

# 2.2 Character

## Zone 1B: Palette of Materials

The Corallian limestone again has a strong presence, particularly on cottages in villages.

### Walls:

- A mix of uncoursed and coursed corallian limestone. Usually smaller regular shaped stones with Ashlar limestone dressings.
- Colour washed lime render often covers earlier stone beneath.
- Berkshire orange brick - predominates in urban areas.
- Decorative brickwork - often blue or buff for chimneys, quoins, doors and window detailing.
- Timber frame with render or brick infill panels.
- Weatherboard is usually found on conversions.

### Roofs:

There are three main roofing materials:

- Plain clay tiles predominate in the zone and often replace earlier stone or thatch.
- Blue slate is also common.
- Thatch is generally found in rural settlements on smaller dwellings and barns. Usually locally sourced long or wheat straw.

### Fenestration and Doors:

- Timber sash and casement, iron leaded casement windows.
- Timber doors.

### Timber Finishes

- The paint colour palette is narrow, with white or similar pale colours. The exception is in urban locations, where a broader, palette is observed.
- Tar and pitch on barns and timber frame.
- Untreated oak.
- For more detail on paint and stain colours see appendix D.

## Walls



**57** Light to mid range shades of Corallian limestone - either coursed or uncoursed



**58** Colour washed Render

**59** Berkshire orange brick with blue headers



## Roofs



**60** Orange /red plain clay tiles



**61** Blue Slate

**62** Typical thatched roof

## Timber Finishes



**63** White painted timber windows

**64** White painted timber door

## 2.2 Character

### Zone 1B Settlements with distinct character

The larger settlements in the Vale have individual characteristics which can differ from those of the zone in which they are located. Abingdon and Botley have developed individual characteristics largely influenced by their history, location and size.

#### Abingdon

Abingdon is the largest town in the District. The built history of the town includes buildings which date from the 15th century, including the chapel of St John's Hospital, a refuge for travellers, and almshouses around St Helen's Church.

Brick is the predominant building material in Abingdon, although render and stone are also well used. The predominant roofing material is clay tiles.



65 Almshouses



66 Ornate Victorian detailing



67 Morland Brewery conversion



68 Contemporary use of brick and clay tiles. Flood risk addressed by raising ground floor level



69 Red/orange brick and clay tiles



70 Coursed limestone with ashlar dressings



71 Paint covering ashlar beneath



72 Render over earlier brick or stone



73 Doors painted in Georgian colours



74 Contemporary metal windows



## 2.2 Character

### Botley

Botley is one of the largest settlements in the Zone. Although it was first settled in Saxon times, its major development has taken place since the 1930's and generally to the west of the ring road. The character of Botley includes a mix of styles, ranging from stone cottages and Victorian terraces to 20th century residential suburbs.

Cumnor Hill extends to the west of Botley and links to the village of Cumnor. It has a distinctive low density, well landscaped character, and includes a variety of substantial detached properties and a number of contemporary apartment buildings.

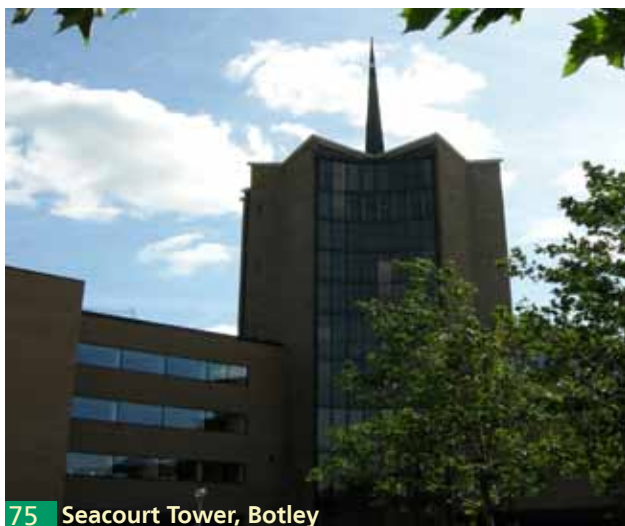


77 Uncoursed limestone cottage



78 Modern Flats

A broad spectrum of building materials has been used in the Botley and Cumnor Hill area, including brick, render, stone, and more modern materials such as metal and glass. The predominant roofing material is plain clay tiles.



