

Appendix 3

Non-Designated Heritage Assets

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Unless otherwise stated the maps in this Plan use OS Open Data datasets accessed under the Public Service Mapping Agreement

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1. Introduction

In Consultation 1, 91% percent of respondents felt that it was important or very important that the parish maintains its character. In order to achieve this the built character of the parish and its historic buildings are critical. It was initially believed that protection of the historic character could be achieved through a combination of policies including one that gave specific protection to buildings that were over a hundred years old. In response to the Neighbourhood plan pre-submission consultation, South Oxfordshire District Council suggested this was replaced with a list of non-designated heritage assets.

The National Planning Policy Framework ('NPPF') defines a heritage asset as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'

The NPPF also defines the setting of a heritage asset:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

Within Lewknor Parish, there are 32 designated heritage assets, listed buildings and monuments, which have protection under the Planning (Listed buildings and Conservation Areas) Act 1990. Additionally, there is a mix of other aged buildings, their settings and other sites which combine to contribute to the ambiance of the area, and residents' knowledge of the development of the local environment. These are potentially the parish's non-designated heritage assets.

It was therefore decided to amend the policy, supported by a list of non-designated heritage assets which are considered to require protection:

Policy CH1

The Plan identifies non-designated heritage assets (as shown on Maps 5 to 8).

The effect of a development proposal on the significance of the identified non-designated heritage asset should be taken into account in determining planning applications. In weighing applications that directly or indirectly affect an identified non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset concerned.

2. Planning Guidance – Historic Environment¹

The National Planning Policy Guidance sets out what non-designated heritage assets are and how they are identified:

2.1 What are Non-Designated Heritage Assets?

The NPPF definition²: “Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”

2.2 How are Non-Designated Heritage Assets identified?

The NPPF definition³: “There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence.

Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets. It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies. (Advice on local lists can be found on [Historic England’s website](#).) They should also ensure that up to date information about non-designated heritage assets is included in the local historic environment record.

In some cases, local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications, for example, following archaeological investigations. It is helpful if plans note areas with potential for the discovery of non-designated heritage assets with archaeological interest. The historic environment record will be a useful indicator of archaeological potential in the area.”

¹ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

² Paragraph: 039 Reference ID: 18a-039-20190723

³ Paragraph: 040 Reference ID: 18a-040-20190723

3. Listed Buildings

3.1. Grade I

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

3.2. Grade II

3.2.1. Lewknor

Knapp Farmhouse, Weston Road
Barn and stables, north of Knapp Farmhouse, Weston Road
Home Farm, Hill Road
Ye Olde Leathern Bottle PH, 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
2 Church Lane
Church Farm, Church Lane
The Manor House, Weston Road
Moor Court, Weston Road

3.2.2. South Weston

The Old Rectory, Rectory Lane
Manor Farm
Granary, north-east of Manor Farm
Manor Farm Cottage

3.2.3. 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

3.2.4. Outside the Villages

Copcourt House and outbuildings
Lower Vicar's Farm
Barn, north of Lower Vicar's Farm

4. Assessment of Buildings

The Neighbourhood Plan Group considered each building in the parish which were not already listed and assessed whether they met the criteria from Historic England. The results of that assessment are set out in the sub-appendix.

4.1 Historic England Criteria

4.1.1 Asset type

Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.

4.1.2 Age

The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.

4.1.3 Rarity

Appropriate for all assets, as judged against local characteristics.

4.1.4 Architectural and Artistic Interest

The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.

4.1.5 Group Value

Groupings of assets with a clear visual design or historic relationship.

4.1.6 Archaeological Interest

The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.

4.1.7 Historic Interest

A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic

interest but has special value in local listing. As noted in the PPG: ‘Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity’. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the ‘collective memory’ of a place.

