



WEST OXFORDSHIRE
DISTRICT COUNCIL

Witney & Cogges

Conservation Area Character Appraisal
Preservation and Enhancement



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APRIL 2013

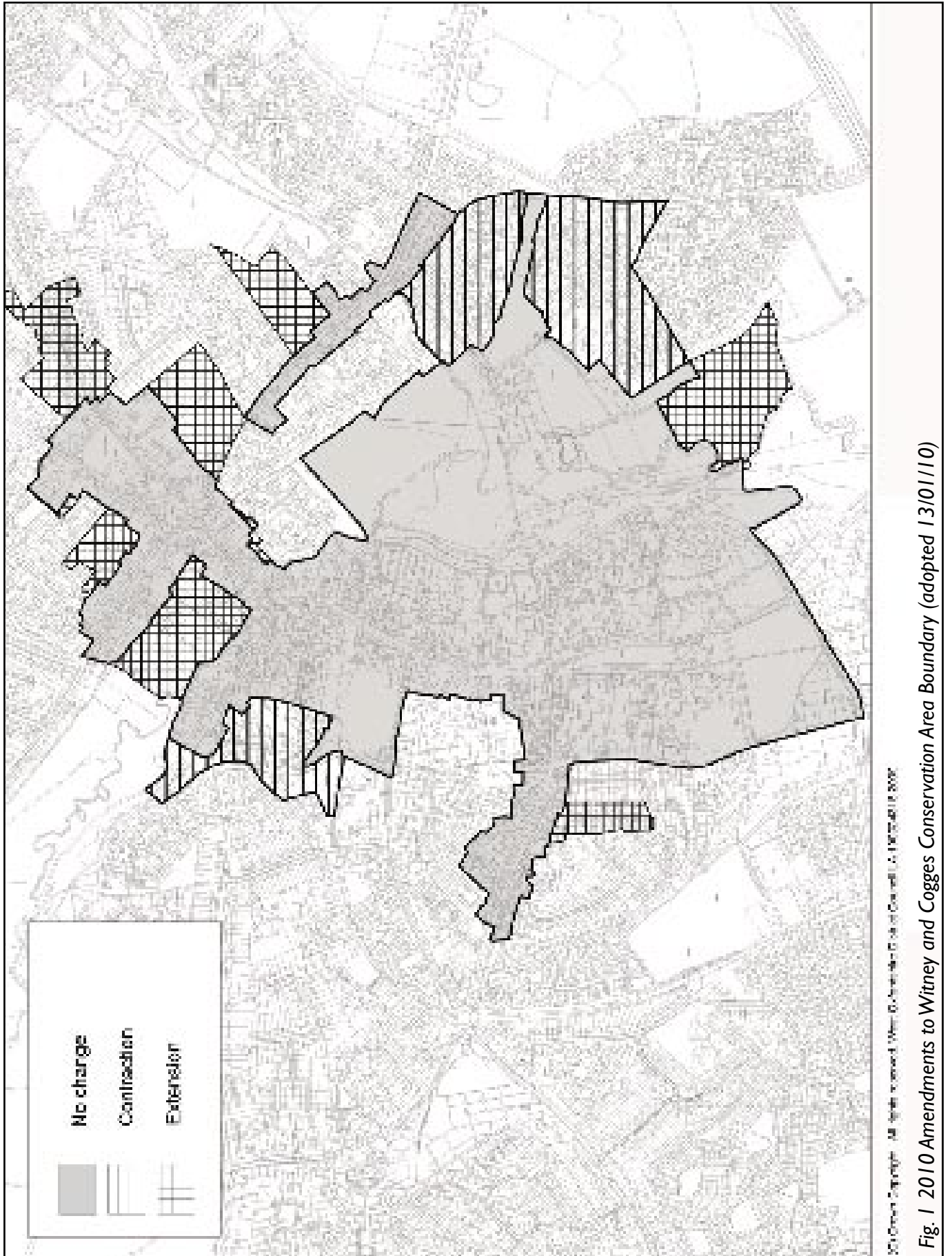


Fig. 1 2010 Amendments to Witney and Cogges Conservation Area Boundary (adopted 13/01/10)

THE PURPOSE OF THIS DOCUMENT

This document is intended to support the designation of Witney and Cogges as a conservation area. It is divided into two parts.

Part 1 is a conservation area appraisal for Witney and Cogges. This describes the main aspects of character or appearance which contribute to the special interest and quality of the area. It also provides an evidence base for a series of proposed amendments to the conservation area boundary.

Part 2 comprises a set of proposals for the preservation and enhancement of the conservation area, outlining strategies for its future maintenance and improvement, and providing development advice and guidance on conversions, extensions and the design of new buildings.

The document is intended to complement the approved policies contained in the development plan, which apply directly or indirectly to conservation areas. In conservation areas, there are controls over the demolition and minor alteration of unlisted buildings, and on works to trees (see 1.3 below).

This document also satisfies the most recent government guidance contained for example in Planning Policy Statement 5 (PPS5), which states that: *local planning authorities should ensure that they have evidence about the historic environment and heritage assets in their area and that this is publicly documented (HE2.1).*

The Witney and Cogges conservation area appraisal and preservation and enhancement proposals will be subject to consultation and Cabinet overview, the aim being for the formal adoption of the documents by the Council. Following public consultation, the Witney and Cogges conservation area boundary was amended in 2010.

CONSERVATION AREAS

Conservation areas are places of special architectural or historic interest, which have a particular character or appearance worthy of preservation or enhancement. Groups of buildings, walls, trees and hedges, open spaces, views, and the historic settlement patterns all combine to create an individual sense of place. It is this character that conservation area status seeks to protect.

Section 69 of The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon local planning authorities to identify areas of special architectural or historic interest, and to designate these as conservation areas. Since 1967, more than 9,000 conservation areas have been designated nationwide, including 50 conservation areas in West Oxfordshire.

Witney conservation area was designated in 1970, making it the first to be designated in West Oxfordshire, and reflecting the considerable architectural, aesthetic and historic merit of the largest town in the District. Extensions to the conservation area were added in 1980, 1988 and 1990. Cogges conservation area was designated in 1976, with an extension added in 1981. The two once-distinct conservation areas – Witney and Cogges – were amalgamated to form the Witney and Cogges conservation area in 1990.

The 1990 Act requires local planning authorities periodically to review the boundaries of conservation areas. Following internal review and public consultation, the conservation area boundary was amended in 2010; a process entailing both extensions and contractions to the existing boundary. These amendments are detailed in Appendix I and shown on map Fig. I.

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1.1 INTRODUCTION

1.1.1 “Witney is a cheerful and pleasing town, watered by the river Windrush and consisting chiefly of two streets, the principal of which is about a mile in length. The domestic buildings are uniformly of a respectable character: many are both handsome and spacious, and the whole derive a grateful air of cleanliness and prosperity from a custom that prevails of colouring the fronts with a light and pleasing yellow. Few towns ... possessing such a number of substantial buildings, maintain an aspect of so quiet and rural a character”. Edward Mogg, 1829.

1.1.2 Witney is a historic market town located in the west of Oxfordshire. The settlement was established in the 13th century by the Bishops of Winchester, and developed over time into a thriving local centre for the wool trade in particular. Surrounded by the sheep-rich fields of the Cotswolds, and lying on strategically important trade routes to Gloucester in the west and Oxford in the east, it was ideally placed to take advantage as the wool trade burgeoned in the Middle Ages. From the 17th century until the second half of the 20th century, Witney was renowned throughout the world for its woollen blankets, the industry peaking in the 19th century when ownership was concentrated in the hands of a small number of still-resonant family names: most notably the Earlys, the Smiths and the Marriotts.

1.1.3 The wool industry has left an indelible mark on the character and buildings of Witney and Cogges, with mills, workers’ houses and associated structures scattered throughout the settlement. It is perhaps this, the woollen industry, that can be said to define most conspicuously and potently the historic character of Witney.

1.1.4 Cogges, to the east, has a quite different character: that of a rural oasis watered by the meandering river Windrush (which provided much of the power and water required by the woollen industry in the 19th century). This provides a memorable landscape setting for a notable and largely unspoilt collection of historic structures, including Cogges Manor Farm and the church of St. Mary, at its core.

1.1.5 Today, Witney is a vibrant and bustling market town, and the largest settlement in West Oxfordshire, with about 27,000 residents. The old town – which comprises Church Green, High Street, Corn Street, Bridge Street, West End and Woodgreen, and which constitutes the majority of the conservation area – survived almost unchanged for 700 years; but the second half of the 20th century and the first half of the 21st century have witnessed substantial growth, with Witney identified as one of the main service centres (and thus preferred locations for residential growth) for the District.

1.1.6 Such growth, together with all of the associated change, inevitably has consequences for the conservation area. The aim of this document is to identify the qualities which make Witney and Cogges special, not so that further change to the conservation area can be resisted, but so that any change can be managed effectively, and in a way that preserves and enhances the precious and distinctive character and fabric of the town.

1.2 LOCATION AND SETTING

1.2.1 Witney and Cogges lie in the southern half of the District, 13 miles west of Oxford and eight miles east of Burford, against the northern side of the A40. Witney is connected to this east-west arterial route and several adjoining parishes (including Curbridge, Hailey, South Leigh and Ducklington) by a network of A-roads, B-roads and lanes (see Fig. 2).

1.2.2 In landscape terms, Witney and Cogges occupy the flattish, low-lying and relatively expansive setting of the lower Windrush valley. From a height of around 80 metres on the valley floor at Witney the land rises to 105 metres near Curbridge to the west. (see Fig. 3)

1.2.3 The underlying geology of Witney and Cogges is transitional in nature, the settlements overlying a broken band of cornbrash limestone which extends north-east across the District from its south-western corner. The geology north of this is dominated by oolitic limestone; that to the south by clays, alluvium and river gravels (see Fig. 4).

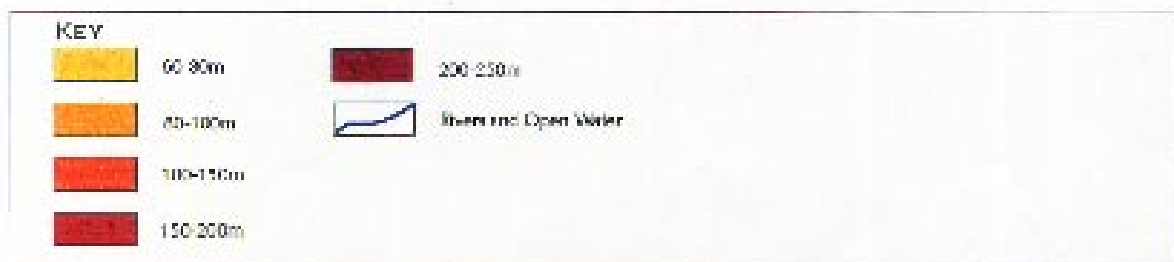
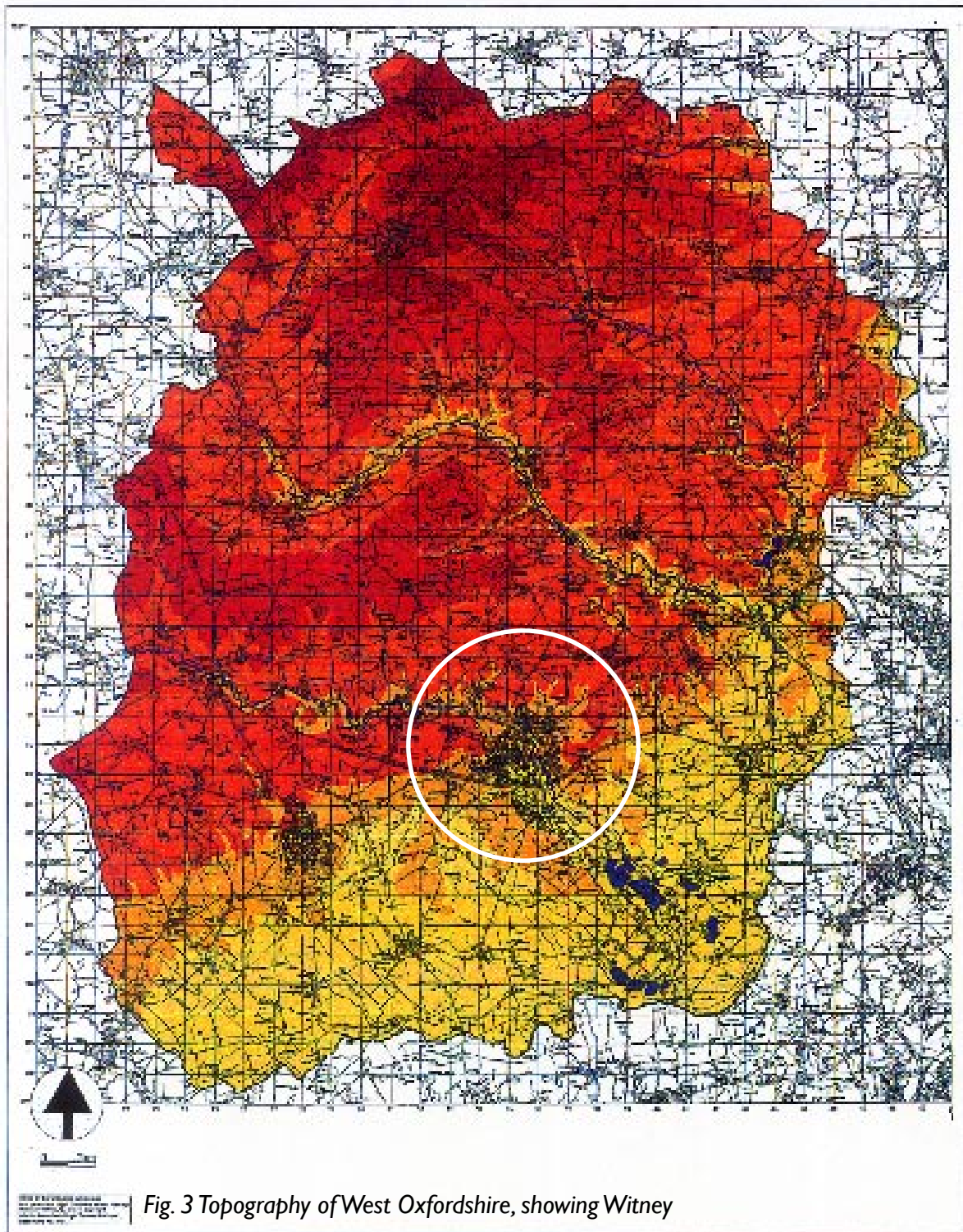
Witney & Cogges

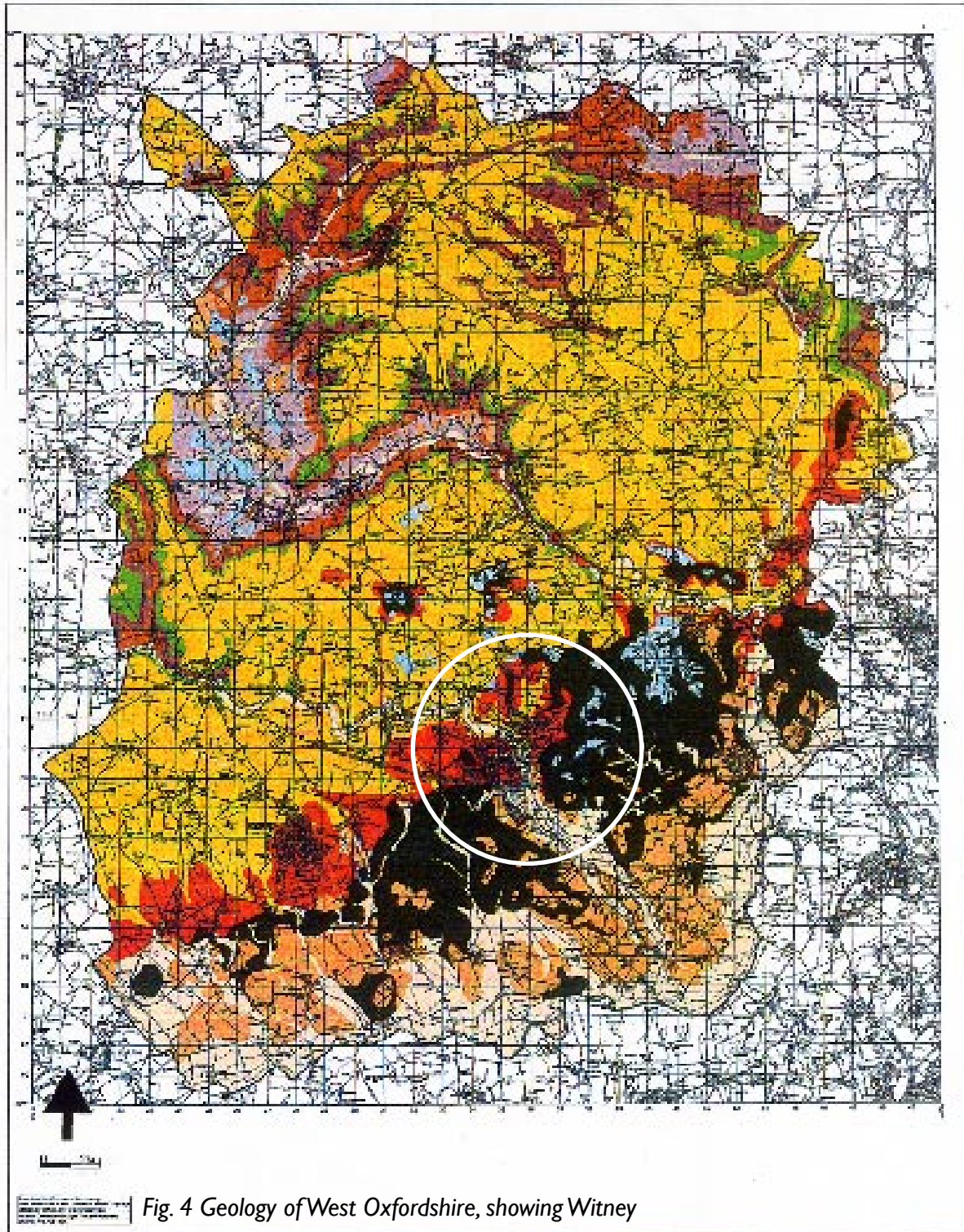












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Fig. 2 Location of Witney and West Oxfordshire





KEY		
	Solid geology	Drift geology
	Corfeil Clay	 Alluvium
	Combrash	 River Gravels
	Great Oolite	 Glacial Deposits
	Upper Lias	
	Middle Lias	
	Lower Lias	

1.2.4 The cornbrash element has been cut through by the Windrush as it heads south-east towards the Thames. The actions of the river, in concert with a now-lost tributary that once formed a loop to the west (Emma's dyke), have left a distinctive island of cornbrash upon which much of the early settlement was located. This topographical feature may have given the settlement its name: Witney, from 'Witta's Island'.

1.2.5 The transitional character of the underlying geology is reflected in the landscape character above ground. While the area to the north and north-west of Witney is dominated by open and semi-enclosed limestone Wolds, the area to the south and south-east is largely semi-enclosed vale farmland. Meanwhile, the land immediately adjacent to the Windrush comprises valley floor farmland to the north and west of Witney, and floodplain pasture to the south.

1.2.6 The Windrush itself has left an indelible mark on the form, settlement pattern and character of Witney, and remains a fundamental and precious component of the town; a distinctive and highly attractive rural corridor that bisects the town and is especially significant to the setting of Cogges.

1.3 HISTORICAL DEVELOPMENT

The following is a brief summary of the history of Witney and Cogges. A more detailed account is given in: The Victoria History of the Counties of England: A History of the County of Oxford, Volume XIV, Witney and its Townships (Boydell & Brewer 2004).

1.3.1 Significant early remains in the vicinity of Witney and Cogges include the Neolithic barrow near Crawley, the Iron-Age boundary earthwork 'Grim's Ditch' and 'Akeman Street' (a major Roman trackway linking Cirencester with St. Albans) and Romano-British farming settlements near Curbridge and Witney.

1.3.2 Early burial sites confirm Anglo-Saxon settlement along the Windrush valley, and an important minster church may have been established upstream at Minster Lovell by the 9th or 10th century. By the 10th century, an estate centre existed on or close to the site of the modern town of Witney, with the estate itself stretching to the north. Anglo-Saxon remains

beneath Manor Farmhouse and elsewhere in Cogges appear to confirm that Cogges was firmly settled for much of the Anglo-Saxon period.

1.3.3 The choice of Witney for early settlement may be due to several factors, chief among them being proximity to an ancient east-west route probably following the line of Corn Street and Crown Lane, and crossing the Windrush via a ford at the valley's narrowest point. By the Middle Ages, this route linked with other principal routes heading towards Gloucestershire to the west and Oxford to the east. Other factors – including low-lying floodplain pasture ideally suited to agriculture, and proximity to Wychwood forest, Oxford and the royal palace and hunting lodge at Woodstock – also favoured the establishment of a settlement here.

1.3.4 The Domesday survey of 1086 records 47 tenant-households on Witney manor (though it is unclear how many of these were in Witney itself and how many in the outlying areas). Domesday indicates that Wadard (a tenant of Bishop Odo of Bayeux) was the first owner of Cogges. Cogges manor then passed to the Arsic family, who, between 1101 and 1103, gave land and buildings at Cogges to the Abbey of Fécamp in Normandy for the founding of a priory. This became the administrative centre for the Abbey's estates in Oxfordshire and Sussex.

1.3.5 Successive Bishops of Winchester promoted the development of Witney manor, and in the 12th century a church and manor house were established here, with easy access to the royal palace and hunting lodge at Woodstock. By 1208 a planned borough and market town had been laid out, the townsfolk enjoying a degree of independence due to the granting of a borough charter.

1.3.6 In the first half of the 13th century, an attempt was made by Robert Arsic to create a planned urban settlement at Cogges to rival that of Witney next door, along the new road leading to the Bishop's new bridge over the Windrush to the north of Cogges. This may have been the catalyst for the decline of the old village of Cogges to the south. The attempt largely failed, and throughout the long history of the two settlements Witney has remained pre-eminent.

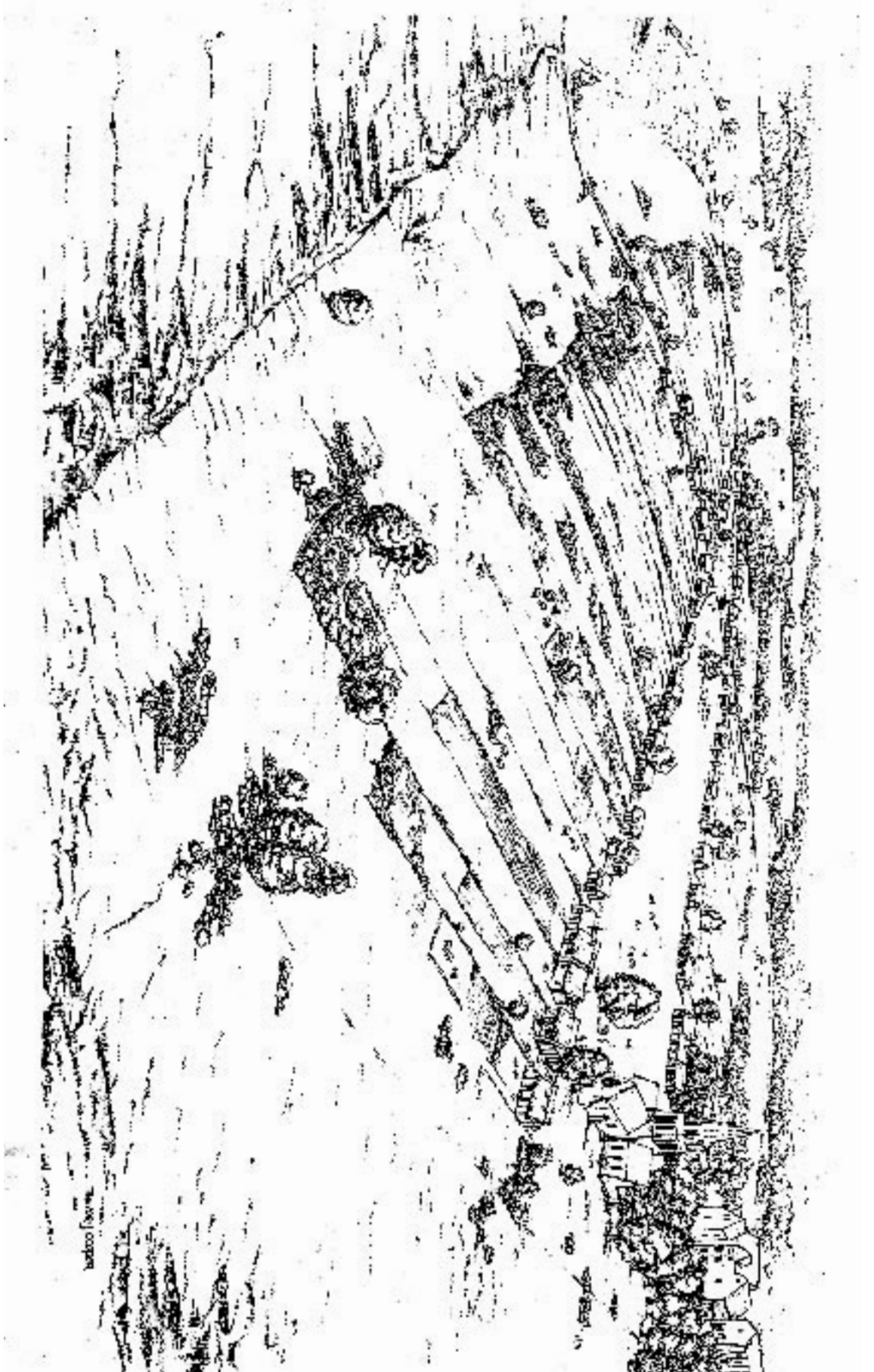


Fig. 5 Conjectural Reconstruction of the Bishop's New Town of Witney c. 1300AD, by Trevor J. Cooper

1.3.7 By the second half of the 13th century, Witney was well-established as a town and local centre of trade, and the power of the Bishops of Winchester was giving way to that of an emerging elite of merchants and landowners. Settlement was now concentrated along Church Green, High Street, Bridge Street, Corn Street and West End (a pattern that was to remain intact into the 20th century). Running back from the street frontages were burgage plots varying in size, and often later subdivided.

1.3.8 From at least the 12th century, wool and the manufacture of cloth have been of prime importance to Witney's economic prosperity, its identity and growth. Its location and natural resources were ideally suited to cloth manufacture. It lay on the edge of the sheep-rich Cotswolds to the west, on or close to important trading routes (including the main Gloucester to London road, which was diverted along the borough's western edge in the 15th century). In terms of natural resources, the river Windrush provided power for numerous fulling mills (including three by the 1220s), and water for the washing and dyeing of cloth.

