



# Drayton Conservation Area Appraisal





# Table of Contents

1.0 Introduction.....	3
Map .....	4
2.0 Summary of Special Interest .....	5
3.0 Assessment of Special Interest .....	6
4.0 Historic Development .....	9
5.0 Spatial Analysis.....	12
6.0 Character Analysis.....	17
7.0 Boundary Changes .....	31
8.0 Community Involvement .....	33
9.0 Management Plan.....	34
10.0 Selected Bibliography .....	35
Appendix A: Listed Buildings .....	36
Appendix B: Historic Environment Record Summary.....	37
Appendix C: Historic Maps .....	40
Appendix D: Non-Designated Heritage Assets.....	42
Appendix E: Boundary Treatments.....	52
Appendix F: Open Spaces .....	55

## **Acknowledgements**

This appraisal is based on the work of Dr. Kathryn Davies, the Parish Council and the Heritage Team. The Council are grateful to Drayton Parish Council who have actively engaged in commissioning and producing this document. Full acknowledgment to external consultants commissioned on behalf of the Parish Council can be found within the document.

## **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.

## **Contact Us**

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# 1.0 Introduction

## What are conservation areas?

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 special architectural or historic interest and the changing needs of the conservation area;
- Define or redefine 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.

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

Drayton Parish Council formally adopted its [neighbourhood plan](#) in July 2015. 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 2023 \(NPPF\)](#) and [Planning Practice Guidance \(PPG\)](#).

## Methodology and Consultation

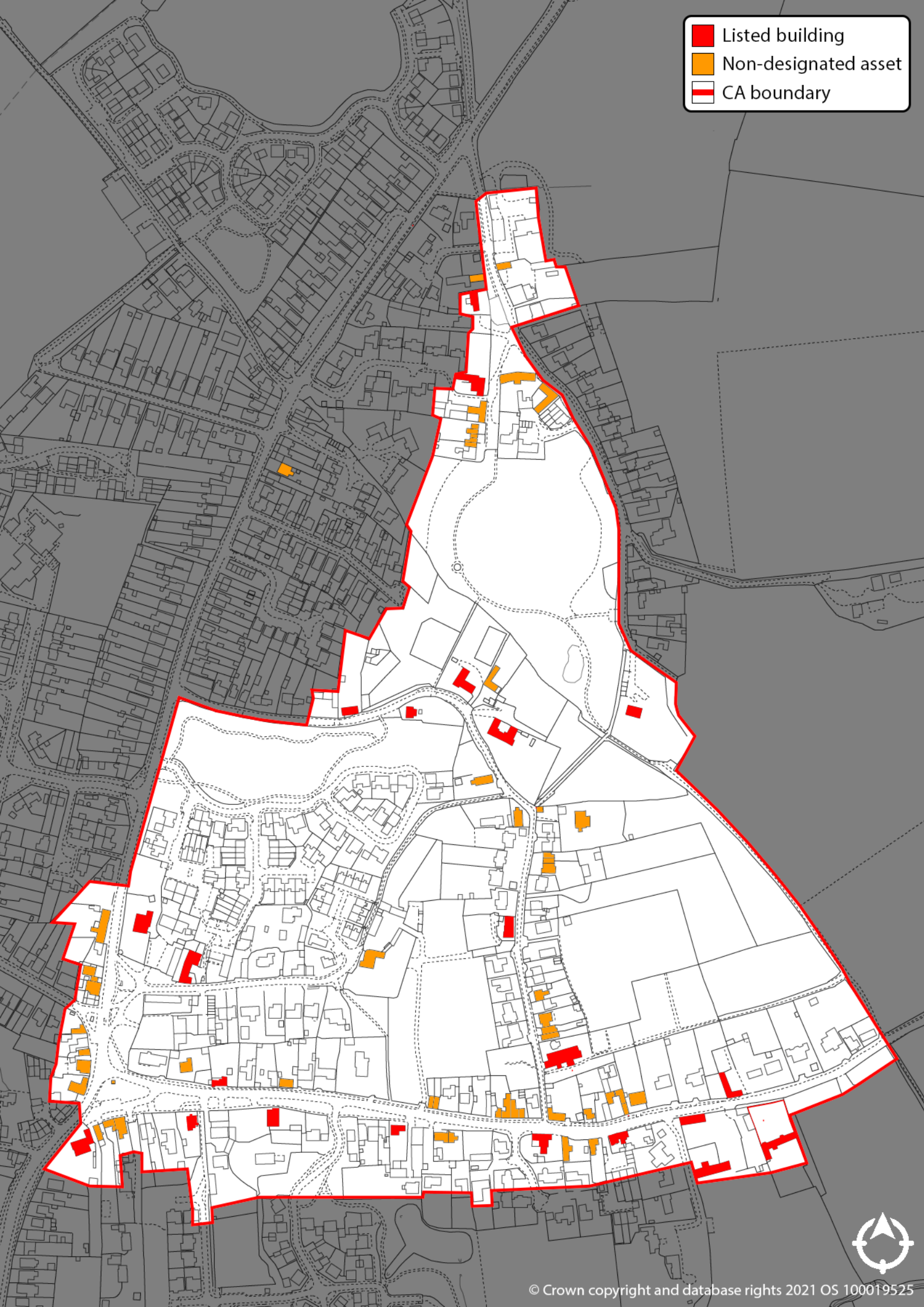
This appraisal was produced with current best practice guidance published by Historic England and information collected using publicly available resources and thorough on-site analysis from the publicly accessible parts of the conservation area.

Public consultation took place from 18 January to 15 February 2023. The appraisal was then reviewed and adjustments made based on comments received. This appraisal and boundary revision were adopted at a Vale of White Horse cabinet meeting on September 29th, 2023.

Listed building

Non-designated asset

CA boundary



## 2.0 Summary of Special Interest

Drayton is a medium-sized rural village comprising a historic core with church, farms, agricultural buildings, and domestic houses. The Village Green is an important focal point at the intersection of High Street and Abingdon Road.

The special interest of the area can be articulated through a description of its key features and in terms of its heritage significance. This involves analysing the heritage values that make up significance. This assessment is based on the methodology set out in Conservation Principles, Historic England, 2008.

Evidential value is the archaeological potential of an area. There is potential for prehistoric and Anglo-Saxon remains in the village as a whole. Further evidential value lies in the multiphase buildings which can yield information on the earlier building forms.

**Overall evidential value is medium.**

The history of the village can be read in its layout and detailing of its buildings. The surviving farmsteads, albeit now mostly converted to residential use, illustrate the agricultural past of the village. The range of traditional buildings contain information about how ordinary people in the village lived in the past, indicating the wealth and status of inhabitants over time. Many houses illustrate changes in housing technology and fashion.

**Overall historical value is high.**

Aesthetically, the village retains its attractive semi-rural character with mature trees lining the main streets and lanes. In places the open countryside enters the village along footpaths, in fields and paddocks, and in the Millennium Green; there are glimpsed views out to open countryside from many parts of the area. There are key views towards The Green, along Church Lane and towards the church from the eastern edge of the parish where there are also expansive views of open countryside.

The range and quality of traditional buildings types, styles, materials and detailing creates an interesting built form which, very importantly for the character of the village, is largely retained despite modern expansion.

**Overall aesthetic value is medium-high.**

The extensive network of footpaths throughout the village and large areas of public open space mean the village and surrounding area are very publicly accessible and designed to foster communal interaction.

**Overall communal value is medium.**



## 3.0 Assessment of Special Interest

### 3.1 Location and Geography

Drayton is situated in the Vale of White Horse, just over three kilometres south of Abingdon. It is in flat, low-lying countryside with the River Thames to the east and the River Ock, a tributary to the Thames, to the north west. It occupies a site on an ancient gravel terrace slightly higher than the surrounding land meaning most of the village is free from flooding. The subsoil is Kimmeridge Clay and gravel with alluvium by the River Ock. The soils are loam and clay.

To the west is the A34 trunk road which takes much of the through traffic out of the village. This gives good access to the M40 and M4; just to the south is Didcot Parkway station providing rapid rail links to London and the West. Abingdon is the nearest market town and Oxford is 20 kilometres to the north.

Having originally been an agricultural community, Drayton had a population of 2,353 in 2011 and is now mostly a dormitory village for those working locally as well as for London and Reading commuters.

### 3.2 General Character and Plan Form

The conservation area boundary is quite tightly drawn around the historic core of the village. It is clearly bounded to the west by Abingdon Road, the original turnpike road between Abingdon and Steventon, which later became the old A34 trunk road (now the B4017 Abingdon Road). Sutton Wick lies to the north, separated by the Millennium Green and connected by footpaths to Drayton village.



High street looking west

The High Street is the principal road through the conservation area, connecting the village with Sutton Courtenay, about three kilometres to the east. A mix of buildings, mostly historic, front onto the High Street. They are of varying dates, size, materials and detailing featuring in interesting views from both directions. To the rear of the south side are the former burgage plots extending back towards Drayton East Way, beyond the conservation area. Much of this area has now been developed for housing with a large, publicly accessible, open space with a rural character. Church Lane leading off the High Street, is much narrower as is Gravel Lane and these, too, have a range of building types, size, materials and dates. These are the main areas of settlement in the conservation area.



Church Lane looking north

Mature trees in both public and private spaces, stone boundary walls, hedges, grass verges, paddocks, and open green areas which occupy the land in between the roads contribute to its rural character. The extraordinary network of informal footpaths linking different parts of the village and connecting to the open countryside beyond reinforces this character.

### **3.3 Landscape Setting**

The Drayton Conservation Area includes the heart of the old village, which developed along the main roads. Approaching from the east, the road leads directly from open countryside into the conservation area. However, the approaches from both north and south are lined by

twentieth century housing which screens views of the open countryside surrounding the village and the extensive areas of open space within the village. These include paddocks, allotments, the burial grounds on Church Lane, the Millennium Green, and public open space to the west and south of Henleys Lane.

To the south of the High Street, outside the designated conservation area, what once were a series of agricultural burgage plots have been developed into a neighbourhood of 140 new housing units.

This housing is bounded to the south by the back lane of Drayton East Way. This is partly made up of access to a number of properties and a small mobile home park at its western end. For the rest of the way it is an informal rural track with farmland to the south. Views of the new housing is restricted by mature hedging.

