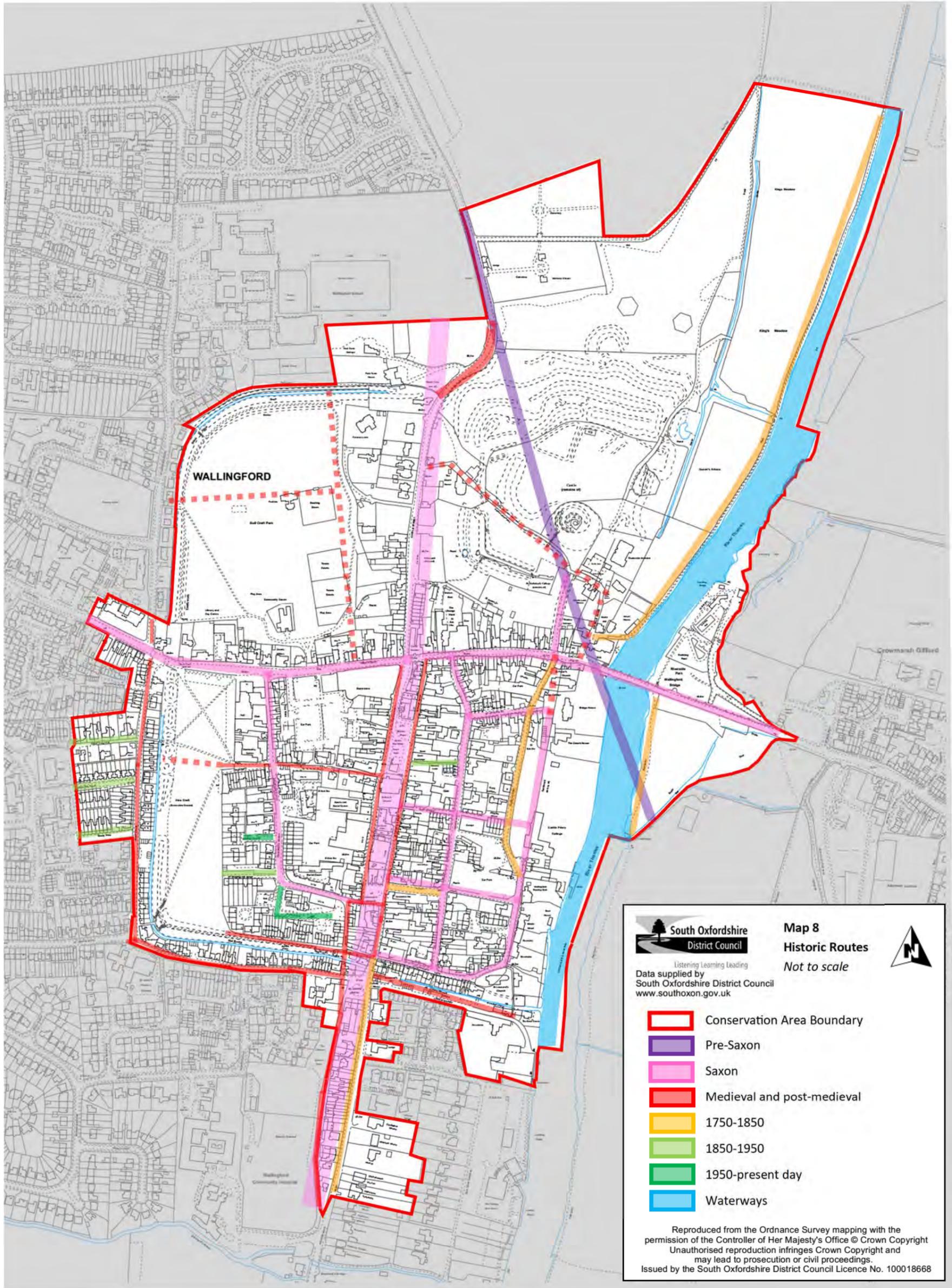
The main north-to-south route in the southern half of the town may have originally been a continuously wide street of the proportions that can be seen at Market Place and St Leonards Square, tapering only at its ends near the northern and southern gates. It is often presumed that the infilling of these areas in market towns may

have evolved from the occupation of these areas by permanent market stalls. In Wallingford, two narrower streets have been formed either end of the market place, St Marys and St Martins Street.

Beyond the confines of the Saxon town, the main crossroads extend radially away from the town towards other nearby settlements. The High Street would have formed the most significant transport route because it provided the main river crossing route over the Thames. Today, although this is a busy vehicular route, the Market Place forms the busy commercial centre of the town.

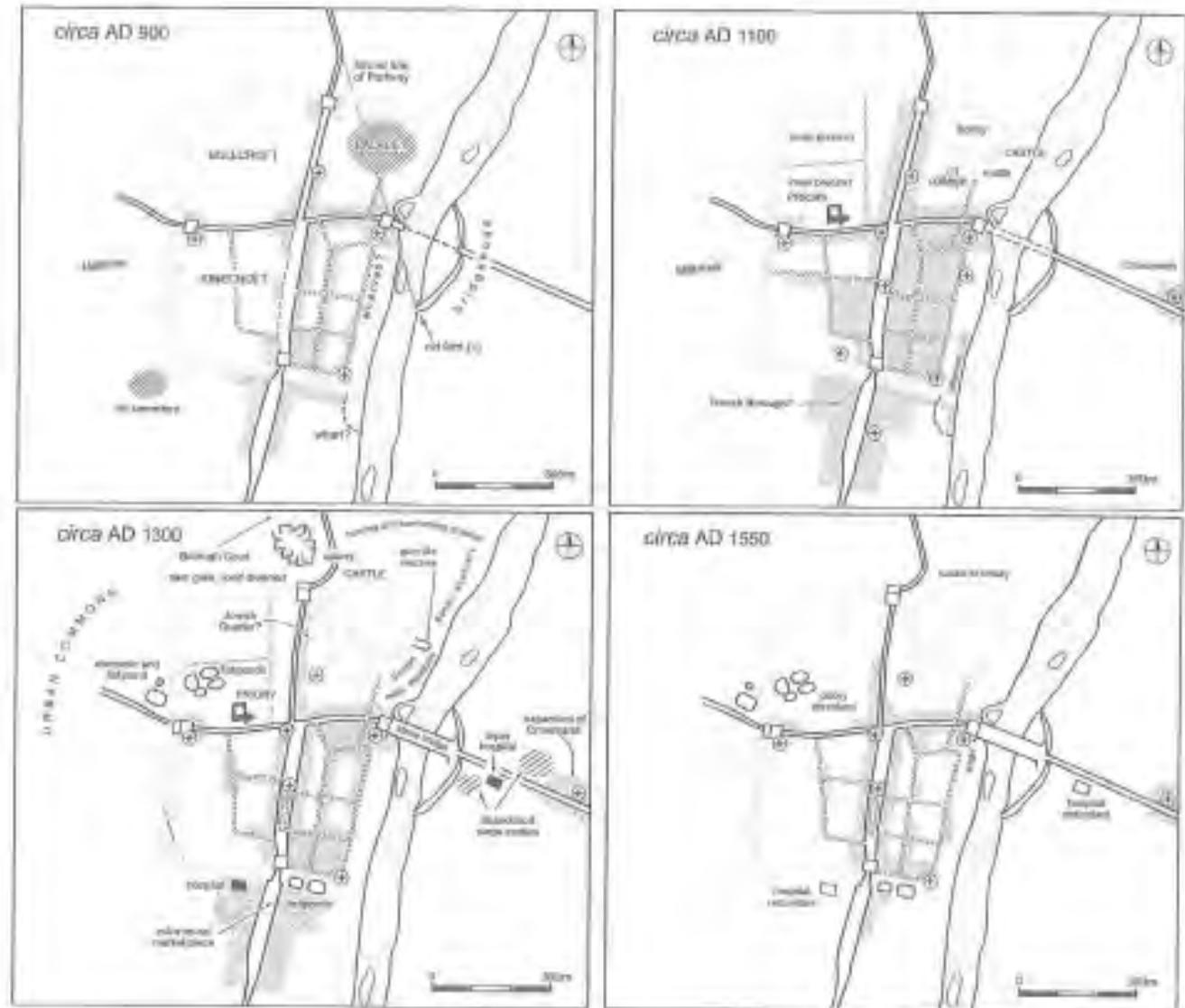
Very little alteration has occurred to the established layout within the Saxon enclosed town other than the creation of New Street and the possible rerouting of traffic nearer to Broughton Mill east of the early south gate.

Secondary routes were laid out between the outer roads in the 19th and 20th centuries to accommodate new housing. These infilled the areas of land between the radial roads particularly to the west of the town. Little alteration was otherwise made to the original town layout with the exception of the addition of New Street and the rerouting of Thames Street in the southeast quarter.



Wallingford through time: an interpretation of the principle phases of Wallingford's evolution

Credit: The Society for the Medieval Archaeology, Monograph 35, 'Transforming Townscapes: from burh to borough: the archaeology of Wallingford AD 800-1400, 2013'



5.2 Building plots

The division of plots largely determines the urban grain of a place. The Saxon system of dividing land to form crofts or smallholdings is understood to have been overwritten by the medieval burgage system that re-allocated and divided these parcels of land into long narrow strips with a road frontage. It is unclear whether any boundaries pre dating this survive.

Plots with a frontage on the busy main cross routes came at a premium and the urban form in these areas is particularly dense with narrow buildings positioned directly onto the street with long narrow plots to the rear. The effect is that buildings are positioned cheek by jowl, usually forming two to three storeys in height. To the rear, extensions and outbuildings diminish in size.

In Wallingford burgage plots are best preserved in the eastern half of the town on the High Street and St Mary's Street. The rear of the plots are accessed by 'service' roads such as St Peters Street and Wood Street. The rear workings of the frontage buildings can be appreciated from these service roads. In many stretches on Wood Street a building has been added within the rear of the burgage plot creating a more active frontage to these back roads.

Within the southern portion away from the burgage plots, development is much sparser. The basic grid of secondary roads is preserved but there is much less regularity in the setting out of building plots which are inconsistent in size and shape, some running the full depth of the parcel of land similar to the burgage plot system and others allocated much shallower areas.

Generally but not exclusively, buildings are sited towards the road frontages. The main exception is Thames Street where historic buildings and rear gardens form the road frontage to a large part of this area. This in part can be attributed to the rerouting of the street in the 19th century and the loss of buildings that may have existed here. Overall, land division in these areas is more generous.

The definition of burgage plots in the south western quarter has almost completely been lost by truncating the plots that extended back from St Martins Street to create large open backland areas. The edges of these parcels of land are lined with shallow building plots of later date that face Goldsmiths Lane. The remainder of this quarter consists of larger parcels of land occupied by former industrial sites. These have been subdivided to provide housing from the 19th century to the present day,

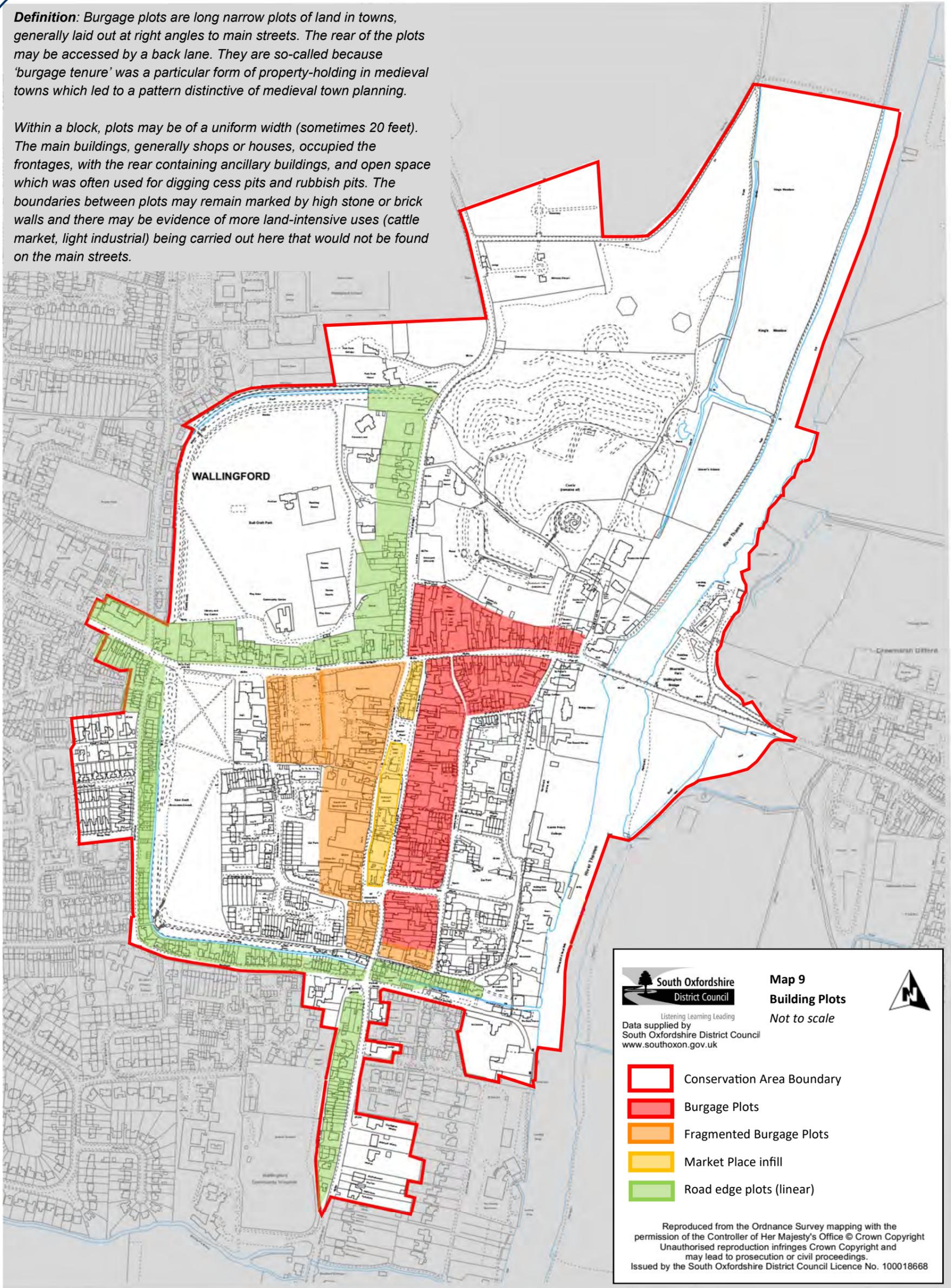
usually within cul-de-sacs accessed from Goldsmiths Lane.

Outside the Saxon defences, building plots occupy the shallow gap between the peripheral road (St Johns Road and Croft Road) and the Saxon Embankments. Beyond this the development of buildings into the surrounding open land is more considered with set plot widths and depths for the division of each parcel of land. The size of the plots here generally correspond to the nature and status of the building it was to accommodate with detached villas occupying wider plots than the terraced workers housing. Elsewhere beyond the confines of the Saxon town development followed a linear pattern along the main radial roads.

On the 'island' formed between Priors Walk and Reading Road the development pattern is fairly dense possibly as a result of the dominant ownership of land at adjacent St Johns Hospital to the north and St Lucians to the south. Building plots consist of shallow strips at right angles to the road. The division of Chalmore Gardens to the west of Reading Road generally followed the line of the former allotment plots they occupied. They remain generous plots with detached houses centrally located within them.

Definition: Burgage plots are long narrow plots of land in towns, generally laid out at right angles to main streets. The rear of the plots may be accessed by a back lane. They are so-called because 'burgage tenure' was a particular form of property-holding in medieval towns which led to a pattern distinctive of medieval town planning.

Within a block, plots may be of a uniform width (sometimes 20 feet). The main buildings, generally shops or houses, occupied the frontages, with the rear containing ancillary buildings, and open space which was often used for digging cess pits and rubbish pits. The boundaries between plots may remain marked by high stone or brick walls and there may be evidence of more land-intensive uses (cattle market, light industrial) being carried out here that would not be found on the main streets.




Map 9
Building Plots
Not to scale


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 South Oxfordshire District Council
www.southoxon.gov.uk

-  Conservation Area Boundary
-  Burgage Plots
-  Fragmented Burgage Plots
-  Market Place infill
-  Road edge plots (linear)

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5.3 Activity and prevailing or former uses

Shops, commercial businesses, and important civic buildings are mostly located at the main roads, High Street and Market Place. The High Street, although being the busiest vehicular route through the old town, is surprisingly less active than the north to south route because it has a high proportion of residential properties. This trend reverses at the point nearest the Market Place junction where commercial activities intensify. Residential buildings are less prevalent in this busy central core.

Commercial activity is similarly less prevalent in Castle Street although there are some businesses located near the crossroads. Market Place, St Marys Street and St Martins Street is the towns commercial centre. This activity peters out south of St Leonards Square but it is clear in the surviving shopfronts and signs that this was not always the case and that there was a much wider distribution of commercial activity throughout the town.

Wallingford was an important trade centre for agricultural goods. The Corn Exchange was a busy centre for the sale of arable crops and the corn mills of the town are evidence of the conversion of these crops to

saleable goods. In the Market Place, Wilder's agricultural machinery was displayed and sold for the benefit of visiting farmers drawn from the surrounding area. The sale of livestock took place at the cattle market off Wood Street. Although these uses have now disappeared, evidence of the buildings and spaces that facilitated them remain important reminders.

Industrial uses were generally located in the southern portion of the town away from the Market Place. The south western quarter was occupied by Wilders Ironworks, Hunts Mill and Wallingford Brewery. It is assumed that the medieval town's mint was located in this quarter and informed the name 'Goldsmiths Lane'.

Evidence of industrial and trade related uses were also carried out in the south eastern quarter. There are barns, former warehouses, malt houses and a large enclosed area which formed the cattle market. Both quarters are now predominantly quieter residential areas with many buildings having been converted for housing.

