



**Vale
of White Horse**
District Council

Bourton Conservation Area Appraisal



ADOPTED
January 2011

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1 Introduction

The purpose of the conservation area appraisal is to define the special interest which warrants the designation of Bourton conservation area. This includes the quality and distinctiveness of the place, derived from its character and appearance. The appraisal will lead to a better understanding of the area and what makes it the place it is today as well as provide the basis for positive management of the area in the future.

Bourton conservation area was designated on 3 February 1971. In accordance with English Heritage advice, boundary revisions are described in section 8.

2 Planning Policy Framework

2.1 National

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas and from time to time to review the boundaries. Such areas are defined as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

The key government guidance on conservation areas is contained in Planning Policy Statement 5 Planning for the Historic Environment, 2010.

2.2 Local

The Vale Council's Local Plan 2011, (adopted in July 2006) contains policies which seek to preserve or enhance the special character of the council's 52 conservation areas. The main policies which relate to the future of Bourton conservation area are contained in chapter 6 of the Local Plan.

2.3 The effects of conservation area designation

Conservation area designation is the means of recognising and protecting all the features that contribute towards the special character or appearance of the conservation area. Extra controls apply in conservation areas. These are given below:

- **Preservation and enhancement**

Under planning legislation the Vale Council has a duty to 'pay special attention to the desirability of preserving or enhancing the character or appearance of that area'. This is mainly carried out through the development management process.

- **Control over demolition**

Unlisted buildings, in groups or individually, can often contribute towards the character of a conservation area and the loss of these buildings can be detrimental.

For this reason, conservation area consent is required for the substantial or total demolition of certain buildings exceeding 115 cubic metres. There are exceptions and therefore advice should be sought from the Vale Council regarding the demolition of a building or structure such as a wall, within the conservation area. There is no fee to apply for conservation area consent and the procedure is similar to that for listed building consent. Application forms are available on the Vale Council's website or by request.

- **Control over trees**

Within conservation areas trees are given special protection. Written application for consent must be made to the Vale Council giving six weeks notice of intent to top, lop, or fell a tree over 75mm (3 inches) in diameter, measured at 1.5 metres above ground. This period of six weeks must be given for the Vale Council to either approve the application or to serve a Tree Preservation Order. Certain trees are exempt such as dead, dying or dangerous trees and some fruit trees. Further clarification and advice can be obtained from the Vale Council's Arboricultural Officer.

- **Power to seek repair of unoccupied buildings in conservation areas**

Special powers to serve an Urgent Works Notice are open to the Vale Council 'if it appears that the preser-



View of Bourton from Lower Bourton



Bishopstone Road with grass verges and trees/hedge on left



Village Cross and Green, The Hill

vation of a building is important for maintaining the character or appearance of that area'

- **Reduced permitted development rights**

Some minor developments which do not require planning permission outside a conservation area will need permission in a conservation area, including for example the insertion of new dormers, roof extensions and cladding. The size and locations of extensions are also subject to stricter controls. Satellite dishes on a building may require consent, depending on their size and location. Further clarification and advice can be obtained from the planning department.

- **Planning permission**

Planning applications in conservation areas should be accompanied by sufficient details to enable the impact of the proposed development on the character of the conservation area, to be assessed. This includes details of scale, massing, design and materials of buildings and their relationship to existing buildings and the impact on their setting. Design and Access Statements are needed for all planning applications within conservation areas.

- **New development in conservation areas**

Conservation area legislation helps to ensure that the natural process of renewal and change in rural and urban areas is managed, to preserve and enhance the best of the past and allow for sympathetic new development. The Vale Council looks very carefully at the design of new development and has policies in its Local Plan which seek to carefully control changes in conservation areas. Where planning permission or conservation area consent is required, proposals are advertised on site and in the local press.

- **Repairs and maintenance**

In conservation areas owners of buildings are encour-

aged to repair and maintain their properties without loss or damage to their character or integrity. Repairs should be considered as the preferred option, with replacement only where it would enhance the character or appearance of the conservation area. Historically correct solutions should be adopted, using appropriate design, materials and construction methods to match the original.

- **Designation or alteration of conservation areas**

Consultation is an important part of the designation process. Local opinion is sought prior to the designation or alteration of conservation areas and suggestions and comments are welcomed. Notice of a newly designated or altered conservation area is publicised in the London Gazette, a local newspaper and registered in the Local Land Charges Register.

3 Summary of special interest

Bourton is a small rural village surrounded by open countryside. The old conservation area boundary was drawn around most of the village but excluded Bourton House and Lower Bourton. Boundary revisions agreed as a result of this appraisal are described in sections 7.1 and 8. In the mid 19th century existing farms and cottages were integrated with estate housing and other buildings



20th Century housing, Hunter's Piece off Silver Street



Nos 1-4, The Hill

constructed by the Tucker and Baker families. Bourton now has the outward appearance of an estate village. Much of the special character of the conservation area derives from the use of local stone, quarried from within the village, used to construct the vernacular cottages and farmhouses as well as the domestic Tudor revival style estate buildings. Good individual tree specimens, tree avenues and wide grass verges emphasise the rural as well as planned nature of the settlement. Key characteristics are listed later in this section. A notable characteristic is the relative lack of change that has occurred in the village over the past centuries. The conservation area was centred on the historic core of Bourton, but excluded the principal building, Bourton House, (apart from a very small section) and its garden setting. The hamlet of Lower Bourton has strong visual, historical and physical links to Bourton and was also outside the conservation area. It contains another key listed building, Bourton Grange, which may be located on or near the site of the original manor house, named Cley Court. 'Humps and bumps' in the fields between the two settlements may indicate the site of the former village and Cley Court.

A small number of vernacular farmhouses and cottages form the core of Bourton, which expanded into its current



The Old Manor House and Highlands

form in the 19th century. At this time the Tucker and Baker families constructed houses, cottages, almshouses, a village school and a Baptist Chapel. Thomas Tucker (of Bourton House) gave land for the site of the Church of St James. 20th century development included the demolition of buildings comprising Church Farm, apart from one barn, now converted to a house (Old Barn) and construction of detached houses and a Working Mens' Club on this land, the construction of a housing estate on Hunters Piece on the site of a quarry and the construction of retirement bungalows at The Grove, on land formerly belonging to Grove Farm. Other new building on individual plots has occurred within the conservation area and a housing estate just outside it at Clayfields on the north west of Bourton. A new village school was erected around 1920, off Steppingstone Lane, on a site given in exchange for the old school in the village.



K6 telephone kiosk and letter box, The Hill

Key characteristics include:

- mid 19th century estate village appearance
- landmark buildings- St James' Church (1860 by JW Huggall), Water Tower (1902) and Bourton House (1845 by WF Ordish), now Pinewood School and Bourton Grange
- 19th century neo-Tudor estate housing
- Baptist Chapel (1851)
- Two listed buildings, Village Cross and The Old Manor/Highlands
- many buildings of local interest
- building construction in locally quarried limestone
- stone slate and clay tile roofs
- prominent stone walls lining the main streets
- village pump
- K6 telephone kiosk
- post box
- ammonites built into buildings and boundary walls
- good tree specimens and tree avenues (including TPO'd trees in the grounds of Pinewood School and on Avenue Road)
- linear form
- narrow streets enclosed by walls and buildings
- hill top site
- footpath links to neighbouring settlements
- key views up and down the main streets
- views to and from Lower Bourton
- wide grass verges.



Ammonite in wall, The Hill

4 Assessment of special interest

4.1 Location and Setting

Bourton is located on the western extremity of the Vale, approximately 6.5 miles (10.5km) from Swindon. It lies 1.5 miles south of the A420 Oxford to Swindon Road and 1.4 miles south west of Shrivenham. The village lies just to the south of the Great Western Railway and the Wiltshire and Berkshire Canal.

4.2 General character and plan form

Bourton is a nucleated settlement with a natural focus around the village cross at the south end of The Hill. Bourton and Lower Bourton, together, form a poly-focal settlement separated by open land between the two historic cores. The homogenous nature of Bourton is due to the modest scale and form of the estate cottages and vernacular farm houses and cottages, together with their construction details and materials.

The plan form of the village appears to have remained the same for several centuries. From the village nucleus minor roads radiate outwards linking Bourton with Lower Bourton, Shrivenham and the A420 on the north together with Bishopstone and Hinton Parva on the south. The Hill is the main street running north/south through the village



Peartree Cottage, Lower Bourton



Grove Farmhouse, The Hill

with key buildings such as Pinewood School, the former village school, Grove House, the former Baptist Chapel (now village hall) and The Manse located off it. The rest of the settlement is dispersed along Silver Street and Bishopstone Road, the latter including the Church of St James and Old Vicarage at the east end.

There are a number of footpaths which provide links to different parts of the village as well as to nearby villages. There is a notable footpath running from the driveway to Bourton House across the humps and bumps in a large field to Lower Bourton to the north west. Avenue Road was once the private access road from Bourton House to Shrivenham and local people were not permitted to use it. They used the road known as Steppingstone Lane.