75 Seacourt Tower, Botley



76 Typical Victorian terraces



79 Red/orange brick with buff banding



80 Modern infill based on 1930s design



81 Uncoursed limestone with ashlar dressings



82 Clay tiled extension to stone cottage



83 Original windows maintained



84 Contemporary metal windows



## 2.2 Character

### Zone 2: The Clay Vale

The Clay Vale is the largest of the character zones. It is a broad low-lying area of Kimmeridge and Gault Clays, with fields predominantly used as pastureland. Throughout the Clay Vale, Willow trees lie along the river valleys and streams.

Historically, it was a quiet rural area of self sufficient villages and hamlets. Between 1790 and 1840 significant changes took place due to the arrival of the canal and railway, which led to materials being imported into the area from further afield.

During this period a number of brickworks were set up in the area to take advantage of the rich clay soils. These were located in Stanford in the Vale, East Challow, Childrey and Uffington. Brick replaced stone as the principal building material and was used in the construction of new dwellings, the repair of older buildings and to add detailing such as quoins and window surrounds to stone buildings.

The Uffington Brick and Tile Company, which was sited to the north of Uffington within the Clay Vale, provided a large quantity of bricks to Wantage and the surrounding villages.

The arrival of the canal and railway led to the development of Victorian brick and blue slate terraces within villages and as extensions to some villages.

Zone 2 is subdivided into three separate sub-zones to the east, west and centrally across the Vale, these sub-zones are appraised below:

- **Zone 2A - The Western Clay Vale Villages**
- **Zone 2B - Central Alluvial Island Villages**
- **Zone 2C - Lowland Villages**



85 Stanford in the Vale



86 East Hanney



87 River Thames, Sutton Courtenay



88 Pusey House



89 Thatched cottage, Grove



90 Distinct yellow paintwork, Marcham

## 2.2 Character

### Zone 2A: The Western Clay Vale

#### Landscape Character

The Western Clay Vale stretches from the north of Uffington as far as the Corallian Ridge near Faringdon, eastwards to Charney Bassett and westwards to Bourton. The pastures and hedgerows of the clay soils are concentrated in the west, between Woolstone and Lyford.

The landscape was once heavily wooded, but is now relatively open largely due to the loss of Elm trees in the 1970's. Some hedgerows have also been removed to create larger fields.

#### Built Environment Character

As the original landscape of the Clay Vale was low lying and either heavily wooded or very wet marshland, it had relatively few settlements. These are generally smaller villages and hamlets, usually located on outcrops of gravel raised above the wet land.

One of the largest settlements in the zone is Grove, which differs significantly in character from the other settlements as it has been substantially expanded since the Second World War.



91 View across Zone 2A from below White Horse Hill



92 View northwards towards Shrivenham



93 Shellingford's stone cottages



94 Charney Bassett



95 Victorian Gothic, Charney Bassett

#### Zone 2A

Baulking	Longcot
Bourton	Lyford
Charney Bassett	Shippon
East Challow	Shellingford
Fernham	Stanford in the Vale
Grove	West Challow
Hatford	



# 2.2 Character

## Zone 2A: Palette of Materials

Although a clay zone, the proximity to stone has led to stone being the predominant building material. It is a rural zone with many wide frontage cottages and low thatched roofs.

### Walls:

- The local coursed corallian limestone with a variety of tones.
- Uncoursed stone appears on the earliest of dwellings or former agricultural buildings.
- Colour washed render is rarely found but usually covers stone beneath.
- Brick is less frequently used.
- Brick has a common decorative use on stone buildings for quoins and window detailing.
- Weatherboard is usually found on outbuildings and agricultural buildings and conversions.