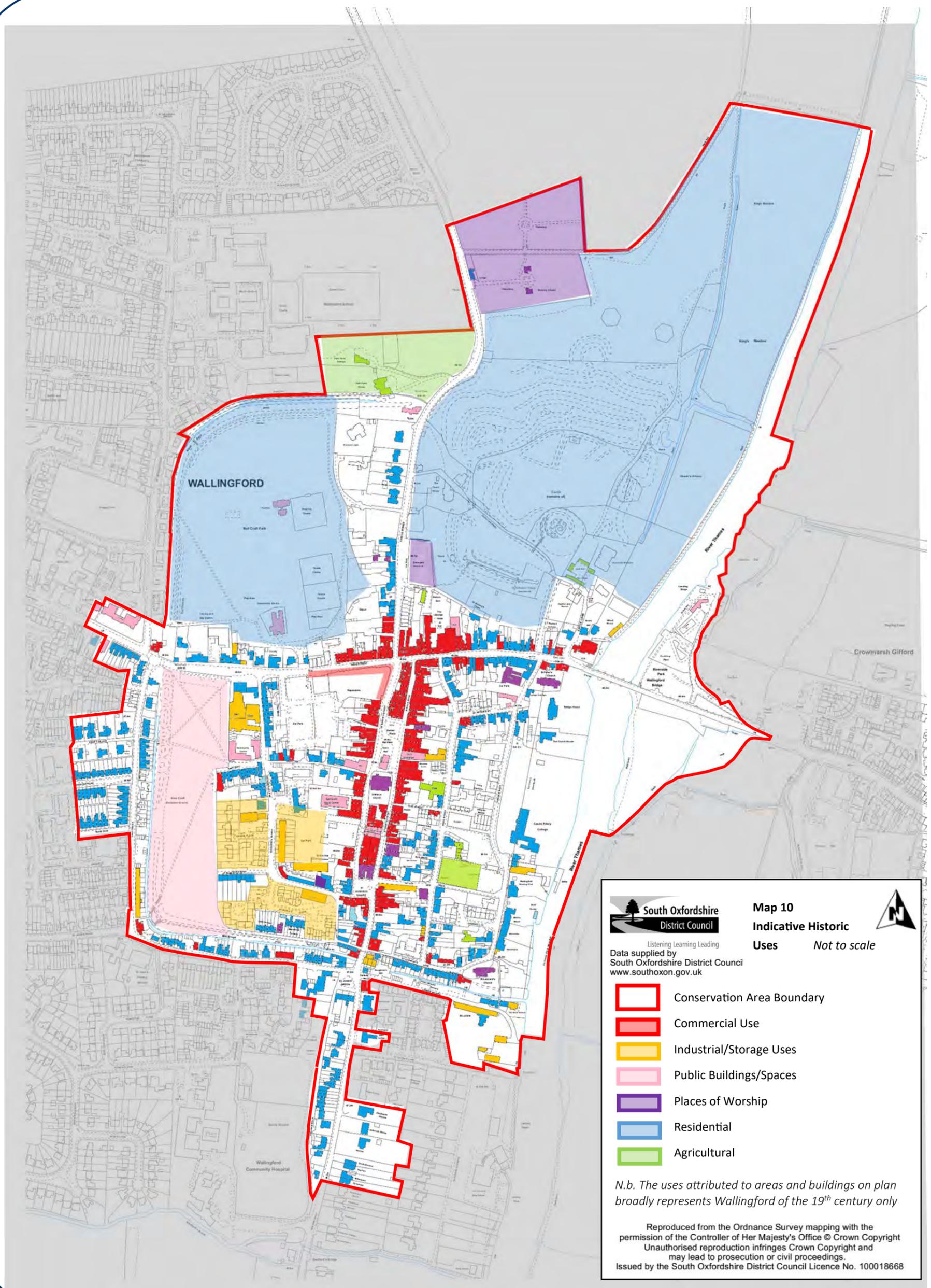
The areas outside the Saxon walls remained predominantly agricultural until the 20th century although some of the less

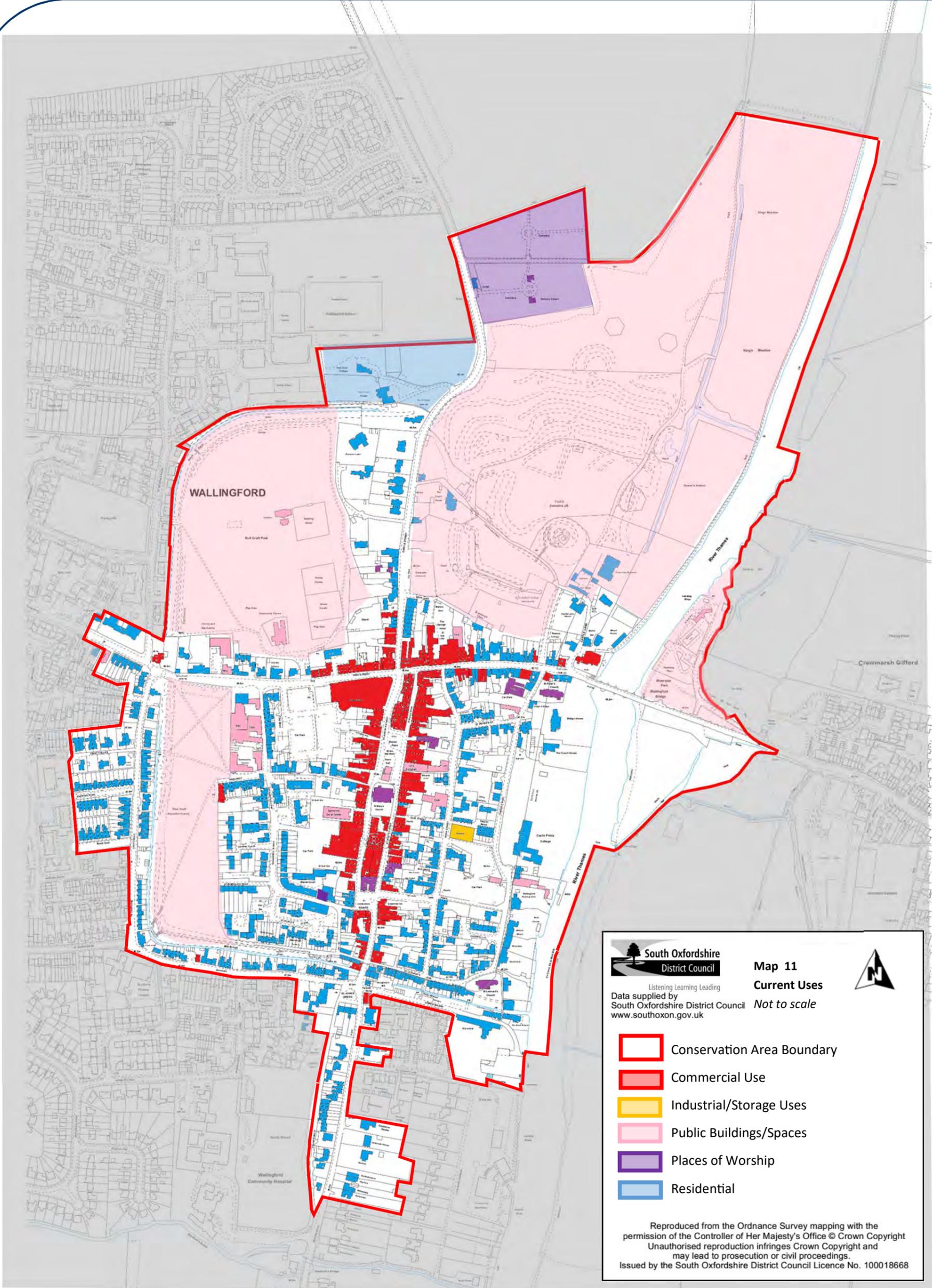
desirable uses were located here in relative isolation. To the west of the town was a thriving tannery, notoriously odorous. Beyond this to the north was the union workhouse.

The arrival of the railway in this area increased the desirability for land for commercial and trade purposes and an agricultural machinery factory was constructed in the 19th Century.

Although it is usually preferable that buildings continue to perform their original function, sensitive conversion can enable the ongoing conservation of a building and offer an opportunity to restore the vitality of an area. Conversions of this type include Hunts Mill and Wilders Ironworks in Goldsmiths Lane that have been converted to mixed residential uses. Also worthy of mention is the conversion of the Cornmarket to a theatre and cinema.

The distribution of uses throughout the town have been identified on Maps 10 and 11.






South Oxfordshire District Council
 Listing Learning Leading
 Data supplied by South Oxfordshire District Council
www.southoxon.gov.uk

Map 11
Current Uses
Not to scale



-  Conservation Area Boundary
-  Commercial Use
-  Industrial/Storage Uses
-  Public Buildings/Spaces
-  Places of Worship
-  Residential

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5.4 Views and vistas

There are four distinct types of views that have been identified as having high significance and which add positively to the variety of ways in which the conservation area is experienced and understood:

1. planned views from one location to or through another
2. panoramic views offered across open spaces
3. key views towards specific landmarks,
4. dynamic and changing views as you move around the conservation area (particularly through the historic streets)

Notable planned views include those from the castle ruins and embankments. These high vantage points had a specific function of surveillance of the opposite side of the river during the Saxon and Post-Norman Conquest occupation of the town. Currently, these views enable an enhanced experience of the conservation area and town centre because of the higher position and provide a tangible link to the historic development of the town. Also noteworthy are the views from the town's embankments and out of the town from the former town 'gates' which fulfill similar defensive function.

Panoramic views are usually gained from one fixed location and will offer wider views of places and their surroundings. These include the planned views from the castle grounds and also include those views which look across open spaces within and out of the conservation area.

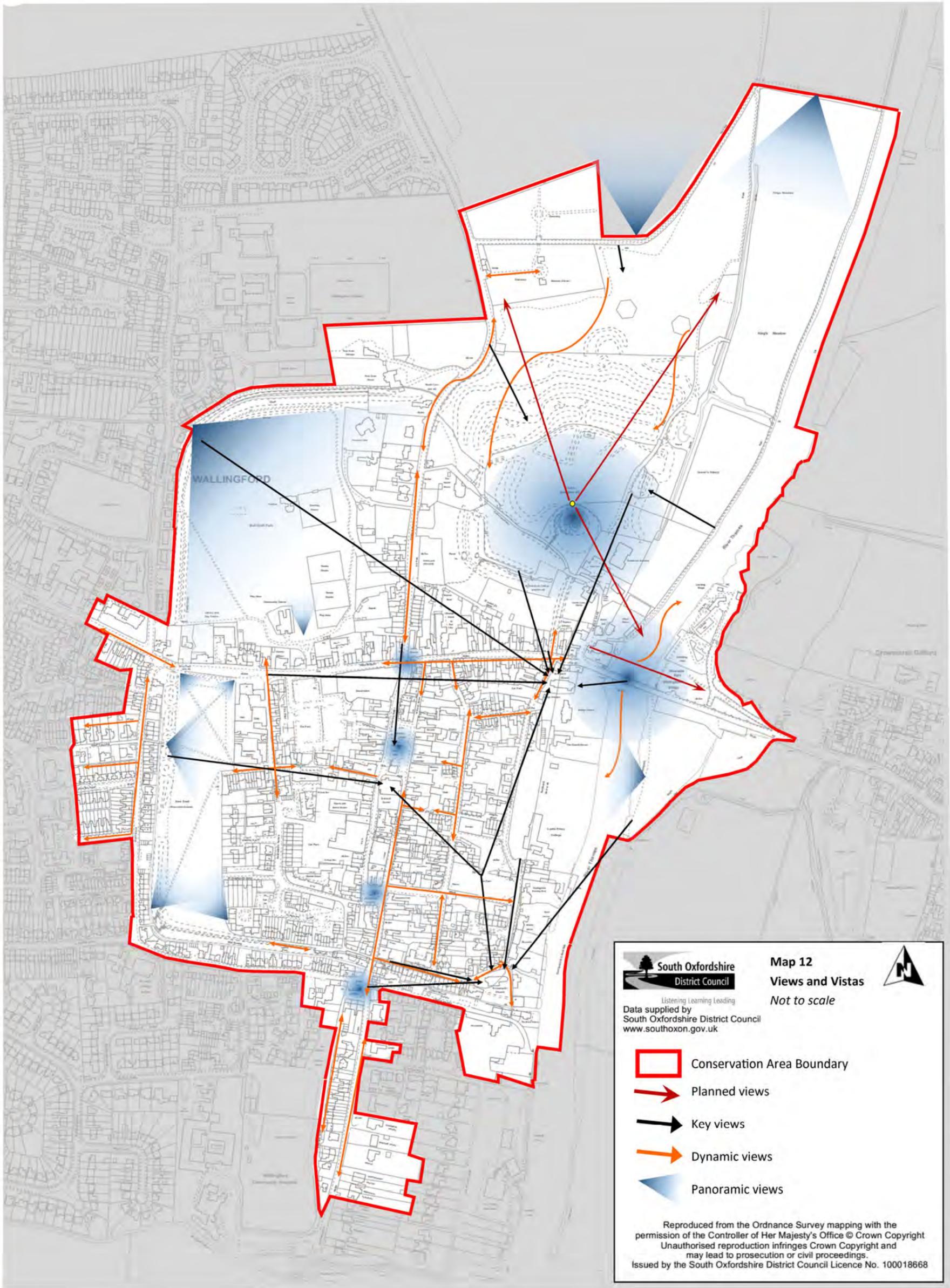
Key views are generally of landmark buildings which were placed in a way or built in a manner which intended them to be seen by all. Examples of these include views of the Town Hall in the centre of the Market Place and views of church towers or spires which can be seen from within town and outside of the town across the river.

Dynamic and changing views are more sensory and take account of the experience of the viewer moving through a space rather than a static view from one fixed location. Some of these are particularly diverse and give a special insight into the character of the area.

Views have been identified on Map 12.



Key view: St Peters Church Spire viewed from High Street at junction to Thames Street



5.5 Trees, landscape and open spaces

The Kinecroft, Bullcroft and Castle Meadows site form four large areas of open green space providing relief and contrast to the built form of the town. They provide space for informal and organised outdoor activities which are much valued by the town's occupants. They provide essential room for trees and greenery.

Of particular note are the tree topped ramparts which form a strong visual divide between the old Saxon town and the town's extension beyond. The quality and openness of these inner town spaces provides visual connection to the setting of the conservation area beyond.

The open space on the opposite bank of the river Thames consists of open flood meadows that are particularly unspoilt. These can be appreciated from the bridge and from the castle grounds and towpaths. Although originally the sides of the towpath would have been kept clear, those within the northern portion of the town are well treed with willows and other native trees and planting. From the town, the wooded escarpment of the Chilterns forms a green backdrop and makes an important contribution in views within the Conservation Area.



The riverside is an important public space with high biodiversity value.

Some private gardens have also been identified as important open spaces for their contribution to the character of a specific area. The garden areas of the riverside properties provide wide open spaces which provide the river frontage with a green rather than hard built edge. At 16 Castle Street, a wide side garden provides an important visual break between the edge of the old town and later buildings beyond.

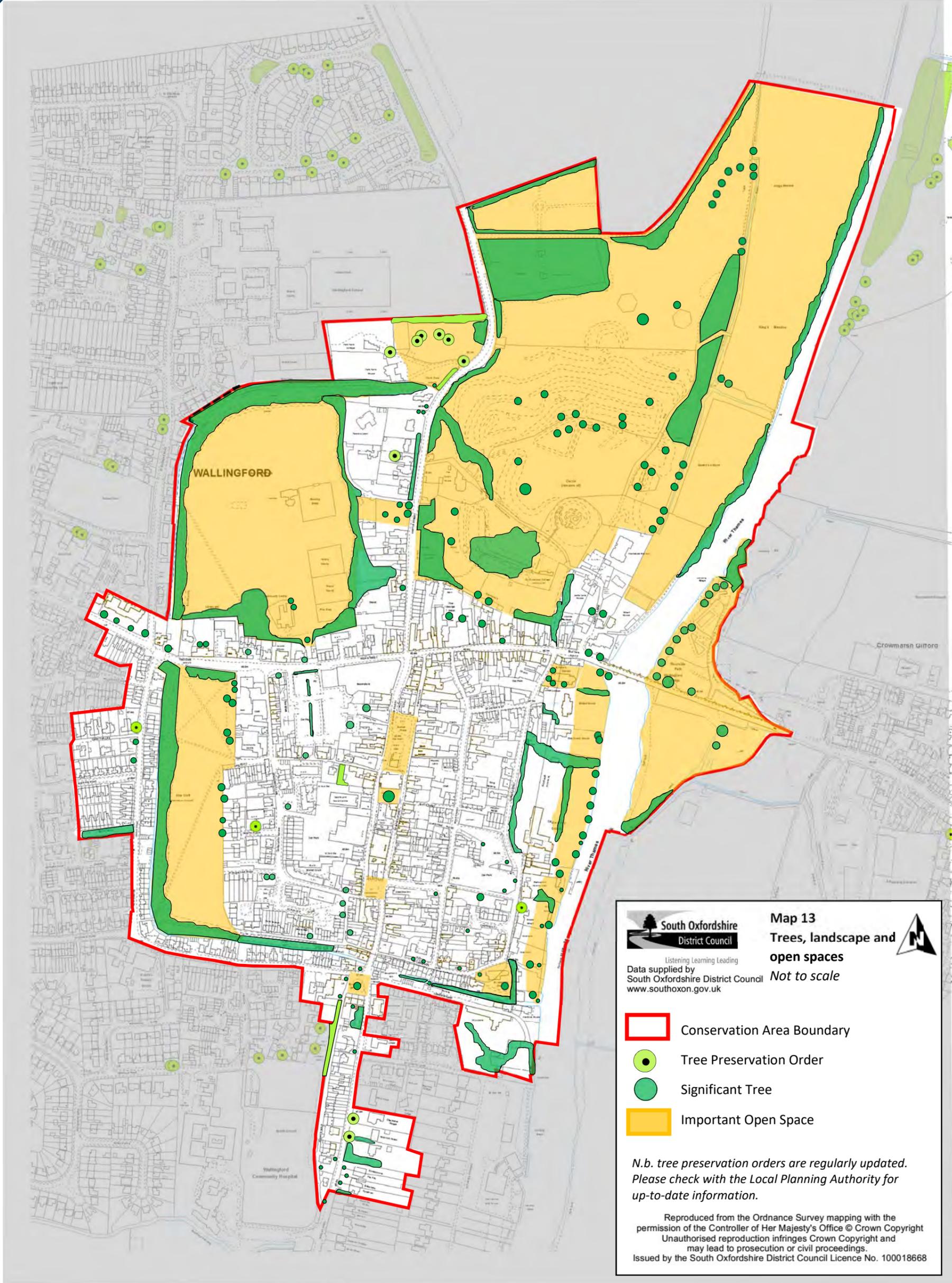
Important open spaces, trees, greenery and landscapes have been identified on Map 13

5.6 Biodiversity value

The Castle Meadows site is a managed nature conservation site, which does much to enhance the biodiversity of the town by providing suitable native habitats. This site is adjacent to the River Thames, which is an important wildlife corridor. Notable for Wallingford are the significant populations of swifts.