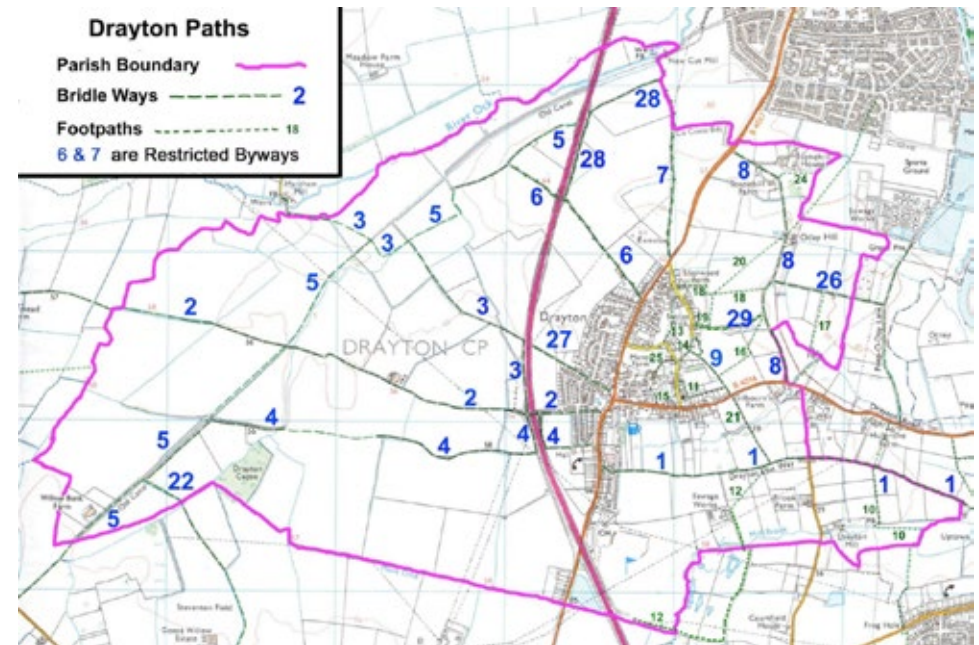
North and west of the conservation area is predominantly twentieth century housing development. Beyond the houses is open farmland, the former common fields of the village. To the east the land is largely undeveloped, comprised of allotments and paddocks up to the parish boundary with Sutton Courtenay's fields beyond.





Sutton Wick pond

The Millennium Green separates the village of Drayton from the hamlet of Sutton Wick. Historically, this hamlet was part of Sutton Courtenay parish, although it is separated from it by open countryside. The layout of the village remains more or less the same as that shown on the enclosure map of 1815 (see Historic Maps in Appendix B), though the farmland to the west has been developed for housing. Some farm buildings and closes to the east side of Sutton Wick Lane have been developed in the twentieth century. The farmland abutting Sutton Wick to the south now forms the large open space of the Millennium Green. The heart of the hamlet remains relatively unchanged. A small pond and open green, surrounded by a number of traditional buildings, form its nucleus.



Footpaths crossing the village and connecting to adjoining settlements.

The surrounding farmland is mainly used for arable cultivation with paddocks closer to the village used for keeping horses and some cattle. Some of these paddocks are pockets of land within the built form of the village, which adds to the rural quality of the environment. To the east of Church Lane are allotment gardens. A network of footpaths link Drayton to Sutton Wick and link both settlements to their farming hinterland. The footpaths generally follow ancient routes which would have connected the settlements via the most convenient routes to its open fields.



## 4.0 Historic Development

Just outside the village, outside the designated conservation area, to the south west and south east, there is archaeological evidence for substantial and significant prehistoric settlement. These consist of early to mid Anglo-Saxon remains, including a large timber hall. The Drayton Cursus, an ancient boundary and pathway, runs to the east of the village and there are a number of Bronze Age ring ditches and enclosures near here. Other likely Bronze Age activity can be found around Barrow Road, where there is possible evidence of Roman field patterns. To the North West, near Stonehill House, is the scheduled ancient monument of Sutton Wick Settlement. Given its importance in Anglo-Saxon times, it is surprising that only a small settlement is recorded here in the Domesday survey. It is, nevertheless, an area that has had early and continued settlement so it is reasonable to consider that there may be some archaeological potential within the conservation area itself.

There is no comprehensive history of the village published. There are accounts for the manor and the church but the history of ordinary people manifests only as the built form of the village and vernacular building details.

The High Street probably developed early as an important east-west route and it is no coincidence that the earliest secular buildings are found along here. The Church of St Peter, just off the High Street on Church Lane, is the earliest surviving building in the village. It dates from the early thirteenth century with additions in the fifteenth century and major works in the second half of the nineteenth century. Despite the church dating back to 1200, the area was a dependency of St Helen's in Abingdon until 1867. 69 High Street, at its eastern end, is



69 High Street, cruck-frame

of cruck construction and is the earliest secular building in the village, dating to the fourteenth century.

The Manor House, just opposite, is recorded to be of fifteenth century origin. This is a large and high status house. The manor belonged to the abbot and convent of Abingdon and was granted, together with the lucrative rectory and advowson, by King Henry VIII to Sir Anthony St. Leger. It was subsequently sold in 1561 to John Southcote Esq, a recusant and sergeant at law. Philip Southcote, the last male heir of this family, died in 1758. The manor, rectory and advowson then passed to Sir William Jerningham. The Jernighams remained major landowners into the nineteenth century. According to the 1815 Enclosure Map, Sir



Manor House, High Street

George Jerningham appears to have had substantial landholdings in the parish and in the adjoining hamlet of Sutton Wick. However, there is no evidence that he lived in the village. The primary residence in the village, the Manor House is recorded as belonging to New College, Oxford and leased to William Cauldwell in 1815.

The hamlet of Sutton Wick adjoins the village of Drayton being separated only by a couple of fields, now the Millennium Green. It was enclosed by act of parliament in 1801, when an allotment of land was given to the impropiator, a lay person owning church land, in lieu of tithes, though Sutton Wick was still subject to tithes. At the time of enclosure it consisted of a few farms and cottages surrounding the pond and along the lane leading to Drayton.

Drayton suffered a great fire in 1780 and this, no doubt, destroyed some of the medieval buildings once near the center of the village. This event is marked by a plaque on the alms-houses on the High Street, rebuilt in 1980, which records the original fire: these houses were erected with part of the charitable contributions raised for the relief of the unhappy sufferers hurt by the dreadful fire on the sixteenth April 1780.

The western end of the High Street joins a principal north-south route, formerly the turnpike road. Three other lanes join the road near this point, creating the wide, open space of the village green, known eponymously as The Green. A cross, on an ancient base, stands here commemorating Queen Victoria's Golden Jubilee. In 1978, the current A34 dual carriageway was opened bypassing the village leaving the area over-engineered for its current function.



The Almshouses, High Street





The Jubilee Cross on the Green

The Green viewed from the north

Just west of The Green, outside the conservation area, is the site of a brick and tile works which operated into the twentieth century. The first records of this date back to the mid-sixteenth century. By the mid-nineteenth century there were 6 brick makers and 2 kiln men recorded here; the site included clay pits, a kiln and a shed. This would most likely have been the source of the orange-red bricks and tiles found in many buildings in the village today.

The layout of the old village generally changed very little between 1815 and 1875 and even less between 1875 and 1933 (see Appendix B). The Methodist Chapel was built in the mid-nineteenth century on a previously undeveloped plot and some new farm buildings were constructed, but plots generally remained the same. The main changes in the late-nineteenth century were the construction of a large vicarage on a previously vacant plot on the High Street and the school near the village green.

Between 1912 and 1933 there was development along Henleys Lane (then called Church Lane or possibly Church Street) towards its junction with Abingdon Road and some development fronting onto Abingdon Road adjacent to this. A Women's Institute was built during the same period on Church Lane but otherwise, only modest changes appeared.



Former Methodist Chapel on Church Lane

## 5.0 Spatial Analysis

### Summary Key Features

- There is a roughly triangular historic core based on the High Street, Abingdon Road, and the footpath skirting the parish boundary from the High Street to Sutton Wick.
- Historic plot boundaries still dominate the layout of the village.
- The narrow width of Church Lane and Henleys Lane contrasts with the wider principal routes of the High Street and Abingdon Road.
- Focal points are The Green at the junction of Abingdon Road and the High Street; around the church and around the duck pond and green in Sutton Wick.
- An extensive network of footpaths cuts across the historic core and links to Sutton Wick and the open fields.
- Boundary walls are predominantly stone.
- Traditional buildings are in a range of sizes, dates and styles fronting on to the principal routes.
- Twentieth century development surrounds most of the historic core and beyond this lies flat agricultural land, formerly the open fields of the village.
- To the rear of built-up frontages are large areas of open space reflecting former farms and allotments within the village.
- Views along principal routes are mainly closed but there are some views out to open countryside in the gaps between buildings and along the footpath forming the eastern boundary of the parish.

### 5.1 Street pattern and layout

The historic core is roughly triangular in shape, with Abingdon Road, the former turnpike road, and the High Street forming two sides of the triangle and a footpath to the east running along the parish boundary to Sutton Wick forming the third. Church Lane, Henleys Lane, and Gravel Lane cut across this. A secondary core forms the centre of the hamlet of Sutton Wick, with its traditional buildings set around a small green and duck pond.

Drayton East Way marks the southern boundary of the settlement. It is the former back lane delineating the extent of the burgage plots fronting on the High Street. Large areas of open green space lie within the historic core, which gives the village a distinctive rural character:

- To the east of the properties on Church Lane is a large open area of paddocks and allotments.
- In the core of the village, the land belonging to Manor Farm was historically open but has been partly developed for housing.
- The Grange occupies the central part of the village lying between Gravel Lane and the High Street.
- Former farmland, now the Millennium Green, separates Sutton Wick from Drayton.
- Open countryside can be seen from several points within the village where there is a gap in the buildings.

A network of footpaths cuts across the village linking Sutton Wick and Drayton and connecting to the former open fields beyond the historic core and adjoining settlements. This intricate network of routes adds



significantly to the character of each settlement, showing their inter-relationship and connections with the wider landscape and nearby villages and towns.

The main village green lies at the junction of the main roads, Abingdon Road and High Street, and the minor roads Gravel Lane and Marcham Road. Whilst this creates a green open space, it is a busy area crossed by the roads and footpaths and used for car parking. Traffic signs, street lighting, and tarmac dominate, reflecting the former trunk road status of Abingdon Road. Attractive mature trees mitigate the more functional elements of the space.

Almost all buildings front onto the principal roads and lanes through the village with only a few more modern developments leading off them. The built form generally reflects the piecemeal development of individual plots and historic plot boundaries.

