

# Cumnor Village Character Assessment

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## ABSTRACT

This document has been created by residents of Cumnor Village and supports the over-arching Character Assessment for Cumnor Parish. Cumnor Village is one of the four wards that make up Cumnor Parish. To create the content of this document contributors used a combination of desk top research, field observations and interviews with local residents. In order to assess the area fully, the area has been split into 5 areas.

This assessment was conducted between February and September 2017 as part of the set of documents that make up the evidence base of the Cumnor Parish Neighbourhood Plan. Feedback was incorporated following a consultation period between November 2017 and July 2018. For further information, please visit [www.cumnorneighbourhoodplan.co.uk](http://www.cumnorneighbourhoodplan.co.uk) or contact [clerk@cumnorparishcouncil.org.uk](mailto:clerk@cumnorparishcouncil.org.uk)

Version	Author	Review/Approval Date
Draft 1.0	Fiona Newton	19 <sup>th</sup> October 2017
Draft 1.1	Fiona Newton	December – appendices added
Draft 2.1	Fiona Newton	Amendments from Pam Fraser
Draft 2.2	Henwood & Rockley added	January 2018
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Final v2.0	Fiona Newton	Photos & Appleton Rd CA added 11 <sup>th</sup> Jan 2019

Contents	Page	Notes
<a href="#">Positive attributes/Features</a>	3	<a href="#">Draft (open for comment)</a>
<a href="#">Negative Attributes/Features</a>	3	<a href="#">Draft (open for comment)</a>
<a href="#">Land Use Implications</a>	3	<a href="#">Draft (open for comment)</a>
Individual Character Assessments		
i. Glebe Road & Oxford Road to A420 bridge	4	Final
ii. The Glebe	6	Final
iii. Oxford Road from High Street to Glebe Road Junction (+Denman's Lane)	8	Final
iv. High Street from Roundabout to Abingdon Road	9	Final
v. Henwood	10	<a href="#">Draft (awaiting photos)</a>
vi. Rockley	13	<a href="#">Draft (Awaiting photos)</a>
vii. Appleton Road	15	<a href="#">Draft (awaiting further resident feedback)</a>
vii. Cumnor is a designated Conservation Area, adopted in 2011 by the Vale of White Horse District Council. The submission document forms an important part of the evidence base for Cumnor Village		This is a separate document
viii. An appendix to this document exists "Cumnor Village Then & Now" which holds a series of photographs showing views and aspects of the village, old and new.		This is a separate document

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### Positive Attributes/Features

- i. Cumnor Conservation Area retains irregular pattern of dwellings with large open spaces within the settlement. The historic buildings are sensitively maintained. There is a strong retention of buildings made of the local Coral Rag, and boundary walls that are topped with "Cumnor Dumplings".
- ii. The edge of settlement of Cumnor Village has expansive open views into and out of the settlement, making the edge of settlement highly sensitive to development
- iii. Dwellings are traditional in design with pitched roofs and off street parking
- iv. New development e.g. The Glebe has retained the positive attributes of the area with a curved pattern with low level or open boundaries to houses. A large, communal green space sits at the centre that is a highly used amenity by both younger families, children playing football, and residents from Oxenford House to enjoy.
- v. Robsart Place has many attributes of careful forward planning in that houses have been able to grow with families (by having space to extend sympathetically) and ample front and rear gardens to allow for off street parking to grow with society needs
- vi. Undeveloped Green Belt makes a valuable contribution to the character of the Parish and provides a much used amenity space
- vii. High number of public footpaths that are widely used
- viii. Public footpaths, including The Oxford GreenBelt Way criss-cross large tracts of land giving high amenity value to residents of Cumnor Parish and the wider population of Oxford City

### Negative Attributes/Features

- i. Where houses have been replaced with blocks of flats e.g. Oxford Road, the half pitched roofs are out of character with the surrounding buildings
- ii. Since the removal of the Appleton bus, more people are driving to Cumnor to catch a bus to Abingdon and Oxford and beyond
- iii. HGV lorries are using the village as a rat run, particularly on Fridays (3-6pm) to avoid queues on the A34
- iv. Poor pedestrian and cycle access between Farmoor and Cumnor Village
- v. Poor cycle access from Cumnor village to Botley
- vi. Impact of A420 traffic noise on residents at the rear of The Glebe
- vii. On street parking in the Conservation Area is negatively impacting on the character of the area