Worthy of mention is the biodiversity value of garden areas within the town which cumulatively provide an important habitat within the built environment. The long gardens of burgage plots provide important green habitats within central areas.

N.B. South Oxfordshire District Council and Earth Trust jointly manage Castle Meadows and Riverside Meadows. Management Plans are produced and reviewed regularly and can be read at www.southoxon.gov.uk




Map 13
Trees, landscape and open spaces


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 South Oxfordshire District Council
www.southoxon.gov.uk

Not to scale

-  Conservation Area Boundary
-  Tree Preservation Order
-  Significant Tree
-  Important Open Space

N.b. tree preservation orders are regularly updated. Please check with the Local Planning Authority for up-to-date information.

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5.7 Public Realm

Wallingford conservation area is predominantly urban in nature and as such, the treatment of the public realm is consistent with the size of the town. The items and facilities needed can have a significant impact upon the character of a place and the experience of the visitor.

Street furniture typically consists of benches, street lighting, bins, bollards, boundary fencing, barriers, information signage, bus stops, telephone kiosks, post boxes, cycle stands, pumps, markers, fountains and planters.

In Wallingford, the Market Place has a comprehensive scheme of public realm treatment dating from the 1979 Local Plan for Wallingford including traditional cast iron benches, Victorian style metal lanterns, traditionally profiled iron bollards, signposts and bins providing the necessary modern features fitting to their context. Street paving is generally good quality in the Market Place with stone pavers and granite setts. There are information signs throughout the town, these are generally well placed and provide valuable historic interpretation for visitors to the town.

Away from the Market Place, surfaces are generally tarmac with concrete sets and street lighting generally consists of standard modern overlights. In the narrower streets, these are fixed to buildings. Some areas are not lit however the absence of street lighting is an inherent part of its less urbanised character.

Within the castle meadows site and areas that are less urban in nature, benches, fencing and surfaces are less formal with simple timber benches, post and rail fencing and simple light gravel trackways.

Planting within the conservation area enhances its appearance and create attractive focal points. Of particular mention is the flower planting around the war memorial in front of the Town Hall, the planting on St Martins Street opposite Waitrose and the flower planting on the small roundabout in St Leonards Square. Elsewhere, hanging baskets with flowers hung from the sides of buildings and lampposts enliven street scenes. Those lining the bridge are particularly well placed and add to the sense of arrival into the town.



Timber bench with painted cast iron ends on the Thames towpath with carved memorial dedication



Metal bench with decorative ends in Market Place. Pedestrian and vehicular routes are differentiated with high quality stone slabs and granite sets.

6. Character Analysis

There are ten sub character areas for Wallingford Conservation Area proposed:

1. Victorian Suburbs: Croft Road and St Johns Road
2. The Saxon Embankments: Kinecroft and Bullcroft
3. Western Infill: Goldsmiths Lane environs
4. High Street
5. Market Place and the commercial centre
6. Eastern Infill: Wood Street environs
7. Riverside
8. Wallingford Castle
9. Northern Approach: Castle Street
10. Southern Approach: Reading Road and Squires Walk

Character Areas are identified on Map 14

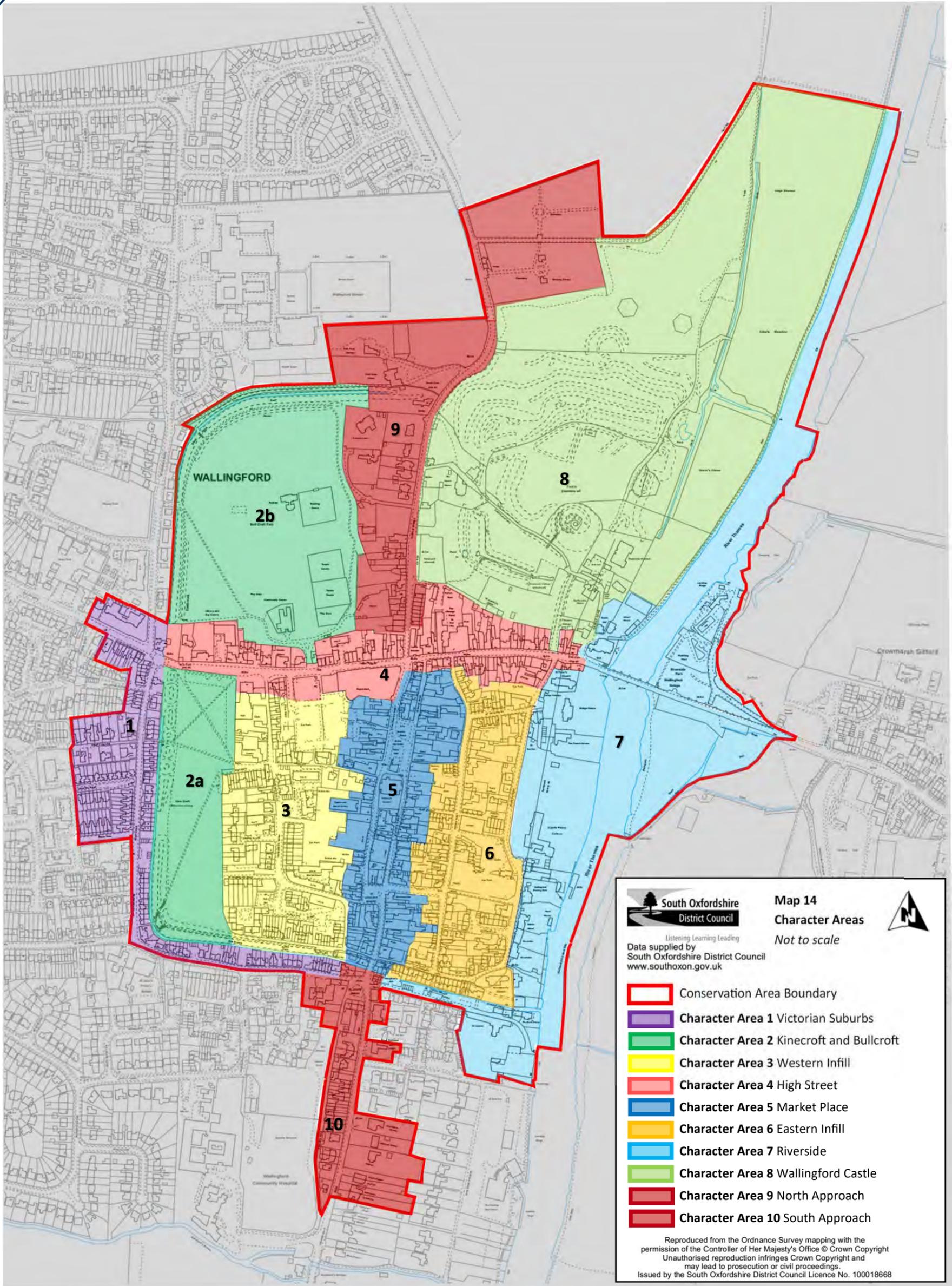
The character areas identify historically, visually and physically distinct parts of the conservation area. Key influences in shaping the distinctive character areas include the archaeological influence and route progression through the town as well as distinctive periods of building and expansion.

Each area will be discussed in turn in terms of its' prevalent qualities as follows:

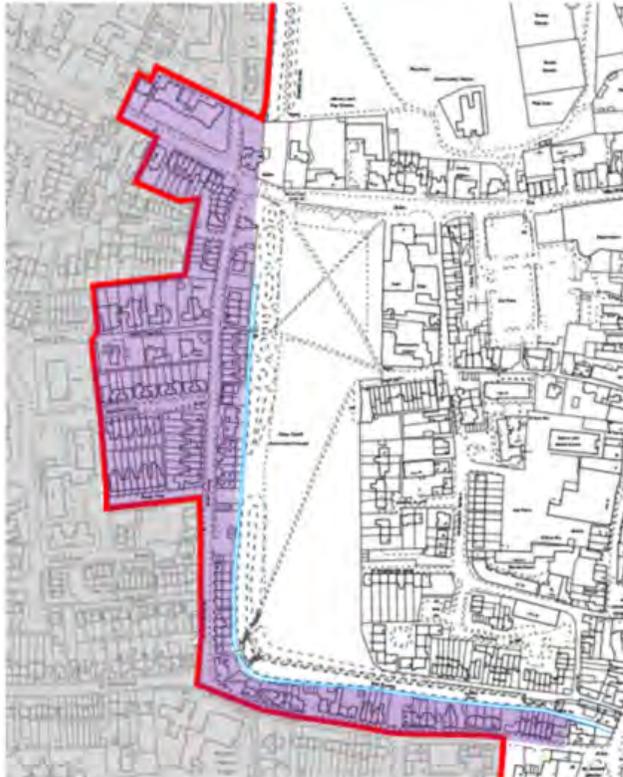
- Buildings
- Plots and Siting
- Boundary Treatments
- Activity and Uses
- Materials and Local Details
- Key Buildings
- Open Spaces, Trees and Greenery
- Views
- Issues and Opportunities



*Local Detail within Character Area 7, Riverside:
A memorial to Sir William Blackstone on the
south wall of St Peters Church.*



6.1 Character Area 1: Victorian Suburbs: Croft Road and St Johns Road



Summary

This sub-area lies outside the town's Saxon ramparts on St Johns Road and Croft Road. The special interest of the area is found in the short rows of late 19th century terraced houses representative of

Prevalent qualities making this area

- 19th century and early 20th century terraced houses
- Individuality of dwellings and speculative groups of houses visually expressed in decorative features
- Prevalent use of red and grey brickwork and slate roofs
- Development follows a consistent and organised back-to-back pattern in blocks or along street frontages not confined by Medieval town layout

speculative housing built after the arrival of the railway in 1866 and the subsequent gradual development of land between the defended town and the railway station. The houses are notable for their variety in design, details and decorative brickwork.

Buildings

Buildings are generally two storeys high, two bays wide and two rooms deep, sometimes with additional projections to the rear. The terraces are typically arranged so that the doorways are positioned in pairs with flanking bay windows. The majority of buildings are in terraces within which each unit mirrors the adjacent unit. Some good detailing is provided on corner buildings such as 30

Croft Road and 12 Croft Road but the arrangement is otherwise back-to-back.

The key defining element in this character area are the rows of houses in Croft Villas, Egerton Road, South View, Brookside (St John's Road) and Nos. 17-31 (odd) and Nos. 30-46 (even) Croft Road. Croft Villas (north side) are the earliest post-railway buildings. Egerton Road (south side), nos. 30-46 (even) Croft Road and South View are the most intact and well-detailed terraces in the area with only limited loss of original architectural details.



The view along South View is channelled by the terrace and shared green space to their frontages but is well preserved and an attractive break from areas where vehicles dominate

Plots and siting

Many buildings are situated immediately onto the pavement without a front garden, however the majority are set back from the pavement by a few metres to provide small front gardens. The width of the plot corresponds to the status of the building; the larger semi-detached Croft Villas have plots double the width of the terraced buildings elsewhere.



Attractive detailing including canted bay windows with carved brick window heads, shared porches on timber brackets and geometric patterned tile front paths are important decorative features that survive in this character area

Boundary Treatments

Plots with front gardens are bounded by low brick walls, some topped with railings such as at 30-46 Croft Road. The original low red brick walls in South View have round brick copings. The chequered terracotta tile paths survive and are very attractive original features. Croft Villas and 1-13 Egerton Road are fronted by low level hedging.



Wallingford Fire Station: a distinctive and decorative yet functional design

Activity and uses

The area is now almost entirely in residential use. The school on Station Road is now converted to residential use. The Fire Station continues to be used for its original purpose as does The Cross Keys Public House.

Views

There are general dynamic views throughout the area the best of which are those along South View, Egerton Road and to Station Road.

Materials and Local details

- Decorative brickwork: red brick and buff brick alternating to form window and door surrounds, quoins and string courses
- Dog-tooth brickwork, string courses and arch window and door details
- Uniform brick chimneys with brick bands and large clay pots forming pleasing rhythms and prominent roofscapes
- Original windows are timber framed, single glazed vertical sliding sashes with glazing bars (varying configurations)
- Shared timber porches supported on carved timber brackets
- Canted bay windows
- Welsh slate roofs but some clay tiles on older buildings
- Distinctive timber decorative bargeboards to Croft Villas

Key Buildings

The Cross Keys Public House, The grade II listed former Wallingford School (c1877), Station Road, is striking in terms of its size, scale and use of bright red brick.

The former fire station in Station Road, dated 1924, is a well-considered functional building with a decorated Dutch gable and strong quoin detailing contributes to an attractive façade which addresses the street well.

The terraces generally are good examples of small scale post-railway building.

Issues and Opportunities

- Historic character has been somewhat diluted by late 20th century houses. modern accretions such as disfiguring overhead wires and satellite dishes could be discreetly located away from principal frontages.
- Replacement of timber windows with uPVC is eroding the fine Victorian detailing and should be avoided. Where openings are upgraded, suitable timber replacements should be considered
- Cumulative loss of architectural features and detail
- Artificial stone cladding
- Addition of roof lights on front or

- prominent roof slopes
- Unsympathetic repair/replacement of original front boundaries which could be repaired or restored to preserve consistent character

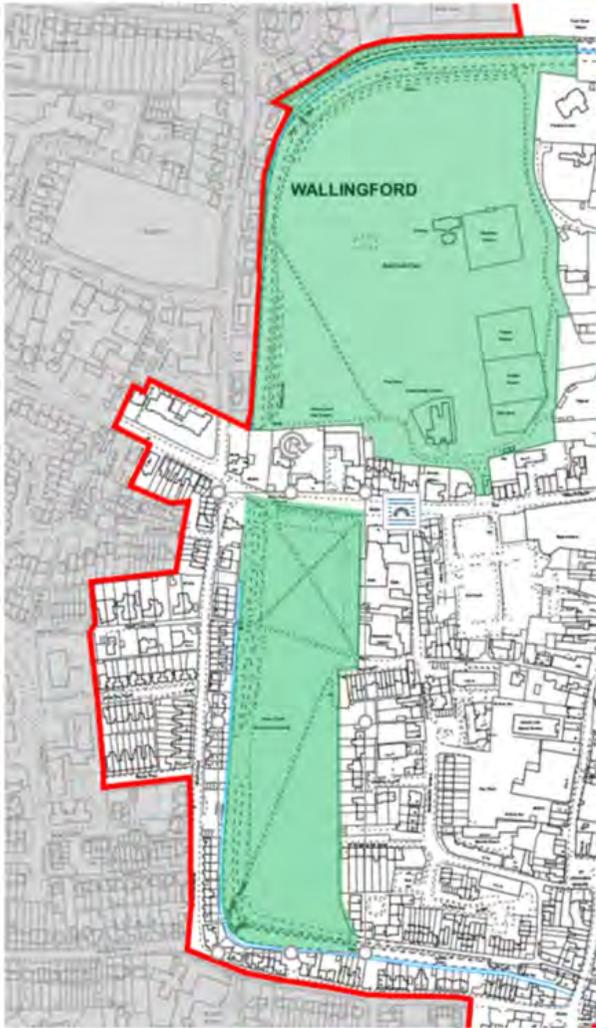


The Plough, former public house



Former Wallingford School, now converted to residential use

6.2 Character Area 2: The Saxon Embankments: Kinecroft and Bullcroft



Prevalent qualities making this area distinct

- Large areas of open lawned space providing valued spaces for public recreation
- Archaeological interest appreciable in the prominent Saxon defensive enclosure
- Aesthetic value of unspoilt long and short views across open lawns to the built edge of Wallingford and mature tree topped banks
- Important views from the Bullcroft to St Mary's church spire
- The gates, piers and gatehouse marking the entrance to the Bullcroft
- A historic stone pier (relocated from Market Place and associated with Bull baiting) in the south west corner of the Bullcroft creates a curious point of interest

Summary

This character area covers the large expanses of open public space on the western quarters of the Saxon Town, Kinecroft (2a) being in the southwest portion and Bullcroft (2b) being in the northwest portion. The Kinecroft was historically used for grazing animals. In 2008 archaeological investigations revealed traces of a row of

12th century timber buildings, which continued the line of Church Lane. The Bullcroft is the site of the former Priory of Holy Trinity dissolved by Cardinal Wolsey in the 16th century. The land was donated to the public in 1914. Both spaces are formally designated as Scheduled Monuments for their high historic and archaeological interest.

The two areas of land are enclosed on two sides by the well treed Saxon embankments. The Kinecroft is crossed by tarmac footpaths and both areas have footpaths on top of the embankments. Both spaces are regularly mown and have the sense of well-kept urban parks. The Bullcroft is a managed recreational area part of which is occupied by tennis courts, children's play areas, a bowling green and timber-clad buildings that house a pavilion and community centre. Both spaces have a peaceful atmosphere in which birdsong prevails over the sound of traffic.

Buildings

A curiosity in the south west corner of the Bullcroft is a late 18th century stone pillar which is listed grade II. It was moved here from the Market Place in 1921, where it reputedly marked the spot where bulls were baited. The Bullcroft has an early 20th

century lodge house with a red brick lower storey with a rendered upper storey, and a first floor oriel adds to its charm. Three brick gate piers topped with stone ball finials mark a pedestrian and vehicular entrance beside the lodge. An inscribed stone on one of the gate piers records the fact that the Bullcroft was presented to the Borough of Wallingford in 1914.

Boundary Treatments

Both areas are enclosed on two sides by the Saxon embankments and ditches that are well treed providing a dense green boundary. On the Kinecroft's High Street boundary there are a series of heavy iron bollards and railings which allows valuable pedestrian movement into and out of the site. On its western boundary, buildings tend to form the boundary of the field with the openings to Church Lane protected by similar bollard fencing. Further south of this boundary, boundaries tend to become less consistent and in places are formed of modern close board fencing, diluting the appearance of the area.

Activity and Uses

The Kinecroft and Bullcroft provide amenity and diverse recreational uses which are a great community asset to Wallingford and form an important part of the town's life.

Open spaces, trees and greenery

There are no trees within the central areas of the parks which enables games and other outdoor pursuits to take place. However, both spaces are bound by the Saxon ramparts which are topped with mature trees. The crofts are large green spaces that are enjoyed by the town's residents and visitors.

Views

There are key views towards the spire of St Peter's Church from the path skirting the edge of the Bullcroft and from the Kinecroft down Church Lane towards St Marys Church tower. Both spaces by means of their openness allow panoramic views of the town to be experienced from their embankments. On the Bullcroft, the town and outlying suburban development is largely hidden from view by mature trees. Trees in the Kinecroft perform a similar role in views south but more urban form is visible and the edge of the town can be viewed in conjunction with the distance Chiltern Hills which form a backdrop on the skyline.