## **5.2 Views and vistas**

There are key views of The Green when approaching from all directions, with views changing as The Green comes in to view. There is no single key view. The church is a landmark feature which can be seen in several views. It is most noticeable along Church Lane but also features in views from the allotments and along the eastern boundary footpath. In common with many other villages, it provides a landmark dominating views as, historically, it dominated lives of villagers.

Views from the principal roads within the village are generally closed, with just limited views in gaps between buildings of the countryside beyond. The views to the west along the High Street terminate in the buildings fronting the village green and, most noticeably, the

Wheatsheaf Public House. Those to the east offer views of open countryside. There are expansive views to the east from the footpath on the parish boundary over the fields towards Sutton Courtenay.

Footpaths across the core of the village offer more enticing and intimate views invariably opening out into one of the large open spaces which characterise the village – the Millennium Green, allotments, or open countryside.

In Sutton Wick, there are attractive views approaching the village pond and green from the north and the south. There are glimpsed views of open countryside from the existing boundary of the conservation area between the modern houses. The rural setting of the village is reinforced by views along the footpaths leading to surrounding fields.

Juxtaposed elements of open countryside, paddocks, trees, hedgerows, footpaths, and buildings create a series of interesting, intimate views. It is the cumulative impact of these views which makes a positive contribution to the character of the area.



Millennium Green

### 5.3 Trees and green landscape

The Millennium Green is the prime public open space serving both Drayton and Sutton Wick. It comprises grassland with wild flowers, trees, a wildlife pond, and woodland. Footpaths cross the area linking the two parts of the settlement. It provides an important recreation area as well as being a major attractive semi-rural feature serving the surrounding area.

The village green, at the junction of Abingdon Road and the High Street is an important open green space with its mature trees but it no longer functions as a recreation area. Similarly, the juxtaposition of pond, mature trees, and informal green in Sutton Wick contributes to the attractive rural character of the hamlet; as a visual amenity rather than functional amenity.

Key groups of trees include those along Abingdon Road approaching The Green: those on The Green itself and those lining the High Street.

The groups of trees planted on the Millennium Green also make an important positive contribution to the village. Mature hedges and trees along Abingdon Road, the High Street, and along Henleys Road relieve the quite densely built up frontages. Many of the footpaths are bounded by mature hedges and overhanging trees which create quite dark, enclosed spaces. These open out either onto the Millennium Green, the allotments, or open countryside where, by contrast, they offer distant views to the landscape beyond.



Important trees on the Green



There is a burial ground on Church Lane opposite the church as well as the graveyard adjacent to the church. Both of these are attractive and important open spaces in the village.

Many private gardens also have mature trees and hedges which make a positive contribution to the appearance of the area. The clipped yews in the grounds of the Manor House are particularly interesting.

In both Drayton and Sutton Wick, grass verges can be found along most of the highways, mostly quite informal. These contribute to the semi-rural character of the settlements.



Sutton Wick pond

#### **5.4 Biodiversity Value**

Both Drayton and Sutton Wick have extensive areas which offer excellent wildlife habitats. Mature hedgerows, private gardens, ancient farmland, allotments and the graveyard are all important habitats. The greatest asset however, is the Millennium Green which includes the wildlife pond and woodland which provides good conditions for protected species. The Manor Farm development provides extra amenity and public open space.

#### **5.5 Public Realm**

Apart from signage and street lighting around the village green, public realm works are relatively low key and appropriate for a rural village. Roads and associated footways are generally tarmac with concrete kerbing, except for the notable use of granite setts as edging e.g. around the village green and along Church/Henleys Lane. Informal footpaths are either grass or unbound aggregate.

Of particular historic interest are the standpipes which survive on High Street, Church Lane, and in Sutton Wick (see, right).



Standpipe on Church Lane



## 5.6 Boundary Treatments

Where houses are set back from the footway edge, the front garden is most often defined by a stone wall, low enough to see the front garden over it. In Sutton Wick Lane there are both brick and stone boundary walls which help to integrate the range of twentieth century housing into their historic context. Brick boundary walls are less common, with The Grange having the most prominent of these. This high wall forms a dominant feature along Gravel Lane, terminating views looking eastwards. Continuous boundary walls create a strong sense of enclosure. Mature hedges feature on a number of boundaries, making a valuable contribution to the streetscape. A couple of houses have railings but these are not common.

For much of the area, houses front directly on to the footway and boundary walls do not feature as a significant element.



Abingdon Road Manor Farm, typical boundary wall to local farmsteads



Stone wall and brick buttress at the rear of The Vicarage



Henleys Lane, coursed rubble



## 6.0 Character Analysis

### 6.1 Character areas

There are four character areas in the conservation area (see map, right). The character areas identify visually and physically distinct parts of the conservation area. Key influences in shaping the distinctive character are set out in each

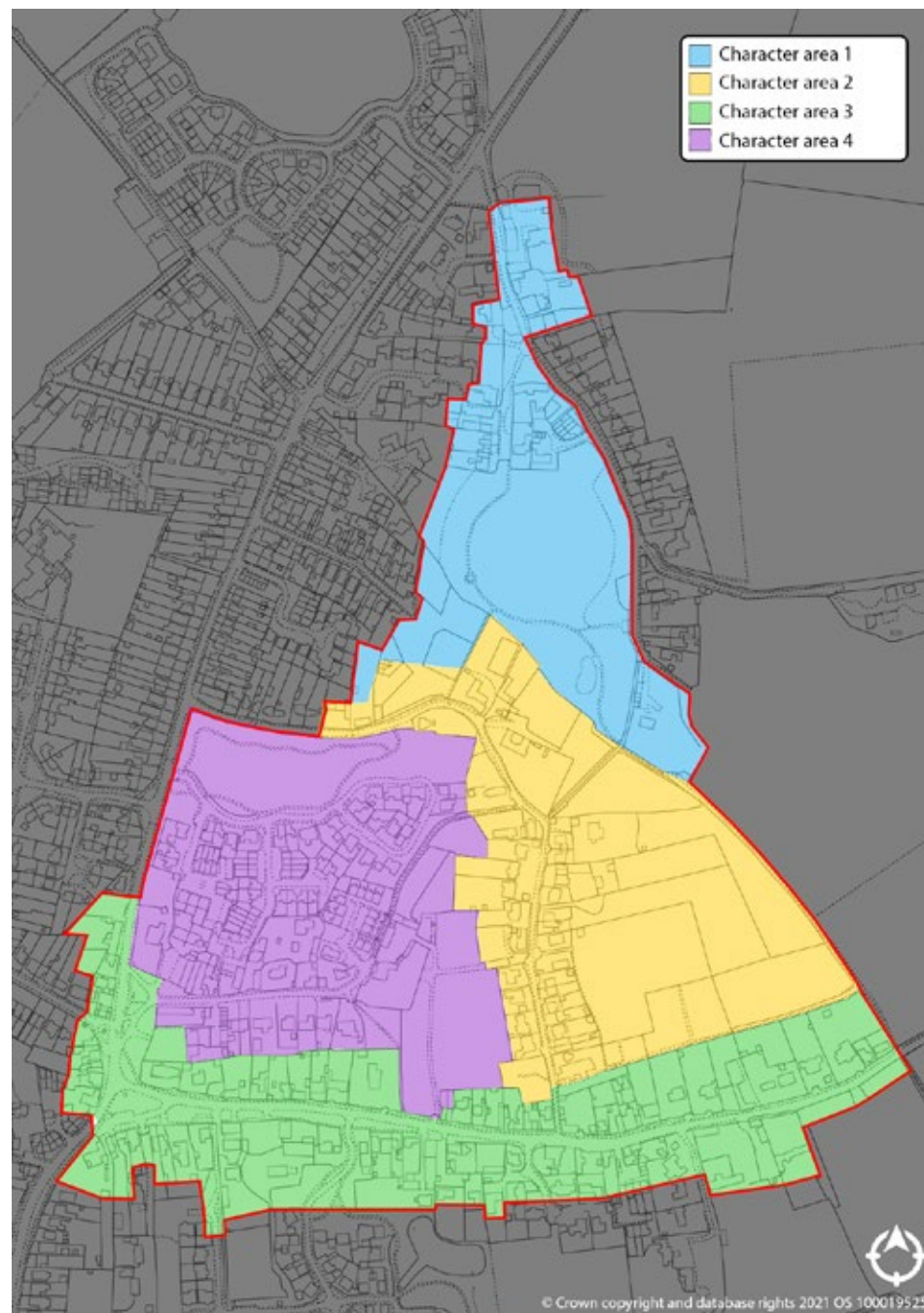
section including activities and uses, plan form, size and type of buildings, materials, and detailing. The heritage values which make up significance are summarised at the end of each section.

#### Area 1 – Sutton Wick and the Millennium Green

This area includes the Millennium Green and the hamlet of Sutton Wick which is a small hamlet historically comprising a number of farms with outlying fields.

It is separated from Drayton by the Millennium Green, an area of public open space, and connected to Drayton by the main road and a number of footpaths, both modern and historic. The ancient parish boundary cuts across the Millennium Green, and this line is still expressed as the rear boundary of the plots fronting onto Henleys Lane in Drayton.

The focal point and centre of the hamlet is the very attractive village pond surrounded by historic buildings and the open green at the junction of two lanes in the hamlet. The hamlet was the site of an RAF plane crash in 1957, involving the loss of 17 lives, including two civilians. The victims are commemorated with a memorial on Sutton Wick green.





Sutton Wick village green viewed from the south

The farm buildings of Sutton Wick Farm have been converted to residential use and they are now domestic in character. However, the basic form of the buildings is still legible, as is their function as agricultural buildings and, as such, they contribute to the rural character of the hamlet. The working cattle farm opposite retains its agricultural character.

The traditional buildings, including houses, cottages and farm buildings demonstrate a mix of styles, sizes and dates illustrating typical characteristics and changing technology in a small farming hamlet. These make a considerable contribution to the character of the hamlet. Of particular note at this northern end of the hamlet, clustered around the short western arm of Sutton Wick Lane, are Sutton Wick House, (listed grade II, dated 1712), The Cottage, (listed grade II), Sutton Wick Farmhouse, and the row of nineteenth century cottages adjoining the Millennium Green.



Haywards Farmhouse

Just opposite the pond is a green lane leading out into open fields. Depending on the time of day, birdsong can be the predominant sound here though the distant noise of the A34 is constant. Historically, this would have been a route for farm workers accessing the fields.

The eastern arm of Sutton Wick Lane leads on southwards, as an informal highway, through the rest of the hamlet with an overgrown hedge and grass verge on the west side, bordering the Millennium Green. On the east, the stone or brick boundary walls and mature hedgerows front the lane, mitigating the impact of the twentieth century housing of less distinguished architectural style and provide visual unity with the older parts of the village.

