



# ***Drayton Conservation Area Appraisal***

***Consultation Draft February 2018***

# Drayton Conservation Area Appraisal

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# Drayton Conservation Area Appraisal

## 1. Introduction

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. The Drayton Conservation Area was designated on 1969

### **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 must pay careful attention to the desirability of preserving or enhancing the character and appearance of the conservation area and its setting.

In addition to statutory controls and national policy, the local authority can include policies in the local plan to help preserve the special character and appearance of conservation areas.

### **What is the purpose of a conservation area appraisal?**

The aim of this appraisal is to:

- Identify the special architectural and historic interest which contributes to the character of the conservation area

and to assess the heritage significance of the area;

- Review 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.

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## 2. Planning Policy Framework

The development plan currently comprises the Vale of White Horse Local Plan 2031 Part 1 adopted December 2016 and the Draft Local Plan Part 2 October 2017. The Drayton Neighbourhood Plan was made in July 2015 and forms part of this development plan. Other material planning considerations include the National Planning Policy Framework 2012 (NPPF), Planning Practice Guidance (PPG) and the Vale of White Horse Design Guide, 2015.

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

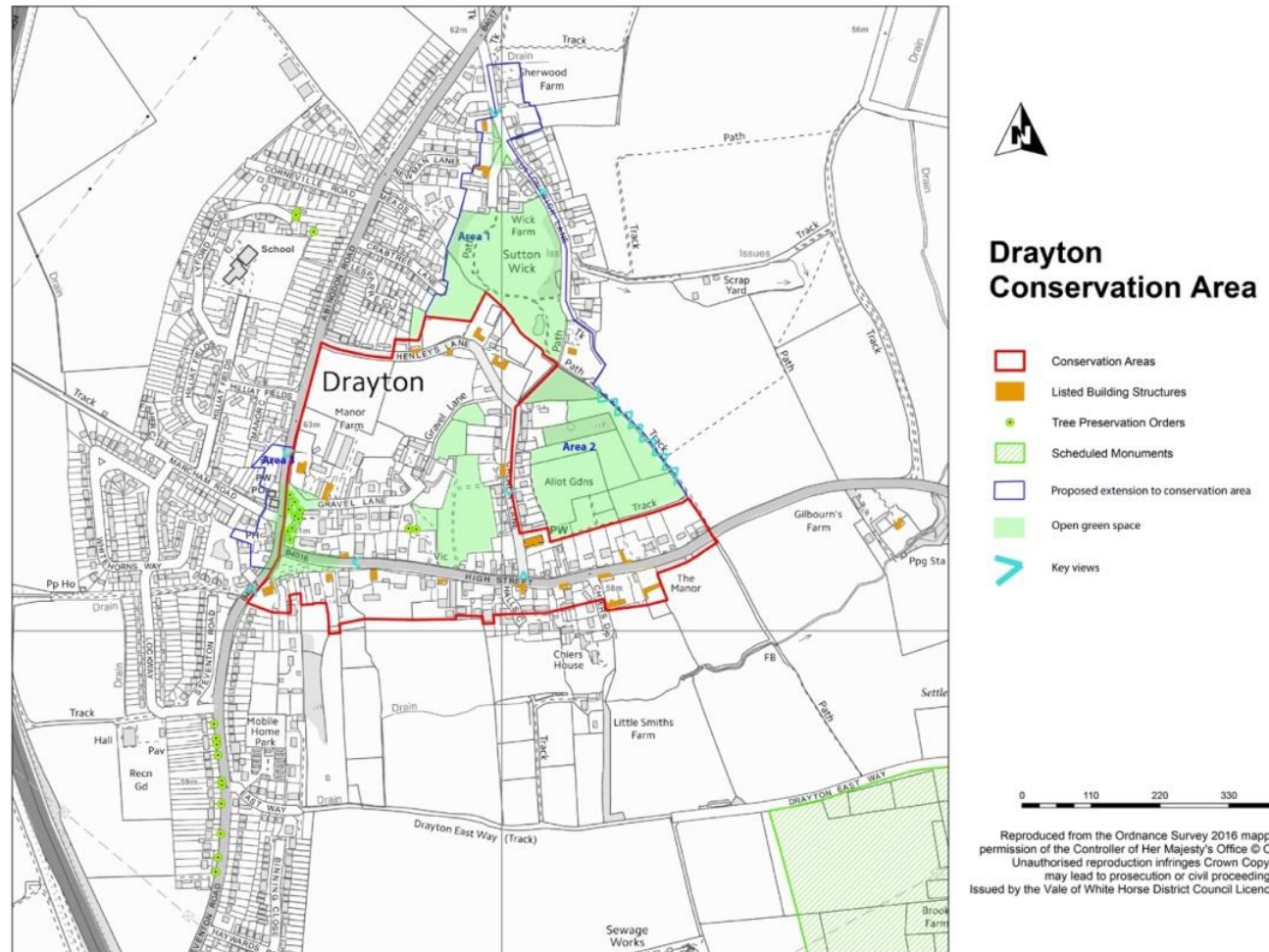
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## 3. Summary of Special Interest

The special interest of the area can be articulated through a description of its key features and in terms of its heritage significance. This involves analysing the heritage values that make up significance. This assessment is based on the methodology set put in *Conservation Principles*, Historic England, 2008. Some of the key features of special interest are summarised on the map below.

Evidential value is the archaeological potential of an area. There is potential for prehistoric and Anglo-Saxon remains in the village as a whole. Further evidential value lies in the multiphase buildings which can yield information on the earlier building forms. **Overall evidential value is low-medium**

The history of the village can be read in its layout and detailing of its buildings. The surviving farmsteads, albeit now mostly converted to residential use, illustrate the



*Conservation Area - summary of some key features of special interest*

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agricultural past of the village. The range of traditional buildings contain information about how ordinary people in the village lived in the past, indicating the wealth and status of inhabitants over time. Many houses illustrate changes in housing technology and fashion. **Overall historical value is high**

Aesthetically, the village retains its attractive semi-rural character with mature trees lining the main streets and lanes. In places the open countryside enters the village along the footpaths, in fields and paddocks, and in the Millennium Green and there are glimpsed views out to open countryside from many parts of the area. There are key views towards The Green, along Church Lane and towards the Church from the eastern edge of the parish where there are also expansive views of open countryside. The range and quality of traditional buildings types, styles, materials and detailing creates an interesting built form which, very importantly for the character of the village, is largely retained in the more

recent expansion of the village. **Overall aesthetic value is medium-high.**

The extensive network of footpaths throughout the village and large areas of public open space mean that the village and surrounding area are very publicly accessible and designed to foster communal interaction. **Overall communal value is high.**

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## 4. Assessment of Special Interest

**This discussion includes the hamlet of Sutton Wick which it is considered should be included in the conservation area.**

### 4.1 Location and Geography

Drayton is situated in the Vale of White Horse, just two miles south of Abingdon. It is in flat, low lying countryside with the River Thames to the east and the River Ock, a tributary to the Thames, to the north west. It occupies a site on an ancient gravel terrace slightly higher than the surrounding land meaning most of the village is free from flooding. The subsoil is Kimmeridge Clay and gravel with alluvium by the River Ock. The soils are loam and clay.

To the west is the A34 trunk road which takes much of the through traffic out of the village. This gives good access to the M40 and M4 and just to the south is Didcot Parkway station providing rapid rail

links to London and the West. Abingdon is the nearest market town and Oxford is 12 miles to the north.

Having originally been an agricultural community, Drayton had a population of 2,353 in 2011 and is now mostly a dormitory village for those working locally as well as for London and Reading commuters

### 4.2 General Character and Plan Form

The conservation area boundary is quite tightly drawn around the historic core of the village which includes the field to the north of Manor Farm, now being developed for housing and open plots in the centre. It is clearly bounded to the west by Abingdon Road, the original turnpike road between Abingdon and Steventon, which later became the old A34 trunk road (now the B4017 Abingdon Road). Sutton Wick lies to the north, separated by the Millennium Green and connected by footpaths to Drayton village.

The High Street is the principal road

through the conservation area, connecting the village with Sutton Courtney, about 2 miles to the east. A mix of buildings, mostly historic, front onto High Street of varying dates, size, materials and detailing providing interesting views in both directions, see figure 1. To the rear of the south side are the former burgage plots extending back to Drayton East Way. Church Lane leading off High Street to the north, is much narrower, see figure 2, as is Gravel Lane and these, too, have a range of buildings types, size, materials and dates. These are the main areas of settlement in the conservation area.



*Figure 1 High Street looking west*

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*Figure 2 Church Lane looking north*

Mature trees in both public and private spaces, stone boundary walls, hedges, grass verges, paddocks and open green areas which occupy the land in between the roads contribute to its rural character, see figure 4. The extraordinary network of

informal footpaths linking different parts of the village and connecting to the open countryside beyond, reinforces this character, see figure 5.

### 4.3 Landscape Setting

The Drayton Conservation Area includes the heart of the old village, which developed along the main roads through the village. Approaching from the east, the road leads directly from open countryside into the conservation area. However, the approaches both north and south are lined by twentieth century housing which screens views of the open countryside surrounding the village, and the extensive areas of open space within the village. These include paddocks, allotments, the burial grounds on Church Lane and the Millennium Green.

To the south of High Street, the former burgage plots are still largely undeveloped and used as paddocks or closes. However, there has been some development on former farmsteads fronting High Street which has encroached onto these historic

burgage plots.

The burgage plots are bounded to the south by the back lane of Drayton East Way. This is partly made up, at its western end, where it gives access to a number of properties and a mobile home park. For the rest of the way it is an informal rural track with farmland to the south. Views of the open land of the former burgage plots are restricted by mature hedging.

To the north and west of the conservation area is predominantly twentieth century housing development and beyond the houses is open farmland, the former open fields of the village. To the east the land is largely undeveloped, comprising allotments and paddocks up to the parish boundary and large arable fields beyond, former open fields belonging to the parish of Sutton Courtney.