Public footpaths run through the Kinecroft, leaving the central space open with vistas towards the tree-lined northern boundary



Bullcroft embankment (left) provides a route around the open space which is used for recreation

Issues and Opportunities

- The timber-clad buildings beside the Bullcroft entrance have a temporary appearance
- The erosion of the historic earth banks by visitors exploring off the main paths presents an opportunity to undertake tree management and repairs whilst encouraging new routes through the crofts
- The encroachment of fencing from residential plots into the Saxon ditches (south side of Kinecroft)
- Littering within the ditches is a problem and requires regular clearing
- Modern boundary treatments where residential plots meet the park should not encroach onto the scheduled monument



Key views of St Mary's Church tower can be seen all the way from the Kinecroft, by Kinecroft Terrace and at the junction between Goldsmiths Lane and Church Lane

6.3 Character Area 3: Western Town Wall infill: Goldsmiths Lane environs



Prevalent qualities making this area

- Landmark industrial buildings and complexes from the 18th- 19th centuries
- Small scale terraces and vernacular cottages from 17th century to present day
- Predominantly brick construction but some rendered timber framed buildings: fairly varied
- Sense of being a less formal working back-land of Wallingford

Summary

This character area covers the built area between the Kinecroft and the High Street centring on Goldsmiths Lane. This area has a mixed character and appearance with a strong connection to the town's industrial past. Robust utilitarian buildings relating to the former industrial uses in the area contrast with modest workers housing elsewhere which range in date from the 17th Century to the present day. Present uses are mainly residential but there is a community centre in the Victorian school and a public house at the edge of the Kinecroft.

Goldsmiths Lane and Church Lane form part of the original 10th century street

layout. It was reputedly the location of the town's mint where coins were struck from Saxon times and the location of the town's market yards from 1155. Towards the end of the 18th century a vigorous industrial centre of iron working and brewing had formed around Goldsmiths Lane.

Buildings

Some prominent buildings survive from the 18th and 19th centuries including Wilder's ironworks, Hunts Mill, Wallingford Brewery and the Mint which are prominent and architecturally distinctive. The industrial units have mostly been converted to residential use. The yards of these buildings and remaining portions of land have been infilled from the 18th century to the present day mostly with modest terraces of workers cottages. There is also an impressive Victorian school, which is an important focal point both in terms of activity and in its architectural contribution.

Many of the industrial buildings and the later 18th and 19th century cottages and terraces are not formally listed but are identified as local interest buildings and are described individually within the Appendix documents.

Plots and siting

The area to the west side of Goldsmiths Lane consisted of larger plots occupied by



Kinecroft Terrace are an attractive group that frame the view from Church Lane into the Kinecroft



Frontage enclosure along Beansheaf Terrace preserves the character of this group along with pattern of narrow front gardens behind

the larger industrial sites. As housing was needed, small portions of these plots were gradually siphoned off and divided. The size of plots for housing varies across this

portion of the character area but they generally form narrow strips with buildings sited nearer to the frontage (with the exception of Beansheaf Terrace).

In the 20th century as industry declined, many of the larger parcels of land occupied by industrial sites were more intensively subdivided to provide housing and the industrial buildings either demolished or converted to mixed residential use.

To the east side of Goldsmiths Lane and including Church Lane, the plots are constricted by the larger open areas of former burgage plots (now forming car parks) and are much shallower in depth. Buildings are sited onto the street without a front garden with the exception of Goldsmiths Terrace.

Boundary Treatments

Where buildings do have space in front of them, the boundary treatments generally consist of low brick walls. At the school site there are higher brick walls with brick saddleback copings and a number of historic walls of former High Street buildings were retained when Waitrose redeveloped the area. Overall, many of the boundary treatments are either absent, of poor quality or are fairly inconsistent.

Activity and Uses

The development of the area was strongly influenced by the land use of its industrial past. Today the area, although remaining a fairly busy vehicle thoroughfare, is a comparatively quiet residential area. Most of the activity seems to relate to the use of Church Lane as a pedestrian connection between housing west of the Kinicroft and the Market Place.

Materials and Local Details

- Flemish bond brickwork under clay tiled roofs
- English bond brickwork at Wallingford Brewery, the school and The Mint
- Arch-headed and bulls-eye windows on industrial buildings
- Traditional casement windows on domestic buildings
- Gabled dormer windows which sit on the wall plate/eaves Kinicroft Terrace

Key Buildings

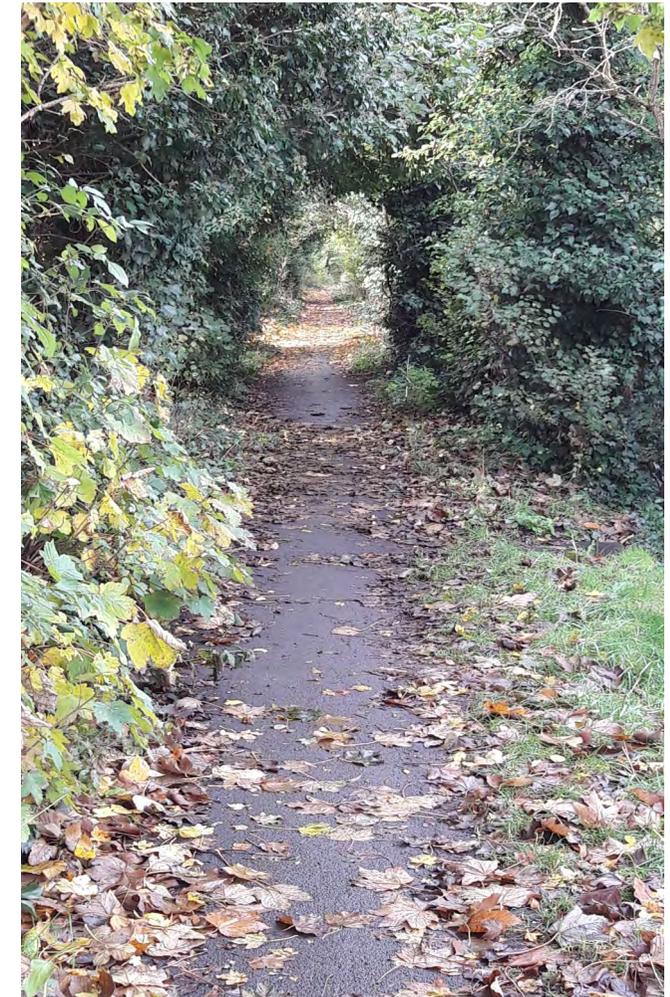
Despite the presence of undistinguished late 20th and 21st century developments, local interest buildings complement the area's listed buildings to create a notable historic character. Kinicroft Terrace, although modest in scale, is an important



Attractive building conversion of the Wilders Foundry has preserved local detailing

visually prominent terrace. Article 4 Directions have ensured the survival of original windows, doors and roof materials. The dormers and chimneys are particularly prominent and provide rhythm and skyline interest.

The brewery complex makes a positive contribution to the character of this part of the Conservation Area, not only as a valuable historic survival but as a local landmark. The brewery manager's house (No. 46 High Street) complements the High Street's key listed buildings on the opposite side of the road.



An attractive but unplanned view along the southern burgh embankment in front of Croft Terrace links this area with Character Area 2 and the Kinicroft

At Hunts Mill, the pyramidal roof of the hop kiln has an obvious industrial scale when compared to the surrounding modest domestic buildings. In contrast, the former Wilders Foundry building displays eccentric and decorative brickwork with a pleasing rhythm of arched window openings which enliven the streetscene.

Open spaces, trees and greenery

There are two large open spaces now occupied by car parks (Waitrose and Council Carpark) to the north and to the south of Church Lane. These are necessary and functional but contribute little to the special interest of the Conservation Area. This character area has limited greenery and tree scape save for a few mature trees along Church lane and at those to the rear of 7 St Martins Street visible from the Council car park.

Views

There is a key view down Kinecroft Terrace and along Church Lane towards the solid 17th century stone tower of St Mary's. The roof of the hop kiln to the former brewery site is a local landmark and adds interest to the skyline. Views of this within the immediate and surrounding area are unplanned but no less impressive or interesting.

Other views within the area are dynamic views through the street scene. In particular, the transition down the enclosed section of Goldsmiths Lane from the High Street towards the junction with the Kinecroft and Church Lane looking up towards the Kinecroft and forwards to the distant Goldsmiths Terrace and down Church Lane transforming from narrow to more open streets.

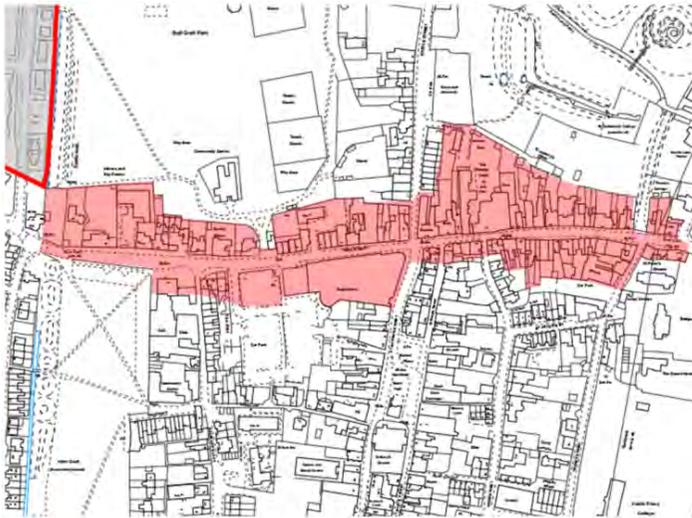


Former industrial buildings characterise Goldsmiths Lane, although nearly all have now been converted

Issues and Opportunities

- Replacement of timber windows with uPVC erodes the historic character of dwellings which could be improved with appropriate replacements
- Cumulative loss of architectural features and detail
- The inactive frontage of 14-16 Goldsmiths Lane and associated garaging to side
- Loss of frontage enclosures or lack of them such as at St Albans Court entrance which could be sensitively reconstructed
- 20th century infill housing that does not address local distinctiveness

6.4 Character Area 4: High Street



Prevalent qualities making this area distinct

- Closed and narrow street scene with building facades cheek-by-jowl
- High quality, smart frontages with sash windows and other decorative details dating from 17th to 19th Century
- Predominantly brick but some rendered/timber framed and some higher status stonework

Summary

This character area comprises the building plots facing the High Street leading from the bridge to the Old Saxon west gate. It is bounded to the north side by the castle grounds (east) and by the Bullcroft (west) and backs the development of the Town Centre to the south. This is one of the oldest routes and contains many of the town's finest historic buildings many of which still occupy long, narrow burgage plots.

High Street is the principle east-west route through the old Saxon layout of the town being a direct continuation of the river crossing. Its strategic importance as a route through the town from two key defensible points remained legible on the first edition OS map of 1878 which notes that 'West Gate' was situated at the west end of the High Street where it interrupts the Saxon Ramparts and 'East Gate' was situated on the south side of the river crossing.

Buildings

On the eastern portion of the High Street, building facades, which range from bold architectural statements to more modest townhouses and vernacular structures, are the dominant form within the street scene.



Western portion of the High Street looking east: A more open street scene with larger detached buildings lining the northern side. St Peters Church spire visible over Waitrose building



The George Hotel (left) with its gabled and jettied frontage. Grade II listed*

These buildings range in date from the 17th Century to the 20th Century. Buildings are generally two storeys high, many with attic accommodation however many larger and grander buildings have a third storey. Those nearest the bridge are generally lower of one and a half or two storeys only.

The western portion has a much sparser quality with larger detached buildings on the northern side. Most are significant historic buildings such as Flint House and Stone Hall. However, these are interspersed with some well-detailed early 20th century detached houses. The large Waitrose building and its carpark dominate on the south side, followed by the complex of buildings forming The Mint and the imposing Brewery owners house at No.46.

Plots and siting

The eastern end of the High Street retains a distinctly complex historic character with a dense and varied linear form of buildings lining the narrow road edge. Both sides of the road retain evidence of their former burgage plot divisions. The plots are long and narrow with each frontage building cheek-by-jowl to the next.

To the rear, extensions and outbuildings sprawl into the plots in diminishing size.

Separate buildings have also been sited here such as Bear Lane house which faces onto the service lane rather than the High Street. The only building to break the established character is St Nicholas House which is positioned raised and away from the frontage with a generous front garden fronted by railings.

To the western end of the High Street the development pattern initially continues with a dense urban grain to its northern side. After the entrance to the Bullcroft, plots become shallower and wider with buildings either sitting on the frontage or just set back from it. In this area, much of the backland space has been infilled with new buildings which has subdivided the original plots.

The southern half of this portion of the High Street is dominated by the large plot accommodating Waitrose supermarket and its carpark. Evidence of former plot boundaries are preserved by the retention of historic walls within the car park.

Activity and uses

The eastern portion of the High Street is predominantly in residential use with businesses proliferating nearer the Market Place junction. Many buildings accordingly have shopfronts at ground floor level. The



Preserving evidence of former uses: 87 High Street with retained historic shuttered shopfront



Eastern portion of High Street looking towards the bridge: the varied architectural character of the street scene is unified by consistent street positioning. Glimpsed views of St Peters Church spire within the roofscape.

two major coaching inns were located here; The Lamb and The George both of which survive. In the western portion of the High Street, the commercial activity continues to a lesser extent and residential buildings become predominant.

In spite of the building of the alleviating peripheral road, this main street continues to be congested with vehicular activity, particularly where four-way traffic is controlled at the central crossroads and at the entrance to the Waitrose carpark.

Materials and Local Details

Some historic shopfronts survive and are of interest, notably the detailing of No.25 and the shuttered shopfront of No. 86 High Street. 16 High Street is an excellent example of signage that is sympathetic to the building and its wider historic context.

Flint House's flint walls with stone quoins and mullion windows are noteworthy as brick characterises this area. The best examples of brickwork can be found here with mellow reds and dark vitrified headers laid often in Flemish bond. The area also has many rendered timber framed buildings or those which have been re-fronted in brick. Examples of multi-paned vertical sliding sash windows are typical throughout.

Key Buildings

There are many historically important buildings on the High Street including the timber framed buildings of The George Hotel and Nos. 12; 17,18 & 19 and 94 High Street. Calleva House is one of the most prestigious houses in Wallingford and addresses the street with a grandiose Baroque frontage. There are many historic buildings of more modest appearance which add to the variety of the street scene and contribute to the special interest of the whole.

Of particular note are the corner buildings which carefully 'turn' corners by the provision of architectural embellishments to more than one frontage. Good examples include No. 1 Castle Street, the Lamb Arcade and No.28 High Street. On the eastern side, 51, 52, 53 and 46 High Street are large detached buildings that are imposing within the more modest street scene. Most buildings within this area are listed or identified as local interest buildings and are described within the Appendix documents.

Open Spaces

Open space and trees are not significant features in this urban area although there are trees in some large private rear



Signage in historic places: 16 High Street with traditional hand painted signage and shopfront

gardens. The front 'garden' of no. 90 High Street is a unique space in a street which is otherwise lined with a continuously built-up frontage. A small non-native tree (*Magnolia Grandiflora*) makes a valuable contribution to this otherwise urban town centre location. There are other mature trees in some large private rear gardens which add to the more domestic character of the street.

In the eastern portion, little benefit is gained from the openness of the Waitrose carpark although this is mitigated to an extent by planting on the roadside boundary. Most significant is the Kincroft's tree lined banks and frontage onto the High Street. Trees within the front gardens of 62 High Street and 38 High Street also provide valuable greenery to the street scene.

Views

Views in this area are generally dynamic due to the enclosed but rich character of the street scene. Of special mention are the glimpses within these dynamic views down



The magnolia in the front garden of St Nicholas House, 90 High Street breaks up the built form of the eastern portion of the High Street

the narrow side streets and alleyways. The spire of St Peter's Church is seen at the High Street junction to Thames Street and key views again can be seen of this spire at a longer distance from the western end of the High Street. At the main crossroads, a key view towards the tower of St Marys is framed centrally within the street scene. From here, channelled panoramic views can be obtained down Castle Street, both portions of the High Street and down St Martins Street.

Issues and Opportunities

- Traffic fumes from cars waiting at traffic lights in High Street and Castle Street
- The loss of containment in High Street (west) eg. beside the supermarket car

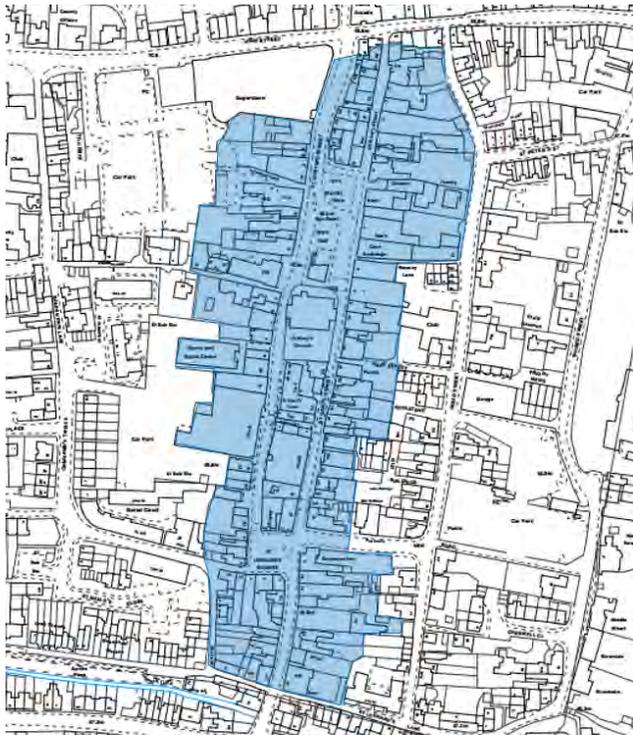


The Kincroft makes an important contribution to the green and open character of the western portion of the High Street. The distinctive painted frontage of Stone Hall, 51 High Street can be seen in the middle ground followed by the gabled frontage of Flint House and Cottage in the distance.

park

- Garish shopfronts and signage detract from the traditional character of shop frontages and the opportunity should be taken to renew signage in appropriate styles and materials
- Replacement of timber windows with uPVC erodes the historic character of dwellings which could be improved with appropriate replacements

Character Area 5: Market Place



Summary

The Market Place forms the lower half of the north to south spine through the town and includes St Mary's Street, St Martin's Street, Market Place and St Leonard's Square. This area is the commercial heart of the town containing the majority of the primary shopping frontage and forms an important focus for the town. The area extends from High Street to the position of the former

Prevalent qualities making this area distinct

- Busy civic and commercial centre of the town
- Closed and narrow street scene with building facades cheek-by-jowl
- High quality, frontages with sash windows and other decorative details dating from 16th to 19th Century
- Predominantly brick but some rendered/timber framed and some higher status stonework

southern gate to the Saxon town. It covers the developed part of the southeast quarter of the defended town which has always been the most urban part of the Saxon burh.

