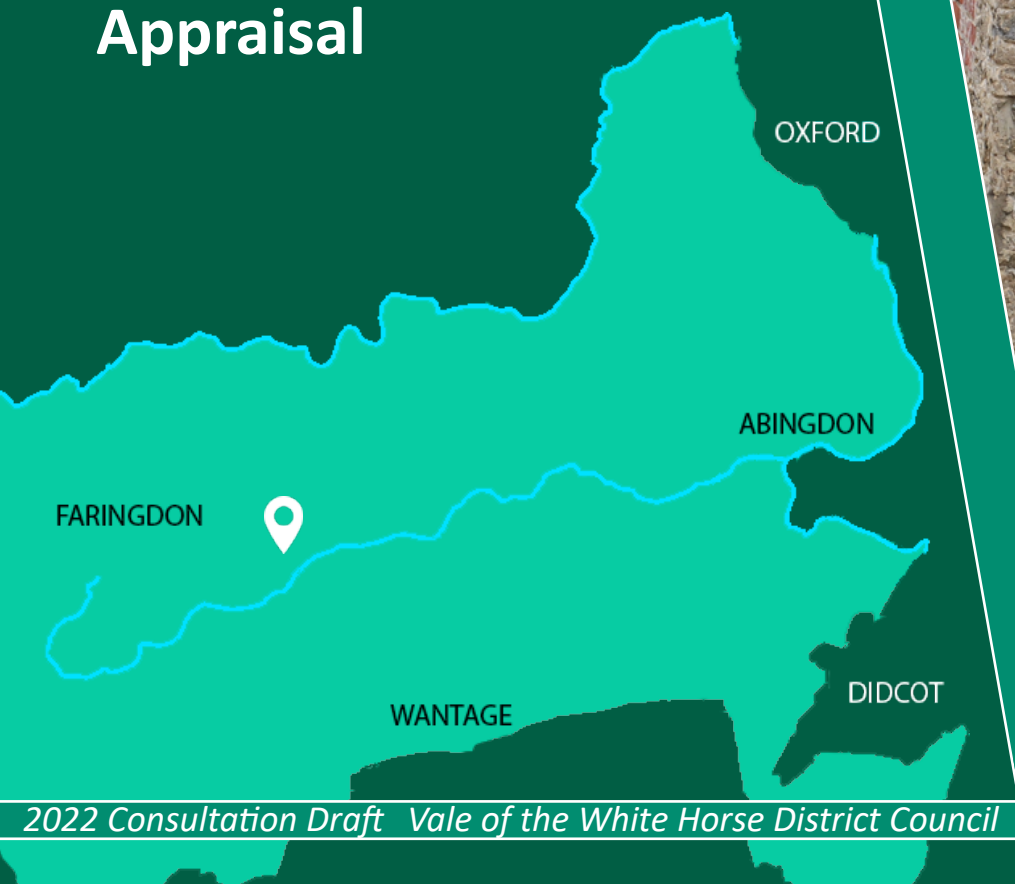




Stanford in the Vale Conservation Area Appraisal



OXFORD

ABINGDON

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Acknowledgements

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Note

This appraisal seeks to provide a comprehensive assessment of the character and special historic interest of the conservation area. However, the reader should not assume that details which contribute to the character of the area, but are not mentioned here specifically, can be dismissed by reason of their omission.

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1.0 Introduction

What are conservation areas?

Conservation areas are areas of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” – in other words, they exist to protect the features and the characteristics that make a historic place unique and distinctive.

Local Authorities have a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area. In addition to statutory controls, both National Policy and the Local Authority policies in the Local Plan help preserve the special character and appearance of conservation areas and their setting where it contributes to its significance.

What is the purpose of a conservation area appraisal?

- Identify the special architectural or historic interest and the changing needs of the conservation area;
- Define the conservation area boundaries;
- Increase public awareness and involvement in the preservation and enhancement of the area;
- Provide a framework for informed planning decisions;
- Guide controlled and positive management of change within the conservation area to minimise harm and encourage high quality, contextually responsive design.

How might living in a conservation area affect you?

- Most demolition works require planning permission from the local authority;

- Restrictions on permitted development and advertising;
- If you intend to cut down, top or lop any but the smallest trees you must notify the council so potential harm can be assessed.

Where can I find further information?

For further information on conservation areas, how they are managed and how this might affect you, please see the Vale of White Horse District Council's [website](#) and Historic England's advice on [living in conservation areas](#).

Planning policy context

Stanford in the Vale was formally designated a [neighbourhood area](#) in April 2014. The parish council is in the process of gathering evidence for the creation of a neighbourhood plan. The wider district development plan currently sits within the [Vale of White Horse Local Plan 2031](#). Other material planning considerations include the [National Planning Policy Framework 2012 \(NPPF\)](#), [Planning Practice Guidance \(PPG\)](#), and the emerging Joint Local Plan 2041.

Methodology and Consultation

This appraisal was produced with current best practice guidance published by Historic England and information collected using publicly available resources and thorough on-site analysis from the publicly accessible parts of the conservation area.

A draft of this appraisal will undergo public and stakeholder consultation with resulting feedback incorporated prior to its adoption by Vale of White Horse District Council.

2.0 Location

2.1 Overview

Stanford in the Vale is a village located centrally in the Vale of White Horse (formerly north-west Berkshire) situated just north of the River Ock, an upper tributary of the River Thames. “Stanford” is commonly believed to derive from the “stone ford” which may have once been nearby, though no evidence of any such crossing has been found. The name more likely originates from the Celtic *Ys Tan Fford* (“corn end road”) or *San Da Fford Inga* (“the cattle water adjoining the road”) which would explain the curious spelling of *Sandfordinga*, the first written reference to the area in a charter of 931AD¹. The 2011 Census recorded a population of 2093 within the parish bounds. The conservation area covers almost 20 hectares and contains 34 individually listed buildings.

2.2 Relationship to Other Settlements

Stanford’s nearest major urban centre is Faringdon, about 4 miles north-west, connected by the A417. Following the road southeast leads to Wantage and the Ridgeway beyond.

The village is surrounded by smaller villages and hamlets; Shellingford to the west, Hatford to the north, Charney Bassett to the east, and Goosey to the south, all separated by active farmland. The farming hamlet of Bow, immediately north of Stanford, is almost contiguous with the village due to infill development along Bow Road, but is distinct in character and therefore remains outside the conservation area boundary.

1. Spinage, C. (2004). “Stanford in the Vale: Stone Ford, Sand Ford, or Swine Ford?”, *Oxfordshire Local History*, 7(4), 9-16.

From Wantage, Alfred’s native place,
To Faringdon, at easy pace,
As with a summer afternoon
And weary feet, not out of tune,
It seemed that ten mile stage would be
Sufficient for one day for me.
Half-way between those ancient towns,
Through that green valley fringed with Downs,
I reached a village street, which lay
Right angled to the King’s highway.

- From “An Idyll of the Vale” by Rev. H.A. Cotton, 1925



Fig 1. Horsecroft bridleway leading towards Charney Bassett.