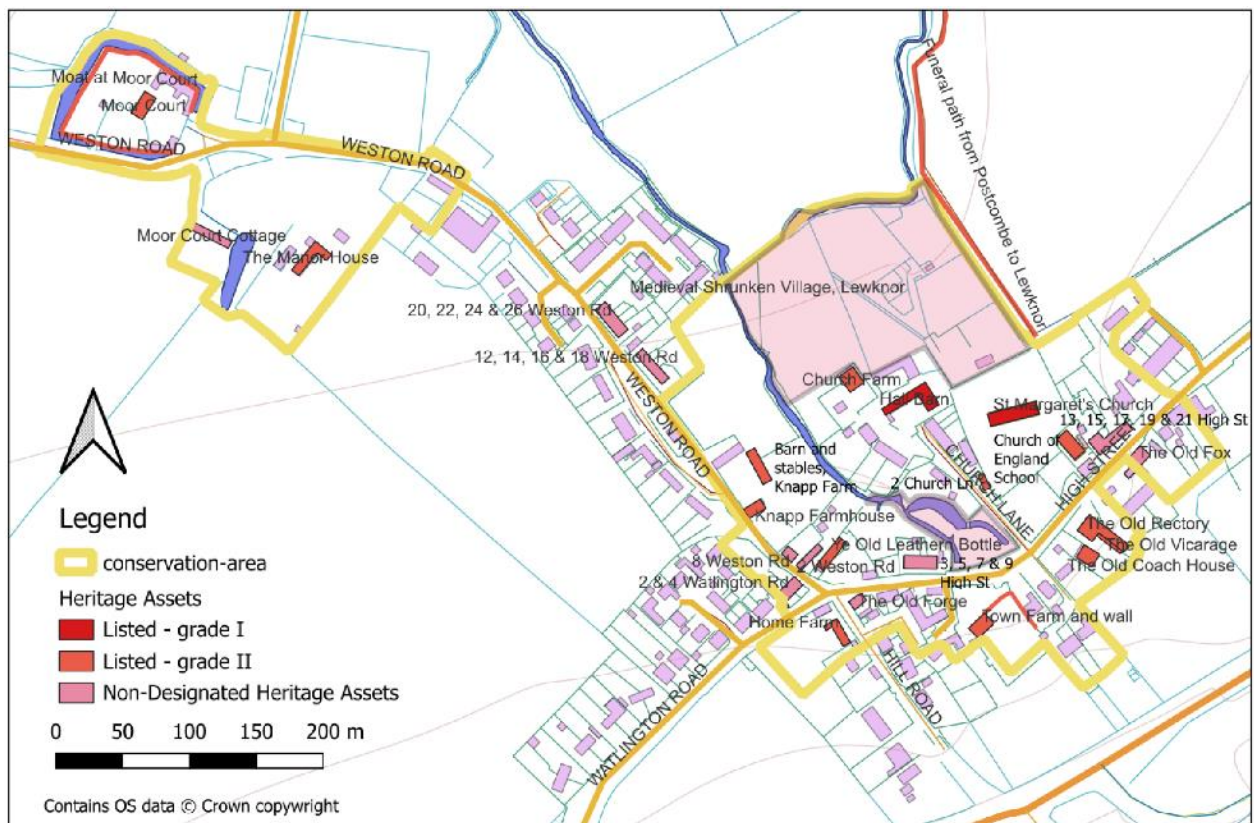
4.1.8 Landmark Status

An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

5. Non-designated Heritage Assets

The buildings and sites selected as non-designated heritage assets are:

5.1. Lewknor



5.1.1. 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



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.

The Old Forge, High Street



Built in the 1800s, set at an angle to the High Street, 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



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



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



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



Built in the early 1800s of flint with brick dressing. 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



Built in the early 1800s of flint with brick dressing. This property has a centrally positioned front door and an individual porch style.

Spiders Web, 17 High Street



Built in the early 1800s of flint with brick dressing. The cottage has an offset front door, a large arched window and an individual porch style.

21 High Street



Built in the early 1800s of flint with brick dressing. The property has been formed by the merging of numbers 19 and 21.

The Old Fox, High Street



The former Fox public house was built in the early 1800s of flint with brick dressing. A later brick built extension on the left hand side included a shop with shop window, it ceased to be a pub and shop in 1970. It forms a group with the terrace, 13-21 High Street, opposite.

Terrace comprising 3, 5, 7, & 9 High Street



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



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



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.