Historically this character area may have been a broader street of the proportions which can be seen at the Market Square and St Leonard's Square. The central portion may have been filled in with buildings early on to create two smaller streets either side; St Martin's Street and St Mary's Street. The southern exit out of the Saxon town was further west than it is today at the point of Mill Lane.

St Mary's Street divides into three lengths of different character. At its north end (between High Street and Market Place),

the pedestrianised street has an intimate character arising from the domestic scale of the shopfronts which, for the most part, have a 'traditional' appearance. The street has a slight kink and narrows at the north end and leads southward down the length of St Mary's Street to greenery in St John's Green.

The middle section of St Mary's Street between the Town Hall and St Leonard's Square is still commercial in character but has a less 'town centre' feel. Historic buildings on either side maintain the quality of the frontages. In contrast to Market Place, St Leonard's Square gives priority to traffic. The open space which is enclosed by buildings is completely covered with tarmac except for a small roundabout colourfully planted with flowers.



The Methodist Chapel and Free Library on St Leonard's Square

Buildings

The buildings in this character area vary widely in age and architectural style providing a dense and varied historic frontage to the public realm. Many buildings have a classical Georgian symmetrical frontages, sash windows and rendered or brick facades. Many of these frontages conceal medieval cores but little visible timber framing remains exposed. Within this fashionable part of the town, buildings are a little taller than elsewhere, ranging from two and a half to three storeys high with varying bay width. This height decreases in some areas of St Martins Street.

The predominant visible building material is

brick- most often laid showing grey vitrified headers with red brick dressings. Also common rendered façades. Stone is used more here than elsewhere in the town but it remains the exception and is used almost exclusively for civic, religious buildings and high status dwellings. Notable features on many buildings in the area are their shopfronts. Historic shopfronts such as Champions and the glazed stall riser of The Dolphin illustrate the quality of the shopfronts at ground floor level.

Plots and siting

Narrow medieval burgage plots survive to the rear of many of the frontage buildings on the east side of the character area. Although

buildings have extended back into these spaces much of this area remains open space and adds positively to the hierarchy of the frontage buildings and the sense of space in neighbouring character areas. These cannot be appreciated from St Marys Street which is well enclosed.

Within the central infilled sections to the Market Place, the plots are completely built over with the exception of St Mary's Churchyard. Development has a tendency to provide a frontage to St Mary's rather than St Martin's, although this balance is being addressed within contemporary development schemes to enliven the St Martin's Street side.



Wallingford Market Place: The wide open space is enclosed by high buildings. The Town Hall, St Mary's Church, War Memorial and water fountain form important focal points within this central space



St Mary's Street in the northern pedestrianised portion looking south

On the western side of St Martin's Street, building plots are very fragmented but show distinct signs of having once formed burgage plots similar to their eastern counterparts. Buildings again are narrow and positioned on the frontage, extending back for some way. This pattern is less prevalent in the portion between St Mary's and St Leonard's Square where plots appear to be much shallower.

Boundary Treatments

There are few boundary treatments within this area; buildings are usually sited directly onto the pavement. The heights of the buildings relative to the width of the roads provides a clear sense of enclosure and definition to the Market Place and St Leonard's Square, which would be diminished if punctuated by large gaps.

St Mary's Church has a boundary wall enclosing its land; this is a low flint retaining wall with stone coping in the portions enclosing the rear churchyard. A notable boundary treatment is that outside 6-9 St Leonard's Square consisting of spearhead railings with urn finial posts. Railings can also be seen on the southern portion of St Mary's Street. Within Mill Lane there are high brick walls and flint walls with brick dressings and saddleback copings.

Activity and uses

This character area forms the busiest pedestrian area forming the principal shopping frontage of the town and hosts the key civic functions. A wide range of shops provides a lively street scene. Many of these are independent shops rather than chain stores. The pedestrianisation of part of St Mary's and the Market Place has encouraged a burgeoning coffee culture with outdoor seating which adds to the activity on the streets. The southern portion is less pedestrian friendly and much quieter by comparison to the Market Place. Overall, the whole area is less trafficked than the High Street.

Materials and Local Details

Buildings around the Market Place range in type, building material and design. There is a mix of stone (No. 24 and Corn Exchange), render (No. 3, No. 23), painted brick (No.17, No. 19) and red/grey brick (No. 5, No. 16). Clay and slate roofs contribute to a lively roofscape of gables and parapets. Sash windows typical throughout although some vernacular survivals have timber or metal casements with leaded lights (No.23) Shopfronts at ground floor level, most being of traditional appearance and construction



St Mary's Street on the southern portion looking south: the flint boundary wall of St Mary's Churchyard in the foreground (right)



St Martin's Street from the Town Hall looking northwards

Key Buildings

The Town Hall (grade I), stands at the southern end of the market place and is a well preserved 17th century building which dominates and provides a civic focus. The War Memorial (1921, grade II), the water fountain (1885, grade II) and the 1930s K6 telephone kiosk add interest to the Market Place and enhance the setting of the Town Hall. St Mary's Church tower positioned behind the Town Hall was built partly from the spoil of the castle stone in the mid-17th century. The Corn Exchange (grade II) now a theatre and cinema presents one of the few wholly stone facades in the town but is notable for its cast iron vaulted interior created locally at Wilder's Ironworks.

Within this character area timber framed buildings are less prevalent and accordingly are very noticeable within the street scene by means of their smaller scale. Of note are Nos. 52, 53 St Mary's Street which are two mid-17th century timber-framed houses, No. 16 St Mary's Street which is 17th century jettied building. No. 6 St Mary's Street is similarly a jettied timber framed structure but of 16th century date and listed at grade II*.

Non-conformist chapels make a key architectural contribution in the southern portion of the character area, particularly the

Methodist Chapel and adjoining Free Library on the prominent junction at St Leonards Square. St Mary's Arcade, a conversion of a former police station, has some architectural and historic interest and makes a positive contribution to the street scenes on both the St Martin's and St Mary's sides. The Methodist Church and chapels on St Mary's Street also make a strong contribution to the street scene. Many buildings within this area are listed and others have been identified as local interest buildings described within the Appendix documents.

Open Spaces, Trees and Greenery

Within this tightly-knit town-centre location, the principal open spaces are the urban squares of Market Place, the churchyard of St Mary's and St Leonard's Square. There just one significant tree amongst the central spine of this urban Character Area; a large copper beech in St Mary's Churchyard.

Views

One of the most important key views within Wallingford is from the Market Place towards the Town Hall and St Mary's Church tower. From here panoramic views can be appreciated with views of fine historic buildings all around the square.

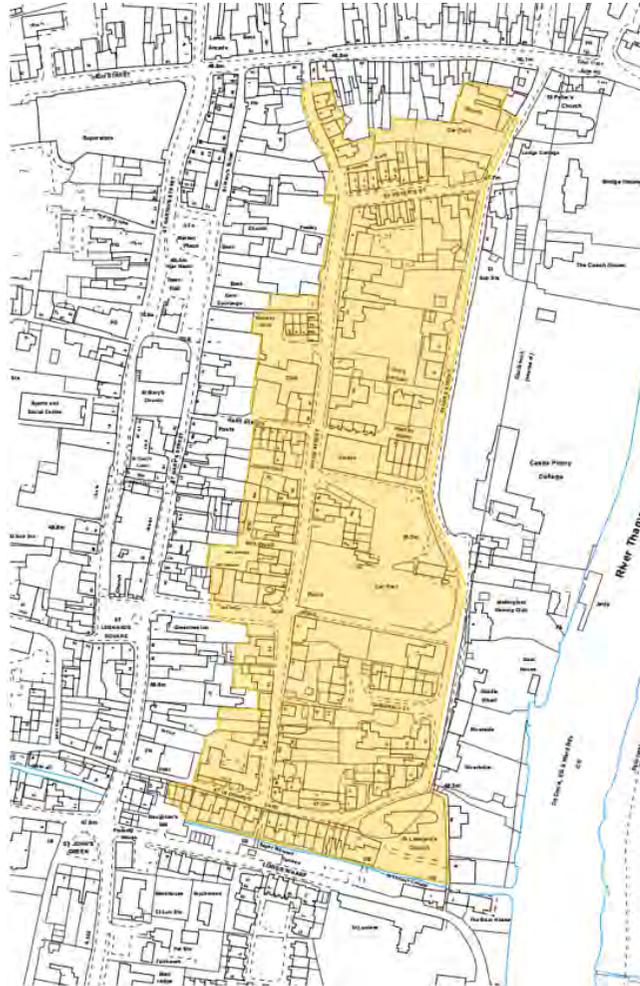
Views from St Leonard's Square are lower

key and of smaller scale. Of note is the panoramic view around St Leonards Square with an additional channelled view down New Street. The openness of the former cattle market allows framed views out of the conservation area to the treed banks of the Thames and distant Chiltern Hills. Elsewhere, the narrow streets provide dynamic views of individual or short rows of buildings which can be admired, particularly along St Mary's Street.

Issues and Opportunities

- Non-traditional signage and shopfronts should be renewed with traditional design and materials; some signage is overly modern which takes away from the historic character and quality of the street scene
- Replacement of timber windows with uPVC at upper levels erodes the historic character of buildings which could be improved with appropriate replacements

Character Area 6: Eastern infill: Wood Street environs



Prevalent qualities making this area distinct

- Quieter residential quarter with remnants of historic industrial and minor commercial 'backland' site activities
- More open and less densely developed with less regular urban plan,
- Northern end has some higher status town houses in stone and brick
- Southern end contains more vernacular and modest housing, predominantly brick with some clunch stone and flint. Has the sense of a village rather than town centre location.

Summary

This character area occupies the south east corner of the former Saxon Burh including Wood Street, St Peter's Street, New Road and part of Thames Street. Unlike all other parts of the Wallingford Conservation Area, St Leonard's has a village character, with small scale buildings clustered around and dominated by St Leonard's Church.

The southern half of the town was developed early on due to the domination of the northern portion of the town by castle and priory. Wood Street as it was known from 1300 was the southern continuation of a northern route (alongside The George Hotel) from the castle grounds as was Thames Street. St Leonard's Lane (formerly



Oak House on New Road: a prominent and important building within the character area which formerly looked directly onto Wood Street

Little Fish Street) also dates to the early layout of the Saxon town. Much of this area remained a back land working site being bound by the rear of the Market Place plots and the working wharfs at the riverside. These were partly infilled in the 19th and 20th centuries to provide some frontage to Wood Street.

Buildings

There is a variance in the character of buildings within the northern and southern portion of this area. The northern portion

has larger, high-status dwellings whereas the southern portion consists largely of modest two storey cottages with a less urban character.

On the north eastern side of Wood Street and St Peter's Street are some prestigious buildings dating from the 18th to the 19th century constructed of brick and one of stone; including 9, 11 12 & 13 Wood Street and 1 St Peter's Street. They range from two to three storeys in height and from three bays to eight bays in width. Notable features include the use of sash windows with keystoned or voussoir brick lintels.

The southern portion (with the exception of 1-6 St Leonard's Lane) consists of simple two and three bay cottages of a two storeys built up to the road edge. Nos. 18-23 St Leonard's Lane maintain this modest scale and simplicity of design in their single storey appearance, though they have made use of their location on top of the Saxon earthwork in order to disguise an additional storey beneath the level of the lane.

In contrast to other parts of Wallingford, the use of brick here is more simply detailed than elsewhere in the town and unusually in the case of Anchor House, painted brickwork also features. Detailing is limited, with only a few instances of dentil courses

on the slightly higher status cottages such as Nos.10 and 11 St Leonard's Lane. There is a mixture of window types, mostly set flush to walls and often tucked under eaves. The variation of window styles, shapes and locations enhances the informal character of the area.

As in other parts of Wallingford, the oldest and most prestigious parts of this character area can be easily identified by their use of limestone rubble and flint such as St Leonard's Church (11th century) where it is employed in a distinctive herringbone pattern. Timber framing is evident at the former Row Barge and its adjoining terrace.

Plots and siting

The rear of St Mary's Street formed long narrow burgage plots the ends of which were severed to create building plots with a frontage to Wood Street. Plots are accordingly shallow and fairly narrow. Within the central portions there is much less regularity some running the full depth of the parcel of land similar to the burgage plot system and others allocated smaller areas. Generally buildings are sited towards the road frontages. Thames Street is inactive for a large part and forms the backs of plots or otherwise conceals larger plots behind high walls. Overall, land division in these areas is more generous and there is



Outbuildings of Market Place plots fronting Wood Street



Grey and red brickwork in varying bonds



Roughly coursed flint

Grey vitrified headers with red brick dressings



Northern portion of Wood Street: larger residential buildings occupy its eastern side



7 & 8 St Leonards Lane: smaller cottage type dwellings characterise the southern portion of this character area

evidence of more land-intensive uses (cattle market, light industrial) having formed the initial division of land. On St Leonard's Lane development is more tight knit with a few more spacious plots on the north side. Generally plots are quite small, and the lengths of continuous frontage combined with important sections of walling creates a strong sense of enclosure.

Boundary Treatments

Boundary treatments are of particular note within this area. The high brick, flint and clunch walls on Wood Street and Thames Street are particularly interesting and tell us much about the former uses and divisions of these spaces. The use of close board timber fencing has generally had a negative impact on the character of the area. A good set of cast iron railings to the churchyard, made locally by Wilders foundry, form an attractive and traditional boundary to the east, and a low flint wall with brick dressings and half round capping forms a good quality traditional boundary to the roadside. There are various other boundary treatments of varying quality including some historic brick walls, distinctive locally made metal kerbs and 19th century railings, all contributing to the sense of enclosure in this area.

Activity and Uses

The area is predominantly residential although there remains remnants of

commercial activity at the garage and the short parade of shops beside the junction with St Peter's Street and the council car park within the former cattle market. There are two former public houses along St Leonard's Lane, the Row Barge at No. 14 which retains its hanging sign and footbridge access from Lower Wharf, and Anchor House at No. 6. These buildings, which point to a time when this area was a busy industrial part of Wallingford rather than the quiet residential area seen today, are important and should be protected from development which would further erode their unique character.

Key Buildings

The terraces along the south side of St Leonard's Lane make an important and positive contribution to the character of the conservation area. The small group of buildings comprising Nos. 9-11 and 13 St Leonard's Lane to the immediate west of the church are well detailed and their informal relationship to the road enhances the village-like character. Other important buildings are the 18th and 19th century houses lining Wood Street and St Peters St.

Open Spaces, Trees and Greenery

The most noticeable open space is the former cattle market which is enclosed by brick and flint walls. Cattlemarket Car Park

leaves a hole in the townscape but development is characteristically less dense on the east side of Wood Street as the built form of the town becomes more spacious near to the riverside.

An important open space is St Leonard's churchyard which establishes the setting of the church. Trees within the churchyard and surroundings are important in their both number and scale. Another important space, though not one which is directly accessible or necessarily open, is the earthwork ditch which runs parallel but south of St Leonard's Lane. This is important in defining the extent of the Saxon defended town, but it also creates a natural green lung within what is otherwise quite a built up area and has some additional value for nature conservation.

Views

St Leonard's tower is dominant in views looking east along St Leonard's Lane and looking south along Thames Street. The church and its tower dominates the surrounding buildings creating a strong focal point. From the east bank of the Thames, there is also a key view.

From the Cattle market Car Park there are panoramic views of the buildings in the immediate area and some glimpses through

to greenery on the east side of the Thames. A feature of note within this view is the golden cupola of Middle Wharf's boathouse. There also key views from this same aspect of St Leonard's church tower, St Mary's Church Tower and St Peter's Church spire; possibly one of the few locations within the conservation area where all three churches can be seen, although the foreground provided by the car park diminishes this to some extent. Dynamic views can be gained along many of the streets, in particular along St Leonard's Lane from the narrow alleyway from the High Street and along Wood Street and St Peter's Street.

Issues and Opportunities

- Cherwell Close (cul-de-sac) fails to follow the historic form of development
- Replacement of timber windows with uPVC erodes the historic character of dwellings which could be improved with appropriate replacements
- Cumulative loss of architectural features and detail
- Insensitive means of enclosure through the use of close boarded fences could be renewed in more characteristic masonry walls or railings.
- New development should respect the character of the area in terms of design, scale and materials

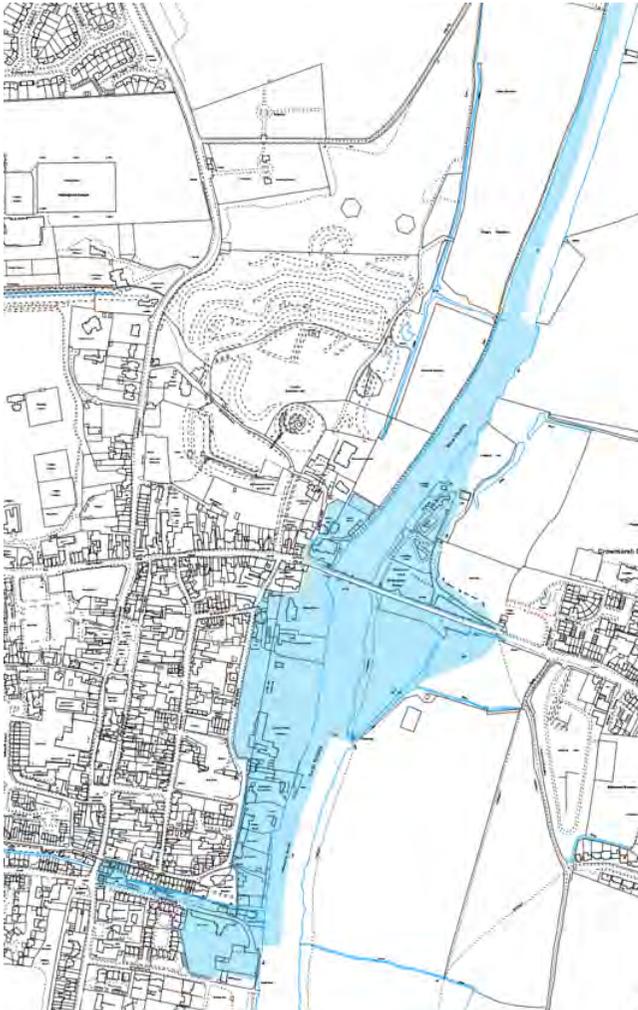


The junction of St Leonards Lane and Thames



Wood Street looking north: buildings on the west side sit at the ends of the former Market Place burgage plots

Character Area 7 Riverside



Prevalent qualities making this area distinct

- The River Thames is the focus of the buildings on the riverside either through use or by design
- High status houses fronting the river and backing Thames Street well enclosed within large plots
- Surviving functional historic buildings associated with industry and trade many of which are vernacular in character
- Large areas of open space alongside the towpath and within Riverside Meadows on eastern bank

Summary

The riverside character area is bounded by the Thames to the east and by the modern-day line of Thames Street to the west. This narrow strip of development is perhaps the most visually prominent part of the town, incorporating the bridge and landmark spire of St Peter's Church, with the river and flood plain to the east allowing long views of the grand houses and their private grounds along the western bank of the Thames.