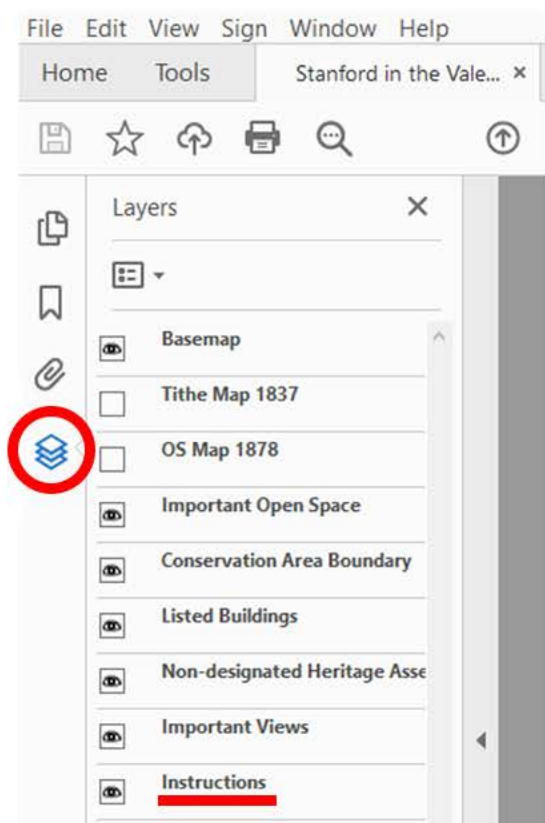
Instructions for Using this Map

Please note that the interactive features of this map will not work if you have opened this document with a web browser. You must download it and open it using a .pdf reading software such as Adobe Acrobat or Foxit.

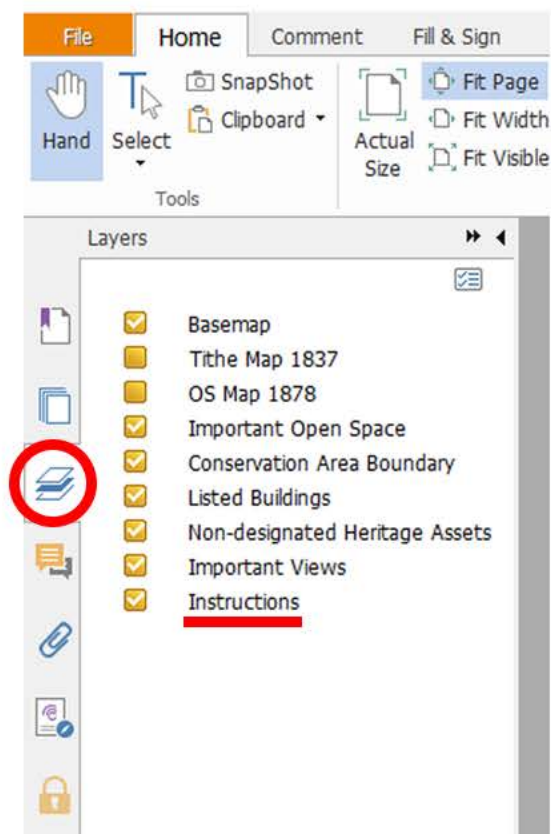
To turn layers on and off, please expand the left sidebar in your .pdf reader and click on the **Layers** icon, as circled below. All available layers will be listed there. Click the box next to each layer to toggle it on and off.

Turn off the **INSTRUCTIONS** layer to reveal the map.

Adobe reader



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You will find a **Go to Map** button at the bottom of every page which will bring you here. To return to your place in the document, click the button on the top left of the map labeled **Click Here to Return to Previous Page**

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3.0 Summary of Special Interest

Stanford in the Vale is a unique example of its typology; a large village with agricultural activity commingled with low and high status dwellings, all arranged in an unusual serpentine settlement pattern. Reasons for why Stanford exhibits and retains this special form of integration are explored in this document, though many factors remain unknown or are only partly understood. The high potential for further understanding through study of Stanford's built form, archaeological remains, and historic records make Stanford a place of national interest worthy of designation and protection.

Records reveal that extreme population fluctuations and an apparent lack of centralized local ownership and authority (as recorded at various times) are partly responsible for Stanford's special character. Equally important but less well recorded was an apparent desire among locals for equitable and free markets, afforded by prosperity of trade; evidenced by the unusual high density of independent farms and small-holdings in the village. The special history of development in Stanford is elaborated upon in section four.

Stanford has had few, but fruitful, archaeological field excavations. More should be encouraged to further our understanding of ancient Stanford. The rich variety of historic buildings are also worthy of further study which, besides St. Denys, are not well recorded but have a high potential to yield insightful evidence of the past. Some of the oldest extant buildings; Cox's Hall, Orchard House, Cromwell House, and Manor House, are notable examples of their period and reflect not only evolving building practice and fashion but also bookend successive periods of development activity within the agricultural community.



Fig 2. Looking south from Church Green down the High Street flanked by stone field enclosures.

Stanford is a standard bearer for local tradition. The church of St. Denys is host to a dedicated group of bellringers who perform quarter peals on special occasions while the nearby green has been regularly used for festivals and events since antiquity; the village has a tradition of hosting horticultural shows. The school sports field has hosted an annual May Fayre since 1979. In recent years Stanford has hosted folk festivals, fetes, bazaars, and fundraisers for many causes such as the building of a new village hall and erection of a war memorial in the churchyard of St. Denys. The community has organised special interest groups for history and art and supports an active social club with premises located just off High Street.



Click above to hear the bells of St. Denys, or follow [this link to hear them](#).

The experience of walking through Stanford is punctuated by a series of urban and pastoral vignettes. The overall impression is of a village just on the cusp of industrialisation. Despite some large scale development on the settlement boundary and some incongruous infill, the three “nuclei” of Stanford: High Street, Church Green, and Upper Green, all retain an essence of character that makes each special individually and strong as a group.

High Street, and Horsecroft by extension, with its array of period buildings like an open air museum, tempts the visitor to imagine the bustling trade route and bridleway through the ages. Both Church and Upper greens offer panoramas of village life. Church Green, under the watchful eye of St. Denys, conjures visions of markets and fairs bordered by scenes of domestic life. Upper Green, even today, appears ready to offer shelter to herds of livestock driven to Stanford on their journey towards Abingdon. The special aesthetic value of Stanford is explored and illustrated in section six, as well as in photographs throughout the document.



Fig 3. Sheep grazing near Upper Green.



Fig 4. 22-24 Chapel Road

4.0 Historic Development

4.1 Ancient and Medieval Eras

The Vale of White Horse has a long history of human activity with archaeological evidence dating to the Stone Age. The fertile and well-drained chalk valley, easily accessible along Thames tributaries, was and remains an attractive area for settlement and agriculture.

The Romans were especially active in the Vale, extensively cultivating the land. The earliest archaeological evidence of a settlement at Stanford comes from the time of Roman occupation, with artefacts dating from between the 1st and 4th centuries CE. Evidence suggests the settlement may have been established to control a ford crossing nearby (see Appendix A). The alignment of High Street is thought to date from this period.

The first Christian church was built in the ensuing Saxon period when the village doubled in size to roughly the conservation area bounds. Stanford is referenced in 1086 as having 51 households; estimated population: ~250. The oldest extant parts of the church of St. Denys (above right, *Fig 5*) date from the 12th century, shortly before Stanford was granted a royal charter in 1230, permitting a weekly market and annual fair. The Church Green, where these markets and fairs took place, became the focal point of what was then a large enough settlement to be called a town.

Though evidently prosperous for a time, an economic decline in the late 14th century, caused partly by side effects of the Little Ice Age and the Black Death, and partly due to a collapse in the wool trade to Europe, meant growth in Stanford plateaued.



It has long been speculated that the 1474 marriage between Richard III and Anne Neville, who lived in and held the manor of Stanford, took place in the church of St. Denys, though no conclusive evidence exists.²

A period of fractious ownership began in 1485 after the Battle of Bosworth Field. The manor of Stanford was forfeit to the victorious Henry VI who in turn passed the manor on to a number of local families. This divided the manor into smaller pieces which were divided further with each successive generation. It would not be until the late 18th century, when Edward Loveden Loveden of Buscot Park bought up all the pieces, that the manor of Stanford would become whole once more.

