



East Hendred Conservation Area Appraisal

ADOPTED
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1 Introduction

The purpose of the conservation area appraisal is to define the special interest which warrants the designation of the East Hendred 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.

East Hendred conservation area was designated in September 1968. The conservation area was designated 'outstanding' by the Secretary of State in 1976. A review of village conservation areas, reported to Planning and Development Committee on 9th April 1990, concluded that there would be no justification in extending the East Hendred conservation area boundary since this would include either areas of modern housing or open countryside (Report No 353/89). However, in accordance with recent English Heritage advice, boundary revisions are considered 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 Guidance Note 15 (PPG15) Planning and the Historic Environment, 1994.



Hendred House & Chapel



Hendred Stores



High Street

2.2 Local

The District 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 East Hendred 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 District 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 control 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 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 request.

- **Control over trees**

Within conservation areas trees are given special protection. Written application for consent must be made to the District Council giving 6 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 6 weeks must be given for the 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 District 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 District Council 'if it appears that the preservation 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

- **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 District Council looks very carefully at the design of new development and has policies in the 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 encouraged 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.



King's Manor



*Bier House,
Cat Street*



View across Snells to Snells Hall

3 Summary of special interest

East Hendred is a picturesque village, which is remarkably well preserved and unspoilt. Much of its' special character is derived from its' location at the foot of the Berkshire Downs, astride the steep valley of the Hendred Brook. The location of the A417 to the north and lack of a main road running north/south through the settlement has ensured that its' rural character is maintained. Key characteristics include:

- The unspoilt nature of the village
- The uniquely rural character of the open area known as Snells
- Significant views into and out from Snells to the rest of the village
- Large numbers of listed buildings and others of local interest
- The great variety of vernacular building materials including stone, brick, timber-frame, thatch and weather-board
- Many buildings located directly on street frontages
- Predominant linear form
- Settlement located in valley bottom astride Hendred Brook
- Network of footpaths and lanes linking different parts of the village, neighbouring settlements and giving access to the Downs
- Key views up and down the High Street and Newbury Road and from St Mary's Road towards Hendred House
- Intimate scale formed by narrow winding streets
- Abundance of thick hedges, green banks and verges

- Raised pavements and original paving materials in key areas
- Fine cob and thatch walls
- Many fine tree specimens, either single or in groups

4 Assessment of special interest

4.1 Location

East Hendred is one of a number of spring-line villages lying at the foot of the Berkshire Downs. The village is located south of the Portway, now the A417, Wantage to Reading Road, approximately 6.5 kilometres (4 miles) from Wantage and 8 kilometres (5 miles) from Didcot. Oxford is about 18 kilometres (11 miles) away to the north.

4.2 General character and plan form

East Hendred is a rural village, which is remarkably compact in form. It is not conspicuous from the main road, partly because of the lie of the land and partly because of the large number of trees in and around the village.

Predominantly linear in form, the village has no obvious nucleus as the various key buildings such as the manor houses, inns, schools, shop and Churches are dispersed around the settlement. However the High Street is the busiest road with a natural focus of activity around Hendred Stores, the Eyston Arms Public House, Hendred House and the business premises located in the Hendred Estate barn conversions.

The homogenous nature of the historic core of East Hendred is due to the scale and form of the vernacular houses and farm houses, together with their construction details, materials and unchanged nature.

The main part of the village to the west of The High Street appears to be of the classic letter 'g' shape of two circles, an upper and a lower one, bounded by Orchard Lane, Cat Street and Church Street, with buildings lining the roads, enclosing the land in between. This enabled stock animals to be kept in the village centre overnight and taken out to graze during the day.



Godfreys Farmhouse, St Mary's Road



View towards the Ridgeway

East Hendred Conservation Area Appraisal

The basic street pattern is little changed from that shown in John Rocque's map of 1761. The main road into the village from Portway appears to have been to the west of the settlement along Allins Lane, with a further fork of 3 tracks arriving at Chapel Square. The tracks can probably be equated to the present line of Coulings Close, White Road and Old Road. The west extension of Horn Lane formed a road to West Hendred, which is still in existence as a track. In 1761 the village is shown aligned either side of The High Street and Newbury Road with a greater concentration of building to



Cemetery, Cat Street



Newbury Road

the east. The First edition OS map of 1877 shows the village centred around the various manor houses and farms with their associated closes. Much of the land surrounding the buildings appears to have been wooded or under cultivation, apart from the open area known as Snells. Cow Road seems to have been an important route to the Downs, running parallel to the present Newbury Road.

Historically, the High Street formed the spine of the village, with streets and lanes running outwards either side, enclosing various parcels of land and buildings. Nowadays the bulk of the historic settlement lies to the west of the High Street. Church Street, Cat Street, Horn Lane, Ford lane and their connecting footpaths still follow their ancient alignments. Champs Chapel, the Manor House and the Church of St Augustine form focal points. Nos 1-4 White Road form a prominent row of cottages at the north entrance to the village.

There was little building in East Hendred between the First and Second World Wars. One group of Local Authority houses were built off the White Road. Post 1945 the pace of development quickened with various areas of Local Authority housing which have extended the physical limits of the village. Private house building has been mainly confined to Orchard Lane, Orchard Close, Fordy Lane and Horn lane. A few 20th/21st century houses have been constructed at the south end of Newbury road.

The population of East Hendred has risen from 648 in 1931 to 1,092 in 2001 and there is a thriving community of all ages.



Cow Road



Church of St Augustine

4.3 Landscape setting

East Hendred lies about 2 miles south of the Ridgeway, an ancient track along the Downs, which was once a nationally important military and trade route, now popular for hiking, cycling and horse-riding. The Downs above the village are interspersed with plantations of scattered copses and shelter-belts planted by Lord Wantage and his descendants.

The village is built along the 300' contour astride the valley of East Hendred Brook. The Brook flows east/west to join

Ginge Brook, to the west of the conservation area boundary. The soil is chiefly chalky loam on a subsoil of chalk in the south part of the parish, greensand in the centre and gault clay to the north of the A417.

The shape of the long, thin parish boundary is likely to have been laid out in Anglo-Saxon times, to include a share of rich vale land, a slither of fertile easily worked greensand and a well-drained area of chalk land on the Downs. These different geological areas were respectively good for arable/cow pasture, various types of cultivation and sheep pasture.

The village lies within The North Wessex Downs, designated as an Area of Outstanding Natural Beauty. (Maps 1-3)

5 Historic Development and Archaeology

5.1 The Origins and historic development of the area

East Hendred may have pre-historic origins, but is documented from Saxon times. The Anglo-Saxon charters of 956 and 962 record the name Hennerithe, said to derive from Hendred Brook, which flows through the village and is still a hen's rill or rill of the waterhens. At the time of the Domesday Survey the king was the chief landowner and after this the Church was the chief landlord. There were once 5 manors in East Hendred, now only commemorated by name: Abbey Manor, Frampton's, King's Manor, the Manor of Arches (inherited by the Eyston family) and the remaining one owned by New College, Oxford.

During the medieval period East Hendred thrived as one of the main centres of cloth manufacture in Berkshire. At first local wool and later mainly cloth were bought for export by London and Bristol merchants. Contemporary accounts refer to the Golden Mile, a section of road to the south of the village leading up to the Downs. Here an important cloth fair was held up until 1620, when it was abolished by James I in order to encourage a market at East Ilsley. Because of this trade, East Hendred was of considerable importance and Henry V granted a weekly market and two fairs on the feast days of St Catherine and St Augustine. These are commemorated in Cat Street, named after a Chapel dedicated to St Catherine, now demolished, and in the name Dancing Hill. Fairs continued in the village until after World War II.

The Eystons owned a fulling mill in East Hendred and it is believed that the grassy terraces of Snells, are evidence of drying grounds for the fulled and dyed cloth. The wool merchants Henry and Roger Eldysley (died 1439) are commemorated by a brass in St Augustine's Church. Roman Catholicism has remained strong in the village due principally to the Eyston Family and their descendants. The private Chapel at Hendred House survived despite the Reformation and was used more or less openly for all Roman Catholic services in East Hendred until St Mary's Church was built in 1865. The Eyston family are still responsible for maintaining the Eyston Chapel in St Augustine's Church.