1.3.9 During the Middle Ages, ownership of the manor at Cogges passed through various families, most notably perhaps the de Greys (Walter de Grey, who bought the manor from Joan Arsic in 1241, was Archbishop of York). From the 13th century until the 16th century, the manorial land at Cogges was probably farmed, with the manor house let to its tenants.

1.3.10 Plague losses and contractions in certain sectors of the local economy probably stalled growth in Witney during the 14th century; but from the mid-15th century a rapid expansion in the local cloth industry brought about marked increases in the prosperity, industrial activity and population of the town. By the mid-16th century, following steady growth, Witney's population probably stood at c.1,000 inhabitants. By the 17th century, Witney was famed for its high-quality blankets, and had become the principal market and population centre for West Oxfordshire. By the end of the 18th century, the town's population had risen to c.2,500.

1.3.11 The woollen industry, having contracted briefly in the 14th century, grew rapidly again during the 15th

and 16th centuries. By the early 16th century, 40% of recorded occupations involved cloth manufacture. Specialisation in blanket production does not seem to have occurred much before c.1600.

1.3.12 In the 18th century, the manor house at Cogges, which had been threatened with demolition having lain empty for a number of years, was reduced in size by Lord Harcourt. In 1787, he secured enclosure of the open fields of the parish, and the landscape evolved a layout and appearance that remained essentially intact until the 1970s.

1.3.13 19th-century mechanisation, particularly following construction of the railway in 1861, brought seismic social and economic change to Witney. Industrialisation saw a reduction in domestic-based production, an explosion in the numbers of wage-earning factory workers, and the consolidation of blanket manufacturing into the hands of a few powerful families: Charles Early & Co. (Witney Mills on Mill Street); William Smith & Co. (Bridge Street Mill on Bridge Street); James Marriotts (Mount Mills behind Mount House). The blanket industry's local pre-eminence was not seriously threatened until the 1970s, when collapsing markets for traditional blankets, combined with recession, brought about a serious decline in the industry. At the same time a variety of new enterprises grew up, mostly concentrated on the new industrial estates.

1.3.14 From the 1960s, a decisive evolution in regional planning policy resulted in Witney being developed as a major commercial, industrial and residential centre, the town's population growing from c.4,000 in the 1930s to c.27,000 by the first decade of the 21st century. This increase in population size saw a commensurate boom in housing development, with new estates to the west and north-east of the historic core dramatically altering the form, and enlarging the footprint, of the settlement.

1.3.15 Cogges remained an independent parish until 1932, when it was merged with Witney. Having been farmed for more than a century by the Mawle family, Cogges Manor Farm was bought by Oxfordshire County Council in 1974, subsequently becoming one of the first open air rural museums in Britain.



Fig. 6 Harry Lowe, a Great Western Drayman, with a cartload of Witney blankets, c. 1936

1.4 SETTLEMENT DEVELOPMENT

Up until the early 20th century, Witney had a distinctive linear form comprising a principal long axis curving from the church in the south, up to Woodgreen in the north-east. A number of streets branched off this main axis at right angles, most notably Corn Street and West End. In the second half of the 20th century and into the 21st century, this historic settlement pattern was subsumed by an explosion of mainly residential growth to the west and north-east. The following is a detailed account of the evolution of the urban form of Witney and Cogges, and of its patterns of development.

1.4.1 The original focus of the pre-urban settlement was almost certainly the church and Bishop's Palace. North entranceways to both indicate that an area north of the church and manor house was developed first. The earliest phase of the planned borough comprised the wedge-shaped market place, extending northwards from the church to the point at which High Street turns north-east. From the 13th century, this area was flanked by burgage plots (see Fig. 5).

1.4.2 Subsequent growth was essentially linear in nature, heading first north then north-east along first High Street and then Bridge Street. Growth appears to have occurred in phases, with the stretch of High Street between the northern tip of the market place and the Bridge Street river crossing probably being developed in the first decade of the 13th century.

1.4.3 Sometime before 1219-20, the importance of the ancient east-west route along Corn Street and Crown Lane was significantly diminished by the building of Witney Bridge at the town's northern end. At the same time development began to take place along the axis formed by West End and Newland. Just over the parish and manor boundary in Newland itself, burgage plots were laid out by the Lord of Cogges in 1212, probably resulting in the shrinkage of the old village of Cogges to the south.

1.4.4 Following dramatic changes in the 12th and 13th centuries, steady settlement growth seems to have characterised the 14th and 15th centuries. In particular, some development appears to have taken place at the western end of Corn Street and in West End. This latter was called 'West End' or 'West End Street' from the 14th century, and growth here seems to have been

at first disjointed in nature, possibly due to piecemeal woodland clearances. Despite heavy plague mortality in the mid-14th century, there is no evidence of any permanent contraction of the built-up area.



Fig. 7 The former Crown Hotel, demolished to create Langdale Gate

1.4.5 Significant growth in the local cloth industry led to a marked increase in Witney's population in the 16th century, resulting in the subdivision of plots and dwellings along the main streets, and suburban expansion along Corn Street and in Woodgreen. Both sides of Corn Street seem to have been built up by the mid-17th century. By the later 16th century, the settlement had expanded north-east to encompass Woodgreen (to include Woodgreen and Narrow Hills).

1.4.6 In the later 17th century and the 18th century, rebuilding, refronting and infilling resulted in a gradual transformation of the appearance and character of the town, while further internal subdivision meant greater numbers of people were accommodated within existing houses and cottages. By the late 17th century, plots and yards behind the main street frontages were being developed, both for industrial outbuildings and cottages. Access was via narrow alleyways (or *twers*) or through carriage entrances. By the late 18th century, Witney's character was still that of a small market town, 'with farm buildings interspersed among town houses and tradesmen's premises, grazing animals on the greens, and unmade roads drained largely by open ditches'. (VCH)

1.4.7 The success of the blanket industry resulted in a population increase of more than 1,000 in the early 19th century, and the erosion of the town's hitherto 'quiet and rural character'. New building in this period saw the creation and expansion of cottage yards around Corn Street, High Street and elsewhere. Fringe development also began to take place, with gradual expansion along Woodstock Road, and in Hailey Fields and Newland.

1.4.8 The distinctive linear form of Witney, comprising a long, sinuous high street with principal spurs (West End, Corn Street and Newland) coming off this main axis at right angles, remained substantially intact into the early 20th century. However, following the First World War, acute housing shortages resulted in the initiation of an intensive house-building programme by the urban district council under the provisions of the Housing Act of 1919, and the simultaneous condemning of unfit housing throughout the town.

1.4.9 The second half of the 20th century saw an explosion in suburban growth. Local and county planning decisions began to promote large-scale residential development in Witney, partly to alleviate the pressure on Oxford. In the 1980s, 10% of all of the county's new housing was concentrated in the Witney area (almost 1,700 houses being built in the period 1981-1987).

1.3.10 In 1981, the former Crown Hotel on the market place's east side was demolished to create an access road (Langdale Gate). This was the catalyst for the development of the area between High Street and the Windrush. The late 20th century saw major residential development at Madley Park in north-east Witney, and the early 21st century has seen major mixed-use development at Marriott's Close in the centre of Witney.

1.4 BUILDING MATERIALS

1.4.1 The period building materials used throughout Witney and Cogges show a marked degree of consistency, and are fundamental to the distinctive built character of the town. Grey oolitic limestone is used throughout as a walling material, and has been quarried locally since at least the 12th century. On the humbler vernacular houses and cottages this material is typically used in rubble or rough dressed form, and arranged in narrow or irregular courses with lime mortar.



Fig. 8 Traditional, local grey oolitic limestone

1.4.2 On higher status houses, particularly those of the 18th and 19th centuries, ashlar-cut stone is often found, sometimes for the quoins or window surrounds alone, but sometimes for the whole façade (e.g. nos. 25 and 53 Woodgreen, and Batt House in Market Square).

1.4.3 Some houses were originally covered with lime render, and painted and rendered finishes can still be found in several parts of the conservation area. Traditional roughcast render survives on a handful of buildings (e.g. the side wall of no. 22, on the west side of Church Green), while rendered and painted finishes of the 19th and 20th centuries characterise a number of other buildings (including, for example, the Marlborough Hotel and Barclays Banks etc. on High Street, and several houses in West End). It is important to note, however, that nowhere in the conservation area is the primacy of natural stone finishes threatened by painted or rendered finishes.

1.4.4 Local limestone stone slates are the traditional roofing material for Witney and Cogges. These were locally dug from the mid-13th century. Lighter and more finely dressed slates from Stonesfield were subsequently used. Stone slates are most successfully employed at angles of 45 degrees or steeper (and rarely at angles shallower than 40 degrees) and are traditionally laid in diminishing courses. A number of working quarries continue to yield natural stone slates.



Fig. 9 Traditional limestone slates in diminishing courses

Artificial stone slates may be an acceptable alternative to naturals on extensions or new buildings. However, this must be judged on a case by case basis, and will depend on the aesthetic qualities of the proposed slates. Artificials are unlikely to be acceptable as an alternative to natural stone slates on a Listed Building.

1.4.5 Welsh slate was employed on a number of 19th-century buildings in Witney and Cogges. However, only in Newland can this material be said to define the character of the roofscape. Welsh slate can be used at shallower pitches than stone slate (down to c.25 degrees); however, the local tradition, even with Victorian housing (e.g. that found in Newland) is for roof pitches of at least 40 degrees. Terracotta tiles were also used in the 19th century, and are particularly in evidence along the western side of High Street between Welch Way and Gloucester Place.

1.4.6 Although no immediately local brickworks are known, red brick appears to have been used for flues and chimneys from the late-16th century. The cheap and readily available supplies of local stone made brick imports uneconomic until the opening of the railway in the 19th century. Brick was employed only occasionally as a principal building material (and then generally only on Victorian or later properties) but was extensively used for chimney stacks. It occasionally appears as a secondary material on Victorian buildings

predominantly built of stone (for example, in the quoins or the flat arches over windows in a number of

1.4.7 The period chimneys of Witney and Cogges are predominantly of brick or stone. The stone chimneys may be constructed of rubble alone, of rubble with dressed stone quoins, or of dressed stone alone. On higher status houses, chimneys may be of ashlar-cut stone. Many stone-built properties have early and original brick chimneys. Some early chimneys have been replaced with – or restored as – rendered chimneys (often with unsatisfactory results). Victorian chimneys tend to be topped by terracotta pots in a range of sizes and designs.



Fig. 10 Stone and brick traditionally used for chimneys

1.4.8 Some buildings in Witney and Cogges retain fragments of medieval timber frame construction, such as box-frames, jettied upper storeys, or roofs with arched braces or curved wind braces. However, as an externally visible construction method, timber framing represents the exception in the conservation area (and, indeed, in West Oxfordshire as a whole).

1.4.9 The overarching objective in the second half of the 20th century and into the 21st century has been for buildings that reflect the local vernacular traditions, both in terms of design and materials. The most conspicuous legacy of this approach has been the overwhelming use of grey limestone (and modern alternatives) rather than red brick in the construction of new housing in Witney (e.g. at Madley Park in north-east Witney, and in several smaller developments, such as Chichester House on Woodgreen). Artificial or reconstituted stone of a colour and texture sympathetic to that of the locally quarried limestone can make an acceptable substitute in certain contexts, as can artificial stone slates. The latter are unlikely to be acceptable for use on Listed Buildings (though may be acceptable on new extensions to Listed Buildings).

1.5 ARCHITECTURAL CHARACTER

1.5.1 The majority of period houses and cottages in Witney and Cogges are simple, vernacular buildings of sound, unpretentious and functional design, employing local building materials throughout. Plan forms tend to be relatively uncomplicated, with 2- and 3-unit plan forms typical. However, with extensions width-wise impossible on mid-terrace properties, some plans have been considerably complicated by an accretion of later additions in depth.

1.5.2 In terms of height, the majority of domestic properties are of two or two-and-a-half storeys (i.e. of two storeys only, or of two storeys with an attic floor, generally lit by dormer windows). Properties of three or even three-and-a-half storeys are unusual, but can be found in parts of the conservation area (e.g. at the northern end of Church Green).

1.5.3 Roofs tend to be of steeply-pitched (i.e. at least 45°) duo-pitch form, occasionally with gabled bays to front or rear. As well as being visually unsympathetic to established local precedents, roofs of natural stone slates laid at angles of less than c.40 degrees will be progressively less able to keep out driven rain and snow effectively. Verges and eaves tend to be simply finished, with plain verges devoid of barge-boards or deep overhangs.



Fig. 11 Vernacular houses and cottages in West End

1.5.4 Windows are one of the most important features of a building's physiognomy, and in the case of period buildings are especially vulnerable to damaging change. Side-hung, single-glazed timber casement windows with plain or chamfered wooden lintels and plain stone sills are characteristic of the majority of period houses and cottages in the conservation area. Period timber casements tend to be of flush type, or very simply detailed, and not of overly-fussy storm-type. Sash windows in a variety of designs characterise a number of 18th-century properties and a great many 19th-century properties. For aesthetic reasons (increased thickness of glass and the impact on the appearance of the glazing bars) double-glazed units are generally damaging to the appearance of period buildings, and almost never acceptable on Listed structures. Very few stone or wood mullion windows survive. However, hood or label moulds can be found over the windows of some 19th-century properties. Early windows often contain 'crown' or 'cylinder' glass, whose distinctive, uneven appearance is quite unlike perfectly flat modern 'float' glass.

1.5.5 On properties with an attic storey (of which there are many in the conservation area) gabled or hipped dormer windows are a defining feature. These are usually packed up off one of the purlins and are proportionately smaller than the windows of the main façade below; they are rarely aligned with the main



Fig. 12 Traditional, simply detailed, local timber sash and casement windows

façade. In terms of design, they tend to feature simply detailed flush timber casements (the timber framing of the window defining the edges of the dormer); often of two panes per casement, with roughcast render to the cheeks and gables only.

1.5.6 Entrance doors in a variety of styles can be found, including planked and panelled types, both unglazed and sometimes partially glazed. However, on pre-19th-century houses and cottages the traditional entrance door is typically of solid timber. Entrance doors are generally topped with a plain or chamfered wooden lintel. However, on some higher status houses, the lintel (or indeed the whole surround) may be of ashlar-cut stone.

1.5.7 Doorways may have hoods, ranging from flat stone hoods on modest brackets on vernacular cottages, to elaborate open or broken pediments on console brackets, pilasters or free-standing stone columns on higher status houses. Fanlights over entrance doorways feature on some Georgian and Victorian properties; however, fanlights integral to the door itself have no historical basis. Internal doors in properties from the 17th, 18th and 19th centuries are almost always of the fielded or framed panel type, with four- and six-panelled designs prevalent.

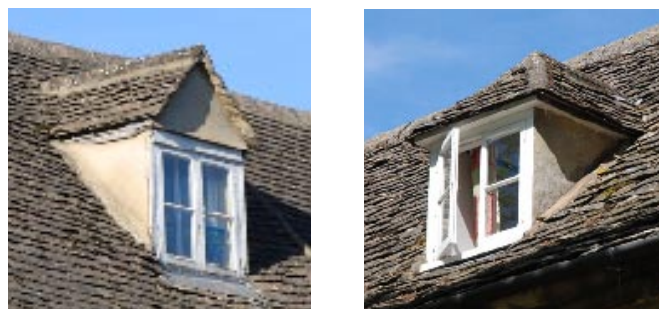


Fig. 13 Traditional, local gabled and hipped dormers

1.5.8 Interspersed throughout the conservation area are grander, higher status buildings, sometimes in groups, but more often standing alone. In their design, these draw on formal, often classical, architectural precedents. In terms of materials, ashlar-cut stone is often found laid in almost-flush courses to give a seamless wall face for whole façades; or used for quoins, window or door surrounds, or chimneys only. Raised parapets have been added to several frontages, increasing the surface area of – and heightening – the façade. Other higher status features include raised window surrounds (sometimes with raised keystones) and elaborate door surrounds and hoods.

1.5.9 For the most part, the residential development that occurred in Witney in the 19th century was relatively sympathetic to the established historic character of the settlement; particularly so in Church Green, where the local pale grey limestone was universally employed in preference to brick. Indeed, Victorian brick appears only intermittently throughout the conservation area (e.g. at no. 28, on the corner of Langdale Gate, and no. 81 High Street). Although limestone was favoured during the 19th century, the material tends to be handled in a distinctive way, the stones themselves finely dressed and squared off, but with the face of the stone raised and left fairly rough. During this era, ashlar-cut stone was often used for sills, lintels, and mullion windows.

1.6 ARCHITECTURAL HISTORY

1.6.1 There are 272 Listed structures in the Witney and Cogges Conservation Area: two at Grade-I; 10 at Grade-II*; and 260 at Grade-II. Witney has 254 Listed structures, while Cogges next door has 18 (see Appendix 3).

1.6.2 The earliest structures in the conservation area are the church of St. Mary in Witney and the priory and church of St. Mary in Cogges, both dating from the 12th century; and Manor Farmhouse in Cogges, which dates from the 13th century.



Fig. 14 *The church of St Mary*

1.6.3 The church of St. Mary is not only the most significant medieval building in Witney, but also the most prominent landmark structure in the town, memorably terminating the view south across Church Green. St. Mary's was almost entirely rebuilt in the 13th century, but incorporates elements and fabric belonging to the 12th century, and important alterations and additions of the 14th century. The church's finest features are mostly external and include the noble and massive crossing tower with spire, and the animated tracery of the north transept window (probably made by a highly gifted group of local masons, examples of whose work also survive at Cogges and Ducklington). The inside does not live up to the promise of the outside, having been the subject of a punitive restoration by G. E. Street in the 19th century. There are 111 Listed chest tombs in the churchyard.

1.6.4 The church of St. Mary in Cogges is smaller and nothing like so prominently sited, yet forms a key element in a highly significant group of period buildings, which includes the vicarage (incorporating part of the 12th-century priory) and Manor Farm (parts of which belong to the 13th century). The church was remodelled and enlarged in the 14th century and features a distinctive tower set diagonally over the west end of the north aisle.

1.6.5 Unlike Burford to the west, Witney has very few surviving medieval secular buildings. Besides Manor Farm (which is predominantly of the 16th and 17th centuries anyway) there are just a handful of substantially complete structures that pre-date the 17th century. These include two properties on High Street which date from the 15th century (east side, nos. 10 to 14, and west side, nos. 107, 105 and 105a); and a small number of further properties dating from the 16th century (e.g. no. 3-5 Church Green).

3.3.6 The built character of the conservation area is thus largely determined by post-medieval architecture; and houses and cottages, often in terraces, dating from the 17th, 18th and 19th centuries. Housing belonging to these centuries dominates the streetscapes of Church Green, High Street, Bridge Street, Woodgreen, Corn Street, West End and Newland.



Fig. 15 *High status and vernacular period houses adjoining one another*

1.6.7 There is relatively little to differentiate the 17th-century vernacular cottages of Witney from those belonging to the 18th century. Both tend to be constructed from rubble or rough dressed stone arranged in narrow or irregular courses, and both tend to feature simple timber casement or sash windows and solid doors beneath timber lintels. Door hoods and other decorative features are found only intermittently.



Fig. 16 Clockwise from top left: The Buttercross, the Town Hall, the Old Rectory and the Blanket Hall

1.6.8 Distinguishing features are more readily discerned on the higher status houses of the 17th and 18th centuries. Where stone mullion windows feature on some 17th-century properties (such as nos. 3 and 5 Church Green), sash windows characterise the town houses of the 18th century; where ashlar tends to be used sparingly in the 17th century (e.g. for door or window surrounds) it is sometimes used for entire façades in the 18th century. The 18th century also witnessed the development of decorative door surrounds and hoods, and other aggrandising touches, such as roof parapets, which are less frequently seen during the 17th century. It should also be noted that houses were often updated during this period. Thus, behind 18th-century façades, fabric dating from the 17th century or earlier can sometimes be found: e.g., nos. 23 (Wychwood) and 25 Church Green belong to the early 16th century but share a mid-18th-century front.

1.6.9 The Butter Cross in Market Square belongs to c.1600, and is topped by a cupola of 1683. This distinctive small landmark structure comprises a cross-gabled roof supported on 13 limestone piers, and incorporates at its centre the shaft and stepped base of a pre-existing medieval preaching cross. Manor Farmhouse in Cogges is also substantially 17th-century. It was re-fronted and remodelled c.1680, and represents the most imposing architectural remnant of the 17th century in the conservation area. It features a symmetrical five-window range and stone mullion windows with hood moulds.

1.6.10 Also belonging to the 17th century is the old Grammer School building (now part of the Henry Box School). An attractive structure of 1660, its hipped roofs are enlivened by clusters of diamond profile chimney stacks; its façade by unusual stone mullion windows topped by oval lights.

1.6.11 The most significant 18th-century buildings are the Old Rectory (now a part of the Henry Box School), the Town Hall and the Blanket Hall. The Old Rectory was built in 1723 and is prominently sited next to the church. It has a square plan form and is of two-and-a-half storeys. Its slender sash windows, attic dormers and tall chimneys give it a marked vertical emphasis. The Town Hall, of c.1770-80, stands in Market Square and is an elegant mid-Georgian building with a Tuscan loggia at ground floor level. The Blanket Hall of 1721 stands towards the northern end of High Street, and is provincial Baroque in style. It has raised storey bands, quoins and window surrounds, an open pediment with clock, and a bell turret with cupola.

1.6.12 Although the historic character of Witney was not noticeably diluted in the 19th century, a number of significant developments and buildings appeared in Witney during this period. The burgeoning woollen industry led to the building and enlargement of several factories across the town; the largest and most complete surviving example of which is Edward Early's factory behind nos. 55-56 West End. The growth in the woollen industry also led to the creation of new housing for workers (including at Lowell Place and Buswells Row in Corn Street, in the first half of the 19th century). Cape Terrace in Gloucester Place is later (c.1865), and comprises 22 two-and-a-half storey cottages in one straight, unbroken terrace.



Fig. 17 *Edward Early's factory in West End*

1.6.13 Of the non-residential Victorian buildings in Witney, the police station and Holloways Almshouses at the southern end of Church Green, together with the Methodist church on High Street, are noteworthy. The police station and almshouses are both by noted local Gothic Revival architect William Wilkinson. The former is an accomplished design of 1860, whose symmetrical façade is cut into by triangular-headed sash windows grouped in threes, which echo a triple arcade at ground floor level. The almshouses of 1868 are a rebuild of the 18th-century originals. The short terrace comprises three identical one-and-a-half storey cottages, each with a pair of stone coped dormers at attic level (featuring distinctive pointed arch hood moulds) and deep bracketed hoods over the entrance doors. The Methodist church of 1850 is significant for its attractive and striking gabled west front, which addresses High Street and features gabled offset buttresses and a Decorated Gothic window.

1.6.14 The 20th century, and in particular the second half of the 20th century, saw dramatic residential growth in Witney and Cogges, together with sweeping changes to the central retail area. Many of these changes followed the earmarking of Witney (together with Banbury, Bicester and Didcot) for rapid expansion, in part to reduce growing pressure on Oxford.

1.6.15 Comparatively few noteworthy 20th-century buildings survive in Witney. However, a significant terrace of Arts and Crafts cottages, built in the early 20th century, and very much of its period in terms of design and use of local materials, survives on Mill Street.



Fig. 18 *Arts and Crafts cottages in Mill Street*

1.6.16 The most significant 20th-century retail development within the conservation area is the Woolgate Shopping Centre. Completed in 1987, this major scheme saw the comprehensive redevelopment of a brown field site bounded to the south by the then-new Langdale Gate, to the west by High Street, and to the east by Witan Way. The scheme comprises two groupings of retail units (including a supermarket) arranged to form two narrow pedestrian streets of complex geometry extending back from High Street, together with associated car parking, service areas and access roads. The scheme's sensitive response to existing burgage patterns, and the careful landscaping to the rear of the site, led to it winning a planning award. Although smaller in scale, the Wesley Walk development of 1997, further to the north, also takes as its starting point the burgage topography of the town, and comprises a narrow avenue of shops tailing back from High Street.

3.3.17 The early 21st century, as well as witnessing further residential development, also saw the completion of the Marriotts Close development. This major mixed-use scheme, incorporating shops,

housing and a multi-storey car park, has created a new retail centre of gravity on the eastern side of the conservation area, and will have major implications for the character and dynamics of the town as a whole

1.7 BOUNDARIES AND SURFACES

1.7.1 The two most important boundary features in Witney and Cogges are those formed by the buildings themselves and by stone walling. The historic linear form of Witney and Cogges is made up of long, essentially straight streets, defined by largely unbroken terraces of buildings. It is these tight building lines fronting the pavement that do most to channel and define the streets and views along the streets.



Fig. 19 Buildings as boundary features

1.7.2 Stone walling also forms a significant historic boundary feature throughout the conservation area, stitching together buildings and defining curtilages. The walling, like the period houses and cottages, makes overwhelming use of the local grey limestone. However, just as with the buildings, there is considerable variety in wall height and in the handling of the material. The stone itself may be rubble or dressed stone, and may be laid in narrow or irregular courses. Generally stones are laid dry, but sometimes walls are mortared. Wall toppings also vary, with higher status walls often featuring stone coping, and lower status walls, random (upright stone) coping or curved mortar coping.

1.7.3 Historic stone walling is especially significant to the rear of the properties in Church Green, High Street, Bridge Street, Corn Street and West End. Throughout the conservation area, but especially along both sides of Church Green, the original burgage topography survives in residual yet distinct form, with long and unbroken stone walls defining the long plots that tailed back at right angles from the frontages. While the walls themselves vary in date, many follow, in a pronounced and clearly legible way, the lines of early burgage walls. These walls form a discreet yet precious aspect of the historic character and fabric of Witney, and are extremely vulnerable to damaging change.

1.7.4 Historic walling is also of great importance to the built character of Cogges, forming enclosures to the various parts of Manor Farm and enhancing the sense of this group as an island of buildings in a landscape. Several of these walls are also Listed.

1.7.5 Historic metal railings dating from the 18th and 19th centuries can also be found throughout the conservation area (most notably in Church Green, High Street and Woodgreen) fencing off several of the properties from the pavement beyond. Although now less common as a boundary treatment, such railings were widespread in the 18th and 19th centuries, and represent an important and distinctive component of the historic townscape.



Fig. 20 Period metal railings on Church Green

1.7.6 As a conspicuous boundary treatment, hedges form an exception within the conservation area. However, they are a feature of the landscape setting of Cogges – sometimes along water courses and as a screening element between the open landscape and the built up areas beyond.