2. Morris, P. (2002). "Richard Duke of Gloucester - Later King Richard III - Was he a Stanford Bridegroom?" *The Stanford Historian*, 1(2).



Fig 6. Bear House; example of an earlier house refronted in the early Georgian period.

4.2 Early Modern Era

The following periods of Reformation and Civil War saw little growth in Stanford, with the most significant changes being the gradual replacement of timber framed buildings with the ones of masonry we see today; e.g. Orchard House, Vine Cottage, the Manor House, and 3-7 Church Green. The Compton Census of 1676 notes a population of 260, after a loss of 33 in 1649 due to plague. Despite this, some of Stanford's most notable residences were built around this time including Cox's Hall, Bear House (above, Fig 6), and Cromwell House (formerly the main house of Penstone's Farm).

The 18th century saw renewed prosperity thanks to the introduction of turnpikes which facilitated the flow of through-trade between London, Faringdon, and the Cotswolds beyond. Some older buildings during

this period were re-fronted in brick in response to Georgian fashions imported from London. Several new homes and outbuildings were built to accommodate social and economic growth, including the impressive and monumental brick Stanford House.

4.3 Modern Era

The completion of the Wilts. and Berks. canal in 1820 and the Great Western railway in 1841 brought further traffic and migrants to Stanford, resulting in overcrowding. The 1851 census records a population of 1,032 in Stanford, a huge number considering the village had not expanded much beyond its ancient footprint. Most of the workers housing around Horsecroft and along Chapel Road was built during this time to accommodate the new labourers (below, Fig 7).

The biography of Rev. Christopher Wordsworth, once vicar of Stanford, describes the village in the mid 19th century as having the "unenviable reputation of being the most neglected and disorderly locality in the district. It was an "open" parish, i.e. there was no resident squire, but a number of small owners of property, with the consequence that every one that was turned out of any of the neighbouring villages found a refuge there. The overcrowding and lack of decent accommodation produced the usual effects, and drunkenness and immorality were so common as to be almost disregarded."³

This overcrowding seems to have abated as a result of the Great Depression of British Agriculture in the late 19th century, which promoted depopulation to urban centres and emigration abroad. This is evidenced by a number of archived sale posters from the time advertising

3. Overton, J.H; Wordsworth, E. (1888) *Christopher Wordsworth, Bishop of Lincoln*. London: Rivingtons. p. 132.

auctions of farm stock and contents, and freeholds of cottages (e.g. right, Fig 8).

The first purpose built school, a National School, today a private residence, opened in 1853 on the corner of High Street and Southdown Court. This was followed by the construction of a larger primary school building in 1873 following the Education Act of 1870. The 19th century also saw the addition of two new ecclesiastical buildings: a nonconformist Congregational Chapel in 1831 (today the United Reformed Church) giving Chapel Road its name, and a Primitive Methodist Chapel on High Street in 1888 (today a private residence).

The most notable additions to Stanford in the 20th century were a set of eight semi-detached post-war homes on Upper Green, and the Grange, a nursing home built in and around the old vicarage three years after a new vicarage was built in 1981.



Fig 7. Labourers housing on Chapel Road.

STANFORD
Near FARINGDON, Berks.

FREEHOLD
COTTAGES & GARDENS

MESSRS. BADCOCK & DYKE

Have received instructions from the Trustees for Sale under the Will of the late Mr. John Goulding,
TO SELL BY AUCTION, at the WHEATSHEAF INN, Faringdon,
On TUESDAY, NOVEMBER 4, 1879
(BEING GREAT MARKET DAY),
At THREE o'clock in the afternoon, subject to Conditions then to be produced, the following
COTTAGE PROPERTY, in 3 Lots :-

LOT 1.
A STONE-BUILT & THATCHED COTTAGE
Situate in the Cottaging Road;
Containing 3 Rooms upstairs and 3 down, with Hovel and Garden adjoining, in the occupation
of Mrs. Belcher, at a yearly Rental of £4 0s. 0d. There is a good supply of water.

LOT 2
A Stone-built & Tiled Cottage
Situate on Church Green; containing 3 Rooms upstairs and 3 down, with Wash-house, Side Entrance,
and small Garden and Hovel in the rear, in the occupation of Thomas Adams, at a yearly
Rental of £7 0s. 0d.

LOT 3
2 Stone-built & Tiled Cottages
Adjoining the above; each containing 2 Rooms upstairs and 2 down, with small Gardens and good
well of water in the rear, in the several occupations of William Winch and Charles Belcher, at a
yearly Rental of £6 6s. 0d.

Further Particulars may be obtained of Mr. HAINES, Solicitor, Faringdon; or of the AUCTIONEERS,
Faringdon, Berks.

LUKER, PRINTER, FARINGDON

Fig 8. 1879 sale poster for a selection of freeholds in Stanford.

5.0 Character Assessment

5.1 Pattern and Plotting

The earliest evidence of a settlement appears in linear form on High Street along what would have been a bridleway connecting Shellingford and Charney Bassett. The construction of a Saxon church to the north re-focused development around this new nucleus. This remains the focal point of activity today; the modern village hall and recently constructed war memorial are nearby. This historic shift from one development pattern to another resulted in the “long, straggling village”⁴ pattern we see today, and is a key ingredient to Stanford’s special interest.

Stanford is notable for its density of independent farms. These are Cottage Farm, Duckett’s Farm, Hatch’s Farm, Penstone’s Farm, Priors Farm, Spinage’s Farm, Stanford House Farm, Stanford Farm, and Stone’s Farm. Of these, Cottage Farm and Hatch’s Farm (see right, *Fig 9*) have enclosures wholly within the conservation area which have changed very little since their earliest recording on a tithe map of 1837; they exhibit a piecemeal development pattern which could date from as early as the 13th century. An enclosure near Stanford Farm still retains a pasture, though it was reduced to a third of its historic size in the last century to allow for the creation of a sports field and Millennium Green at either end.

Village plots are generous; most structures are fully or semi detached and many have large gardens. The smallest plots are given over to short terraces, most notably 51-55 High Street, 3-7 Church Green, and 15-25 Chapel Road. Much back land development centres around former



Fig 9. View across enclosed fields to Hatch’s Farm barns (now in residential use).

farm courts away from the roadside, such as those found at Hatch’s and Spinage’s Farm.

5.2 Activities and Prevailing Uses

The principle activity associated with Stanford historically is agriculture; specifically dairy and beef farming. Today some dedicated cattle farms survive in the surrounding area, but most are mixed use depending on market prices; many keep horses for pleasure. The fields within the Stanford conservation area which survive today are used for grazing by horse and sheep (see, *Fig 3*).

The oldest prevailing use for any building in Stanford is of course the church of St. Denys, the services and bell ringing therein having run continuously for nearly a millennium. The adjacent Church Green maintains its historic use as a festival and market place.

4. Overton, J.H; Wordsworth, E. (1888) Christopher Wordsworth, Bishop of Lincoln. London: Rivingtons. p. 133.



Fig 10. The Crown Prince Pub on Upper Green as painted by Hubert L. Howse in 1912.

Though several historic public house structures survive in the conservation area these have all now been converted to residential use. These are: The Anchor (1 High Street), The Red Lion (19 High Street), and The Crown Prince (7 Upper Green) (above, *Fig 10*).

