

# **NON-DESIGNATED HERITAGE ASSETS QUESTIONNAIRE**

**Please let us know your views (by Saturday 30th April 2022)**

1. Have we missed something which you feel should be included? Please give reasons.

2. Have we included something which you feel lacks merit? Please give reasons.

3. Do you have any additional information about something on the list? We would be grateful for any information.

Please complete the form here or download from our website ([www.lewknorparishnp.org](http://www.lewknorparishnp.org)) and return by 30th April 2022:

**By email to [lpnp.consult@gmail.com](mailto:lpnp.consult@gmail.com)  
Or drop in the collection boxes at the following addresses :  
8 Weston Road, Lewknor (by side door)  
Salisbury Lodge, South Weston  
Tanglewood, Lower Road, Postcombe**

A copy of the appendix will be in each of these collection boxes for you to consult, as well as on our website.



**LEWKNOR PARISH NEIGHBOURHOOD PLAN  
PLEASE LET US KNOW YOUR VIEWS ON:  
NON-DESIGNATED HERITAGE ASSETS (NDHAS)**

Dear All

It has been some time since we have been in touch - our apologies for being rather quiet. Although NP progress was slow during the height of the pandemic we have since then been working through procedural tasks which need to be completed before we can submit the draft plan to SODC and then to an independent examiner.

One of the more interesting areas of our recent work has been to assemble a Non-Designated Heritage Assets list for the parish which is something that can get produced at the time of making a Neighbourhood Plan or can be issued by a local council. Non Designated Heritage Assets are houses/buildings/interesting historical sites which are given enhanced consideration if a planning application of any sort is made nearby to one. We had a useful meeting with SODC to help us understand the value of bringing such a list together. Our conclusion was that it's a worthwhile thing to do for this parish. We hope you agree.

It is important to note that this is not the same as a Grade 1 or 2 listed building which is overseen by Historic England. (There is a list of these included underneath so you can see that, if your favourite house isn't on the NDHA list, chances are that it is already protected by being Grade 1 or 2 listed).

Non-Designated Heritage Assets are locally identified as something special to the local community. Maybe you walk a child to school past a really interesting old house each morning or perhaps you walk your dog along past the moat and enjoy the setting.

If a house or building is named as an NDHA it doesn't mean that changes to it are automatically disallowed due to this status, rather it means that it would be flagged up to developers and planners early in the application process as a local asset to help them understand that any changes should be sympathetic to the character of the building or to the area it sits within. Planners are likely to make this assessment in the case of these older properties even in the absence of a list, because part of their responsibility is to assess a property's attributes when considering any application, but inclusion would flag a property's importance to all parties who are involved in alterations or developments at an early stage.

For more information about NDHAs please see (the full appendix, which is available on our website, [www.lewknorparishnp.org](http://www.lewknorparishnp.org), and at locations in the three villages (see below) and at <https://historicengland.org.uk/advice/hpg/has/locallylistedhas/>).

We would be grateful if you could take a look at the NDHA list on the following pages and let us know what you think using the form on the back page or by email.

Once we have made any amendments the list will be included in the draft plan. SODC may disagree with some of our nominations so we can't guarantee that anything listed here will be finally designated as an NDHA.

**If you have any further questions get in touch:  
email: [lpnp.consult@gmail.com](mailto:lpnp.consult@gmail.com) or tel: 01865 522287.**

**LISTED BUILDINGS**

**GRADE I**

St Margaret's Church, Lewknor  
Hall Barn, Church Lane, Lewknor

**GRADE II**

**SOUTH WESTON**  
The Old Rectory, Rectory Lane  
Manor Farm  
Granary, North-East of Manor Farm  
Manor Farm Cottage

**POSTCOMBE**

England's Rose, London Road  
Poplars Farm, Box Tree Lane  
Adwell Farm, Box Tree Lane  
Barn, North-West of Adwell Farm, Box Tree Lane  
Elsdale Cottage, Box Tree Lane

**OUTSIDE THE VILLAGES**

Lower Vicar's Farm  
Barn, North of Lower Vicar's Farm

**LEWKNOR**

Knapp Farmhouse, Weston Road  
Barn and stables North of Knapp Farmhouse, Weston Road  
Home Farm, Hill Road  
Ye Olde Leathern Bottle, High Street  
Town Farm and wall, High Street  
The Old Coach House, High Street  
The Old Vicarage, High Street  
The Old Rectory, High Street  
Lewknor Church of England School, High Street  
No 2, Church Lane  
Church Farm, Church Lane  
The Manor House, Weston Road  
Moor Court, Weston Road

**PROPOSED NON-DESIGNATED HERITAGE ASSETS**

**LEWKNOR CONSERVATION AREA**

**AROUND THE HISTORIC CENTRAL CROSSROADS**

These properties in the immediate vicinity of listed buildings make a significant aesthetic contribution to the street scene and visual impact at the entrance to the main conservation area.