From evidence contained in historic OS maps, there was little change to the built form of the village until the mid to late 20th century. Until this time the village comprised vernacular farms and cottages integrated with the estate housing and other buildings constructed by the Tucker family in the 19th century. Examples of the earliest buildings include Church Farm, Grove Farm and Hill Cottage on The Hill; Old Manor House, Stag and Candlewick Cottages in Silver Street in Bourton and Old Manor House, Grange Farm Cottage and Peartree Cottage in Lower Bourton. Comparison of the 1877 OS map with the 1889 OS map shows that the building used as a Vicarage was replaced by a new purpose built Vicarage on the same site in 1897.

The main developments in the 20th century included the demolition of buildings at Church Farm and Grove Farm and the construction of housing on these sites. A Working Mens Club was built to the west of the Vicarage. In addition the old quarry site on the north side of Silver Street was developed with large detached houses. Bourton House was converted to Pinewood School with the grounds utilised for sports facilities with associated tennis courts, swimming pool and pavilion. Outside the village new housing was built on the north side of Clayfields and Bourton End was constructed to the east of the old quarry at Home Farm, around 1900. (Home Farm was known as Hill Barn or Quarry Barn from 1877 to 1924). The latter is considered too far outside the village to warrant inclusion within the conservation area. (Maps 1-4)

4.3 Landscape setting

Bourton parish has a west boundary demarcated by the River Cole. A number of ponds and streams are located to the west of the village. Within the parish the soil is sand and stonebrash, the sub-soil Corallian and Kimmeridge Clay with a fragment of Portland beds at Bourton. The average height is 300 feet above sea level.

Bourton is located on a low hill with the land sloping gently down to the north and south. The surrounding landscape is low lying and flat. In 1972 the parish mostly comprised arable land and land put to permanent grass with a small proportion covered by woods and plantations. Wheat, barley, oats, turnips and green crops were cultivated and good pasture noted.

The village lies within The Lowland Vale character area identified in the Vale's Local Plan.

5 Historic development and archaeology

5.1 The origins and historic development of the area (Maps 1-4)

It is believed that Bourton has Saxon origins and that the original settlement was burnt by the Danes. The village cross or monolith is said to have been built by the Danes to commemorate their victory in battle over the Saxons. The site of the village built after the burning of the original village is thought to be in Lower Bourton.

Bourton (Burghton 14th century, Borton 17th century) appears to originally have formed part of the manor of Shrivenham. At the end of the 15th century the manor of Bourton was held by Edmund Beakingham on behalf of the Earl of Shrewsbury. In 1508 his son Thomas was dealing with the manor and in 1510 died in possession of the manor of Cley Court, owned by Thomas Fettiplace. Cley Court may be the former manor house of Bourton. The manor descended via the Windsor and Rolte families and in 1617 was sold to Sir Henry Marten, the judge. In 1652 Cley Court and other properties were acquired by Sir George Pratt of nearby Coleshill. They were purchased shortly afterwards by John Wildman who was an alderman of London and was knighted in 1612. It is not known when Cley Court was demolished.



Bourton House, now Pinewood School

In the 19th century the Bourton estate was purchased by the Tucker family who made their money from dealings at Smithfield market. This rich and influential family took a keen and active interest in the village and its occupants. In the 20th century Bourton House and the estate was owned by Sir Cyril (1864-1936) and Lady Butler. Sir Cyril was a Commissioner in the Ministry of Food and treasurer and chairman of the Contemporary Art Society. R.A. or 'Rab' Butler, their son, was the conservative politician who had various ministerial posts, including Minister of Education in 1944, and Home Secretary and Deputy Prime Minister in 1957.

The Rectory Manor of Shrivenham, including land in Bourton, was granted with the Church of St Andrew, Shrivenham to Cirencester Abbey by Henry I. By 1814 Viscount Barrington was in possession and was still Lord of the manor in 1881. It is not clear whether any of the Bourton land is still held by the descendants of Viscount Barrington.

The date of the Enclosure Act for Bourton was 1792. In 1867 the parish of Bourton was formed from the civil parish of Shrivenham.

Bourton benefitted from close proximity to the Wiltshire and Berkshire Canal (1810-1914) and the Great Western



Former Coach House to Bourton House now Pinewood School buildings

Railway (opened 1841), which enabled the import and export of goods to and from the village. The Tucker family employed a number of local villagers in the 19th century. In the 21st century Bourton remains a desirable rural village, and has seen a growth in housing with the replacement of old buildings with modern dwellings and new housing estates.

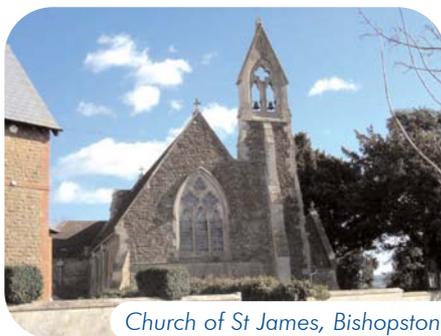
Apart from Pinewood School, there are few local employment opportunities in Bourton, the majority of people going to work in Shrivenham or Swindon.

The road named Pot Lid is a no through road which runs to Hinton Marsh Farm. It was once named Mill Lane. There used to be a well on the side of the road with a tin covering that looked like an old fashioned pot lid and the name changed to Pot Lid.

5.2 Archaeology

There are no scheduled ancient monuments within the conservation area.

The potential archaeological interest of the conservation area has yet to be evaluated. Site specific advice can be obtained from the County Archaeologist.



Church of St James, Bishopstone Road



The Old Vicarage, Bishopstone Road

6 Spatial Analysis (Map 5)

6.1 The character and inter-relationship of spaces within the area

The character of spaces within the conservation area is determined by various factors: the geography of the site and the generally low lying nature of the land, the location of the village at the intersection of minor roads, the enclosed fields of the farmland surrounding the village core and the pattern of built development centred on the farms, cottages and estate housing within the settlement.

There are a few small areas of open space within the old conservation area: St James' Churchyard and garden areas to the Old Vicarage and Bourton House; the area of paddock including a section of tree lined avenue in Pot Lid and the car park to the Working Men's Club.

Pinewood School has a considerable garden/landscape setting with a pond. Elsewhere properties tend to have small front gardens bounded by stone walls or plinth walls with railings and modest garden plots to the rear. Areas of 20th century housing are mostly located centrally within fairly spacious plots.

The old conservation area is fairly densely developed with garden strips running at right angles or occasionally obliquely to the rear of the buildings fronting the streets. Many gardens have tree and shrub planting. Views of rear garden plots are limited due to the nature of development, and the location of buildings behind high boundary walls and hedge planting.

Lower Bourton comprises the spaces and gardens around properties including Bourton Grange, Manor Farm and Grange Farm. Here the farm houses and farm buildings are located randomly in their plots, with the farm houses sited on the roadside and associated farm yards, paddocks and garden areas alongside or to the rear.

Between Bourton and Lower Bourton are considerable areas of open space affording views towards the village centre and the farms in Lower Bourton and Bourton Grange to the north west. The fields contain two large ponds and are dissected by footpaths, running approximately north and west. Prominent humps and bumps are visible in the field to the south of Clayfields.



Restricted views due to high wall to Pinewood School

Views into the village centre are gained from the junction of Avenue Road, Clayfields and The Hill as well as to the south of Bourton Grange on Clayfields.

6.2 Key views and vistas (Map 5)

There are restricted views within the conservation area because of the bend in the main street, The Hill, and elsewhere because of the high stone walls, hedge planting and the close proximity of buildings. There are a few views looking inwards towards Bourton from Lower Bourton, Pot Lid and Bishopstone Road.

There are good views of St James' Church from Bishopstone Road and distant views from Pot Lid. The Church is a prominent landmark because of the raised nature of the village on a hill top site.

Bourton House is prominent in views from Pot Lid looking northwards. Near views of Bourton House are gained from the junction of Bishopstone Road, Pot Lid and The Hill. Notable views of the village may be gained from various points in Lower Bourton, particularly from Bourton Grange. There are good views outwards from the tree lined driveway to Pinewood School, across the fields to the backs of the various farms at Lower Bourton. There are also views from Clayfields, Steppingstone and Avenue Roads towards the main village.



Lodge to Pinewood School from the Avenue

From the footpath on the north of St James' Church there are views northwards over fields surrounding the village and also the backs of houses in Hunters Piece to the rear of Silver Street.

The Lodge to Pinewood School is prominent in views from Steppingstone Lane and Avenue Road particularly. The water tower is a notable landmark in views from Lower Bourton and Pinewood School drive as well as in near views from outside the former village school and village hall.

Key views are shown on Map 5.

7 Character analysis

7.1 Definition of character areas (Map 6)

There are six character areas in the conservation area.

The character areas identify visually and physically distinct parts of the conservation area rather than identifying the influence of planned chronological development. Bourton shows the combined influences of an unplanned settlement that has evolved in a piecemeal fashion as well as the more structured form of an estate village. There are few early buildings or structures in the village, and the majority of the built form comprises mid 19th century estate architecture or 20th century housing development. Key factors shaping the different character areas include the geography of the settlement with the central and southern portion of the village located on a hill with land sloping downwards particularly on the north, west and south sides. The flat nature of most of the land, and narrow streets with restricted views within the settlement and outwards are key characteristics.