The primary school building, constructed in 1873, continues to educate local children, having expanded several times in the 20th century to accommodate growth.

Many former shops and agricultural buildings have been converted to residential use. The only public facing businesses which still operate inside the conservation area are: building contractor P.J. Carter at 59 High Street and Court Vets at 25 High Street. There are two retained shopfronts at 51 High Street and 1 Church Green on buildings now fully residential.



Fig 11. The end of Horsecroft Road leading off towards Charney Bassett.

5.3 Traffic and Movement

Historically Stanford was the site of a river crossing on the route from the Cotswolds to Abingdon and Dorchester as a means to detour a large swamp, Baccan Mor (aka Bagmore), which once stretched from Charney Bassett to Woolstone. This south-east by north-west route explains the orientation of High Street.

Today most traffic traveling east along High Street turns sharply north towards Church Green and would eventually reach Bow Road leading out of the parish north to Hatford. The line of the ancient route becomes a dirt bridleway at the end of Horsecroft Road as it continues on towards Charney Bassett.

High Street remains one of the principal means to enter Stanford from the nearest highway, Stanford Road (A417), which is itself aligned with

an ancient route connecting Gloucester and Reading. The A417, acting as a bypass, has resulted in a low-traffic, quiet, and pedestrian friendly village centre.

For pedestrians, High Street has a pavement on its north side until it splits to one side of both Church Green and Chapel Road. The outer perimeter of Church Green has a pavement and contains within it several paved crossings towards St Denys. Pavement continues on both sides of Chapel Road up to Cottage Road where pavement following the line of garden walls continues north on the east side of Bow Road.

5.4 Materials and Palette

The geology of Stanford places it just on the border of the upper Jurassic Corallian group and Kimmeridge clay formations. Easy access to stone has resulted in a consistent and characterful stone building vernacular. The prevailing stone for wall construction is a mix of oolitic and rich fossiliferous limestone (below, *Fig 12*). Much of the limestone rubble used might have come from the nearby Shellingford Quarry,



Fig 12. Close up of fossiliferous limestone typical of Stanford, found on Chapel Road.

which is today protected for its special geological scientific interest (SSSI) citing the high concentrations of fossils found there.

The stone is typically roughly coursed, laid with lime or earthen mortar and pointed in lime based mortar. Low enclosure walls are usually topped with tightly packed stone soldier course copings; several taller stone boundary walls have moulded brick copings (see, *Fig 2*). Some walls show evidence of historic limewashing while others have maintained their fully limewashed appearance. Many high status buildings, such as Cromwell House, sport high quality freestone detailing, likely imported at great cost from Headington quarries.

The use of timber as cladding is reserved almost exclusively for the construction of agricultural outbuildings; the only entirely timber framed and clad structure is the Grade II listed Cottage Farm barn on Upper Green.

Bow Farm, just north of Stanford, was the site of a brick and tile works; likely the source of the many terracotta products used in Stanford from the early modern era until the time of its closure in the early 20th century.

The wider availability of brick in the early modern era allowed it to be readily incorporated into window and door reveals, quoins, chimney stacks, and principal façades of the period. The earliest and most impressive example of a wholly brick construction is the Grade II listed Stanford House built c.1760 (next page, *Fig 13*). The walls here are laid tightly in Flemish bond with fine red bricks and flared headers, a Georgian style typical of the wider region.



Fig 13. Stanford House.

The late 19th century fashion for polychromatic brickwork and pre-cast stone detailing manifested in Stanford as the Primitive Methodist Chapel of 1888, appearing as an almost deliberately incongruous and colourful focal point in the High Street.

Stanford has an eclectic but attractive mix of roofing materials. Many of the oldest buildings still sport Stonesfield slate roofs in diminishing courses and others their thatch coverings, some of which feature playful straw animal ridge ornaments (top right, *Fig 14*). Later roofs are of plain clay tiles or Welsh blue slate. There are examples of decorative geometric tiling schemes at the Manor House and The Anchor pub. Vine Cottage on Church Green is plain clay tiled with stone slate courses covering the eaves. Many outbuildings and lean-to extensions are covered with modern interlocking pantiles or corrugated iron.

There is little stylistic or material uniformity with regards to doors and windows, though the majority are white. Many timber sash and case-ment windows have been replaced with uPVC alternatives. No apparent historic surfacing or paving remains; both pavements and road surfaces are predominately asphaltic with concrete curbstones and incidental verges.



Fig 14. Thatch pheasants on Sheards Lane.



Fig 15. Stonesfield slate roof, near Stanford Manor House.

6.0 Spatial Analysis

6.1 Open Space Assessment

Stanford features several key open spaces which are in this section described and summarised for their special contribution to the conservation area. As discussed in section three, these open spaces are vital to the aesthetic and historic appreciation of Stanford as a village with a unique settlement pattern. Each of these spaces is marked on the Map by its corresponding letter in the below subject headers. This list is not exhaustive but highlights key examples of open space in the village.



Fig 16. Memorial bench on the large verge at the western end of the High Street.

A. Junction Verges (within proposed extension)

- The small areas of grass either side of the western end of the High Street help define the entrance to the old village and encourage long views east down the street.

- The larger triangular grass verge is well defined by a footpath and the roadway and contains an attractive mature sycamore and an iron coronation park bench dated May 12th, 1937.
- The smaller verge south of the roadway features an anvil mounted on a brick plinth, marking the former location of a village smithy.



Fig 17. Stone's Farm field adjacent to the High Street.

B. Stone's Farm Fields

- This field, formerly part of Stone's Farm and directly across from Cox's Hall, is strong and legible evidence of the historic integration of agricultural land within the settlement, and is the last open field facing onto High Street.
- The field has a historic low stone wall enclosure bordering the High Street.



Fig 18. View looking down towards the High Street from the top of Millennium Green.

C. *Stanford Farm Fields*

- Consisting today of the Millennium Green, a sheep pasture, and the neighbouring school's sports fields, these areas were once a single field which may once have been private land but are today administered by a Public Purposes Charity first set up by the parish in the 18th century.
- The Millennium Green, opened as part of a national initiative, is one of 245 around the country, and provides a pleasant and valuable communal open space away from traffic.
- The adjacent sheep pasture, visible from the Millennium Green and parts of Church Green, is important surviving evidence of the continuing agricultural activities in the centre of the village.
- Despite the addition of the school sports fields the entirety of the original field system remains legible. The perimeter of the original enclosure remains well defined by extant stone walling.



Fig 19. View across the former orchard, pictured with sheep grazing.

D. *Orchard Fields* (within proposed extension)

- These fields are today subdivided but were once part of the orchards which gave the nearby Orchard House its name. The fields still retain several fruit-bearing trees; tangible evidence of their former use.
- Though modern low stone walls intersect the former single plot, the original high orchard walls remain complete on two sides. These walls are best appreciated by travel through the Green Lane footpath connecting Horsecroft with the Anchor Inn on Church Green, and are strong contributors to the character of this part of the village.



Fig 20. Church Green, bus shelter centre.

E. Church Green and Graveyard

- Highly significant open space in the centre of Stanford. Central both in terms of settlement pattern as well as local activity. A principle contributor to the communal value of the conservation area.
- The green features a variety of mature trees, several park benches, a mid-century bus shelter, and a small historic fire engine house. The benches here are the same style as the aforementioned bench on High Street junction.
- The green is crisscrossed by several asphaltic footpaths and drives giving vehicular access to several homes on the perimeter.
- The graveyard contains four individually listed graves and a large war memorial dedicated in 2012. The lychgate is located south of the church, directly connecting the church with the Manor House.