Fig. 21 *Traditional granite setts in Church Green*

1.7.7 Although largely displaced by modern materials, a number of significant historic surface materials survive in parts of the conservation area. These include square granite setts (laid in grid pattern) and cobbles – both of which survive along the sides of Church Green – and York stone paving slabs (laid in traditional bonded pattern) in the town centre. These and other traditional materials, such as Staffordshire blue paviments, can contribute much to the appearance and textural richness of the townscape, and should be considered as part of new landscaping schemes.

1.7.8 Certain modern alternatives have the potential to enrich surfaces in sensitive locations within the conservation area (and are already being used elsewhere in the District). Dark blue concrete paviments (with an appearance akin to Staffordshire blue paviments) can make an effective pedestrianised road surface; while granite or concrete block paviments (in place of traditional stone setts) can be used for traffic calming strips or vehicle crossovers. A variety of imitation stone flagstones now exist, providing possible alternatives to the ubiquitous plain concrete paving slab.

1.8 TREES

1.8.1 Trees form extremely important visual elements throughout the conservation area, most conspicuously in Cogges, but also around Church Green and Woodgreen.

1.8.2 Trees play two overlapping roles in the setting of Cogges: firstly, they encircle the landscape, screening it from the urban areas beyond; secondly, they form components within the landscape itself, giving definition to its rural character. Swathes of trees along the Windrush on the western side of Cogges form deep shelter belts, ensuring that any visual encroachment upon Cogges from the built-up core of the town to the west is minimised. Across the Cogges landscape itself willows are characteristic, lining the water courses and establishing a strong riparian character. Other species, including hawthorn and poplar, can also be seen.

1.8.3 Within the urban spaces trees play different roles. In Church Green they line the wedge-shaped green itself, helping to define the space and soften the interface between the green and the surrounding buildings. The deployment of trees here and in the Leys beyond has a semi-formal quality, the trees arranged in rows or avenues. In Church Green the setting of the church is further enhanced by the adjacent mature specimen trees, and the Bishop's Palace to the east also enjoys a setting defined by the surrounding trees.

1.8.4 Trees formally arranged in lines or avenues are also a feature where the houses are set back from the roadside – on the western side of High Street just to the north of Market Square, and on the southern side of Corn Street where the street bends northwards. An attractive semi-formal avenue also defines the approach to the Henry Box School at the southern end of Church Green.

1.8.5 Trees also form significant components in Woodgreen to the north, informally clustering around the church and formally lining the green itself. The northern approach into the conservation area along the Woodstock Road is also defined by trees; the road a distinctive, broad and leafy avenue, with the houses set back from the road, many with significant numbers of trees to the rear.

1.9 OPEN SPACES

1.9.1 The conservation area features several important areas of open space. These fall into a number of main categories: open rural space (in the case of Cogges), contained urban space (formal in the case of Church Green, less so in the case of Woodgreen), and areas of open land that give definition to the historic form of Witney (in the case of the areas around West End, Woodgreen and Newland).



Fig. 22 *The Windrush at Cogges*

1.9.2 The landscape surrounding Cogges has retained, to an exceptional degree, its historic rural character, with the willow-lined Windrush wending its way through subtly contoured farmland rich in trees. At times it is easy to forget that the area lies almost entirely within the confines of the town. This large area of open space is precious in its own right, being of huge amenity value to the town (criss-crossed as it is by public rights of way) – but is made especially significant for providing the setting for Cogges Manor Farm itself: a largely unspoilt cluster of historic farm buildings surviving within its original historic agricultural landscape.

1.9.3 For its combination of architectural and historic elements, Church Green is the finest urban open space in the conservation area; a narrow wedge-shaped green defined by buildings and trees, it formed a key part of the 13th-century planned town laid out by the Bishops of Winchester. The green has been used

down the centuries for fairs and public gatherings, and remains to this day the most significant public amenity space in Witney. The Leys to the south of the church would form a continuation of this space, but for the intervention of the church. This forms a more expansive and relaxed space, without any of the historic built definition of Church Green.

1.9.4 At the northern end of the conservation area is Woodgreen. This too forms a key open public space with a church, but has a very different character to that of Church Green, being noticeably less formal and more intimate – more akin to a village green.

1.9.5 The areas of open space surrounding Woodgreen and West End are crucial to the setting of both. In all but these parts of the conservation area the principle historic form of Witney (Church Green – High Street – Bridge Street – Woodgreen – Corn Street – West End) has been subsumed by later development. However, the adjacent open spaces still define the original linear form of – and the distinction between – the once-separate areas of Woodgreen and West End.

1.10 VIEWS

1.10.1 Important views include those within – and those both into and out of – the conservation area. Within Witney itself, the most significant views are those southwards across Church Green, channelled by buildings and trees, and terminated by the landmark structure of the church of St. Mary. Less important but still significant are views of the church northwards from the Leys to the south.

1.10.2 Woodgreen to the north offers a variety of attractive cross-views terminated by a number of lower key, but still significant and attractive, landmark structures – including the church, the Listed Georgian houses at the green's northern edge and the humble vernacular terrace (which includes the public house) running along the green's western side.

1.10.3 Between the two greens which bookend the old town, the principal views within Witney tend to be long street views channelled by the terraced housing on each side. These are the most characteristic views within the conservation area, following as they do the

linear forms of the historic settlement pattern. Such views characterise High Street, Corn Street, West End and Newland in particular, and occasionally encompass notable landmark structures: for example Nos. 1-5 High Street, Witney Mill (with its chimney) in Mill Street, and the terrace of houses on the outside of the 'elbow' of Corn Street.



Fig. 23 *The view up Mill Street to Witney Mill*

1.10.4 Secondary 'channelled' views (generally at right angles to the main routes through the town) include those up Gloucester Place to Cape Terrace; westwards from Church Green to Henry Box School and following the lines of burgage plots back from certain frontages in Church Green and along The Crofts.

1.10.5 Within Cogges, the urban context gives way to the rural. Here the historic structures form a highly coherent and attractive grouping within an unspoilt and vulnerable landscape context. There are important views both towards and out from the landmark buildings of Cogges across the meadowland of the Windrush valley. A narrow landscape corridor to the east was retained when the area to the east of Cogges was developed for housing. This channels views between Cogges and the top of Oxford Hill to the east.

1.10.6 There are significant views into the conservation area southwards into Woodgreen along the Woodstock Road; westwards down Oxford Hill into Newland, and along the landscape corridor into Cogges;

along the Windrush valley into Cogges from the south; eastwards into Corn Street and West End. There are significant views out of the conservation area along the Windrush valley to the south and north-west.

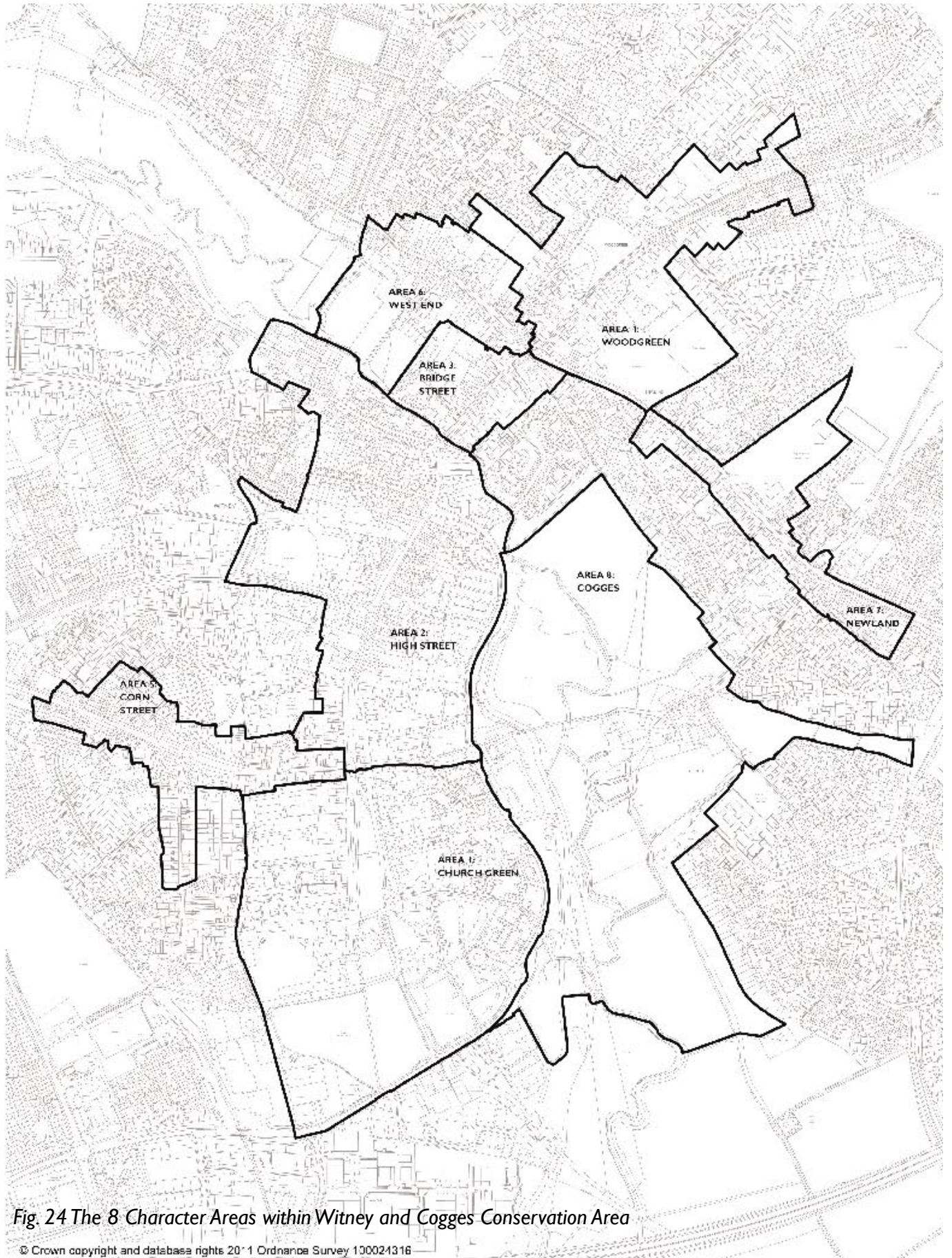


Fig. 24 The 8 Character Areas within Witney and Cogges Conservation Area

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The Eight Character Areas

Whilst a variety of general characteristics can be discerned – and are applicable – across the conservation area as a whole (as set out above), it is important to acknowledge also that clear variations in character exist between individual parts of the town, and to describe these in some detail, in order that these characteristics be fully understood and better appreciated. For the purposes of this appraisal, the conservation area has been divided into eight areas: Church Green, High Street, Bridge Street, Woodgreen, Corn Street, West End, Newland and Cogges.

5 Area One – Church Green

For its combination of architectural quality, historical significance, unity of space and buildings, state of preservation, and the landmark feature of the church, Church Green is the finest and most visually sensitive urban environment within the conservation area. The elongated triangle of Church Green survives from the layout of the Bishop of Winchester’s planned town of the early 13th century. The geometry of the open space was defined by the alignment of the north gateways of the pre-existing manor house and church. The area is bordered on its eastern side by the Crofts, and on its western side by the river. The name ‘Church Green’ appears to have been in use since the early 16th century. Church Green has a noticeably quieter and more leisurely residential character – a more open spatial character – than the busier and tighter retail areas of Market Square and High Street to the north. Its proximity to these areas, allied to its obvious visual qualities, makes it a popular amenity space for residents and visitors.

5.1 Land Use

5.1.1 Church Green’s history as the town’s premier public open space is a long one, with the green used for markets and fairs from the Middle Ages. From at least the 17th century, Church Green was a magnet for higher status townsfolk drawn to this gracious address in the shadow of the church. Coinciding with the gentrification of the houses was the development of a polite semi-formal character to the space as a whole.

5.1.2 A striking characteristic of the 13th-century planned town was the laying out of burgage plots

(narrow urban house plots) along the long sides of the market area and Church Green. These plots were based on multiples or fractions of the medieval *perch* (just over 5 metres), with ‘tails’ stretching all the way back to the river to the east and a back lane (the Crofts) to the west. Typically, properties would occupy the end of the burgage plot adjacent to the frontages, with parcels of open land to the rear.



Fig. 25 A 19th-century painting of Church Green

5.1.3 The historic burgage layout has left an unmistakable imprint on the land to the rear of the properties that line Church Green. Not only do a number of straight boundary walls still extend back from the frontages at 90 degrees to the street, but several long, thin, unbroken vistas survive – most notably on the west side of Church Green, extending eastwards from the Crofts.

5.1.4 Today, the vast majority of the buildings lining Church Green itself are period residential properties dating from the 17th, 18th and 19th centuries. Although

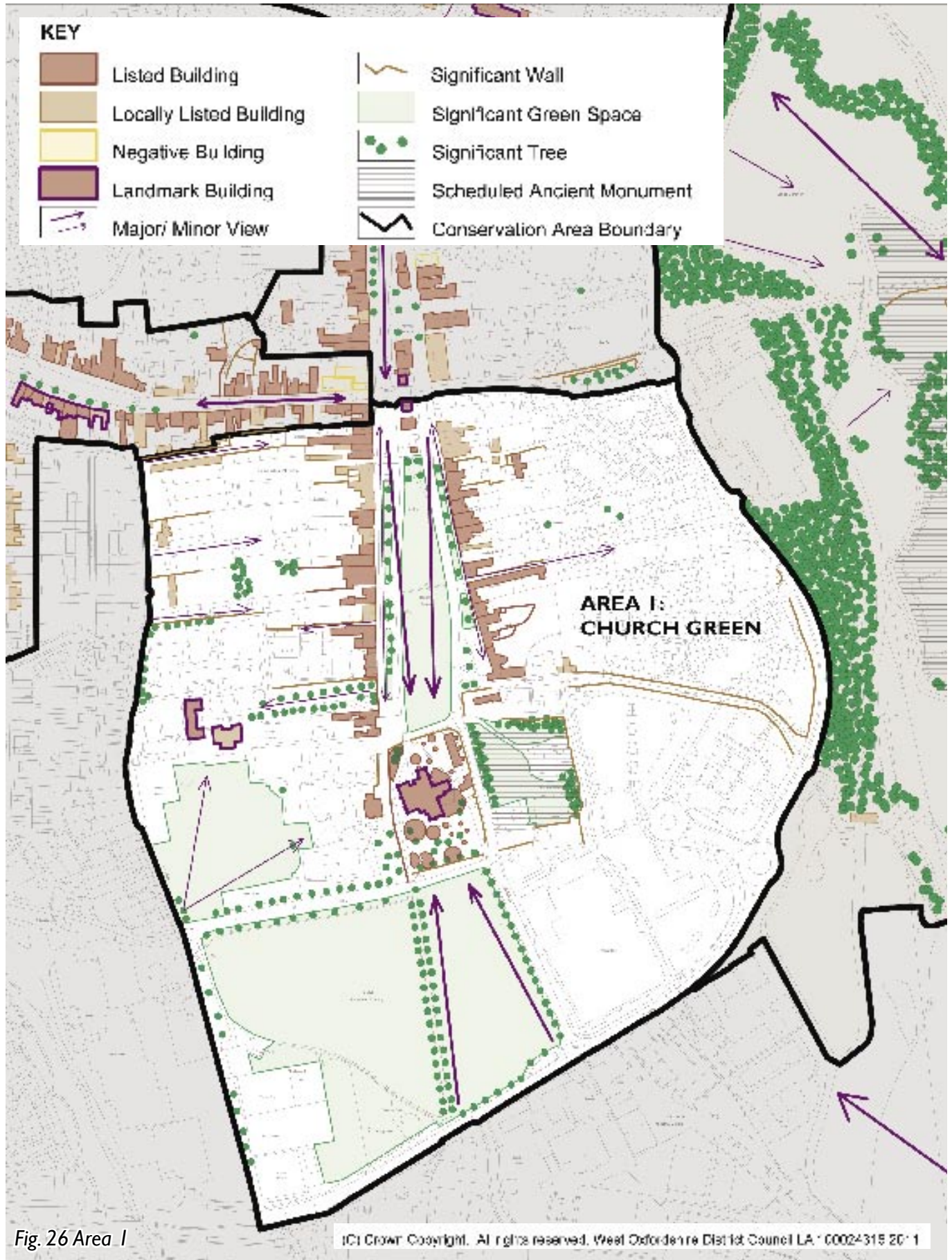


Fig. 26 Area 1

a handful of buildings at the northern end are used as offices, the built character of Church Green itself remains consistently and strongly residential.



Fig. 27 17th-, 18th- and 19th-century houses and church

5.1.5 Behind the main residential frontages of Church Green, the built character is mixed, with scattered houses and cottages, the Eagle Industrial Estate (including the Wychwood Brewery) and the Henry Box School to the west; and late 20th-century residential development and a supermarket dominating the area to the east. To the south of the church and the Henry Box School is the Leys recreation ground.

5.2 Street Pattern

5.2.1 Church Green's south-north axis manifests itself in a two-way street along the eastern side of the green, and two one-way streets along its western side (one lane to either side of island strips with

trees). Historically, the roadway on Church Green's western side is especially important, as it established the course and direction of linear growth to the north and north-east, thus forming the wellspring from which settlement flowed to the north. The road running along Church Green's eastern side continues southwards past the church to link with Station Road to the south. On both sides of the green the housing tends to front the pavement in unbroken terraces (behind deep verges dotted with trees on the east side).

5.2.2 At its northern end, Church Green is crossed by Corn Street and Crown Lane, following the line of an important early east-west route and river crossing leading to Cogges. At the southern end of Church Green, another early route, Farm Mill Lane, heads first east then south-east to Farm Mill on the Windrush.

5.2.3 The Crofts – an early north-south track that may have marked the westernmost extent of the burgage plots, and linked with Puck Lane to the north – is bounded on its eastern side by a continuous dry stone wall, and has a highly distinctive and attractive 'country lane' character.

5.2.4 The demolition of the Crown Hotel and the opening up of Langdale Gate in the 1980s was the precursor to the creation of sizeable residential developments, accessed from Langdale Gate itself, and also from Witan Way.

5.3 Building Materials

5.3.1 In addition to buildings with traditional rubble or dressed limestone walls, there exist in Church Green a number of buildings employing ashlar-cut stone, and several Victorian buildings that use limestone with smoothly dressed sides but with rough cut, raised faces.

5.3.2 Nowhere else in the conservation area does stone slate survive to the extent that it does in Church Green, and consequently this is an especially distinctive and precious vernacular feature of this part of the town. At the northern end of Church Green, stone slate occasionally gives way to Welsh slate or plain tiles on some 19th-century properties – yet does so without threatening the primacy of stone slate.

5.3.3 Other building materials and surface treatments are conspicuous by their absence. Brick appears in chimney stacks but not as a walling material, and roughcast render survives on a couple of houses only (e.g. on the side wall of no. 22 on the west side).

5.4 Architectural Character

5.4.1 Unbroken building lines and the consistent use of limestone and stone slate give Church Green a strong sense of visual cohesion. Long, straight terraces frame the green on two sides, with the building lines only occasionally interrupted by detached houses (e.g. no. 15 on the east side and no. 22 on the west side). Roof lines vary considerably, with pitched slopes of various heights and gradients interspersed with gabled bays of Cotswold vernacular character. Most houses belong to the 17th and 18th centuries, with some buildings, especially at the northern end of the green, dating from the 19th century.

5.4.2 The pre-19th-century houses of Church Green tend to be of two or two-and-a-half storeys, with most originally having relatively simple rectilinear plan-forms.

5.4.3 Church Green is characterised by the happy co-existence of a variety of complimentary house types, ranging from self-effacing vernacular to gentrified formal. Formal elements found on the higher status houses include decorative door surrounds and hoods, cornices, roof parapets and ashlar quoins and chimneys.

5.4.4 Timber sash or casement windows in a wide variety of designs characterise the façades of the houses in Church Green, generally beneath timber lintels. Attic storeys are generally lit by proportionately smaller dormer windows of hipped or gabled type, generally packed up off one of the purlins. Chimneys are of brick or stone (ashlar-cut or rubble-stone).

5.5 Boundary Treatments

5.5.1 The strongest boundary features in Church Green are the continuous frontages formed by the housing that runs north-south along both sides of the green, defining the open space.

5.5.2 Dry stone walling is also a highly significant boundary feature in this part of the conservation area, particularly to the rear of properties, testifying as it does to the burgage layout of the old town. This type of walling is especially evident along the Crofts, and running at right angles between this lane and the frontages on the western side of Church Green.

5.5.3 The white tubular railings that run along the western side of the green are distinctive to this part of the conservation area. Railings of this type have been a feature here since at least the 19th century.

5.5.4 The verges and flower beds that run along the east side of Church Green, together with the narrow islands of grass with their trees found on both sides of Church Green, are also important and distinctive components of this part of the conservation area.

5.6 Open Spaces and Trees

5.6.1 The triangular green, flanked by terraces of period housing and bordered by the road, is the most significant urban open space within the conservation area: an inviting and attractive green, airily contained, whose stone-built houses channel fine views of the church to the south and High Street to the north. The area has something of the character both of a village green and of a town park.

5.6.2 To the south and west of the church are further significant areas of open space: the Leys recreation ground and the games pitches belonging to the Henry Box School. The easternmost portion of the Leys is defined by the road that runs along the eastern side of Church Green, and a tree-lined path that follows the line of the road that runs along the western side of Church Green. It thus comprises the thick end of a wedge formed by these two axes. To the west of this portion is a larger open area (a sometime cricket pitch) and to the north of this the Henry Box campus.

5.6.3 Trees play a key role in Church Green, with rows of limes softening the interface between buildings and open space. Trees play an especially significant role in the setting of the church at the green's southern end. Here, a variety of impressive specimen trees (including the cedar behind the church, and the copper beech

in front) add greatly to the richness and appeal of the composition here. Avenues of limes lining the road between the church and the Leys, the path across the Leys, and the approach to Henry Box School, are also memorable. Other noteworthy pockets of trees include those found between Old Rectory Mews and the Eagle Industrial Estate (imparting a distinctive semi-rural feel to an area situated right in the heart of the town).

5.7 Views and Focal Points

5.7.1 The principal view within Church Green (indeed, within Witney as a whole) is the contained view south towards the impressive focal point of the church of St. Mary in its setting of mature conifers. The church's size and the prominence of its spire mean it is highly visible from a number of viewpoints; with other notable views including those from the southern end of the Crofts, and across the Leys recreation ground.

5.7.2 Besides the primary landmark feature of the church (which forms a loose grouping with the Almshouses and the Old Rectory), there are a number of lesser focal point structures, including the island block of buildings that interrupts the view south to High Street at the southern end of the green, and the original Henry Box School (and detached block to the east). The latter terminates an attractive view west along a tree-lined avenue from the green's south-western corner. The open-ended view northwards towards High Street is also attractive, as are the various cross-views between and along the two main street frontages.

5.7.3 Throughout this part of the conservation area, several strikingly long, narrow vistas, channelled by dry stone walls or buildings and at right angles to the houses, exist; particularly eastwards from a number of points along the Crofts. While individually these may seem insignificant, together they provide a precious testimony to the burgage pattern of the old town.

5.8 Threats and Vulnerabilities

5.8.1 Car use along both sides of Church Green, in the form of both traffic and parked cars, impinges significantly on the established, quiet residential

character of this part of the conservation area. Early photographs illustrate how dramatically the character of the space differed when cars were less abundant.



Fig. 28 Church Green pre-WWII with cars largely absent

5.8.2 Remnants only of the original burgage layout now survive, and these elements of an earlier settlement pattern are extremely fragile and vulnerable to damaging change. The pattern to the eastern side of Church Green has already been heavily eroded, and even apparently harmless interventions, such as the lateral dividing of the surviving long vistas (such as Old Rectory Mews) would result in damage to the special character of this part of the conservation area.

6 Area Two - High Street

For centuries, High Street and Market Square have represented the commercial heart of the old town; a long and memorable street of shops giving way to houses at its northern end, whose essential character has remained intact since the Middle Ages. High Street extends from the northern end of Church Green (and the old Cogges river crossing) to the Bridge Street crossing to the north-east. The street is a manifestation of northward growth from the top end of Market Place, and a link with the later of the two bridges over the Windrush. High Street remains a bustling and vibrant street, with shops and cafés at ground floor level and accommodation above. It has a highly distinctive trailing form, and carries high volumes of foot and vehicular traffic. The arrival of the Marriott's Walk development to the north-west has done little to erode the vibrancy of High Street, partly because the street remains the principal conduit between this new development and the earlier Crowngate shopping centre and supermarket to the south-east.

6.1 Land Use

6.1.1 Early planned development along High Street comprised burgage plots with frontages apparently wider than those of Church Green, but with much subsequent subdivision and amalgamation. On the western side, these burgage plots may have extended back to Puck Lane (an early 'back lane' which may have continued south to Corn Street, and continued along the line of the Crofts). On the eastern side, the burgage plots probably extended to the river.

6.1.2 The southern end of High Street incorporates Market Square, at the apex of the triangular open space dominated by Church Green. Market Square was almost certainly the principal site for medieval fairs and markets, with stalls or booths (including several roofed structures with lockable doors) in place by the second half of the 13th century. Shambles (permanent butcher's stalls) are recorded from the 14th century, and were evidently numerous from the 16th century.