The Hill

This character area is centred on The Hill, the main street into the village from the north which rises up towards the south, flattening and widening out as it turns south east in the centre of the village. The lodge to Pinewood School is prominent on the north tip, at the intersection of The Hill with Clayfields, Steppingstone Lane and Avenue Road. The north section is straight and narrow with properties set back and raised up from the road on either side. On the east, individual houses and pairs of cottages, as well as

Grove House are located behind low stone walls with gate piers at entrances. On the west Nos 1-4 are a dominant vernacular revival composition of stone terraced cottages with imposing steeply pitched gables fronting the road. To the south of these, the Old School and Old School House are prominent on the corner behind a low stone plinth wall with railings.

From this corner, a narrow lane (which is a public footpath), runs west to the Village Hall, The Manse and Water Tower as well as to other houses. The Water Tower is a landmark building that dominates the skyline in views from Lower Bourton. The former coach house to Bourton House, now part of Pinewood School, is located in the angle where The Hill and Pot Lid intersect and is set back from The Hill with a coach access from this street and main entrance gate from Pot Lid. High stone boundary walls and prominent stone gate piers are distinctive features in the streetscape on this corner.

At its south end The Hill widens out with a natural focus on the village cross located on a small grassed area with a prominent tree and a village pump. (It should be noted this is a replica of a pump that was once located on The Hill and is not in working order.) On the north side, the Almshouses form a focal point building with entrances accessed off The Grove. Adjacent to the Almshouses, Horseshoe Cottage is sited parallel to the street, hard onto the pavement. To its rear a range of workshops are located within a yard enclosed by stone walls.

There are good views looking up and down the northern most section of The Hill and restricted views at the south end where the street is enclosed by houses, cottages and the high stone boundary walls to Pinewood School.

Boundary changes made as a result of this appraisal are set out in section 8, which include an extension on the north boundary to include the new village school building which was constructed in the 1920s and is a building of local interest. Changes also include a minor rationalisation of the boundary of the conservation area to include a section of ancient wall to the rear of the workshops behind Horseshoe Cottage and to exclude that part of The Grove sheltered housing which does not add value or interest to the conservation area. In addition the TPO'd avenue of trees at the west end of Avenue Road which adds strong visual interest to the entrance to the village from the north east is now included in the conservation area.

Silver Street

Silver Street runs south east from the junction with The Grove, curving slightly southwards at its furthest point. This street was once a lane giving access to Church Farm and some of the oldest houses and cottages in the village such as Highlands, Old Manor House/Highlands (grade II), Hillview, Stag Cottage and Candlewick Cottage. A quarry is marked on the OS map of 1877 to the east of Old Manor House. This area has now been developed with 20th century housing, set back from the street and located within spacious garden plots. The regular, planned layout of individual stone properties is softened by mature hedge and tree planting together with low stone walls and hedges on the street frontage. At the east end there is an access to the fields which border the conservation area on the north east. From this access point, a public footpath runs diagonally across the fields in a north easterly direction, with views over the surrounding farm land.

The south side of Silver Street once comprised an area mainly occupied by Church Farm and its surrounding farm buildings. This area has now been re-developed with 20th century housing. Properties are stone built and located centrally within their garden plots, behind high stone walls lining the street frontage.



Hill Cottage, The Hill



Tree View and St Osyth, The Hill

There are views up and down Silver Street, but views into areas of housing are restricted due to the boundary walls. Old Manor House and Highlands are prominent in the streetscene on the north west corner, behind low hedges and a section of stone wall.

The conservation area boundary has been rationalised at the north west end of Silver Street character area, to exclude a section of 20th century sheltered housing on the east end of The Grove which lacks the special quality and interest warranting designation.

Bishopstone Road

This character area includes built development on the north side of Bishopstone Road and the stone wall/hedge lined fields surrounding the village on the south side. The south side of the road has a distinct character with a section of stone wall wrapping around into Pot Lid on the west corner and a wide grass verge with trees and hedge boundary to the fields.

Building type and style contrast in Bishopstone Road, with a terrace of stone built Gothic cottages Nos 1-6 on the west corner, 20th century stone houses, a residential barn conversion (Old Barn), Working Mens Club and the Church of St James at the east end. The barn conversion is the sole remaining building formerly comprising the complex of farm buildings and farm house of Church Farm, shown on the 1877 OS map. Substantial stone gatepiers are located at the access to the barn conversion. The majority of the buildings comprising Church Farm were cleared to make way for modern housing development. The Working Mens Club was constructed on an area of former orchard and today retains a large area of hard standing with a few large trees. At the east end a vernacular cottage was cleared away to provide the site for the Old Vicarage, constructed in 1897, beside the Church



Candlewick Cottage and Stag Cottage, Silver Street

constructed in 1859. Boundary treatments vary with metal railings on the street frontage to Nos 1-6, high stone walls bordering the former farm site and orchard, stone walling fronting the Old Vicarage and metal railings/hedge forming the road boundary to the Church.

There are good views up and down Bishopstone Road of various buildings, particularly St James' Church, the Old Vicarage, the barn conversion (Old Barn) and Nos 1-6 Bishopstone Road. Further good views are gained looking south westwards across the fields to Pinewood School and its landscaped setting.

The South boundary has been extended to include the whole of the south side of Bishopstone Road, including the grass verge, trees and hedge, which are visually prominent on the entrance to the village from the east.

Pinewood School

Pinewood School is a principal building in the village is of architectural and historic interest, it is three storey in height and is a visually prominent landmark in views from Pot Lid and Bishopstone Road. The designed landscape setting to the school contains large areas of open space, mostly used for playing fields, the principal driveway to the house from the north lined by a tree avenue and also many fine tree specimens which are covered by a group TPO. In recognition of the quality and interest of these features the conservation area boundary has been extended to include them.

Clayfields

This large open area of fields lies between Bourton and Lower Bourton. There are ponds on the south boundary and a public footpath from the driveway to Pinewood School leading north west to Lower Bourton across an irregular area of grassy humps and bumps. These may indicate the house platforms of the early settlement, and the now demolished manor house, Cley Court. There are many good views outwards towards Lower Bourton from the Pinewood School drive and inwards towards the village centre located above the drive on the top of a low hill. The fields are areas of biodiversity and important habitats for wildlife. The south boundary follows the course of a stream, linked to ponds.

The road named Clayfields links Bourton and Lower Bourton and is bordered by a distinctive line of trees and



Old Manor House, Lower Bourton



Bourton Grange

grass verge on the south west which makes a positive contribution to the character and appearance of the conservation area. The 20th century housing development north east of the road is of no architectural or historic interest and is excluded from within the character area.

The visual quality of the open fields crossed by a footpath and tree lined road together with the possible archaeological interest of the area are considered to be of sufficient interest to warrant conservation area status and therefore this character area is now included in the conservation area.

Lower Bourton

Lower Bourton contains the other main property of architectural and historic interest in the Bourtons- Bourton Grange (grade II) together with other buildings within its curtilage such as the former stables and coach house, now flats, and a number of farms and cottages of local interest and their garden and farm yard settings. Bourton Grange is historically important being built by John Tucker, of the eminent and wealthy Tucker family of Bourton, in 1847, in an eclectic Elizabethan style. His initials, JT and the date are inscribed on a date stone on the frontage. Bourton

Grange, its imposing stone boundary walls and gatepiers are dominant in the streetscape. From the short access drive there are views across the fields towards Bourton.

Other prominent buildings include Old Manor House and The Cottage, with other farm buildings and cottages of less dominance located along the farm track leading to the sewage works and behind high stone boundary walls to the east of the Shrivenham Road.

A narrow road running north from the grassy triangle at the intersection of the east/west lane through the hamlet, crosses the railway line after a short distance and then crosses the line of the former canal as it passes on the way to Shrivenham.

Bourton Grange and other buildings of local interest within Lower Bourton are considered to have architectural and historical interest. The fields between Bourton and Lower Bourton are of potential archaeological interest, possibly containing the site of Cley Court and the original village. There are also strong visual links with the main settlement at Bourton. This Character area is now included in the conservation area.

7.2 Activity and prevailing or former uses and their influence on the plan form and buildings

Bourton developed as an agricultural community and later as an estate village under the Tucker family. Most of the few surviving pre-19th century cottages and farm houses are sited at right angles to The Hill. Elsewhere properties are located parallel to the road. This contrasts with the regular planned layouts of 20th century housing developments set back behind street frontages with gardens to front and rear. The earliest structure is the village cross, located in the southern and widest section of the main street, The Hill. The cross is reputed to have Saxon origins. A few properties such as Speedwell Cottage, Hill Cottage, Stag Cottage and Candlewick Cottage appear to date from the late 17th or 18th centuries. Elsewhere most buildings are of mid 19th century date, the most important being Pinewood School and Bourton Grange.

The paternalistic influence of the Tucker family on the village is evident in the buildings they constructed. These include: The Baptist Chapel, Village School and School



Bourton Grange, Coach House

Masters House, Almshouses, Church of St James and Old Vicarage, Working Men's Club, Smithy, Water Tower and School off Steppingstone.

A number of buildings have been converted to alternative uses. For example, a former barn at Church Farm has been converted to a dwelling (Old Barn), Bourton House is now used as premises for Pinewood School and the old village school has been converted to a dwelling.

The Hill is the busiest street with school children and villagers coming and going by car or on foot to Pinewood School and elsewhere. There are no shops, post office or public houses and Bourton is not troubled by vehicles or traffic noise. Lanes and footpaths provide pedestrian routes, linking the different parts of the village. The churchyard, footpaths, fields and paddocks surrounding the village are areas of peace. The Village Hall, Working Men's Club and Church of St James are a focus of activity at various times. Parking on grass verges opposite the entrance to Pinewood School on the corner of Bishopstone Road is unfortunately causing erosion of the grass verge.