Thames Street was historically an informal riverside path and formed part of a thriving commercial, industrial and trading centre of

the town. The northern part of Thames Street was rerouted away from the river in the 18th century to accommodate a larger house and grounds to Castle Priory but formerly continued in the line of Castle Lane.

By the 18th century the Thames had developed some popularity as a place of beauty and of leisure rather than exclusively a useful means for trade and large houses were constructed facing the river. Remnants of the former commercial use of this area survives in the older buildings such as those at St Lucian's, 5-8 Thames Street which retain former warehouses and semi-industrial buildings.

Unlike any of the other character areas, the riverside has a distinctly dual personality. When viewed from outside, from the river or the bridge, large classically inspired houses, separated by spacious grounds and mature trees, dominate the river banks, creating a unique and attractive setting to the town beyond. By contrast, the character along Thames Street is dominated by a sense of enclosure created by the long stretches of wall and structures built up to the street.

Buildings

The prestigious riverside houses tend to be of three storeys with parapets or very

shallow pitched roofs, and with the exception of Bridge House, present rendered elevations with sash windows to the river. These are generally rendered or in stone. Architecturally they tend towards a classical style associated with the 18th century onwards.

There is otherwise a good distribution of brick building, usually laid in Flemish bond with grey vitrified headers. The use of brick seems to be more reserved for buildings of later date or those associated with former commercial uses. The warehouse on the edge of the river at Wharf House, 5-7 Thames Street and the buildings at Lower Wharf all tend to be one and a half to two storeys in height, often with full or half-hipped roofs.

Plots and siting

Residential plots along the river frontage are generally quite wide with buildings positioned parallel to the road and away from the river's edge. Buildings generally face towards the river rather than onto the road and present a blank elevation to Thames Street/Castle Street. By contrast, the older former working buildings tend to sit in narrower plots and are usually positioned side onto the road with their gables fronting the river.

Boundary Treatments

Particularly long stretches of high brick, flint, and chalk clunch boundary walls enclosing Thames Street are of particular note. The Flemish bond brickwork to the walls surrounding Bridge House are distinctive both on the Thames Street elevation and that forming the boundary with the bridge.

Spearhead iron railings atop a low brick wall surround the Boat House with stone piers defining the entrance. On its riverside elevation is stone balustrading similar to the design of the balustrading on the central portion of Wallingford Bridge. The river frontages are otherwise left open with lawns of gardens meeting the retaining wall of the river edge. There are no significant boundaries on the eastern side of the river, particularly in the southern portion where the river banks are not retained giving it a particularly unspoilt appearance.

Activity and Uses

There are a few remaining clues to the riverside's working past. The former maltings, now Wallingford Boat Club, along with Wharf House, St Lucian's and Broughton Mill, have similar visual characteristics including remnants of the louvers over the storage areas and drying kilns, high level openings and loft doors



Brick and clunch stone walls along Thames Street



The Boat House pub

Wharf House warehouse

evidencing their past uses. There is also a mysterious hatch in the high wall to Riverholme may also be associated with trade use of the Thames. The character area is otherwise largely occupied by

houses many of which are particularly large and imposing. These houses tend to be designed to be seen from the river and in turn optimise views from the house to the river. Leisure activities associated with the river such as boating and bathing continue to be supported by the Boathouse public house and Riverside Park.

Key Buildings

Most striking in views from the bridge are the brick warehouse building belonging to Wharf House, The 'Boathouse' pub in Arts and Crafts style with a first floor viewing platform, St Peter's Church and Bridge House both of which are very distinctive landmarks. From Thames Street, smaller cottages like Nos. 2 & 3 Thames Street make a positive contribution to the character area and frame the entrance into Bridge House. Nos. 5-7 Thames Street provide a similar enhancement at the entrance to Castle Priory although have as much interest in their own right with No.7 having the remains of the malthouse cowl on its ridge.

Cromwell Lodge is a particularly attractive double fronted building, reputedly the house that Cromwell stayed in during the siege of Wallingford in 1646.

Riverside, Riverholm and Middle Wharf which in the 19th Century formed one

dwelling called 'The Retreat' has a grand ballroom facing the Riverside. Also notable is its boathouse that has a striking golden cupola which was added to the statutory list at grade II in 2009. The building is not only significant for its high architectural quality but is also an important remnant of the Late Victorian influences of recreational pursuits.

Lastly of particular interest is St Lucians (formerly called Old Wharf House) and its associated complex of buildings, which include warehouses, a malthouse and a kiln. St Lucians itself is a grade II* listed building of timber frame construction dating to the 16th century. The building represents a much earlier phase of building than other large houses within the character area and accordingly is architecturally vernacular being timber framed and rendered with a steep clay tile roof. Nos. 1, 2 and 3 Lower Wharf, combined with St Lucian's Cottage and St Lucians form an attractive and important group framing an important former commercial approach to the Thames.

Open Spaces, Trees and Greenery

The mature tree-lined landscape settings of the grand riverside properties are extremely important to this character area in establishing the riverside setting of the town. With the exception of a few discreet ancillary structures and a couple of decorative boathouses on the river's edge,



Grade II listed Bridge House. St Peter's Church spire is hidden from view by tall trees.



A key view from the eastern river bank of grade II listed St Leonards Church tower with the grade II listed boathouse of Riverside*

the plots here remain large, open and green, in direct contrast to the concentrated development seen elsewhere in Wallingford. Trees frame many riverside views and on Thames Street, the east side is particularly well enclosed by trees, which screen Castle Priory from pedestrian view.

On the eastern bank of the Thames are two important amenity spaces; Riverside Park to the north of the bridge and the open fields to the south of the bridge. Riverside Park is the location of the town's open-air swimming and paddling pools set out in the 1930s and which remain a popular attraction in the summer months. As with the western bank of the Thames, trees are dotted along the eastern bank creating a green frame for views along the river.

The area to the south of the bridge has particularly high value as an open space with a very open rural quality. It also has an additional important role in the setting of the bridge, being the only point from which large sections of the earliest 13th century structure can be still seen. Openness on either side of the bridge permits views of almost its entire length, helping viewers to appreciate its grand scale, its series of changes over the centuries and also its vital relationship with Wallingford.

Views

The views from Wallingford Bridge have high significance. There are panoramic views from here of the town's riverside edge including distinctive buildings such as Bridge House, St Peter's Church, The Boat House and Wharf House and then around to the river and town's landscape setting and the Chiltern hills beyond. Some of these views from this position would have been planned and strategic views, particularly those outwards from the town-side of the bridge which would have formed an important defensive position from the west gate. There are also key views from here, particularly of St Peter's Church where the curvature of the apse and spire can be seen in completeness. Dynamic views from the river or the opposite towpath are also of high importance as a historic means of approaching the town.

Issues and Opportunities

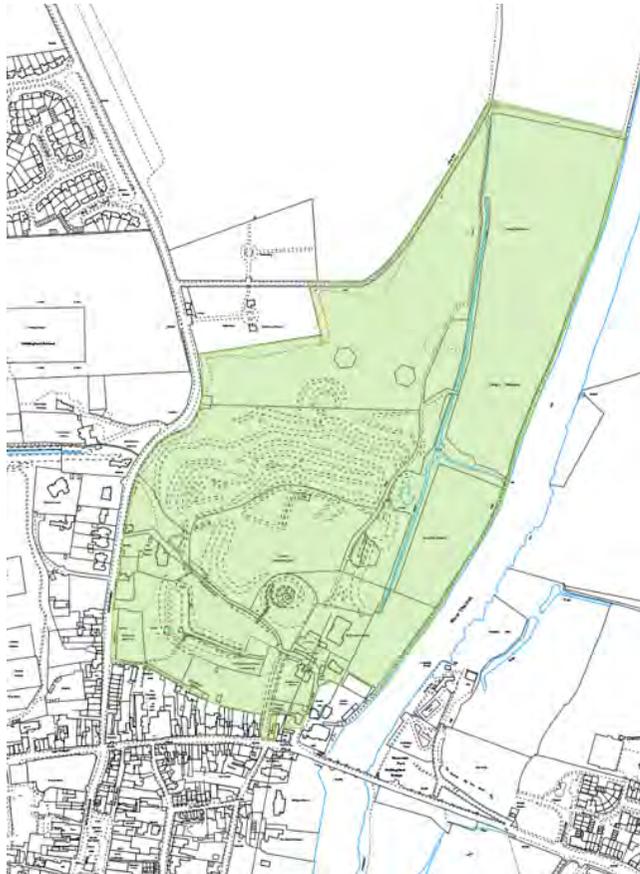
- Trees are beginning to obscure views of historic buildings as seen from the east bank of the Thames
- Walls of non-traditional appearance are a break with character along Thames Street
- Proliferation of signage at The Boat House could be reduced and used more effectively so as not to detract



The River Thames and Wallingford Bridge viewed from the north western bank looking south

from the character of the building and river front.

6.8. Character Area 8: Wallingford Castle and Meadow



Summary

This character area focuses on the ruins and surrounding grounds of Wallingford Castle. The earthworks and remaining masonry of the Castle, including the whole

Prevalent qualities making this area

- Remains of the Castle and College of St Nicholas are a unique historic resource within the district
- Huge area of public open space that is a well managed Green Heritage Site in receipt of the Green Flag Award
- Influence of Victorian county house building remains with the distinct walls, gates and lodges in the built-up areas of the town
- Relationship of the town to the rural landscape and riverside is most tangible here

of the Scheduled Monument, are included. The area contains the Castle Gardens, buildings associated with demolished Castle House, the Castle meadows, Queen's Arbour and King's Meadow, the remains of St Nicholas's College and a small area of old and new development along Castle Lane. Castle Street and Bear Lane define the western extent of this character area and the river forms the eastern boundary.

There are two distinct areas: Firstly, the open meadows to the north and east of the character area which contain the earthworks of the castle, the historic masonry and ditch



View from the Castle motte across the ruins of the College of St Nicolas towards the town and to the distant Chiltern Hills

from the Saxon defences as well as the Kings Meadow and Queen's Arbour. This area has had several key roles in the town's history. The most significant is that of the Norman motte and bailey imposed into the Saxon street plan, which led to the building of a large castle that underwent several phases of remodelling and enlargement until its demolition in 1652.

Second, the area of more formal landscaping known as Castle Gardens, south of Castle Lane, which was the former garden of the Victorian house built by the Hedges family and includes the remains of the middle bailey and the College of St Nicholas. Castle House was built in 1837 and demolished in 1972 during which time the Hedges undertook considerable structural planting to enhance the setting of their house, which has resulted in the planned parkland setting to the castle ruins seen today.

Buildings

Although the predominant character of this area is its open, buildings do make a strong contribution to the open space and vice-versa. The materials present in the castle ruins, the ruins of the College of St Nicholas and the twentieth-century buildings along Castle Lane provide insight to the historic use of building materials in Wallingford. Overall the use of stone is more prevalent, possibly showing a reuse of stone from the demolished castle. The Castle and College ruins in this area are predominantly a mix of limestone or more local clunch stone. Evidence of later repairs in brick or flint are also present in some of the remains.

Domestic buildings on the portion of Castle Lane off the High Street consist of a farm

group consisting of barns, a farm house and cottage. Remains of 19th Century farm buildings are a mix of stone and brick with clay tile roofs and the 20th century structures are predominantly brick or render. This small group is distinctive for their vernacular characteristics and rural village qualities. This area has subsequently been infilled with 20th Century development, Thameside Mansion; a particularly imposing structure within the area.

The Victorian phase of development surviving from Castle House on Castle Street and the entrance gates and lodge on the High Street give an insight into the appearance of the demolished Gothic mansion which formerly occupied the area south west of the motte. These show an increased use of knapped flint or red and grey brickwork with stone or red clay brick banding for architectural detail.

Boundary treatments

There is a considerable mix of boundary treatments in this character area:

- 19th century knapped flint, brick and stone walls surrounding the landscaped castle gardens
- Stone and brick retaining walls along the Saxon ditches and ramparts particularly along Castle Lane as it becomes a sunken path through the site



Monument within All Hallows Graveyard on Castle Street

- Two boundaries and entrances to Castle House from High Street and Castle Street: C19 ashlar stone entrances and coursed limestone rubble boundary walls. Pedestrian entrances with hood moulds flank a central vehicular opening. On High Street entrance piers are crenelated whilst Castle Street piers are topped with Gothic caps and carved trefoil detailing.
- Metal estate railings with hedging on Castle Meadow's boundaries to Castle Street, post and rail fencing with native hedging and elsewhere post and wire fencing with more rural or agricultural character

Activity and Uses

The remaining agricultural buildings of Farm

Cottage and Castle Barn along Caste Lane, now converted to residential use, are an important reference to the areas ever changing uses throughout its history. The buildings, despite conversion, retain much of their agricultural character and the strong boundary wall provides an important physical reminder of how the area has been divided in the past.

The castle grounds although historically having royal and military connections, became the grounds of a private residential dwelling in the 19th century. South Oxfordshire District Council acquired the site in 1999 and now manages the space for the public as an active area for nature conservation. The area is a peaceful place much used by residents and visitors albeit much quieter than the Kinecroft and Bullcroft to the east.

Key Buildings

The lodge and former Coach House set further east of the 19th century wall survive and are an important reference to the influence that Victorian housebuilding had on the town.

The survival of the graveyard to the former All Hallows Church is of considerable local interest and contains a grade II listed monument to Thomas Bennett (c.1616).

Thameside Mansion is a notable building quite different to the surrounding character. It encroaches into the castle site and is visually dominant within views of the site somewhat compromising openness.

Open spaces, trees and greenery

The main characteristic of this area is its openness and its relationship to the wider rural landscape and vitally important river valley setting of Wallingford. The former Castle defences are mixed and interwoven with a Victorian landscaped garden - the location of the trees and their relationship with the Castle and Castle House are particularly important to the character of the open spaces.

The spaces are also defined by the survival of historic fabric from remains of the Castle walls and buildings. Of striking interest is Castle Lane Path, a ditch between Castle Gardens and the ruins of St Nicholas's College and the meadows to the north with ruins of the Castle. The motte, despite being heavily vegetated, still affords excellent views of the town.

Many of the trees form part of the 19th century planned landscape, planted to create a striking 'natural' setting for the now demolished Castle House. In the upper meadows, pines and oaks are planted in a



Views across the castle grounds from Castle Street: the tree lined boundary is sparse. Estate railings allow views across the meadows towards the river



Channelled views from Castle Lane looking east towards Farm Cottage: note the high stone walls enclosing the lane

line to draw the eye to a focal point, in this case two exotic 'Wellingtonia' trees (Giant Redwood). The trees within this sub area not only relate to significant phases in the Castle's history but also form an important backdrop to the town and setting to the Castle. They are seen in extended views across the town and contribute to the green setting of the built up areas of the conservation area.

Views

The site provided strategically important defensive views of the river crossing and wider landscape. Views from the Motte still provide this same panoramic outlook. At various points within the meadows, wide landscape vistas to the north and east emphasise the rural setting of this part of the town. There are also key views through the landscape towards various landmarks in the town, including towards the remains of the Castle and towards the spire of St Peter's Church.

Glimpsed views through the hedges on Castle Street highlight the open and rural character of this part of the conservation area. It is notable how quickly the experience of the conservation area changes from built-up commercial centre to rural open countryside along Castle Street.

Issues and Opportunities

- Vegetation growth along the various walls that define the historic route of Castle Lane is damaging the condition of the historic fabric and should be carefully managed with repairs made as necessary
- Public access to Castle Gardens is limited due to controlled opening hours
- Management of plant growth on the castle motte

A detailed assessment of positive and of negative factors affecting Castle Meadows can be found in the Wallingford Castle Meadows Site Management Plan which is regularly updated and can be found on the council's website at www.southoxon.gov.uk



From Castle Meadows looking to the cultivated grounds of Castle Gardens across the walls of Castle Lane



Grade I listed St Nicholas College ruins

6.9. Character Area 9: Northern Approach: Castle Street



Prevalent qualities making this area distinct

- Dense linear development followed by generous late 19th and early 20th century villas
- Well-preserved Georgian and semi-vernacular domestic architectural details
- Eccentric Victorian and Edwardian architecture
- Remains of outlying post-medieval farm site
- Suburban 19th century cemetery/ funerary site

Summary

This character area consists of the parcels of land served by Castle Street which is the only road north of the High Street within the Saxon town. It extends beyond the position of the former 'north gate' of the town to Park Farmhouse and the Victorian cemetery.

Castle Street is formed of two distinct phases; the portion from the High Street to No.16 which is formed of a fairly dense accumulation of buildings from the early 18th century to the late 19th century. Some of these optimise their proximity to the busy High Street junction and are in commercial use. The portion to the north is almost



12-16 Castle Street: The lower portion of the street has a much denser urban grain with buildings situated directly onto the pavement

exclusively later 19th and early 20th century housing with the exception of Park Farmhouse which forms an earlier farmstead. Beyond this is the graveyard and cemetery extension dating from the late 19th century which aligned with the later phases of town expansion.

Buildings

Buildings are generally two storeys high with some of the grander buildings rising to three storeys in height. This is interspersed with gaps where entrances to the sides and rear of properties are provided and the occasional drop in roof height where an

lower outbuilding fronts the road such as the former ancillary structures to 8 Castle Street.