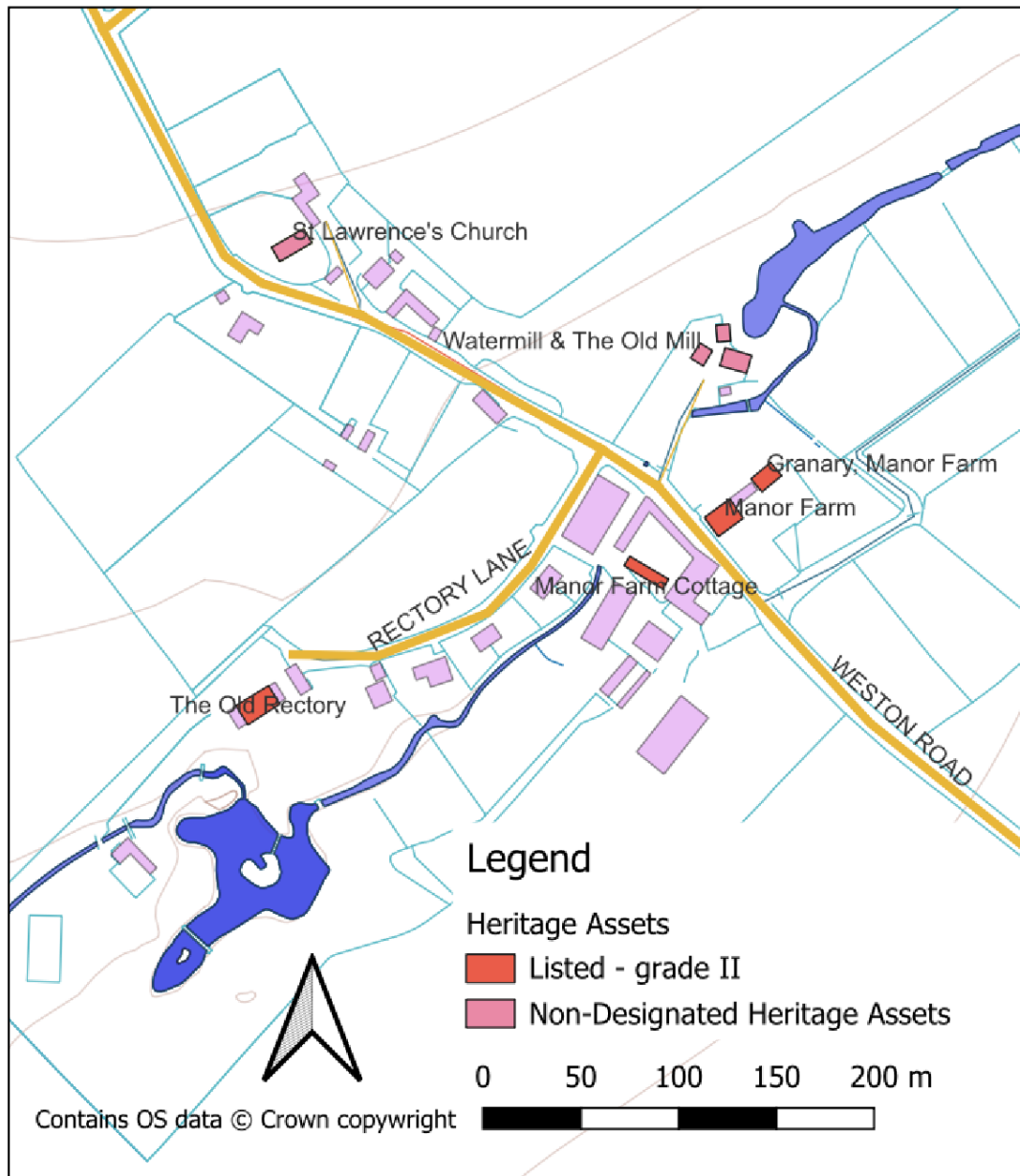
5.1.2. Lewknor (outside of the Conservation Area)

12, 14, 16, 18, 20, 22, 24, & 26 Weston Road



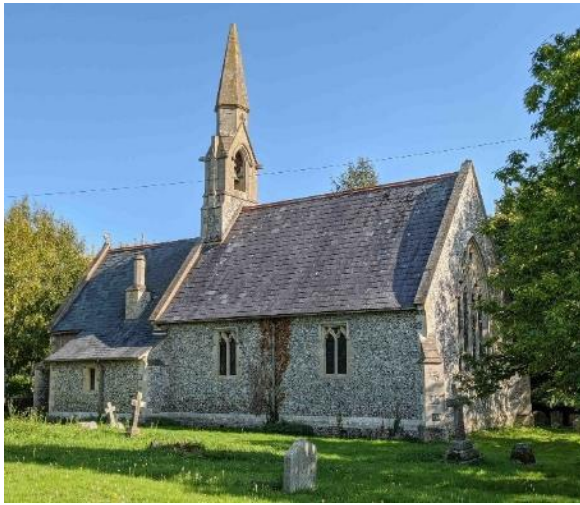
These two terraces, each of four late Victorian cottages have rendered walls under tiled, jerkinhead (clipped gable) roofs. A stone plaque at first floor level in each terrace with the initial "W", one half covered by an extension to one cottage. The cottages were built for Major Timothy White, who inherited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