The lane ends as it forks into footpaths leading out into the open countryside. Situated at the fork is the grade II listed Haywards Farmhouse. This lobby entry house dates from around the



turn of the seventeenth century and had a significant land holding at the time of enclosure in 1801.

There is access to the Millennium Green here and at several other points along Sutton Wick Lane including the short arm of the lane. Formal and informal paths criss-cross this open area and connect it to the main village. There are trees dotted about, including walnut trees, serving as a reminder of this widely grown crop in the hamlet in the nineteenth century. Houses backing on to the open space generally have stone boundary walls, continuing a traditional feature of both village and hamlet.

Development to the west is twentieth century and has a generally consistent pattern being low rise of neutral interest. The pond near the middle of the park has wild vegetation and is a very attractive feature marking the transition to the more densely wooded part of the green.



Green Lane leading out to open countryside

There are attractive views looking south down Sutton Wick Lane towards the pond and the green; looking down the footpaths into open countryside and looking towards the Millennium Green from the village pond.

Negative features include the prominent roof lights on some of the houses, the poor condition of some of the structures at Sherwood Farm, and use of fields for storage.

### ***Evidential value - medium***

The hamlet is close to the scheduled monument off Barrow Road and there are other important prehistoric sites nearby. It is reasonable to consider that there may be some archaeological potential as some recent findings suggest the land west of Abingdon Road was an important Romano-British site. Early maps show some development on the west side of Sutton Wick Lane which is no longer there.

### ***Historical value - high***

Historical value lies in how the agricultural development of the settlement can be read in the buildings. The type and size of surviving farm buildings can indicate the nature of farming practices in the past, development over time, and the size of holdings. Details are still just about discernible in some of the converted farm buildings. The footpath network linking the farmsteads to the fields and to the adjacent village with its essential facilities is also part of the story. The line of the ancient parish boundary is still preserved in the south west boundary of the Millennium Green.

Changing technology and fashions in housing can be read in the traditional buildings. Local brick, sometimes rendered, began to replace timber framing at the vernacular level by the eighteenth century although stone remained the higher status building material. Symmetry in elevation treatment assumed more importance during the eighteenth century. The Cottage and Sutton Wick House are good examples of this, although the 1712 date stone for the latter is, unusually, completely off-centre.

Changes in plan form, illustrating changes in how houses were used can also be seen, expressed well in the position of the chimney stack, a key element in the plan form. For example the lobby entry house of Haywards Farm, with its central stack denoting a centrally positioned hearth contrasts with Sutton Wick House with its end stacks.

### ***Aesthetic value - high***

The picturesque composition of traditional houses around the pond and the green, with attractive mature trees featuring in the view has considerable aesthetic value. A different but equally attractive character is embodied in the Millennium Green. The contrast between open meadow and denser woodland character adds further to its aesthetic value.

The lane through the hamlet has an attractive rural character and the footpaths leading off this offer unfolding views of open countryside. Twentieth century housing generally observes traditional forms and the stone and brick boundary walls serve to integrate it into the hamlet.



Millennium Green pond

### ***Communal value - high***

The main lane and the footpath network have historically given access all around the hamlet, linking it with open countryside for working, and now recreational, purposes. It also connects the hamlet to the adjacent village.

The continued use of the historic routes leading to open spaces and the newly created Millennium Green demonstrate its ongoing communal value.



## Area 2 - Church Lane/Henleys Lane

The east side of Church Lane was developed first. Historically there appears to have been close links in land use and ownership between both sides of the lane and with the plots to the east currently in use as allotment gardens and paddocks.

Although some of the land has been developed in the twentieth century, a large open area remains to the rear of the plots. Earlier maps suggest this was covered in orchards, possibly walnut trees which were widely grown locally.

The disposition of plots on the east side is not dissimilar to that of today. Similarly, the paddocks and allotment gardens, for the most part, follow the boundaries of the old allotments, marked on the enclosure map as in the ownership of New College.



19th century cottages on Church Lane

Close scrutiny of the enclosure map suggests that land ownership and tenure was a very complicated arrangement. There is much that can be learnt about the lives of the ordinary people in the village from more detailed examination of the map and what survives on the ground today. Oldenholme, a grade II listed brick and timber-framed house dating from the sixteenth century, and its associated landholding are one example of this.

Today, houses line both sides of the street. Oldenholme is by far the oldest house on Church Lane. Many houses date from the twentieth century, though there are several survivals from the nineteenth century. Some may be earlier but, if so, their origins are obscured by later alterations.



Oldenholme

Overall, there is a mix of styles, materials and dates though all are of a traditional form and generally set back from the lane. Houses on the west side are all detached and plots are generally bigger than those on the east side. Many plots have stone boundary walls giving a traditional character to the lane, enhanced by the grass verge and granite setts.

St Peter's Church is the dominant building in the lane with the Methodist Chapel on the corner with Henleys Lane now converted to residential use, being the next most prominent building. The west door of St Peter's gives directly onto the street bringing the church right into the community. The graveyard across the road provides a welcome open space as does the extension to the churchyard to the rear where it abuts the allotments and paddocks on the edge of the village.

The footpath through the churchyard connects to another running along the eastern boundary of the village.

St Peter's Church dominates views looking south down Church Lane and this view is closed by the attractive timber-framed building of 44 High Street. The church also features in views from the allotments and from the eastern boundary footpath. The view is closed in the northerly direction by the bend in the lane as it becomes Henleys Lane.

The former Methodist Church is prominently situated in a slightly elevated position where the road becomes Henleys Lane. It tells an important story in the history of the village, as does its conversion to residential use, and is considered a non-designated heritage asset (see Appendix C).

The character changes along Henleys Lane as the road becomes much wider and there are fewer houses set in much larger plots and for the most part screened by high stone walls. An old standpipe, listed grade II, is situated at this bend on the lane where the footpath to the Millennium Green joins it. Several of the houses at the east end of the lane date back to the seventeenth century and can be identified on the 1815 enclosure map. These are grade II listed.

Henleys Lane is separated from the large former field of Manor Farm to the south by a mature hedge, giving glimpsed views of the site in summer but having a stronger visual connection the rest of the year.



View of the Church from the allotments





Long view looking east along Henleys Lane. The former Methodist Chapel is visible in the distance.

### ***Evidential value - medium***

The archaeological potential for prehistoric and Anglo-Saxon settlement is similar throughout the parish, i.e. it is low, as no evidence has come to light to date for this. However, as the wider area is known to have had a substantial settlement, the possibility of there being important archaeology within the village should not be discounted.

There is some evidential value in the survival of plot boundaries and in the allotments and paddocks to the east of Church Lane, in the ownership of New College in the early nineteenth century. Also the east side of Church Lane has the potential to yield information about the early settlement of the village.

### ***Historical value - high***

The multiphase houses dating originally from the seventeenth century illustrate changes in housing fashion and technology, changes which

are also evident in the nineteenth century housing surviving along Church Lane. The loss of farms from within the centre of the village and their conversion to residential use, indicates changes in the economic base of the village. The continuity of plot boundaries and the survival of the allotments to the east side of Church Lane, tell a story of complex land ownership. They also indicate the continued importance of allotments and paddocks to householders of modest standing within the village. The changing fortunes of the village are also expressed in the physical fabric of the church and church yard.

### ***Aesthetic value - medium***

There is strong aesthetic value in the semi-rural character of the village lane, particularly along Henleys Lane. Some prominently sited historic buildings, including the ancient church tower, together with the Victorian standpipe give it an air of antiquity. The view southwards down Church Lane takes in the historic buildings and is closed by another important and attractive timber-framed building, 44 High Street.

Unfolding views northwards along Henleys Lane reveal the historic listed buildings dating from the seventeenth century. In common with other parts of the village, enticing footpaths lead off into attractive open countryside.

### ***Communal value - high***

The church is a major focus of village life and has high communal value. Church Lane is a major pedestrian route connecting the High Street to the historic footpaths that run throughout the village, out to the open countryside and to Sutton Wick in the north as well as connecting the more modern open public spaces.

### Area 3 - High Street

This covers the historic main street of the village and the former burgage plots to the south, now developed. The street is lined on both sides with houses, many of which are historic, creating an attractive, traditional village character. It feels much more open than Church Lane. Not only is the road wider but houses are set back from the highway edge and are generally only one-and-a-half or two storeys high, giving a generous ratio of building height to road width. The road runs in a west-east direction with a slight curve which closes views in each direction. This, together with the mature trees in the verge and in private gardens, encloses the space.

At its western end the street opens out to create a village green at the junction with the main north-south road through the village, formerly the A34. This open space, The Green, was once a focal point of the village but is now dominated by traffic at this junction. It is cut through by a number of footpaths and today lacks coherence because of traffic, highway signs, and car parking.

For the most part, the linear High Street is just one plot deep, apart from on the south side where there has been recent development on two former farmsteads.

Much of the north side is bounded by a high stone wall, a locally distinctive characteristic found throughout the village. There are attractive unfolding views in both directions, the one facing west terminates at the Wheatsheaf Public House which fronts The Green. This view is of historic interest, probably dating to the seventeenth century and its setting could be much enhanced by the rationalisation of some traffic signs.



View across The Green



View along High Street from the west





Entrance to the Manor House, High Street

The High Street features an interesting and attractive mix of housing types, dates, styles, materials and detailing, which tells something of the history of the inhabitants of the village over the centuries.

The Manor House is the prime residence in the village, dating back to the late medieval period. The entrance to The Grange, another high status residence, also fronts onto High Street. In both cases, status is announced by imposing entrance gateways.

Along the High Street there are a number of timber-framed houses dating from the sixteenth-seventeenth century that would have been quite high status houses for the time. There are also a number of eighteenth century houses that are of quite high architectural quality that set them apart from other vernacular domestic architecture.



C17 timber framing at 44 High Street

Thatched barn at Manor House, High Street

Small houses and cottages make up the majority of the houses. Many of the traditional buildings show typical signs of alteration reflecting changes in technology. For example 69 High Street is an early, timber-framed cruck cottage with a thatched roof. A chimney stack has been inserted in the cross passage probably sometime in the late sixteenth century. Around the same time a floor was inserted to create an upper storey which is lit by dormers. A century or so later, some of the wattle and daub panels have been replaced by brick, once this became a cheap, readily available material.

Also typical is Pond House (18/20 High Street), an attractive one-and-a-half storey cottage, listed as eighteenth century but possibly earlier. It has a large end stack to the left hand side, heating what would have been the hall, and a smaller, probably later, end stack to the right heating the parlour. Constructed of brick in Flemish bond, it has burnt headers and a plat band.