Immediately to the north is the Millennium Green, which separates the village of Drayton from the hamlet of Sutton Wick. Historically, this hamlet was part of Sutton Courtney parish, although it



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is separated from it by open countryside. The layout of the village remains more or less the same as that shown on the enclosure map of 1815, see Historic Maps in Section 13, though the farmland to the west has been developed for housing. Some farm buildings and closes to the east side of Sutton Wick Lane have been developed in the twentieth century. The farmland abutting Sutton Wick to the south now forms the large open space of the Millennium Green. The heart of the hamlet remains relatively unchanged. A small pond and open green, surrounded by a number of traditional buildings, form its nucleus, see figure 3.

The surrounding farmland is mainly used for arable cultivation with paddocks closer to the village used for keeping horses and some cattle. Some of these paddocks are pockets of land within the built form of the village, which adds to the rural quality of the environment. To the east of Church Lane are allotment gardens. A network of footpaths links Drayton to Sutton Wick and links both settlements to their farming hinterland. The footpaths

generally follow ancient routes which would have linked the settlement by the most convenient routes to its open fields.



Figure 3 Sutton Wick pond



Figure 4 Important trees and hedgerows

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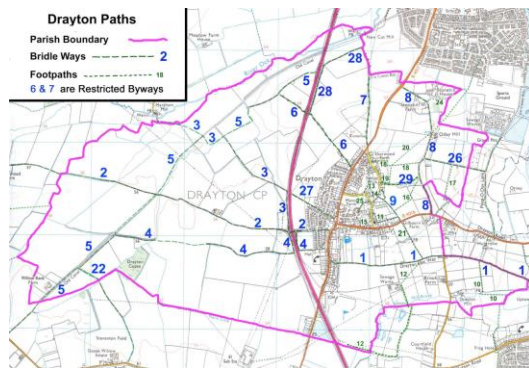


Figure 5 Footpaths crossing the village and connecting to adjoining settlements

## 5. Historic Development and Archaeology

Just outside the village to the south west and south east, there is archaeological evidence for substantial and significant prehistoric settlement and early to mid Anglo-Saxon remains, including a large timber hall. The Drayton Cursus runs to the east of the village and there are a number of Bronze Age ring ditches and enclosures near here. Other likely Bronze Age activity can be found around Barrow Road, where there is also possible evidence of Roman field patterns. To the North West, near Stonehill House is the scheduled ancient monument of Sutton Wick Settlement. Given its importance in Anglo-Saxon times, it is surprising that only a small settlement is recorded here in the Domesday survey. It is, nevertheless, an area that has had early and continued settlement so it is reasonable to consider that there may be some archaeological potential within the conservation area itself.

There is no comprehensive history of the village published. There are accounts of the owners of the manor and of the church but the evidence for the history of the ordinary people in the village lies in the physical form of the village and details of the buildings.

High Street probably developed early as an important east-west route and it is no coincidence that the earliest secular buildings are found along its route. The Church of St Peter, just off the High Street on Church Lane, is the earliest surviving building in the village. It dates from the early thirteenth century with additions in the fifteenth century and major works in the second half of the nineteenth century. Despite the church dating back to 1200, the area was a dependency of St Helen's in Abingdon until 1867.

69 High Street, at its eastern end, is of cruck construction and is the earliest secular building in the village, dating to the fourteenth century, see figure 6. The Manor House, just opposite, is recorded to be of fifteenth century origin, see figure 7.

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This is a large and high status house. The manor belonged to the abbot and convent of Abingdon and was granted, together with the lucrative rectory and advowson, by King Henry VIII to Sir Anthony St. Leger. It was subsequently sold in 1561 to John Southcote Esq, a recusant and sergeant at law. Philip Southcote, the last male heir of this family, died in 1758. The manor, rectory and advowson then passed to Sir William Jerningham bart. The Jernighams remained major landowners into the nineteenth century. According to the 1815 Enclosure Map, Sir George Jerningham appears to have had substantial landholdings in the parish and in the adjoining hamlet of Sutton Wick. However, there is no evidence that he lived in the village. The primary residence in the village, the Manor House is recorded as belonging to New College, Oxford and leased to William Cauldwell in 1815.



Figure 6 The cruck-framed 69 High Street



Figure 7 Manor House, High Street

The hamlet of Sutton Wick adjoins the village of Drayton being separated only by a couple of fields, now the Millennium Green. It was enclosed by act of parliament in 1801, when an allotment of land was given to the impropiator, a lay person owning church land, in lieu of tithes, though Sutton Courtney was still subject to tithes. At the time of enclosure it consisted of a few farms and cottages surrounding the pond and along the lane leading to Drayton.

Drayton suffered a great fire in 1780 and this, no doubt, destroyed some of the medieval buildings one would have expected to find near the centre of the village. This event is marked by a plaque on the alms-houses on High Street, rebuilt in 1980, which records the original fire: *These houses were erected with part of the charitable contributions raised for the relief of the unhappy sufferers hurt by the dreadful fire on the sixteenth April 1780, see figure 8.*

The western end of High Street joins a principal north-south route, formerly the

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turnpike road, which became the main A34. Three other lanes join the road near this point, creating the wide, open space of the village green, see figure 9. A cross, on an ancient base, stands here commemorating Queen Victoria's Golden Jubilee. In 1978, the current A34 dual carriageway was opened bypassing the village leaving the area over-engineered for its current function.



*Figure 8 The Almshouses High Street*

Just west of The Green, outside the conservation area, is the site of a brick and

tile works which operated into the twentieth century. The first records of this date back to the mid-sixteenth century. By the mid-nineteenth century there were 6 brick makers and 2 kiln men recorded here and the site included clay pits, a kiln and a shed. This would most likely have been the source of the orange-red bricks and tiles found in many buildings in the village today.



*Figure 9 The Green viewed from the north*

The layout of the old village generally changed very little between 1815 and 1875 and even less between 1875 and 1933, see the historic maps in section 13. The Methodist Chapel was built in the mid-nineteenth century on a previously undeveloped plot and some new farm buildings were constructed, but plots generally remained the same. The main changes in the late-nineteenth century were the construction of a large vicarage on a previously vacant plot on High Street and the school near the village green. Between 1912 and 1933 there was development along Henleys Lane (then called Church Lane or possibly Church Street) towards its junction with Abingdon Road and some development fronting onto Abingdon Road adjacent to this. A Women's Institute was built during the same period on Church Lane but otherwise, only modest changes appeared.

## 6. Spatial Analysis

### Summary Key Features:

- There is a roughly triangular historic core based on High Street, Abingdon Rd and the footpath skirting the parish boundary from High Street to Sutton Wick.
  - Historic plot boundaries still dominate the layout of the village.
  - The narrow width of Church Lane contrasts with the wider principal routes of High St and Abingdon Rd.
  - Focal points are The Green at the junction of Abingdon Rd and High St; around the church and around the duck pond and green in Sutton Wick.
  - An extensive network of footpaths cuts across the historic core and links to Sutton Wick and the open fields.
  - Boundary walls are predominantly stone.
- Traditional buildings in a range of sizes, dates and styles front on to the principal routes.
  - Twentieth century development surrounds most of the historic core and beyond this lies flat agricultural land, formerly the open fields of the village.
  - To the rear of built up frontages are large areas of open space reflecting former farms and allotments within the village.
  - Views along principal routes are mainly closed but there are some views out to open countryside in the gaps between buildings and along the footpath forming the eastern boundary of the parish.

### 6.1 Street pattern and layout

The historic core is roughly triangular in shape, with Abingdon Road, the former turnpike road, and High Street forming two sides of the triangle and a footpath to the east running along the parish boundary to Sutton Wick forming the third. Church Lane/Henleys Lane and

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Gravel Lane cut across this. A secondary core forms the centre of the hamlet of Sutton Wick, with its traditional buildings set around a small green and duck pond.

Drayton East Way marks the southern boundary of the settlement. It is the former back lane delineating the extent of the burgage plots fronting on the High Street. Some of the burgage plots can still be discerned.

Large areas of open green space lie within the historic core, which gives the village a distinctive rural character. To the south of High Street, much of the land comprising former burgage plots remains open; to the east of the properties on Church Lane is the large open area of paddocks and allotments; land belonging to Manor Farm, now being developed for housing; The Grange occupies the central part of the village and former farmland, now the Millennium Green, separates Sutton Wick from Drayton. Open countryside can be seen from several points within the village where there is a gap in the buildings.

A network of footpaths cuts across the village linking Sutton Wick and Drayton and connecting to the former open fields beyond the historic core and adjoining settlements, see figure 4. Of these Drayton East Way is a particularly well-defined and well-used track linking to Sutton Courtney. This intricate network of routes adds significantly to the character of each settlement, showing their interrelationship and connections with the wider landscape and nearby villages and towns.

The main village green lies at the junction of the main roads, Abingdon Road and High Street, and the minor roads Gravel Lane and Marcham Road. Whilst this creates a green open area, it is a busy area crossed by the roads and footpaths and used for car parking. Traffic signs, street lighting and tarmac dominate, reflecting the former trunk road status of Abingdon Road. Mature trees provide an attractive element mitigating the more functional elements of the space.

Almost all buildings front onto the principal roads and lanes through the village with only a few, more modern developments leading off them. These generally reflect the piecemeal development of individual plots and historic plot boundaries can usually be discerned. Major twentieth-century development lies to the west of the historic village.

## 6.2 Views and vistas

There are key views of The Green when approaching from all directions, with views changing as The Green comes in to view. There is no single key view. The Church is a landmark feature which can be seen in several views. It is most noticeable along Church Lane but also features in views from the allotments and along the eastern boundary footpath. In common with many other villages, it provides a landmark dominating views as, historically, it dominated lives of villagers.

Views from the principal roads within the village are generally closed, with just

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limited views in gaps between buildings of the countryside beyond. The views along to the west along High Street terminate in the buildings fronting the village green and, most noticeable, the Wheatsheaf Public House. Those to the east offer views of open countryside.

There are expansive views to the east from the footpath on the parish boundary over the fields towards Sutton Courtney. These include Didcot power station rising above the surrounding countryside and dominating views.

Footpaths across the core of the village offer more enticing and intimate views invariably opening out into one of the large open spaces which characterise the village – the Millennium Green, allotments or open countryside.

In Sutton Wick, there are attractive views approaching the village pond and green from the north and the south. There are glimpsed views of open countryside from the existing boundary of the conservation area between the modern houses. The

rural setting of the village is reinforced by views along the footpaths leading to surrounding fields.