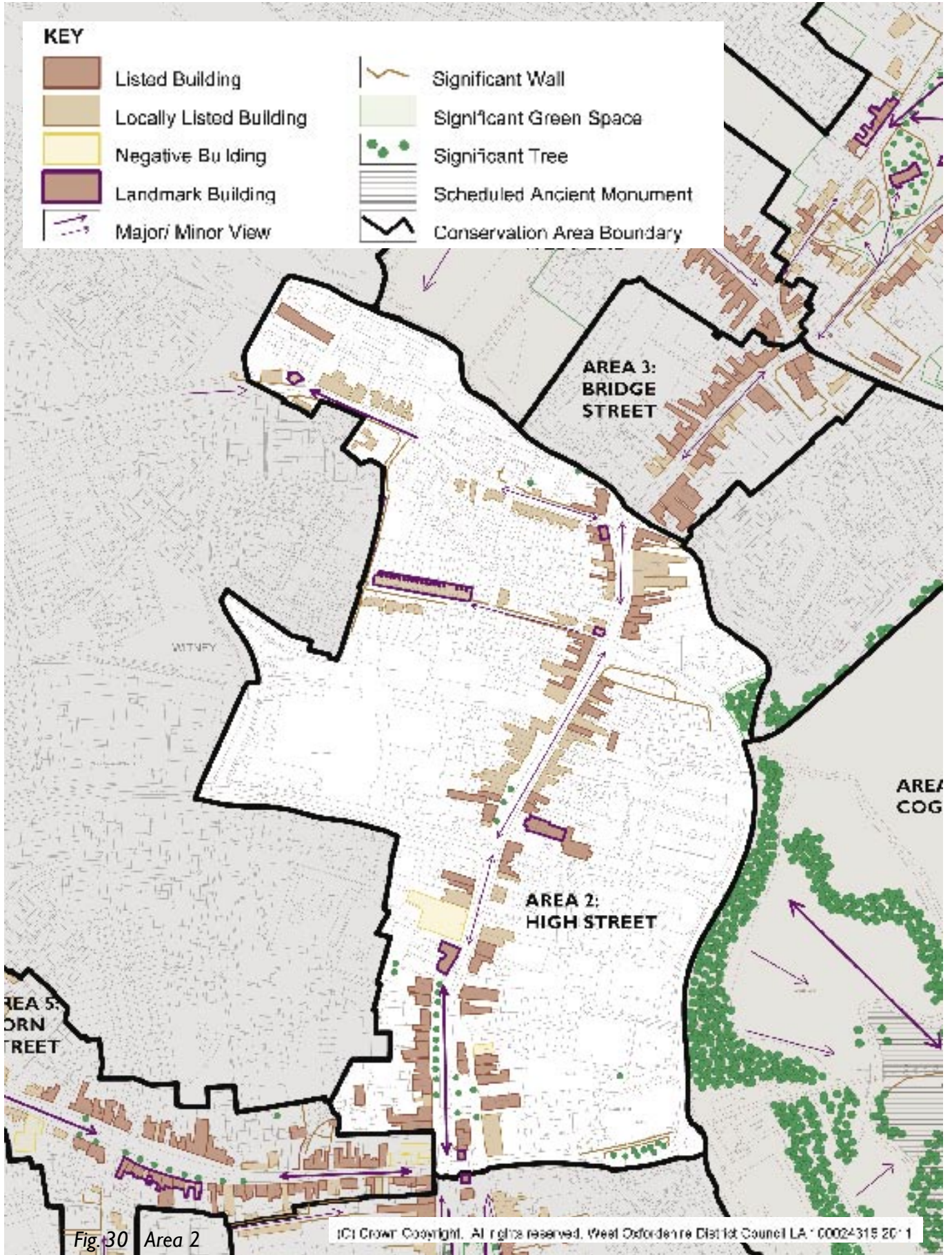
6.1.3 High Street – and in particular Market Square at the street's southern end – marks the commercial focus of the old town. Historically, the street was lined with a combination of shops, houses and inns – a mix that remains strongly intact. Today, the commercial density falls off gradually (and the residential density rises commensurately) as the street heads north. Given the commercial pre-eminence of Market Square, it seems likely that the current falling-off of commercial density as the street heads north may echo the historic pattern.



Fig. 29 Mill Lane (top left), Gloucester Place (top right), Blanket Hall (middle left), and views of High Street

6.1.4 The High Street portion of the conservation area also incorporates Mill Lane, which leads up to the old Witney (Woodford) Mills blanket factory, the town's last working blanket factory. Charles Early bought Woodford Mill in 1888, and gradually consolidated all aspects of blanket production on the one site.

6.1.5 Marriott's Close – redeveloped in the early 21st-century as a major mixed-use scheme,



incorporating shops, flats and a multi-storey car park – was once the site of Witney Town Football Club’s ground (established in the late 19th century).

6.1.6 Back from the High Street frontages, there is considerable later residential development, including a notable 19th-century terrace (Cape Terrace) and late 20th-century closes to both east and west. The south-eastern area is dominated by the Woolgate Shopping Centre and two supermarkets.

6.2 Street Pattern

6.2.1 The southernmost portion of High Street incorporates Market Square at the apex of the triangle formed by Church Green. This area, with its three island sites, is bisected at right angles by the ancient Corn Street–Crown Lane route that crosses the Windrush at Cogges.



Fig. 31 Sheep market in Market Square c.1914

6.2.2 The contentious demolition in 1981 of the former Crown Hotel on Market Square’s eastern side, created the Langdale Gate access road, and opened up the area between High Street and the Windrush for development. The breaking of a continuous frontage here radically altered the character of Market Square, and the dynamics of movement through this part of the old town.

6.2.3 At the top end of Market Square, High Street changes course, heading essentially straight in a north-north-easterly direction for three-quarters of its length, before curving north again to meet with the Mill Lane–Bridge Street junction. It is probable that the distinctive shift in orientation of High Street at the northern end of Market Square may be due to the street originally taking the form of a linking route between the early Church Green/ Market Square core and the newly-established river crossing to the north.

6.2.4 Unlike long stretches of Corn Street and West End (along which the street widths remain largely constant) the street width along High Street varies considerably. From the wide Market Square, with its deep pavements and trees on the south side, the street narrows until it reaches its junction with Welch Way, at which point it widens again, with a deep pavement (again on the south side) and with the building line stepped back, before narrowing again as it curves around to meet with Bridge Street at its northern end.

6.2.5 Both Mill Lane and Corn Street eventually meet with one another to the west of Witney (in Curbridge township); both connecting to an early route heading west to Burford and Gloucester.

6.2.6 The High Street frontages are broken by numerous carriage entrances – such as that between nos. 73 and 77 (Bartlett Builder) – giving access to rear plots. These are an important historic feature of the old town generally, and of High Street in particular.

6.3 Materials

6.3.1 While the building materials and finishes of Church Green show overwhelming consistency, those in Market Square and High Street are more varied. Stone finishes – be they coursed limestone rubble or dressed stone, ashlar-cut stone (particularly on the southern side of Market Square), or squared ‘rusticated’ Victorian stone – still dominate; but rendered and painted finishes bring a more varied and lively feel to the architectural character, and reflect the bustling, retail character of this area compared with the polite residential character of Church Green to the south. Historically, painted finishes were a feature of this part of the conservation area, but were restricted to off-white or pale yellow lime washes.

6.3.2 Roofs, too, show greater variety, with stone and Welsh slate dominant; but with terracotta tiles, and a mix of later roof types (including concrete plain tiles and artificial stone slates) also visible. Chimneys are mainly of brick, though coursed limestone or ashlar stacks also survive.

6.4 Architectural Character

6.4.1 The majority of the buildings in High Street are of two or two-and-a-half storeys, with only occasional three storey structures, such as nos. 62 and 81 on the corner of Gloucester Place. Around Market Square (on its south side in particular) the scale of the buildings increases noticeably, with the average height ranging from two-and-a-half to three storeys. In a pattern found elsewhere in the conservation area, the ridge heights and gradients of the roofs vary noticeably along the street.

6.4.2 The majority of properties in Market Square and along High Street are lit by timber sash windows in a range of sizes and styles, often with timber lintels. Casement windows are less prominent, but would have been more so prior to the 18th and 19th centuries. Dormer windows are not as numerous as they are, for example, in West End; but a greater percentage is of the hipped type (e.g. those on nos. 30 and 32). Whether hipped or gabled, only rarely are these windows aligned with the façade of the building.

6.4.3 Whilst High Street is dominated by vernacular buildings, Market Square displays a noticeably more formal character, deriving from the increased scale of many of its buildings, their uses (banks, civic buildings, coaching inns etc.), and by their architectural characteristics. Several of the buildings here employ ashlar, both for entire façades and for architectural features, such as chamfered quoins, storey bands, window and door surrounds and hoods, and parapets.

6.4.4 High Street features several notable landmark buildings. At the northern end of Market Square is the Town Hall, an elegant Georgian building of c.1770-80 with an open loggia at ground floor level. Nearby, on the eastern side of Market Square, is the Corn Exchange, a hefty structure with muscular classical detailing, built in 1863. On the western side of High

Street, at the point at which the street changes direction, are nos. 1-5, High Street: a sizable town house with gabled stone roofs and stone-mullioned windows, and the most prominent 17th-century building in Witney. On the eastern side of the street further north is the striking and accomplished west front of the Methodist Church, built in 1850. Towards the northern end of High Street, on the same side, is the Blanket Hall. Built in 1720-1, it has a well-moulded symmetrical façade with an open pediment and clock.



Fig. 32 Leigh & Sons in Market Square

6.4.5 Two fine Victorian shop fronts also survive in High Street: Leigh & Sons on the west side of Market Square, and Clarke & Sons further north. Both feature decorative cast iron windows and date from c.1870.

6.5 Boundary Treatments

Market Square and High Street are primarily defined by their buildings. However, stone walling also forms a key boundary type, particularly to the rear of properties, and along Puck Lane and Gloucester Place. Puck Lane is lined by winding dry stone walls, which are fundamental to its quiet, almost rural character; while views up Gloucester Place to Cape Terrace are channelled by tall, straight formal walling. Metal railings appear only occasionally (e.g. outside nos. 75-79), yet are valuable remnants of a once-widespread boundary treatment.

6.6 Open Spaces and Trees

6.6.1 Market Square represents a significant open space: a wedge-shaped area with deep, tree-lined pavements on its western side, and an open pedestrian area with two island blocks on its eastern side. The set-back buildings on the western side of High Street to the north of its junction with Welch Way front onto a deep pavement, which forms a notable urban space (again featuring trees).

6.6.2 The area between Witan Way and the Windrush is extremely rich in trees, and provides an important green margin between the urban context and Langel Common to the east. Significant tree groups also exist on the northern side of Mill Street opposite Puck Lane along the Windrush here.

6.7 Views and Focal Points

6.7.1 Nos. 1-5, High Street form a key focal point to views northwards from Market Square. Further north, High Street channels long vistas both north and south. Opposite the junction with Witan Way is no. 81 – a three storey brick structure with remnants of its original painted advertisements still visible. This forms a significant landmark structure and focal point to views from the junction here.

6.7.2 The narrow, straight vista from High Street west up Gloucester Place to Cape Terrace is memorable; as is the view west up Mill Street, which is terminated by Woodford Mill and its tall brick chimney stack. There are intimate, contained views along Puck Lane, and open views across the Windrush Valley east of Witan Way and north from Woodford Mill.

6.8 Threats and Vulnerabilities

6.8.1 A number of poorly-designed 20th-century buildings detract from the overall quality of High Street and Market Square, including Nos. 34-36 at the corner of the Market Square and Corn Street; nos. 7-9, Market Square; no. 9, High Street, and nos. 22-22a, High Street.

6.8.2 Due to their numbers and prominence, shop fronts, fascias and retail signs play a key role in the

appearance and character of High Street and Market Square. The effect, particularly the accretive effect, of poorly-designed shop fronts, fascias and signs, can be highly damaging to the visual character of this part of the conservation area.



Fig. 33 Traffic and parked cars along High Street

7 Area Three – Bridge Street

Linking High Street with Woodgreen to the north, and including the later of the two river crossings, Bridge Street has a distinctive, compressed form, with several features that distinguish it from High Street to the south. It extends on a south-west to north-east axis between the northern end of High Street and the southern end of Woodgreen, and comprises tightly-packed two-and-a-half storey terraces fronting narrow pavements on both sides of the road, together with several 19th- and early 20th-century mill and industrial buildings. The establishment of the Bridge Street crossing had a significant impact on the evolution of Witney and Cogges, stretching growth northwards. Bridge Street essentially forms a short funnel-like link between two busy roundabouts. The convergence here of so many routes makes it a major conduit (and pinch-point) for through-traffic, and gives to this part of the town a busy, noisy, car-dominated character. The narrowness of the pavements and difficulties with crossing the road also make it less than satisfactory for pedestrians. The problems associated with Bridge Street are recognised in Local Plan Policy WIT2 (see Appendix 2) which seeks to resist further intensification of shopping and commercial uses where these might cause increased traffic congestion or highway safety problems.

7.1 Land Use

7.1.1 Bridge Street represents the principal river crossing in Witney. Historically, just as with High Street further south, the land adjacent to the road was divided up into burgage plots that extended back at right angles from the street. These burgage plots were c.1 acre in area, with subdivision or amalgamation leading to plots of c.½ acre or c.1½ acres (NB one legacy of this burgage topography is the ‘stepping’ of the frontage as the road bends round to the north-east, reflecting the parallel divisions of the burgage plots to the rear).

7.1.2 From at least the early 19th century, several mills (known collectively as Bridge Street Mills) were

located on the east side of the street. From the 1870s these belonged to blanket manufacturer William Smith.

7.1.3 The built character of the Bridge Street frontages, comprising tightly packed terraced houses together with a handful of shops, remains essentially intact today. However, the Bridge Street Mills site has been largely redeveloped for housing.

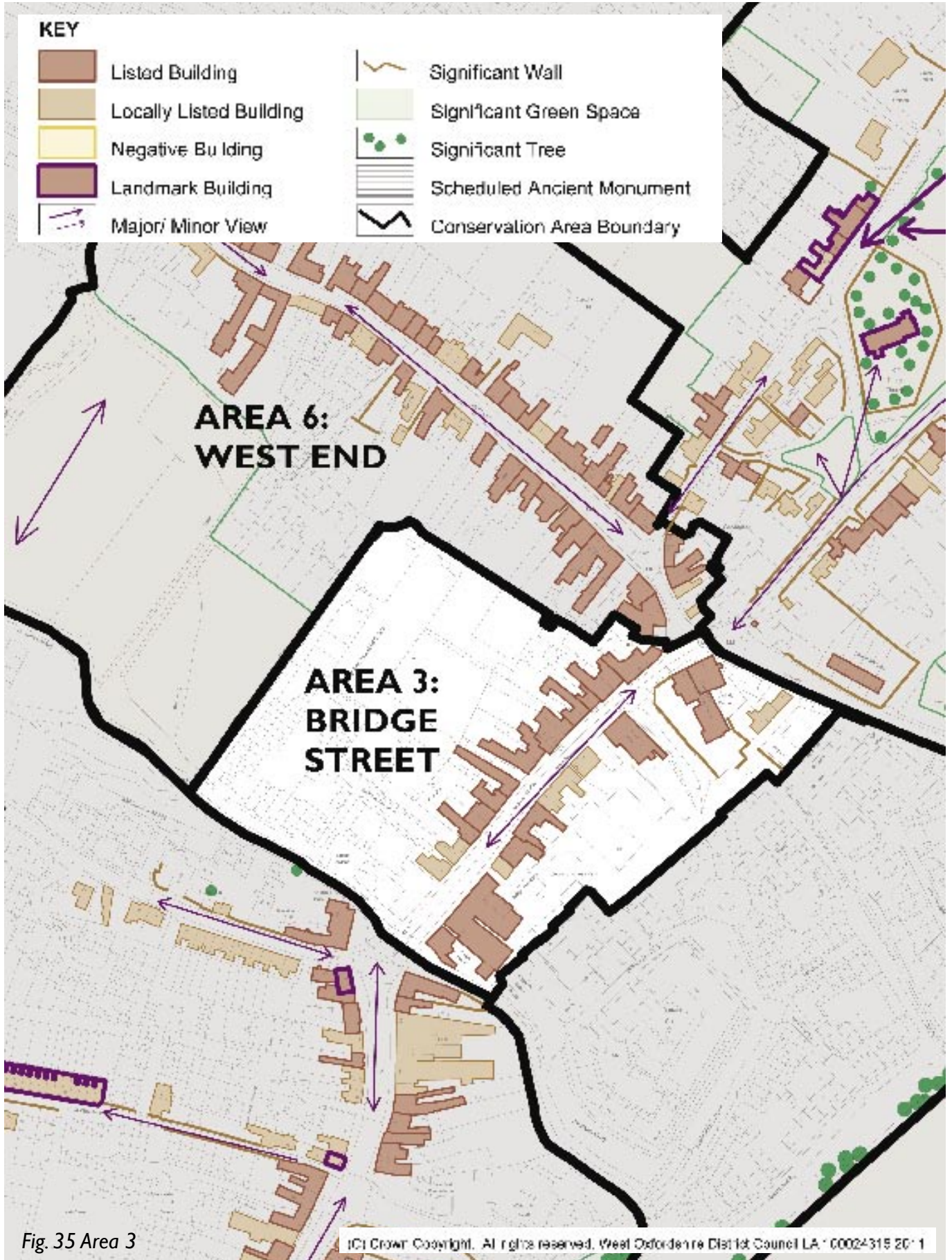
7.2 Street Pattern

7.2.1 Although short, Bridge Street represents a significant linking element in the townscape; one of strategic importance to the development of the settlement. Besides forming a new river crossing over the Windrush in the 13th century (and thus shifting the focus from the earlier Cogges crossing further to the south) the street connected Witney to neighbouring Newland – a coeval but entirely distinct settlement – in the early 13th century.



Fig. 34 Tightly-packed houses of Bridge Street

7.2.2 Today, Bridge Street is bookended at its southern end by its junction with High Street and Mill Street (which joins from the west); at its northern end by its junction with West End and Newland (which join from the north-west and south-east) and with Woodgreen (which joins from the north).



7.3 Materials

7.3.1 Bridge Street does not have the consistency of Corn Street or Church Green to the south. Coursed limestone rubble or dressed stone is employed on many of the buildings, yet does not dominate as it does other streets within the conservation area. ‘Smooth’ finishes – ashlar-cut limestone and later rendered and painted finishes (e.g. on nos. 22-24) – are at least as prominent as laid stone finishes.

7.3.2 As with High Street, the roofs of Bridge Street are now characterised by some variety. Stone slate roofs survive on many of the houses on the east side of the street, but on only a few on the west side. Terracotta tiles can be found on nos. 22-24, and Welsh slate on nos. 4-8 Bridge Street Mill. Chimney stacks are overwhelmingly of brick.

7.4 Architectural Character

7.4.1 Nowhere within the conservation area do the buildings feel more packed-in than in Bridge Street. Unbroken terraces, stepped frontages tight to the pavement, and the height of the buildings relative to the width of the road, all conspire to give the street a tight and comparatively dense urban character.



Fig. 36 Bridge Street Mill

7.4.2 The buildings of Bridge Street range in height from two to three storeys, with most being of two-and-a-half storeys. As elsewhere, rooflines are complicated by a variety of roof pitches. The building footprints follow the pattern seen, for example, in Corn Street, Church Green, High Street etc., with initially simple rectilinear plan forms sometimes complicated by later extensions to the rear.

7.4.3 The built character of Bridge Street was once chiefly vernacular. However, a series of mainly 18th-century alterations led to some gentrification of its built character. A considerable number of properties in Bridge Street have façades of ashlar-cut stone (e.g. nos. 1-9, which also feature parapets); or employ ashlar, for example, in their door or window surrounds (e.g. nos. 18, 19 and Bridge House). Several of the properties feature decorative door hoods, including an open triangular pediment on consoles over the door to no. 37, and timber hoods over nos. 31, 33 and Bridge House. Nos. 8-10 (Greens) feature full-height fluted pilasters and a fine, decorative entranceway with moulded surrounds and an elaborate over-light.

7.4.4 Timber sash windows in a variety of designs, rather than casements, represent the dominant window type. The average building height of two-and-a-half storeys means that dormer windows are also an important feature of Bridge Street. These are typically gabled, and are always packed up off one of the purlins, rather than being set flush with the façade. They are always proportionately smaller than the windows in the façades below.

7.4.5 The eastern side of Bridge Street was once dominated by the buildings of Bridge Street Mills, but has since been redeveloped for housing. However, nos. 4, 6 and 8 Bridge Street Mill survive, fronting Bridge Street itself. The building has a highly distinctive façade, featuring three shaped gables with stepped and scrolled sides.

7.4.6 No. 36 (Relics) features an attractive late 19th- or early 20th-century shop front.

7.5 Boundary Treatments

7.5.1 The principal boundary treatments in Bridge Street are provided by the tight building lines, which

serve to channel and define the street space. These building lines are broken occasionally (yet significantly) by the carriage entranceways which are distinctive to the historic street frontages of the old town.

7.5.2 Walling is generally absent from Bridge Street itself. However, there is a significant stretch of tall, coped stone walling associated with the Staple Hall, and extending from Bridge Street round into New Bridge Street. The metal railings outside no. 17 (The Old Bakehouse) represent a valuable survival.

7.6 Views and Focal Points

7.6.1 The tightly-packed houses form distinctive vistas up and down Bridge Street. When looking north along the street from its southern end, the street narrows before curving to the right. Consequently, the portion of the terrace on the western side that comprises nos. 21-31 forms a focal point of sorts to views from both the southern and northern ends of Bridge Street. From half-way along Bridge Street, views to the south are terminated by the minor focal point of no. 107, High Street; while views to the north are terminated by nos. 45 and 47, Woodgreen.

7.6.2 The Staple Hall Inn – an historically important wool merchants' inn – forms a significant landmark at the northern end of Bridge Street, providing a notable focal point when entering Bridge Street from West End.

7.7 Threats and Vulnerabilities

7.7.1 As the principal river crossing in Witney, Bridge Street forms the intersection of several routes: West End, Woodgreen and Newland Road to the north; and Mill Street and High Street to the south. Consequently, it is subject to especially heavy traffic, and the attendant problems of congestion, noise and pedestrian safety.

7.7.2 The close proximity of the Windrush and the low-lying nature of the street mean that it is especially susceptible to flooding (as witnessed recently in 2007).

7.7.3 The visual quality of Bridge Street is being compromised by the poorly-maintained condition of several of its buildings, and by street clutter.



Fig. 37 Flooding in Bridge Street in 2007

8 Area Four – Woodgreen

Woodgreen represents the northernmost extent of the old town: a second highly attractive green space featuring a church, but one removed both in scale and character from Church Green to the south. The southern and eastern sides of Woodgreen were incorporated into the borough in the 13th century, but development around the northern and western sides, on manorial waste, appears to have taken place after the 16th century (with Woodgreen itself remaining a part of Hailey until the late-19th century). Woodgreen is made distinctive both by the open space at its core and by the elevated nature of the site – Woodgreen sits noticeably higher than High Street and West End to the south and south-west. This area incorporates a portion of Woodstock Road to the north: the distinctive tree-lined approach into the conservation area, lined with detached houses on large plots, and by Victorian terraces. Woodgreen has an informal, village green-like quality, whose tranquillity is threatened only by through-traffic heading into Witney along the Woodstock Road. Otherwise, it retains a fairly quiet, leafy, essentially residential character.

8.1 Land Use

8.1.1 Historically, Woodgreen formed an area of common pasture associated with West End. Today, this historic character survives in residual form in the open space at the heart of Woodgreen. The built character of Woodgreen is predominantly residential, but with considerable diversity in the mix of house and cottage types, which range from small and humble terraced cottages of the 17th and 18th centuries fronting the roadside, through to large, high status detached houses of the 18th and 19th centuries (a number of which belonged to prominent figures in the local wool trade) standing in substantial private grounds.

8.1.2 Although a lack of proximity to running water meant that milling in the proper sense could not be carried out here, parts of the blanket making process did take place at Woodgreen, most notably at the Early family's Woodgreen Blanket Factory on the green's east

side. The building dates from c. 1830 and was probably used mainly for handloom weaving and warehousing. The factory has since been converted into housing.

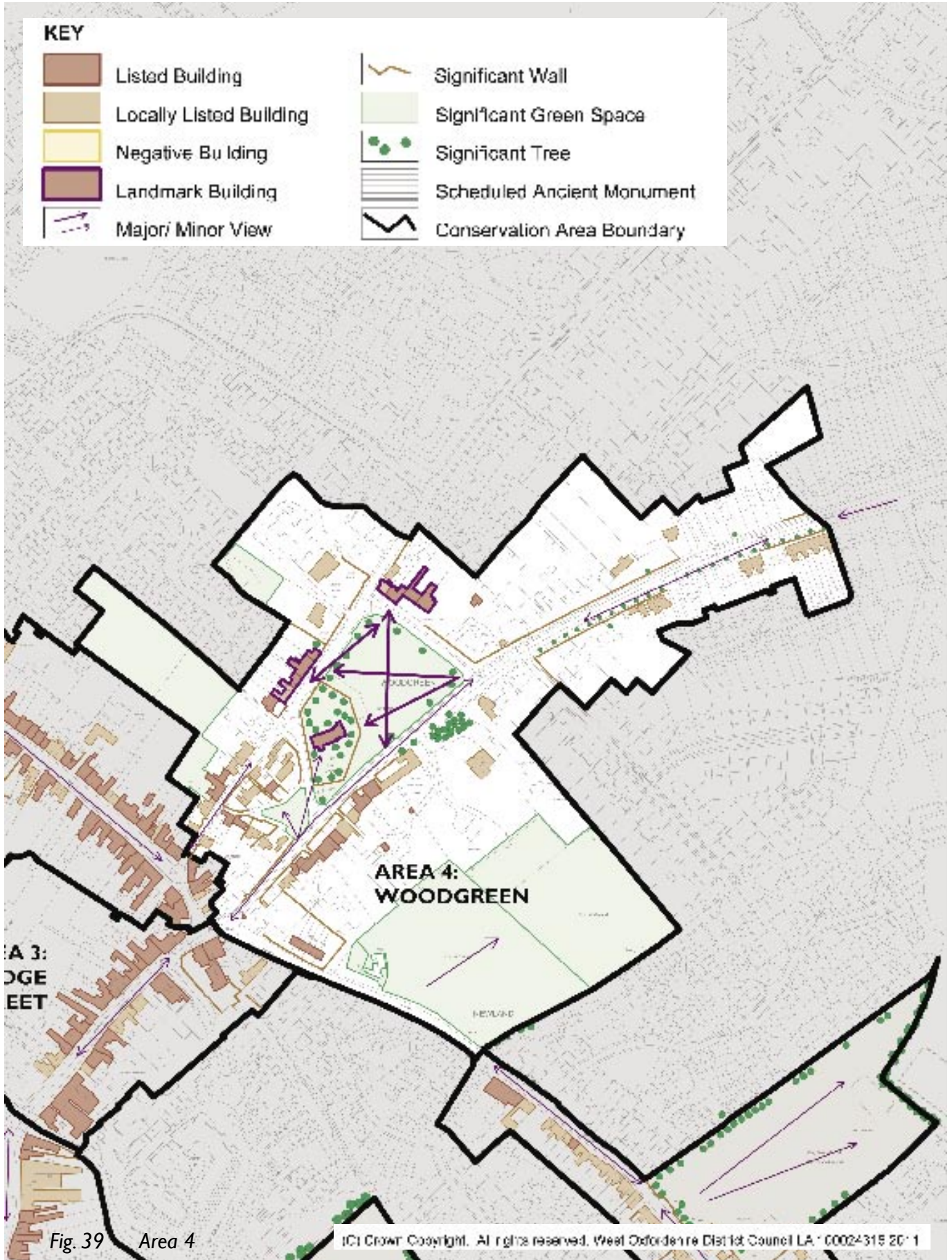


Fig. 38 *Mix of building types, including mill-owner William Smith's house (top left) and Blanket Factory (top right)*

8.2 Street Pattern

8.2.1 Like Church Green to the south, Woodgreen is essentially wedge-shaped; the green itself defined by two roads which diverge as they head away from the settlement. The more westerly of the two routes, which bears off in a north-easterly direction, probably linked up with an ancient route through Bladon and Woodstock, called the 'Port Street' in 1005. West End and Newland lie along the route of another early trackway, known as the 'Port Way' by 1485.