The Old School House and Old School, The Hill

7.3 The qualities of the buildings and their contribution to the area, description of dominant architectural styles, prevalent types of buildings and periods of buildings

Qualities of buildings

Bourton is a well preserved small rural village comprising the Church, Old Vicarage, Pinewood School (Bourton House) and numbers of vernacular and 19th century estate housing together with farm houses dispersed along the main streets. 20th century housing estates are located off Bishopstone Road and Silver Street as well as outside the conservation area on the north side of Clayfields. The intrusion of 20th century housing somewhat weakens the visual interest of Silver Street and The Grove. The homogenous nature of the settlement owes much to construction in the locally quarried limestone.

The conservation area contains five listed buildings: Bourton Grange and its gate piers and walls, the Village Cross and Old Manor House/Highlands in Silver Street, all listed at grade II. There are many unlisted buildings of local interest in Bourton and Lower Bourton. These mostly date from the 19th century with a small number of vernacular cottages and farmhouses dating from the 18th century onwards. These make a positive contribution to the character and appearance of the conservation area. Statutorily listed buildings are listed in section 12 below.

Siting

The majority of historic buildings in Bourton are contained within the historic core of the village. A key property, Pinewood School and its garden setting, is located on the south west edge of the settlement. This large, sprawling building and its outbuildings and high stone boundary walls with large gatepiers has a significant presence in the streetscene along the south end of The Hill and north part of Pot Lid as well as in distant views from the south and from Lower Bourton.

Most buildings are sited parallel to the main streets, behind stone boundary walls or railings. The Old Forge and The Almshouses are sited parallel to the road, but hard on to the pavement edge. Hill Cottage and Nos 1 and 2 The Hill are sited at right angles to the street with end gables fronting the road. The Church of St James and treed churchyard, located on the north side of Bishopstone Road, are prominent in the streetscape and distant views

from the south and west. Due to the sloping nature of the north part of The Hill and location of buildings on land raised above street level, properties such as Nos 1-4, Ivy Row Cottages together with St Osyth and St Aubins have a strong visual presence.

Lower Bourton contains a number of historic buildings including Bourton Grange, (grade II) with its stable block and coach house (now converted to domestic accommodation) together with a number of farms and cottages. Here buildings are more randomly sited with farm houses clustered together with their farm buildings, interspersed with farm yards and paddocks.

Size types and storey height

The highest status buildings include the small country houses and their associated outbuildings comprising Pinewood School and Bourton Grange.

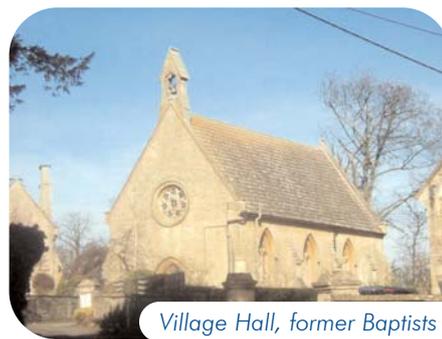
The predominant size types within the village include modest cottages, model estate buildings and farmhouses.

Pinewood School and Bourton Grange are of 2 storeys plus attics, as is Grove House and the centre section of Nos 1-4 The Hill. A number of buildings are of one and a half storeys in height including Speedwell Cottage, Old School House, Nos 1-6 Bishopstone Road and The Lodge to Pinewood School. Elsewhere buildings are of 2 storeys in height.

Historic buildings in the village tend to have narrow spans and gabled roofs, whilst buildings constructed in the 20th and 21st centuries are often characterised by wide spans, and gabled roofs. Farm buildings such as barns are of a wider span with gabled roofs. A few properties such as Grove House, Old Manor House/Highlands and the former coach houses to Bourton Grange and Pinewood School have hipped roofs. In Lower Bourton, Old Manor House has rear wings forming an 'M' shaped roof.



Speedwell Cottage, The Hill



Village Hall, former Baptists Church

Building style and plan form

Building style in Bourton is characterised by model estate buildings constructed in a domestic Tudor revival style, interspersed with a few Georgian style houses, together with vernacular cottages and farm houses of more irregular detailing and plan form. Much of the special character and appearance of the buildings is derived from the use of local stone and detailing associated with the model village.

Pinewood School is the most significant building in the village, of complex, approximately rectangular plan, constructed in 1861, in a vernacular revival style. Bourton Grange (1847 built by John Tucker) is a key building of double depth plan constructed in an eclectic Elizabethan style with Dutch gables.

Old Manor House and Highlands (1817 by John Tucker) together with Glen Andred, Silver Street and Grove House, The Hill are symmetrical Georgian style buildings of double depth plan dating from the early to mid 19th century. Old Manor House and Highlands may once have comprised 3 dwellings, and are now made into two.

Purpose built 19th century Tudor revival style buildings include the stone built former School and attached School Master's House (1847 possibly with earlier origins), Nos 1-6 Bishopstone Road, The Lodge to Pinewood School, Nos 1-4 The Hill, the Almshouses (1846 by John Baker and John Tucker for the 'aged and deserving poor'), Old Post House, Speedwell Cottage (possibly with earlier origins), Tree View, St Aubins and St Osyth.

Single unit plan form is illustrated in the Almshouses which have a shared stone porch entrance between two properties, with later extensions to the rear. Nos 1-6 Bishopstone Road form a U shaped range with end properties breaking

forward with gables projecting towards the street, but also appear to be of single unit plan for each dwelling unit. There is a range of single storey outbuildings to the rear (probably wash houses/bakehouses) separated from the dwellings by a narrow passageway.

Most buildings within the conservation area are of 2 unit plan form as seen in Hope Cottage, Fairview, and The Old Forge, The Hill.

The Church of St James (1859) and Baptist Chapel (1851) now the Village Hall are constructed in the Decorated style of Gothic revival.

A number of houses have front or rear wings such as The Almshouses, Pinewood School, The Manse and Hill View.

7.4 Unlisted buildings: buildings of local interest and those which detract

Unlisted buildings, which make a positive contribution to the character and appearance of the conservation area are noted as buildings of local interest.(Map 5)

Examples include:

- Pinewood School and outbuildings
- The Lodge to Pinewood school
- Church of St James
- Old Vicarage
- Village Hall
- The Almshouses
- Nos 1-4 The Hill
- Tree View, St Osyth and St Aubins
- The Manse
- The water tower
- Cottage in Pot Lid
- The Old Forge
- Stag Cottage and Candlewick Cottage
- Hillview

- Fairview and Hope Cottage
- Glen Andred, Silver Street
- Horseshoe Cottage, The Hill
- 1-6 Bishopstone Road and rear outbuilding range
- barn conversion (Old Barn) in Bishopstone Road
- The Old School with School Master's House
- Village Cross
- Water pump
- K6 telephone kiosk
- various farm houses, farm buildings and cottages in Lower Bourton, shown on Map 6.

The special interest and quality of the conservation area has been diluted by modern housing estates along Silver Street and Bishopstone Road and the use of imitation walling and roofing materials, the introduction of plastic windows and doors and the use of inappropriate hard cement mortars. However, the areas of 20th century housing are generally simple in form and detailing and therefore have a neutral influence. Mature shrub and tree planting softens these developments in the streetscene. The presence of old stone boundary walls also lessens their impact and retains the rural feel of the settlement.

7.5 Local details

In Bourton and Lower Bourton some windows and doors date from the 18th century but most date from the 19th century when the Tucker family constructed the estate housing in the village.

Examples of the earliest windows include 8 over 8 sash windows with keystoned heads at Highlands and The Old Manor House, Silver Street and similar sashes in Glen Andred, adjacent. Grove House, The Hill has 10 over 10 and 8 over 8 sashes. Elsewhere a vernacular revival style of window is found including stone mullioned and transomed windows or stone mullioned windows with opening metal



School House and Old Post Office



The Manse



4-panelled door with overhead, The Old Vicarage



4-pane sash with brick dressings, The Old Vicarage



Stone wall with stone on edge capping



Pointed doorway and hood mould, The Old School



8/8 sash windows, Old Manor House



Half round brick capping



*2-leaf door with pedimented stone doorcase,
The Almhouses*



Decorative timber gate, St Aubins



Datestone, The Old School



Oculus window, stone mullioned and transomed windows and finial



Chimney stack with moulded stone caps and bases, Fairview



Spearhead railings Nos 1-6 Bishopstone Road



Bellcote, Old School, Steppingstone Lane



Gabled half dormers



Finial and parapet, Old Manor House



Bellcote, Village Hall

or wood casements. Stone hood moulds and label stops are occasionally found such as at Bourton Grange and Nos 1-6 Bishopstone Road.

Brick window dressings are found in some properties including the coach house to Bourton Grange, The Old Vicarage and Nos 1-6 Bishopstone Road, Candlewick and Stag Cottages, Silver Street and Nos 1 and 2 The Hill. The latter also have timber lintels.

Most cottages and farmhouses have simple plank doors in timber frames or 4-panelled doors dating from the 19th and 20th centuries. There are many instances of renewed plank doors. Examples of panelled doors are found at Bourton Grange, Old Manor House and Glen Andred. Double leaf doors are found at the Almshouses within pedimented stone doorcase surrounds. Pointed arched gothic revival stone doorways are found at Speedwell Cottage, the Old School House and the Village Hall.