Juxtaposed elements of open countryside, paddocks, trees, hedgerows, footpaths and building create a series of interesting, intimate views. It is the cumulative impact of these views which makes a positive contribution to the character of the area.

## 6.3 Trees and green landscape

The Millennium Green is the prime public open space serving both Drayton and Sutton Wick, see figure 10. It comprises grassland with wild flowers, trees, a wildlife pond and woodland. Footpaths cross the area linking the two parts of the settlement. It provides an important recreation area as well as being a major attractive semi-rural feature serving the surrounding area.

The village green, at the junction of Abingdon Rd and High Street is an important open green space with its mature trees but it no longer functions as

a recreation area. Similarly, the juxtaposition of pond, mature trees and informal green in Sutton Wick contributes the attractive rural character of the hamlet but it has visual amenity rather than functional amenity.



Figure 10 The Millennium Green

Key groups of trees include those along Abingdon Road approaching The Green, those on The Green itself and those lining High Street. The groups of trees planted on the Millennium Green also make an important positive contribution to the village. Mature hedges and trees along Abingdon Road, High Street and along

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Henleys Road relieve the quite densely built up frontages. Many of the footpaths are bounded by mature hedges and overhanging trees which create quite dark, enclosed spaces. These open out either onto the Millennium Green, the allotments or open countryside where, by contrast, they offer distant views to the landscape beyond. Figure 4 shows important groups of trees and hedgerows which contribute to the character and appearance of the village and figure 11 illustrates those on The Green.

There is a burial ground on Church Lane opposite the church as well as the graveyard adjacent to the church. Both of these are attractive and important open spaces in the village.

Many private gardens also have mature trees and hedges which make a positive contribution to the appearance of the area. The clipped yews in the grounds of the Manor House are particularly interesting.

In both Drayton and Sutton Wick, grass verges can be found along most of the highways, mostly quite informal. These contribute to the semi-rural character of the settlements.

## 6.4 Biodiversity Value

Both Drayton and Sutton Wick have extensive areas which offer excellent wildlife habitats. Mature hedgerows, private gardens, ancient farmland, allotments and the graveyard are all important habitats. The greatest asset however, is the Millennium Green which includes the wildlife pond and woodland which provides good conditions for protected species. When the Manor Farm development is completed, there will be an additional village green providing extra amenity and public open space.



*Figure 11 Important trees on The Green*

## 6.5 Public Realm

Apart from signage and street lighting around the village green, public realm works are relatively low key and appropriate for a rural village. Roads and associated footways are generally tarmac with concrete kerbing, and fairly discrete. Informal footpaths are either grass or unbound aggregate.



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Of particular historic interest are the standpipes which survive on Church Lane and High Street.

For much of the area, houses front directly on to the footway and boundary walls do not feature as a significant element.

## 6.6 Boundary Treatments

Where houses are set back from the footway edge, the front garden is most often defined by a stone wall, low enough to see the front garden over it. In Sutton Wick Lane there are both brick and stone boundary walls which help to integrate the range of twentieth century housing into their historic context. Brick boundary walls are less common, with The Grange having the most prominent of these. This high wall forms a dominant feature along Gravel Lane, terminating views looking eastwards. Continuous boundary walls create a strong sense of enclosure. Mature hedges feature on a number of boundaries, making a valuable contribution to the streetscape. A couple of houses have railings but these are not common.

## 7. Character Analysis

### 7.1. Character areas

There are 4 main character areas for the area including Sutton Wick. These are shown on figure 12. The character areas identify visually and physically distinct parts of the conservation area. Key influences in shaping the distinctive character are set out in each section including activities and uses, plan form, size and type of buildings, materials and detailing. The heritage values which make up significance are summarised at the end of each section.

#### *Area 1 – Sutton Wick and the Millennium Green*

The land to the north of the conservation area includes the Millennium Green, the hamlet of Sutton Wick and twentieth century development in residential side roads off Abingdon Rd. Whilst the latter have been constructed on former farmland and now comprise an interesting

mix of houses, the area is not considered to be of any special or architectural interest and so is not considered further in this analysis.

Sutton Wick is a small hamlet historically comprising a number of farms with outlying fields. It is separated from Drayton by the Millennium Green, an area of public open space, and connected to Drayton by the main road and a number of footpaths, both modern and historic. The ancient parish boundary cuts across the Millennium Green, and this line is still expressed as the rear boundary of the plots fronting onto Henleys Lane in Drayton. It is also the current conservation area boundary.

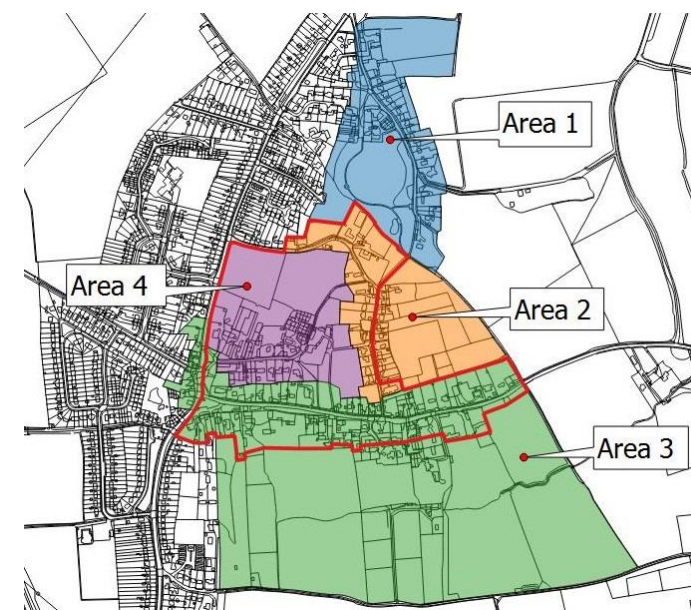


Figure 12 Map of Drayton showing character areas

The focal point and centre of the hamlet is the very attractive village pond surrounded by historic buildings and the open green at the junction of two lanes in the hamlet, see figure 13. The hamlet was the site of an RAF plane crash in 1957, involving the loss of 17 lives, including two civilians. The victims are commemorated with a memorial on the green.

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The farm buildings of Sutton Wick Farm have been converted to residential use and they are now overly domestic in character. However, the basic form of the buildings is still legible, as is their function as agricultural buildings and, as such, they contribute to the rural character of the hamlet. The farm opposite retains its agricultural character, though it does not appear to be a working farm.



Figure 13 Sutton Wick village green viewed from the south

The traditional buildings, including houses, cottages and farm buildings demonstrate a mix of styles, sizes and dates illustrating typical characteristics and changing

technology in a small farming hamlet. These make a considerable contribution to the character of the hamlet. Of particular note at this northern end of the hamlet, clustered around the short western arm of Sutton Wick Lane, are Sutton Wick House, listed grade II, dated 1712, see figure 14; The Cottage, listed grade II; Sutton Wick Farmhouse and the row of nineteenth century cottages adjoining the Millennium Green.



Figure 14 Sutton Wick House

Just opposite the pond is a green lane

leading out into open fields, see figure 15. Depending on the time of day, birdsong can be the predominant sound here though the distant noise of the A34 is constant. Historically, this would have been an important route for farm workers accessing the fields.



Figure 15 Green lane leading out to open countryside

The eastern arm of Sutton Wick Lane leads on southwards, as an informal highway,

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through the rest of the hamlet with an overgrown hedge and grass verge on the west side, bordering the Millennium Green. On the east side is unremarkable residential development. In themselves, the bungalows and houses are not locally distinctive nor of any special architectural or historic interest, though the scale is appropriate for the hamlet setting. However, they are set back from the lane and almost all have stone or brick boundary walls or native hedging fronting the lane. This mitigates the slightly alien character of the development and provides some visual unity with the more traditional parts of the hamlet.

The lane ends as it forks into footpaths leading out into the open countryside. Situated at the fork is the grade II listed Haywards Farmhouse, see figure 16. This lobby entry house dates from around the turn of the seventeenth century and had a significant land holding at the time of the enclosure in 1801.



*Figure 16 Haywards Farmhouse*

There is access to the Millennium Green here and at several other points along Sutton Wick Lane including the short arm of the lane. Formal and informal paths criss-cross this open grassed area and connect it to the main village. There are trees dotted about, including walnut trees, serving as a reminder of this widely grown crop in the hamlet in the nineteenth century. Houses backing on to the open space generally have stone boundary walls, continuing a traditional feature of both village and hamlet. Those to the west are twentieth century developments, generally low rise and not really of any

architectural or historic interest. The pond near the middle of the park has wild vegetation and is a very attractive feature marking the transition to the more densely wooded part of the green, see figure 17.



*Figure 17 The Millennium Green pond*

There are attractive views looking south down Sutton Wick Lane towards the pond and the green; looking down the footpaths into open countryside and looking towards the Millennium Green from the village pond.

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Negative features include the prominent roof lights and solar panels on some of the houses, the poor condition of some of the structures at Sherwood Farm and use of fields for storage. The waste bins in the Millennium Green are eye-catchingly utilitarian.

## Significance

### *Evidential value*

The hamlet is close to the scheduled monument off Barrow Rd and there are other important prehistoric sites nearby. It is reasonable to consider that there may be some archaeological potential within the area, though there is no evidence to suggest that this is high. Early maps show some development on the west side of Sutton Wick Lane which is no longer there. There will be some evidential value associated with these sites.

Evidential value is medium

### *Historical value*

Historical value lies in how the agricultural

development of the settlement can be read in the buildings. The type and size of surviving farm buildings can indicate the nature of farming practices in the past, change over time and the size of holdings. Details are still just about discernible in some of the converted farm buildings. The footpath network linking the farmsteads to the fields and to the adjacent village with its essential facilities, is also part of the story. The line of the ancient parish boundary is still preserved in the south west boundary of the Millennium Green.

Changing technology and fashions in housing can be read in the traditional buildings. Local brick, sometimes rendered, began to replace timber framing at the vernacular level by the eighteenth century although stone remained the higher status building material. Symmetry in elevational treatment assumed more importance during the eighteenth century. The Cottage and Sutton Wick House are good examples of this, although the 1712 date stone for the latter is, unusually, completely off-centre. Changes in plan form, illustrating changes in how houses

were used can also be seen, expressed well in the position of the chimney stack, a key element in the plan form. For example the lobby entry house of Haywards Farm, with its central stack denoting a centrally positioned hearth contrasts with Sutton Wick House with its end stacks.