8.2.2 At the southern end of Woodgreen, parallel roadways – Narrow Hill to the west and Woodgreen Hill (known locally as Broad Hill) to the east – drop downhill to their junctions with the B4022. Narrow Hill forms a distinctive, intimate street with period housing fronting the road. It contrasts with the wider through-road of Woodgreen Hill to the east, whose housing is set back behind paving and front gardens.



8.3 Materials

8.3.1 The vernacular houses and cottages of Woodgreen employ limestone rubble or dressed stone in narrow or irregular courses for their walls, and stone slate for their roofs. Ashlar-cut stone is employed on several of the higher status 18th-century buildings: for example as quoins on no. 43 (the Chestnuts), window surrounds on no. 65, chimneys on nos. 43 and 45, and for the whole façade on nos. 25 and 53.

8.3.2 The Victorian buildings of Woodgreen (including the church) employ rough-faced, squared and coursed limestone, sometimes with ashlar quoins, together with a variety of roofing materials; including, for example, stone slate for the church, Welsh slate for the Blanket Factory, and terracotta tiles for Springfield.

8.3.3 Roughcast render – a finish traditional to the District – can be seen on a number of the properties in Woodgreen, including Old Farmhouse and No. 41.

8.3.4 A range of chimney types can be seen: limestone rubble or brick stacks on the humbler vernacular properties, and ashlar or squared and coursed limestone stacks on the higher status houses of the 18th and 19th centuries.

8.4 Architectural Character

8.4.1 Woodgreen has arguably the most diverse period architecture in Witney – certainly in terms of scale if not design. Whereas the southern and south-western portion of Woodgreen is dominated by humble period cottages (many attached), the northern and north-eastern portion is characterised by several large detached houses of the 18th and 19th centuries.

8.4.2 The west side of Woodgreen, including Narrow Hill and the terrace which includes the Three Pigeons public house, mainly comprises vernacular houses and cottages, which are modest in scale and humble in design. The period properties along this side of the green are mostly of two or two-and-a-half storeys, with simple vernacular qualities and detailing (irregular rubble stonework, stone slate roofs, brick end stacks, sash windows or timber casements beneath plain timber lintels). Between Woodgreen Hill and Narrow

Hill, 17th- and 18th-century vernacular cottages loosely front two sides of a smaller open space (known as Little Green). Formal architectural qualities are almost entirely absent in these areas.

8.4.3 The terraces on the east side of Woodgreen differ markedly from those on the west side. Here, the buildings date mainly from the 19th century, are set back from the road, and are greater in scale, forming larger volumes and tending to two-and-a-half or three storeys in height. The architectural character is less consistent on this side of the green, with a mix of vernacular and formal architecture, together with the industrial character of the former blanket factory. No. 53 represents a notable gentrification of an earlier house, entailing re-fronting the house in ashlar, giving it a rectangular façade with parapet, and enriching the entranceway with a stone pediment on Tuscan columns.



Fig. 40 View across Woodgreen

8.4.4 The northern and north-eastern parts of Woodgreen are dominated by substantial properties built or owned by key figures in the local blanket industry. 18th-century Woodgreen House was the home of William Smith – a mill owner who introduced the first steam engine for blanket making to Witney. The house (together with the two adjoining properties) has an elaborate, decorative stone door surround topped by an open pediment. Springfield (now the Council's Woodgreen offices) and Woodlands

were built in 1887 and 1860 for James Vanner Early and Richard Early respectively. Both are substantial two-and-a-half storey structures with irregular plan forms, standing in their own grounds.

8.4.5 Holy Trinity church, the focal point of the green, also belongs to the 19th century, and was completed in 1849. A modest Gothic Revival structure, it comprises nave and chancel (lit by graduated lancets) with gabled bellcote. Despite its architectural reserve, it sits happily in its setting, providing the green with an effective landmark feature.

8.4.6 Windows play a defining role in the architectural character of Woodgreen, with the 'polite' 18th- and 19th-century character of the green manifesting itself in the widespread use of fine timber sash windows on higher status houses: for example on nos. 25, 38, 40, 41, 43, 45, 53, and 65. The two-and-a-half storey height of many of the houses means that dormer windows have been used to light attic floors. These may be of gabled or hipped form, but are always packed up off one of the purlins, rather than being set flush with the façade.

8.5 Boundary Treatments

Stone walling represents the most conspicuous boundary treatment in this part of the conservation area, and ranges both in its finish and height. For example, on the east side of New Yatt Road, tall, coursed and mortared walling with a slab top can be seen; around Little Green, lower, vernacular dry stone walling dominates; while around the church is a dwarf wall topped with 19th-century iron railings. The Listed railings to the front of no.25 (wrought-iron with urn finials upon a limestone ashlar plinth) are of c. 1800 and, being coeval with the house, represent a particularly valuable survival.

8.6 Open Spaces and Trees

8.6.1 Woodgreen is defined by the open space – actually two distinct spaces – at its core. The main green, with its church occupying the narrower end, is defined by the roads which border it; while Little Green to the south-west, defined by a cluster of

houses (which here turn in to address the green rather than outward to address the road) has a more intimate and contained character.

8.6.2 The area of open land to the east of Woodgreen is important not only for the setting of the buildings on the eastern side of Woodgreen (many of which are Listed), but also because it expresses a crucial separation between urban areas – Witney and Newland – which were historically distinct from one another.

8.6.3 The mature lime trees surrounding the green, and the yews and conifers which cluster about the church, are important components in the leafy character of the open space at the heart of Woodgreen.

8.7 Views and Focal Points

8.7.1 When approaching Woodgreen from the north – particularly along the Woodstock road from the north-east – the church (and in particular the gable east wall of the church, with its graduated lancet windows) forms a significant focal point to views across the open space.

8.7.2 Besides the principal focal point of the church, the terrace of period cottages which includes the Three Pigeons pub on the west side of the green, the group of three attached period houses at the top end of the green, and the former blanket factory on the east side, also provide significant focal points to views across the green. Narrow Hill, too, provides a distinctive and intimate vista as it falls away to the south-west – a vista terminated by nos. 5-7, West End.

8.8 Threats and Vulnerabilities

The diverse architectural nature of Woodgreen might suggest that this part of the conservation area does not possess a clearly defined (and thus easily defensible) character. However, this is not the case. Woodgreen's particular mix of built and spatial characteristics is highly distinctive, and testifies in a valuable and articulate way to the historical development of this part of Witney.

9 Area Five – Corn Street

Corn Street extends west from Market Square to the roundabout at the end of Welch Way. It is narrowest between Market Square and Marlborough Lane, then widens noticeably before falling away to the west. The name may be a corruption of ‘crundel’, later ‘corndel’: a reference to the former quarries at its west end. The eastern end of the street lay within the borough by the early 14th century, with further development westwards along the street apparently becoming general after the 16th century, when the borough boundary was further extended. Corn Street has arguably the quietest urban character of any of the main streets in the conservation area, and comprises an attenuated streetscape of period houses (many of which are Listed) interspersed with a distinctive mix of shops and public houses. The Crofts, branching off Corn Street to the south, forms a distinctive, straight and narrower side street, lined with mainly 19th-century mill workers’ housing.

9.1 Land Use

9.1.1 Corn Street and Crown Lane were part of an important early trackway, pre-dating the Bishop of Winchester’s planned settlement of the 13th century, and crossing the river at Cogges on an east-west axis. Unlike Church Green to the south, which formed a planned urban core, Corn Street essentially represents the later linear development of a pre-existing route.

9.1.2 There is some evidence that the wider ‘elbow’ of Corn Street, marking the point at which the street changes course, may have formed a subsidiary market area in the 18th century, and possibly earlier (although there is no evidence of an early corn market here). Between this and the principal market area, building plots extending back from the street frontages were superimposed on earlier burgage plots running east-west from Market Place.

9.1.3 It seems likely that, by the 18th century, Corn Street possessed a mixed character similar to that we find intact today: a predominantly residential street

interspersed with shops, several inns and public houses. The finest portion of Corn Street – the southern edge of the putative market area at the point at which the street changes direction – features several 17th- and 18th-century houses whose names testify to previous occupants and their trades: ‘The Merchant’s House’ (no. 59), ‘The Old Clockwork Shop’ (no. 61) and ‘The Old Country Pie’ (no. 63).



Fig. 41 Views along Corn Street, and including Lowell Place (bottom left)

9.1.4 Today, Corn Street remains predominantly residential in character, but with a handful of shops and businesses dispersed along its length. The commercial density of the street is at its greatest at its eastern end, and trails off to the west. The mix of shops and businesses along the street remains distinctive, and includes antiques shops, hairdressers, and several pubs. Compared with the vibrant High Street and Market Square to the north-east, Corn Street has a noticeably quieter ‘backwater’ character.

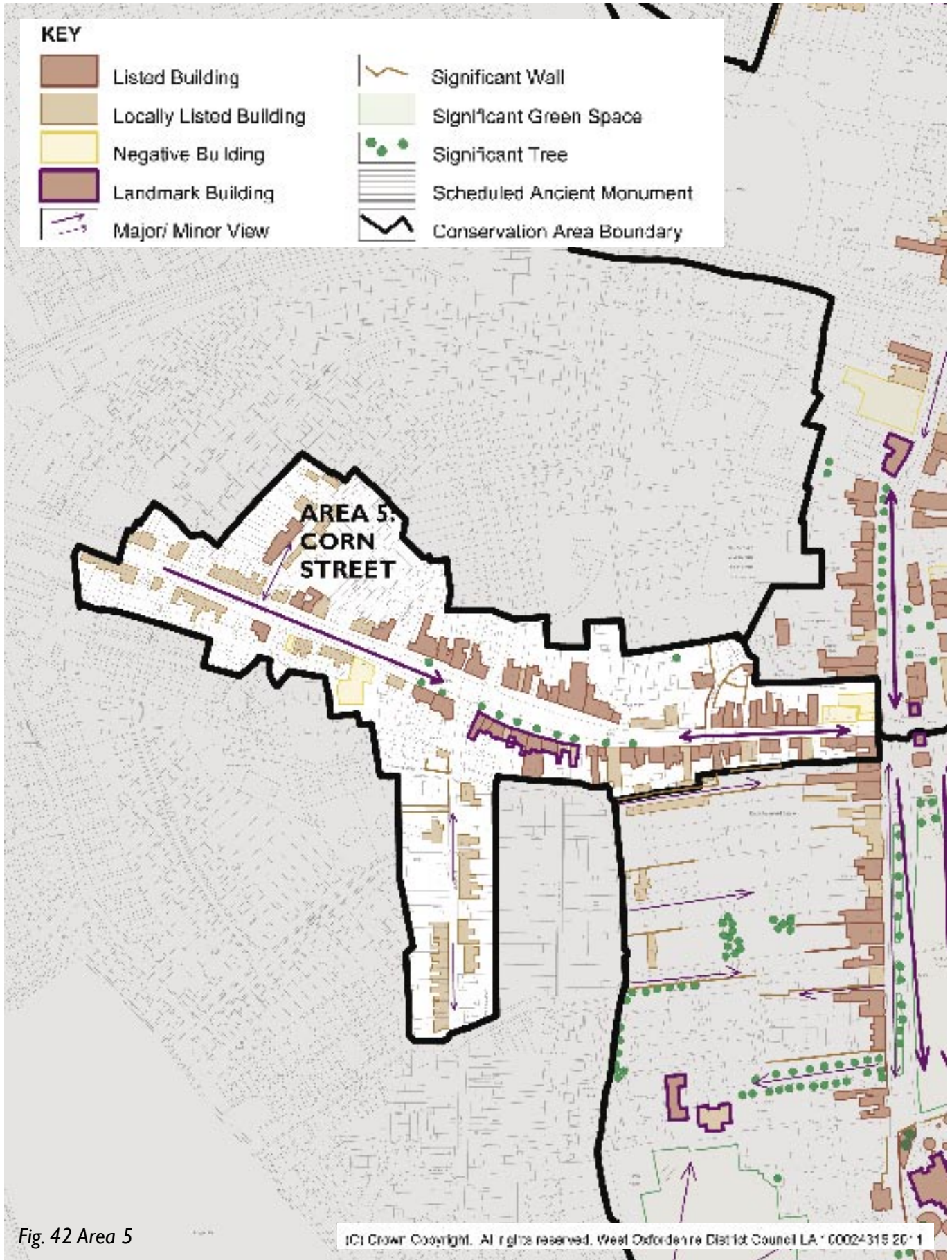


Fig. 42 Area 5

9.2 Street Pattern

9.2.1 Joining Market Square at right angles, Corn Street heads first due west for a quarter of its length, then west-north-west for the remaining three quarters. The alignment of the stretch of Corn Street that runs due west from Market Square to the entrance to Swan Court follows that of the original burgage plots to the north and south, in terms of both orientation and depth. The street then changes direction and widens slightly at the point of the presumed market place.

9.2.2 Besides the Crofts (see below) Marlborough Lane and Lowell Place both possess characteristics that are distinct from those of Corn Street. Marlborough Lane forms a short linking route of quiet, slightly ramshackle character between Corn Street and High Street. It curves past Croftdown (unusual for being set well back from the road behind a walled front garden) before heading east through a jumble of buildings out onto High Street via the carriage entrance of the Marlborough Hotel. Lowell Place, at the west end of Corn Street, is a short, straight street featuring two terraces of small Victorian workers' cottages, in scale and type noticeably humbler than the properties lining Corn Street (and similar to those found in Newland), together defining a tight, intimate and distinctive space.

9.2.3 The Crofts forms the northernmost half of a residential street, which includes the Springs to the south. The street is characterised by its long and straight terrace of two-and-a-half storey Victorian houses (echoing the terrace at Gloucester Place to the north) and by its strong building lines and its narrowness.

9.2.4 The street frontages along Corn Street, as well as being broken by the side streets which branch off them, are also punctured by various carriage entrances (e.g. at no. 41 on the south side); and narrow walkways (e.g. between nos. 51 and 53 on the south side). These, too, are distinctive and valuable features of the main streets through the conservation area.

9.3 Materials

9.3.1 The dominant building material along Corn Street is the local grey oolitic limestone. This material is overwhelmingly employed in rubble or

rough dressed form (sometimes in narrow courses, sometimes irregular). Ashlar-cut stone is found only intermittently. A number of the properties along the street have later rendered and painted façades (generally in whites and off-whites); however, unpainted stonework dominates.



Fig. 43 The 'elbow' of Corn Street, featuring a fine terrace of period houses

9.3.2 The houses of Corn Street feature a variety of roofing materials. Stone slates are not as dominant as they are in Church Green, yet still represent the most characteristic roof treatment. Several of the houses feature later roofing materials, such as Welsh slate. Chimneys may be of stone or brick.

9.4 Architectural Character

9.4.1 Corn Street is dominated by long, unbroken terraces of stone-built vernacular houses and cottages, which front the pavement and give strong linear definition to the streetscape. Roof lines comprise a happy marriage of pitched slopes of various heights and gradients (including roofs tending to a shallower pitch at the western end of the street) which testify to the piecemeal growth of the town here. The buildings vary in date, with most belonging to the 17th, 18th and 19th centuries (with higher numbers of 19th-century buildings at the street's western end).

9.4.2 The majority of the properties are of two or two-and-a-half storeys; though at the east end of the street, the frontages are punctuated by several taller properties (most notably no. 41 on the south side, which is of three-and-a-half storeys). Most of the period houses have relatively simple rectilinear plan-forms.

9.4.3 The architecture of Corn Street is overwhelmingly vernacular, with a near-total absence of the formal architectural detailing found, for example, on Church Green. The only exceptions to this rule are the decorative timber hoods and door surrounds found, for example, on nos. 71 and 75 (south side) and no. 124 (north side). A sole example of a formal stone hood of broken pediment form still remains over a blocked doorway on no. 41 (south side).

9.4.4 Windows are generally side-hung timber casements or sashes, typically with plain or chamfered wooden (or occasionally stone) lintels. Mullions with hood moulds survive between the Three Horseshoes pub and Melrose House (north side) but these are isolated examples in a street dominated by 18th- and 19th-century fenestration. The attic storeys of Corn Street properties often have dormer windows. The archetype for the street is a gabled dormer of modest size, packed up off one of the purlins. Hipped dormers, or dormers aligned with the front wall, are atypical for Corn Street. Despite the existence now of a variety of part-glazed front doors along Corn Street, the most appropriate period door type remains solid timber plank or panelled types.

9.4.5 The chimneys of Corn Street add greatly to the animation of the roofscape, being varied in their size and design, and in their materials (which include rubble and ashlar stone – sometimes in regular courses, sometimes irregular – and brick).

9.5 Boundary Treatments

The most conspicuous boundary treatment in Corn Street is that formed by the virtually unbroken building frontages. Dry stone walling, which is largely absent along Corn Street itself, intermittently defines the curtilages to the rear of properties.

9.6 Open Spaces and Trees

While open spaces do not play a major role in the character of Corn Street, the space just after the street changes direction and widens (the site of a presumed market) is distinctive, being defined also by the houses being set back behind a deep pavement, and by the trees that line the road on the south side of the street.

9.7 Views and Focal Points

The length and attenuated form of Corn Street make for attractive long views up and down the street – views that are variously moderated both by the change in direction at the street's east end and to its gradient at its west end. There are no major landmark buildings to provide effective focal points to these long views, and no obvious landmark buildings (save perhaps no. 41 on the south side). However, the fine group of houses that lines the southern curve of the presumed market area provides a focal point of sorts to views from both ends of the street. The small-scale vistas along Lowell Place and the Crofts are also memorable.

9.8 Threats and Vulnerabilities

9.8.1 For a narrow street of this type, Corn Street is overly burdened by heavy town centre and through-traffic approaching from the west; a factor detrimental to the established quiet character of the street.

9.8.2 The architectural quality of Corn Street has already been compromised by the nature of later interventions to many of its buildings. These have included the use of unsympathetic uPVC and aluminium windows and doors on some period residential properties; and poorly-designed fascias and signage on commercial premises (particularly at the street's western end). These interventions, apparently innocuous in isolation, have a corrosive affect on the special character of the street when taken together.

10 Area Six – West End

After Church Green, West End arguably has the most consistent built character of any of the streets in the conservation area; the scale of the houses and their detailing lending to much of the street a distinctly ‘polite’ vernacular quality. Extending west from the northern end of Bridge Street, West End represents the second of two historic spurs (the other being Corn Street to the south) that breaks at right angles from the main north-south armature formed by Church Green, High Street, Bridge Street and Woodgreen. The northern side of West End was not incorporated into the borough until the 19th century. But for weight of traffic during parts of the day, West End retains a quiet, overwhelmingly residential character; the primacy of its housing only diluted by shops at its eastern end. Parking is not permitted along much of West End, leading to attractive and, for Witney, unusually car-free vistas of period housing.

10.1 Land Use

10.1.1 Growth along West End was taking place by the 14th century, with initial development the result of sporadic woodland clearances in this area. The street has been called ‘West End’ since at least the 14th century, and was probably so-named because of its association with the area of common pasture that existed at Woodgreen to the north-east.

10.1.2 Historically, there were burgage plots along both sides of the road through West End, with those at the south-eastern end probably being subdivisions at right angles of earlier burgage plots running back from Bridge Street.

10.1.3 Throughout its history, West End has been a predominantly residential area, interspersed with a handful of public houses, and with a scattering of shops at its eastern end – a distinctive built character that remains substantially intact today.

10.1.4 Two outliers of the Witney blanket industry were established at the street’s western end: the West End Blanket Factory, and the Captain’s Mill. At the

street’s eastern end, at the bottom of Narrow Hill, is no. 10. Until recently, this was a post office. However, it was once the site of the Jolly Tucker – an alehouse popular with local tuckers (charged with the finishing processes in blanket making) and the favoured location for the Witney Tuckers’ Feast.



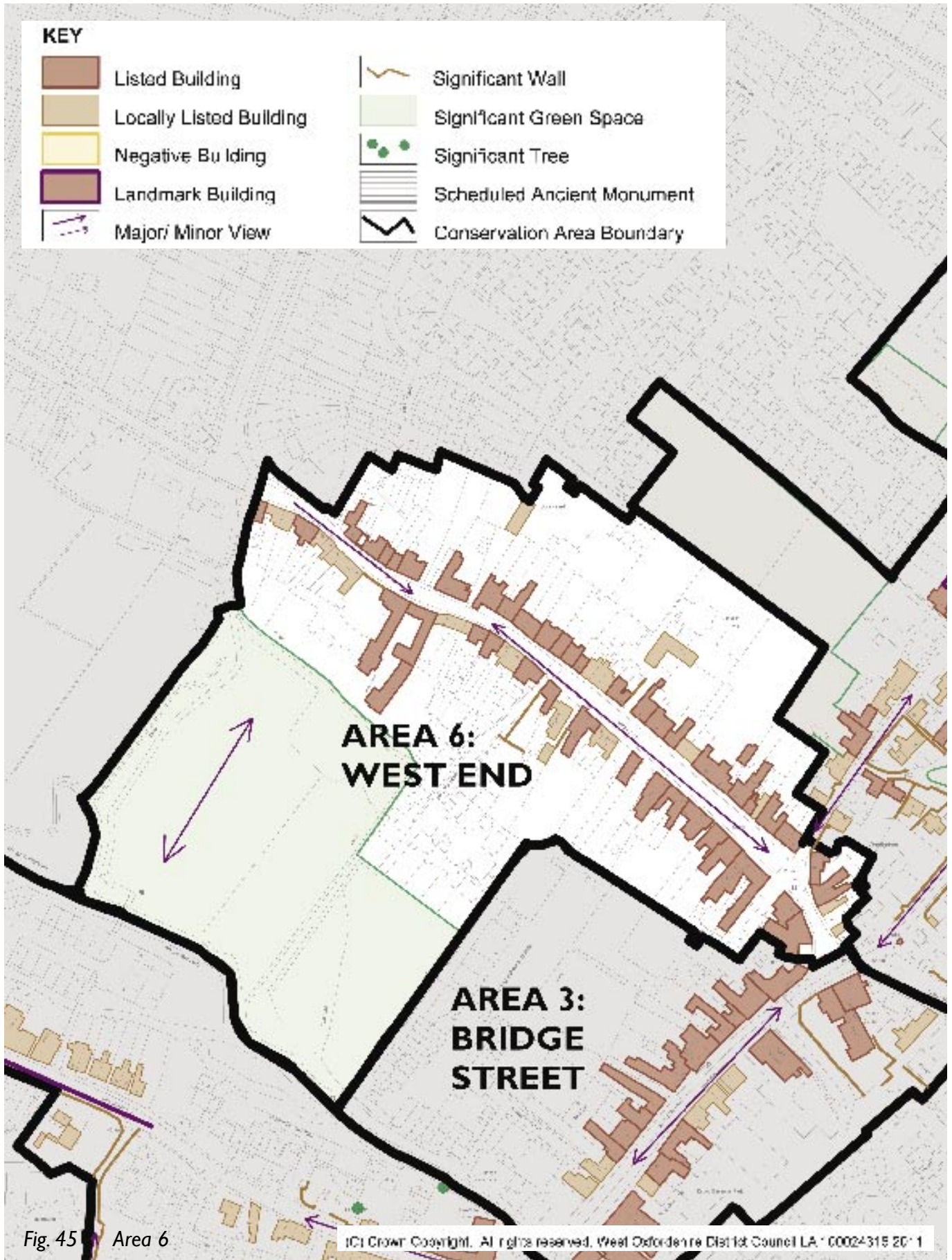
Fig. 44 Stone-built houses predominantly of two-and-a-half storeys, some with painted finishes

10.2 Street Pattern

West End comprises a fairly long and broad street (broad as compared to Bridge Street), which runs virtually straight for half its length, rising from its junction with Bridge Street, Woodgreen and Newland Road. The western half of West End is narrower and snakes noticeably, before eventually falling away to meet with the junction with the Hailey and Crawley roads at its western end. Only Narrow Hill and Millers Mews break from this main axis.

10.3 Materials

10.3.1 Coursed limestone rubble or dressed stone represent the most conspicuous building materials in West End. However, later rendered and painted finishes play a significant and conspicuous role also, particularly at the street’s eastern end (e.g. nos. 14a-18). Ashlar-cut stone, which plays such a key role in adjoining



Bridge Street, is almost entirely absent. Chimneys are predominantly of brick.

10.3.2 The majority of buildings are topped by stone slate (or by later concrete plain tiles), making for a marked consistency of roof colour. 19th-century roofing materials, such as Welsh slate and terracotta tiles, are almost entirely absent.

10.4 Architectural Character

10.4.1 The streetscape of West End comprises long, unbroken terraces of mainly vernacular houses directly fronting the pavement and dating from the 17th and 18th centuries. The houses are predominantly of two-and-a-half storeys, with far fewer being of two storeys (and these mainly at the street's western end). In terms of scale, the houses of West End are noticeably larger than those of Newland on the same axis to the east.

10.4.2 Despite the dominance of two-and-a-half storey buildings in West End, variations in ridge height and (to a lesser extent) roof pitch, together with a range of period chimneys, make for a varied and animated roofscape.

10.4.3 Windows play an important role in defining the built character of West End. Like Bridge Street to the south-east, 18th- and 19th-century sash windows in a wide range of designs dominate, and contribute to the refined character of the street. These generally sit beneath simple, sometimes chamfered, lintels. With a predominant building height of two-and-a-half storeys, dormer windows light the majority of attics and are a key aspect of the street's built character, the archetype for the street being a gabled dormer of modest size.

10.4.4 While the built character of West End is essentially vernacular, the scale of the properties (some of which are sizable town houses), and the overlaying of features from a more formal architectural palette, has given the street a distinctive, refined character. Interspersed among the humbler properties are houses with symmetrical façades typical of detached houses, retaining such features as moulded door surrounds, and hoods on console brackets. Ashlar-cut stone appears infrequently, but has been used, for instance, for the chimney stacks on no. 14. Rendered and painted finishes

have been used to update and gentrify some existing properties; generally in concert with new sash windows etc., and most notably at the street's eastern end.