**2 & 4 WATLINGTON ROAD, LEWKNOR**

Built pre 1810 these semi-detached dwellings are constructed of flint with brick dressing in the Chiltern vernacular. The cottages are thought to be constructed using materials salvaged from the old windmill at South Weston. The ground floor sash windows of No 4 are known to come from Thame Park and Haseley Manor, it has an extension built in the 1920s for use as village shop/Post Office.

**OLD FORGE, HIGH STREET, LEWKNOR**

Built in the 1800s, set at an angle to the High St, using flint with brick dressing in the Chiltern vernacular, this building was used commercially as a forge and smithy prior to conversion to a private dwelling. A date brick "JB 1846" is at top right of front RH window. The Barney family were the local smiths for several generations, until 1965.

**2 WESTON ROAD, LEWKNOR**

Date bricks "WH1812" & "King 1812" are displayed on this building of flint with brick dressing, in the Chiltern vernacular, which was previously a terrace of 3 worker cottages including a former tan yard. The rear of the building reveals bricked up windows and doorway.

**8 WESTON ROAD, LEWKNOR**

Built pre 1810 of flint with brick dressing in the Chiltern vernacular and visible from the historic entrance to the village this property was previously two cottages and was once used as the village butchers.

**TERRACE COMPRISING 13 TO 21 HIGH STREET, LEWKNOR**

The previously grade III listed terrace was built in the early 1800s of flint with brick dressing contains the Old Post Office, The Cabin, Spiders Web and No 21.

**THE OLD POST OFFICE, 13 HIGH STREET, LEWKNOR**

This large end of terrace property was once used as village Post Office and (manual) telephone exchange, while also providing accommodation for the postmaster. Adjustments to window shape were made when it was converted from the Post Office to a residential dwelling.

**THE CABIN, 15 HIGH STREET, LEWKNOR**

This property has a centrally positioned front door and an individual porch style.

**SPIDERS WEB, 17 HIGH STREET, LEWKNOR**

The cottage has an offset front door, a large arched window and an individual porch style.

**21 HIGH STREET, LEWKNOR**

The property has been formed by the merging of numbers 19 and 21.

**TERRACE COMPRISING 3, 5, 7, & 9 HIGH STREET, LEWKNOR**

Built as infill prior to the 1901 census this terrace of four red brick houses with tiled, jerkinhead (clipped gable) roofs is an illustration of how the village developed both in size and provision of dwellings for local workers in the Victorian era. 'W' plaque in centre terrace. The cottages were built for Major Timothy White, who inherited the Lewknor and Nethercote estates in 1890.

**MOOR COURT COTTAGE, WESTON ROAD, LEWKNOR**

Set within the smaller conservation area this 18th century cottage originally a pair of cottages, built in flint with brick quoins, is associated with Moor Court and the Manor House, both listed and forming an important grouping.

## **THE SPRINGS WITHIN THE ALLOTMENTS, HIGH STREET, LEWKNOR**

The site of the rare chalk springs is likely to have led to the development of Lewknor as a settlement. It is a notable feature in the conservation area and was originally the "Town Pond". Evidence of now dismantled watercress beds is still visible.

## **LEWKNOR (OUTSIDE OF THE CONSERVATION AREA)**

### **12, 14, 16, 18, 20, 22, 24, & 26 WESTON ROAD, LEWKNOR**

These two terraces, each of four late Victorian cottages have rendered walls under tiled, jerkinhead (clipped gable) roofs. A stone plaques at first floor level in each terrace with the initial "W", one half covered by an extension to one cottage. The cottages were built for Major Timothy White, who inherited the Lewknor and Nethercote estates in 1890.