### Roofs:

- Roofing materials predominantly stone slates.
- Clay tiles are often a later replacement for stone slates.
- Thatch is also common on smaller cottages.
- Blue slate is less common - usually found on later dwellings.

### Fenestration and Doors:

- Timber sash and casement, iron leaded casement windows.
- Timber doors.

### Timber Finishes:

- The paint colour palette is narrow, with white or pale colours such as greens and greys. The exception is in urban locations, where a broader, palette is observed.
- Tar and pitch on barns and timber frame.
- Untreated oak
- For more detail on paint and stain colours see appendix D.

## Walls



**96** Light Corallian limestone with brick, ashlar and wooden dressings



**97** Colour washed render



**98** Blue headers



**99** Stained weatherboard



**100** Natural oak weatherboard

## Roofs



**101** Traditional and modern replacement stone slates



**102** Red plain clay tiles



**103** Traditional thatch

## Timber Finishes



**104** White painted timber doors and windows



**105** Green painted timber windows

## 2.2 Character

### Zone 2A Settlements with distinct character

The larger settlements in the Vale have individual characteristics which can differ from those of the zone in which they are located. Grove has developed its own character which is largely dominated by its post war expansion.

#### Grove

Grove is the largest settlement in Zone 2A. The buildings include a number of older buildings, which are concentrated around the conservation area. The majority of development in Grove, however, is of post war construction.

In the old village, the traditional materials include stone, brick, render and timber framing. The roofing materials include blue slate and plain clay tiles, but also thatch and stone tiles.



108 Brick and tile cottage



109 Modern dwellings based on traditional designs



106 Brick and timber frame



107 Render and timber frame



110 Blue slate



111 Orange/red plain clay tile



112 Thatched dormers



113 Half hipped thatch roof



114 Black and white painted timber doors and windows



115 Edwardian green painted door



## 2.2 Character

### Zone 2B: Central Alluvial Island Villages

#### Landscape Character

To the east, the Gault Clay meets the Kimmeridge Clay and together the two form a wide unbroken vale as far as the Thames at Abingdon. There are extensive alluvial flats and gravel terraces where the Ock meets the Thames.

A number of watercourses such as the Letcombe Brook, Land Brook and Childrey Brook flow through the area. These led to the building of a number of water mills which provided the power for the production of flour, silk and wool at different periods in the Vale's history.

#### Built Environment Character

The 'island' villages were established in pre-Norman times on a gravel bed set in the marshy low lying Vale. This gave rise to the building of raised causeways to connect settlements as the surrounding lower fields had the potential to flood.

Goosey is a prime example of an island village. It comprises a group of houses, cottages and farm buildings scattered around a large green, originally intended for keeping geese. It has retained its essential character over the centuries.

#### Zone 2B

Cotford	Frilford Heath
Denchworth	Goosey
Dry Sandford	Garford
East Hanney	Marcham
Frilford	West Hanney



116 Letcombe Brook at East Hanney



117 View across the green at Goosey to the Downs



118 Gatehouse, Denchworth



119 Marcham



120 Thatched cottage, Grove



121 Farmhouse, Goosey



# 2.2 Character

## Zone 2B: Palette of Materials

The location of this zone traditionally provided access to a variety of materials. The clay provided local bricks, with stone and timber also being readily available nearby. This zone has the greatest mix of materials for walls and roofs with no one material predominating. Small wide frontage, 1.5-2 storey cottages are most prevalent.

### Walls:

- Local coursed corallian limestone with light to mid tones and smaller bed widths.
- Uncoursed stone appears on the earliest of dwellings or former agricultural buildings.
- Timber framing with either brick, stone or lime render infill.
- Berkshire orange brick - often with blue headers.
- Brick has a common decorative use on stone buildings for quoins and window detailing.
- Weatherboard is usually found on outbuildings and agricultural buildings.

### Roofs:

- Stone slates.
- Orange or orange/red clay tiles.
- Thatch with a plain, flush ridge.