Fig 21. Cottage Farm fields as seen from Upper Green, with the tower of St. Denys in the distance.

F. Hatch's Farm and Cottage Farm Fields

- This is another excellent example of the special integration of farmland within the boundaries of the village. These fields are very strong contributors to the overall understanding and appreciation of Stanford as a collective of agricultural smallholdings as described in section three.
- The fields have a direct relationship with the labourers cottages and Hatch's Farm barn on Chapel Road as well as the farm complex at Cottage Farm on Cottage Road.
- The historic enclosures have changed little since 1837 (see Map) and the fields are all still actively used for agricultural purposes.



Fig 22. Upper Green.

G. Upper Green and Chapel Road Verges

- As Stanford was on the main medieval route through the region it is likely that the Upper Green was created to provide further protection for livestock, mostly cattle, moving through the area. This green therefore makes a significant contribution to the understanding of Stanford as a hub of agricultural activity.
- The green features several mature trees and a small communal parking area for nearby residents.
- A substantial verge lines the eastern side of Chapel Road leading from Church Green to Upper Green. As a result there is a special distinction between the space given to earlier farm buildings on the east side, and later domestic dwellings on the west side built right up against the pavement.

6.2 Important Views

Stanford benefits from a diverse range of built form resulting in important views developed over centuries along ancient lines. Summarised and illustrated below are several important views in the village. This list is not comprehensive and serves primarily as a means to showcase the legibility of the Stanford conservation area as a place of high group value and special interest.



Fig 23. High Street, looking westwards.

6.2.1 High Street Dynamic Views

Containing most of Stanford's high status houses, High Street offers attractive unfolding views. By moving through the serpentine corridor enclosed by structures and trees on either side, one can experience a varied and colourful series of dynamic views.

Moving west to east, Bear House invites visitors into the village with its handsome Georgian frontage of vernacular flared headers.

Further along is the important view southwards across Stone's Farm, a reminder of the historic relationship between village and field.

Especially notable is the silhouette of 51 High Street, a seemingly out of place three storey town house abutting the roadway, with its party walls featuring a combination of limestone and industrial brick construction; clear and physical evidence of the 18th century transition away from vernacular materials (see, *Fig 23*).

Beyond No 51, the chocolate-box former Primitive Methodist chapel comes into view, offering a colourful bookend to this part of High Street with its polychromatic brickwork and stained glass.



Fig 24. High Street, looking eastwards with the former Methodist Chapel in the distance.



Fig 25. Horsecroft, looking eastward from the High Street.

6.2.2 Horsecroft Dynamic Views (within proposed extension)

Few parts of Stanford demonstrate better the typical kind of dense labourer's housing common in the area than those along Horsecroft. Moving east to west, the unfolding view of cottages and short terraces gives the impression of a tight knit and industrious agricultural community. These houses have a strong and coherent group value in both function and appearance.

Horsecroft was once part of an ancient route, along with the High Street, across the Vale and should therefore be considered part of the ancient development of the village. At the end of Horsecroft, near the edge of the settlement, one is met by vistas across the fields and flood-plains of the river Ock.



Fig 26. Millenium Green, the tower of St. Denys rising over the stone walling and vegetation.

6.2.3 Millenium Green Long View

This particular view, best appreciated at the junction of High Street and Huntersfield, is the first prominent view of the tower of St. Denys when approaching Stanford along the High Street from the west.

The church tower rising above the high stone wall and line of trees bordering the Green to the north makes for a handsome backdrop to the Millenium Green. The south gable and chimney stacks of the Manor House, though partially obscured by trees, are also visible from this viewpoint.



Fig 27. Church Green.

6.2.4 Church Green Panoramic Views

Standing on the Church Green, one can appreciate in all aspects the many facets of the village centre and some of its more notable buildings. On show are late medieval cottages, a former pub, a retained historic storefront, the old Manor House, a large Victorian villa, several 20th century houses, and of course, the church and graveyard of St. Denys. Each of these is indicative of a distinct period of change in Stanford; a panoramic chronology of development.

6.2.5 Stanford House Long Views

As one follows the footpath north from the graveyard past the vicarage and several detached homes, crossing Joyce's Road, the east side of the footpath gives way to views across Hatch's Farm and Cottage Farm fields. Visible are the rear façades of the residential and agricultural



Fig 28. Stanford House seen from across Hatch's Farm fields.

buildings along Chapel Road once part of Hatch's Farm. As one continues further north a striking long view across Cottage Farm fields opens up to reveal the monumental Palladian facade of Stanford House on Upper Green nestled among the distant trees (above, *Fig 28*). This view of a "villa in the landscape" is the type idealized by Georgian architects and should be protected.

6.2.6 Upper Green Short and Long Views

In a manner similar to Church Green, Upper Green offers a variety of distinct views in several directions. The tower of St. Denys can be seen in the distance across the fields of Cottage Farm and Hatch's Farm to the south (see, *Fig 21*). The Old House, Campdene House, and eight modest semi-detached postwar council homes form a strong visual northern boundary to the Green (above right, *Fig 29*), and village by extension. Stanford House, giant by comparison, dominates Upper Green from the east.



Fig 29. Upper Green north side.

6.2.7 Bow Road Long View

The north-east corner of Upper Green affords an picturesque long view towards The Elms house and Bow hamlet beyond, framed on both sides by attractive stone enclosures and a large hedge to the eastern side of Bow Road (below, *Fig 30*).



Fig 30. Bow Road looking north toward The Elms.

7.0 Management Plan

The Council can initiate improvements and control development in the conservation area. However, the success of conservation area designation and its future management will depend upon the co-operation and enthusiasm of stakeholders including residents, statutory undertakers and business owners to work with the council in achieving common aims and objectives. These are listed below:

7.1 General

The council will aim to:

- 7.1.2 Promote awareness of the special value of the conservation area and encourage promotion of the special character and appearance through works of preservation or enhancement;
- 7.1.3 Encourage high quality, energy efficient design which aims to: fit in with the established 'grain' of the conservation area and be sympathetic to it as well as combat climate change by reducing carbon emissions. Heritage Appraisals and Impact Assessments along with Design and Access Statements will assist this process;
- 7.1.4 Encourage the regular maintenance and repair of buildings walls, railings and means of enclosure in the conservation area with appropriate traditional materials and finishes including the removal of inappropriate and harmful cement renders and plasters;
- 7.1.5 Seek to reinforce the special quality of historic buildings through the use of traditional materials and construction techniques, including the use of lime mortars, plasters and renders and painted timber windows and doors. Historic walls of soft limestones or bricks should

be re-pointed in lime mortar using locally sourced aggregates. Pointing should generally be flush and not struck unless evidence suggests otherwise.

- 7.1.6 Encourage regular tree/hedge management with re-planting where appropriate;
- 7.1.7 Encourage proposals for development that enhance or better reveal the significance of the conservation area, including responding to views both in, out and around the conservation area and in its wider setting.



Fig 31. Vine Cottages on Church Green.



Fig 31. Damaged stone wall enclosure on Upper Green.

7.2 Specific

Stakeholders should jointly aim to:

- 7.2.1 Ensure that the historic stone walling of Stanford that encloses lanes, pavements and fields are appropriately maintained and conserved to preserve its historic group value and protect public safety. Re-pointing and re-bedding of stones, clearance of rooted vegetation, the ensuring of good drainage, and consideration of how nearby development (such as road re-surfacing) can harm the walls should all be employed as strategies to combat decay;
- 7.2.2 Preserve the arrangement of enclosures and ensure they are not altered to make way for drives or paths unless absolutely necessary. The alteration of the line of stone walling on Bow Road is an example of inappropriate intervention which distorts the pattern of enclosure in that area;



Fig 32. This modern house uses an inappropriate iron-rich Marlstone which has weathered to a mustard yellow colour.