Pond House, High Street

By the eighteenth century brick was the most fashionable building material. Timber framing was regarded as an inferior construction, generally only used for interior walls and agricultural buildings, and weatherboarding, such as the barns found adjacent to Manor House.

Many houses were re-fronted in brick, for example 7 High Street, ostensibly a brick house, which has timber framing visible on the gable. Similarly, Walnut Tree Cottage has some timber framing in the gable and also a projecting bread oven, probably dating from the seventeenth century.

The use of brick continued throughout the eighteenth and nineteenth centuries, much probably produced in the local brickworks, and it is still the most commonly found material along the High Street. Alongside this, clay tile is the dominant roofing material. Thatch is found as a roof covering on a few buildings including 69 High Street and the barn at Manor House.

Whilst much original detailing survives on traditional houses, most have had some details altered. Windows and doors in particular date from all periods. As glass became cheaper and more readily available from the late sixteenth century onwards, windows became progressively larger. Side hung casements are commonly found in cottages but where height permitted, vertical sliding sashes were the style of choice during the eighteenth and nineteenth centuries.



Timber-framing and bread oven, Walnut Tree Cottage.

Replacement windows and doors are mostly sensitive and appropriate although there are some poor examples. Several houses have evidence of roofs being raised, as storey height was another indicator of status, which some sought through upgrading their homes.

Other historical connections can be found in houses along the street. The disastrous fire in 1780 which destroyed many houses along the High Street is recorded in the plaque on the alms-houses.



The village character is enhanced by the contribution of green open spaces and mature trees along the street. Whilst most are in the public realm, private gardens make a positive contribution to the character of the street. Cottage gardens and mature trees reinforce the rural character of the village. The large yew tree in Yew Tree House and the topiary in the front of Manor House are notable examples.

Whilst High Street is a main road through the village, traffic is steady but, on the whole, not intrusive.

#### ***Evidential value - medium***

As with the other areas, there is some archaeological potential relating to the early settlement of the wider area. There is some evidential value in the multiphase historic buildings, such as Manor House and 69 High Street which detailed building recording would reveal.

#### ***Historical value - high***

The traditional buildings along the High Street all contain information about the lives of ordinary people who lived in the village over the centuries. Alterations over time illustrate changes in fashion and technology. The importance of agriculture to the economy of the village is expressed in the farmsteads whose layout is still legible and in surviving farm buildings. A historical link with the great fire of 1780 survives in the rebuilt alms-houses. The survival of good documentary records enhances the historical value.

#### ***Aesthetic value - high***

Aesthetic value lies in the openness of the High Street creating a generous space that is nevertheless contained by closed views in both directions. The high quality of traditional buildings, individually and

collectively and the mix of styles and materials further contribute to the aesthetic value. The mature trees reinforce its rural character and private gardens make a positive contribution to the quality of the street scene.

#### ***Communal value - high***

As the principal street through the village, there is inevitably high communal value. This is a main pedestrian and vehicle route through the village and a major point of social interaction. Most houses face onto the street, albeit with front gardens. The boundary walls typically found along the street do not restrict views and therefore most of the built environment is publicly visible. Granite setts edge the roads around The Green.



The Green with newly installed walnut bollards installed



Former stable block of Manor Farmhouse now converted for residential use



Manor Farmhouse

#### **Area 4 - Manor Farm and Gravel Lane**

Gravel Lane was once the main route from the village green to Church Lane, skirting around the land of Manor Farm. It is now only accessible to vehicles as far as The Grange, from where it continues as a footpath. The farm buildings of Manor Farm remain the dominant feature in the lane. These, together with a couple of houses and The Grange, are the only pre-enclosure buildings on the lane. The other development is all twentieth century housing, for the most part large detached or semi-detached houses set back from the road. The exception is Caudwell Close, a tightly-knit, sheltered housing development of small terraces opposite The Grange.

Manor Farmhouse is grade II listed, described as early nineteenth century, though the rear range looks earlier. It fronts on to The Green and its symmetrical, high status front elevation is very prominent in the public view. It is located immediately adjacent to the farmstead at the entrance to the lane. Earlier farmhouses were usually sited within the

farmstead but over time, higher status farmhouses tended to be located some distance away from the noise and business of the farmyard.

The farmyard buildings have now all been converted to residential use, including the stone barn on the opposite side of the lane. Apart from the threshing barn, their original function is difficult to determine. However, some farm buildings remain attached to the adjoining farmhouse, all grade II listed. These are either weatherboarded or covered in corrugated sheets, most with steeply pitched roofs.

Some may date from the seventeenth century and all appear on the first edition of the OS map. Whilst no longer in agricultural use, they retain their agricultural character. A semi-agricultural character is created with the saw mill and associated buildings on an adjacent plot.





The Grange as seen from Caudwell Close

The Grange occupies a central position in the village and has access from Gravel Lane, the High Street and Church Lane. Whilst its main entrance is from the High Street it is barely visible from there. The principal public view of The Grange is from the service entrance on Gravel Lane where the long, red-tiled catslide roof is the dominant feature. It remains surrounded by open land.

Views along Gravel Lane from The Green are closed by the bend in the lane. The high brick wall surrounding The Grange and its garden features prominently in this view, as do the mature trees overhanging the lane. The wide informal verge, the simple highway and footway to one side edged with granite sets contribute to the semi-rural character of the lane. Passing by the farm buildings associated with The Grange, the footpath then edges to the east of Caudwell Close and appears to be in deep countryside until it emerges onto the top part of Church Lane with hedgerows bounding the path and fields beyond to the south and east. As with other footpaths through the village, this is an



1 Gravel Lane with attached corrugated barn

important survival from its agricultural past connecting farms to outlying fields and today, providing an attractive contrast to the built form of the village. Housing development in the last field belonging to Manor Farm has altered the link between the village and its agricultural past in this part of Drayton.

### ***Evidential value - medium***

There is some archaeological potential relating to the early settlement of the wider area. Recent excavations of the Manor Farm development site have revealed evidence of Iron Age settlement and 11th century settlement. There may remain evidence of the early agricultural practices in the converted farm buildings and in the vestigial remains of Manor Farm.

### ***Historical value - high***

As one of the main farms in the village, Manor Farm illustrates the history of typical mixed farming in the area. There is historical value in the layout of the lane and footpaths illustrating the links between the farmstead and surrounding fields. The survival of The Grange in its historic curtilage with associated outbuildings provides a good example of a principal residence.

### ***Aesthetic value - medium***

The traditional buildings are of aesthetic interest and the twentieth century housing generally has a neutral impact. Private gardens make an attractive and positive contribution to the appearance of the area. The native wild vegetation bordering the footpaths has a different, but equally important aesthetic value.

### ***Communal value - medium***

Gravel Lane remains a principal pedestrian route from The Green through to Church Lane and on to the Millennium Green and Sutton Wick. In common with other areas of the village, much of this area is open to public view.

## **6.2 Buildings of local interest**

Some buildings are not listed but add considerably to the special historic character of the conservation area. These are referred to in this appraisal as non-designated heritage assets. These buildings meet the criteria for such identification as outlined in the Historic England document: [Local Heritage Listing: Historic England Advice Note 7](#) (2016). They are identified in Appendix C.

## **6.3 Local details**

There are many examples of distinctive features or detailing within the village which add considerably to the overall character of the area and its distinctive local appearance.



Footpaths are grass or unbound aggregate

Stone wall with brick gate



Paddock in the heart of the conservation area, between The Grange and The Vicarage



## 7.0 Boundary Changes

This section details the boundary extensions proposed during the most recent review. These proposed extensions were formally adopted at a Vale of White Horse cabinet meeting on September 28th, 2023.

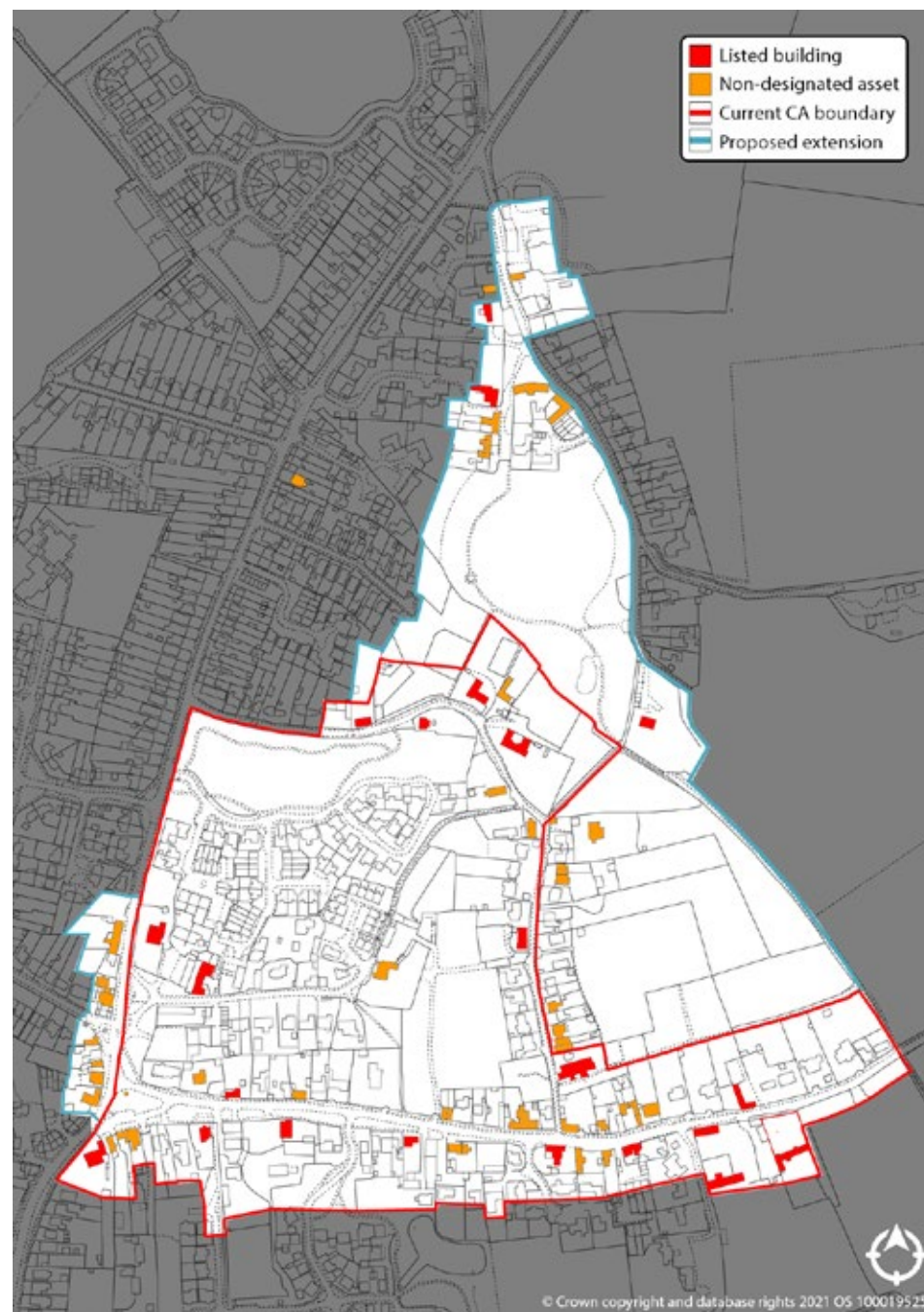
### Area 1 - Sutton Wick

Whilst originally in a separate parish, this hamlet is now an integral part of the village of Drayton with the Millennium Green acting as a central public open space. The character of the hamlet is notably different from that of Drayton, as it is much more tranquil, largely devoid of traffic and connected to its rural surroundings. The memorial and village pond contribute significantly to the ambience and meaning of the area and provide a focal point and setting to the houses surrounding them. The history of the hamlet is still legible in the range of building types and styles.