5.2. South Weston



Map 2 – Heritage Assets – South Weston

St Lawrence's Church



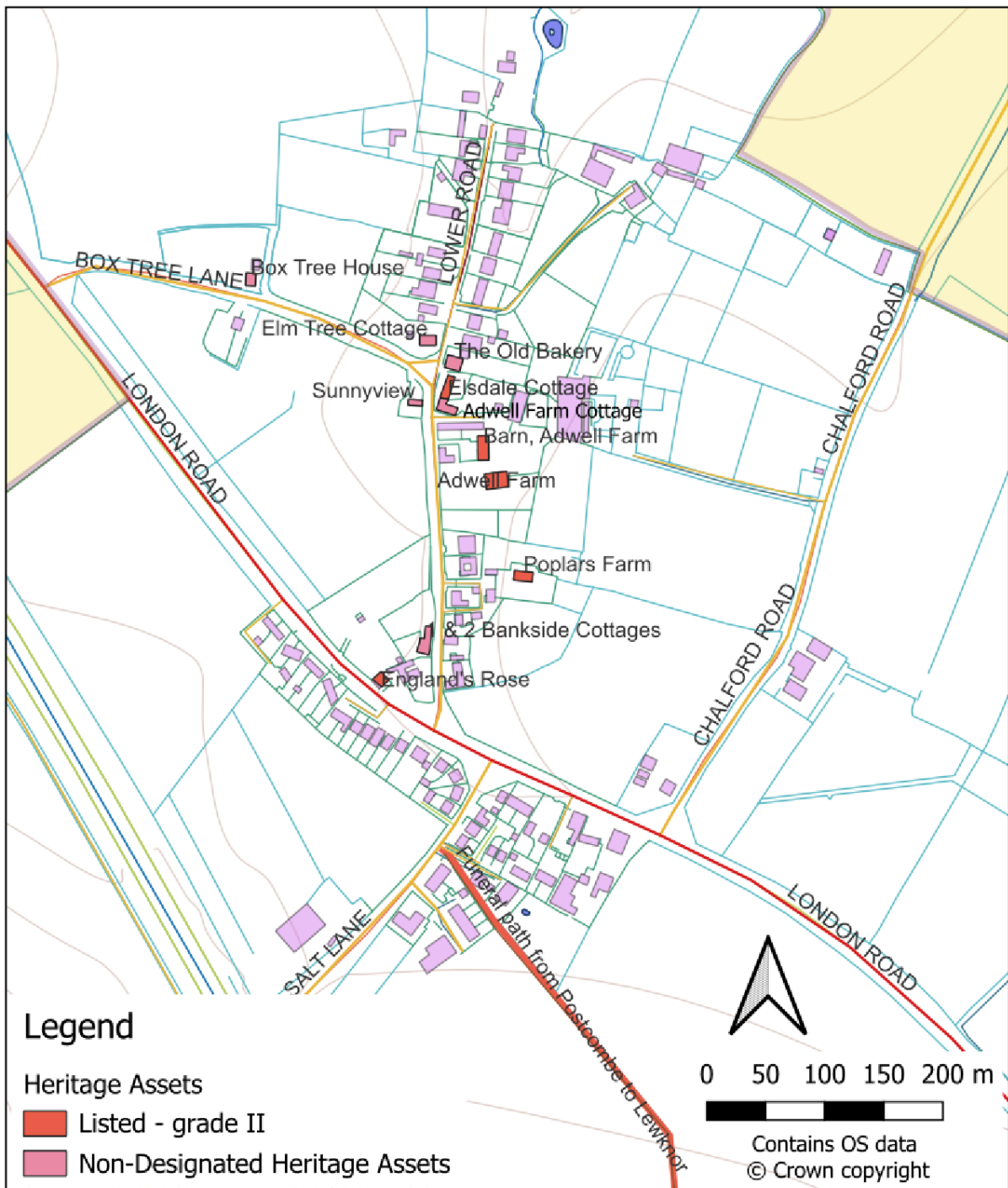
The church was rebuilt in gothic style in 1860 in flint with stone dressings on the site of a 14th century church. The church holds a prominent, elevated position and holds aesthetic value making a positive contribution to the street scene. Tomb recess in the sanctuary preserved from the earlier church.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

Watermill & The Old Mill



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.