10.5 Boundary Treatments

As with Bridge Street, the most conspicuous boundary treatment in West End is that created by the buildings themselves, which form long terraces fronting directly onto the pavement and which serve to define the street. Low dry stone walling defines many of the curtilages to the rear of the properties, and also testifies to the burgrave divisions that characterised the early organisation of the street.



Fig. 46 'Polite' houses lining the road in West End

10.6 Open Spaces and Trees

The areas of open space to the north and south of West End are highly important to the setting of this part of the conservation area. As well as being historic open land, these green spaces betray the shape of the old town – a shape which remained intact as late as the first half of the 20th century; yet which has, but for these spaces, been subsumed by development within the last one hundred years.

10.7 Views and Focal Points

The view eastwards from the western end of the street is memorable, with the narrow road rising and snaking between winding terraces of period housing. The lack of parking here means, for once, that stationary cars cause almost no harm to the quality of the view. Moving eastwards, the road then straightens and widens, and a long and attractive westward vista opens up, terminated by the curving terrace (specifically nos. 10-12) at the southern end of Woodgreen, at which point the road starts to fall away again. The view from the street's eastern end is also memorable – a vista channelled by the period housing to either side, and stretching off into the middle distance.



Fig. 47 *The western end of West End, a winding street channelled by unbroken terraces*

10.8 Threats and Vulnerabilities

The principal threat to the visual quality of West End is provided by poorly-maintained properties (and specifically by poorly-maintained or inappropriate recent windows).

11 Area Seven – Newland

Newland forms a memorable ribbon of historic roadside settlement, trailing off to the south-east on the same axis as West End, and characterised by long, unbroken terraces of strikingly small period cottages. Although now indistinguishable from the rest of Witney, Newland began life as a separate settlement intended in the 13th century to rival Witney for local pre-eminence. This aspiration was never realised, and Newland was eventually incorporated into Witney parish in 1932. Nowadays, Newland is defined by the road it lies along, which forms one of the main routes into and out of Witney to the south-east, linking with the A40 at the top of Oxford Hill. The built character throughout Newland is consistently of a humble residential nature.

11.1 Land Use

11.1.1 From the early 13th century, burgage plots were being laid out in Newland by the Lord of Cogges, Robert Arsic – a pattern of development that saw a shift in the focus of settlement away from the old village of Cogges to the south. This historic pattern of land use in Newland remains in residual form in the parallel boundary walls that extend back from the south-western side of the street at right angles.

11.1.2 Following the failure to establish Newland as a local centre to rival Witney (and its failure to draw away, to any meaningful extent, the attendant markets, trade and commerce), Newland essentially became a humble residential enclave of Witney to the west. This modest, overwhelmingly residential roadside character remains largely intact today.

11.2 Street Pattern

11.2.1 This portion of the conservation area incorporates the majority of Newland Road; a long and essentially straight route that continues the line of West End from the roundabout at the bottom of Woodgreen Hill at its western end, to Oxford Hill at its eastern end. The form of the street is the result of

linear growth along a pre-existing route at the behest of Robert Arsic in the 13th century.

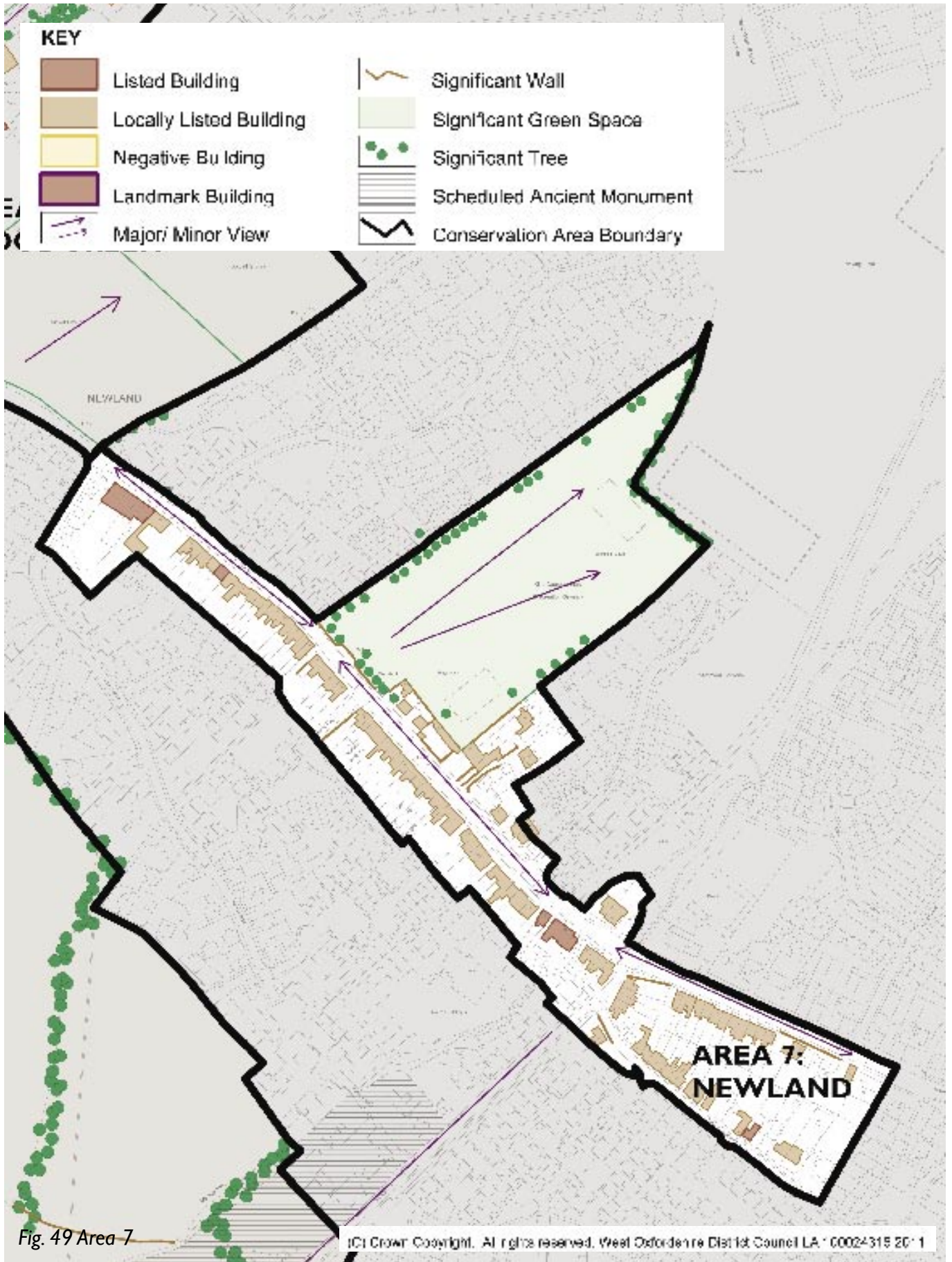
11.2.2 Several side streets branch off this main axis, including Church Lane, which links Newland to Cogges, and from which Stanton Harcourt Road breaks at right angles. Stanton Harcourt Road once formed a principal route down to Stanton Harcourt to the south, but has now been curtailed and superseded by a later route that breaks off Oxford Hill at right angles slightly further to the east.



Fig. 48 Newland's long, unbroken terraces of humble two-storey cottages (some in brick)

11.3 Materials

11.3.1 The building materials of Newland display marked consistency. The majority of houses and cottages employ rough dressed limestone (or occasionally rubble stone) laid in narrow or irregular courses. Ashlar-cut stone (or at least more finely dressed stone) is occasionally used (e.g. for stone quoins). Rendered or painted finishes are almost entirely absent. Unusually, brick makes an occasional appearance, sometimes with the decorative use of burnt headers (e.g. no. 168, Newland Road, no. 6, Oxford Hill, and nos. 5, 7 and 13, Stanton Harcourt Road). Brick is also sometimes used for lintels over windows and for quoins in houses that are otherwise built of stone. Chimney stacks are almost universally of brick.



11.3.2 Roof coverings display greater variety, with a mix of stone slate, Welsh slate and later replacement types all in evidence. Given the 19th-century character of the current streetscape and the survival of Welsh slate on several of the houses and cottages, this remains the most appropriate roofing material for Newland.

11.4 Architectural Character

11.4.1 In the context of Witney as a whole, Newland has a memorable and highly distinctive architectural character: a trailing road bordered on its western side by very long, largely unbroken terraces of small, humble, mainly 19th-century stone workers' cottages.

11.4.2 These cottage terraces display a marked consistency of scale, being of two storeys throughout; with relatively small footprints, and small windows and doorways to the front. Whilst roof pitches and ridge heights vary considerably elsewhere in the conservation area, in Newland these elements show far greater uniformity. The eastern side of the street has a less consistent character, with period cottages interspersed with the occasional detached house (e.g. nos. 41 and 71 Newland Road), and a variety of later developments.

11.4.3 Plain and humble vernacular details characterise the vast majority of houses and cottages in Newland; though in many cases these have been compromised by later alterations. Simple timber casement or sash windows, topped by timber or flat stone arch lintels, have been usurped by uPVC or aluminium windows, sometimes beneath later concrete lintels. Dormer windows are almost entirely absent (in keeping with the predominant two storey height of the cottages). Simple entry doors inhabit unadorned frames and are rarely topped even by simple hoods.

11.4.4 Formal architectural features are almost entirely absent. Perhaps the most notable exception is Newland House at the street's northern end. As well as being one of very few three storey buildings in this part of the conservation area, Newland House features ashlar window surrounds and a decorative stone hood on console brackets over the centre first floor window.

11.4.5 Stanton Harcourt Road has a quieter 'backwater' character compared with Newland Road

and Oxford Hill. Here, shorter terraces and detached cottages (two of them – nos. 19 and 21 – standing gable end on to the road) can be found.

11.4.6 Aside from the prominent Newland House, few buildings in Newland could be described as architecturally outstanding, and only five buildings in this part of the conservation area are Listed (all belonging to the 18th and early 19th century). Although unlisted, no. 41, Newland represents an attractive un-restored 19th-century detached house, and a valuable and notable survivor.



Fig. 50 No. 41: an unspoilt detached 19th-century house

11.5 Boundary Treatments

The long cottage terraces on the western side of Newland form the most striking boundary treatment in Newland, accentuating the long ribbon form of the street. Stone walling in a variety of heights and styles can also be found, most notably around King George's Field and to the backs of the properties.

11.6 Open Spaces and Trees

King George's Field represents the most significant open space in Newland – an attractive and spacious recreation ground, fronting the road and linking with playing fields belonging to Woodgreen School to the

north-east. Trees, which are otherwise largely absent from this part of the conservation area, also play a key role here, fringing the green space and providing screening for, and from, the surrounding houses.

11.7 Views and Focal Points

Newland is memorable for its very long principal vista, channelled by the terraced cottages on the street's western side. The main view along the street is given variety by the road falling away as it heads south-east, before rising again up Oxford Hill, and by the slight curving of this road first one way and then the other. Attractive views from the road across King George's Field, and down Church Lane towards Cogges, are also valuable and worthy of protection.

11.8 Threats and Vulnerabilities

The humble vernacular character of Newland has already been heavily compromised by the widespread use of uPVC and aluminium windows. The haphazard mixing of modern window and door types has also significantly eroded what would have been the striking uniformity displayed by Newland in the 19th century.

12 Area Eight – Cogges

Cogges represents a striking rural oasis of considerable architectural and historical significance lying within the urban confines of Witney town; a sizable and unspoilt low-lying stretch of the Windrush valley that provides an unforgettable setting for Cogges Manor Farm and the medieval church of St. Mary. This part of the conservation area retains a highly distinctive, quiet, recreational atmosphere.

12.1 Land Use

12.1.1 Cogges has been settled for more than a millennium, with the focus of growth shifting from the village of Cogges to the planned settlement at Newland in the 13th century. An early manor house at Cogges was superseded by a Benedictine priory in 1103. In the 17th century, parts of the priory were incorporated into the present vicarage. South-west of the church are the earthworks of a moated manor house or small castle; and south-east of the church is Manor Farmhouse, which incorporates substantial parts of a third medieval manor house, remodelled in the 16th and 17th centuries.



Fig. 51 Cogges Manor Farm (top left and top right) in its unspoilt rural setting

12.1.2 Associated with Manor Farmhouse is an extensive and important group of agricultural buildings dating from the 16th to the 20th century, testifying to the historic importance of farming in this area. In 1974, the Manor Farm at Cogges was acquired by Oxfordshire County Council, and was opened in 1979 as Manor Farm Museum. It was one of Britain's first rural, open-air museums.

12.1.3 The surrounding open land is largely accessible to the public. Criss-crossed with rights of way, it forms a well-used and virtually unique area of local amenity and recreation (in an urban context) for residents of Witney and visitors to the area.

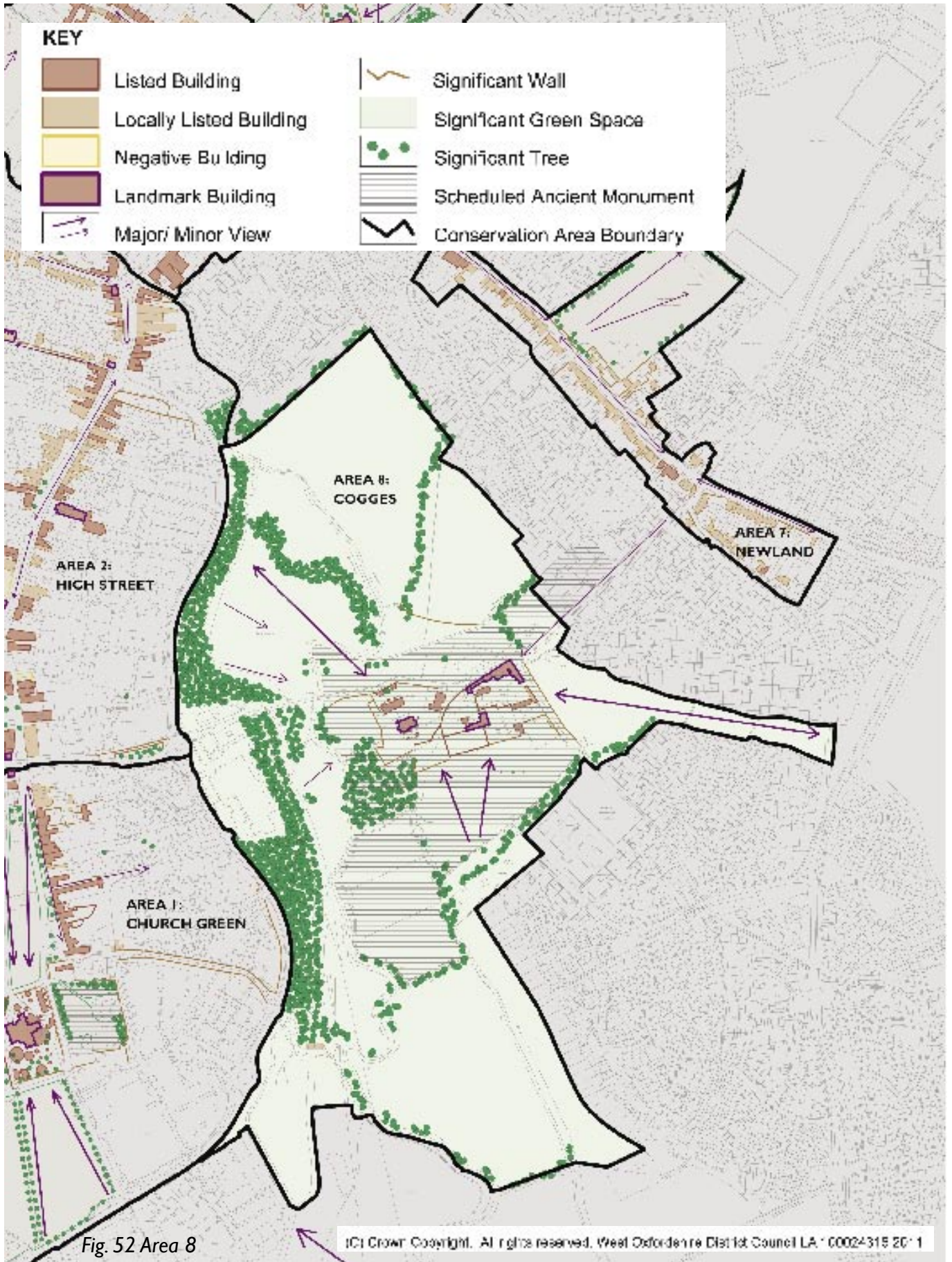
12.2 Street Pattern

12.2.1 From an early date Cogges was served by an important river crossing to the east, which followed the line of Corn Street and Crown Lane. However, an earlier route linking Cogges with Witney existed to the south of the church. With the establishment of a new crossing to the north, the Lord of Cogges sought to establish a new settlement along this route, leading to the shrinkage of the original village from the 13th century onwards.

12.2.2 Today, Cogges is accessed via Church Lane, which comes off Newland Road at right angles. This access continues around the north side of the Cogges complex to link, in footpath form, with the early Corn Street-Crown Lane axis.

12.3 Materials

Cogges displays great consistency in its use of building materials, with limestone rubble or rough dressed stone laid in narrow or irregular courses for the walls, and stone slates for the roofs. Manor Farmhouse itself is notable for its 17th-century stucco façade, while a number of the farm outbuildings have roofs of rarely-seen bundle thatch (and it seems clear that several of the outbuildings currently roofed in stone slates were once roofed in thatch). Two adjoining shelter sheds are topped with double-Roman pantiles, apparently manufactured in Bridgwater, Somerset.



12.4 Architectural Character

12.4.1 At the core of Cogges is an especially rich concentration of Listed structures, displaying a highly distinctive combination of architectural characteristics, principally deriving from their agricultural past. For the farm buildings, simple vernacular detailing commensurate with their usage dominates. However, Manor Farmhouse, which was remodelled in c.1680, has ashlar quoins and dressings, and stone mullioned windows. Prominently sited and incorporating many original features (including the remains of a 13th-century hall house to the rear) Manor Farmhouse remains one of the most significant early buildings in the conservation area.



Fig. 53 Cogges Manor Farmhouse

12.4.2 The church of St. Mary dates from the 12th century, but was remodelled in the 14th century. The structure is modest in size, but is made memorable by its tower (which, unusually, has been set diagonally across the west end of the north aisle) and for its Decorated window tracery.

12.4.3 The vicarage to the north of the church incorporates part of the 12th-century Benedictine priory. The western wing of the building belongs to 16th century, the eastern wing to the 19th century, and the portion in between to the 13th century.

12.4.4 The barn range at the north-eastern corner of the Cogges site dates from the 18th century, and represents an especially impressive and memorable landmark feature within the farm complex.

12.5 Boundary Treatments

Boundary walls are fundamental to the agricultural character of the Cogges complex, defining the extent of the property and compartmentalising its grounds to form stock yards, walled gardens etc. The importance of several of these 18th-century walls has been recognised by their inclusion on the statutory List. The linking of barns and sheds to form ranges (particularly in the case of the barn range at the north-eastern corner of the site) constitutes a highly significant boundary treatment in its own right.

12.6 Open Spaces and Trees

12.6.1 Taken as a whole, the landscape surrounding Cogges represents by far the most significant open space in the conservation area; a beautiful and important stretch of river valley crossed from north to south by the Windrush itself and by various footpaths. The area comprises areas of historic common land (such as Langel Common) together with farm land (some of which comprised ridge and furrow prior to Enclosure).

12.6.2 Trees are integral to the character of the landscape of Cogges. Willows dominate next to the Windrush, and contribute to the strong riparian character of this low-lying stretch of the river valley; while along the western edge of the area is a fairly dense belt of trees, which screens the area from the built-up urban areas to the west. The landscape edge due south of the farm site comprises remnants of an early boundary hedge.

12.7 Views and Focal Points

12.7.1 The views within Cogges are of two types: views out across the open landscape of the river valley, and views in towards the cluster of historic structures at the core of Cogges. The finest views out

are arguably those across to the north, with the river winding lazily between dotted willows.

12.7.2 There are important views into Cogges itself along the landscape strip to the east, and down Church Lane from Newland. Both are terminated initially by the barn range at the north-eastern corner of Cogges. Manor Farmhouse forms a focal point to views from the south, and the church and Priory terminate views from the north and west.

12.7.3 The landscape corridor to the east of Cogges was retained when the adjacent areas were developed for housing. This corridor channels a long and attractive vista from the high ground to the east and – to a lesser extent now – views up the slope from the Cogges complex itself.

12.8 Threats and Vulnerabilities

The low-lying nature of the area (which puts the site at risk from flooding), and the dense urban character of the surrounding areas, make Cogges especially vulnerable to damaging change.

Appendix I

Witney Conservation Area Boundary

AI.1 In 2009, a review of Witney and Cogges conservation area was carried out as a part of the current appraisal process. The review identified several potential extensions together with a number of contractions.

AI.2 The potential amendments to Witney and Cogges conservation area were the subject of an initial phase of public and wider consultation (including with Witney Town Council and English Heritage) between 22/06/09 and 31/07/09.

AI.3 This initial consultation led to several adjustments to the newly proposed boundary, including suggestions for further extensions along the Woodstock Road and The Crofts (off Corn Street). These two proposed extensions were then tested by a further period of public consultation between 16/10/09 and 29/11/09.

AI.4 In the absence of dissenting voices, the two extensions were duly incorporated, and the updated boundary scrutinised then formally adopted by WODC Cabinet on 13/01/10. Following this, English Heritage and the Secretary of State were informed, and notices printed in a local newspaper together with the London Gazette, as required by the legislation.

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2.1 National policy and guidance

2.1.1 Central government policy on conservation areas is primarily contained in: The Planning (Listed Buildings and Conservation Areas) Act 1990; the National Planning Policy Framework (NPPF), and Planning Policy Guidance 15 (PPG15) – Planning Policy Guidance: Planning and the Historic Environment. These cover the designation of conservation areas and the responsibilities that arise from designation.

2.1.2 Local planning authorities have a duty under section 71 of the 1990 Act, to designate as conservation areas any areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

2.1.3 Part 12 of the NPPF asserts that a positive strategy for the conservation and enhancement of the historic environment should be set out in the Local Plan, and includes specific guidance on conservation areas.

2.1.4 PPG15 develops the policies, aims and aspirations of the 1990 Act, urging local authorities: to maintain and strengthen their commitment to stewardship of the historic environment, and to reflect it in their policies and their allocation of resources.

2.1.5 The above themes are further developed by guidance from English Heritage contained in: English Heritage – Understanding Place: Conservation Area Designation, Appraisal and Management (2011).

2.2 THE LOCAL PLAN

2.2.1 The primary source of reference for development policies relevant to Witney and Cogges is the West Oxfordshire Local Plan 2011 (adopted 2006). Copies of the Local Plan can be inspected at: www.westoxon.gov.uk, or by visiting the Council's offices at: Elmfield, New Yatt Road, Witney, OX28 1PB. In due course the Local Plan will be superseded by a new Local Plan.

2.2.2 The Local Plan contains three policies directly relevant to conservation areas: Policies BE5, BE5A and BE6 (see Appendix 1). With any proposed development within a conservation area, care will have to be taken to ensure that no harm is caused to the character or appearance of the area.

2.2.3 Three Local Plan policies for specific parts of Witney are directly relevant to the conservation area: Policies WIT1, which provides additional protection to Church Green; WIT2, which provides additional protection to High Street and Bridge Street; and WIT3, which provides additional protection to the Windrush Valley (see Appendix 2).

2.2.4 The Local Plan also contains other development criteria relevant to Chipping Norton, including policies relating to Listed Buildings, un-Listed vernacular buildings, advertisements and signage.

2.2.5 Since the 1970s, Witney has been identified as one of the growth towns for Oxfordshire, with much of the new housing and employment development being accommodated on the fringes of the town. There has also been considerable change to the town centre, with expansion of the shopping areas and associated car parks. As well as specific policies for development in conservation areas, the Local Plan also contains other development criteria relevant to Witney & Cogges (including policies relating to Listed Buildings, unlisted vernacular buildings, advertisements and signage).

2.2.6 In relation to housing provision, Witney is classed as a Group settlement (Main Centre) and is covered by policy H7, which states that new dwellings may be permitted in the following circumstances:

- a) infilling;
- b) rounding off within the existing built-up area;
- c) the conversion of appropriate existing buildings; and
- d) on sites specifically allocated for residential development in this plan.

2.3 PLANNING IMPLICATIONS OF CONSERVATION AREA STATUS

2.3.1 Conservation area status brings with it certain restrictions to the Permitted Development rights (PD rights) enjoyed by homeowners and businesses – i.e. the rights to carry out development without Planning Permission. The following are examples of forms of development that may require Planning Permission within a conservation area, but that may not require it outside a conservation area:

- *Extensions to the side of a property;*
- *Two-storey extensions to the rear of a property;*
- *External cladding of a property (including stone, artificial stone, pebble dash, render, timber, plastic or tiles);*
- *Alterations to roofs for the enlargement of a property;*
- *Some new windows (including dormers and roof lights);*
- *Satellite dishes, antennae, chimneys and other elements added to, and protruding from walls or roof slopes fronting the highway or forming the main or side elevation of a property;*
- *The erection of some structures within the curtilage of a property (including garages, sheds, outbuildings etc.) (NB this is not a definitive list, and for the avoidance of doubt you should contact the Planning Department).*

2.3.2 For the demolition of structures with volumes exceeding 115 cubic metres, an application for Conservation Area Consent will usually be needed (in addition to any other consents required for subsequent development). If a replacement structure is proposed – particularly where the structure it is proposed to demolish has some merit – the relative merits of the proposed replacement will need to be set against those of the existing structure. The two are not divisible, and in such cases applications for Conservation Area Consent should not be made in isolation.

2.3.3 Works to trees are restricted within conservation areas. Owners of trees in the conservation area must give the Council six weeks notice of their intention to carry out works (i.e. lopping, topping or felling) to a tree or trees prior to carrying out any works. This applies to trees with trunks of more than 75mm in diameter (but does not include fruit trees or saplings).

2.3.4 In planning terms, the overarching aspiration within conservation areas is not to stop development, but sympathetically to manage change in an area recognised as being special and worthy of protection. An accumulation of poorly judged additions or losses of traditional features, each apparently minor in its own right, can cause significant harm to the character of the conservation area as a whole.

2.4 LISTED BUILDINGS

2.4.1 There are 272 Listed Buildings in Witney and Cogges: two at Grade-I, 10 at Grade-II*, and 260 at Grade-II.

2.4.2 Buildings are placed on the Statutory List because of their architectural or historic interest (or a combination of both). In this way they are deemed to be of special merit and worthy of protection. Both the established character and the actual fabric of the structure are protected by the fact of Listing.