Whilst the setting to the west has been compromised by twentieth century development, the historic core of the hamlet and the farmland to the east remain as an attractive expression of its rural character.

### Area 2 - Church Lane

The area east of Church Lane has an interesting documented history and was settled earlier than the west side of Church Lane. The public footpath running approximately north west/south east forms a strong boundary to the east edge of the village. It divides the plots running back from Church Lane, comprising allotments, paddocks and garden areas within the village, from the open fields of the wider agricultural landscape.



These plots have illustrative and associative historical value as plots worked by villagers living in adjacent properties or sharing the communal use of allotments. At least half the houses date from the nineteenth century or earlier, though several of these have had insensitive alterations which diminish their aesthetic value.

However, there is the potential to reinstate historically correct detailing which would enhance this value. Notwithstanding this, the area has heritage values similar to, and arguably greater than, the west side of the lane, which is included within the current conservation area boundary. The communal value is certainly greater as the area contains the allotment gardens, the extended churchyard and public footpaths across and adjacent to the site. Its historic value is enhanced by reference to the 1815 Enclosure Map. There are important views along the footpath and towards Drayton and Sutton Wick, looking back from the footpath towards the church spire, village edge and up towards Sutton Wick.

### **Area 3 - High St**

The west side of Abingdon Road which fronts on to The Green contains buildings of local interest which make a positive contribution to the character and appearance of the conservation area. These include The Red Lion, the Baptist Chapel, The Wheatsheaf, and the Old Post Office. The buildings feature on the 1815 enclosure map and they have heritage values very similar to the adjacent conservation area.

These buildings are considered to contribute positively to this part of Drayton and meet the criteria for consideration as local heritage assets and are included within Appendix C of this document.



## 8.0 Community Involvement

This appraisal draws upon the records and information held by the former Drayton History Society.

In the period 2012-2015 Drayton formulated its neighbourhood development plan (NDP), during which extensive formal and informal public consultation took place with residents about what they valued in the buildings and the environment of the village. As part of this a Drayton Design Guide was drawn up by a working group of villagers and this forms a part of the adopted Drayton Neighbourhood Plan (2015).

During the formation of the NDP the Parish Council received advice from Historic England which encouraged the Parish Council to engage a specialist to study the conservation area and produce this Appraisal.

To engage the villagers further an article “Drayton and its Conservation Area” appeared in the October 2016 Drayton Chronicle – Drayton’s monthly magazine, which is delivered to every household. This asked for information and photographs to be submitted for the study.

On 27th November 2016 Dr. Kathy Davies presented her preliminary findings to an open public meeting in the Village Hall and then led a walking tour of the village with about 25 villagers who were able to identify and photograph buildings and other features of interest which now form the local list included in this study.

### Public Consultation

Vale of White Horse District Council invited residents to give their views on the Drayton Conservation Area Appraisal document. The consultation ran from 18 January until 15 February 2023.

Letters were issued to residents of Drayton that might be impacted by the proposed changes to the conservation area boundary. The council’s consultation database was also contacted and filtered for consultees that live within Drayton and may have an interest in the consultation.

An online survey was created to gather feedback on the Drayton Conservation Area Appraisal document and the proposed changes to the conservation area boundary. The survey asked respondents to provide their comments on the appraisal document. Paper copies of the consultation materials were made available in Drayton Village Hall and Abingdon Library. Posters were also put on display around the town to help promote the consultation.

In total, 14 responses were received during the public consultation period. This is made up of 10 responses via the online survey and 4 responses via email. The majority of respondents (11) were from Individuals / members of the public. 3 respondents were representing a business / organisation.

Overall there was a general support for the document and proposed conservation area boundary extensions. Drayton has seen incremental change over the past decade which respondents are keen to manage with the aid of this new appraisal.

## 9.0 Management Plan

In general, Drayton is an attractive village with fairly well maintained areas of public open space and a diverse mix of streets and lanes. 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.

The council will aim to:

- 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;
- Encourage statutory undertakers to retain, repair and re-instate historic street surfaces, grass verges and banks, street furniture, railings, signage and lighting where appropriate;
- Encourage high quality, energy efficient design which aims to respect the special character of the area as identified in this document and fit in with the established 'grain' of the conservation area and be sympathetic to it. Heritage Appraisals and Impact Assessments along with Design and Access Statements will assist this process;
- 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;
- 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;
- Encourage regular tree/hedge management with re-planting where appropriate;
- Proposals for development should 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;
- Open areas, green spaces and the footpath network throughout the village and the surrounding area should be retained and enhanced;
- Any new development should seek to secure informal road layouts rather than adopting standard highway solutions;
- Any new development should respect traditional building layout, scale, form and materials including techniques and detailing;
- The Green offers an opportunity for enhancement through the re-engineering of the road junction giving greater priority to pedestrians, rationalising car parking and landscaping to create a greater sense of a public open space.



## 10.0 Selected Bibliography

Historic England, Practical Building Conservation, 10 volumes, Historic England, 2012-2015

Historic England, Conservation Area Designation, Appraisal and Review: Historic England Advice Note 1, 2019

Historic England, Conservation Principles, 2008

Historic England, Local Heritage Listing: Historic England Advice Note 7, 2016

Historic England, Understanding Place: Historic Area Assessments: Principles and Practice, 2010

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Historic England, Valuing Places, Good practice in Conservation Areas, 2011

IHBC/SPAB, A Stitch in Time

Pevsner, Nicholas, Buildings of England

The Statutory List of Buildings of Special Architectural or Historic Interest via <https://historicengland.org.uk/listing/>

A History of the County of Berkshire: Volume 4. Originally published by Victoria County History, London, 1924

[www.historicengland.org.uk](http://www.historicengland.org.uk)

[www.buildingconservation.com](http://www.buildingconservation.com)

[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

[www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

### Legislation and Policy

Ancient Monuments and Archaeological Areas Act 1979

Enterprise and Regulatory Reform Act 2013 Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning Act 1990

National Planning Policy Framework (NPPF) 2021

Drayton Neighbourhood Plan 2015-2031

Vale of the White Horse District Council, Local Plan 2032

VoWH and SODC Joint Design Guide, 2022

## Appendix A: Listed Buildings

The Drayton conservation area does not contain any scheduled monuments or grade I listed buildings.

### **Grade II\***

Church of Saint Peter

The Manor House

### **Grade II**

Barn north west of the Manor House

Barn south west of the Manor House

3 Church Lane

Forecourt walls of the Manor House

1 Gravel Lane

15 Henleys Lane

31 Henleys Lane

35 Henleys Lane

38 Henleys Lane

3 High Street

20 High Street

24 High Street

30 High Street

44 High Street

56 and 58 High Street

69 High Street

12 The Green

15 The Green

Manor House summerhouse

St Peter's churchyard cross

16 Sutton Wick Lane

53 Sutton Wick Lane

Sutton Wick House



## Appendix B: 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 Drayton conservation area. Reference numbers may be cross referenced with the map on the following page if they are within or near the conservation area.

### Archaeological understanding

Drayton is situated within a rich archaeological landscape, with occupation and settlement from the Middle Palaeolithic to modern revealed through cropmark evidence and several archaeological investigations both within the conservation area itself and across its environs.

### Early Prehistoric

The earliest occupation in Drayton dates to the early prehistoric period. Rarely found Mousterian (Middle Palaeolithic) handaxes have been recovered from gravel deposits c.500m to the south (PRN15619) and east (PRN16815), while flint tools have been recovered from Manor Farm (PRN15898) within the conservation area, and to the east (PRN13006) and north-east (PRN9870). No settlement features or working sites of this date have been identified so the occupation is likely to have been nomadic and ephemeral.