Historical value is high

### *Aesthetic value*

The picturesque composition of traditional houses around the pond and the green, with attractive mature trees featuring in the view has considerable aesthetic value. A different but equally attractive character is embodied in the Millennium Green. The contrast between open meadow and denser woodland character adds further to its aesthetic value.

The lane through the hamlet has an attractive rural character and the footpaths leading off this offer unfolding views of open countryside. The twentieth century housing generally observes traditional forms of development and the stone and brick boundary walls serve to

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integrate the development into the hamlet.

Aesthetic value is medium-high

## *Communal value*

Almost the whole hamlet is open to view by the public and the Millennium Green is an extraordinarily well-used public open space. The main lane, the footpath network and the Millennium Green give access all around the hamlet, linking it with open countryside for recreational purposes and also connecting the hamlet to the adjacent village.

Communal value is high

## *Area 2 Church Lane/Henleys Lane*

Only the west side of Church Lane is in the conservation area, yet it was the east side that was developed first. Historically there appears to have been close links in land use and ownership between both sides of the lane and with the plots to the east, currently in use as allotment gardens and paddocks.

Although some of the land has been developed in the twentieth century, a large open area remains to the rear of the plots. Earlier maps suggest this was covered in orchards, possibly the walnuts which were widely grown locally.

The disposition of plots on the east side is not dissimilar to that of today, see historic maps section 13. Similarly, the paddocks and allotment gardens, for the most part, follow the boundaries of the old allotments, marked on the enclosure map as in the ownership of New College. Close scrutiny of the enclosure map suggests that land ownership and tenure was a very complicated arrangement and there is much that can be learnt about the lives of the ordinary people in the village from more detailed examination of this in relation to what survives on the ground today. Oldenholme, a grade II listed brick and timber-framed house dating from the sixteenth century, and its associated landholding are one example of this.

Today, houses line both sides of the street. Oldenholme is by far the oldest

house on Church Lane, see figure 18.

Many houses date from the twentieth century, though there are several survivals from the nineteenth century. Some may be earlier but, if so, their origins are obscured by later alterations. There is a terrace of nineteenth-century cottages although these have lost their traditional windows, see figure 19, and the Engine House, which has also lost its original windows, is dated 1894. Overall, there is a mix of styles, materials and dates though all are of a traditional form and generally set back from the lane. Houses on the west side are all detached and plots are generally bigger than those on the east side. Many plots have stone boundary walls giving a traditional character to the lane. The under-engineered highway together with the grass verge on the west side give the lane its semi-rural character.

# Drayton Conservation Area Appraisal



Figure 18 Oldenholme

St Peter's Church is the dominant building in the lane with the Methodist Chapel on the corner with Henleys Lane now converted to residential use, being the next most prominent building. The West Door of St Peter's gives directly onto the street bringing the church right into the community. The graveyard across the road provides a welcome open space as does the extension to the churchyard to the rear where it abuts the allotments and paddocks on the edge of the village. The footpath through the churchyard connects to that running along the eastern boundary of the village.



Figure 19 Nineteenth-century cottages on Church Lane

St Peter's Church dominates views looking south down Church Lane and this view is closed by the attractive timber-framed building of 44 High Street. The church also features in views from the allotments and from the eastern boundary footpath, see figure 20. The view is closed in the northerly direction by the bend in the lane as it becomes Henleys Lane. The former Methodist Church is prominently situated here in a slightly elevated position, see

figure 21. Although it is not designated, it tells an important story in the history of the village, as does its conversion to residential use.

The character changes along Henleys Lane as the road becomes much wider and there are fewer houses, set in much larger plots and for the most part screened by high stone walls. An old standpipe, listed grade II, is situated at this bend on the lane where the footpath to the Millennium Green joins the lane. Several of the houses at the east end of the lane date back to the seventeenth century and can be identified on the 1815 enclosure map. These are grade II listed. At the west end of the lane is early twentieth century housing on the site of former allotment gardens. Henleys Lane is separated from the large former field of Manor Farm to the south by a mature hedge, giving glimpsed views of the site in summer but having a stronger visual connection the rest of the year.



Figure 20 View of the Church from the allotments



Figure 21 The former Methodist Church

## Significance

### *Evidential value*

The archaeological potential for prehistoric and Anglo-Saxon settlement is similar throughout the parish, i.e. it is low, as no evidence has come to light to date for this. However, as the wider area is known to have had substantial settlement, the possibility of there being important archaeology within the village should not be discounted.

There is some evidential value in the survival of plot boundaries and in the allotments and paddocks to the east of Church Lane, in the ownership of New College in the early nineteenth century. Also the east side of Church Lane has the potential to yield information about the early settlement of the village.

Evidential value is medium

### *Historical Value*

The multiphase houses dating originally from the seventeenth century illustrate

changes in housing fashion and technology, changes which are also evident in the nineteenth century housing surviving along Church Lane. The loss of farms from within the centre of the village and their conversion to residential use, indicates changes in the economic base of the village. However, the continuity of plot boundaries and the survival of the allotments to the east side of Church Lane, tell a story of complex land ownership and indicate the continued importance of allotments and paddocks to householders of modest standing within the village. The changing fortunes of the village are also expressed in the physical fabric of the church and church yard.

Historical value is high

### *Aesthetic value*

This lies in the semi-rural character of the village lane and is strongest along Henleys Lane. Some prominently-sited historic buildings, including the ancient church tower, together with the Victorian standpipe give it an air of antiquity. The



# Drayton Conservation Area Appraisal

view southwards down Church Lane takes in the historic buildings and is closed by another important and attractive timber-framed building on High Street. Unfolding views northwards along Henleys Lane reveal the historic listed buildings dating from the seventeenth century. In common with other parts of the village, enticing footpaths lead off into attractive open countryside.

The twentieth century developments are, for the most part, unremarkable, but of an appropriate scale and form. Some alterations to traditional buildings are insensitive and detract from their character.

Aesthetic value is medium

## *Communal Value*

The church is a major focus of village life and has high communal value. Church Lane is a major pedestrian route connecting the High Street to the important public open space of the Millennium Green. Other footpaths running through the area connect open

countryside. The area is very open to public view.

Communal value is high

## *Area 3 High Street.*

This covers the historic main street of the village and the former burgage plots to the south. The street is lined on both sides with houses, many of which are historic, creating an attractive, traditional village character. It feels much more open than Church Lane. Not only is the road wider but houses are set back from the highway edge and are generally only one-and-a-half or two storeys high, giving a generous ratio of building height to road width. The road runs in a west-east direction with a slight curve which closes views in each direction. This, together with the mature trees in the verge and in private gardens, encloses the space.

At its western end the street opens out to create a village green at the junction with the main north-south road through the village, formerly the A34. This open space, The Green, which was once a focal point

of the village, is now dominated by traffic and the over-engineered junction. It is cut through by a number of footpaths and today lacks coherence because of traffic, highways signs and car parking. The character of the village could be enhanced by redressing the balance between pedestrians and vehicles here, including removing some of the car parking.

For the most part, this linear area of development is just one plot deep, apart from on the south side where there has been fairly recent development on two former farmsteads. Much of the north side is bounded by a high stone wall, a locally distinctive characteristic found throughout the village. There are attractive unfolding views in both directions, that to the west terminating in the Wheatsheaf Public House which fronts on to The Green, see figure 22. This looks to be of historic interest, probably dating to the seventeenth century and its setting could be much enhanced by the rationalisation of some traffic signs. Didcot power station can be seen rising above the roofs in some places.

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Figure 22 View across The Green

The High Street is not continuously built up and there are gaps leading to the former burgage plots that run behind the houses, some now used as paddocks. These are ancient plots and can be seen on the 1815 enclosure map and are historically linked to the properties fronting onto High Street. There are views out to open countryside through these gaps. The mature trees overhanging the road and footpath reinforce the semi-rural character, see figure 23.

There is an interesting and attractive mix of housing types, dates, styles, materials and detailing, which tells something of the history of the inhabitants of the village

over the centuries. The Manor House and its associated ancillary buildings is the prime residence in the village, dating back to the late medieval period and the entrance to The Grange, another high status residence, also fronts onto High Street. In both cases, status is announced by imposing entrance gateways, see figure 24.



Figure 23 View along High Street from the west

Some timber-framed houses dating from the sixteenth-seventeenth century would have been houses of the well-to-do, such as 44 High Street, see figure 25, and there are eighteenth century houses, again of middling status.



Figure 24 Entrance to the Manor House, High Street

Small houses and cottages make up the majority of the houses. Many of the traditional buildings show typical signs of alteration reflecting changes in technology. For example 69 High Street, mentioned above (figure 6), is an early, timber-framed, cruck cottage with a thatched roof. A chimney stack, has been inserted in the cross passage probably sometime in the late sixteenth century. Around the same time a floor was inserted to create an upper storey which is lit by

# Drayton Conservation Area Appraisal

dormers. A century or so later, some of the wattle and daub panels have been replaced by brick, once this became a cheap, readily available material.



*Figure 25 Attractive seventeenth-century timber framing at 44 High Street*

Also typical is Pond House (18/20 High Street), see figure 26, an attractive one-and-a-half storey cottage, listed as eighteenth century but possibly earlier. It has a large end stack to the left hand side, heating what would have been the hall,

and a smaller, probably later, end stack to the right heating the parlour. Constructed of brick in Flemish bond, it has burnt headers and plat band.



*Figure 26 Pond House, High Street*

By the eighteenth century brick was the most fashionable building material. Timber framing was regarded as an inferior construction, generally only used for interior walls and agricultural buildings, and weatherboarding, such as the barns found adjacent to Manor House, see figure 27. Many houses were re-fronted in brick, for example 7 High Street, ostensibly a brick house, which has timber

framing visible on the gable. Similarly, Walnut Tree Cottage has some timber framing in the gable and also a projecting bread oven, probably dating from the seventeenth century, see figure 28.



*Figure 27 Weather boarded and thatched barn at Manor House, High Street*

# Drayton Conservation Area Appraisal



*Figure 28 Walnut Tree Cottage showing timber-framed gable and bread oven*

The use of brick continued throughout the eighteenth and nineteenth centuries, much probably produced in the local brickworks, and it is still the most commonly found material along High Street.