2.4.3 With all Listed Buildings, the whole of the Listed Building – inside and out, and including poor quality/ later additions – is covered by the fact of Listing.

2.4.4 Any material alteration to a Listed Building will require Listed Building Consent (in addition to any other permissions required, such as advertisement consent or Planning Permission). However, strictly like-for-like repairs (in terms of both materials and design) do not generally require Listed Building Consent.

2.4.5 In addition to works to a Listed Building, alterations to structures deemed to be within the curtilage of a Listed Building may also require Listed Building Consent (e.g. a boundary wall attached to a Listed Building or an agricultural outbuilding associated with a Listed farmhouse). NB The criteria for curtilage Listing are not straightforward, and for the avoidance of doubt, please contact the Planning Department.

2.4.6 For any application involving a Listed Building to be successful, the proposals should entail no harm to the character, fabric or setting of the Listed Building in question. If harm is likely to result, it is unlikely that a proposal will receive support.

2.4.7 Unauthorised work to a Listed Building constitutes a criminal offence. The Local Authority and the Secretary of State have a range of powers at their disposal to ensure that Listed Buildings are protected and kept in good repair.

2.5 LOCALLY LISTED BUILDINGS

2.5.1 Besides statutorily Listed Buildings, Witney and Cogges are also rich in Locally Listed Buildings, with 428 in the conservation area. A list of the Locally Listed Buildings in Witney is contained in Appendix 2.

2.5.2 Both individually and collectively, Locally Listed Buildings form highly significant components of the built environment, positively contributing to the appearance, character and fabric of the conservation area. Many of these buildings are good examples of local vernacular architecture: period buildings of sound, unpretentious design constructed from local materials. A number of these buildings play a particularly significant role within the conservation area, perhaps due to their landmark status or their architectural quality.

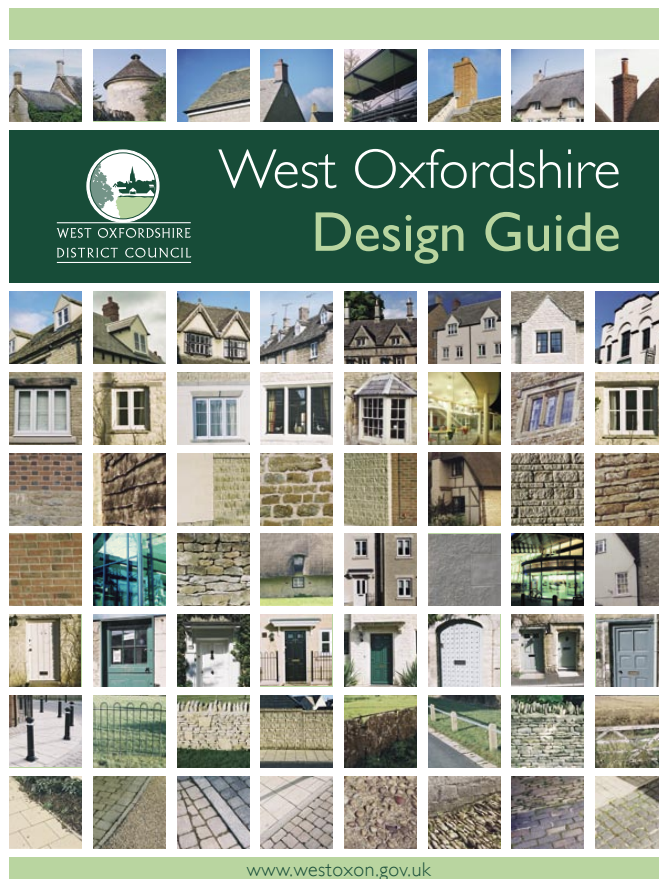
2.5.3 Local Listing is not a statutory designation, but seeks to recognise buildings which nonetheless make a significant contribution to the character of the conservation area, or that have some architectural or historic merit.

2.5.4 Local Listing is supported by guidance contained in PPS5 – which offers planning protection for heritage assets, whether designated or not – and additional guidance published by English Heritage (Good Practice Guide for Local Listing: Identifying and Managing Significant Local Heritage Assets).

2.6 THE WEST OXFORDSHIRE DESIGN GUIDE

The West Oxfordshire Design Guide provides additional guidance on: local characteristics; new development; sustainable building design; Conservation Areas and Listed Buildings; alterations, extensions, conversions and repairs to traditional buildings; the District landscape context; and a range of other

design related issues. Detailed design advice, with lists of practitioners, is contained in the appendices, and includes material on: stonework, thatching, paintwork, joinery and barn conversions. The Design Guide is available online at: [www.westoxon.gov.uk/planning/Design Guide.cfm](http://www.westoxon.gov.uk/planning/Design%20Guide.cfm). Copies can also be purchased from Planning Services on: 01993 861420.



3.1 SUMMARY OF CHARACTER AND SPECIAL INTEREST

3.1.1 Witney was established in the 13th century by the Bishops of Winchester, and developed into a thriving centre for the wool trade. Being close to the Cotswolds and strategically important trade routes, it was ideally placed to take advantage as the wool trade burgeoned in the Middle Ages. From the 17th century until the 20th century, Witney was renowned for its woollen blankets. The industry has left an indelible mark on the character and buildings of Witney and Cogges, with mills, workers' houses and associated structures scattered throughout the settlement. It is perhaps this, the woollen industry, that can be said to define most conspicuously and potently the historic character of Witney.

3.1.2 The historic linear form of Witney has remained essentially unchanged for 700 years. This comprises the main High Street–Bridge Street axis, which extends from Church Green in the south up to Woodgreen in the north; and with Corn Street, West End and Newland branching off at right angles. These parts of the town are characterised by large numbers of attractive stone-built houses, most dating from the 17th and 18th centuries, and arrayed along the main streets in unbroken terraces. This feature, of winding streets strongly bounded by unbroken lines of stone-built period housing, is perhaps the defining built characteristic of the old town.

3.1.3 Cogges to the east has a different character: that of a leafy, rural oasis crossed by the river Windrush (which provided power and water for the woollen industry in the 19th century). Cogges provides an unforgettable setting for a notable and largely unspoilt collection of historic structures, including Cogges Manor Farm.

3.1.4 The Witney portion of the conservation area is memorably bookended by churches and their associated greens. Church Green at its southern end represents the finest urban environment within the conservation area: an airy, wedge-shaped green lined by trees and fine 17th-, 18th- and 19th-century housing, and terminated by the impressive landmark of St Mary's church. Woodgreen at the other end is less formal and more like a village green, but it, too, is a fine

space bounded by trees and period housing, with a church at its core.

3.1.5 The built character of Witney and Cogges is dominated by the consistent use of the warm, grey oolitic limestone which has been quarried locally since the 12th century. This material is traditionally used in rubble or rough-dressed form, and arranged in narrow or irregular courses with lime mortar for walls; and in slate form, laid in diminishing courses, for roofs. The precedent established by this use of local materials continues to be reflected, if not in natural stone then in reconstituted products of a similar colour and texture.

3.1.6 Besides the buildings, the conservation area is also characterised by an array of less conspicuous historic elements, such as carriage entrances, traditional signage, surfaces and boundary treatments (including burgage walls and metal railings). In themselves these may appear unimportant, yet together they form an accumulated physical record of the settlement, contributing layers of richness to the story of its development and people.

3.1.7 Today, Witney is a sizeable and thriving market town, well served by schools and businesses, and with vibrant shopping and retail areas. Shopping uses still dominate in Market Square, along much of High Street and Bridge Street, and at the eastern end of Corn Street and West End. Along with the recent Woolgate Centre on the east side of High Street, there is the new Marriotts Walk development on the west side: a major mixed use scheme incorporating shops, a supermarket, cinema, multi-storey car park and housing. As the largest settlement in the District, Witney has been the focus for much recent housing, including at Madley Park in north-east Witney.

3.1.8 Witney's size and its status as the principal settlement in West Oxfordshire bring with it considerable pressures for development and change, and significant challenges for the conservation area at its heart. For any proposed change or development, it will be necessary to assess what the consequent implications are likely to be for the conservation area, in order that efforts can be made to ensure that when changes do occur, these are carried out in such a way as to preserve and enhance the precious and distinctive character and fabric of the town.

3.2 PRESERVATION AND ENHANCEMENT: GENERAL PRINCIPLES

3.2.1 Within Witney and Cogges Conservation Area the existing buildings, land uses, historic settlement patterns and open spaces should remain largely undisturbed. Where development is allowed, the following guidance is offered in order to preserve and enhance the appearance and character of the conservation area.

3.2.2 Any new buildings, and extensions to existing buildings, must be well designed in themselves, and must be sympathetic to the established character of the area. They should respect the form, setting and scale of the adjoining and surrounding buildings.

3.2.3 Special care must be taken to ensure that views into and out of Witney and Cogges, as well as views within Witney and Cogges, are not harmed. New development must incorporate existing features of historic, visual or natural importance, such as trees, hedgerows, ponds, stone walls, paths and tracks.

3.2.4 Materials for new building works should be sympathetic to those prevailing in the area. In particularly prominent or sensitive sites natural stone will usually be the most appropriate material. The conversion of redundant historic buildings should respect the original character of the building and its setting, and any historical features of interest should be retained.

3.2.5 Large extensions or an accumulation of extensions can easily obscure the simple form of traditional buildings, and should be avoided. Important groups of buildings often have a special value and historic character which can be harmed by new development (however well designed). It should be recognised that in these instances extensions may not be acceptable.

3.2.6 Trees and tall hedgerows which make a contribution to the conservation area should not normally be removed unless dead, dying or dangerous. Anyone wishing to prune or remove a tree must first notify the Planning Department.

3.3 REPAIRS TO TRADITIONAL BUILDINGS

3.3.1 The repair of traditional windows and doors is often a better and cheaper alternative to wholesale replacement. Draughty and ill-fitting windows and doors often only need stripping of old paint layers. For reducing noise and draughts, secondary glazing and draught proofing are very effective alternatives to sealed unit double glazing.

3.3.2 Traditional window designs are fundamental to the character of local buildings. When replacement windows are installed these should match the original designs. Modern top hung night vents and large sheets of fixed glazing are rarely appropriate. Timber windows and doors are generally appropriate.

3.3.3 Modern substitutes such as uPVC and aluminium do not look the same, and generally have poor environmental consequences. Modern Georgian style doors with integral fanlights have no historical basis and should be avoided.

3.3.4 Paint is the traditional finish for external joinery. European hardwoods such as oak and elm were usually left unfinished to weather naturally. Timber stains and varnishes are modern introductions, and need to be chosen with care to avoid inappropriate colours.

3.3.5 The re-pointing of stone walling and brickwork should always be undertaken with great care, as the visual character of a building or boundary wall can be destroyed by ill-advised work. Hard cement-rich mortars and raised ribbon pointing should be avoided. Bagged mortar joints are the traditional finish in the District.

3.3.6 Roughcast render on stone buildings is a traditional finish, and should be retained where existing. Removal of stucco or render finishes can expose poor quality porous stone to unacceptable weathering. External finishes of this kind were often an essential part of the original architectural concept, and they should be retained or restored wherever possible.

3.3.7 Stone or brick walling should not be painted as this can lead to damage of the walling materials, as well as resulting in dramatic visual alteration.

3.4 ALTERATIONS AND EXTENSIONS

3.4.1 Traditional but often un-Listed buildings are vital components of the character of the conservation area. Seemingly small but inappropriate alterations to these buildings can easily damage the appearance of the wider area. Buildings may need altering or enlarging from time to time to meet the evolving needs of successive owners. However, many existing buildings in Witney and Cogges have a scale and character worthy of retention. Whilst the Council recognises that many buildings have the potential to provide additional space, this should not involve damage to the special character of the conservation area.

3.4.2 Apart from general planning and highway considerations, it is expected that in all cases the basic size of the existing property will be respected and that alterations and extensions will take into account the scale and character of the original form. Within the conservation area, extensions will not be allowed to fill private gardens or create sub-standard living conditions. Similarly, extensions which lead to a loss of daylight to neighbouring dwellings or create problems of loss of privacy will not be supported.

3.4.3 In terms of design there are two broad approaches to extending Listed or period properties, both of which have the potential to be successful: traditional or modern. Fundamental to the success of either is the need for the design to be wholeheartedly one thing or the other, rather than an unresolved mixture of both approaches.

3.4.4 In the case of a traditional extension, the building is enlarged using the same language of design and the same materials. Thus, a vernacular stone house might be enlarged through the addition of a gabled extension to the rear, of traditional form, and with detailing and materials to match those of the host structure. In its favour, this approach can serve the continuity of local building traditions.

3.4.5 In the case of a modern extension, the building is enlarged using a different language of design and different materials. Thus, a vernacular stone house might be enlarged through the addition of a modern extension to the rear, of untraditional form and materials (for example, flat-roofed and of glass and

timber). In its favour, this approach makes the new chapter in the story of the building clearly legible, by conspicuously differentiating new from old.

3.5 HIGHWAYS AND PUBLIC SPACES

3.5.1 The County Highway Authority, District Council and Environmental Services, Statutory Undertakers and Witney Town Council will be encouraged to exercise particular care to ensure that where work does take place within the Highway or public spaces, that the design of materials and details positively preserves and enhances the visual character of the conservation area.

3.5.2 All proposals for new or replacement poles, masts, streetlights, overhead cables, utility boxes, traffic signage and traffic calming measures should be subject to consultation with the Town Council and Local Planning Authority. The use of standard fittings or components is unlikely to preserve or enhance the character of the conservation area.

3.5.3 All new work should be fitted sensitively into the existing context. Physical measures should involve minimal visual interference with the established townscape. The installation of any new or replacement overhead cables will not be supported.

NB For further guidance on streets and street clutter, see 'Streets for All', published by English Heritage.

3.6 LANDSCAPE, TREES, OPEN SPACES AND VIEWS

3.6.1 For any new building, or extension to an existing building, the existing landscape, vegetation and wildlife context must be carefully considered. Established plant and animal communities must be conserved during and after construction, and provision must be made for such assets into the future. Biodiversity enhancements may be possible through the creation or restoration of habitats, which support rare or protected species. Planting schemes should reflect not only the broad landscape character, but also the specific local context as described in the West Oxfordshire Landscape Assessment and elsewhere (see Appendix 3).

3.6.2 Trees play an important role throughout the conservation area, but especially in Cogges, Church Green and Woodgreen. In Cogges, trees are fundamental to the essentially rural character of the area, lining watercourses and forming shelter belts screening the landscape from the town beyond. In Church Green and Woodgreen, trees play a more formal role, lining the open spaces and the streets. In these areas the loss of trees should be avoided, and replanting considered to mitigate losses in order to maintain the established character.

3.6.3 As well as being important natural components in their own right, trees and hedgerows form vital habitats for wildlife, and can provide important corridors between isolated habitats. Some hedgerows and trees are protected by law, so if your application involves the removal of a part or the whole of a hedge or tree, you should first contact the District Landscape and Forestry Officer. If the application involves planting, careful attention should be paid to the species used.

3.6.4 Significant indigenous tree species for Witney and Cogges include Willow, Alder, Poplar, Ash and Hawthorn along the banks of the river Windrush and in low lying areas; and London Plane and Lime trees in the town itself (for example in Church Green and Woodgreen).

3.6.5 Isolated trees and groups of trees can positively contribute to the appearance and character of the conservation area. Where this is the case, the loss of such trees should be avoided.

3.6.6 Areas of open space, too, contribute much to the appearance and character of the conservation area. The integrity of these areas (outlined on map 1) should be preserved and, where possible, enhanced.

3.6.7 Views within, into or from the conservation area (as outlined on map 1) are worthy of protection, and should be considered as part of any development proposals in and around Witney and Cogges.

3.6.8 The Windrush in Witney project has set out specific management proposals for the protection of the fragile and valuable landscape of the Windrush valley: <http://www.westoxon.gov.uk/files/publications/2375-305.pdf>

NB The wider landscape setting of Witney and Cogges is discussed in the West Oxfordshire Landscape Assessment, 1996, and is included in Appendix 3.

3.7 TRADITIONAL ARCHITECTURAL CHARACTERISTICS

3.7.1 Built form

- Relatively simple two- or three-unit plan forms;
- Two or two-and-a-half storeys (with attics generally lit by dormers);
- Steeply-pitched roofs (of 45 degrees or steeper);
- Occasional gabled bays, generally to the rear.

3.7.2 Windows

- Simply detailed side-hung, single-glazed, flush timber casement or sash windows, inset into the outer wall by at least 75mm;
- Plain or chamfered wooden lintels and plain stone sills;
- Gabled or hipped dormer windows, usually packed up off one of the purlins, and always smaller than the windows in the façade below; with simple flush timber casements whose frames define the edges of the dormer, and with roughcast render to the cheeks and gables only;
- Traditionally proportioned and simply detailed lead-clad dormers may make an appropriate alternative in some new build contexts.

NB For aesthetic reasons (internal reflections, thicker glazing, and thicker, deeper or attached glazing bars) the conspicuous modernity of double-glazed units can harm the appearance of traditional buildings. Well detailed timber double-glazed flush casement windows (with slim glazing) can sometimes be appropriate for extensions to traditional buildings – and even for extensions to Listed Buildings in some instances. Mainly for their appearance, but also their poor environmental credentials, uPVC and aluminium windows are generally not desirable additions to traditional buildings, and are almost never acceptable for Listed Buildings.

3.7.3 Doors

- Solid planked or panelled timber doors with a plain or chamfered wooden lintel for entrances; solid planked, four- or six-panelled timber doors inside;
- Simple flat stone, flat timber or gabled hoods on modest brackets or posts over entrance doorways.

3.7.4 Other details

- Simply finished verges and eaves, with plain verges devoid of barge boards or deep overhangs;
- Ridge end chimney stacks in natural stone or red brick;
- Black painted metal rainwater goods.

3.8 TRADITIONAL AND ALTERNATIVE BUILDING MATERIALS

3.8.1 Walls

- Predominantly, local grey oolitic limestone, typically used in rubble or rough dressed form, in narrow or irregular courses with lime mortar;
- Occasional Ashlar-cut stone, usually for details, such as quoins, door or window surrounds;
- Occasional red brick as a secondary material – for chimneys and some details, such as quoins or flat arches over windows;
- Some traditional render or painted finishes for walls; ‘gritty’ roughcast for the cheeks and gables of dormer windows;
- Artificial or reconstituted stone of a sympathetic colour and texture for some new buildings (but rarely for extensions to traditional buildings and almost never for extensions to Listed Buildings).

3.8.2 Roofs

- Predominantly, local grey oolitic limestone or Stonesfield slates, employed at angles of 45 degrees or steeper (and rarely shallower than 40 degrees);
- Welsh or blue slate;
- Concrete plain tiles of a sympathetic colour and texture;
- Artificial stone slates of a sympathetic colour and texture for new buildings (occasionally acceptable as alternative to natural stone slates on extensions

or new buildings, but unlikely to be acceptable on a Listed Building as a replacement for existing natural stone slates).

NB Limestone walling stone and stone slates can still be sourced from a number of quarries in the region. However, significant variations in colour – and more particularly in texture – exist, and reclaimed local materials are often more appropriate.

3.9 TRADITIONAL AND ALTERNATIVE BOUNDARIES AND SURFACES

3.9.1 Boundary treatments

- Predominantly, local grey oolitic limestone, typically used in rough dressed form in narrow courses, for boundary walls;
- Low boundary walls generally laid dry (un-mortared), and topped with random upright stones or curved mortar coping;
- Taller boundary walls generally laid dry or mortared, and topped with random upright stones, curved mortar or flat stone or concrete coping;
- Occasional reconstituted stone or red brick for boundary walls in limited circumstances only, such as to the rear of properties;
- Traditional metal railings (including the replacement of lost metal railings) in appropriate circumstances.

N.B The burgage walling found throughout the conservation area – but especially trailing back from the rear of properties along both sides of Church Green – forms a precious but highly vulnerable facet of the historic character and fabric of Witney. The largely unbroken lines of this walling should remain largely undisturbed. Losses to this walling over time are likely to cause irreversible harm to the historic topography of the old town.

3.9.2 Surface treatments

- Granite setts, cobbles, York stone paving and Staffordshire blue pavements are among a number of traditional surface treatments that survive. These should be retained where existing or considered as part of new landscaping schemes;
- Blue concrete pavements (akin to Staffordshire pavements) for pedestrianised road surfaces; granite or

concrete block pavements (in place of traditional stone setts) for traffic calming strips or vehicle crossovers; imitation stone flagstones of suitable colour and texture instead of plain concrete slabs.

4 THREATS TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA

4.1 Shop fronts

4.1.1 *Potential harm:* A number of poor-quality shop fronts threaten the visual quality and historic character of the main retail streets, particularly along Corn Street (in stark contrast, for example, to nearby Woodstock). Specifically, several shop fronts along these streets are poorly designed in themselves, and employ poor quality materials (particularly for fascias). Colour palettes, window dressings and external lighting are, in some instances, unsympathetic to the period buildings occupied by the shops (many of which are Listed) – and to the conservation area more widely.

4.1.2 *Recommended mitigation:* That a shop front design guide is produced, setting out the characteristics of a successful, high quality shop front; and that this guidance is actively promoted – both locally (e.g. via Witney Town Council, local business networks etc.) and within the Council, in order to provide Officers and Members with consistent guidelines. Improvements to the design and appearance of shop fronts have the clear potential to improve the retail environment throughout the town, and to improve the experience and expectations of shoppers and visitors.

4.2 Surfaces and street furniture

4.2.1 *Potential harm:* Poorly chosen or generic surface materials, street furniture and signage represent a potential threat to the visual quality and character of the main retail streets, including Bridge Street and High Street. The use of standard surfaces for paving and roads, standard street fittings chosen with little regard to local context, and poor quality signage, does nothing to enhance local character, and cumulatively results in visually cluttered streets.

4.2.2 *Recommended mitigation:* That much greater care is taken by the County Highways Authority, the District Council and Environmental Services, Statutory Undertakers and Witney Town Council when it comes to deciding upon and implementing such works within the conservation area; that surface materials and street furniture are chosen with due regard to local traditions and archetypes; and that efforts are made to conceal or make less obtrusive necessary services and service fittings.

4.3 Loss of traditional walls, including burgage walls

4.3.1 *Potential harm:* Traditional stone walls, above all dry stone walls, are arguably the key boundary feature of the conservation area, binding together the buildings and defining gardens and curtilages. The deterioration or loss of such walling over time is likely to result in harm to the character and appearance of the conservation area. Trailing back from the frontages along the main streets (and most notably Church Green) are parallel walls which follow the outlines of the medieval burgage plots. It is unclear how much, if any, of this walling is medieval; however, damage to this historic settlement pattern through the loss of this walling is likely to result in irreversible harm to the conservation area.

4.3.2 *Recommended mitigation:* That great care is taken by the owners of relevant homes and businesses, the County Highways Authority, District Council, Statutory Undertakers and Witney Town Council when deciding upon or implementing works in these parts of the conservation area, to ensure the historic burgage patterns are not eroded by losses to this walling. To publish guidance (on the website or in the form of a leaflet) that shows the location – and explains the significance – of this walling, in order to propagate a better understanding its significance.

4.4 Maintenance of Listed and locally listed buildings

4.4.1 *Potential harm:* Inadequate maintenance of period buildings not only threatens lasting harm to the buildings themselves, but also to the conservation area more widely. A small number of Listed Buildings in the conservation area have been poorly maintained

and are in a condition that is giving rise to concern. Many good quality un-Listed period buildings have been unsympathetically altered over time, including most conspicuously through the use of uPVC or aluminium windows and doors (particularly in Newland).

4.4.2 Recommended mitigation: As a first step – and in order to avoid the need to take enforcement action – letters should be sent out to the owners of any Listed Buildings that, through their condition, are giving cause for concern, explaining what their responsibilities are. The condition of such buildings should be monitored over time. The question of what to do in respect of un-Listed structures of merit is more difficult, but should include making information about local vernacular characteristics – traditional windows and features etc. – as widely available as possible.

4.5 Negative buildings

4.5.1 Potential harm: There are a number of poor quality C20 buildings, whose impact on the conservation area is detrimental: nos. 2-10, 87-91 and 109 Corn Street; nos. 8 and 9, 34 and 36 Market Square; and no.9 High Street.

4.5.2 Recommended mitigation: Should an opportunity arise, any one of these sites would represent a clear opportunity for enhancement within the conservation area.

Appendix 2

Local Plan Policies specific to Witney and Cogges Conservation Area

A2.1 The primary source of reference for development policies relevant to Witney is the West Oxfordshire Local Plan 2011 (adopted 2006). Copies of the Local Plan can be inspected at: www.westoxon.gov.uk, or by visiting the Council's offices at: Elmfield, New Yatt Road, Witney, OX28 1PB. In due course the Local Plan will be replaced by the Local Development Framework (LDF).

A2.2 Since the 1970s, Witney has been identified as one of the growth towns for Oxfordshire, with much of the new housing and employment development being accommodated on the fringes of the town. There has also been considerable change to the town centre, with expansion of the shopping areas and associated car parks. The Local Plan contains specific policies for development in conservation areas, but other policies contain development criteria relevant to Witney and Cogges.

A2.3 Three Local Plan policies for specific parts of Witney are directly relevant to the conservation area: Policies WIT1, WIT2 and WIT3. Policy WIT1 continues the long-established policy of the Council to protect the high quality of the mainly residential area of Church Green, and to prevent any encroachment of the central retail area in a southerly direction. Policy WIT2 seeks to limit further traffic congestion along the northern part of High Street, Bridge Street and the Staple Hall area (including part of West End) by resisting further intensification of shopping and commercial uses, and by encouraging the conversion of properties to residential use. Policy WIT3 recognises the importance of the role played by the Windrush Valley in the overall character of the town, and seeks to protect and enhance the attractive rural quality of this green corridor. A management strategy for the area covered by the Windrush in Witney Project was agreed by the Council in 2005.

A2.3.1 Policy WIT1 – Buttercross and Church Green: In the area south of Corn Street and Langdale Gate defined on the Central Area Inset Map (*contained in the Local Plan*) the change of use of existing premises to shopping/ commercial use or any further intensification of existing shopping/ commercial uses will not be allowed except where the proposed use would be incidental to the primary permitted use of the building (e.g. working at home).

A2.3.2 Policy WIT2 – High Street, Bridge Street and Staple Hall: In High Street north of its junction with Witan Way and in Bridge Street and the Staple Hall area as defined on the Central Area Inset Map (*contained in the Local Plan*), the change of use of existing buildings to residential use will be permitted. Further intensification of shopping and commercial uses will not be permitted where increased traffic congestion or highway safety problems would result.