Other local details typical of the 19th century estate building construction include the use of stone coped gables, stone finials, stone chimneys with moulded stone caps, gabled dormers with finials and shallow stone pedimented porches.

Special features include:

- date stones on a number of properties
- stone gate piers with moulded stone caps at the entrance to many properties
- stone parapet, parapet finial and plat band at The Old Manor House and Highlands
- Oculus windows at Bourton Grange and coach house
- Bell tower at St James' Church; bellcote at the Village Hall and Old School
- stone stacks with twin shafts and moulded stone caps. Pinewood School has stacks with clusters of three or more shafts
- row of outhouses at 1-6 Bishopstone Road
- typical estate details such as gables with finials, stone copings and kneelers, barge boards, shallow stone porches, stone chimney stacks with moulded stone caps and bases
- gabled half dormers.

7.6 Prevalent local building materials

The majority of buildings in Bourton conservation area are constructed in local limestone with Welsh slate roofs. A few have roofs of other materials such as clay tile (Hill Cottage



Old School, Steppingstone Lane



Rear out houses, 1-6 Bishopstone Road

and Pinewood Lodge) or concrete tile (The Old Forge).

Large buildings such as Bourton Grange, The Manse, The Old Manor House and Highlands together with the Old School are constructed in smooth faced, finely jointed limestone ashlar. The Old Vicarage is constructed in rock faced limestone. A number of properties such as Pinewood School, St James' Church, the Almshouses, Speedwell Cottage, the water tower, Tree View, St Osyth and St Aubins are constructed in squared coursed limestone with ashlar dressings.

Other properties are similarly constructed in squared coursed limestone with brick dressings, including Bourton Grange coach house, Old Manor House, at Lower Bourton and The Old Forge, the rear of Glen Andred, The Old Vicarage (also brick plat band and arris detail) the rear of Nos 1-6 Bishopstone Road.

Barns and outbuildings are generally constructed in stone with gabled roofs of Welsh slate. The outbuildings to the rear of Nos 1-6 Bishopstone Road have brick dressings around windows and doors, the barns to Pinewood School have shallow pitched clay tile roofs. Instances of corrugated iron roofs are found in a lean-to extension to the Almshouses in a part brick building to the rear of the



Barn at Old Manor Farm



Glen Andred, Silver Street

Almshouses.

Roofs are generally steeply pitched, gabled roof form, as in Pinewood School, Nos 1-6 Bishopstone Road, The Manse and Fairview. There are some examples of hipped roofs such as at the former coach house to Bourton Grange, the former coach house, Pinewood School and Old Manor House and Highlands, the later behind a stone parapet.

Typically, 20th century housing is constructed in stone or imitation stone with gabled roofs of imitation Welsh slate or concrete tile.

Chimney stacks are generally constructed in stone, sometimes with shafts re-newed in brick as at the Almshouses. Many stacks are finely detailed with moulded stone bases and caps and are often paired. There is a notable cluster of four shafts at the Old Post Office, The Hill.

Boundary walls are predominantly constructed in stone with stone on edge or flat stone capping. Many examples are found in Bourton, with high stone walls around Pinewood School in The Hill, along the lane to the water tower and on the south side of Silver Street. Elsewhere boundary enclosures include stone walls approximately waist high, as at the Old Vicarage and St James Church which have flat and triangular stone capping respectively or low stone plinth walls topped by iron railings, as at the Old School House and Old School, The Hill, and Pinewood School Lodge.

Nos 1-6 Bishopstone Road have a fine boundary fence of metal railings with spear head tops. A small section of iron railings in poor condition is located outside Hope Cottage, The Hill.

7.7 The contribution made by green/open space and its biodiversity value

There are few areas of green/open space within the previous conservation area. These include the grassed island containing the village cross, tree and pump, the Churchyard to St James' Church, a paddock bordering Pot Lid and Bishopstone Road, partly used as allotments, and small sections of the treed setting to Pinewood School which are covered by TPO 11/2005. There is a large area of open space used as a car park for the Working Mens Club which contains a couple of fine trees.

Elsewhere green areas are restricted to front or rear garden plots, some of which have good tree specimens, such as the Hunters Piece development.

In addition, green hedges, trees, tree avenues and grass verges are notable on Avenue Road, the south side of Bishopstone Road, either side of Clayfields, and along Pot Lid.

Two significant areas of open space now within the conservation area include part of the wider landscape setting to Pinewood School which includes grass playing fields, a large pond and many fine tree specimens and the fields between Bourton and Lower Bourton with a spring, ponds and hedge/tree lined boundaries.

These areas contribute to the rural ambience of Bourton and its wider setting and enrich the biodiversity of the area, providing habitats for wildlife. (Map 5)

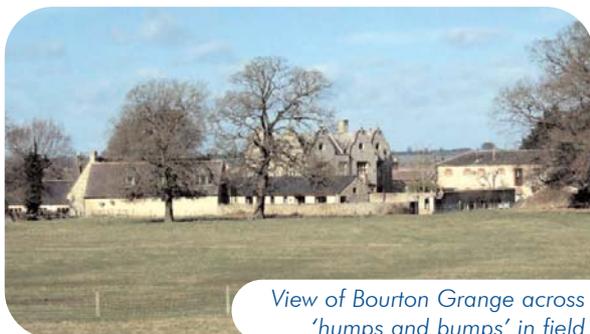
7.8 Negative factors

There are a number of negative factors which detract from the character and appearance of individual buildings and the conservation area, including:

- Excessive wirescape, in the south section of The Hill and outside Highlands/Glen Andred
- vegetation growth on chimney stack, Hope Cottage
- disfiguring and excessive directional signage on the main entrance gate piers to Pinewood School on Pot Lid.
- railings that need repainting such as at the Old School and Hope Cottage
- instances of the use of unsympathetic plastic windows, bargeboards and doors within the conservation area. The opportunity should be taken to reinstate these in historically appropriate painted timber
- algae growth on the village pump-careful removal required
- eroded stone base of village cross-careful repointing in lime mortar required
- unkempt nature of The Grove which affects the setting of the conservation area- grass lawns and verge require cutting
- erosion of grass verge opposite entrance to Pinewood School on Pot Lid.



Tree lined drive to Pinewood School



View of Bourton Grange across 'humps and bumps' in field

7.9 Neutral areas

These are areas which neither detract from nor enhance the special character of the conservation area and include:

- 20th century developments in Hunters Piece, on the south side of Silver Street and on the north side of Bishopstone Road
- The working Men's Club.

7.10 General condition and buildings at risk

In general, Bourton is a well kept village and most properties are in a good state of repair. A number of walls have been re-pointed in a hard, grey cement mortar. It is important that repairs are carried out in lime mortar, in order to both protect the visual character of the buildings and to allow the traditional 'breathing' capability needed to avoid damp occurring on the interiors. Keeping boundary walls in a good state of repair needs to be continually monitored as they contribute significantly to the overall character and appearance of the conservation. Repair should be in matching stone and lime mortar with appropriate original capping, rather than a mortar capping where possible.

7.11 Problems, pressures and capacity for change (traffic, uncontrolled adverts etc)

Bourton appears to be a quiet village which does not suffer from through traffic although the streets can be busy at peak times with children arriving at Pinewood School and villagers travelling to and from work by car.

7.12 Public realm features

The following features contribute towards the special character and appearance of the conservation area:

Street surfaces/features

- grass verges on the south sides of Bishopstone Road, Clayfields and Pot Lid
- tree lined approach roads currently in the setting of the conservation area (Avenue Road, Pot lid, Clayfields)
- tree lined driveway to Pinewood School
- village cross and pump, The Hill
- prominent stone boundary walls to Pinewood School and on the south side of Silver Street
- K6 telephone kiosk, The Hill

8 Boundary changes

As a result of this conservation area appraisal, seven boundary changes were made which rationalise the boundaries of the conservation area, to follow existing property or fence boundaries and which extend the boundary to include buildings or landscape features of interest. The changes made were as follows:

The Hill

- to include the Village School constructed in the 1920s, which is of architectural and historic interest. This strengthens the boundary on the north tip of the conservation area
- to add the tree avenue at the south end of The Avenue, which is protected by TPO 2/1969. This tree avenue contributes visually to the entrance to the village from the north east.

The Grove off Silver Street

- to exclude a small area of land which includes sheltered housing which is of no architectural or historic interest. This rationalises the boundary to follow property boundaries and ensures that only areas of special architectural or historic interest are included in the conservation area.

Bishopstone Road

- to extend the south boundary to include the wide grass verge, trees and hedge boundary. This rationalises the boundary and includes a visually important grass verge with trees, which contributes to the rural quality of the streetscape on entering the village from the east.

Pinewood School

- a sizeable extension to include Pinewood School and its immediate garden/landscape including that area covered by TPO 11/2005 with important trees, a large pond and the tree avenue along the formal approach drive from the north entrance to

the village. This strengthens the quality and interest of the conservation area. Pinewood School and its important treed landscape setting make a positive contribution to the character and appearance of the conservation area. The conservation area boundary is also extended to the end of Pot Lid, and to include the two 19th Century cottages at the end of the road.