Whilst much original detailing survives on traditional houses, most have had some details altered. Windows and doors in particular date from all periods. As glass became cheaper and more readily available from the late sixteenth century

onwards, windows became progressively larger. Side hung casements are commonly found in cottages but where height permitted, vertical sliding sashes were the style of choice during the eighteenth and nineteenth centuries. Several houses have evidence of roofs being raised, as storey height was another indicator of status, which some sought through upgrading their homes. Replacement windows and doors are mostly sensitive and appropriate although there are some poor examples.

Other historical connections can be found in houses along the street. The disastrous fire in 1780 which destroyed many houses along High Street is recorded in the plaque on the alms-houses, mentioned above. The agricultural past of the village is expressed in the interesting collection of farm implements attractively displayed on the gable wall of a former agricultural workers dwelling, the farm having been lost in the construction of the A34.

The village character is enhanced by the contribution of green open spaces and

mature trees along the street. Whilst most are in the public realm, private gardens make a positive contribution to the character of the street. Cottage gardens and mature trees reinforce the rural character of the village. The large yew tree in Yew Tree House and the topiary in the front of Manor House are notable examples.

Whilst High Street is a main road through the village, traffic is steady but, on the whole, not intrusive.

## **Significance**

### *Evidential value*

As with the other areas, there is some archaeological potential relating to the early settlement of the wider area. There is some evidential value in the multiphase historic buildings, such as Manor House and 69 High Street which detailed recording would reveal.

Evidential value is medium

### *Historical value*

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The traditional buildings along High Street all contain information about the lives of ordinary people who lived in the village over the centuries. Alterations over time illustrate changes in fashion and technology. The importance of agriculture to the economy of the village is expressed in the farmsteads whose layout is still legible and in surviving farm buildings. A historical link with the great fire of 1780 survives in the rebuilt alms-houses.

The survival of good documentary records enhances the historical value.

Historical value is high

### *Aesthetic value*

Aesthetic value lies in the openness of the High Street creating a generous space that is nevertheless contained by closed views in both directions. The high quality of traditional buildings, individually and collectively and the mix of styles and materials further contribute to the aesthetic value.

The mature trees reinforce its rural

character and private gardens make a positive contribution to the quality of the street scene. Some insensitive alterations and additions to buildings have a negative value.

Aesthetic value is high

### *Communal value*

As the principal street through the village, there is inevitably high communal value. This is a main pedestrian and vehicle route through the village and a major point of social interaction. Most houses face onto the street, albeit with front gardens. The boundary walls typically found along the street do not restrict views and therefore most of the built environment is publically visible.

Communal value is high

### *Area 4 Manor Farm and Gravel Lane*

Gravel Lane was once the main route from the village green to Church Lane, skirting around the land of Manor Farm. It is now only accessible to vehicles as far as The

Grange, from where it continues as a footpath. The farm buildings of Manor Farm remain the dominant feature in the lane, see figure 29. These, together with a couple of houses and The Grange, are the only pre-enclosure buildings on the lane. The other development is all twentieth century housing, for the most part large detached or semi-detached houses set back from the road. The exception is Caudwell Close, a tightly-knit, sheltered housing development of small terraces opposite The Grange.



*Figure 29 View of the former farmyard of Manor Farmhouse from the Green*

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Manor Farmhouse is grade II listed, described as early nineteenth century, though the rear range looks earlier. It fronts on to The Green and its symmetrical, high status front elevation is very prominent in the public view, see figure 30. It is located immediately adjacent to the farmstead at the entrance to the lane. Earlier farmhouses were usually sited within the farmstead but over time, higher status farmhouses tended to be located some distance away from the noise and business of the farmyard.



Figure 30 Manor Farmhouse

The farmyard buildings have now all been converted to residential use, including the stone barn on the opposite side of the lane. Apart from the threshing barn, their original function is difficult to determine. However, some farm buildings remain attached to the adjoining farmhouse, all grade II listed, see figure 31. These are either weather-boarded or covered in corrugated sheets, most with steeply pitched roofs. Some may date from the

seventeenth century and all appear on the first edition of the OS map. Whilst no longer in agricultural use, they retain their agricultural character. A semi-agricultural character is created with the saw mill and associated buildings, on an adjacent plot. The buildings here are single storey and visually low key. The land adjacent is currently being developed for residential use which further diminishes the agricultural character of the group.



Figure 31 gravel Lane with attached barn and outbuilding

The Grange occupies a central position in the village and has access from Gravel Lane, High Street and Church Lane. Whilst

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its main entrance is from High Street it is barely visible from there. The principal public view is from the service entrance on Gravel Lane where the long, red-tiled cat-slide roof is the dominant feature, see figure 32. It remains surrounded by open land.



Figure 32 The Grange

Views along Gravel Lane from The Green are closed by the bend in the lane. The high brick wall surrounding The Grange and its garden features prominently in this

view, as do the mature trees overhanging the lane. The wide informal verge and the under-engineered highway and footway contribute to the semi-rural character of the lane. Passing by the farm buildings associated with The Grange, the footpath then appears to be in deep countryside until it emerges onto Church Lane with hedgerows bounding the path and fields beyond. As with other footpaths through the village, this is an important survival from its agricultural past connecting farms to outlying fields and today, providing an attractive contrast to the built form of the village.

The development for housing of the last remaining field belonging to Manor Farm diminishes the links between the village and its agricultural past.

## Significance

### *Evidential value*

There is some archaeological potential relating to the early settlement of the wider area. Recent excavations of the Manor Farm development site have

revealed evidence of Iron Age settlement and 11<sup>th</sup> century settlement. There may remain evidence of the early agricultural practices in the converted farm buildings and in the vestigial remains of Manor Farm.

Evidential value is medium

### *Historical value*

As one of the main farms in the village, Manor Farm illustrates the history of typical mixed farming in the area. There is historical value in the layout of the lane and footpaths illustrating the links between the farmstead and surrounding fields. The survival of The Grange in its historic curtilage with associated outbuildings provides a good example of a principal residence. As with other areas, the survival of documentary records enhances historical value.

Historical value is high

### *Aesthetic value*

This lies in the attractive rural setting to

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the area, enhanced by the survival of farm buildings and undeveloped land. The traditional buildings are of aesthetic interest although the twentieth century housing generally has a neutral impact. Private gardens make an attractive and positive contribution to the appearance of the area. The native wild vegetation bordering the footpaths has a different, but equally important aesthetic value.

Aesthetic value is medium

## *Communal value*

In common with other areas of the village, much of this area is open to public view. Gravel Lane remains a principal pedestrian route from The Green through to Church Lane and on to the Millennium Green and Sutton Wick.

Communal value is medium

## **7.2 Buildings of local interest**

Some buildings are not listed but add considerably to the special historic character of the conservation area. These

are referred to in this appraisal as Buildings of Local Interest. These buildings meet the criteria for such identification as outlined in the Historic England document: *Local Heritage Listing: Historic England Advice Note 7* (May 2016). They are identified in Section 14.

## **7.3 Local details**

Examples of these details are illustrated below:



Standpipe listed Grade II in Sutton Wick, one of three listed village standpipes



Village pond in Sutton Wick



Entrance gate piers to the Manor House, High Street, listed grade II



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Manor Farmhouse, listed grade II with original railings.



Woodland path through the Millennium Green



Timber framing with brick infill



Paddock in the heart of the conservation area



Tree-lined approach to the Green along Abingdon Road



Brick, render and weatherboarding with corrugated iron and plain tile roofs and stone boundary wall

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Stone boundary wall with brick gate piers



Cruck framing (exposed on gable) with thatched roof



Render with plain tile roof



Flemish bond brickwork

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## 8. Boundary Changes

Following a comprehensive review of the conservation area boundary in June-September 2016, it is proposed that the following areas should be included within the designated conservation area as they are considered to meet the criteria for inclusion as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. These are shown on figure 34.

### Area 1 Sutton Wick

Whilst originally in a separate parish, this hamlet is now an integral part of the village of Drayton with the Millennium Green acting as a central public open space. The character of the hamlet is notably different from that of Drayton, as it is much more tranquil, largely devoid of traffic and connected to its rural surroundings. The memorial and village pond contribute significantly to the ambience and meaning of the area and provide a focal point and setting to the

houses surrounding them. The history of the hamlet is still legible in the range of building types and styles. Whilst the setting to the west has been compromised by twentieth century development, the historic core of the hamlet and the farmland to the east remain as an attractive expression of its rural character.

### Area 2 Church Lane

The area east of Church Lane has an interesting documented history and was settled earlier than the west side of Church Lane. The public footpath running approximately north west/south east forms a strong boundary to the east edge of the village. It divides the plots running back from Church Lane, comprising allotments, paddocks and garden areas within the village, from the open fields of the wider agricultural landscape. These plots have illustrative and associative historical value as plots worked by villagers living in adjacent properties or sharing the communal use of allotments. At least half the houses date from the nineteenth century or earlier, though

several of these have had insensitive alterations which diminish their aesthetic value. However, there is the potential to reinstate historically correct detailing which would enhance this value. Notwithstanding this, the area has heritage values similar to, and arguably greater than, the west side of the lane, which is included within the current conservation area boundary. The communal value is certainly greater as the area contains the allotment gardens, the extended churchyard and public footpaths across and adjacent to the site. Its historic value is enhanced by reference to the 1815 Enclosure Map.

There are important views along the footpath and towards Drayton and Sutton Wick, looking back from the footpath towards the church spire, village edge and up towards Sutton Wick.