Provision for education in the village is notable as evidenced in the former Church of England School and School House, now known as Snells Hall and the Roman Catholic School, and School House. A new Church of England School has been constructed to the west of Fordy Lane and a Roman



Abbey Manor Farmhouse



Church of St Mary



Snells Hall

Catholic School, St Amands, to the East of St Mary's Road. The woollen industry declined sharply by the 17th century and the population fell. Village fortunes suffered until the mid-late 19th century due to the population becoming almost totally dependant on agriculture. The coming of the railways to nearby Steventon and Wantage in the mid 19th century improved the situation and made work possible both in local towns and further-a-field.

Most village people were employed on the Hendred Estate or in local services and shops until the First World War. Since 1945 employment patterns have changed with increasing car ownership and the creation of the Atomic Energy Research Establishment at Harwell and other research establishments nearby. Work is obtained in local towns whilst some village residents commute to London and other major towns.

5.2 Archaeology

There are no scheduled ancient monuments within the conservation area. However, there are nearby sites of archaeological interest on the Downs and on the Ridgeway. The potential archaeological interest of the conservation area has yet to be evaluated. Site specific advice can be obtained from the County Archaeologist.



Lime Avenue, Hendred House

6 Spatial Analysis (Map 4)

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

The character of spaces within the village is determined by various factors: the geography of the site, the location of the village in a valley bottom astride Hendred Brook and the pattern of built development centred on the farms, cottages and manor houses making up the settlement.

The open area of Snells, dissected by footpaths is the key open space within the conservation area. The hilly, grass covered slopes once covered in elms, rise up gradually from Church Street towards Cat Street and are partly wooded with Hazel coppice towards Fordy Lane. To the north is the raised rectangular mound of the cemetery which overlooks Snells and borders Cat Street. On the east the land is divided into the spacious garden plots around large houses such as Kings Manor, Abbey Manor Farm, Abbey Manor and Sparks Farm.

Around Hendred House, in the valley bottom, the considerable open space is wooded with poplar trees opposite St

Augustine's Church and is partly under cultivation around the house. A distinctive lime avenue forms the entrance to Hendred House.

The churchyards around St Augustine's and St Mary's Churches contain small areas of open space, enclosed by stone walls.

The north part of the conservation area around Orchard Lane, Cat Street, Chapel Square and the top section of the High Street are densely developed with garden strips running at right angles to the rear of the buildings fronting the streets. Many gardens have tree and shrub planting. The Eyston Arms Public House, Dancing Hill House and Hendred Stores are raised up and set back from the street behind grassy banks. Views of the rear garden plots may be gained from the public footpath running eastwards to the south of the Village Stores. Elsewhere, due to the presence of many high brick, stone and cob walls, views can only be glimpsed of the spaces to the rear.



St Augustine's churchyard



Hazel Coppice, Snells

South of Church Street the land rises up gradually southwards towards the Downs and apart from the sizeable area of open garden space around the former rectory, Church Place, smaller garden plots again run at right angles to buildings fronting the footpath linking Church Street with Horn Lane. Views may be glimpsed of the gardens between buildings.

Whilst the north part of Newbury Road is mostly densely developed with houses with small garden plots running behind buildings fronting the road, the south part has a more open aspect with larger gardens and paddocks relating to the various farms and larger houses. Along Newbury Road, houses are located on high banks, considerably above road level, from the junction with Horn Lane up to Framptons. Good views north to the village centre are gained from the distinctive raised pavements, which run alongside the houses fronting Newbury Road, and which provide footpath links to the village.

6.2 Key views and vistas (Map 4)

There are many fine views within the conservation area as well as some looking inwards towards East Hendred from public paths and footpaths outside the conservation area. Views looking between buildings to gardens and paddocks beyond are numerous. The key significant panoramic view of the village is gained from the kissing gate at the top of Snells, below the cemetery. Here the old buildings making up the north, south and east parts of the village can be seen, as well as the Churches of St Augustine and St Mary. Other key views are gained from St Mary's Road, either side of St Mary's Church looking northwards towards Hendred House and the High Street and up and down the High Street

and Newbury Road. Due to the narrow, curving nature of many of the streets and lanes, lesser views are obtained looking up and down Allins Lane, Orchard Lane, Cat Street, Fordy Lane, Horn Lane, Church Street, St Mary's Road and Chapel Square. Key views are shown on Map 4.

7 Character analysis

7.1 Definition of character areas (Map 5)

There are 7 character areas:

- North Streets (Allins Lane, Orchard Lane, Chapel Square and Cat Street)
- Snells
- St Augustine's Church and environs (Church Street and Horn Lane)
- Newbury Road
- High Street
- St Mary's precinct
- Adjoining farms

The character areas identify visually and physically distinct parts of the conservation area rather than identifying the influence of planned chronological development. East Hendred is by its nature an unplanned settlement that has evolved in a piecemeal fashion. The majority of the earliest buildings are located on street frontages with garden plots running back at right angles to the street. Key influences in shaping the different character areas include the geography of the settlement located in a valley, with hilly land rising up either side of Hendred Brook. The narrowness of streets and the enclosed nature of the village without far reaching views outwards are key characteristics.



Cozens Farmhouse



View Across Snells



Raised pavement Newbury Road

North Streets

The north streets include the main roads into and out of the village linked to other paths and lanes leading outwards to nearby villages. Nos 1-4 Portway Place are landmark buildings at the entrance to the village. The trees and green verge to Duke's Orchard are visually prominent. Orchard Lane, Chapel Square and Cat Street form a circle around garden plots above Snells. This area is distinguished with some of the earliest buildings in the village, such as Champs Chapel and Kings Manor as well as the Wheatsheaf and the Plough public houses. Development is more densely packed in the south part of Cat Street where the vernacular cottages have a strong visual link with the cemetery and form 2 sides of a square.

Fordy Lane

Fordy Lane has a character more akin to Devon lanes in its sunken nature, with high banks lined with important belts of trees protected by TPO's. Together with Hendred Brook these features create a tranquil haven for wildlife.

St Augustine's Church

Around St Augustine's Church the land rises up southwards with Church Street and Horn Lane encircling an area of hilly land bisected by a footpath named Little Lane which climbs quite steeply to meet Horn lane. Early settlement took place on street frontages; more recent development has infilled the space within the circle. Church Place is the key building in this area with a substantial garden plot taking up around a quarter of the area. Notable groups of trees are protected by TPO's. Key features of this area are the curving nature of Church Street, the fine cob and thatched wall to The Old Cottage, the wide view across Snells from Snells Hall and the imposing nature of St Amand's House and it's associated thatched barn



Champs Chapel



Little Lane



St Amand's House

Snells

Snells is a hilly open area with grassy banks with hazel coppice near Fordy Brook. It is bisected by well-used foot-paths running from below the cemetery to Church Street and the High Street. The unique, open rural character with grazing sheep and far reaching views across Snells are distinguishing features of this character area.

Newbury Road

Newbury Road is an area of two characters: In the south on rising land, farms and cottages are located in spacious plots at right angles to the road. In the north cottages are densely packed, with narrow gardens running back from the road. The road appears sunken such that the cottages and houses are elevated some height above the road and are linked by well used raised pavements to the main part of the settlement to the north. Views up and down Newbury Road from the raised pavements are a significant feature of this area.

The High Street

The High Street is the main spine of the village, with key village properties such as Sparks Farm, Abbey Manor Farm, Abbey Manor, The Kings Manor, Hendred Stores, the Eyston Arms and Hendred House which is set back from the road, approached via an avenue of lime trees. The wide street, dominance of fine houses and sizeable area of green around Hendred Stores, together with grassy banks contribute to the distinctive character of this area.