- 7.2.3 Preserve those features of consistent historic detail, pattern and character that contribute positively to local distinctiveness. This includes the repair, retention, or reinstatement of original windows, doors, stained glass, paving tiles and boundary treatments;
- 7.2.4 Specify appropriate stone materials. As defined in section 5.4, limestone should be from the upper Jurassic Corallian group, a common variety of which is Wheatley limestone. This kind of bio-clastic limestone, featuring a mix of ooids, shells, and coral debris, weathers to a grey colour and is ubiquitous in Stanford. Modern buildings and repairs sometimes import a buff, light golden brown coloured middle Jurassic stone, similar to a Taynton limestone. Though these should not be considered vernacular, they are a close match. Lower Jurassic Lias stone, such as the golden orange Marlstone, common in other areas of Oxfordshire, is inappropriate for this area;



Fig 33. Examples of poor repointing. Soft mortars must be used with historic masonry and pointed flush, not weatherstruck or strap pointed as shown (left side is of a later extension “in-keeping”).



Fig 34. An example of good repointing using a lime based mortar, tamped back from the masonry face.

7.2.5 Locate new or replace existing external equipment such as satellite dishes, electricity and telephone wires (above, *Fig 33*) or meter boxes discretely away from the principal street frontage elevations, especially on pairs and terraces;

7.2.6 Carefully consider the addition of rooflights. Where they are used, they should be located on rear roof slopes in order to preserve the special uncluttered appearance of front roof slopes.

7.2.7 Pay special attention to Stonesfield slate roofing. Many Stonesfield slate roofs in Stanford are burdened with moss growth. The regular clearing of this growth should be encouraged to prevent overloading and water ingress. Caution is advised as in some cases cleaning can accelerate delamination of the stone.

The designation of a conservation area is intended to manage change not prevent it. Where policy permits development, it is important that new housing preserves or enhances the character of the area. As such, proposals should be of high quality, responding to the site context and ensuring that a holistic approach is taken to the site including landscaping, boundary treatments, together with enhancing the contribution of open space and enclosure.

This document, the council's Design Guide, national guidance, and the council's local plan policies should be referred to when bringing forward sites for development within and in the setting of the conservation area.

7.3 Areas of Opportunity

The following is a brief set of specific recommendations within the Stanford conservation area which would require special attention.

7.3.1 United Reformed Church.

The United Reformed Church building has sat empty on Chapel Road for a number of years and is slowly becoming overgrown and unsightly. The beneficial re-use of the building would help to ensure that this locally noteworthy historic building is retained and maintained.

7.3.2 Cottage Farm.

Cottage Farm, one of the historic farms in Stanford as referenced throughout this document, is at risk of dereliction and ruin. Though the only listed structure is the old timber framed barn, the surrounding outbuildings and farm house should be considered within its curtilage and as a significant contributors to the conservation area.

The re-use of the farm house and outbuildings, as dwellings or otherwise, has good precedent in Stanford in nearby Hatch's Farm, which has successfully retained many of its historic stone walled outbuildings by converting them into dwellings. Any move towards the beneficial re-use of the buildings at Cottage Farm should be actively encouraged.



Fig 35. The presently empty United Reformed Church on Chapel Road.



Fig 36. Cottage Farm overgrown and in a state of neglect.

8.0 Boundary Review

This section outlines the proposed changes to the existing conservation area boundary and provides rationale for each.

8.1 Extension to include verges at western end of High Street.

The verges here make an excellent and welcoming introduction to High Street; the open space allowing for dynamic long views down High Street and of the adjacent Bear House. The bench and anvil here are of special historic interest and contribute to the public's understanding of Stanford. Please refer to section 6.1A for further details.

8.2 Extension to include curtilage and dovecote of Cox's Hall.

This is largely a correction to ensure that the full remaining curtilage of Cox's Hall, today only a small part of what was once a much larger farm, its listed dovecote and attractive mature trees are included in the conservation area.

8.3 Extension to include 35 High Street.

35 High Street, though not as old as other examples of its type in the village, conforms well to the palette and design of a typical Stanford house and is therefore a strong contributor in the continuation of High Street's character.

8.4 Correction at Penstone's Court, formerly Penstone's Farm.

This small correction is to remove areas of the Penstone's Court development which have introduced modern finishes since designation. The new border follows more closely the property lines at the rear of 39-41 High Street.

8.5 Removal of 25, 27 High Street.

These two modern buildings are inconsistent with the established building line and appearance of High Street and are generally out of character with the village.

8.6 Extension to include the former orchard and orchard walls of Orchard House as defined by Green Lane. Includes 9 Horsecroft.

This open space, as described in section 6.1D, has a direct historic connection with Stanford's oldest residential building: Orchard House, and is presumably where it takes its name. Despite being lately intersected by further inclosure, the area still retains the majority of its perimeter high stone walling, making a strong contribution to the understanding of the area and the experience of walking through Green Lane. Please refer to section 6.1D for further details.

8.7 Extension to include 10, 15-23, 16-24, and 27 Horsecroft and their curtilages.

This area, characterized by dense terraced housing, is representative of the period of high immigration into the area in the mid-19th century. No. 10 likely dates from the early 19th century but could be earlier, and was probably once the farmhouse for an orchard, visible on the tithe map 1837. The two rows of terraces, 17-23 and 16-24, and No. 27 appear contemporary to one another and are good examples of dense housing typology built for farm labourers. No 15, built in the 1980's, employs a vernacular style and scale and is therefore included as a positive contributor. Please refer to 6.2.2 for further details.

8.8 Extension to include former orchard adjacent to 17 Upper Green (aka The Old House).

This is a correction to conform the boundary to the historic edge of this field. Though no longer an orchard, its size and shape still conform

8.9 Correction at Hunters Piece to follow property line.

This is a small correction to conform the boundary line with the existing property line at the rear of Hunters Piece.

9.0 Selected Bibliography

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Appendix A: Historic Environment Record Summary

The following was produced on request by the Historic Environment Record (HER) team at Oxfordshire County Council to capture in greater detail the archaeological interest of the Stanford in the Vale conservation area. Records mentioned in the text below may be cross referenced with the Map on page 5 by activating the **HER data** layer. Some referenced records are beyond the edges of the Map and will not be visible.

Archaeological understanding

Documentary evidence and archaeological finds and investigation confirms that Stanford is located in an archaeologically rich area, with occupation from the later prehistoric to modern period. Much of the investigation within the conservation area itself has been as part of a local research project.

Prehistoric

The earliest activity in the vicinity is represented by Neolithic flint scatters c.750m to the west of the conservation area (PRN15574, 15575, 15587). These scatters may have been redeposited by hillwash from higher terrain. Within the conservation area, Neolithic or Bronze Age blades and flint debitage were uncovered as residual finds in a medieval layer from a test pit near the school (PRN28400). A further Bronze Age scraper was recovered from a test pit on Neville Way, just outside of the conservation area. No settlement features of this date have been identified so the occupation is likely to have been nomadic and ephemeral, probably drawn to the area by the river and its tributaries.

Roman

Finds of Roman date, including pottery, a spindle whorl, grooming products and cremated remains, have been recovered from findspots and excavations both within (PRN7560, 28400, 28403, 28407) and just outside the conservation area (PRN7986, 9931, 15888, 15952, 26355, 26470, 28390, 28402, 28408). Features identified as ditches, pits (including cremation pits) and gullies (PRN15888, 15952, 26355, 26470, 28390) may relate to a Roman settlement or farmstead within the southern part of the conservation area extending south-east.