5.3. Postcombe



Map 3 – Heritage Assets - Postcombe

Around the historic central triangle

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



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



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



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



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

1 & 2 Bankside Cottages, Box Tree Lane



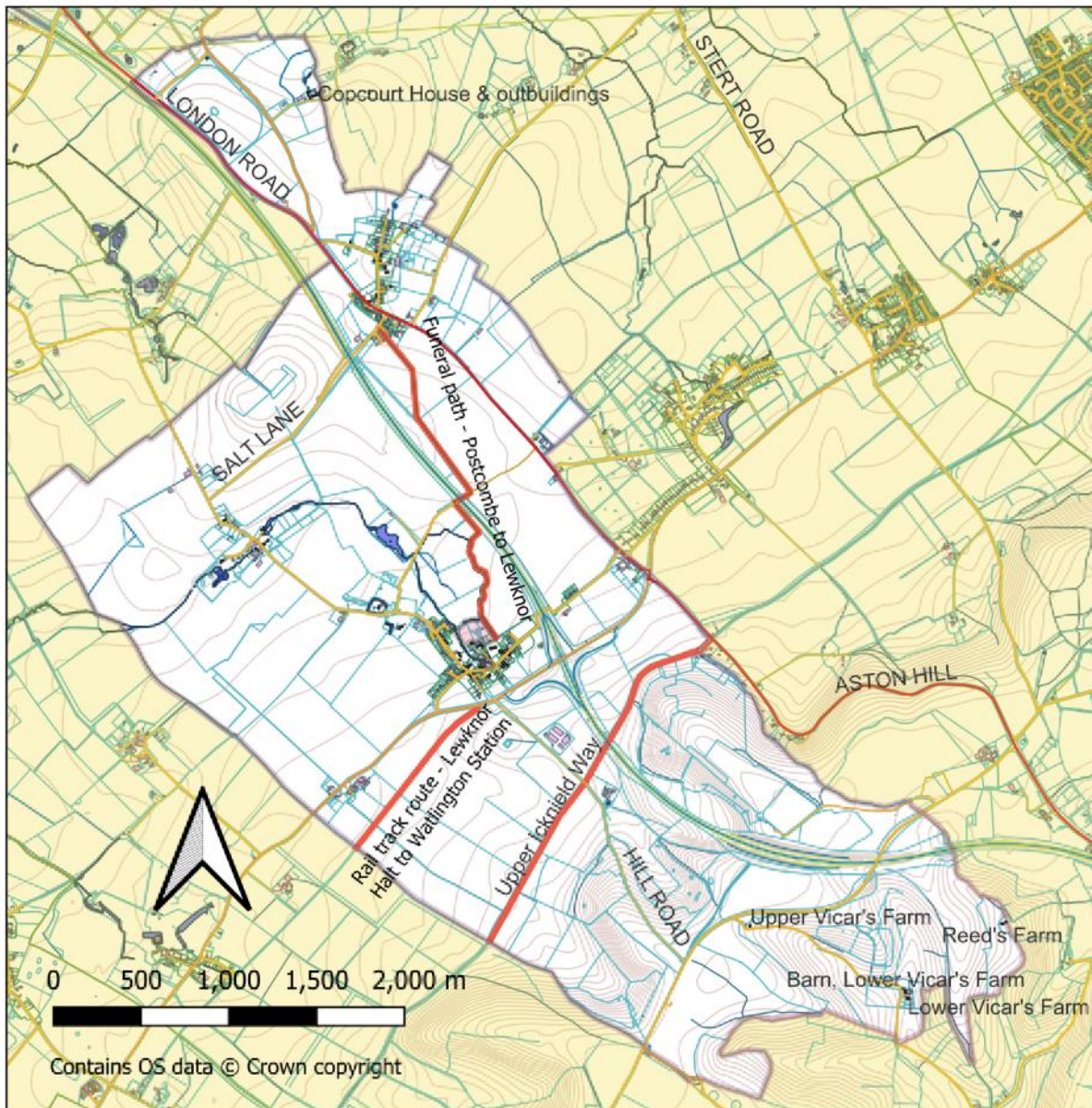
This pair of rendered and colourwashed 19th century cottages, at the entrance to the older part of the village, have aesthetic value and a positive effect on the street scene.

Box Tree House, Box Tree Lane



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.