St Mary's Precinct

St Mary's precinct includes buildings associated with the Church and St Amand's RC School as well as farms and cottages on the edge of the conservation area. Here the distinctive character is the narrowness of the streets lined by pavements with stone setts and kerbs, the views gained to Hendred House, the important open space comprising the school playing fields in the proposed extension to the conservation area and the visual links to the countryside to the east.



Former Orchard Stables



*The Beeches,
High Street*

Adjoining Farms

This area includes Hill Farm Lane, Hill Farm and Cozens Farm, a paddock with a fine clump of trees which contributes visually to the wider setting of the farms, together with a pond and views of the Downs and village from a spot where historically important paths and lanes intersect.

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

East Hendred has developed over many centuries. The piecemeal more random siting of the many surviving buildings of the medieval and post medieval settlement located in the High Street, Newbury Road and the side roads and lanes contrasts starkly with the regular planned layouts of Council and private estates and individual houses built on the periphery of the conservation area in the 20th and 21st centuries. The earliest buildings include the Church of St Augustine, Champs Chapel and the former manor houses, farm houses and cottages associated with prosperous times in agriculture and particularly the wool trade. Later buildings include for example, Beeches, Park Cottage, Nos 1-4 Portway Place and the row of cottages at Mount Pleasant, which were built on the edge of the settlement. Snells Hall the former Church of England School and the RC Church of St Mary's and associated presbytery and school building reflect the ecumenical nature of the village, which has been the case since the Reformation.

The strong associations of the village with the Eyston family has maintained a sense of continuity: in the 19th century the family sponsored the construction of the RC Church; after centuries the Hendred Estate still retains ownership of land and buildings such as the Eyston Arms together with numerous farms and cottages. The Hendred Estate ownership of properties has done much to preserve the unspoilt

character of village buildings and gardens.

Until recently there were a number of racing stables in East Hendred. However this activity has now ceased. A number of stables and other buildings have been converted to alternative uses. For example barns at Hendred House have been converted to offices, barns at Orchard Stables to residential use and King's Barn has been converted to a house. Champs Chapel has been converted to house the village museum. There are thriving local businesses such as a vineyard and also a hamper business. The Presbytery, St Mary's Road is now used as a monastery.

The High Street is the busiest street with villagers coming and going to the village shop by car or on foot and employees accessing the business units behind Hendred House. Lanes and paths provide well used pedestrian routes, linking the different parts of the village and centres of interest such as the Churches, Snells Hall, the two village schools and the public houses. Being some way from a main road there is minimal traffic noise and the overall impression is of a peaceful and quiet rural settlement. The churchyards, cemetery and Fordy Lane together with the fields and paddocks surrounding the village are peaceful areas.



High Street

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

The dominant impression of East Hendred is the quality and strength of the vernacular tradition and the unspoilt nature of the village. New housing estates and individual private houses are mainly located on the edges of the settlement which has ensured that the historic core of the conservation area has been preserved. The conservation area contains a significant number of listed buildings: Champs Chapel and attached house listed at grade I, Hendred House and St Amand's Chapel, the Church of St Augustine listed at grade II* and the majority at grade II. In addition there are many unlisted buildings mainly of 19th and early 20th century date which make a positive contribution to the character and appearance of the conservation area.

Siting

Most listed buildings are contained within the historic medieval core of the village lining the street frontages of the High Street, Newbury Road and the land encircled by Orchard Lane, Cat Street, Church Street and Horn Lane. The former mill, now Ginge Brook Pottery and Mill Cottage are located some distance outside the conservation area at the end of Mill Lane to the west. Buildings of all dates are mainly sited parallel and hard on to the street edge, sometimes with rear extensions or separate outbuildings particularly at the farms or manor houses. Notable exceptions include Kings Manor and Downside which are sited end on with



The Wheatsheaf

gables fronting the road. Hendred House and Church Place are set back some distance from the street within their own grounds.

Size types and storey height

The predominant size types within the village include modest cottages and farmhouses reflecting the agricultural origins of the settlement. Large houses include the various manor houses and former rectory, Church Place. A few buildings such as Church Street Cottage are of single storey. White Cottage, Hickman's Cottages, The Wheatsheaf and



The Manor House, Allin's Lane

Nos 7-10 Newbury Road are of one and a half storeys. The majority of houses and cottages are of 2 storeys in height. St Amands House, a fine early 18th century house of brick/roughcast is of 2 storeys plus attics. Church Place, brick built, under a Welsh slate roof dates from the 18th century, possibly with earlier origins, is of 3 storeys.

Building style and plan form

Fine vernacular buildings dominate the built form of East Hendred. Their distinctive quality is characterised by the use of local materials and construction techniques. Many examples of late medieval timber-framed properties of cruck construction or box-frame survive as well as later properties constructed in chalk clunch or brick. Examples of crucks noted by ER Manley and in the statutory list are found at No 2 Newbury Road; Wythe Cottage and Forge Cottage, Church Street; The Cottage, Horn Lane; Inglenook and Penny Green, Cat Street; Hickman's Cottages, Cat Street; The Wheatsheaf, Chapel Square and a row of cottages in Cat Street which are not identified, but may refer to Pebble House, Heather and Appletree Cottages. David Clark, however, confirms there are no crucks in Heather Cottage and unlikely to be in the similar adjoining cottages as they have been radically renovated. Hillside Cottage has a cruck. The re-fronting, raising of roofs and even wholesale encasing of earlier buildings occurred from the 17th century onwards, in response to both requirements to provide extra space in upper floors and the influence of fashion to provide an attempt at symmetry. There are many examples of front walls being raised, including at Inglenook and Penny Green, Cat Street. Classical influences include the rendering of

timber-frame to give a uniform appearance, or re-fronting/encasing in brick, often in conjunction with the addition of classical features such as plat bands, dentilled brick eaves cornices and sash windows. Cozens Farmhouse, Hill Farmhouse, Furlong Cottage, Downside and Church Place are examples of buildings which have been encased in brick, disguising much of their original form. The Old Post Office, High Street and Monk's Orchard, Newbury Road are examples of 17th century timber-framed properties re-fronted in the 18th century in red brick laid to Flemish bond with flared headers. The Wheatsheaf is reputed to have been re-fronted circa 1900.

The Beeches is an isolated example of a 'cottage ornee', a picturesque style favoured for lodges and estate cottages circa 1760s. Here the construction is brick under a thatched roof. By the 19th century the Gothic style is employed in village buildings, including Gothic detail such as ornamental ridge tiles, bargeboards and finials as found at The Wheat Sheaf, Dancing Hill, and Abbey Manor Farm. Purpose built Gothic buildings include: Park Cottage, The RC and C of E Schools, RC Church of St Mary, Bier house, Rose Cottage and cottages at Mount Pleasant.

Early plan forms include hall houses, once open to the rafters, most now modified by the insertion of upper floors such as at Hillside/Forge Cottage; single ended hall houses such as Abbey Manor Farmhouse or double-ended hall houses such as Hickman's Cottages, Hendred Stores and Hendred House. Lobby entry plans are found from the 17th century and are typified by the front entrance leading into a

small lobby backing onto a central chimney stack, with doors leading from the lobby to the rooms either side. Examples of the two-unit lobby entry plan form include part of Corner House, Allins Lane, Woodbine Cottage, Cat Street, Wythe Cottage, Church Street and Orchard End, Church street. Examples of three-unit lobby entry plans include White Cottage, Cat Street and the Eyston Arms Public House. Double pile plans occur by the 18th century and are formed by creating a double depth of two rooms front and back, rather than a linear form of single room depth. Couplings, Orchard Lane, Church Place and Park Cottage are examples of the double depth plan. A large number of houses have outshots or extensions to the rear.