In the southern portion of Castle Street, brickwork is often with laid with grey headers with brick dressings or buildings are rendered, sometimes lined out to mimic the appearance of stone. This portion present a classical form of architectural treatment on their principal facades with windows aligned on upper and lower storeys and some with central doors with pilaster and pediment details. Roofs are predominantly clay tile with some lesser use of slate and walls are generally brick. Some buildings have parapets, which conceal the roof from the street and give prominence to the façade. Windows are almost exclusively vertical sashes in varying configurations. There are many original windows and particularly fine examples of 18th century 6/6 and 8/8 sash windows.

Nos.8-20 Castle Street and The Old School House demonstrate an eclectic use of materials and architectural detailing typical of the architectural approach of the late Victorian and Edwardian periods. Red brick is embellished with render, applied timber framing and stonework detailing. The Old School House is the most elaborate and unique expression of this period within this



The Old School House: Former Victorian school with rich architectural embellishment

area, referencing a multitude of historical architectural treatments to great effect.

Plots and siting

In the lower portion of Castle Street, buildings occupy fairly long and narrow plots similar to the burgage plot model and are sited directly at the frontage of the plot onto the pavement. This pattern generally continues until No.16 Castle Street which has a much wider plot with a large garden to the side. The development pattern subsequently changes where an open

parcel of land has been divided in a more regimented manner to provide plots of equal size to accommodate large semi-detached and detached houses. These houses are set back from the road to provide small front gardens contrasting within the street scene with the enclosed area nearer the High Street junction which is dominated by built form at the road edge. Beyond this is Park Farmhouse, which constitutes the remains of an historic outlying farm group which is positioned far back from the road within fairly extensive grounds. 20th and 21st century infilling has also been carried out with new buildings being sited within the former rear gardens of the frontage plots.

Boundary Treatments

The type of boundary varies according to function and location. The cemetery is bounded by a long brick and flint wall of particularly good quality and gateways are defined by piers and elaborate wrought ironwork gates. The sizeable properties on the west side of Castle Street are set back behind low brick walls supplemented with an evergreen hedge. These are preceded by a long stretch of high brick wall forming the boundary of 16 Castle Street. Boundary treatments are otherwise more prevalent on the eastern side of the street outside of this character area belonging to the former Castle House site and Castle Meadows.

Activity and Uses

The area is much more active nearest the junction with the High Street; some buildings have shopfronts and have a commercial ground floor use with residential use over. By No.8 Castle Street, the area becomes a much quieter residential street almost entirely in residential use. A notable exception to this is the Friends Meeting House, which is set back from the road in a gap between buildings. Park Farmhouse also alludes to the historic agricultural uses positioned out of the Saxon burh but which have been largely subsumed by the town's later expansion. The cemetery is unique within the context of the town as a whole forming an enclosed site, detached from the town's activities but which closely relates to the needs of the growing population during the 19th century. On this site is an entrance lodge and two chapels of rest. To the immediate north of the Victorian cemetery is sited the 20th century cemetery extension.

Materials and Local Details

- Sash windows
- Brick elevations often with grey vitrified headers and red brick dressings
- Victorian/Edwardian decorative forms and details: turreted bay windows, foliate incision to rendered cornices, applied timber framing, moulded terracotta detailing, stained glass doors and

geometric tiled thresholds

- Use of flint throughout the C19 cemetery

Key Buildings

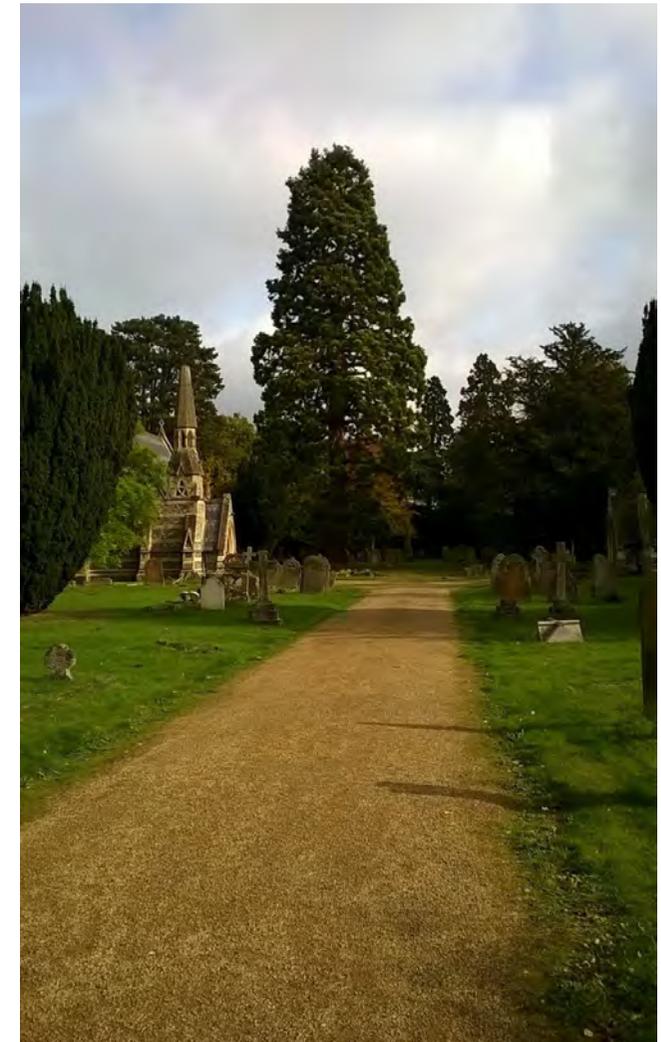
No.8 and its associated outbuildings form a particularly distinctive and high quality group of buildings which appear to include a small coach house and bakehouse. Beyond this Nos.12-16 present a cohesive group of 18th and 19th Century buildings protected further by the application of an Article 4 Direction; further details of which can be found in Section 8 of this document.

The group of unlisted Victorian and Edwardian buildings which form the western side of the northern approach both individually and collectively make a positive contribution to the character and appearance of the Conservation Area through their quality, detailing and spacious plots.

Park Farm is one-of-a-kind within this area and demonstrates a change in plot size reflective of its former use. The house is sited much further back from the road here.

Open Spaces, Trees and Greenery

The majority of the greenery in this area is provided by the trees lining the eastern boundary with the Castle character area. In the southern portion of Castle Street little greenery is provided other than the lime



The Victorian Cemetery: a planned site set out in a grid pattern. Two chapels are located centrally within the site and the surrounding graveyards are softened by mature trees and landscaping

trees located between 8a and 8 Castle Street.

Views through this gap to the trees on the Bullcroft also form an important green backdrop. Further up the street, the area opens up. The wide garden of 16 Castle Street forms a valuable break from the built up area of the town as it opens up and becomes much greener. Within this garden is a large horse chestnut tree which is very prominent within the street scene. This site is generally more tree covered which contributes to an important sense of openness.

The front gardens of the subsequent gardens have high hedged boundaries behind low brick walls which continue the dominance of green on the frontage. No. 21 Castle Street is a modern dwelling and has two large trees flanking its front entrance as does The Rectory at 22 Castle Street. Park Farmhouse is well treed. Its southern boundary forms the edge of the Saxon town and is marked by a dense line of trees. Its open front boundary allows views across its lawned gardens interspersed with mature trees that have the additional protection of a tree preservation order.

The northern boundary is marked by a dense massing of mature trees. This open space provides a necessary relief from the

town and marks the lowering density of built form as it transitions from the built up area to the surrounding landscape.

The Victorian cemetery site forms a designed landscape within which trees form an important feature within the open space. This is more sparsely repeated in the new cemetery to the north.

Views

There are dynamic views through the area the street scene with glimpsed views across castle meadows in the northern portion. Nearer the High Street Junction there is a longer key view of the Town Hall and St Mary's Church tower. Of note is the transition from open green space to the dense built up frontages of the town which can be first seen on approach to the town from The Old School House looking south.

Issues and Opportunities

- Modern close board fences on frontages at 17 Castle Street and The Old Rectory
- Poorly detailed 20th century development/conversion of 6 and 7 Castle Street
- Inconsistent and untraditional signage schemes on shopfronts 3 and 4 Castle Street
- Applied tile cladding, uPVC & aluminium window and flat roof box dormers to 2 Castle Street



Quaker Meeting House entrance. Note the variety of brick bonds and colours as well as the clunch stone and flint banding of 12 Castle Street's side elevation

6.10 Character Area 10: Southern Approach: Reading Road and Squires Walk



Prevalent qualities making this area distinct

- Dense development of Squires Walk 'island' with varied appearance resulting from range of building ages from post-medieval to present day
- Late 19th and early 20th century villas within large plots

Summary

The southern approach consists of the linear form of development extending south of the Saxon town's south gate. This comprises St Johns Green, Squires Walk and Reading Road. This area may have been the location of one of Wallingford's earliest settlements and is likely to have high archaeological interest.

Historically, the south gate is understood to have been positioned further west than the current route out of the Saxon town, more closely aligning with Squires Walk than Reading Road. When the road was turnpiked in 1764, the crossing by Broughton Mill was upgraded and Reading Road, became the principal approach to the town. The result is that development preceding this change faces Squires Walk



Squires Halt and Coachmakers Cottage, Squires Walk: modest vernacular cottages.

whilst later buildings tend to face towards the Reading Road.

A later phase of development in the area is the late 19th and early 20th century development of the land east of the Reading Road (within the proposed boundary extension), which consists of large houses situated within large plots.

Buildings

There are multiple phases that make up the built form in the Squires Road portion dating from the post medieval period to the mid-20th century. Accordingly, architectural style

ranges from vernacular timber buildings to Georgian classicism and the more eclectic style associated with the Victorian and Edwardian periods. In terms of size and status, there is much variation, from workers cottages to larger high status houses and villas each presenting a level of detail relevant to their age and status.

Most buildings are two storeys in height although there is variety on the eastern side of Reading Road within the street scene. The change in the predominant route over time has meant that the Reading Road once formed the back of some plots, the evidence of which can be seen in the outbuildings that are sited on the Reading Road frontage. The Squires Walk street scene is similarly affected by this development pattern. In some instances, the rear elevations of Squires Road properties have been architecturally embellished to provide a more attractive front to the Reading Road elevation.

On the eastern side of Reading Road (and some infill plots on the western side), later phases of Victorian and Edwardian buildings provide a more consistent character to the area (within the proposed boundary extension). These are typically larger two and a half to three storey buildings of three

to six bays set within spacious plots. Architectural embellishments typical of the era are used to great effect including double height bay windows, turreted roofs and elaborate applied detailing and decoration.

Plots and siting

The buildings between Squires Walk and Reading Road occupy rectangular plots set at right angles to the road. Buildings pre-dating the 19th Century face Squires Walk are sited nearer to the frontage, sometimes directly onto the roadside of Squires Walk. They also tend to occupy narrower plots than those facing Reading Road.

Buildings facing the Reading Road are set back with shallow front gardens. By contrast, on the eastern side of the street (within the proposed boundary extension), the plot sizes are more generous referencing the earlier croft divisions. These plots are similarly set at right angles to the road and are rectangular in shape. Buildings are sited far back from the frontage with large front driveways and generous rear gardens. There are wide gaps between buildings due to the generous plot widths.

Boundary Treatments

The western side of Squires Walk is bounded by a long stretch of high flint wall



1 & 2 The Chilterns, Reading Road: late 19th Century semi-detached houses



Aldestowe and Fynamore, Reading Road: early 20th century semi-detached houses

with brick copings and piers. In places it is interspersed with sections of chalk clunch stone and replacement areas of brick. On its southern end the boundary is formed by a low section of railings which allow views across the recreation ground from the enclosed street. Squires Walk appears as a 'hollow way' with a high bank on its western side topped with trees which in places form an important boundary feature enclosing the road. On the eastern side of Squires Walk boundary treatment is irregular with buildings, brick walls, modern close board fences, sections of hedge providing a mixed road frontage.

To the west side of Reading Road brick walls form the predominant boundary treatment. To the northern portion can be seen an older wall of mixed brick, flint and chalk clunch stone construction not dissimilar to that found of Squires Walk. This has a saddleback coping with drip tile. Beyond this boundary treatments become fairly inconsistent with much close board fencing and modern and old brick wall.

To the east side of Reading Road (within the proposed boundary extension) the front boundaries are particularly prominent given the set back of buildings from the road. These boundaries are notable for their use of hedging which provides a dense green

road frontage. The raised ground level on this side is supported by low retaining walls in flint, limestone or brick with a saddleback coping.

Activity and Uses

The character area is almost solely in residential use with the exception of Ptolemy House which is in office use. Historically a wider range of uses may have been located here given its location on a busy trade route into the town.

Materials and Local Details

- Multiple chimney stacks, many with decorative mouldings and multiple pots
- Dormer windows and gabled frontages
- Canted bay windows, some double height and turreted
- Use of red, buff and grey bricks to add surface decoration to facades
- Decorated eaves and cornices: modillion detailing, dentilled brick courses

Key Buildings

The majority of buildings in this character area are historically and/or architecturally interesting but are not formally listed and have accordingly been identified as local interest buildings. Examples of key buildings in this area are Ptolemy House, 1-3 St Johns Green, Angiers Almshouses and Chalmore House; the varied nature of these



13-17 Reading Road (as viewed from Reading Road) : The terrace originally faced Squires Walk and their rear gardens back Reading Road



6-8 Reading Road : 19th century terrace facing Reading Road

give an idea of the variety of building types and ages that can be found in this character area. This by no means diminishes the contribution made by the many smaller cottages and other villas, which individually and as a group make a high contribution to the special character of this part.

Open Spaces, trees and greenery

Much of the greenery in this area is provided by trees along boundaries; especially those on the western side of Squires Walk and those forming the frontages on the eastern side of Reading Road. Of note also is the contribution of gardens generally to the green character of this area. 1-3 St Johns Green contain mature trees which are very visible within the street scene and there is a tall tree within the front garden of 2 The Chilterns. Hedgerows elsewhere add positively to the predominance of greenery on the street frontage. A tree of note and an area of important open space is the small area of lawned space on St Johns Green. The tree is a memorial tree and forms a particularly important visual focal point as well as having important historical and communal value.

Views

There are general dynamic views through the area; Squires Walk provides an interesting pedestrian walkway with much visual interest and the west side of Reading Road provides dynamic views of both the eastern and western stretch of the character area. One significant view within the conservation area is from St Marys Street towards St Johns Green. Another is the key view from St John's Green down Lower Wharf towards St Leonards Church. St John's Green provides panoramic views of the immediate area which is framed by important buildings with much architectural and historical interest.

Issues and Opportunities

- Concrete block retaining wall to Squires Walk western boundary detracts from the attractive areas of brick wall
- Close board fencing to Squires Walk and Reading Road boundaries
- Poorly detailed extensions, flat roof garages particularly to Squires Walk
- Replacement of timber windows with uPVC erodes the historic character of dwellings which could be improved with appropriate replacements
- Alterations that detract from original design compromise the historic character of properties in this area



St John's Green: (from left to right) Lower Wharf, Ptolemy House, Angiers Almshouses, Reading Road, 1-3 St Johns Green and the entrance to Squires Walk with St John's House to the right (out of view). A memorial lime tree in the center of the green is a recent replacement of an oak tree which celebrated the Golden Jubilee of Queen Victoria in 1887.

7. Boundary Changes

Following a comprehensive review of the Conservation Area boundary between September and December 2016, the designated boundary was changed. The changes rationalised and excluded those areas that no longer met the criteria for designation and included new areas that met the criteria as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The changes are itemised below:

1. In Character Area 1 the residential building west of the Fire Station was excluded from the boundary. It is of modern construction and does not meet the criteria of special historic and architectural interest to warrant inclusion in the conservation area.

2. In Character Area 2 the area of land formerly part of the curtilage of Park Farmhouse and now in use by the school was excluded from the designated boundary. Alteration to utilitarian school use means that the land no longer contributes in the same manner to the setting of Park Farmhouse and its historic

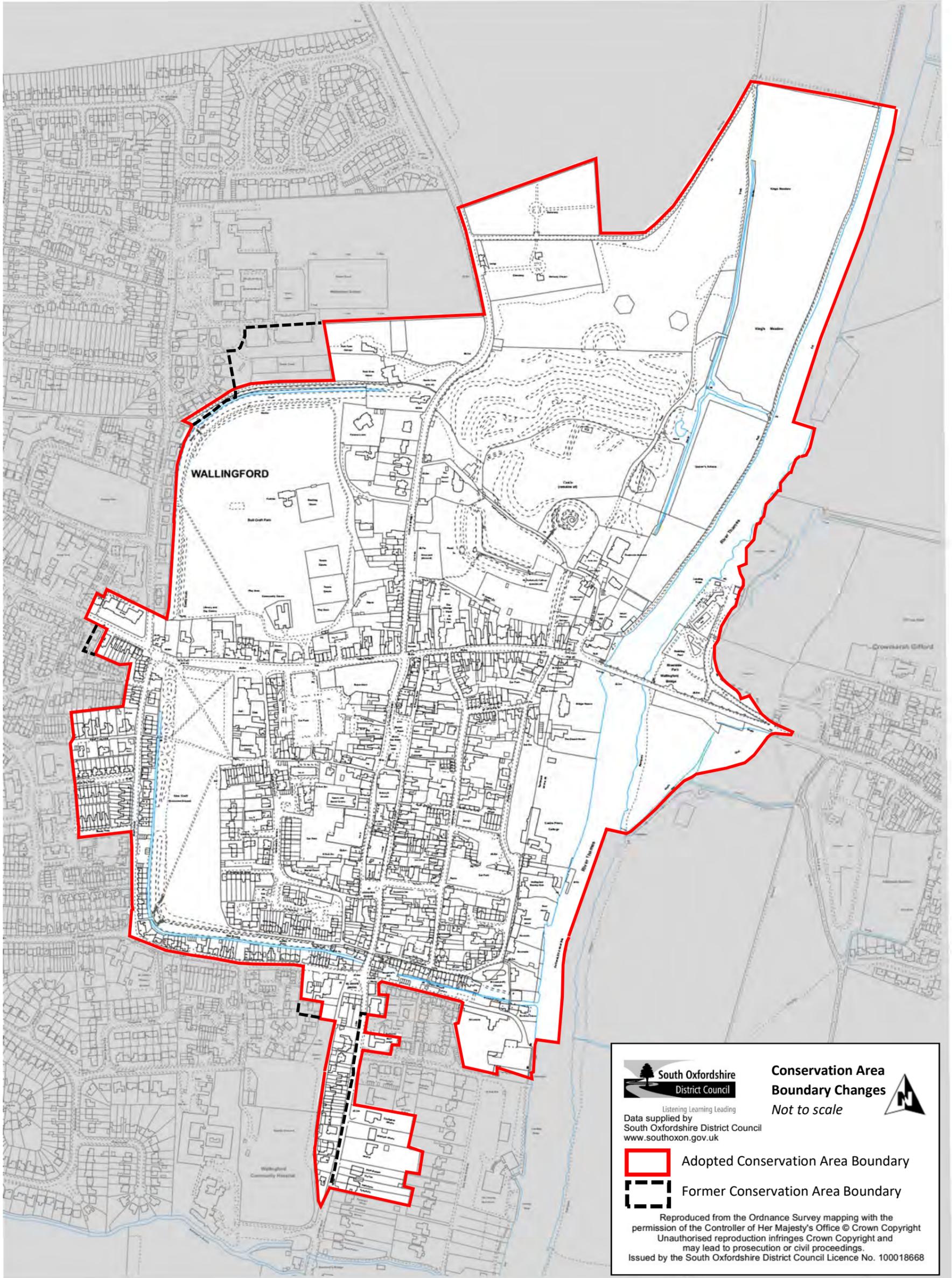
farmland setting. The boundary was revised to follow the Bullcroft boundary and includes Wallingford Footpath 17 which lies around the perimeter.