## **SOUTH WESTON**

### **ST LAWRENCE'S CHURCH, SOUTH WESTON**

The church was rebuilt in gothic style in 1860 in flint with stone dressings on the site of a 14th century church. The church holds a prominent, elevated position and holds aesthetic value making a positive contribution to the street scene. Tomb recess in the sanctuary preserved from the earlier church. There is a Medieval tub font.

### **WATERMILL & THE OLD MILL, SOUTH WESTON**

The Domesday Book mentions a mill on this site, which is next to Manor Farm. Redevelopments and renewals through the centuries mean that the mill building is an example of an overshot watermill with a water wheel; the "current" mill wheel and water race dating from the 19th century. The outbuildings have been converted into a dwelling. The Watermill and The Old Mill form a group which is directly related to the listed Manor Farm.

## **POSTCOMBE**

The original focus of Postcombe Village centred on the triangular "Godcake", formed at the junction of Box Tree Lane and Lower Road. The Godcake remains the focal point for social and other gatherings. Five of the oldest village dwellings encircle the junction, the four listed here date from the 17th and 18th century with the fifth being the Grade II listed Elsdale Cottage which dates from the 16th century with a later 18th century addition. At least three of the buildings have evidence of "wattle and daub" construction, at least one using 'which-earth' sourced from Adwell. The godcake is a name derived both from a Warwickshire expression to describe a triangular road junction created by the passing of horses and carts and from the name of triangular pastries given by godparents to godchildren known as Coventry Godcakes.

### **ADWELL FARM COTTAGE, BOX TREE LANE, POSTCOMBE**

Brick, colourwashed house with some evidence of timber frame on west elevation. Previously Grade III listed, and possibly 17th century, this cottage is was previously two cottages and is attached to Elsdale Cottage with a party wall.

### **SUNNYVIEW, BOX TREE LANE, POSTCOMBE**

Built of old red brick, formerly a pair of 18th century workers cottages remodelled internally in the 20th century to form a single dwelling.

### **THE OLD BAKERY, LOWER ROAD, POSTCOMBE**

This brick built former village bakery dates from 1828 verified by a dated brick uncovered when concrete rendering was removed some years ago to expose the original red brickwork.

### **ELM TREE COTTAGE, LOWER ROAD, POSTCOMBE**

This cottage is believed to date from at least the 18th century.

### **1 & 2 BANKSIDE COTTAGES, BOX TREE LANE, POSTCOMBE**

This pair of rendered and colourwashed 19th century cottages, at the entrance to the older part of the village, have aesthetic value and a positive effect on the street scene.

### **BOX TREE HOUSE, BOX TREE LANE, POSTCOMBE**

This imposing brick built 18th century property was previously the Box Tree Public House. It is aesthetically important occupying an elevated position above the lane.

## **OUTSIDE THE VILLAGES**

### **REED'S FARM, STOKENCHURCH**

The farm dates from the early 19th century. It is built with flint and has brick dressings.

### **UPPER VICARS FARM, STOKENCHURCH**

Part of the farm is understood to date from the 17th century, possibly earlier. It is built with flint and has brick quoins.

## **ARCHAEOLOGICAL SITES WITHIN PARISH**

### **MEDIEVAL SHRUNKEN VILLAGE, LEWKNOR**

Heritage Environment Records indicate that during routine air surveys, conducted in the 1970s by the M40 Research Group, evidence of previously unrecorded earthworks were seen to the North and North West of St Margaret's Church at Lewknor. They appear to be the remains of a medieval village including a street, ridge and furrow, a boundary bank and a possible village green with house platforms either side.

### **MEDIEVAL MOAT AT MOOR COURT, WESTON ROAD, LEWKNOR**

The moat surrounds, but is not included in, the Grade II listing for Moor Court. The water filled moat is trapezoidal-shaped measuring 90m x 90m. Retaining banks are present on the North and South Western sides. The age is uncertain as the moat does not feature on 17th century maps.

### **RAIL TRACK ROUTE FROM LEWKNOR HALT TO WATLINGTON STATION**

The former track bed running from the corner of Hill Road, behind Field Farm, heading toward Shirburn and Watlington parishes is still clearly defined. It adds to the evidence of former transport methods and routes existing in the parish.

### **CHILTERN RIDGEWAY**

Part of the nationally designated Ridgeway runs through the parish of Lewknor. The route is believed to be prehistoric.