### Later Prehistoric to Roman

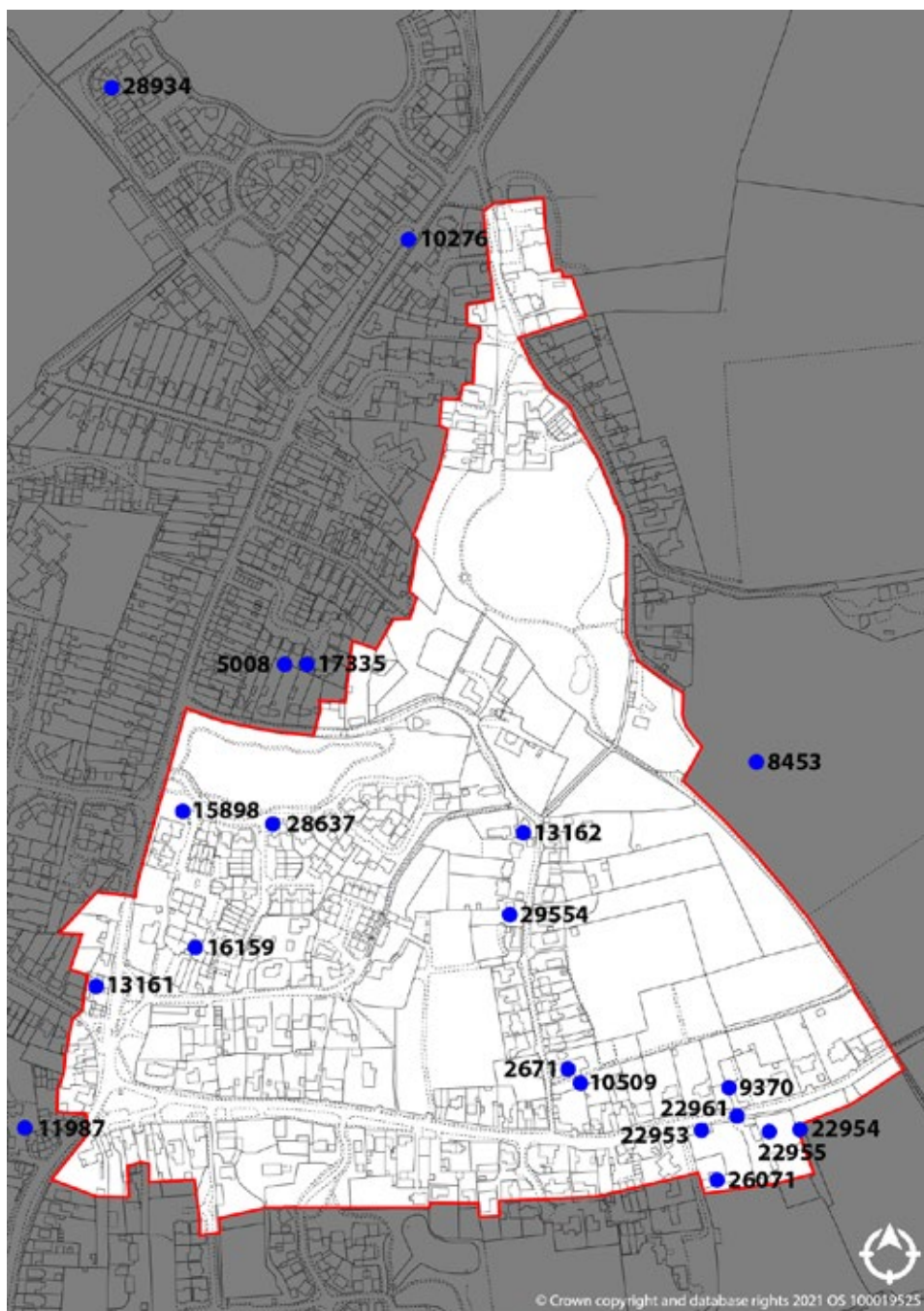
c.500m to the east and south-east of the conservation area cropmarks identified on aerial photographs as part of the Thames Gravels National mapping survey represent the remains of nationally important later prehistoric to Saxon ritual and settlement activity. Part of the complex is protected by designation under scheduling ID1004852.

The monuments indicate that Drayton was an important focus of ceremonial and ritual activity during the Neolithic to early Bronze Age and include the remains of a Neolithic cursus (PRN5382, 15287), of probable ceremonial function, and funerary monuments including a Neolithic long barrow (PRN5254); mortuary enclosure (PRN15004), long mound (PRN15005) and numerous early Bronze Age barrows (PRN8433, 8440, 8460, 15298).

Within the conservation area, at land at Manor Farm, a waterhole and gully (PRN16159) and modest number of small pits and a ditch terminal with large fragments of 6 pots (PRN28637) confirmed settlement activity from the Middle Bronze Age onwards. Roman activity at Manor Farm was limited to a few cut features and finds (PRN16159; 28637) but these features form part of a multi-period occupation site dating from the Bronze Age to the Saxon period consistent with the activity outside the conservation area, where ditches, pits, pit alignments, trackways, burials and rectangular enclosures (PRN 2655, 2669, 8446, 8450, 8452, 8460-1, 8467, 11522, 13005, 15284, 15933, 16266, 17335, 17389, 28664) form part of a landscape of later-prehistoric to Roman field systems, enclosed farmsteads and settlement.

### Early Medieval

Evidence for Anglo-Saxon activity is often scarce within Oxfordshire; however, at and around Drayton there is considerable evidence for settlement. Within the conservation area boundary ditches forming enclosures have been identified both in the north-west of the conservation area at Manor Farm (PRN16159) and extending into the south of the conservation area (PRN28547). A trackway (PRN28547)



identified at High Street may be related to the early to middle Anglo-Saxon settlement at Brook Farm in Sutton Courtenay, while boundary ditches at the same location are respected by later features and may also date from Anglo-Saxon times. These features form part of a significant (partly scheduled) settlement landscape comprising ditches, trackways and numerous post-built structures, including Saxon sunken feature buildings and a great hall (PRN2427, 8431, 8435, 8437, 8440, 8442-3, 8449, 8453, 15287, 17390, 27988). The manor of Drayton is first mentioned in a Saxon charter of 955 and its creation may be associated with period of intensified settlement in village.

### Medieval

By the time of the Domesday book in 1086, Drayton had a recorded population of 10 households, denoting a small medieval settlement. The settlement focus has shifted further west from the preceding period. Excavated remains of the medieval settlement in close proximity to High Street included fragments of oven furniture and pottery which presumably originated from a building close by; and a spread of midden material, suggesting domestic waste and the presence of animals (PRN28547). Situated at the east end of High Street, the Church of Saint Peter (PRN2671) has its origins in c.1200, with alterations in the C13th and C15th. The main range of the original Manor House (PRN26070) dates to the mid-C15th but may have replaced an earlier manor. Other extant buildings dating to the C15th-16th are listed at grade II (PRN9370, 15650, 22948). Extending out from the main settlement area, boundary ditches forming field systems and stock enclosures or paddocks have been recorded (PRN17335, 28547, 29554), while remnants of field systems relating to medieval and post-medieval agricultural activity can be clearly identified on LiDAR imagery to the north and west of the conservation area.



### **Post Medieval**

Settlement in the post medieval period expanded, centred on the medieval settlement layout, its residential focus defining the extent of the current conservation area. Outside of the conservation area, activity continued to be primarily agricultural, although a brick and tile works (PRN11987) just to west attests to limited industrial activity during this period.

### **Modern**

Change and expansion of the village in the modern period has consisted of post-1930's and later housing estates adjacent to the conservation area to the north, south and west, with the conservation area itself characterised by its medieval and post-medieval past.

## Appendix C: Historic Maps

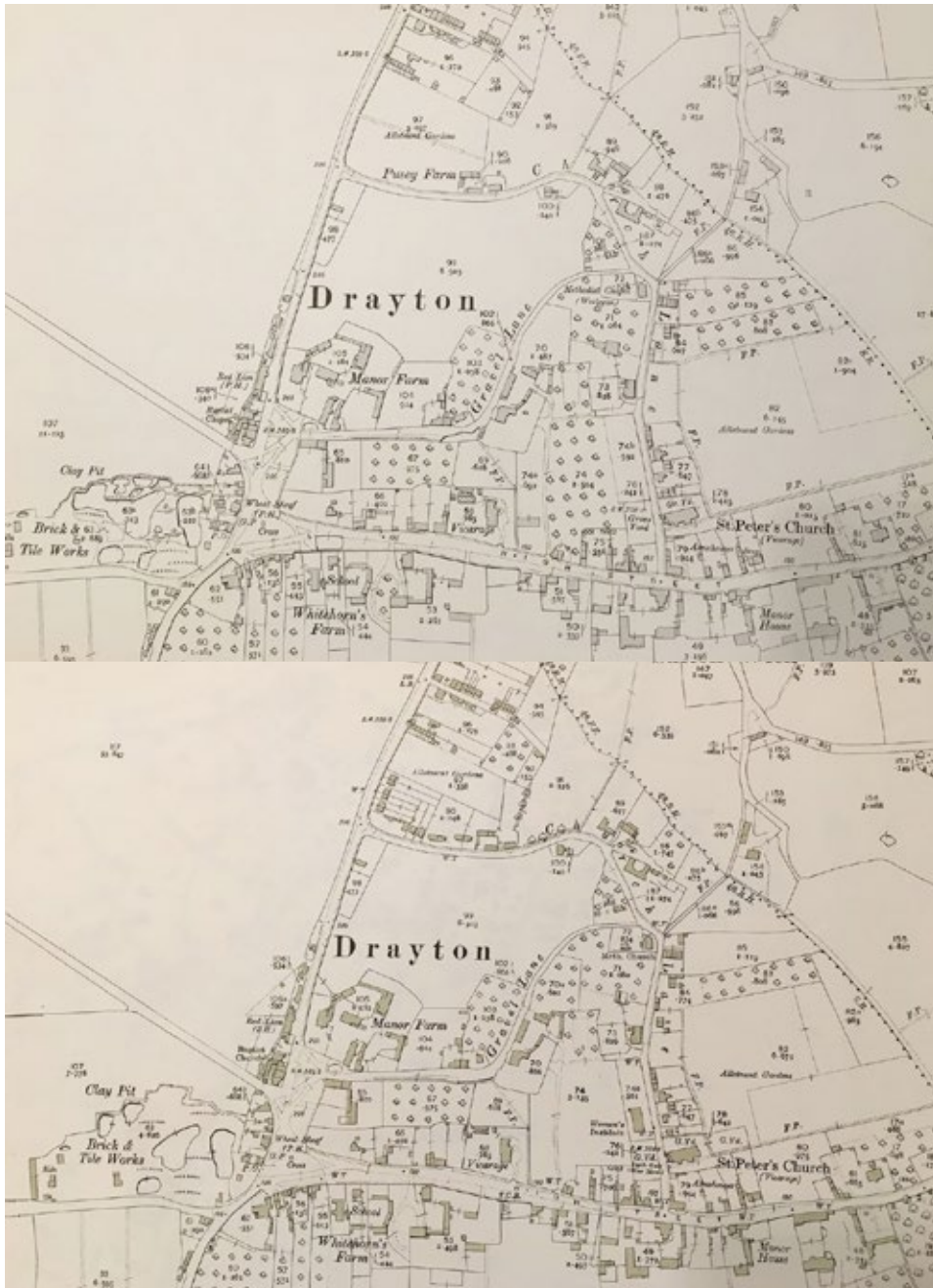


1816 enclosure map (rotated to north)