### Area 3 High St

The west side of Abingdon Rd which fronts on to The Green contains buildings of local interest which make a positive

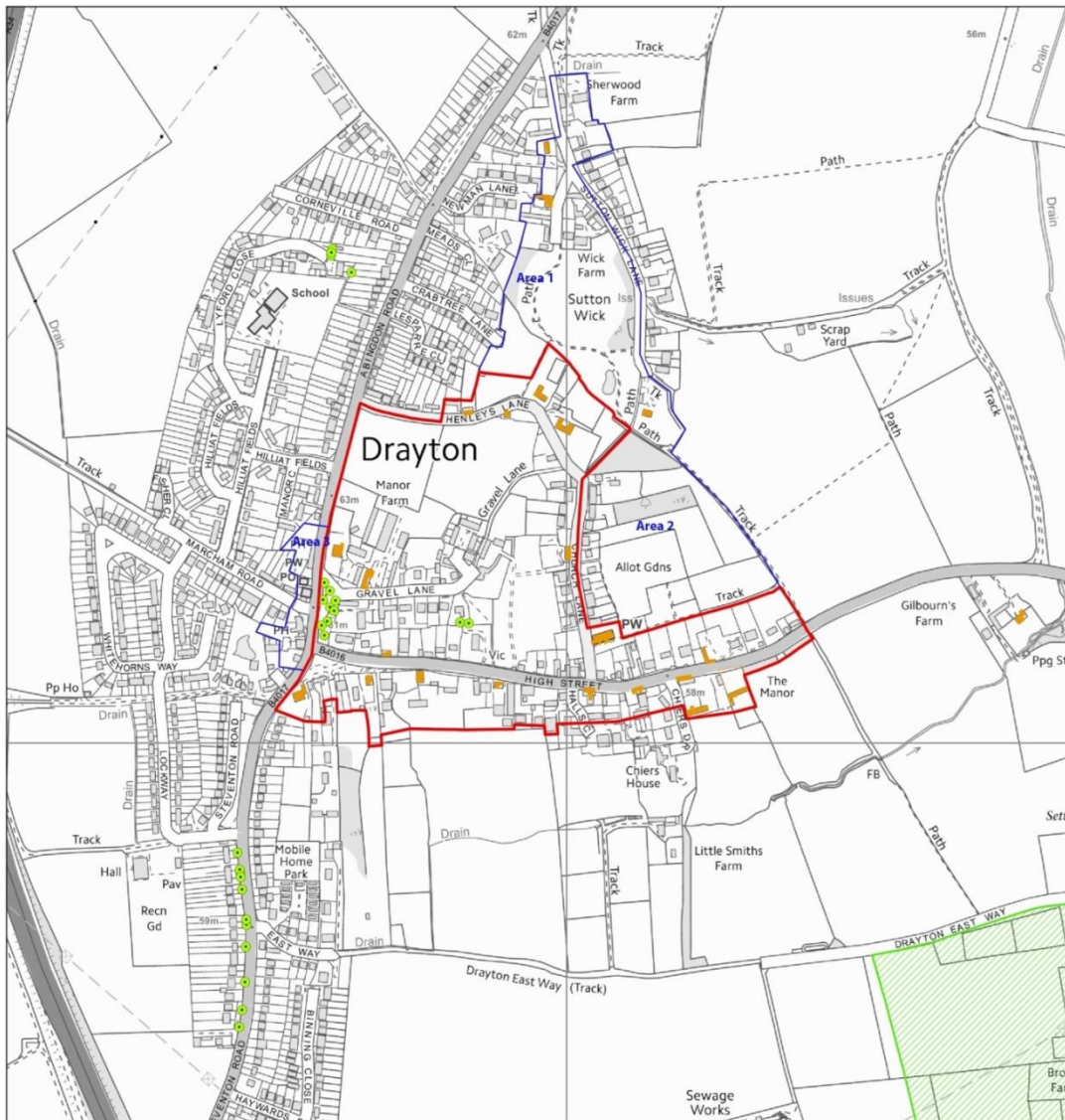
# Drayton Conservation Area Appraisal

contribution to the character and appearance of the conservation area. These include The Red Lion, the Baptist Chapel, The Wheatsheaf and the Old Post Office. The buildings feature on the 1815 enclosure map and they have heritage values very similar to the adjacent conservation area.

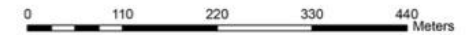
33

*Figure*

# Drayton Conservation Area Appraisal



-  Conservation Areas
-  Listed Building Structures
-  Tree Preservation Orders
-  Scheduled Monuments
-  Proposed extension to conservation area



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**Figure 34 Proposed extensions to the Drayton Conservation Area**

# Drayton Conservation Area Appraisal

## 9. Community Involvement

This Appraisal draws upon the records and information held by the former Drayton History Society.

In the period 2012-2015 Drayton formulated its neighbourhood development plan (NDP), during which extensive formal and informal public consultation took place with residents about what they valued in the buildings and the environment of the village. As part of this a Drayton Design Guide was drawn up by a working group of villagers and this forms a part of the adopted Drayton Neighbourhood Plan (2015).

During the formation of the NDP the Parish Council received advice from English Heritage which encouraged the Parish Council to engage a specialist to study the Conservation Area and produce this Appraisal.

To engage the villagers further an article “Drayton and its Conservation Area “ appeared in the October 2016 Drayton Chronicle – Drayton’s monthly magazine, which is delivered to every household. This asked for information and photographs to be submitted for the study.

On 27<sup>th</sup> November 2016 Dr Kathy Davies presented her preliminary findings to an open public meeting in the Village Hall and then led a walking tour of the village with about 25 villagers who were able to identify and photograph buildings and other features of interest which now form the Local List included in this study.

Discussions about the Conservation Area and this report have continued to feature in the Parish Council’s monthly meetings papers and correspondence, on the village website and in the Drayton Chronicle over the period 2016-2018.

# Drayton Conservation Area Appraisal

## 10. Key Points: Future Management of the Conservation Area

In order to preserve and enhance the character and appearance of the conservation area the following issues should be addressed:

### Issues:

- any new development should respect the historic layout of the village
- open areas, green spaces and the footpath network throughout the village and the surrounding area should be retained and enhanced
- any new development should seek to secure informal road layouts rather than adopting standard highway solutions.
- any new development should respect traditional building layout, scale, form and materials including techniques and detailing.
- the imposition of an Article 4 direction should be considered so that traditional detailing might be retained and insensitive domestic alterations and additions avoided.
- important characteristic views within the village as well as out of and into the village should be retained.
- solar panels should be sited away from public view
- The Green offers an opportunity for enhancement through the re-engineering of the road junction giving greater priority to pedestrians, rationalising car parking and landscaping to create a greater sense of a public open space

# Drayton Conservation Area Appraisal

## 11. References and Useful Information

Historic England, *Practical Building Conservation*, 10 volumes, Historic England, 2012-2015

Historic England, *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1*, 2016

Historic England, *Conservation Principles*, 2008

Historic England, *Local Heritage Listing: Historic England Advice Note 7*, 2016

Historic England, *Understanding Place: Historic Area Assessments: Principles and Practice*, 2010

Historic England, *Understanding Place: Historic Area Assessments in a Planning and Development Context*, 2012

Historic England, *Valuing Places, Good practice in Conservation Areas*, 2011

IHBC/SPAB, *A Stitch in Time*

National Planning Policy Framework (NPPF) 2012

Pevsner, Nicholas, *Buildings of England*, The Statutory List of Buildings of Special Architectural or Historic Interest via <https://historicengland.org.uk/listing/>

A History of the County of Berkshire: Volume 4. Originally published by Victoria County History, London, 1924

Vale of the White Horse District Council, Local Plan 2032, Part 1 and draft Part 2

Vale of the White Horse District Council, Design Guide, 2015

[www.historicengland.org.uk](http://www.historicengland.org.uk)

[www.buildingconservation.com](http://www.buildingconservation.com)

[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

[www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

### Legislation

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



# Drayton Conservation Area Appraisal

## 12. Listed Buildings

### BARN APPROXIMATELY 55 METRES NORTH WEST OF THE MANOR HOUSE

List Entry Number: 1052739

Heritage Category: Listing

Grade: II

Location: BARN

APPROXIMATELY 55 METRES NORTH WEST OF THE MANOR HOUSE, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire

### BARN APPROXIMATELY 35 METRES WEST SOUTH WEST OF THE MANOR HOUSE

List Entry Number: 1052738

Heritage Category: Listing

Grade: II

Location: BARN

APPROXIMATELY 35 METRES WEST SOUTH WEST OF THE MANOR HOUSE, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire

### MILESTONE AT SU 4791 9487

List Entry Number: 1284821

Heritage Category: Listing

Grade: II

Location: MILESTONE AT SU

4791 9487, ABINGDON ROAD,

Drayton, SUTTON WICK, Vale of White Horse, Oxfordshire

### FORECOURT WALLS APPROXIMATELY 20 METRES NORTH OF THE MANOR HOUSE WITH CENTRAL GATES AND GATEPIERS

List Entry Number: 1368068

Heritage Category: Listing

Grade: II

Location: FORECOURT

WALLS APPROXIMATELY 20 METRES NORTH OF THE MANOR HOUSE WITH CENTRAL GATES AND GATEPIERS, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire

### CHURCHYARD CROSS APPROXIMATELY 3 METRES SOUTH OF SOUTH TRANSEPT OF CHURCH OF ST PETER

List Entry Number: 1284789

Heritage Category: Listing

Grade: II

Location: CHURCHYARD

CROSS APPROXIMATELY 3 METRES SOUTH OF SOUTH TRANSEPT OF CHURCH OF ST PETER, CHURCH LANE, Drayton, Vale of White Horse, Oxfordshire

### SUMMERHOUSE APPROXIMATELY 15 METRES NORTH OF THE MANOR HOUSE

List Entry Number: 1052740

Heritage Category: Listing

Grade: II

Location: SUMMERHOUSE

APPROXIMATELY 15 METRES NORTH OF THE MANOR HOUSE, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire

### TWO BARNS APPROXIMATELY 30 METRES SOUTH WEST OF STONEHILL HOUSE

List Entry Number: 1181929

Heritage Category: Listing

Grade: II

Location: TWO BARNS

APPROXIMATELY 30 METRES SOUTH WEST OF STONEHILL HOUSE, STONEHILL LANE, Drayton, Vale of White Horse, Oxfordshire

### HAYWARDS FARMHOUSE

List Entry Number: 1368071

Heritage Category: Listing

Grade: II

Location: HAYWARDS

FARMHOUSE, 53, SUTTON WICK LANE, Drayton, SUTTON WICK, Vale of White Horse, Oxfordshire

### CHURCH OF SAINT PETER

List Entry Number: 1052771

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Heritage Category: Listing  
Grade: II\*  
Location: CHURCH OF  
SAINT PETER, CHURCH LANE,  
Drayton, Vale of White Horse,  
Oxfordshire