### Fenestration and Doors:

- Timber sash and casement, iron leaded casement windows.
- Timber doors.

### Timber Finishes:

- The paint colour palette is narrow, with white or pale colours such as greens and greys. The exception is In Marcham, where a yellow paint has been applied.
- Tar and pitch on barns and timber frame.
- Untreated oak.
- For more detail on paint and stain colours see appendix D.

## Walls



**122** Berkshire orange brick - often with blue headers



**123** Local limestone in narrow beds - often with brick detailing



**124** Timber frame with lime render infill



**125** Timber frame with brick infill

## Roofs



**126** Stone slates



**127** Orange/red clay tile



**128** Orange plain clay tiles



**129** Thatch

## Timber Finishes



**130** Black and white painted windows and doors



**131** Yellow paintwork - a local colour to properties in Marcham

# 2.2 Character

## Zone 2C: Lowland Villages

### Landscape Character

Zone 2C stretches from Steventon in the west to Appleford in the east, and from Harwell in the south northwards to the south of Abingdon.

The wider landscape contains expansive open arable fields on thin gravel terraces, which overlay the clay sub soil.

The Thames passes along the northern boundary of this zone. The area is bisected by the A34, and views to the east are dominated by Didcot Power Station.

The area west of the A34 is characterised by a feeling of openness. There are wide views over the area from Steventon Hill to the south of Steventon village. The flat open landscape provides views of the North Wessex Downs to the south and the Corallian Ridge to the north.

### Built Environment Character

There are a number of fine examples of traditional timber frame buildings with brick and render infill panels in the area. Particularly good examples can be found in Steventon, Sutton Courtenay and Harwell.

#### Zone 2C

Abingdon (south of  
River Ock)  
Drayton  
Harwell

Milton  
Steventon  
Sutton Courtenay



132 Steventon Causeway



133 River Thames



134 Causeway cottages



135 Sutton Courtenay



136 Stone cottage,  
Drayton



137 Victorian farmhouse,  
Steventon



# 2.2 Character

## Zone 2C: Palette of Materials

This area of the clay vale is dominated by the use of timber framing and brick from local brickworks. The orange/ red Berkshire brick is often combined with blue or buff in detailing, string courses or diaper work.

A variety of building forms are found here with a mix of:

- Small wide fronted cottages often in rows.
- Substantial detached 2-2.5 storey houses.
- Corner and 'L' shaped forms.
- Prominent gables.
- Jettied first floors.

### Walls:

- Timber framing with either brick, limestone or lime render infill.
- Berkshire orange brick.
- Frequent use of contrasting detailing - blue headers, buff brick courses, diaper work and dentilation.
- Weatherboard is usually found on outbuildings and agricultural buildings and conversions.

### Roofs:

- Orange or orange/red clay tiles.
- Thatch with a plain, flush ridge.
- Blue slate

### Fenestration and Doors:

- Timber sash and casement, iron and timber leaded casement windows.
- Timber doors.

### Timber Finishes:

- The paint colour palette in rural areas is narrow, with white or pale colours such as greens and greys.
- In urban areas and on larger dwellings, greater use of Georgian and Victorian colours particularly on doors.
- Tar and pitch on barns and timber frame.
- Untreated oak.
- For more detail on paint and stain colours see appendix D.

## Walls



**138** Berkshire orange brick with a variety of features including: blue headers and string course, buff detailing, diaper work and dentil and bottle work



**139** Timber framing with brick, stone or render infill

## Roofs



**140** Orange clay tile



**141** Red/orange clay tile



**142** Flush ridge Thatch



**143** Blue slate

## Timber Finishes



**144** Painted and stained timber windows



**145** Ornate leaded casements



**146** Georgian green door



**147** Georgian porch

## 2.2 Character

### Zone 3: Rolling Farmland Villages

#### Landscape Character

Zone 3 stretches from Letcombe Regis in the west to Blewbury in the east, and from East Hendred in the north to the southern boundary of the Vale.