Clayfields

- north west extension to include fields between Bourton and Lower Bourton which are bisected by a public foot path and which contain 'humps and bumps' of potential archaeological interest (the possible location of the original village and manor house, Cley Court), together with the grass verge and tree lined road, Clayfields. These fields are important for their potential archaeological and historical interest and also for their biodiversity value as habitats for wildlife. There are also strong visual links across these fields to and from Bourton and Lower Bourton.

Lower Bourton

- extension on the north west to include those parts of Lower Bourton which make a positive contribution to the character and appearance of the conservation area, including a grade II listed building, Bourton Grange, together with various farms and cottages and their associated garden plots. This extension also includes a small grassed triangle at the intersection of the farm track from the west and the road from the north which winds east towards Bourton. This ensures that areas of special architectural and historic interest are included within the conservation area



Railings in need of repair/painting



Excessive, obtrusive signage Pinewood School

9 Community involvement

Community involvement is an important, integral part of the appraisal of a conservation area. Public consultation was undertaken via the Parish Council and included consultation with relevant bodies and individuals. The local community was given the opportunity to comment on the draft conservation area appraisal and the proposed changes to the boundary. A public meeting was held in the village hall on Wednesday 26 November 2008. Views of the local community were taken into account in preparing the final version of the conservation area appraisal, changes to the conservation area boundary and recommendations for the management of the area. The conservation area boundary and appraisal was approved by the Vale Council and formally adopted on 7 January 2011.

10 Key Points: Future management of the Bourton conservation area

The Vale Council can initiate improvements and control development in the conservation area. However, the success of conservation area designation will depend upon the co-operation and enthusiasm of residents and business owners to work with the Vale Council in achieving com-



TPO Avenue Road



Grass triangle, Lower Bourton

mon aims and objectives. These are listed below:

General

- promote awareness of the special value of the conservation area and encourage all who live or work in the area to re-inforce the special character and appearance through works of preservation or enhancement
- encourage statutory undertakers to retain, repair and re-instate historic street surfaces, grass verges and banks, street furniture, signage and lighting; reduce street clutter including wirescape and rationalise street furniture
- encourage high quality, energy efficient design in new buildings or extensions, which aims to fit in with the established 'grain' of the conservation area and be sympathetic in terms of scale, form, massing, plot ratio, design and materials. Design and Access Statements to assist this process
- encourage the regular maintenance and repair of buildings in the conservation area. Seek to re-inforce the special quality of historic buildings through the use of traditional materials and construction techniques, including the use of lime mortars, plasters and renders, combed wheat reed or longstraw thatch and painted timber windows and doors
- encourage regular tree/hedge management with re-planting where appropriate.

Specific

- retention of painted timber windows and doors. Replacement of plastic windows/doors/ bargeboards from properties and re-instatement of appropriate painted timber replacements wherever possible
- retention and preservation of grassy banks and verges
- effective tree management
- preservation of views, particularly to and from the Church of St James and up and down the main streets as well as between Bourton and Lower Bourton and outwards to protect the setting of the conservation area
- repair of brick/stone boundary walls and capping using matching materials and lime mortar.

11 References and useful information

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Commission for Architecture and the Built Environment, Design and Access Statements, How to write, read and use them, 2006

Tel 020 7070 6700
enquiries@cabe.org.uk
www.cabe.org.uk

www.buildingconservation.com



Eroded stone, base of village cross, The Hill



Village pump on TheGreen, The Hill



Inappropriate hard cement mortar

12 Listed Buildings

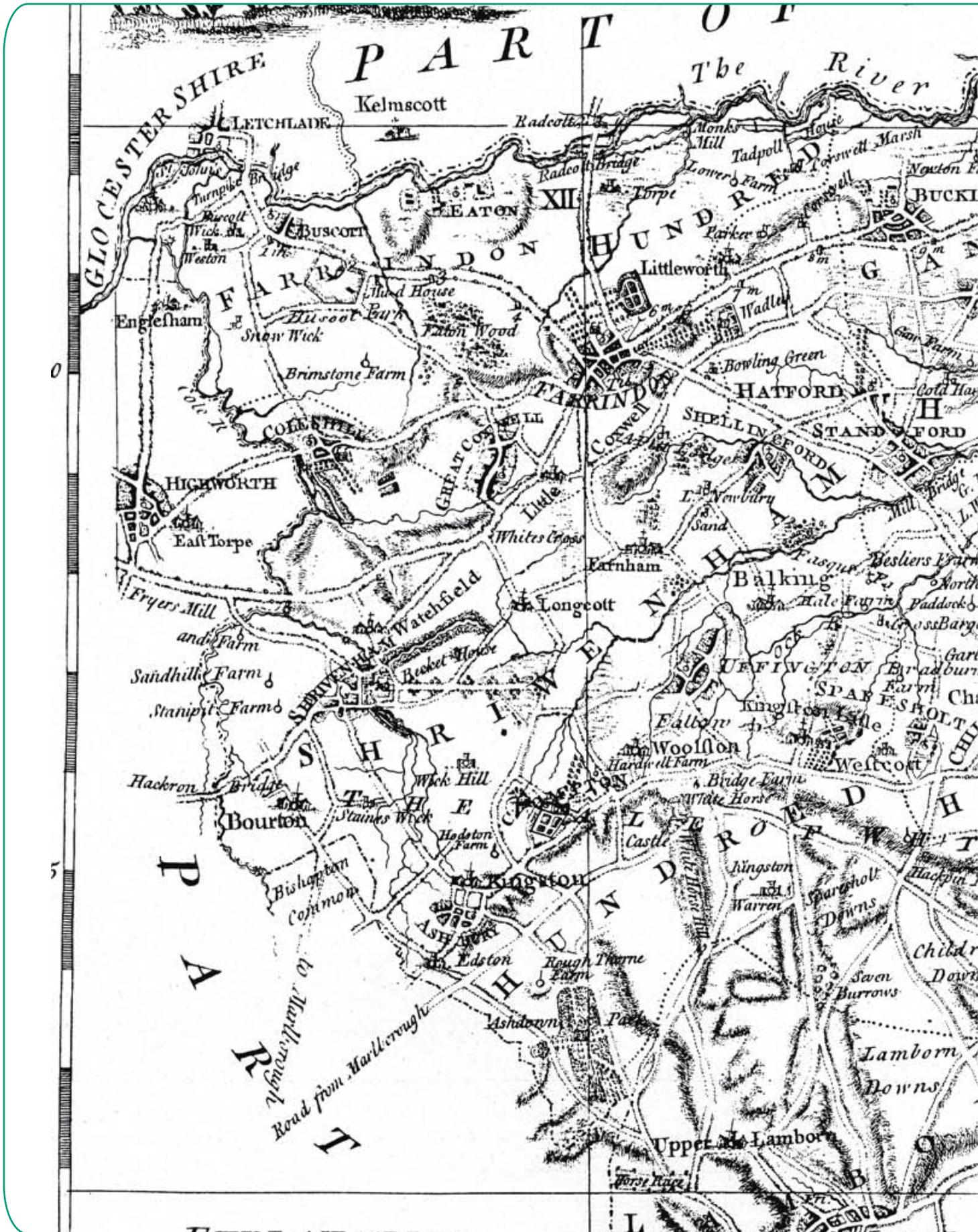
- II Bourton Grange
- II Bourton Grange, gate piers and attached wall turning from SE corner
- II Bourton Grange, gate piers and attached wall approx 20m east