## 44, HIGH STREET

List Entry Number: 1052741  
Heritage Category: Listing  
Grade: II  
Location: 44, HIGH STREET,  
Drayton, Vale of White Horse,  
Oxfordshire

## 38, HENLEYS LANE

List Entry Number: 1284795  
Heritage Category: Listing  
Grade: II  
Location: 38, HENLEYS  
LANE, Drayton, Vale of White  
Horse, Oxfordshire

## OLD LODGE

List Entry Number: 1181893  
Heritage Category: Listing  
Grade: II  
Location: OLD LODGE, 31,  
HENLEYS LANE, Drayton, Vale of  
White Horse, Oxfordshire

## MAGPIE COTTAGE

List Entry Number: 1052742  
Heritage Category: Listing  
Grade: II

Location: MAGPIE  
COTTAGE, 30, HIGH STREET,  
Drayton, Vale of White Horse,  
Oxfordshire

## POND HOUSE

List Entry Number: 1284769  
Heritage Category: Listing  
Grade: II  
Location: POND HOUSE, 20,  
HIGH STREET, Drayton, Vale of  
White Horse, Oxfordshire

## MANOR FARMHOUSE

List Entry Number: 1284779  
Heritage Category: Listing  
Grade: II  
Location: MANOR  
FARMHOUSE, 12, THE GREEN,  
Drayton, Vale of White Horse,  
Oxfordshire

## THE OLD POUND

List Entry Number: 1052736  
Heritage Category: Listing  
Grade: II  
Location: THE OLD POUND,  
3, HIGH STREET, Drayton, Vale of

White Horse, Oxfordshire  
56 AND 58, HIGH STREET

List Entry Number: 1368069  
Heritage Category: Listing  
Grade: II

Location: 56 AND 58, HIGH  
STREET, Drayton, Vale of White  
Horse, Oxfordshire

## Sutton Wick settlement site

List Entry Number: 1003671  
Heritage Category:  
Scheduling  
Location: Drayton, Vale of  
White Horse, Oxfordshire

## Settlement site

List Entry Number: 1004852  
Heritage Category:  
Scheduling  
Location: Drayton, Vale of  
White Horse, Oxfordshire

## WATER STANDPIPE

List Entry Number: 1052152  
Heritage Category: Listing  
Grade: II  
Location: WATER  
STANDPIPE, SUTTON WICK LANE,  
Drayton, Vale of White Horse,  
Oxfordshire

# Drayton Conservation Area Appraisal

## WATER STANDPIPE

List Entry Number: 1253340

Heritage Category: Listing

Grade: II

Location: WATER

STANDPIPE, HIGH STREET, Drayton,  
Vale of White Horse, Oxfordshire

## 69, HIGH STREET

List Entry Number: 1052735

Heritage Category: Listing

Grade: II

Location: 69, HIGH STREET,

Drayton, Vale of White Horse,  
Oxfordshire

## PUSEY COTTAGE

List Entry Number: 1052773

Heritage Category: Listing

Grade: II

Location: PUSEY COTTAGE,

15, HENLEYS LANE, Drayton, Vale  
of White Horse, Oxfordshire

## NUMBER 1 AND ATTACHED BARN AND OUTBUILDING

List Entry Number: 1284792

Heritage Category: Listing

Grade: II

Location: NUMBER 1 AND

ATTACHED BARN AND

OUTBUILDING, 1, GRAVEL LANE,

Drayton, Vale of White Horse,

Oxfordshire

## GILBOURNS FARMHOUSE

List Entry Number: 1368087

Heritage Category: Listing

Grade: II

Location: GILBOURNS

FARMHOUSE, DRAYTON ROAD,

Drayton, Vale of White Horse,

Oxfordshire

## THE COTTAGE

List Entry Number: 1181935

Heritage Category: Listing

Grade: II

Location: THE COTTAGE, 16,

SUTTON WICK LANE, Drayton,

SUTTON WICK, Vale of White

Horse, Oxfordshire

## STONEHILL HOUSE AND ATTACHED OUTBUILDINGS

List Entry Number: 1052743

Heritage Category: Listing

Grade: II

Location: STONEHILL

HOUSE AND ATTACHED

OUTBUILDINGS, STONEHILL LANE,

Drayton, Vale of White Horse,

Oxfordshire

## SUTTON WICK HOUSE AND ATTACHED FRONT FORECOURT WALLS AND GATEWAY

List Entry Number: 1052744

Heritage Category: Listing

Grade: II

Location: SUTTON WICK

HOUSE AND ATTACHED FRONT

FORECOURT WALLS AND

GATEWAY, SUTTON WICK LANE,

Drayton, SUTTON WICK, Vale of

White Horse, Oxfordshire

## NUMBER 15 AND ATTACHED STABLE BLOCK

List Entry Number: 1052745

Heritage Category: Listing

Grade: II

Location: NUMBER 15 AND

ATTACHED STABLE BLOCK, 15, THE

GREEN, Drayton, Vale of White

Horse, Oxfordshire

## OLDENHOLME

List Entry Number: 1052772

Heritage Category: Listing

Grade: II

Location: OLDENHOLME, 3,

CHURCH LANE, Drayton, Vale of

# Drayton Conservation Area Appraisal

White Horse, Oxfordshire

## 24, HIGH STREET

List Entry Number: 1368070

Heritage Category: Listing

Grade: II

Location: 24, HIGH STREET,

Drayton, Vale of White Horse,  
Oxfordshire

## LIME CLOSE

List Entry Number: 1368047

Heritage Category: Listing

Grade: II

Location: LIME CLOSE, 35,

HENLEYS LANE, Drayton, Vale of  
White Horse, Oxfordshire

## THE MANOR HOUSE

List Entry Number: 1052737

Heritage Category: Listing

Grade: II\*

Location: THE MANOR

HOUSE, HIGH STREET, Drayton,  
Vale of White Horse, Oxfordshire

# Drayton Conservation Area Appraisal

## 13. Historic Maps



Figure 35 Enclosure Map for Drayton, 1815



Figure 36 Detail of enclosure map rotated with north at the top



Figure 37 1875 OS map for Drayton



Figure 38 1912 OS map for Drayton



Figure 39 1933 OS map for Drayton

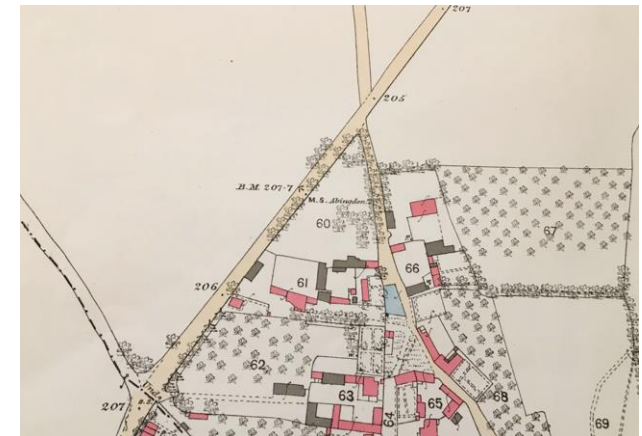


Figure 40 1875 OS map for Sutton Wick

# Drayton Conservation Area Appraisal



Figure 41 1912 OS map for Sutton Wick



Figure 42 1933 OS map for Sutton Wick

# Drayton Conservation Area Appraisal

## 14 Local List – Heritage Assets of Local Interest

		
<p>The Green Jubilee Cross,. Erected 1897 for Queen Victoria’s 60<sup>th</sup> year, probably not originally on this site. Older base? Renovated 2013 and extra inscription added for Queen Elizabeth’s 60<sup>th</sup> year</p>	<p>The Green. Brick built cottage on Two-storey house, double fronted with end stacks. Probably late eighteenth century in origin.</p>	<p>The Green Wheatsheaf Public House,. Two-and-a-half storeys with gables fronting the street. Rendered finish, possibly over timber frame. Probably seventeenth century in origin.</p>

# Drayton Conservation Area Appraisal

		
<p>6 High Street – pair of single-unit cottages with central stack. 20thc extension to right. Brick in header bond. Left hand cottage has later window and door openings. Original openings not discernible.</p>	<p>High Street. Gothic House, The Green. Late 16th/early 17thc with 19thc alterations</p>	<p>The Green – originally the village green at important historic intersection of roads</p>



# Drayton Conservation Area Appraisal

		
<p>The Green – stone built outbuilding, possibly agricultural in origin, now residential.</p>	<p>The Green. Thatched Cottage, Two-storey, two-unit house. Possibly seventeenth century origin. Entrance off-set into hall with smaller parlour unit. Break in render at first floor level suggesting possible former jetty. May be timber-framed under render. Name suggests formerly thatched</p>	<p>The Green Drayton Post Office, – row of two-storey 19thc cottages with late 20thc single-storey, flat-roofed front extension. Grey brick with red brick detailing and slate roof.</p>

# Drayton Conservation Area Appraisal

		
<p>Abingdon Rd. Baptist Chapel, - Plain, brick built chapel with gable fronting the road. Pointed window and door openings with 20thc windows. Upper opening blocked. Set back from road behind low wall with railings.</p>	<p>Abingdon Rd Red Lion,. – long, two-storey range of buildings of varying dates. Principally brick built with sections of stone. Central part may be original lobby-entry house. 18<sup>th</sup> c coaching inn</p>	<p>The Green – Setts used to line the Green</p>

# Drayton Conservation Area Appraisal

		
<p>8 High Street – two-unit, two-and-a-half storey house. Rendered brick with plat band and dentil eaves course. Dormers and rooflight</p>	<p>Abingdon Road. 19<sup>th</sup> Century Brick Workers Cottages, Poorly modernised windows and doors</p>	<p>Crabtree Lane. Cottages</p>




# Drayton Conservation Area Appraisal

		
<p>Crabtree Lane. Brick built cottage, double fronted with end stacks. 1834 on plaque over door. Flemish bond brickwork. Late 20thc uPVC windows and doors</p>	<p>Crabtree Lane. Pair of early, 19thc cottages with central stack. Flemish bond brickwork. Late 20thc windows and doors</p>	<p>Crabtree Lane. Pair of cottages, grey brick with red brick detailing</p>