The Lower Chalk and Upper Greensand is a transitional landscape area, situated between the Chalk Downs and the flat Clay Vale. This area of Greensand becomes broader in the east of the District.

From Wantage to Blewbury, the Lower Chalk forms a broad plateau below the Downs which is particularly evident to the north of East Hendred. Here, the landscape is dominated by open arable fields with limited hedgerows.

In other areas the Lower Chalk spreads out and creates small valleys, forming an undulating landscape below the Downs, such as around the hamlet of Ginge.

#### Built Environment Character

The villages in Zone 3 are situated at the edge of the northern scarp of the North Wessex Downs. They are located along a spring line running through an area of Lower Chalk and Upper Greensand.

The built environment in Zone 3 includes a mix of small hamlets and the second largest settlement in the Vale, Wantage.

#### Zone 3

Ardington	Letcombe Regis
Blewbury	Lockinge
Childrey	Sparsholt
Chilton	Upton
East Hendred	West Hendred
Ginge	Wantage



148 View from East Lockinge



149 The restored Childrey village pond



150 View through East Hendred



151 Narrow timber framing



152 Ornate estate cottages



153 Timber frame and thatch



## 2.2 Character

### Zone 3: Palette of Materials

This zone has the most predominant use of timber framing and brick. Originally infilled with limewashed wattle and daub or early brick, however this was often replaced with modern brick or plaster.

The Victorian estate villages of Ardington and Lockinge often recreate the medieval timber framing, but within a highly decorative Gothic style.

A variety of building forms are found here with a mix of:

- Taller often deep plan cottages.
- Substantial detached 2-2.5 storey houses.
- Corner and 'L' shaped forms.
- Prominent steep pitch gables.
- Jettied first floors.

#### Walls:

- Timber framing with either brick or lime render infill.
- Berkshire orange brick.
- Frequent use of detailing - herringbone pattern, string courses, and dentilation usually in the same facing brick.
- Colour washed lime render.
- Limited use of tile hanging.
- Weatherboard on outbuildings.

#### Roofs:

- Orange or orange/red clay tiles.
- Thatch with a plain, flush ridge.
- Blue slate.

#### Fenestration and Doors:

- Timber sash and casement, iron and timber leaded casement windows.
- Timber doors.

#### Timber Finishes:

- The paint colour palette in rural areas is narrow, with white or pale colours such as greens and greys often with black contrasts.
- Tar and pitch on barns and timber frame.
- Untreated oak.
- For more detail on paint and stain colours see appendix D.

#### Walls



**154** Commonly square or narrow Timber framing with patterned brick or rendered infill.



**155** Berkshire orange facing brick with burnt or blue headers



**156** Lime render

**157** Weatherboard

#### Roofs



**158** Orange clay tile

**159** Clay tile - gabled



**160** Thatch

**161** Blue slate - steep pitch

#### Timber Finishes



**162** Heritage green timber door and windows

**163** Black stained timber

## 2.2 Character

### Zone 3 Settlements with distinct character

#### Wantage:

The larger settlements in the Vale have individual characteristics which can differ from those of the zone in which they are located. Wantage has developed individual characteristics largely influenced by its history, location and size.

Wantage is the second largest settlement in the Vale. Originally a small Roman settlement, the town has changed dramatically over the centuries particularly with the arrival of the canal and railway and, in recent years, with the redevelopment of parts of the town centre.

The Uffington Brick and Tile Company provided a large quantity of bricks for Wantage in the 19th Century, which enabled the development of Victorian red-brick properties.

Traditional building materials in Wantage include orange brick (sometimes with blue headers) and render, with blue slate and plain clay tile roofs.