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

Unlisted buildings dating from the 17th century onwards, and mainly of 19th century date, which make a positive contribution to the character and appearance of the conservation area are noted as buildings of local interest. (Map 6)



Southernwood, Cat Street

Examples include:

- the Edwardian Arts and Crafts style property Southernwood converted from 4/5 cottages circa 1900
- Southernwood Cottage built 1920
- the 19th century red brick Snells Hall and House, the former Cof E School
- Old Chapel, the former Methodist Chapel, 1875, constructed in brick with ashlar dressings
- 19th century terrace of cottages at Mount Pleasant
- 19th century cottage pair Nos 3 and 4 Newbury Road of chalk clunch with brick dressings
- Park Cottage, 1840, the former Catholic Presbytery, reputedly built as a Dower House
- Presbytery, 1865, adjacent to the RC Church of St Mary
- Bierhouse, 1923-1924, adjacent to cemetery, stone built by Joe Prater in Gothic style
- various houses, cottages and outbuildings located elsewhere throughout the conservation area which are shown on Map 6.



Pump opposite Spark's Farmhouse



- water pump opposite Spark's Farmhouse
- well housing outside Pound Cottage
- war memorial outside Champs Chapel

In general new development has been sympathetically carried out and there are few new buildings which detract from the quality of the conservation area.

7.5 Local details

Properties in East Hendred contain good examples of windows dating from the 17th to 19th centuries. Most windows are now painted. Most doors appear to date from the 18th and 19th centuries. There is fragmentary evidence of late medieval windows in a couple of buildings.



*6-panelled door,
St Amand's House*



*Plank door with door
hood, Church Street*

Godfreys Farm has traceried remnants of what may have been part of the window to a former 15th/16th century open hall. Examples of 17th/18th century windows include the oak mullioned window and pegged framed casement windows with rectangular leaded lights, crown glass and pin hinges at Woodbine Cottage, Cat Street; similar windows at White Cottage, Cat Street, Chapel House, Chapel Square, Poplars, Sparks Farm, Meadow Cottage, Horn Lane, The Plough Inn, Star Cottage, Orchard Lane, Cowdrays, Cat Street, Wells Head, Newbury Road. Hendred Stores has diagonal shaped leaded panes of glass. Oriel windows are found at Meadow Cottage, Horn Lane and Hendred Stores. At properties such as The Eyston Arms and Dancing Hill original frames contain later replacement casement windows with a single horizontal astragal or bar. Coulings also has a later form of timber casement window, with single horizontal astragals or bars.



An isolated example of 17th century stone mullioned windows is found in the brick barn attached to Kings Manor. 19th century stone mullioned windows are found in Rose Cottage, High Street, an example of Gothic revival style.

Late 17th/18th century wood mullioned and transomed windows with leaded lights and crown glass are found at Orchard House, Cat Street and similar windows but with timber opening casements at the Georgian House, Orchard lane.

Examples of early 19th century 6-pane sash windows are found at St Amands House and Church Place; late 19th century 2-pane sashes at Orchard End. Pebble Cottage, Cat Street has sash windows with horns. There are numerous examples of replacement 19th and 20th century painted timber casements in houses and cottages throughout the conservation area. Some unfortunate cases of upvc windows are found in properties in Newbury Road. These dilute the special quality of the conservation area and should be replaced with appropriate painted timber windows.

The Beeches has unusual examples of Gothick 'Y' traceried windows with timber casements.

Early doors would have been substantial doors made of wide planks, within sturdy oak frames. Most doors in East Hendred are of plank or panelled style, the latter sometimes with the upper panels glazed to admit light into interior rooms. Southernwood, an example of the Arts and Crafts, Gothic revival style has a front door of wide planks and

East Hendred Conservation Area Appraisal

4-centered arched head, reminiscent of medieval building practice. St Amand's House has a fine example of an 18th century 6-panelled door with the upper panels glazed, flat door hood and a boot scraper; Abbey Manor Farm a 6-panelled door with overlight and gabled door hood. Elsewhere cottages and farmhouses have simple plank doors in timber frames or 4-panelled doors dating from the 19th and 20th centuries.

Dormers in the village are either wholly contained in the roof, half-dormers interrupting the eaves or of 'swept' eyebrow form. Full or half-dormers are either gabled or hipped.

Swept, tiled, eyebrow dormers are an unusual feature in East Hendred. Swept tiling is not traditional practice for tiled roofs but rather for thatched roofs and would tend to suggest that many properties were previously thatched. Examples include Godfrey's Farmhouse, Meadow Cottage, White Cottage, Hollyhock and Nos 1 and 2 Cat Street, No 2 Newbury Road.



Wood mullioned and transomed windows, Orchard House

Special features include:

- brick nogging in Hendred Stores
- dates in diaper patterns such as those on the barn conversion extension at Hendred House, dated 1998 and in tiling on Abbey Manor Farmhouse dated 1908 and the gable 1874; datestones such as W Harris 1829 on The Cottage, Hill Farm Lane
- a fire insurance mark on Inglenook, Cat Street
- tile hanging on the gable of Abbey Manor Farmhouse and elsewhere
- ornamental ridge tiles on The Wheatsheaf Public House
- dormers with finials at The Wheatsheaf
- blank windows probably due to the Window Tax at Cozens Farm
- thistle decoration in the gable of Corner Farm, Mill Lane, fleur de lys decoration on St Amand's House
- bargeboards at The Wheatsheaf, Abbey Manor Farmhouse, Hendred House
- tiled eyebrow dormers on Godfrey's Farm, Hollyhock Cottage and St Aidan's Cottage in Cat Street and elsewhere
- stone copings with pyramidal stone finials on Kings Manor Barn
- boot scrapers at St Amand's House and bootscraper integral with railings at Poplars, Church Street
- decorative ironwork window boxes at St Amand's House and decorative iron spikes on the tall wooden gates to the gatehouse at King's Manor

7.6 Prevalent local building materials

Buildings in East Hendred conservation area are predominantly constructed either in timber-frame or brick. The earliest properties are constructed in timber-frame apart from high status buildings constructed in imported limestone, such as the two Churches, Champs Chapel and Rose Cottage.

National fashions influenced the use of brick from the late 17th century onwards, which can be seen in the re-fronting of many village properties, or their whole sale re-cladding in the more fashionable material. By the 18th and 19th centuries new houses were built in brick, such as The Lodge, St Mary's Road, the C of E and RC School buildings and The Cottage, Hill Farm Lane, dated 1829.

Timber-framed properties are either entirely lime plastered/rendered or are constructed with infill panels of red brick or plastered wattle and daub/rendered lath and plaster. Hendred Stores is a fine example of close timber-framing with infill panels of herring bone brick pattern. In some instances early timber framed buildings have been refaced in red brick, such as Hill Farm. Brick buildings are often constructed in Flemish bond with glazed headers giving an imposing diaper effect.

There are a few instances of the use of imported ashlar limestone, mainly in high status buildings such as Champs Chapel, the Church of St Augustine, the Church of St Mary and also in Rose Cottage, High Street. A few cottages and outbuildings are constructed in chalk clunch with brick dressings such as Nos 3 and 4 Newbury Road and an outbuilding at Cozens farm. Large numbers of outbuildings are constructed in timber-frame with weatherboard. Thatched cob walls are found in Orchard Lane, Cat Street and near Old Cottage, Church Street.

Special Features



Fire mark, Cat Street



*Fleurs de lys decoration,
St Amand's House*



Bargeboard



Boot scraper, St Amand's House



Decorative ironwork, Kings Manor Gates



Diaper brickwork, Cozen's Farmhouse



*Decorative ironwork window box,
St Amand's House*



Swept eyebrow dormer



Thistle decoration, Corner House

Prevalent local building materials



*Thatch, timber-frame and weather-board
Sparks Farmhouse, High Street*



*Welsh slate and render,
Old Post office, High Street*



*Clay tile and brick Georgian House,
Orchard Lane*



Stone walling, Rose Cottage, High Street



*Thatch and Weatherboard,
Orchard Lane Barn*



Thatch and Cob wall , Cat Street

Walling Capping



Stepped clay tile capping, Church Street



Stepped triangular capping, King's Manor



Stone on edge, Church Street

The predominant roofing material in East Hendred is old red clay tile, which is a key factor in the visual cohesiveness of the village. It would appear that a greater proportion of village buildings were once thatched, as evidenced by steep roof pitches and eyebrow dormers now clad with clay tiles in buildings such as Godfreys Farmhouse, St Mary's Road and Kings Cottage, Cat Street.