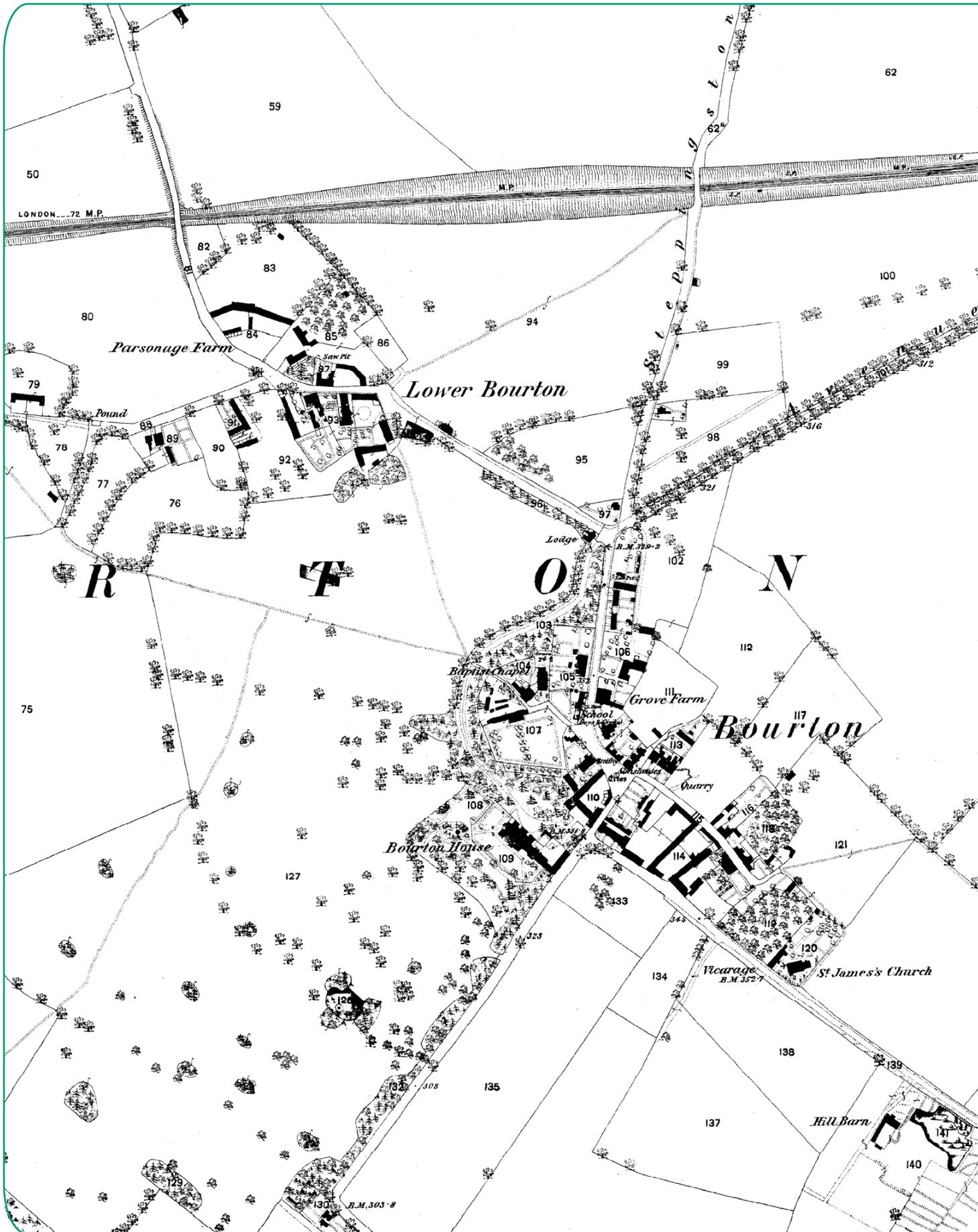
THE HILL

- II Market Cross

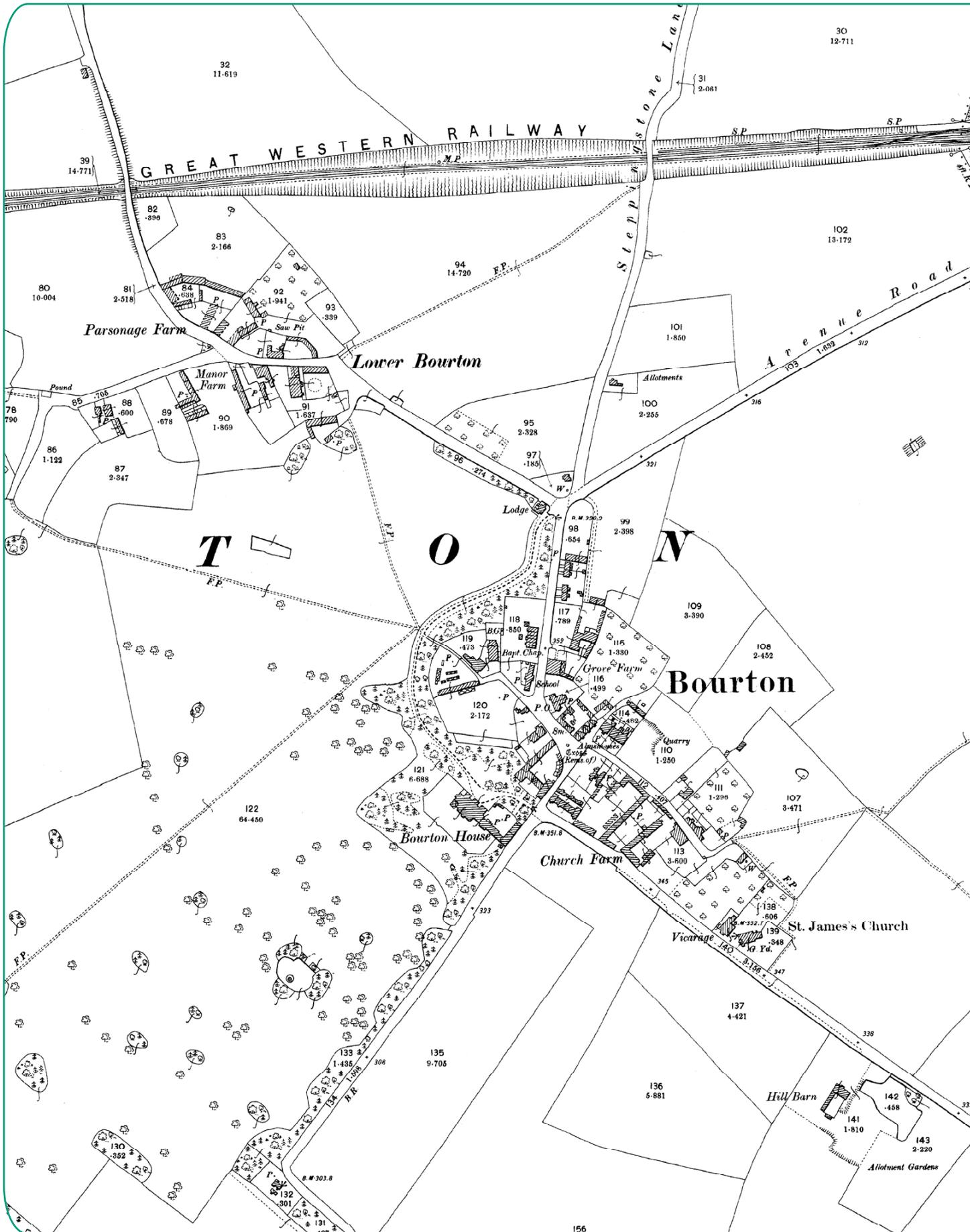
SILVER STREET

- II The Old Manor House and Highlands

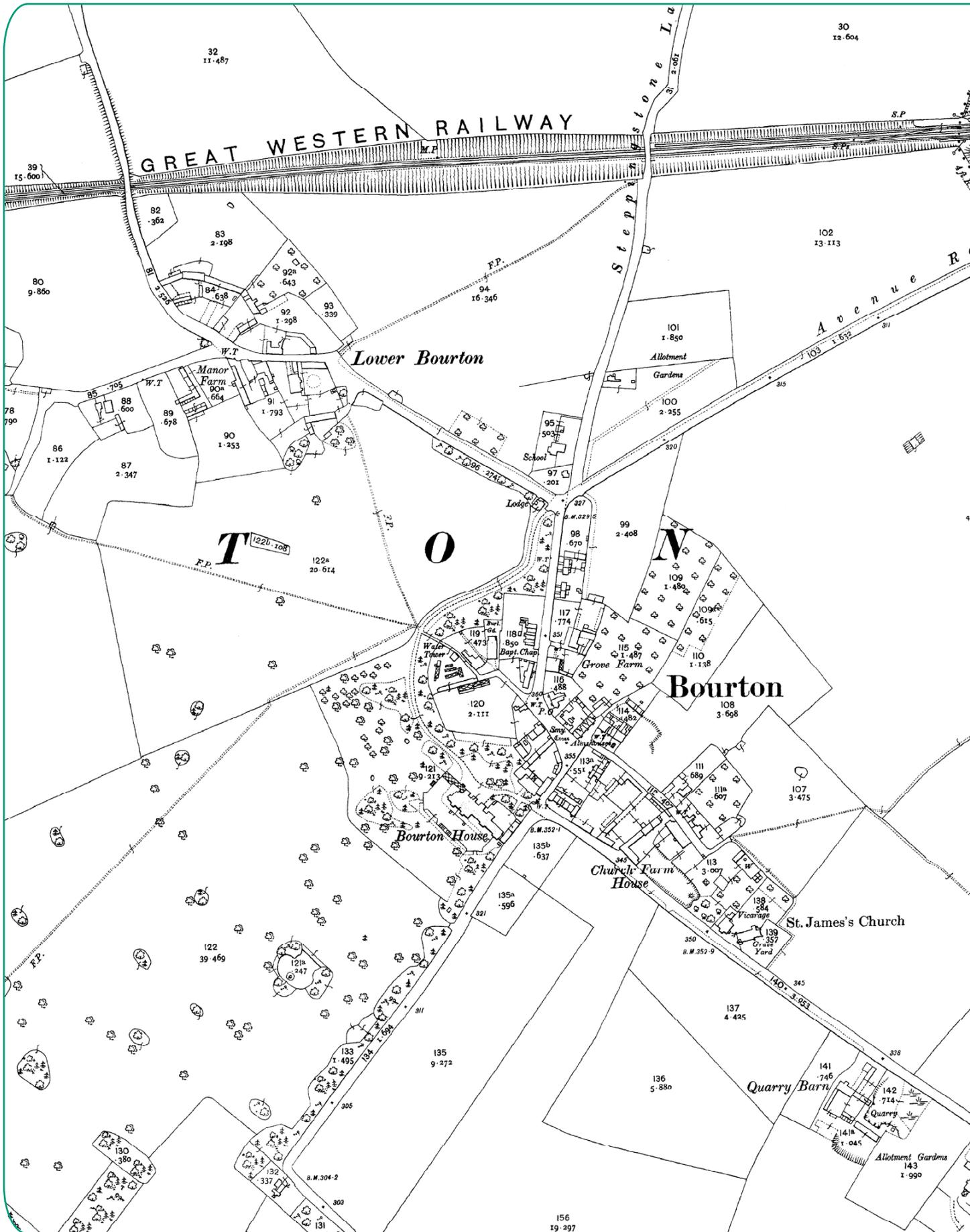




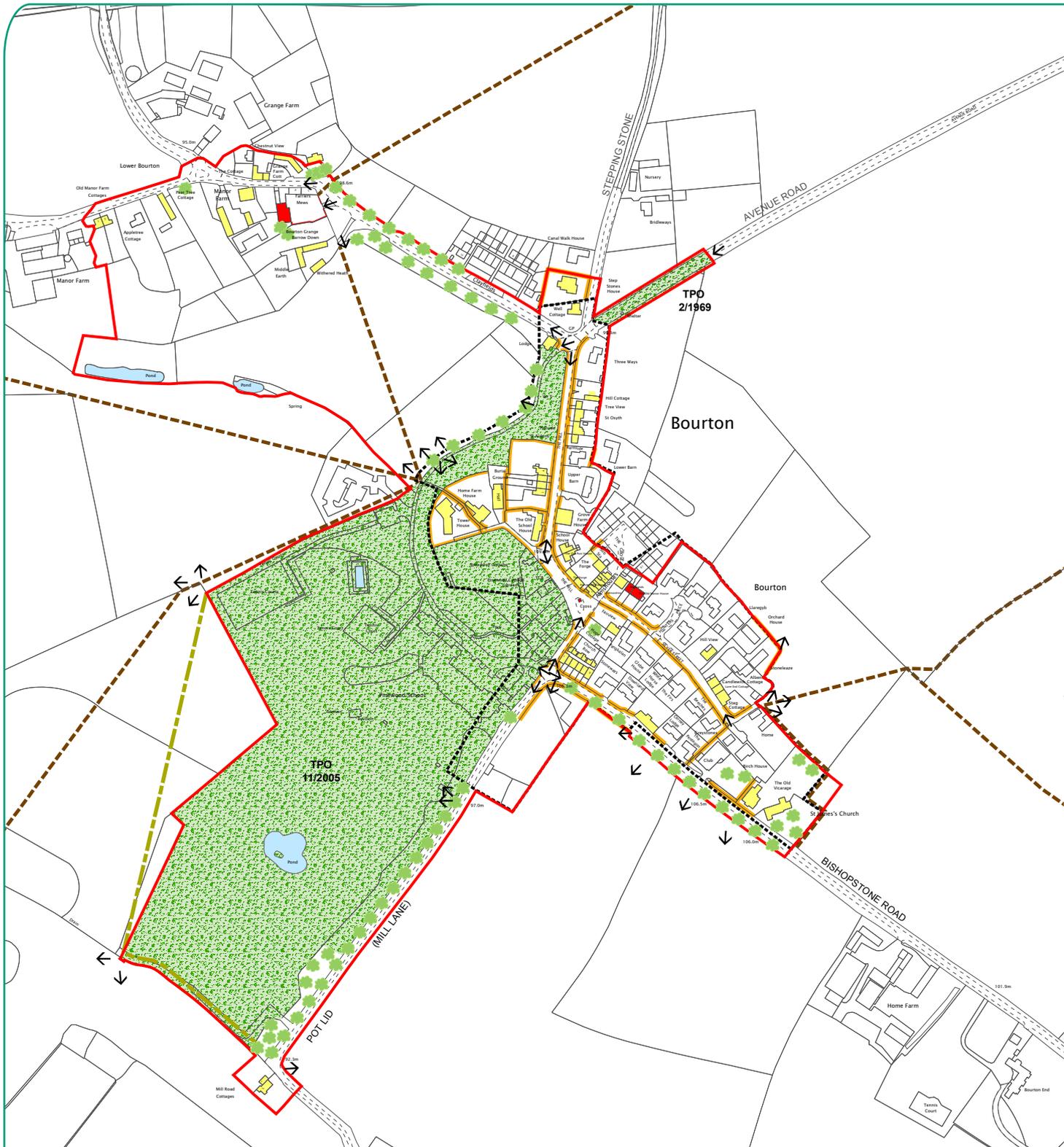
Map 3 - Ordnance Survey Map 1899



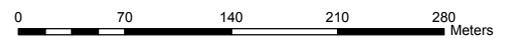
Map 4 - Ordnance Survey Map 1914



Map 5 - Bourton Conservation Area

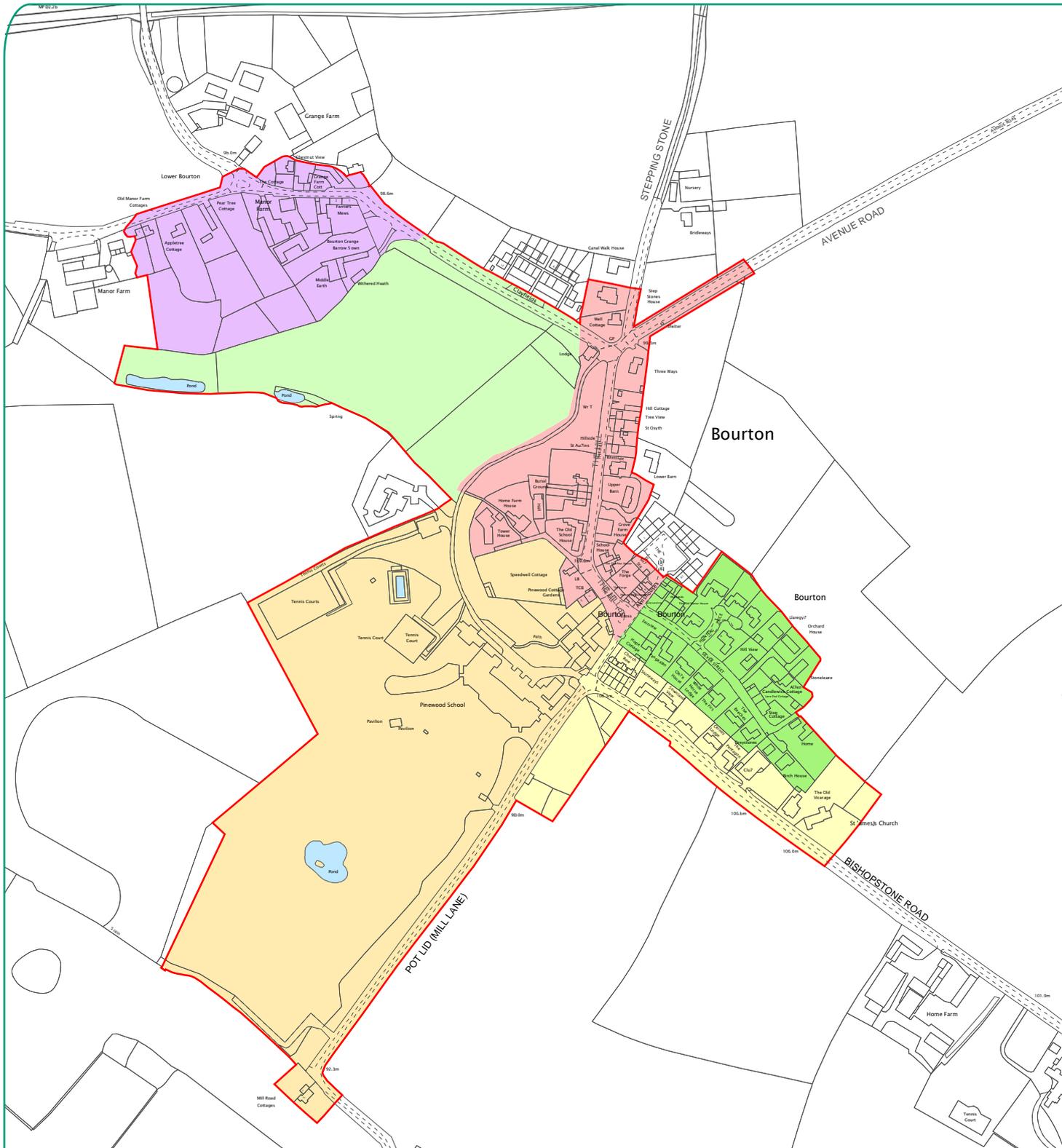


- | | | | |
|---|---|---|-------------------------------|
|  | Conservation area boundary |  | Tree Preservation Order (TPO) |
|  | Pre 7th Jan 2011 conservation area boundary |  | Building of local interest |
|  | Prominent Tree |  | Important wall |
|  | Permissive footpath |  | Public footpath |
|  | Important views |  | Ponds |
|  | Listed building | | |



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Map 6 - Bourton Conservation Area: Character Areas



- | | |
|--|--|
|  Conservation area boundary |  Bishopstone Road |
|  Ponds and streams |  Clayfields |
|  Lower Bourton |  Silver Street |
|  Pinewood School |  The Hill |



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For further information and advice on Bourton conservation area appraisal please contact: Vale of White Horse District Council, Planning Services, Abbey House, Abbey Close, Abingdon, Oxfordshire, OX14 3JE. Tel 01235 520202

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An online version of this document is available on the Vale Council's website at:

http://www.whitehorsedc.gov.uk/Planning/conservation_and_listed_buildings/DetailPage-1709.asp