166 Harmonious Victorian street design



167 Industrial conversion



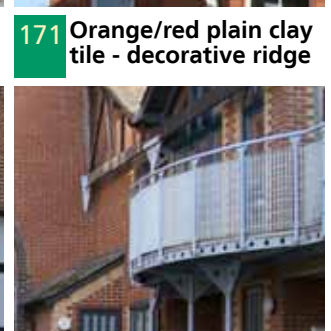
168 Blue slate with small dormer



171 Orange/red plain clay tile - decorative ridge



169 Timber frame and render



172 Metal detailing reflecting historic former use



164 Imposing Georgian features



165 Grove Street, Wantage



170 Original timber doors and windows are maintained



173 Contemporary window designs



## 2.2 Character

### Zone 4: Chalk Villages along the Spring Line

#### Landscape Character

Zone 4 stretches from the west of East Challow to Idstone. The villages open out to the south onto a steeply rising landscape with large open fields.

In other areas the Lower Chalk spreads out and with its small valleys forms an undulating landscape. Near Uffington the Lower Chalk narrows to form a ledge.

The Icknield Way runs at the foot of the Lower Chalk where the Chalk meets the Greensand. Watercourses drain from springs towards the River Ock.

The area around the Upper Greensand and the lower slopes of the Lower Chalk is characterised by considerable tree cover and a gentler landscape than the Upper Chalk Downland.

#### Built Environment Character

Zone 4 is characterised by small settlements, with Uffington being the largest. The character of the villages is distinctly rural, typically comprising informal cottages and farmsteads, although some villages include large Manor houses.

#### Zone 4

Ashbury	Kingstone Winslow
Compton Beauchamp	Knighton
Fawler	Woolstone
Idstone	Uffington
Kingston Lisle	



174 View to White Horse Hill from north of Woolstone



175 Kingston Lisle



176 Ashbury



177 Woolstone



178 Uffington



179 Sarsen stone

# 2.2 Character

## Zone 4: Palette of Materials

The most prominent material is local chalk blocks set on a foundation of sarsen stones. Sometimes sarsen stones alone make up the walls. As these are extremely difficult to cut, they are always laid as whole stones in a random uncoursed fashion.

Small 1.5-2 storey wide frontage cottages often with thatched roofs predominate.

### Walls:

- Chalk block either regular sized and laid in courses or random sized and uncoursed.
- Sarsen stone mixed with other materials such as chalk or brick.
- Timber framing.
- Berkshire orange brick usually used for brick quoins and detailing around windows and doors and repairs to chalk.
- Colour washed lime render.
- Weatherboard on outbuildings.

### Roofs:

- Thatch with a plain, flush ridge.
- Red/orange clay tiles.
- Stone slates.
- Blue slate.

### Fenestration and Doors:

- Timber sash and casement, iron leaded casement windows.
- Timber doors.

### Timber Finishes:

- The paint colour palette in rural areas is narrow, with white or pale colours such as greens and greys often with black contrasts.
- Tar and pitch on barns and timber frame
- Untreated oak.
- For more detail on paint and stain colours see appendix D.

## Walls



**180** Examples of coursed chalk block and uncoursed chalk and sarsen stone construction



**181** Timber frame and render often over chalk or stone



**182** Brick repairs

**183** Brick detailing

## Roofs



**184** Hipped thatch

**185** Half hipped thatch



**186** Stone slates

**187** Red/orange clay tile

## Timber Finishes



**188** Cream painted door and railings

**189** Pale green painted timber door



## 2.2 Character

### Zone 5: The Upper Chalk Downs

#### Landscape Character

This zone is characterised by large open fields. There are numerous woodland areas, including mixed and deciduous plantations. Larger areas of deciduous woodland are found at the western end of the zone, in the vicinity of Ashdown Park, including some areas of ancient woodland.

The north-facing escarpment of the North Wessex Downs is prominent. The Ridgeway, Britain's oldest road, runs along the top of the Downs and includes a number of nationally important archaeological sites such as White Horse Hill and Waylands Smithy

#### Built Environment Character

Zone 5 is sparsely settled, with only one settlement of any size, Letcombe Bassett. The remaining built environment comprises a mix of farmsteads and the notable Ashdown House.