A number of the earliest cottages and farmhouses together with outbuildings such as barns have thatched roof coverings. The main thatching material is combed wheat straw with turnover flush ridges or ornamental block ridges. There is an isolated case of the use of water reed on a barn adjacent to The Plough Inn. A little Welsh slate is in evidence including on the RC School buildings in St Mary's Road, in Nos 1-2 High Street and in Nos 1-4 Portway Place. Stone slate laid to diminishing courses is found on some of the earliest high status buildings, such as Champs Chapel and The Manor House.

Roofs are generally steeply pitched of gabled or half hipped roof form. A few examples of roofs of low pitch date from the 19th century are roofed in Welsh slate

Chimney stacks are predominantly constructed in red brick, some with diagonally mounted shafts such as at Cozens farmhouse.

Boundary walls are constructed in either stone or brick and sometimes a combination of the two, as at The Manor House which has a stone plinth with brick upper section,

partly with railings. Wall capping varies from stone on edge at St Augustine's Church to walling capped with triangular stone sections and brick opposite Sparks Farm, and brick walls with half round brick copings.

Picket fencing contains small front gardens to some cottages in Newbury Road, and extends along property frontages from Dancing Hill to Hendred Stores. Iron railings are found around Champs Chapel and the War Memorial, enclosing the cemetery and in front of properties such as Poplars, Church Street which has an integral bootscraper.

East Hendred still retains a high proportion of historic paving materials. Good examples of stone setts and kerbs are found in St Mary's Road, Church Street, High Street and Cat Street. Generally the streets are unmarred by street clutter such as direction signs or overhead wires and cables.

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

Key areas of open space providing habitats for wildlife include Snells, the cemetery and the treed area and open space around Hendred House. The panoramic view from the top of Snells gives a memorable snapshot of village houses, their gardens and the Church of St Augustine nestling at the foot of the slopes below. Either side of Fordy Lane the trees and grassy slopes of the hilly paddocks beyond are havens for birds and other wildlife, particularly around Fordy Brook. The tranquillity of Fordy Brook and Snells is notable. The significant number of trees and belts of trees protected by TPOs both within the conservation area

and in the setting of the conservation area provide habitats for birds. Tree specimens of note include the coppice in Snells, the pollarded lime tree avenue to the south west of Hendred House, and the horse chestnuts to the east of Snells Hall and south of St Amand's House. The conifers and oak trees lining the road boundary to Dukes Orchard make a positive contribution to this entrance to the village.



*TPO
Abbey Manor*



*Lime Trees
and Village
Green,
Chapel
Square*

Other areas of open space include the large garden plots to the rear of properties on the west side of the High Street and the smaller narrower plots enclosed by Orchard Lane and Cat Street, where numbers of trees are visible from many viewpoints.

Many green hedges, verges and banks contribute towards the special rural ambience of the village, such as those found in Allins Lane, Chapel Square, Orchard Lane, High Street and Cat Street. (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:

- The well housing outside Pound Cottage, east of The Wheatsheaf Public House is in poor condition and needs to be stripped of rust and given coats of appropriate black paint.
- Prominent boundary walls to the south west of Hendred House fronting the High Street and St Mary's Road are in a poor state of repair. Work is in progress. Matching materials and lime mortar should be used in any repair work.
- Metal railings around the cemetery are in a poor state of repair and need straightening out, de-rusting and repainting with appropriate paint. There are broken sections of railing opposite Snells Hall which need repair. Railings lining the path between Church Street and Horn Lane, opposite Mount Pleasant cottages are leaning

outwards into the path and need straightening.

- The concrete bollards outside Snells Hall appear unsightly and could be improved visually by replacing or painting them
- The little Gothic booth within the grounds of Hendred House opposite Sparks Farm is in poor condition. Repairs to the timberwork and repainting are required, to enhance the appearance of this interesting and prominent structure.
- The stone bier house on the edge of the cemetery, opposite Southernwood is in poor condition and needs to be stripped of ivy, and remedial work carried out to the roof and walls.
- There are instances of unsympathetic upvc windows in listed buildings in Newbury Road. The opportunity should be taken to re-instate historically appropriate painted timber casement windows, with the necessary listed building consent
- Decayed timbers are found in a few properties such as 86 Horn Lane, together with hard cement render which is breaking up. The opportunity should be taken to carry out remedial work to the decayed timbers, to remove hard cement renders and to provide lime based renders which will allow the buildings to breathe. This work may require listed building consent
- A disfiguring amount of overhead wires and telegraph poles are found in the open area of land adjacent to the High Street, to the west of Park Cottage. Other unsightly wirescape and a telegraph pole are located opposite Abbey House.
- The north section of Fordy Lane is overgrown with

trees and ivy forming a canopy over the road, needing effective management. In addition the tarmac road surface is eroded in sections and needs repair. At Fordy Brook the paling fence needs repair and the brook cleared of branches and rubbish.

- A small section of the front boundary wall to St Augustine's Church is bulging. This needs to be monitored and localised rebuilding carried out in matching materials and lime mortar when necessary.
- The thatched roof covering of Sparks Farm has deteriorated and both the ridge and coatwork need re-thatching. It would be appropriate to re-thatch in either longstraw or combed wheat straw with a turnover flush ridge

7.9 Neutral areas

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

Areas of new build on the east side of Fordy Lane opposite the C of E school, which are enclosed by hedging and visually unobtrusive; the north east section of Orchard Lane including



Well Housing, Pound Cottage

Dukes Orchard and an area of undeveloped land to the south of the electricity sub-station; the raised square of land to the south of Godfrey's Farmhouse.

7.10 General condition and buildings at risk

In general, East Hendred is a well kept village and most properties are in a good state of repair. However, some buildings or structures identified in 7.8 are in need of repair or maintenance.

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

Due to the narrow and winding nature of the many streets and lanes within the village, traffic necessarily has to move slowly and this has a natural effect of traffic calming. Special care is needed in Allins Lane which is single lane width for much of its length. On street parking can be a problem at peak times. Lorries tend to damage verges on Newbury Road.

7.12 Public realm features:

The following features make a significant contribution to the special character of the conservation area:

Street surfaces/features

- stone setts and stone kerbs including outside Sparks Farm, outside the Church of St Mary and a section south of Godfrey's Farmhouse, St Mary's Road; outside Southernwood and Southernwood Cottage, Cat Street; outside the Manor House; Orchard Lane
- raised pavements in Newbury Road, High Street, St Mary's Road, west end of Orchard Lane

- grassy banks, throughout the conservation area and particularly in The High Street, outside The Wheatsheaf, the east and west end of Cat Street, north part of Chapel Square
- large sarsen stone boulders dispersed throughout the village on grassy banks, prominent examples being outside Kings Manor and opposite Penny Farthing, Chapel Square
- areas of designated village green outside Dancing Hill and Hendred Stores; Hendred House and The Old Chapel

Street furniture

- village pump opposite Rose Cottage
- well outside Pound cottage

Street lighting

- courtesy lights are attached to buildings to reduce street clutter

8 Boundary changes

There are 5 boundary changes, which both rationalise existing boundaries, to follow existing property or fence boundaries and which include buildings or landscape features of interest:

- Orchard Lane/High Street: Extension of the boundary on the north-east to include important junction of roads and lanes, the east section of Orchard lane, historic garden plots, listed buildings and buildings of local interest which are considered to meet the criteria for inclusion within the conservation area. Nos 1-4 Portway Place and Duke's Orchard, bordered by a prominent line of trees are visually important

features at the entrance to the conservation area. The amended conservation area boundary follows fence boundaries to the east and south of Park Cottage. This strengthens the conservation area on the north east.