A2.3.3 Policy WIT3 – Windrush in Witney: Development on land within, or where it would be visible from, the Windrush in Witney Policy Area defined on the Witney Inset Maps (*contained in the Local Plan*) should protect and enhance the intrinsic landscape, character, ecology and cultural value of the valley.

Appendix 3

Listed Buildings in Witney and Cogges

There are 272 List entries for the Witney and Cogges Conservation Area: two at Grade-I; 10 at Grade-II*; and 260 at Grade-II.

Grade-I – Buildings of national importance and exceptional interest (2% of Listed Buildings)

11/40	CHURCH GREEN (South side) Church of St. Mary the Virgin
8/92	COGGES Church of St. Mary

Grade-II* – Particularly special and important buildings (4% of listed Buildings)

10/19, 11/19	CHURCH GREEN (East side) Nos. 3 and 5 (The Hermitage)
11/26	CHURCH GREEN (East side) No. 23 (Wychwood) and No. 25
11/36	CHURCH GREEN (West side) Henry Box School (Formerly listed as The Grammer School with gateposts and wall leading to the School)
11/79	CHURCH GREEN (South side) The Old Rectory and attached wall (Formerly listed as The Rectory)
8/80	COGGES Manor Farmhouse
8/90	COGGES The Priory and St. Mary's Priory House
9/147	HIGH STREET (East side) No. 100 (Blanket Hall)
10/183	MARKET SQUARE (East side) Town Hall
10/192	MARKET SQUARE (West side) No. 16 (Batt House)
10/184	MARKET SQUARE (East side) Butter Cross

Grade-II – Buildings of special interest:**BRIDGE STREET**

9/1	BRIDGE STREET (East side) No. 32 (Staple Hall)
9/2	BRIDGE STREET (East side) No. 30 (Formerly listed as No. 30, No. 30A, No. 30B, No. 30C)
9/3	BRIDGE STREET (East side) No. 28 (Benefit Office) (Formerly listed as No. 28 (Ministry of Social Security, Witney County Court Office))
9/4	BRIDGE STREET (East side) Nos. 12 and 14 (Formerly listed as No. 12, No. 14)
9/5	BRIDGE STREET (East side) No. 10
9/6	BRIDGE STREET (East side) Nos. 4, 6 and 8 (Bridge Street Mill) (Formerly listed as No. 4, No. 6, No. 8)
9/7	BRIDGE STREET (East side) No. 2 (Bridge House) (Formerly listed as No. 2)
9/8	BRIDGE STREET (West side) Nos. 39-43 (odd) (The Court Inn) (Formerly listed as No. 39., No. 41, No. 43 (The Court Inn))
9/9	BRIDGE STREET (West side) Nos. 35, 35A and 37 (Formerly listed as No. 35, No. 37)
9/10	BRIDGE STREET (West side) Nos. 31 and 33 (Formerly listed as No. 31, No. 33)
9/11	BRIDGE STREET (West side) Nos. 27 and 29 (Formerly listed as No. 27, No. 29)
9/12	BRIDGE STREET (West side) Nos. 21 to 25 (odd) and attached outbuilding (Formerly listed as No. 21, No. 23, No. 25)

- 9/13 BRIDGE STREET (West side) Nos. 17 and 19
 9/14 BRIDGE STREET (West side) No. 13 and 13B (Formerly listed as No. 13)
 9/15 BRIDGE STREET (West side) No. 11 and Wesley-Barrell (Formerly listed as No. 11)
 9/16 BRIDGE STREET (West side) Nos. 7 and 9 (Buchan House)
 9/17 BRIDGE STREET (West side) No. 5 (York House)

CHURCH GREEN

- 10/18 CHURCH GREEN (East side) No. 1
 11/20 CHURCH GREEN (East side) No. 7 (The Witney Hotel)
 11/21 CHURCH GREEN (East side) No. 9 (The Elms Day Centre) (Formerly listed as No. 9 (The Elms))
 11/22 CHURCH GREEN (East side) No. 11 (Fleece Hotel) (Formerly listed as Fleece Hotel)
 11/23 CHURCH GREEN (East side) Nos. 15A and 15B (Formerly listed as No. 15)
 11/24 CHURCH GREEN (East side) Nos. 17 and 19 (St. Mary's School) (Formerly listed as No. 17 and No. 19)
 11/25 CHURCH GREEN (East side) No. 21 (Old Place)
 11/282 CHURCH GREEN (East side) Dovecote and attached walls and outbuildings, attached to and east of No. 23 (Wychwood) and No. 25
 11/27 CHURCH GREEN (East side) No. 27 (St. Mary's Close) (Formerly listed as No. 27 (Marriot's Close), Wing, to south of No. 27)
 11/28 CHURCH GREEN (East side) No. 29
 11/29 CHURCH GREEN (West side) Nos. 8 and 10 (Oriol House)
 11/30 CHURCH GREEN (West side) No. 16
 11/31 CHURCH GREEN (West side) Nos. 18, 18A, 18B, 18C and attached wall
 11/32 CHURCH GREEN (West side) No. 20 (Masonic Hall), and attached outbuilding and wall
 11/33 CHURCH GREEN (West side) No. 22 (The Rectory) and attached wall
 11/34 CHURCH GREEN (West side) No. 26 (West Oxfordshire District Council offices) (Formerly listed as No. 26 (Witney Urban District offices))
 11/35 CHURCH GREEN (West side) Nos. 28 to 38 (even) (Formerly listed as No. 28, No. 30, No. 32, No. 34, No. 36, No. 38)
 11/37 CHURCH GREEN (West side) N gatepier and wall approx. 100m. E of Henry Box School
 11/38 CHURCH GREEN (West side) S gatepier and attached wall approx. 100m. E of Henry Box School
 11/39 CHURCH GREEN (West side) The Teaching Centre, Henry Box School
 11/41 CHURCH GREEN (South side) Group of 8 chest tombs approx. 14m. and 22m. NNW and 25m. N of nave of Church of St. Mary
 11/44 CHURCH GREEN (South side) Group of 6 chest tombs approx. 15m., 12m. and 10m. N of N transept of Church of St. Mary
 11/47 CHURCH GREEN (South side) Chest tomb approx. 2m. N of N transept of Church of St. Mary
 11/48 CHURCH GREEN (South side) Chest tomb approx. 19m NE of N transept of Church of St. Mary
 11/49 CHURCH GREEN (South side) Group of chest tombs approx. 24m. and 17m. NE of N transept of Church of St. Mary
 11/51 CHURCH GREEN (South side) Group of 2 chest tombs approx. 15m. NEE of N transept of Church of St. Mary
 11/52 CHURCH GREEN (South side) Group of 2 chest tombs approx. 5m. NEE of Church of St. Mary
 11/54 CHURCH GREEN (South side) Group of 2 chest tombs approx. 8m. NE of chancel of Church of St. Mary
 11/55 CHURCH GREEN (South side) Group of 16 chest tombs approx. 1m. E of chancel and to E of N transept and N of chancel of Church of St. Mary
 11/56 CHURCH GREEN (South side) Group of 14 chest tombs and Anne Collier headstone approx. 2-3m. S and SE of chancel of Church of St. Mary
 11/59 CHURCH GREEN (South side) Chest tomb approx. 9m. SE of S transept of Church of St. Mary
 11/60 CHURCH GREEN (South side) Group of 3 chest tombs approx. 2m. SE of S transept of Church of St. Mary

- 11/61 CHURCH GREEN (South side) Group of 8 chest tombs approx. 10m. S of S transept of Church of St. Mary
- 11/62 CHURCH GREEN (South side) Chest tomb approx. 8m. SSE of S transept of Church of St. Mary
- 11/63 CHURCH GREEN (South side) Chest tomb approx. 15m. SE of S transept of Church of St. Mary
- 11/64 CHURCH GREEN (South side) Chest tomb approx. 25m. SSE of S transept of Church of St. Mary
- 11/65 CHURCH GREEN (South side) Group of 13 chest tombs approx. 25m. SSW, 32m. S and 32m. SSW of S transept of Church of St. Mary
- 11/68 CHURCH GREEN (South side) Group of 9 chest tombs approx. 20-30m. SW of S transept of Church of St. Mary
- 11/72 CHURCH GREEN (South side) Group of 6 chest tombs approx. 20m. SW of nave of Church of St. Mary
- 11/73 CHURCH GREEN (South side) Group of 13 chest tombs approx. 5-16m. S and W of S transept Church of St. Mary
- 11/78 CHURCH GREEN (South side) Wall, gate and gatepiers approx. 10m. E of The Old Rectory and bordering footpath next to Church of St. Mary (Formerly listed as Front wall and gate piers of the Rectory)

COGGES

- 8/81 COGGES Barn range and attached walls, granary, outbuildings and stables approx. 50m. NNE of Manor Farmhouse
- 8/82 COGGES Wall approx. 58m. NEE of Manor Farmhouse
- 8/83 COGGES Shelter shed and attached walls approx. 30m. E of Manor Farmhouse
- 8/84 COGGES Ox byre and attached wall approx. 30m. SEE of Manor Farmhouse
- 8/85 COGGES Stables and attached mounting block, wall and traphouse approx. 20m. N of Manor Farmhouse
- 8/86 COGGES Wall approx. 5m. NNE of Manor Farmhouse
- 8/87 COGGES Dairy and attached wall approx. 2m. NNW of Manor Farmhouse
- 8/88 COGGES Walls attached to and SW and W of Manor Farmhouse
- 8/89 COGGES Blake School and Blake House
- 8/91 COGGES Wall and attached outbuildings approx. 10m. N of The Priory and St. Mary's Priory House
- 8/93 COGGES Chest tomb approx. 0.5m. E of chancel of Church of St. Mary
- 8/94 COGGES Group of 2 chest tombs approx. 1m. S of chancel of Church of St. Mary
- 8/95 COGGES Group of 4 chest tombs approx. 5m. SE of chancel of Church of St. Mary
- 8/96 COGGES Chest tomb approx. 2m. SE of nave and 4m. S of chancel of Church of St. Mary
- 8/97 COGGES Chest tomb approx. 7m. SE of S porch of Church of St. Mary

CORN STREET

- 10/98 CORN STREET (North side) No. 12
- 10/99 CORN STREET (North side) No. 14
- 10/100 CORN STREET (North side) Nos. 16 and 16a (Formerly listed as No. 16)
- 10/101 CORN STREET (North side) Nos. 18 and 20 (Claridge's)
- 10/102 CORN STREET (North side) No. 22 (Eagle Tavern Public House) (Formerly listed as No. 22, Eagle Tavern)
- 10/103 CORN STREET (North side) No. 24
- 10/104 CORN STREET (North side) Nos. 28 and 28A (Formerly listed as No. 28)
- 10/105 CORN STREET (North side) No. 30
- 10/106 CORN STREET (North side) No. 32 and attached outbuildings (Formerly listed as No.32)
- 10/107 CORN STREET (North side) No. 34 (Croftdown) (Formerly listed as Croftdown)
- 10/108 CORN STREET (North side) Walls, railings and gates attached to and approx. 30m. N of No. 34 (Croftdown) (Formerly listed as Walls, railings and gates of garden of No. 34 Croftdown))
- 10/109 CORN STREET (North side) No. 56 Ancient House
- 10/283 CORN STREET (North side) Nos. 58 to 62 (even) (Formerly listed as Nos 60 and 62)
- 10/110 CORN STREET (North side) Nos. 64 and 66

10/111	CORN STREET (North side) No. 68
10/112	CORN STREET (North side) Nos. 70 and 72
10/113	CORN STREET (North side) No. 74 (Melrose House)
10/114	CORN STREET (North side) No. 78 (The Three Horseshoes Public House) (Formerly listed as No. 78 (Three Horse shoes Inn))
10/115	CORN STREET (North side) Nos. 86 and 88
10/116	CORN STREET (North side) No. 90
10/117	CORN STREET (North side) Nos. 92 and 94
10/118	CORN STREET (North side) Nos. 96 and 98
10/119	CORN STREET (North side) No. 104 (The Butcher's Arms Public House) (Formerly listed as No. 104 (Butcher's Arms Inn))
10/120	CORN STREET (North side) Nos. 122A and 122B (Formerly listed as No. 122)
10/121	CORN STREET (North side) No. 124
10/122	CORN STREET (South side) No. 1 (Red Lion Hotel) (Formerly listed as No. 1 (Red Lion Inn))
10/123	CORN STREET (South side) No. 9
10/124	CORN STREET (South side) Nos. 15 and 17
10/125	CORN STREET (South side) Nos. 21 and 23
10/126	CORN STREET (South side) Nos. 25, 25A, 27 and 27A (Formerly listed as No. 25, No. 25A, No. 25 B, No. 27, No. 27A)
10/127	CORN STREET (South side) No. 29
10/128	CORN STREET (South side) No. 31
10/129	CORN STREET (South side) No. 35 (Holly Bush Public House)(Formerly listed as No. 35 (The Holly Bush Inn))
10/130	CORN STREET (South side) No. 37
10/131	CORN STREET (South side) No. 39
10/132	CORN STREET (South side) No. 41
10/133	CORN STREET (South side) No. 45
10/134	CORN STREET (South side) No. 47 (The Chequers Inn) (Formerly listed as No. 47 (Chequers Inn))
10/135	CORN STREET (South side) No. 55
10/136	CORN STREET (South side) No. 57
10/137	CORN STREET (South side) No. 59
10/138	CORN STREET (South side) No. 61 (The Cottage) (Formerly listed as No. 61)
10/139	CORN STREET (South side) No. 63
10/140	CORN STREET (South side) Nos. 65 (The Country Pie) and 67 (Formerly listed as No. 65, No. 67)
10/141	CORN STREET (South side) Nos. 69 and 71
10/142	CORN STREET (South side) Nos. 73 to 77 (odd) (Formerly listed as Nos. 73 to 77)
10/143	CORN STREET (South side) No. 111 (New Inn Public House)(Formerly listed as No. 111 (The New Inn))

FARM HILL LANE

11/27	FARM HILL LANE (North side) No. 1
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HAILEY ROAD

5/144	HAILEY ROAD Nos. 73 to 81 (odd)
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HIGH STREET

9/145	HIGH STREET (East side) No. 114
9/146	HIGH STREET (East side) No. 112 (Rushdene)
9/148	HIGH STREET (East side) No. 98 (The Plough Inn) (Formerly listed as No. 98)
9/149	HIGH STREET (East side) No. 96
9/150	HIGH STREET (East side) No. 92 and 94
9/151	HIGH STREET (East side) Nos. 74, 76, 76A and 78 (Formerly listed as Nos. 74 to 78 (even))
9/152, 10/152	HIGH STREET (East side) Nos. 68 and 70
10/153	HIGH STREET (East side) Outbuilding approx. 20m. SEE of No. 66 (not included)
10/154	HIGH STREET (East side) No. 64
10/155	HIGH STREET (East side) Nos. 48 and 50
10/156	HIGH STREET (East side) No. 46
10/157	HIGH STREET (East side) The Methodist Church
10/158	HIGH STREET (East side) Nos. 36, 36B and 38
10/159	HIGH STREET (East side) No. 34
10/160	HIGH STREET (East side) Nos. 16 and 16a (Formerly listed as No. 16, No. 16A, No. 16B)
10/161	HIGH STREET (East side) Nos. 10 to 14 (even) (Formerly listed as No. 12, No. 14)
10/162	HIGH STREET (East side) No. 2 (Boots)
10/163	HIGH STREET (West side) Nos. 107, 105 (The Flat) and 105a (Godstone Cottage) (Formerly listed as No. 105, No. 107)
9/164	HIGH STREET (West side) Nos. 103 and 103A
9/165	HIGH STREET (West side) No. 99
9/166	HIGH STREET (West side) Nos. 75 to 79 (odd) (Formerly listed as No. 75, No. 77, No. 79)
9/167	HIGH STREET (West side) No. 71
10/168	HIGH STREET (West side) No. 35
10/169	HIGH STREET (West side) Nos. 33 (Witney Congregational Church) and 33A (Formerly listed as No. 33 (Field House), No. 33A)
10/170	HIGH STREET (West side) No. 19
10/171	HIGH STREET (West side) No. 17 (Royal Oak Public House) (Formerly listed as No. 17 (Royal Oak Inn))
10/172	HIGH STREET (West side) Nos. 1 to 5 (odd) (Formerly listed as No. 1, No. 3, No. 5)

LOWELL PLACE

10/173	LOWELL PLACE (West side) Nos. 1 to 17 odd)
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MARKET SQUARE

10/174	MARKET SQUARE (East side) No. 1 (The Cross Keys Public House) (Formerly listed as No. 1 (Cross Keys Inn))
10/175	MARKET SQUARE (East side) No. 11
10/176	MARKET SQUARE (East side) No. 13
10/177	MARKET SQUARE (East side) No. 15
10/178	MARKET SQUARE (East side) Corn Exchange
10/179	MARKET SQUARE (East side) Nos. 39A and 39B (Formerly listed as Nos. 39A, B and C)
10/180	MARKET SQUARE (East side) Nos. 43, 45, 47 and 48
10/181	MARKET SQUARE (East side) Nos. 49a and 49b (Formerly listed as No. 49)
10/284	MARKET SQUARE (East side) No. 50
10/182	MARKET SQUARE (East side) Nos. 51, 51a Prospect Books and Prints, and Witney Town Council Offices (Formerly listed as No. 51)

10/282	MARKET SQUARE (East side) Pair of K6 Telephone Kiosks ADJ TO TOWN HALL
10/187	MARKET SQUARE (West side) Nos. 2 and 4 (Post Office) (Formerly listed as No. 4)
10/188	MARKET SQUARE (West side) No. 6 (Hillside) (Formerly listed as No. 6)
10/189	MARKET SQUARE (West side) Nos. 8 and 10
10/190	MARKET SQUARE (West side) No. 12
10/191	MARKET SQUARE (West side) No. 14
10/193	MARKET SQUARE (West side) Nos. 18 and 20 (The Eagle Vaults Public House) and No. 22 (Formerly listed as No. 18 (Eagle Vaults Inn), Wing of Eagle Vaults Inn, no. 22)
10/194	MARKET SQUARE (West side) No. 24 (Midland Bank) (Formerly listed as No. 24 (Bank House))
10/195	MARKET SQUARE (West side) No. 28 (Marlborough Hotel)
10/196	MARKET SQUARE (West side) No. 30 (Barclays Bank) (Formerly listed as No. 30)
10/197	MARKET SQUARE (West side) Nos. 38 and 40
10/198	MARKET SQUARE (West side) No. 42 (The Angel Public House)
10/199	MARKET SQUARE (West side) Nos. 44 and 44a (Formerly listed as No. 44)
10/200	MARKET SQUARE (West side) No. 46 (Formerly listed as No. 46 (Bull Inn))
10/185	MARKET SQUARE (East side) No. 52 and Woodcote
10/186	MARKET SQUARE (East side) No. 55b (Formerly listed as No. 54a)

MEETING HOUSE LANE

10/201	MEETING HOUSE LANE (North side) Congregational Meeting House
10/202	MEETING HOUSE LANE (South side) No. 32D

MILL STREET

9/203	MILL STREET Nos. 1 to 4 Riverside House and Riverside Cottage
5/204	MILL STREET (North side) Witney Mill at SP 3545 1037

NEWYATT ROAD

6/205	NEWYATT ROAD (West side) Merryfields House and attached walls and gazebo (Formerly listed as Merryfields House)
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OXFORD ROAD

6/206, 9/206	OXFORD ROAD (North side) Almshouses
8/207	OXFORD ROAD (South side) The Griffin Inn
8/208	OXFORD ROAD (South side) No. 156
6/209	OXFORD ROAD (South side) No. 64
6/210	OXFORD ROAD (South side) No. 50 and No. 50A (Newland House) (Formerly listed as No. 50 (Newlands House))

STANTON HARCOURT ROAD

8/211	STANTON HARCOURT ROAD (North side) No. 23 (The Cottage)
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STATION ROAD

- 11/212 STATION ROAD (West side) Holloways Almshouses, Nos. 2 to 10 (even) (Formerly listed as Holloways Almshouses (Nos. 2-12) (even))
- 11/213 STATION ROAD (West side) No. 14

THE CROFTS

- 10/140 THE CROFTS (East side) No. 1

THORNEY LEYS

- 6/72 THORNEY LEYS (East side) No. 319 (Burwell Farmhouse) (Formerly listed as Burwell Farmhouse)
- 6/73 THORNEY LEYS (East side) Granary approx. 10m. SW of Burwell Farmhouse

WEST END

- 9/214 WEST END (North side) Nos. 8 and 10
- 9/215 WEST END (North side) Nos. 12 and 12A (Formerly listed as Nos. 12A and 14 (formerly Nos. 12 and 12A))
- 9/216 WEST END (North side) Nos. 14 and 14a (Formerly listed as Nos. 12A and 14 (formerly Nos. 12 and 12A))
- 9/217 WEST END (North side) Nos. 16 and 18 (Formerly listed as Nos. 16 and 18 (formerly Nos. 14 to 18 (even)))
- 9/218 WEST END (North side) No. 22
- 9/219 WEST END (North side) No. 24 and No. 24A (Hideaway) (Formerly listed as No. 24)
- 9/220 WEST END (North side) No. 26 (West End House)
- 9/221 WEST END (North side) Outbuilding approx. 8m. NE of West End House
- 9/222 WEST END (North side) No. 32
- 9/223 WEST END (North side) No. 34
- 9/224 WEST END (North side) No. 34A
- 9/225 WEST END (North side) Nos. 36 and 38 (Formerly listed as Nos. 36 to 46)
- 5/226, 9/226 WEST END (North side) No. 46 (Formerly listed as Nos. 36 to 46)
- 5/227, 9/227 WEST END (North side) No. 48 (Formerly listed as Nos. 48 to 62)
- 5/228 WEST END (North side) No. 50 (Formerly listed as Nos. 48 to 62)
- 5/229, 9/229 WEST END (North side) No. 52 (Formerly listed as Nos. 48 to 62)
- 5/230 WEST END (North side) Nos. 54 and 56 (Formerly listed as Nos. 48 to 62)
- 5/231 WEST END (North side) No. 58 (Formerly listed as Nos. 48 to 62)
- 5/232 WEST END (North side) Nos. 60 and 62 (Formerly listed as Nos. 48 to 62)
- 5/233 WEST END (North side) No. 64
- 5/234 WEST END (North side) No. 70
- 5/235 WEST END (North side) No. 72 (Formerly listed as Nos. 72 to 76 (even) (formerly Nos. 72 to 78 (even)))
- 5/236 WEST END (North side) No. 74 (Formerly listed as Nos. 72 to 76 (even))
- 5/237 WEST END (North side) No. 76 (Formerly listed as Nos. 72 to 76 (even))
- 5/238 WEST END (North side) No. 78 and attached outbuilding
- 9/239 WEST END (South side) Nos. 1 and 3
- 9/240 WEST END (South side) No. 5 and No. 5A
- 9/241 WEST END (South side) Nos. 9, 9B, 9C, 9D and 11 (Formerly listed as No. 9, No. 11)
- 9/242 WEST END (South side) No. 13
- 9/243 WEST END (South side) No. 15 (The Harriers) (Formerly listed as No. 15 (The Harriers Public House))
- 9/244 WEST END (South side) No. 17 (Witney House) (Formerly listed as No. 17)
- 9/245 WEST END (South side) Nos. 17c and 19 (Formerly listed as No. 19)

9/246	WEST END (South side) No. 21 (The Elm Tree Public House) (Formerly listed as No. 21)
9/247	WEST END (South side) No. 25
9/248	WEST END (South side) No. 31 (The House of Windsor Public House) (Formerly listed as No. 31 (House of Windsor Inn))
9/249	WEST END (South side) No. 35 (Formerly listed as Nos. 33 to 45)
5/250, 9/250	WEST END (South side) No. 37 (Formerly listed as Nos. 33 to 45)
5/251	WEST END (South side) No. 45 (Formerly listed as Nos. 33 to 45)
5/252	WEST END (South side) Nos. 47 and 47B
5/253	WEST END (South side) No. 53
5/254, 9/254	WEST END (South side) No. 55 and attached outbuilding and factory outbuilding (Formerly listed as Nos. 55 and 57)
5/255, 9/255	WEST END (South side) No. 57 and attached outbuildings (Formerly listed as Nos. 55 and 57)
5/256	WEST END (South side) Nos. 67 and 69
5/257	WEST END (South side) Nos. 75 and 77

WOOD GREEN

6/258	WOOD GREEN (North side) No. 41 (Woodside)
6/259	WOOD GREEN (North side) No. 43 (The Chestnuts)
6/260	WOOD GREEN (North side) No. 45
6/261	WOOD GREEN (East side) Granary approx. 30m. E of No. 45
6/262	WOOD GREEN (East side) No. 53 and attached gatepier
6/263	WOOD GREEN (East side) Gazebo approx. 30m. SE of No. 53
6/264	WOOD GREEN (East side) Nos. 55 and 57 and attached gatepier
6/265	WOOD GREEN (East side) Granary approx. 30m. SSE of No. 59 (not included)
6/266	WOOD GREEN (East side) No. 63 (Little Housing) (Formerly listed as No. 63)
6/267	WOOD GREEN (East side) No. 65 (Old Housing), and attached front walls, railings and gate. (Formerly listed as No. 65 (Old Housing))
6/268, 9/268 Cottage)	WOOD GREEN (East side) No. 67 (The Old Meeting House, Treetops, Inkerman Cottage and Chapter Cottage)
9/269	WOOD GREEN (East side) No. 69 (Friends Cottage) (Formerly listed as Nos. 67 and 69)
9/270	WOOD GREEN (East side) Milestone
6/271	WOOD GREEN (South side) Church of Holy Trinity
9/272	WOOD GREEN (South side) Nos. 38 and 40
9/273	WOOD GREEN (South side) No. 52
9/274	WOOD GREEN (South side) No. 50 (Nostra Casa)
6/275	WOOD GREEN (West side) Nos. 35 and 37
5/060, 6/060	WOOD GREEN (West side) Nos. 31 and 33 (The Three Pigeons Public House) (Formerly listed as No. 31 (Three Pigeons Inn), No. 33 (now part of the Three Pigeons Inn))
5/277	WOOD GREEN (West side) No. 29
5/278	WOOD GREEN (West side) No. 25
5/279	WOOD GREEN (West side) Railings and gate approx. 10m. SE of No. 25
9/281	WOOD GREEN (West side) No. 7
9/280	WOOD GREEN (West side) No. 9