Ashdown House is constructed of chalk blocks with stone quoins. The building has Dutch and French influences and its hipped roof is topped by two large chimneys and an octagonal cupola.

The house is unusually tall and narrow, which is emphasised by the openness of the landscape within which it is set, and includes a detached pavilion on each side.

#### Zone 5

Letcombe Bassett



190 White Horse Hill



191 Watchfield Windfarm from the Downs



192 Dragon Hill



193 Waylands Smithy



194 Ashdown House

# 2.2 Character

## Zone 5: Palette of Materials

The most prominent material is timber framing infilled with either chalk, stone or render.

A rural, open zone which is contains predominantly farms and farm cottages.

Large detached farmhouses often set in a courtyard of associated outbuildings.

Small 1.5-2 storey wide frontage cottages often with thatched roofs.

### Walls:

- Timber framing with chalk, stone or render infill
- Chalk block random sized and uncoursed.
- Sarsen stone mixed with other materials such as chalk or brick.
- Weatherboard on outbuildings and extensions to cottages.
- North Wessex orange brick as a sole facing material usually on outbuildings or used in repairs.
- Colour washed lime render.

### Roofs:

- Thatch with a plain, flush ridge.
- Red/orange clay tiles.

### Fenestration and Doors:

- Timber sash and casement, iron leaded casement windows.
- Timber doors.

### Timber Finishes:

- The paint colour palette in rural areas is narrow, with white or pale colours such as greens and greys often with black contrasts.
- Tar and pitch on barns and timber frame.
- Untreated oak.
- For more detail on paint and stain colours see appendix D.

## Walls



**195** Timber frame with render or brick infill



**196** Render often covers chalk or brick beneath



**197** Uncoursed chalk with brick repairs



**198** Replacement weather board



**199** Weatherboard extension



**200** Painted chalk & brick



**201** Sarsen stone and flint

## Roofs



**202** Hipped thatch



**203** Thatch and tile



**204** Orange clay tile



**205** Red/orange clay tile

## Timber Finishes



**206** Painted windows & stained door



**207** Black and white painted windows



## 2.3 Built Character

### Traditional Settlement Patterns

The settlement patterns in the Vale can be arranged into four different types, each of which has evolved over time.

#### Nucleated Settlements

Nucleated settlements are compact, with development concentrated in the core. Historically, the core would have been formed around a significant building such as a manor house or a church.

#### Poly-focal Settlements

Poly-focal settlements have development concentrated in more than one core. These cores would have developed around several important buildings, such as a church or manor house. This historic settlement pattern is frequently eroded because of later development filling the gaps between the original cores. In villages where the original gaps still exist, they can make an important contribution to the character of the settlement.

#### Linear Settlements

Linear settlements have a distinctive ribbon form. Development is concentrated along a primary road, with less development on smaller side roads. The depth of development in linear settlements is generally narrow, which allows views of the surrounding countryside from within the settlement.

#### Dispersed Settlements

Dispersed settlements have evolved around separate original manors or separate farm groups forming foci for development. Open land is also a key component of dispersed settlements. As with poly-focal settlements, later infill can reduce the openness of these settlements.



**208** Nucleated settlement



**209** Poly-focal settlement



**210** linear settlement



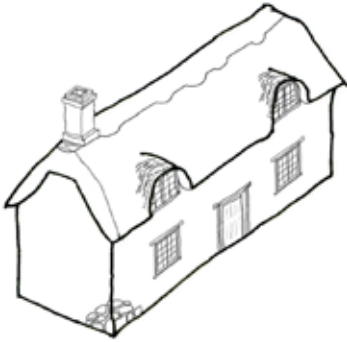
**211** Dispersed settlement

## 2.3 Built Character

A variety of traditional style dwellings, which can be used as the basis for modern developments. The majority can be clad in materials appropriate to the zone or be translated into a more modern concept.