- Allins Lane: This is an important historic access road into East Hendred. Amendment of the boundary includes a slight extension to the top of Allins Lane and re-alignment to include the TPOs C1 and C2



Stone setts and kerbs, Cat street



Sarsen boulder, High Street

and to draw the boundary in more closely following clearly defined physical boundaries. In addition slight boundary extensions are made around Home Farm. Separate statutory protection for the important tree belts remains in force under the Tree Preservation Orders.

- Church Street Horn Lane: The boundary is extended on the west to include the junction of Church Street with Fordy Lane, the south section of Fordy Lane and to bring the listed building Orchard End and buildings of local interest Furlong Cottage and The Cottage within the conservation area boundary. These buildings and their garden areas meet the criteria for designation as areas of special architectural or historic interest and relate closely to the established settlement pattern of the rest of Church Street. Fordy Lane has a unique character. It is considered that the entirety of Fordy Lane is worthy of inclusion in the conservation area, for the interest of the lane itself and for its importance historically in defining the west edge of the settlement and for centuries providing the main means of access on this side of the village. The extension includes areas of 20th century development to the east of Fordy Brook. Due to the elevated, recessed siting of these properties back from the lane, the high hedges bounding them and their construction it is considered that these are neutral properties which neither enhance nor detract from the quality of the conservation area. This strengthens the west boundary of the conservation area. A further minor extension adjusts the boundary to the west of The White Cottage, Horn Lane, to follow a fence line and to

include the west end of Horn Lane up to the junction with Ford Lane.

- Newbury Road: The south boundary of the conservation area extends to the south of Monks Farm House, Newbury Road and includes parts of TPOs C8 and C9. The amendment includes drawing the boundary in more closely following clearly defined physical boundaries to the east of Downside. Separate statutory protection remains in force for the TPOs. This rationalises the south boundary.
- St Mary's Road: The east boundary is extended to include the east section of St Mary's Road, Cow Road, Hill Farm Lane, an area of paddock to the north and east of Hill Farm and a section of the valley which includes the moat to Hendred House. This brings an area of the village, which is evidently of architectural and historic interest within the conservation area. In addition, Cow Road and established footpaths and paths surrounding Hill Farm have been important routes to the Downs for centuries. There are good views looking towards the Churches of St Augustine and St Mary together with the rest of the village from these tracks. The extension brings a number of buildings of local interest within the conservation area, notably those with associations with St Mary's Church as well as a few historic cottages and Hill Farm House. The paddock to Hill Farm, green areas adjacent to St Amand's Catholic School and the moat and valley area in the setting of Hendred House are important areas of open space with biodiversity value as habitats for wild life.



Star Cottage, Orchard Lane



Former RC School, St Mary's Road



Hill Farmhouse

- Adjoining Farms: This new character area includes listed buildings, Cozens Farm and Hill Farm Cottage as well as fields, ponds and trees of biodiversity value.

9 Community involvement

Community involvement is an important, integral part of the appraisal of a conservation area. Public consultation is undertaken via the Parish Council and may also include consultation with local historical societies and other relevant bodies and individuals as well as by leaflet drops to individual properties within the conservation area. Views of the local community are taken into account in the preparation of conservation area appraisals, changes to the conservation area boundary and recommendations for the management of the area. If it is agreed to change the conservation area boundary, notice must be given in the local press and the altered conservation area boundary registered in the local land charges register.

10 Key Points: Future management of the East Hendred conservation area

The District 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 Council in achieving common 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

- Preservation of the special rural character of the open area known as Snells
- Retention of painted timber windows and doors. Replacement of upvc windows in properties in

Newbury Road and elsewhere and re-instatement of appropriate painted timber casements

- Retention and repair of historic street surfaces and preservation of grassy banks, verges and raised pavements
- Effective tree management, especially in Fordy Lane and of the poplar trees to the south west of Hendred House
- Preservation of views, particularly across Snells and up and down the High Street
- Clearance of rubbish and debris from Hendred Brook
- Repair of timber framed properties in matching materials and removal of inappropriate and harmful hard cement renders and plasters. Repair in lime mortars, plasters and renders
- Repair of brick/stone boundary walls and capping using matching materials and lime mortar
- Repair and black paint treatment to metal fencing around the cemetery, at the entrance to Snells Hall, adjacent to the Dukes Orchard and along Little Lane
- Repair of the well housing outside Pound Cottage
- Repair of the bier house, Cat Street and removal of ivy
- Repair of the Gothic booth opposite Sparks Farm
- Re-thatching of buildings in longstraw or combed wheat reed with turnover flush ridges to preserve the established local character of thatched roofs
- Consideration of the creation of car parks within the village to remove excessive parking on narrow streets

East Hendred Conservation Area Appraisal

11 References and useful information

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

12 Listed buildings within the parish of East Hendred

- II Rowstock Barn

ALLINS LANE

- II Corner House

CAT STREET

NORTH EAST SIDE

- II Cobblers Cottage
- II Inglenook and Penny Green
- II Pebble House, Heather and Appletree Cottage
- II Woodbine Cottage

SOUTH WEST SIDE

- II Orchard House
- II Cob wall approx 2m NE of Orchard House
- II Hollyhock Cottage and No. 12
- II White Cottage
- II Cemetery Cross, approx 25m SW of White Cottage
- II Hickmans Cottage
- II Cowdrays

CHAPEL SQUARE

- I Jesus Chapel and attached house
- II The Wheatsheaf Public House
- II Vine House Gallery
- II Chapel House

CHURCH STREET

NORTH SIDE

- II* Church of St Augustine of Canterbury
- II Cottage approx 15m N of Hillside House
- II House adjoining Wythe Cottage to right
- II Wythe Cottage
- II St. Amand's House
- II Barn approx 20m NW of St. Amand's House
- II Orchard End

SOUTH SIDE

- II Church Place
- II Hillside House
- II Forge Cottage
- II The Old Cottage and attached cob wall

COW ROAD

- II Cozen's Farmhouse

HIGH STREET

EAST SIDE

- II The Beeches
- II The Old Post Office cottage and adjoining house No. 1
- II Eyston Arms Public House
- II Dancing Hill
- II Village Stores and adjoining house
- II* Hendred House and St. Amand's Chapel
- II Barn approx 50m N of Hendred House and attached walls of walled garden

WEST SIDE

- II Kings Barn
- II Kings Manor Barn and Gatehouse
- II Kings Manor
- II Abbey Manor Farmhouse
- II K6 Telephone Kiosk
- II Barn approx 20m SW of Abbey Manor Farmhouse
- II Sparks Farmhouse

HILL FARM LANE

- II Hill Farm Cottage

HORN LANE

- II Meadow Cottage
- II Dunelin and Windy Ridge
- II The Cottage, and Chestnut Cottage
- II Hines Cottage

MILL LANE

- II Mill Cottage
- II Ginge Brook Pottery

NEWBURY ROAD

EAST SIDE

- II No. 2
- II Nos. 7 & 8 (Honeysuckle Cottage)
- II Nos. 9 & 10 (Jasmine Cottage)
- II No. 11 (Featherbed Cottage)
- II No. 12 (St. Josephs)
- II No. 13
- II Monk's Orchard
- II Downside and attached garden wall