Early Medieval to Medieval

The Domesday book of 1086 records a population of 51 households suggesting that settlement developed during the late Saxon period or earlier. Archaeological evidence for this period is limited in Oxfordshire generally; however dateable features and deposits have confirmed settlement by the C10th. Of particular note is a ditch identified during excavation at Ashdown House containing C10th pottery, preserved wood remains, and plant remains indicating that large quantities of barley were being grown in the area. Recovery of Saxon pottery from a test pit at Stanford House Farm in the north of the conservation area shows that the Saxon settlement spreads further north than previously thought. Of broader Saxon date, finds include a thread picker (7560) and features include a pit (26340), and possible pit or ditch terminus (26355). Just to the east of the conservation area, excavations at Prior Farm identified an Anglo-Saxon pit containing a section of pot handle, and a stone wall with a gravelled surface butting up to it (PRN26340).

During the medieval period the settlement expanded rapidly in size. The Church of St Denys (PRN7068) dates to the C12th and geophysical survey identified the possible outer boundary ditch along with a curvilinear feature (PRN28373) which is thought to be related to a ditch identified at Ashdown House. Excavation at Ashdown House found a cobble surface, two possible stone structures, a stone lined gully which possibly flowed into the medieval pond further down the field, and a large thick deposit of medieval debris which is thought to be a dump of rubbish material from the medieval settlement. The deposit contained 225 Medieval sherds, animal bone, a bone comb, complete iron knife and worked bone. The Manor House dates to the C16th (PRN15895). A C14th bronze skillet found in the garden suggests either manufacturing and/or trading of high-status goods within the settlement. Geophysical survey at Church Green recorded anomalies thought to be associated with market activities here (PRN28389). A watching brief also found C11-14th cess pits probably associated with plots fronting onto Church Green with a wall separating the plot from an orchard or pasture from the C15th (PRN16801). Just outside of the conservation area, a further structure, interpreted as a possible water mill, and a pond and leat were identified at Priors Farm (c.100m to the east; PRN26340). Cropmarks suggest the presence of a possible deserted medieval village dating from the C12th (c.500m south-east; PRN9606) and remains of former Medieval to Post medieval ridge and furrow cultivation associated with settlement are visible both on air photographs and LiDAR immediately to the north and east of the conservation area.

Post Medieval to modern

Settlement expanded through the 17th-19th Centuries, with many of the present houses originating during this period. Written sources suggest a pound and blind house were located on the green, replacing the medieval market activities there (PRN28389). C19-20th metal working activity has been identified just to the east of the conservation area (PRN26340).

Appendix B: Listed Buildings

These are marked **red** on the Map. The Stanford in the Vale conservation area does not contain any scheduled monuments.

Grade I

Church of St. Denys

Grade II*

Cox's Hall

The Manor House and Manor Cottage

Orchard House

Grade II

3-7 Church Green

47 High Street

Bear House

Campdene House

Chinam House

Churchyard of St. Denys, Chest Tombs (x2) and Headstones (x2)

Cottage Farm Barn

The Corner House

Cox's Hall Dovecote

Cox's Hall Barn

Cox's Hall Stables

Cox's Hall Boundary Wall

Cromwell House

The Elms

Firtree House

Grade II (cont.)

Former House and Cartshed northwest of the Manor House

The Old House

The Old Mill House

The Old School

Priors Close

Rectory House

Red Lion Public House (formerly)

Spinages and Spinages Farmhouse

Stanford House

Vine Cottage

Appendix C: Non-Designated Heritage Assets

This list of non-designated heritage assets (NDHA) has been compiled using the following criteria for selection as informed by [paragraph 197 of the NPPF \(2012\)](#) and [paragraph 40 of the Historic Environment government guidance \(2019\)](#), along with advice published by Historic England in [Advice Note 7 \(2nd Edition, 2021\)](#) on local heritage listing. The criteria are:

1. The decision to include a heritage asset on this list must be based on sound evidence of their significance. This significance may be defined by age, rarity, architectural and artistic interest, group value, archaeological interest, historic interest, or landmark status;
2. The heritage asset must make a positive contribution to the communities sustainability and economic vitality; and
3. The presence of a heritage asset on this list must not prevent them from being put to viable uses consistent with their conservation.

Please note: A building identified as an NDHA is a material planning consideration, however, permitted development rights for NDHA's are no different than those of other non-statutorily listed buildings inside or outside of a conservation area.

What follows is a photographic record of each identified NDHA within the conservation area along with captioned summaries of their significance and justification for their inclusion. These are marked **orange** on the Map.



53-55 High Street

Formerly semi-detached dwellings. Stonesfield slate roof laid in diminishing courses. Originally three small residences, likely for the housing of farm labourers. Rear is heavily altered with later extensions. Local stone construction sans brick dressings at corners and openings is indicative of high quality masonry. Likely to date from the late 18th century. Added for historic value.



57-57A High Street

Semi-detached homes, once a single farmhouse with extensive rear plot now the premises of P.J. Carter. Much altered in the 1970's with new structural openings and partition walls. Stonework indicates it may have originally been one storey (18th century or earlier) and later raised to two (19th century). Added for group value.



56 High Street

Mid-19th century replacement of an earlier building adjoining Cox's Hall estate. Construction techniques are contemporary to 48 and 51-51A High Street, which together have group value. Boundary wall features a distinctive ironwork fence, made locally.



The Paddock, 48 High Street

Contemporary with above and 56 High Street. The most notable shared features among them being the pre-cast window arches and exposed stone flanks with incorporated brick flues. The bay, dormers, and western extension date from the turn of the century. Added for group value.



51-51A High Street

These prominent slate roofed buildings with exposed stone flanks represent the shift to brick becoming more viable as a building material for the rural working classes in mid 19th century Vale. The shopfront once housed a bakery and grocery, and later an antiques shop which closed in 1996 and was converted to residential use. Added for group and communal value.



37 High Street

Built as a Primitive Methodist Chapel in 1888, this building features polychromatic brickwork, hood mouldings, and a pre-cast concrete west window. Boundary wall features a locally made decorative ironwork fence. The rear extension dates from the 1930's. It was closed in 1969 and converted to residential use in 1981. Added for historic communal and aesthetic value.



35 High Street

Map regression shows a one-room deep structure in 1837. It may have been rebuilt to two storeys in the 19th century, and a rear extension added. Further alterations were made in the 1970's and 80's, and a cement render was removed from the facade. This unsightly render is likely why this building was omitted when the conservation area boundary was first drawn in 1971. Added for group and aesthetic value.



Stanford in the Vale Primary School, 22 High Street

Though tripled in size since its original construction in 1873, the original school is easy to distinguish. Designed and built by architect William Penstone, likely to a design by locally renowned architect G.E. Street, the school is a good example of late vernacular public architecture. The building makes clear that by this point machine cutting tools had been introduced to create more regular courses of stone. High communal value.



39 High Street

Formerly the barn to Cromwell House, adjacent. Part of the Penstone's Farm complex of agricultural barns of which nothing else remains. Likely dates to the early 18th century with 19th century alterations. Eastern side of barn reconstructed early 20th century. Contributor to the understanding of local agricultural development.



20 High Street

Construction appears contemporary with the adjacent school, perhaps as the headteachers residence. Features an attractive cross hipped roof with original plain clay tiles as well as brick dressings and decorative tile drip courses to the local stone walls. The building appears to have changed very little since the time of construction; no recent planning history. Added for aesthetic and group value.