### Traditional House Types

#### 212 Detached Cottage



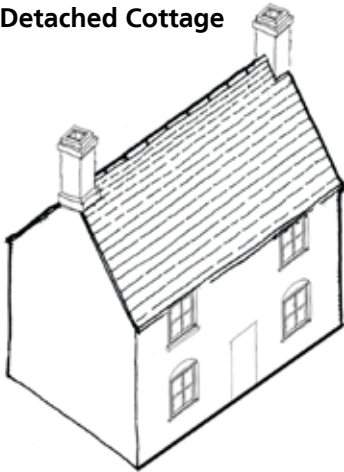
- Wide frontage, shallow depth plan form.
- Low roof height with dormer windows on eaves line.
- Suitable for rural or village development.

#### 215 Semi-detached Cottage



- Semi detached narrow frontage with deep plan form.
- Often with single storey side or rear extensions.
- Two storey roof height.
- Suitable for urban or rural development.

#### 213 Detached Cottage



- Wide frontage, shallow depth plan form.
- Two storey roof height with or without dormer windows above eaves line.
- Suitable for rural development to urban where linked as semi-detached or terrace.

#### 216 Townhouse



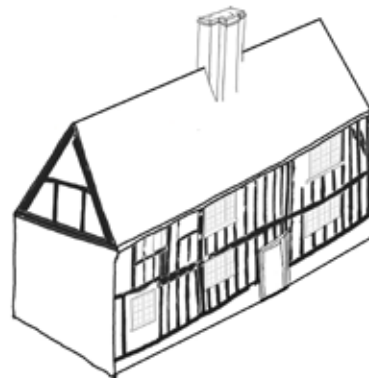
- Usually terraced or semi detached.
- Narrow frontage with deep plan form.
- Often with single or two storey rear extension.
- Three storey roof height with or without dormers. above the eaves.
- Suitable for high density urban development

#### 214 Corner House



- Mix of components - wide frontage, shallow depth plan form linked to narrow deep plan form.
- Used on corner sites or where two frontage elements required.
- Two storey roof height with or without dormer windows cutting the eaves line.
- Suitable for rural development as a detached or urban where linked as semi-detached.
- Can also be used as apartments in urban areas.

#### 217 Timber Bay House



- Flexible as detached, terraced or semi detached.
- Designed a series of bays - width and depth as required.
- Two storey roof height.
- Can use traditional or modern materials.
- Suitable for village settings.



## 2.4 Designations



### 218 Designations

The environment of the Vale is protected by a number of designations, which seek to preserve the area's beauty for future generations. Image 218 illustrates these designations.

The North Wessex Downs together with part of the Greensand Ridge fall within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The primary purpose of AONB designation is to conserve and enhance the natural beauty of the landscape. The two

secondary aims are to meet the need for quiet enjoyment of the countryside and to respect the interests of those who live and work there.

The Vale of White Horse has a number of nature conservation designations, including 2 candidate Special Areas of Conservation, a National Nature Reserve at Cothill Fen and 21 Sites of Special Scientific Interest (SSSI's). Other local nature conservation designations in the Vale include Local Nature Reserves, County Wildlife Sites, Ancient Woodlands, Sites of

## 2.4 Designations

Importance for Nature Conservation, Ecological Networks, and Geologically Important Sites. A full schedule of all Nature Conservation sites in the Vale is provided at Appendix 4 of the Local Plan.

There are over 2,000 statutorily listed buildings in the Vale, graded I, II\* and II. Listed building consent is required for any alterations (including demolition works) which affect the character of a listed building. In addition, there are 52 conservation areas which have been designated because of their special architectural or historic interest. Conservation area designation is intended to preserve or enhance the character or appearance of that area. In addition to normal planning requirements, consent may be required in conservation areas for demolition of buildings, cutting, topping or lopping trees, and minor works such as the installation of satellite dishes.

There are 8 registered parks and gardens of special historic interest in the Vale. Like listed buildings, they are graded I, II\* and II.



219 View from the Downs



220 Buckland House



221 Pusey House