WEST SIDE

- II Nos. 5 & 6
- II Wells Head
- II Framptons

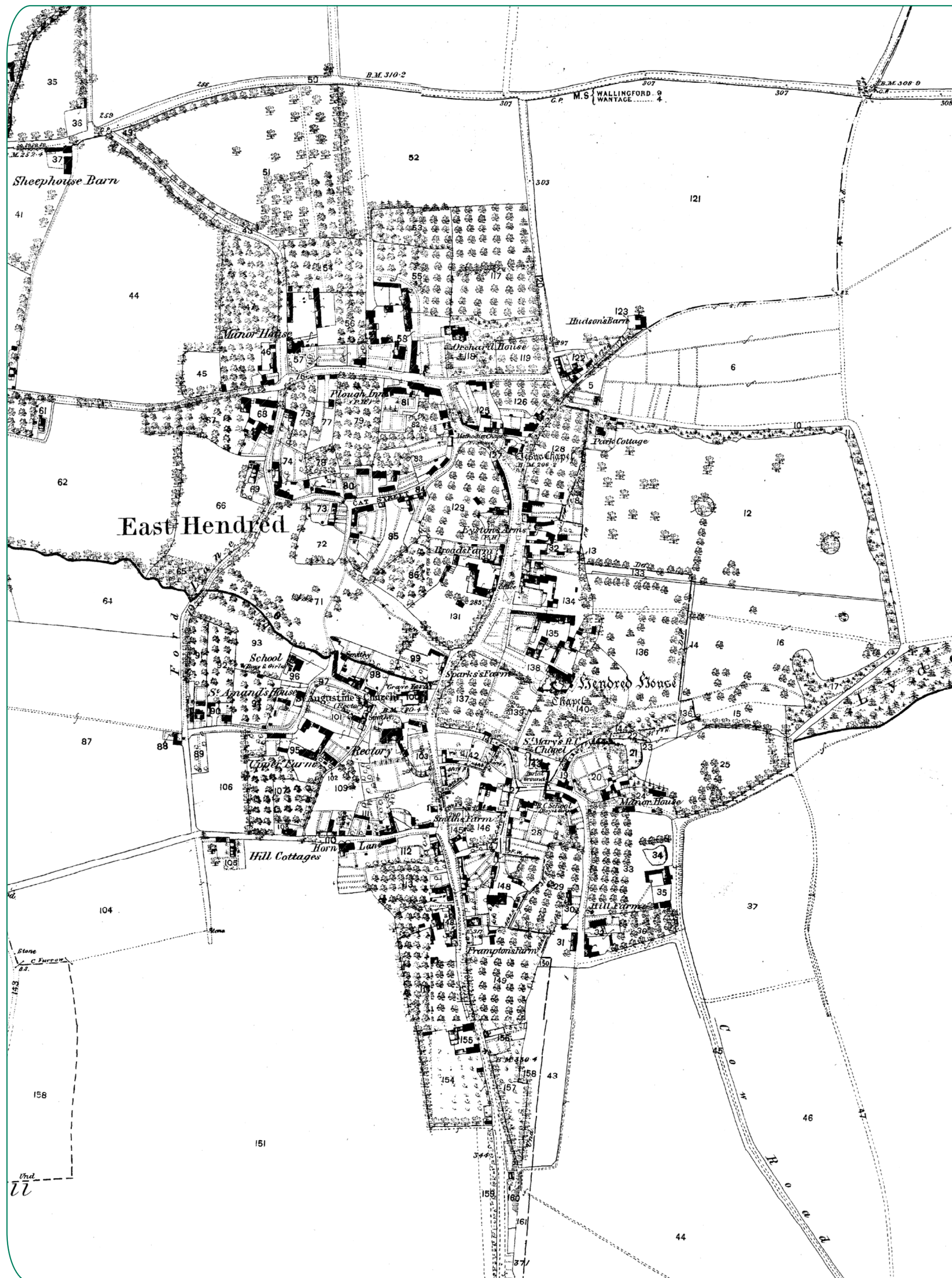
ORCHARD LANE

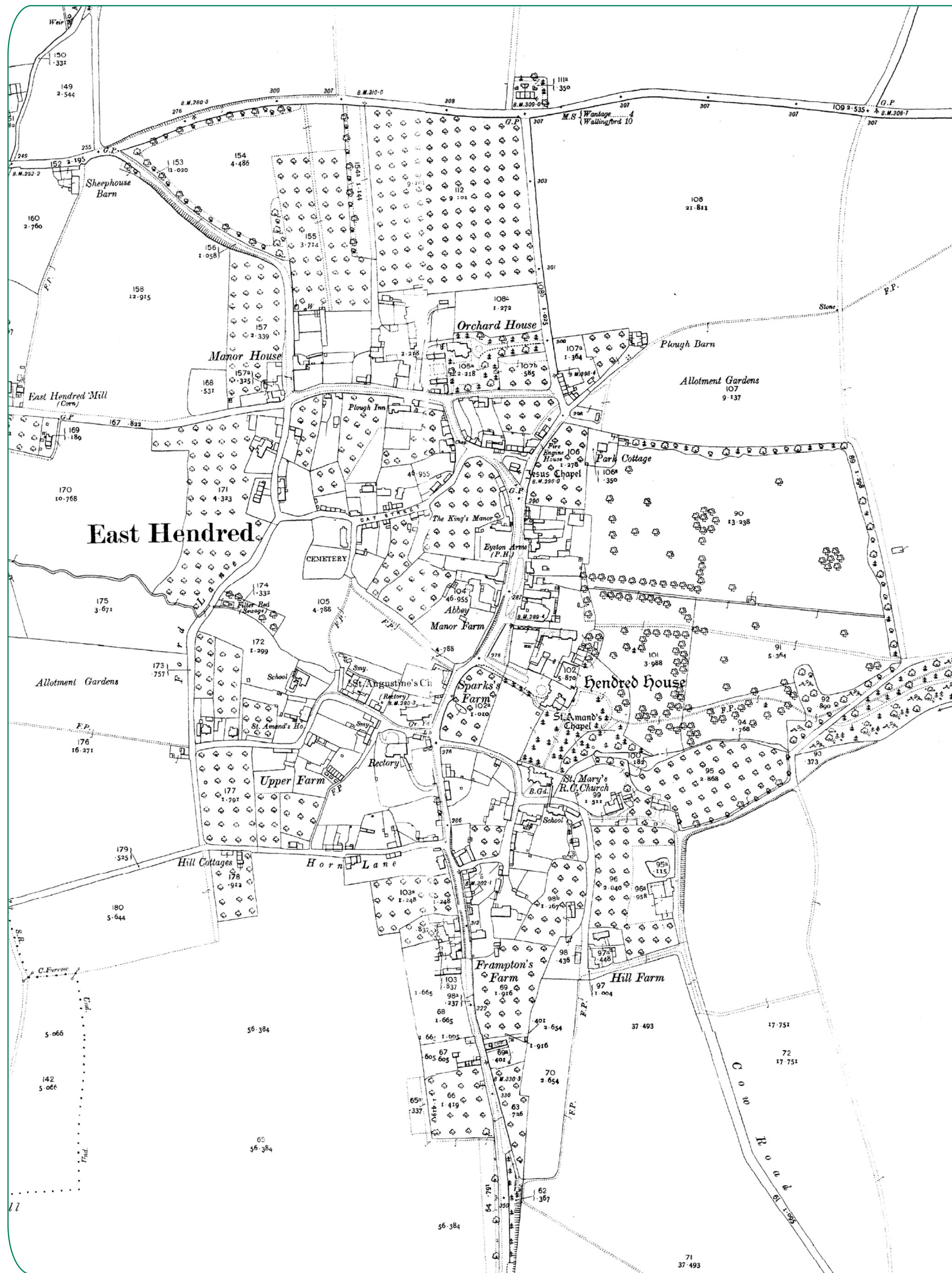
- II Orchard Stables House and attached barn
- II Coulings
- II Manor Farm House
- II Georgian House
- II Barn approx 4m E of The Plough Public House
- II The Plough Public House
- II Cob wall approx 15m NW of The Plough Public House
- II Star Cottage and attached cob wall