1 Horsecroft

A prominent house at the junction of High Street and Horsecroft. The eastern bay features rubble stone walling which is likely 17th century. The building was either partly rebuilt or extended northwest by the early 19th century. 20th century cross gable extension and conservatory to the rear. Locally made decorative ironwork gate in the same style as 37 High Street. Added for high archaeological potential and aesthetic value.



3-7 Horsecroft

Farm labourers housing. No 3 has had some of its structural openings altered to accommodate early 20th century designs. No 5 has lost its chimney stack. No 7 may be of slightly earlier construction, though all were constructed in the early 19th century. Added for group value.



17-23 Horsecroft

Terrace of workers cottages, originally built as five 1.5 storey dwellings in the mid 19th century and later extended upwards in brick. Modern extension to No 17 and along entire rear. Highly significant to our understanding of 19th century agricultural development in Stanford.



16-24 Horsecroft

Contemporary with 17-23, these were built with two storeys from the outset. 16-20 retain their original Stonesfield slate roofs on the north eastern slope (not pictured). Condition of stonework is highly variable. Extensions and alterations to both elevations.



27 Horsecroft

Mid-19th century construction with mid 20th century extensions to rear and side. Likely built as the farmhouse for the adjoining fields. Roughly coursed rubble with brick dressings, typical of this period in Stanford. Added for historic and group value.



5 High Street

Likely built as part of the Orchard House estate (right) in the 18th century, possibly earlier. Rear extension (as seen on the cover image, left of centre) is contemporary to the house. Though its origins and historic purpose are unclear, the house is another good example of early vernacular rubble stone wall construction. Added for group and aesthetic value.



1 Church Green

Formerly the village post office; retains a built in post-box left of shopfront. Constructed in the late 19th century with finely cut coursed stone. Shopfront is similar to that of 51 High Street. The post office moved in 1978 and the building converted to residential use. Added for heritage communal value.



The Anchor, 1 High Street

Records show the Anchor Pub operated as an inn and pub since the early 19th century. Early maps show the northern end was once a semi-detached dwelling; its front door lintel is still visible. A refurb in the Victorian period saw the addition of the ornamental patterned clay tile roof, finials, and hanging tile gables. It closed in 2011 and is now in residential use. High historic and communal value.



Greenside, 2 Church Green

Mid-19th century addition to the adjacent thatched terrace with a 1980's cross gable extension to the rear. The front elevation is a positive contributor to panoramic views of Church Green and is added here for group value.



The Old Fire Engine House, Church Green

A local fire brigade had likely formed by the mid-19th century, which is when this engine house was built. The brigade was disbanded in 1904 but the house retained. It is the only historic municipal building in Stanford. High communal value.



The Grange, 25 Church Green

Specifically the parts which comprise the old vicarage before it was converted in 1984 to a nursing home. Dating is difficult though it predates the earliest available tithe map (1837). The building was given gothic features such as lancet windows, hood mouldings, and a two-storey bay window to the rear in the mid-19th century. High communal and historic value.



Rectory Lodge, 14 Church Green

Constructed around the turn of the century. A style very distinctive in the context of Stanford with mock tudor gables, bays, and massing of brickwork. Likely built as the residence for Rev. Henry Aldrich Cotton (vicar of St. Denys from 1892-1915). Added for historic and aesthetic value.



Glebe Cottage, 21 Church Green

Substantially early 18th century (or earlier) construction with later mid-19th century heavy alteration, such as the front door porch bay, roof, raised chimneys, and inserted bathroom stack. The neighbouring former stable block (now a detached dwelling) is contemporary with the house.



14-16 Chapel Road

No 14 was constructed in the mid 19th century as a semi-detached extension to match No 16, which was built in the early part of the century. Originally a farmhouse, the extension may have been built for labourers housing. Added for group value.



Priors Farm Barn, Chapel Road

Featuring prominently along Chapel Road, this is an excellent surviving example of how well integrated agricultural structures were into the village fabric. This long set of barns and adjacent yard were historically part of Priors Farm. The shed nearest the road was built in the late 19th century. The weatherboarding and corrugated iron roof are exemplary of vernacular barn construction and should be retained in the course of any future development.



15-19 Chapel Road

The gable to No 15. shows evidence of the row having been 1.5 floors with a steeply pitched roof. The brick dressings and pattern roof tile likely date from the period when the upper floor was constructed, mid-19th century, likely as a result of the influx of labourers to the area. Chimneys appear to have been added at various periods, likely to accommodate more families. It is likely the accommodations were overcrowded.



Frogmore Cottage, 1 Frogmore Lane

Substantially mid 18th century with 19th century alterations, distinctive elbow shape in plan form. Possibly first built as an agricultural building before being converted to use as a dwelling. Added for group value.



The Old Forge, 2 Frogmore Lane

This and the adjoining former smithy were heavily altered and rebuilt in the 20th century when converted to residential use. Principal significance is as the former site of the village forge and smithy. Added for communal value.



The Hatches, 11 Chapel Road

Excellent example of an imported late Georgian style built using local stone, circa 1800. The matching west bay was added in 1967. A large rear extension which might have predated the principle elevation was demolished in the 1970's to make way for 13 Chapel Road. Added for historic and aesthetic value.



Stanford Cottage, 23 Chapel Road

The building was for a time in the early 20th century Stanford's police station, until 1954. The adjoining brick garage was likely built at that time. The cottage itself appears to be of early 18th century construction. Added for group and communal value.



Silkie, Chapel Road

Barn, formerly part of Hatch's Farm. Entirely rebuilt in the 1990's when it was converted to residential use. The present building, though its form is slightly changed, is an important contributor to our understanding of Stanford's agricultural development.



Holyvale, Chapel Road

Barn, formerly part of Hatch's Farm. Entirely rebuilt in the 1990's when it was converted to residential use. The present building, though its form is slightly changed, is an important contributor to our understanding of Stanford's agricultural development.



The Flower Barn, Chapel Road

Barn, formerly part of Spinage's Farm. Converted to residential use, but retains its original street frontage. The adjoining slate covered range is included. Likely built in the early 19th century.



United Reformed Church, 26 Chapel Road

Built as a Congregational Chapel in 1831, extended in 1864. It became the United Reformed Church in 1972. Its flank side walls are built in local stone. It is currently untenanted.



25 Chapel Road

An attractive mid to late 19th century brick construction with flared headers, typical of the area. Modern extension to the rear. Likely built as agricultural labourers housing. Added for group value.



The Barn House, 27 Chapel Road

Refronted and extended in the early 19th century. The house may have been semi-detached with another residence to the south. Exposed vernacular stone along the north flank at ground level. Likely built as agricultural labourers housing. Added for group value.



Cottage Farm House

Principal residence at Cottage Farm. Stonesfield slate roof in diminishing courses on main house and plain clay tiled roof to cross gable rear extension. 18th century, parts earlier if contemporary with the 17th century listed barn. 19th century alterations. Added for historic and group value.



1-2 Upper Green

Semi-detached dwellings constructed circa 1850, built to replace an earlier structure on the site. Northwest extension to No 2 in 1988. Victorian chalet style unusual for Stanford, likely built to accommodate newly arrived middle class families. Added for historic value.



Hunter's Piece, 3 Bow Road

Both cross gables are modern extensions. The core of the house (centre) dates to the 18th century or earlier. Position suggests it was in some way associated with the Old Mill House, likely a farmhouse. Added for historic and group value.

For further information and advice on Conservation Areas please contact:

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