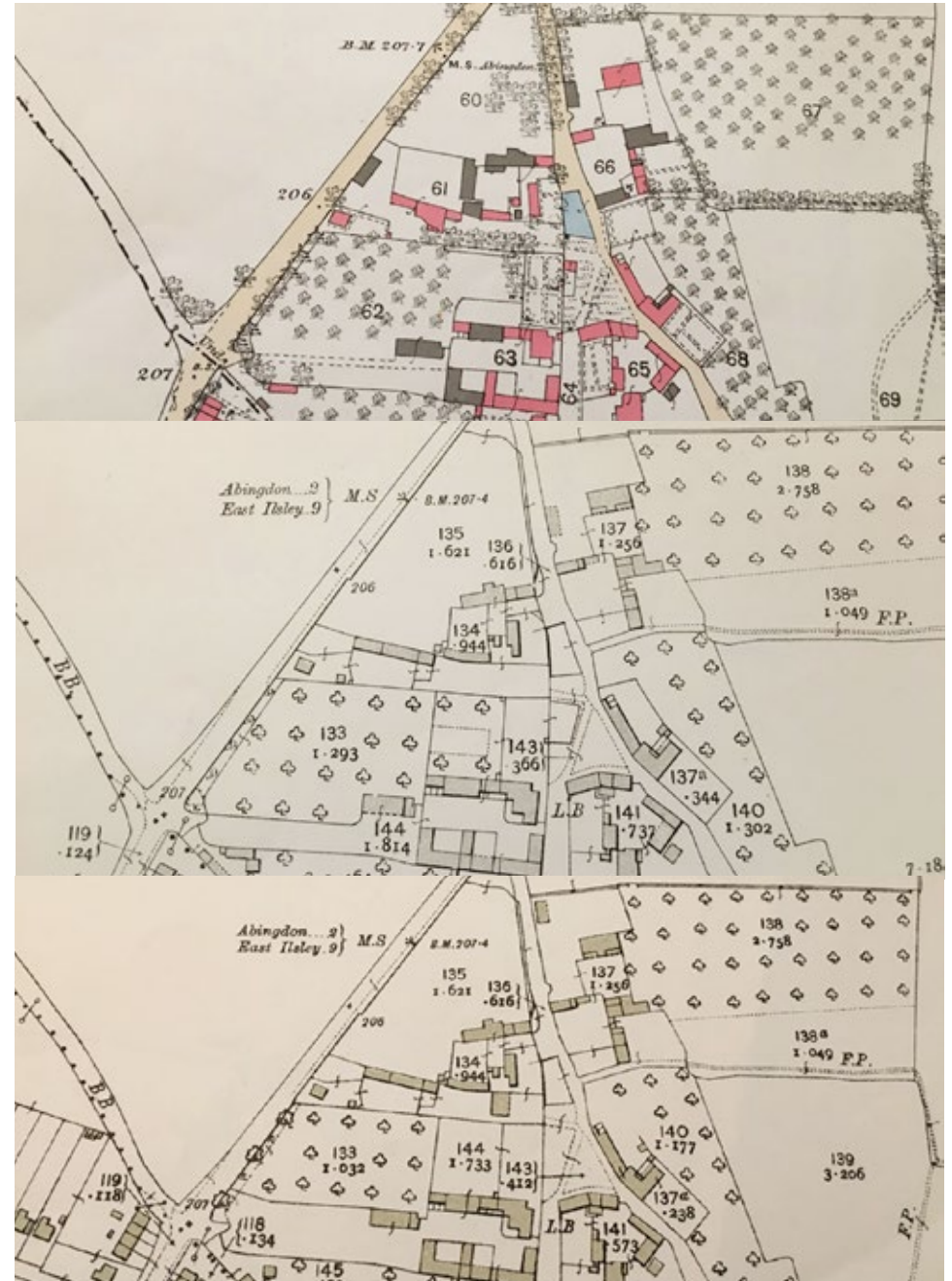


1875 OS map





OS Maps of Drayton, top to bottom: 1912, 1933



OS Maps of Sutton Wick, top to bottom: 1875, 1912, 1933

## Appendix D: 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 \(2023\)](#) 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. These buildings are marked **orange** on the map on page 4.



**Jubilee Cross, The Green**

Erected 1897 for Queen Victoria's 60th year, probably not originally on this site. Possible older base. Renovated 2013 and extra inscription added for Queen Elizabeth's 60th year.





#### **2 The Green**

Brick built cottage, two-storey, double fronted with end stacks. Probably late 18th century in origin.



#### **6 & 4 High Street**

Pair of single-unit cottages with central stack. 20th century extension to right. Brick in header bond. Left hand cottage has later window and door openings. Original openings not discernible.



#### **Wheatsheaf Public House, The Green**

Two-and-a-half storeys with gables fronting the street. Rendered finish, possibly over timber frame. Probably 17th century in origin.



#### **2 High Street**

Late 16th/early 17th century with 19th century alterations.





#### **8 High Street**

Two-unit, two-and-a-half storey house. Rendered brick with plat band and dentil eaves course. Dormers and rooflight.



#### **Thatched Cottage, 6 The Green**

Two-storey, two-unit house. Possibly 17th century origin. Entrance off-set into hall with smaller parlour unit. Break in render at first floor level suggesting possible former jetty. May be timber-framed under render. Name suggests formerly thatched.



#### **4 The Green**

Stone built outbuilding, possibly agricultural in origin, now residential.



#### **Drayton Post Office, The Green**

Row of two-storey 19th century cottages with late 20th century single-storey, flat-roofed front extension. Grey brick with red brick detailing and slate roof.





#### **Baptist Chapel, Abingdon Road**

Plain, brick built chapel with gable fronting the road. Pointed window and door openings with 20th century windows. Upper opening blocked. Set back from road behind low wall with railings.



#### **98 Abingdon Road**

House, possibly late 18th century, with coursed stone rubble front elevation, with plat band and brick sides. Double fronted. Slate roof and end stacks. Central first floor window is a 4 over 4 sash with margin lights.



#### **Red Lion, Abingdon Road**

Long, two-storey range of buildings of varying dates. Principally brick built with sections of stone. Central part may be original lobby-entry house. 18th century coaching inn.



#### **1957 RAF Crash Site Memorial, Sutton Wick Lane**

Erected on the 60th anniversary.





**Sutton Wick Barn, Sutton Wick Lane**

Converted Barn. Brick with tile roof. Threshing door opening survives.



**Stone Barn, Sutton Wick Lane**

Former farm building. Rubble stone with weather boarding on gable



**Sherwood Farm, 9 Sutton Wick Lane**

Farm building. Originally rubble stone, surviving on road elevation. Later alterations in brick. Now converted to residential use.



**20-28 Sutton Wick Lane**

19th century brick with plain tile roofs.





**Sutton Wick Farmhouse**

Brick built, multi-phase house. 18th century origin, possibly earlier. One-and-a half to two-and-a half storeys. Several ridge stacks. Rubble stone garden wall and brick gate piers.



**33 Henleys Lane**

Cottage, one-and-a half storey, timber-framed with rendered infill panels and plain tile roof. Possibly 17th century in origin.



**The Grange, Gravel Lane**

Multiphase brick built house with plain tile roof. One-and-a half to two-and-a-half storey. Dormer windows in catslide roof to rear.



**Casa Mia, Sutton Wick Lane**

Former farm building, random coursed rubble with slate roof, partly rebuilt.





**Methodist Chapel, Henleys Lane**  
Converted to residential.



**Willow Lodge and Ancillary Building, 54 Church Lane**  
House, multiphase possibly 17th century origin. Render with slate roof. Ancillary building is Flemish bond brickwork with plain tile roof.



**44 Henleys Lane**  
House, possibly 18th century, brick. Side hung casements.



**14 Church Lane**  
House, two-storey, render with slate roof and thatched porch. Double fronted with 4 over 4 sashes.





**38-42 Church Lane**

Cottages, late 18th century or early 19th century, two storey. Flemish bond brickwork with plain tile roof. Ridge stacks and decorative motif in centre of terrace.



**1 High Street**

Two-unit house, two storey, central door with end stacks. Grey brick with red brick dressing. 4 over 4 sash windows with central 3-light casement at first floor.



**7 High Street**

House, two storey, double fronted. 18th century front to earlier building. Brick with plain tile roof. Evidence of timber frame of slight scantling to gable. Casements to first floor with bays either side of central door. 20th century extension to right.



**27-33 High Street**

Cottages, one-and-a-half storeys. Brick with plain tile roof. Casements windows to ground floor, dormer to roof space.





**15-17 High Street**

Pair of cottages, two storeys, single unit. Brick front with stone flank wall.



**Drayton Almshouses, High Street**

Brick with plain tile roof. Rebuilt on the site of 18th century almshouses.



**Winter's Corner, 35 High Street**

House, two storeys. Multiphase. Stone to part ground floor with brick in Flemish bond elsewhere, Plain tile roof. Casement windows with bow to extension.



**Carpenters Cottage, 54 High Street**

Two-and-a-half storey brick cottage with plain tile roof. Flemish bond. Maybe late 17th century in origin. Off centre door, casements windows.





**Walnut Tree Cottage, High Street**

House, two-storey, painted brick with plain tile roof. Flank wall facing onto road has remnants of slender timber framing in gable. Projecting bread oven.



**Glevum Cottage, High Street**

One-and-a-half-storey cottage, Flemish bond brickwork with plain tile roof.



**55 High Street**

Cottage, probably 19th century with 20th century two storey extension. Painted render, pantile roof. Casement windows and central porch.



**Yew Tree Cottage, High Street**

House, two storey, 3-unit. Painted render with plain tile roof. End stacks. Central porch. 20th century windows.



## Appendix E: Boundary Treatments



### Footpath near High Street

Two types of boundary wall capping either side of a footpath adjacent to The Vicarage.



### High Street

A mix of stone and brick historic walling laid in various bonds near 15 High Street.



### Church Lane

Rubble stone boundary wall with capstones on edge, typical for low-height boundary walls around Drayton. These are the walls of St. Peter's graveyard.



### Corner of Church Lane and High Street

Historic stone wall and post-box.





#### **Abingdon Road**

Rubble stone wall, bordering former chicken farm.



#### **The Green**

Old setts and brick path next to 13 The Green.



#### **High Street**

Historic stone wall.



#### **Church Lane junction with High Street**

Historic wall at junction with High Street.





**Abingdon Road, Manor Farm**  
Typical walling to local Drayton farmsteads.



**High Street**  
Stone setts pavement in front of 54 High Street.



**Henleys Lane**  
Looking west – historic stone wall.



**Henleys Lane**  
Historic Wall – Coursed rubble with quoins.



# Appendix F: Open Spaces



**Allotment gardens**  
Land to east of Church Lane – on land historically used as closes associated with dwellings on Church Lane.



**Bridleway 7 from Drayton Abingdon Road to Abingdon**  
Possibly old drove road.



**Millennium Green, Sutton Wick**



**Sutton Wick Pond**

For further information and advice on  
Conservation Areas please contact:

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