# Drayton Conservation Area Appraisal

		
<p>Abingdon Road. House, possibly late 18thc, with coursed stone rubble front elevation, with plat band and brick sides. Double fronted. Slate roof and end stacks. 4-panelled central door and 10 over 10 sash windows either side to the ground floor and 8 over 8 sash windows to the first floor. Central first floor window is a 4 over 4 sash with margin lights</p>	<p>Abingdon Road/Meads Close. House, 2-storey. Probably 19thc. Painted brick. Double fronted with symmetrical front elevation. Six-panelled door with fanlight over.</p>	<p>Meads Close. House, two-unit, possibly 18thc. One end stack. Render. 20thc replacement windows and porch.</p>


# Drayton Conservation Area Appraisal

		
<p>Abingdon Road Rubble stone wall, , bordering former chicken farm</p>	<p>Abingdon Road. Brick built cottage, two storey, and entrance to one side. Flemish bond with plat band.</p>	<p>Abingdon Road. Rubble stone boundary wall with capstones on edge</p>

# Drayton Conservation Area Appraisal

		
<p>Bridleway 7 from Drayton Abingdon Road to Abingdon – Possibly old drove road</p>	<p>Sutton Wick Pond</p>	<p>1957 RAF Crash Memorial Sutton Wick Lane</p>

# Drayton Conservation Area Appraisal

		
<p>Abingdon Road Manor Farm,. Typical walling to local Drayton farmsteads</p>	<p>Sutton Wick Lane. Farm building. Originally rubble stone, surviving on road elevation. Later alterations in brick. Now converted to residential use.</p>	<p>Sutton Wick Lane Probably former farm building. Rubble stone with weather boarding on gable</p>



# Drayton Conservation Area Appraisal

		
<p>Sutton Wick Lane – stone wall</p>	<p>Sutton Wick farmhouse. Brick built, multi-phase house. 18thc origin, possibly earlier. One-and-a half to two-and-a half storeys. Several ridge stacks. Rubble stone garden wall and brick gate piers.</p>	<p>Henleys Lane. Historic Wall –. Coursed rubble with quoins</p>

# Drayton Conservation Area Appraisal

		
<p>Sutton Wick Lane – Converted Barn. Brick with tile roof. Threshing door opening survives</p>	<p>Sutton Wick – farm building, random coursed rubble with slate roof</p>	

# Drayton Conservation Area Appraisal

		
<p>Sutton Wick – Cottages. 19thc brick with plain tile roofs</p>	<p>Millennium Green, Sutton Wick</p>	<p>The Grange, Gravel Lane –multiphase brick built house with plain tile roof. One-and-a half to two-and-a-half storey. Dormer windows in catslide roof to rear.</p>

# Drayton Conservation Area Appraisal

		
<p>Henleys Lane. Cottage – one-and-a half storey, timber-framed with rendered infill panels and plain tile roof. Possibly 17thc in origin</p>	<p>Henleys Lane. House – possibly 18thc, brick. Side hung casements.</p>	<p>Junction of Church Lane and Henleys Lane Converted Methodist Chapel</p>

# Drayton Conservation Area Appraisal

		
<p>Church Lane – house, multiphase possibly 17thc origin. Render with slate roof.</p>	<p>Allotment gardens, land to east of Church Lane – on land historically used as closes associated with dwellings on Church Lane</p>	<p>Willow Lodge, 54 Church Lane- ancillary domestic building. Flemish bond brickwork with plain tile roof</p>

# Drayton Conservation Area Appraisal



Church Lane – cottages – late 18thc or early 19thc, two storey. Flemish bond brickwork with plain tile roof. Ridge stacks and decorative motif in centre of terrace






3 Church Lane – multiphase house, possibly 18thc origin. Cobbled pavement adjacent



Outhouse – Rear of 3 Church Lane, possibly originally a privy.

# Drayton Conservation Area Appraisal



		
<p>1 Church Lane – house, two-storey, render with slate roof and thatched porch. Double fronted with 4 over 4 sashes</p>	<p>Church Lane – House, brick with plain tile roof, in pyramid form with central stack. Door offset to one side. Altered window openings.</p>	<p>Church Lane Cottages –. Two-and-half storey and double fronted with rear extension. Brick with plain tile roof</p>

# Drayton Conservation Area Appraisal

		
<p>Church Lane junction with High Street - historic wall at junction with High Street</p>	<p>High Street – house, two-storey, double fronted. End stacks. Painted brick with plat band and plain tile roof. Multi-paned casement windows.</p>	<p>3A High Street. Traditional stone wall against house made from Drayton brick</p>



# Drayton Conservation Area Appraisal

		
<p>Winters Corner, High Street – house, two storeys. Multiphase. Stone to part ground floor with brick in Flemish bond elsewhere, Plain tile roof. Casement windows with bow to extension</p>	<p>Drayton Almshouses, High St, brick with plain tile roof. Rebuilt on the site of 18thc almshouses</p>	<p>High Street – view to East</p>

# Drayton Conservation Area Appraisal



Carpenters Cottage, 54 High Street – two-and-a-half storey brick cottage with plain tile roof. Flemish bond. Maybe late 17thc in origin. Off centre door, casements windows






Bradfield House, High Street – house, 19thc, two-and-a-half storeys, double fronted and double pile. Brick in Flemish bond with plain tile roof. Symmetrical bays either side of centre.


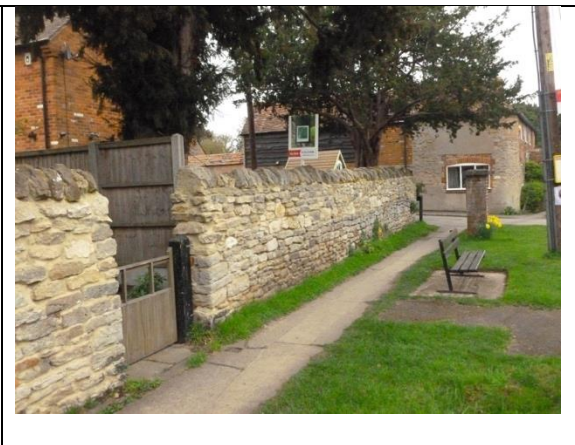



Elm Close, 71 High Street – house, 19thc two-and-a-half storey, double fronted and double pile. Brick front, in Flemish bond, with coursed rubble flank wall. Bays either side of entrance with 4 over 4 sashes with pilasters. Central classical portico with slender columns.

# Drayton Conservation Area Appraisal

		
<p>85 High Street – house, 2-storey, painted render with plain tile roof and decorative ridge tiles. Double fronted with catslide roof to rear. Central porch. Drip moulds over ground floor windows.</p>	<p>Glenvum Cottage, High Street – one-and-a-half-storey cottage, Flemish bond brickwork with plain tile roof.</p>	<p>87 High Street – house, 3-unit with rear extension. End stack. Probably 18thc. Painted render. 19thc casement windows</p>

# Drayton Conservation Area Appraisal

		
<p>High Street looking north – historic stone wall</p>	<p>Corner of Church Lane and High Street – historic stone wall and post-box</p>	<p>55 High Street – cottage, probably 19thc with 20thc two storey extension. Painted render, pantile roof. Casement windows and central porch.</p>

# Drayton Conservation Area Appraisal



Walnut Tree Cottage, High Street – house, two-storey, painted brick with plain tile roof. Flank wall facing onto road has remnants of slender timber framing in gable. Projecting bread over.



27-29 High Street - cottages, one-and-a-half storeys. Brick with plain tile roof. Casements windows to ground floor, dormer to roof space



Yew Tree Cottage, High Street – House, two storey, 3-unit. Painted render with plain tile roof. End stacks. Central porch. 20thc windows

# Drayton Conservation Area Appraisal



7 High Street – house, two storey, double fronted. 18thc front to earlier building. Brick with plain tile roof. Evidence of timber frame of slight scantling to gable. Casements to first floor with bays either side of central door. 20thc extension to right.






High Street - Pair of cottages, two storey, single unit. Brick front with stone flank wall.



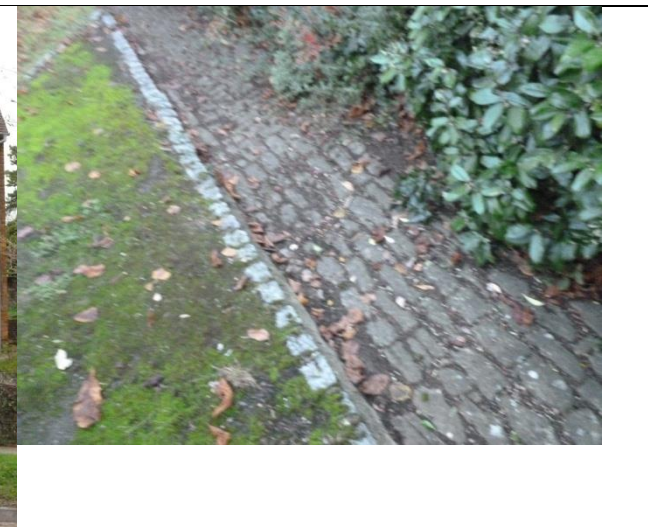


Forge Garage, High Street – 20thc utilitarian building, on site of former blacksmith's forge

# Drayton Conservation Area Appraisal

		
<p>High Street – historic stone wall</p>	<p>High Street- historic stone wall –</p>	<p>High Street – stone wall typical of Drayton rural perimeters to farmsteads and old buildings</p>

# Drayton Conservation Area Appraisal

		
<p>High Street The Sitting Room – former agricultural building, now in commercial use. Some timber-framing, brick with weatherboarding to gable.</p>	<p>1 High Street. Two-unit house, two storey, central door with end stacks. Grey brick with red brick dressing. 4 over 4 sash windows with central 3-light casement at first floor</p>	<p>The Green – Old setts and brick path next to 13 the Green</p>



# Drayton Conservation Area Appraisal

For further information and advice on Conservation Areas please contact:  
Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton, OX14 4SB  
Tel: 01235 422600  
e-mail: [planning@whitehorsedc.gov.uk](mailto:planning@whitehorsedc.gov.uk)

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Further copies of this document are available at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/conservation-and-listed-buildings/conservation-areas>