3. In Character Area 2 the boundary was extended to align with the physical boundary of Bullcroft rather than the area covered by the Scheduled Monument designation. The revised boundary includes a narrow area of land on the north west corner of the Bullcroft which includes Wallingford Footpath 17 and which forms part of the extended embankment and ditch system (Black Ditch) This has high historic/archaeological interest.

4. In Character Area 10 the 1980s residential plots to the south of St John's House were excluded from the boundary. The boundaries of these modern houses do not follow the historic curtilage of St Johns House and the new buildings do not have historical or architectural interest. The boundary was revised to exclude these and to follow the open space and the remaining curtilage of St Johns House which includes a small stable range accessed from Squires Walk

5. In Character Area 10 the boundary was revised to include specific plots on the eastern side of Reading Road. The buildings occupying these plots are of late 19th and early 20th century date and are considered to meet the criteria as Local Interest Buildings, possessing architectural and historic interest sufficient for inclusion within the conservation area boundary. This residential extension to the town built during the late 19th and early 20th centuries comprises many high quality buildings with rich architectural detailing characteristic of the period and local vernacular. The properties included in the boundary are Blair House, Chalmore House, Herries, Ecclesbourne, The Firs, Aldestowe and Fynamore.

Inclusion within the designated boundary results in some changes to permitted development rights and to tree protection. Details of these changes can be found on the Planning Portal online or by contacting the council. The extent of the proposed revised conservation area boundary can be seen on Map 1.



8. Future Management of the Conservation

In general, Wallingford is a well-kept, vibrant town with attractive areas of public open space, streets and lanes. The public realm is fairly well maintained.

The Council can initiate improvements and control development in the conservation area. However, the success of conservation area designation and its future management will depend upon the co-operation and enthusiasm of stakeholders including residents, statutory undertakers and business owners to work with the council in achieving common aims and objectives. These are listed below:

General

The council will aim to:

- Promote awareness of the special value of the conservation area and encourage promotion of the special character and appearance through works of preservation or enhancement;
- Encourage statutory undertakers to retain, repair and re-instate historic street surfaces, grass verges and banks, street furniture, railings, signage and lighting; reduce street clutter including wirescape in Character Areas 1, 3, 7 and 10 and rationalise street furniture;
- Support stakeholders in a reassessment

of listed buildings in Wallingford

- Encourage high quality, energy efficient design which aims to: fit in with the established 'grain' of the conservation area and be sympathetic to it. Heritage Appraisals and Impact Assessments along with Design and Access Statements will assist this process;
- Encourage the regular maintenance and repair of buildings walls, railings and means of enclosure in the conservation area with appropriate traditional materials and finishes including the removal of inappropriate and harmful cement renders and plasters;
- Seek to reinforce the special quality of historic buildings through the use of traditional materials and construction techniques, including the use of lime mortars, plasters and renders and painted timber windows and doors;
- Encourage regular tree/hedge management with re-planting where appropriate;
- Proposals for development should enhance or better reveal the significance of the conservation area, including responding to views both in, out and around the conservation area and in its wider setting.



Preserving special details: The front porches of Sayer Millward Terrace, inset from the façade with decorative tiled floors

Specific

Stakeholders should jointly aim to:

- Ensure that the numerous historic boundary walls that enclose lanes, pavements and public car parks are appropriately maintained and conserved to preserve their historic value and protect public safety;
- Preserve those features of consistent historic detail, pattern and character that contribute positively to local distinctiveness such as the Iron Kerbs on Wood Street. This includes the repair and retention of original windows, doors, stained glass, paving tiles and boundary treatments that, for example, unite the nineteenth-century terraces of Croft Road, South View and Egerton Road;
- Locate new or replace existing external equipment such as satellite dishes, electricity and telephone wires or meter boxes discreetly away from the principal street frontage elevations, especially on pairs and terraces;
- Carefully consider the addition of rooflights. Where they are used, they should be located on rear roof slopes in order to preserve the special uncluttered appearance of front roof slopes;
- Work together to avoid further encroachment of residential property

boundaries and fences into the Saxon ditches and embankments;

- Avoid the erosion of the historic earth banks by visitors exploring off the main paths;
- Ensure appropriate shop frontage replacement or reinstatement is compliant with the traditional shopfront design guide. The council will seek to ensure alterations to shop frontages respond to local distinctiveness;
- Look for opportunities for new development within the conservation area, such as appropriate infill, to ensure that the character of the area, its special interest, character and appearance is preserved, enhanced or otherwise better revealed in line with current national and local policy, informed by this document.

The designation of a Conservation Area is intended to manage change not prevent it. Where policy permits development, it is important that new housing preserves or enhances the character of the area. As such, proposals should be of high quality, responding to the site context and ensuring that a holistic approach is taken to the site including landscaping, boundary treatments, together with enhancing the contribution of open space and enclosure.



Spring View: The importance of preserving historic details such as paving tiles and repairing or reinstating such features when lost.

This document, the council's Design Guide (November 2016), national guidance and the council's local plan policies should be referred to when bringing forward sites for development within and in the setting of the Conservation Area.

Article 4 Direction

An Article 4 Direction was served across six sites in Wallingford on 14 May 1971 (see Map). This direction was served in those areas where the historic character was worthy of additional protection from erosion that would otherwise occur through development that is deemed to be permitted by the Town and Country Planning General Permitted Development Order. The direction removes specific permitted development rights in order to preserve those features that contribute positively to the local distinctiveness of those areas.

The serving of the direction in 1971 means that those works covered by the direction are no longer permitted and planning permission is required to be obtained from the local authority before undertaking any works covered by the direction.

Planning Permission is required for development as described below comprised within Class I(1) and (2) referred to in the first schedule:

1. The enlargement, improvement or other alteration of a dwellinghouse so long as the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 1,750 cubic feet or one-tenth whichever is the greater, subject to a maximum of 4,000 cubic feet; provided that the erection of a garage,

stable, loosebox or coach-house within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for the purpose of this permission.

2. The erection, construction or placing, and the maintenance, improvement or other alteration, within the curtilage of a dwellinghouse, of any building or enclosure (other than a dwelling, garage, stable, loosebox or coach-house) required for a purpose incidental to the enjoyment of the dwellinghouse as such, including the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

AND Development comprised within Class II (1) referred to in the First Schedule to the said Order and not being development comprised within any other Class i.e.

1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 4 feet in height where abutting on a highway used by vehicular traffic or 7 feet in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure.

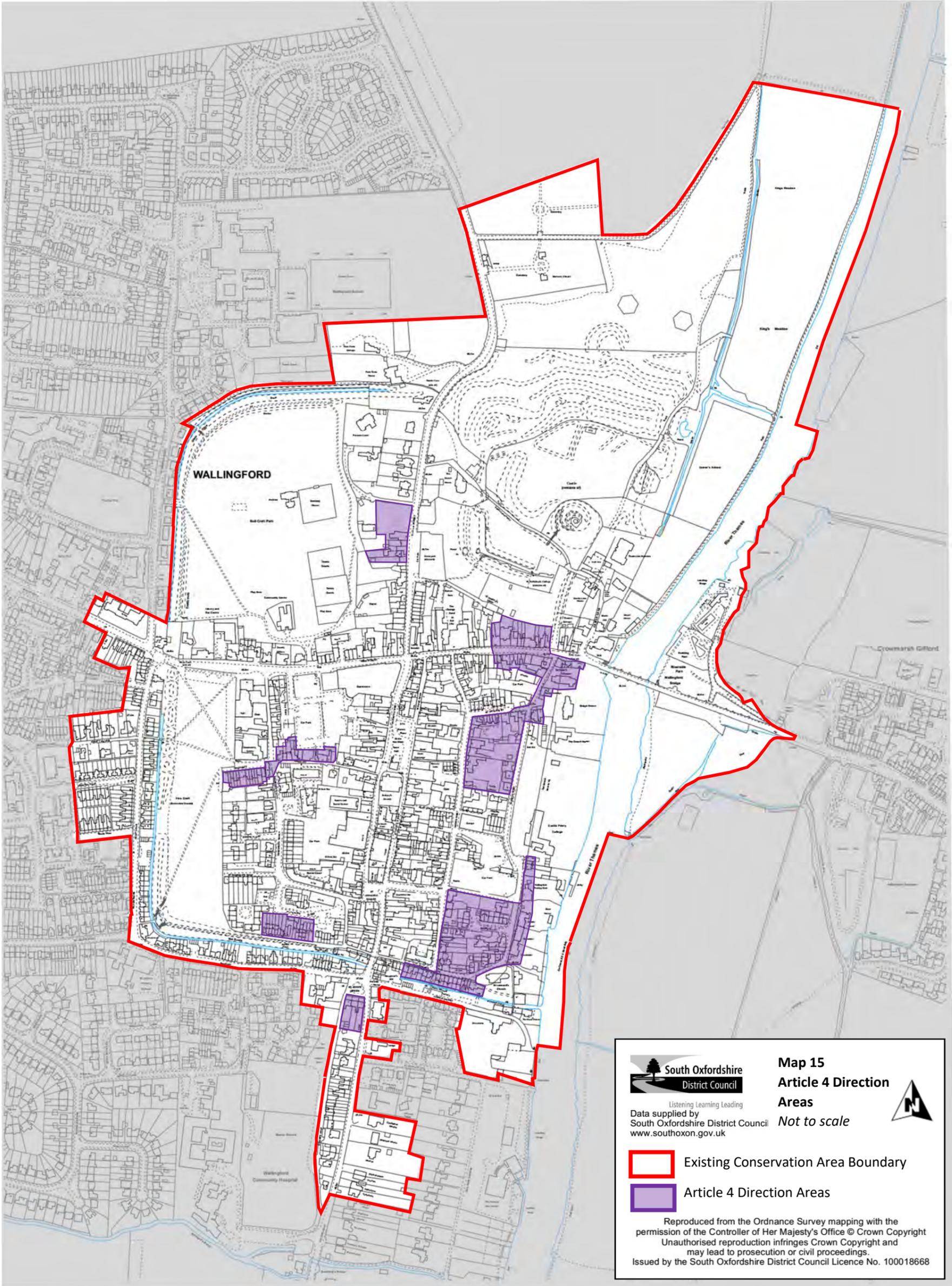
2. The painting of the exterior of any building or work otherwise than for the purpose of advertisement, announcement or

direction.

Further detail about Article 4 Directions and making planning applications can be found on the council's website.



Preserve historic character : the uniformity of a terrace is an important part of its special character. An Article 4 can require that the painting of a building's exterior needs planning permission




Map 15
Article 4 Direction Areas
Not to scale


Listening Learning Leading
 Data supplied by
 South Oxfordshire District Council
www.southoxon.gov.uk

 Existing Conservation Area Boundary
 Article 4 Direction Areas

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9. References and useful Information

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Wallingford Museum, www.wallingfordmuseum.org.uk

Conservation and Planning Information

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The Statutory List of Buildings of Special Architectural or Historic Interest via www.historicengland.org.uk

www.designcouncil.org.uk

www.buildingconservation.com

www.planningportal.gov.uk

www.whitehorsedc.gov.uk

Legislation and Policy

Ancient Monuments and Archaeological Areas Act 1979

Enterprise and Regulatory Reform Act 2013

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning Act 1990

National Planning Policy Framework (NPPF) 2012

South Oxfordshire Local Plan 2033 (emerging)

South Oxfordshire Local Plan 2011

South Oxfordshire Core Strategy 2012

Wallingford Neighbourhood Plan (emerging: area designated May 2015)

10. Listed Buildings (Grade I, Grade II*, Grade II)

Thames Street

- II Boathouse East of Middle Wharf
- II 8 Thames Street (Cromwell Lodge and attached wall)
- II Gatepier 20m south-east of Castle Priory College
- II 1 Thames Street (The Cottage and attached walls)
- II Chest Tomb 1m south-east of Church of St Peter
- II Chest Tomb 3m north-east of Church of St Peter
- II Pier 15m west of Castle Priory College
- II 10 & 11 Thames Street
- II 5, 6 & 7 Thames Street (RAF Benson and Wallingford Boat Clubs)
- II Gatepier 20m south of Castle Priory College
- II Former Stable Block 20m south of Bridge House
- II* Church of St Peter
- II Pier 16m west of Castle Priory College
- II* Castle Priory College
- II Bridge House
- II Chest Tomb to Burgess Family 1m south of Tower of Church of Saint Peter
- II 12 & 12A Thames Street and attached gatepier

Wood Street

- II 38 & 39 Wood Street (with 5 St Leonard's Lane)
- II 12 Wood Street (Suffolk House)
- II 31 Wood Street (St Boniface)
- II 9 & 10 Wood Street
- II 18 Wood Street
- II 11 Wood Street
- II 17 Wood Street

St Leonard's Lane

- II 5 St Leonard's Lane (with 38&39 Wood Street)
- II 6 St Leonard's Lane (Anchor House)
- II Row Barge Public House
- II 7 & 8 St Leonard's Lane
- II* Church of St Leonard

High Street

- II Cross Keys Public House
- II 82 High Street
- II 90 High Street (St Nicholas and attached railings)
- II* Wallingford Bridge
- II 5 High Street (Thames House)
- II 21 High Street
- II 12 High Street

High Street

- II 26 High Street
- II* 83 High Street (The George Hotel)
- II 13, 14 & 15 High Street
- II 61 High Street
- II Wall 20m north east of Cross Keys Public House
- II 51 & 51a High Street
- II Railing 7m south of 90 High Street (St Nicholas)
- II* 94 High Street (St Michael's House)
- II 102 High Street (Town Arms)
- II 6 High Street (Calleva House)
- II 4 High Street
- II 52 & 53 High Street (Flint House and Flint Cottage)
- II 89 High Street
- II 92 & 93 High Street
- II 100 High Street and attached gateway
- II 7-11 High Street
- II 79, 80 & 81 High Street
- II 88 High Street
- II 30 High Street
- II 25 High Street
- II* 17, 18 & 19 High Street
- II 16 High Street
- II Pillar in Bullcroft Park 35m north east of Cross Keys Public House

II K6 Telephone Kiosk by the bridge

Church Lane

II 1 Church Lane

II 4 Church Lane (Falcon Cottage)

II 10 Church Lane

II 13 & 14 Church Lane

Castle Street

II 1 Castle Street

II Gatepier 90m east of Park Farmhouse

II South Cemetery Chapel (listed on the A329)

II North Cemetery Chapel (listed on the A329)

II Lodge, Walls and Gates to Wallingford Cemetery (listed on the A329)

II Monument to Thomas Bennet in All Hal-lows Churchyard

II The Lamb Arcade

II 8 & 8B Castle Street

II* Friends Meeting House

II 12 Castle Street (Strafford House)

II Chest Tomb to Button Family in All Hal-lows Churchyard

Castle Lane

I Remains of St Nicholas's College

I Fragment of Castle Wall

I Remains of Queen's Tower

II Wharf House

St Mary's Street

II 37 St Mary's Street (Coachmaker's Arms Public House)

II 52 & 53 St Mary's Street

II 59 St Mary's Street

II 26 St Mary's Street

II 18 & 19 St Mary's Street

II 12 & 13 St Mary's Street

II 6 St Mary's Street

II 5 St Mary's Street

II 45, 46-50 St Mary's Street (Pettits)

II 36 St Mary's Street (and 1 Mill Lane)

II 7 St Mary's Street

II 1 & 2 St Mary's Street

II* 6 St Mary's Street

II 3 & 4 St Mary's Street (The Dolphin Public House)

II 24 & 24A St Mary's Street

II 34 St Mary's Street

II 42 St Mary's Street

II 54, 55 & 56 St Mary's Street

II 57 & 58 St Mary's Street

II 28 & 29 St Mary's Street

II 23A & 23B St Mary's Street

II 20 & 21 St Mary's Street

II 16 St Mary's Street

St Leonard's Square

II 6, 7, 8 & 9 St Leonard's Square

II 4 & 5 St Leonard's Square (Pettits)

Reading Road

II 20 Reading Road (High Trees)

II Angier's Almshouses

II 21 & 22 Reading Road

II Milestone 1mile south of Angier's Alms-houses

Market Place

II 13 Market Place

I Town Hall

II 3 Market Place

II 1 Market Place

II 12 Market Place

II 14 Market Place

II* Church of St Mary le More

II 9 Market Place

II 4 Market Place (Lloyds Bank)

II Drinking Fountain 40m north of the Town Hall

II 15 Market Place
II War Memorial and Surround 15m north of the Town Hall
II Corn Exchange Theatre
II 24 Market Place
II K6 Telephone Kiosk outside the Town Hall

Lower Wharf

II St Lucian's Cottage
II* St Lucians and attached former maltings

St Martin's Street

II 22 & 23 St Martin's Street
II 7 St Martin's Street
II 6 St Martin's Street
II 4 St Martin's Street

Station Road

II Wallingford Upper School

Mill Lane

II 1 Mill Lane (and 36 St Mary's Street)

St John's Green

II 5 St John's Green (St John's Cottage)

II 4 St John's Green (St John's House)
II 1-3 St John's Green

Bear Lane

II Wall 20m west of Bear Lane House
II Bear Lane House
II 1-4 Beansheaf Terrace

Goldsmiths Lane

II 3-10 The Mint

For further information and advice on Conservation Areas please contact:

South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, OX14 4SB

Tel: 01235 422600

Email: planning@southoxon.gov.uk

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