ST. MARY'S ROAD

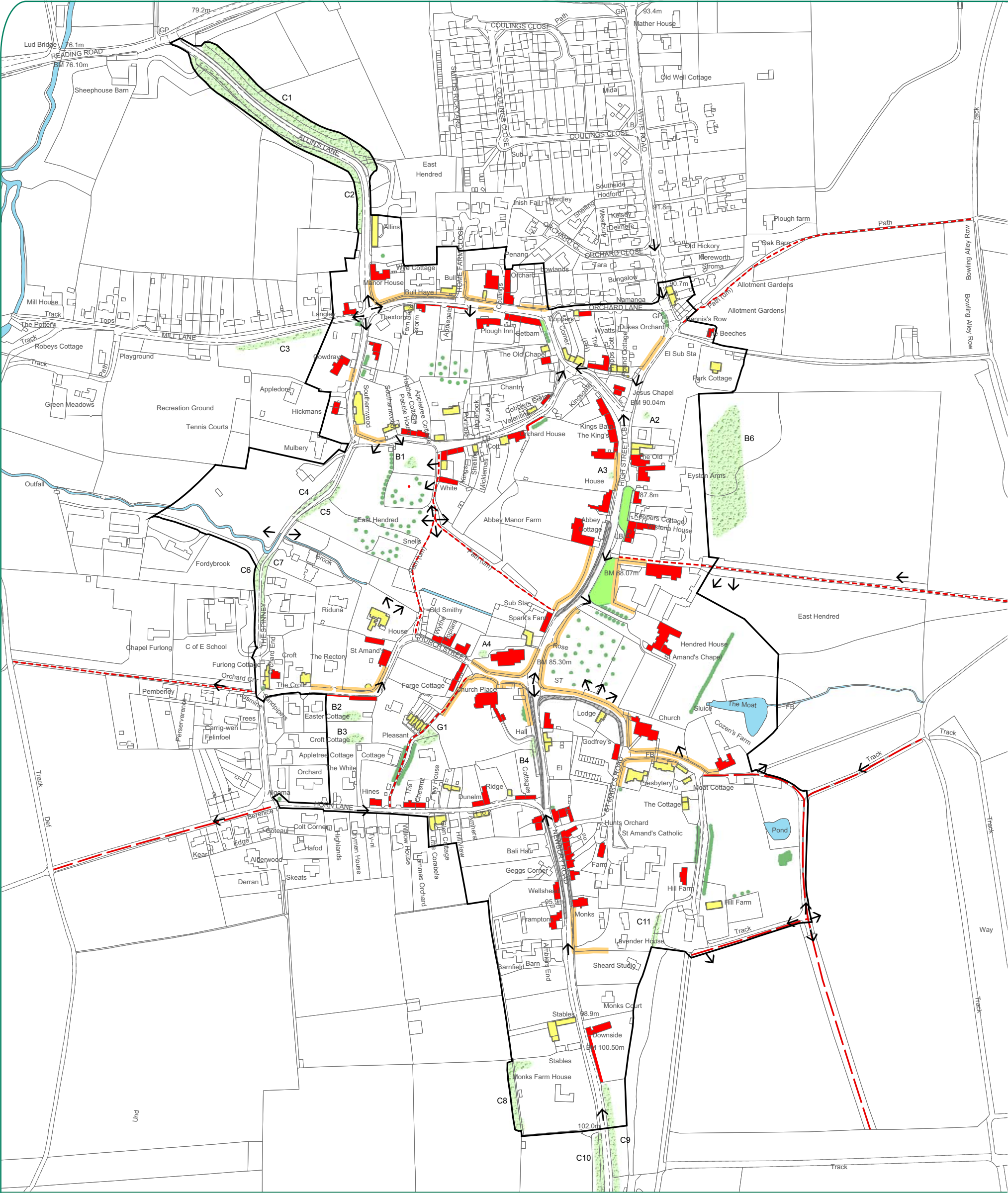
- II Roman Catholic Church of Saint Mary
- II House approx 15m S of Hunt's End
- II Godfreys Farm
- II Nos. 1 & 2







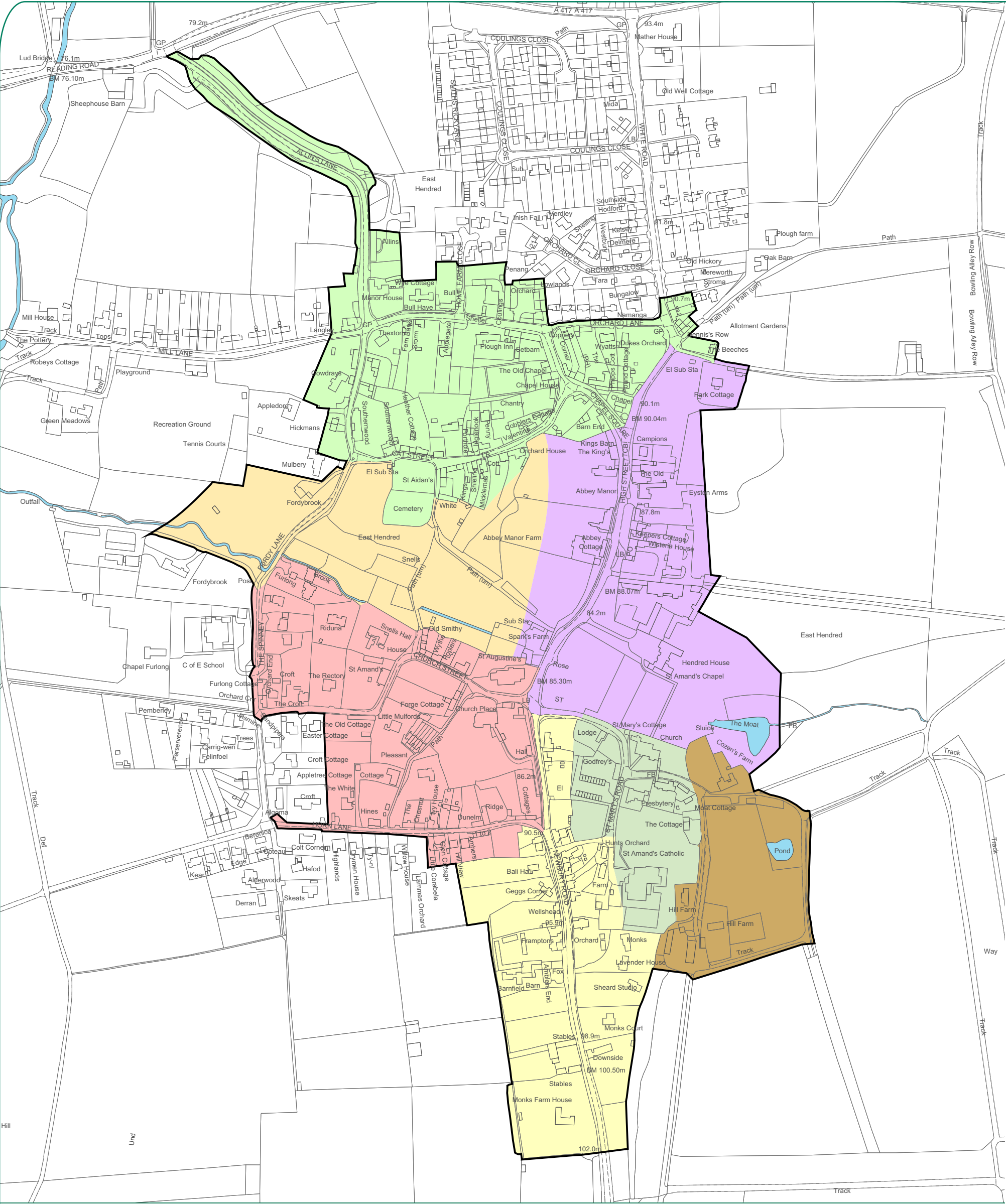
Map 4 - East Hendred Conservation Area













- Conservation area boundary
- Important views
- Public footpath
- Restricted byway
- Listed building
- Raised pavement
- Village Green
- Building of local interest
- Important tree/belt of trees
- Tree Preservation Order
- Hendred Brook
- Important wall

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Map 5 - East Hendred Conservation Area:
Character Areas



- | | |
|--|---|
|  Conservation area boundary |  North Streets |
|  Hendred Brook |  St Mary's Precinct |
|  High Street |  St Augustine's & Environs Extension |
|  Snells |  Adjoining Farms |
|  Newbury Road | |


0 50 100 150 200 Meters
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For further information and advice on East Hendred Conservation Area Appraisal please contact: Vale of the White Horse District Council, Environmental Planning and Conservation, Abbey House, Abbey Close, Abingdon, Oxfordshire, OX14 3JE. Tel 01235 520202 or by e-mail on caa@whitehorsedc.gov.uk

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