5.4. Outside the villages



Map 4 – Heritage Assets – Outside the villages

Reed's Farm, Stokenchurch



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

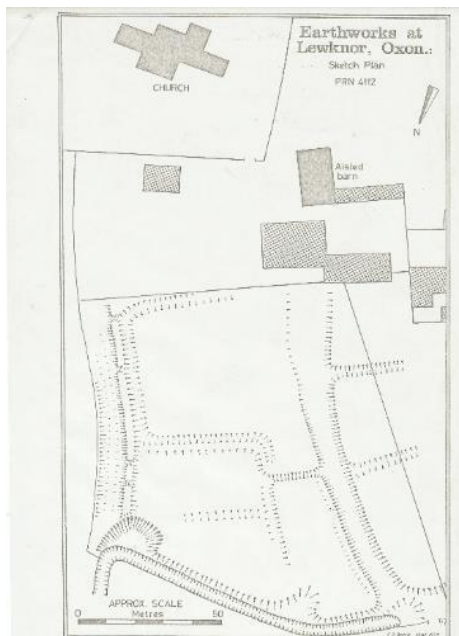
Upper Vicar's Farm, Stokenchurch



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

5.5. Archaeological Sites within the 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

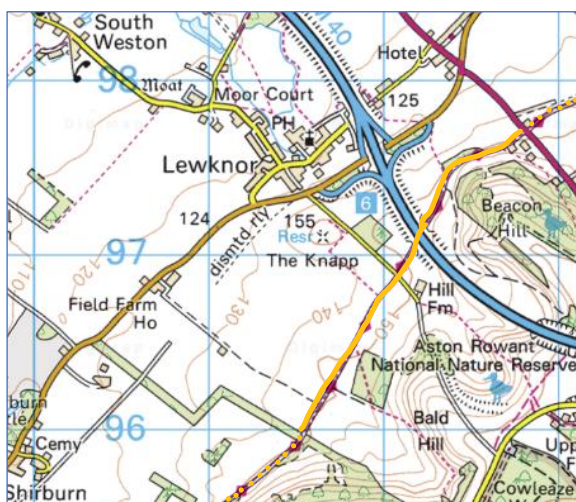


The moat surrounds, but is not included in, the Grade II listing for Moor Court. The water filled moat is trapezoidal-shaped measuring 90m x 90m. Retaining banks are present on the north and south western sides. The age is uncertain as the moat does not feature on 17th century maps.

Upper Icknield Way



The Upper Icknield Way, now forming part of The Ridgeway National Trail, runs through the parish of Lewknor. The route is believed to be prehistoric.



The Upper Icknield Way is marked in orange in the map, a solid line through the parish and, for information only, a dotted line in parts outside the parish.

(Map contains OS data © Crown copyright)

Funeral path from Postcombe to Lewknor



The historic funeral path, marked in orange on the map, runs from Salt Lane in Postcombe, which never had a church, to Lewknor church. It is 10 feet wide and would have been used to transport coffins from Postcombe for funerals.

(Map contains OS data © Crown copyright)

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 is marked in orange in the map, a solid line through the parish and, for information only, a dotted line in parts outside the parish to the site of Watlington station, outside the town. The route of the railway north of Hill Road under the motorway is not designated. The track adds to the evidence of former transport methods and routes existing in the parish.

(Map contains OS data © Crown copyright)

6. Conclusion

Lewknor Parish has an attractive mix of buildings and open space; a unique rural location enjoyed by residents and visitors alike.

The responses to questionnaires and consultations, which have been undertaken throughout the process of creating the Neighbourhood Plan, indicate that the majority of residents are in favour of sustaining the things which they feel contribute to the distinct character and appearance of the area. This has resulted in a neighbourhood plan which includes a vision which protects local assets, green spaces, landscapes and views.

Assets of national importance will already have been given “designated heritage asset” status which brings its own protection and, in the case of buildings, results in them being listed.

Additional assets which have been highlighted by residents as locally important or special can be recognised as “non-designated heritage assets”.

If a house or building is named as a 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 as a local asset early in the application process to help them understand that any changes should be sympathetic to the character of the building and/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 which is considered to be helpful for everybody concerned.

This is illustrated by the National Planning Policy Framework which states that where an application for a development or alteration affects a non-designated heritage asset the NPPF states that: “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

The creation of this non-designated heritage asset list should help sustain or enhance each individual assets' significance whilst aiding the conservation of the whole parish's distinct appearance and atmosphere.