### Land Use Implications

- i. Noise mitigation measures from the A420 should be supported
- ii. New development should consist of tree planting and green boundaries
- iii. New development should ensure off-street parking is evident and sufficient
- iv. New developments should respect the character of the area and retain a visual link to the countryside
- v. HGV restrictions should be supported through the centre of the village
- vi. Cycle and pedestrian routes that connect the Parish should be supported

## i Glebe Road & Oxford Road to A420 bridge

<b>SPACES:</b> GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
<p>Informal suburbia, with variety of houses that bear the hallmarks of the earlier Edwardian era, with most having steeply pitched roofs with gable ends. Gardens are spacious and houses on the north side are set back in large plots. The south side is dominated by a stone wall for “The Glebe” estate. The hedge in front of recreation ground provides an attractive feature, maintained in a “castellated” style to provide a green boundary but also as a safety feature to aid viewing into the play park. There is a car park at The Vine (pub) and 1960s to modern houses on Glebe Road.</p> <p>The whole area has grass verges and green space giving overall sense of space. The Glebe wall would be intrusive but is far enough back behind grass verge and footway.</p> <p>Traffic can be quite heavy at times, though maybe less intrusive than on one-way system. On street parking outside recreation ground (used also by commuters for Park &amp; Bus, and for school drop-offs and pick-ups can be intrusive).</p>	<b>SCORE:</b> <b>+3</b>
 <p>The Vine pub is a highly valued community asset. The adjacent building is now used as a public access toilet facility for disabled travellers. It began life as the Blacksmiths.</p>	
<b>BUILDINGS:</b>	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
<p>Except for SW end of Glebe Road most houses not readily overly visible from road. All houses detached. The Edwardian style ones on Oxford Road set well back, but give a sense of suburbia well worth retaining. Others (4 related to development of the Glebe) and 4 on Glebe Road more visible. Nos 92 to 100 Oxford Road are large detached houses built one at a time in the 1930's in a variety of styles.</p> <p>Most have been extended at some time, doubling the original size in some cases. They are set back from the road with large gardens, front and rear. Where houses have been extended, these extensions have been sympathetically done. (see photo below)</p>	<b>SCORE:</b> <b>+5</b>

## Cumnor Village Character Assessment



Houses have been constructed in brick or brick and render (painted white) with pitched roofs and clay tiles.

### VIEWS:

Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).

Allows views of 30-50m from most places. View of recreation ground from much of area, through 'castellated' hedge. Distant views from A420 bridge.

**SCORE:**  
**+3**

### GREENERY & LANDSCAPE FEATURES:

Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels

Grass verges and gardens for most or area on both sides. Mature trees soften the street scene at The Vine end of Glebe Road, and along the length of The Glebe wall

**SCORE:**  
**+5**

### LIGHT/DARK: SHADING, TIME OF DAY/NIGHT

Generally light. Street lighting is generally brighter than in most of village.

**SCORE:**  
**+4**

### NOISE & SMELL: MAN MADE OR NATURAL

Noise of A420 can be quite loud (especially with E wind). Traffic noise from local roads often present though openness limits this compared with some other parts of the village (except for buses, and for HGVs using B4017).  
Little noticeable smell.



**SCORE:**  
**-3**

### SPIRIT OF PLACE:

**Pleasant suburbia, quiet during the day but busy at school drop-off and pick-up times.**

**TOTAL:**  
**16**

## ii The Glebe

<b>SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.</b>		
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.		
Planned informality of spaces. Centred on open green with short cul-de-sacs of 10 to 15 houses. Cul-de-sacs are winding. Feeling is generally open with open unfenced front gardens providing extra space. Some have footways, some don't. Tarmac surfaces (or grass). Little street furniture. Traffic levels low with most but not all cars parked off road.		<b>SCORE:</b> <b>4</b>
<b>BUILDINGS:</b>		
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.		
Similar design with range of sizes. Mostly detached 3 to 5 bed, with some 2 bed semi-detached and 4 bungalows of 1980s private housing development style. Most in light coloured brick, a few rendered (by initial design). 1980s style of doors windows etc, originally wood but with UPVC replacements generally in keeping with original design.		<b>SCORE:</b> <b>4</b>
	The area is characterised by its openness, with plenty of off street parking. Some of The Glebe cul-de-sacs do not have pavements but have visitor parking built into the road layout so that off-street parking is not an issue.	
<b>VIEWS:</b>		
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).		
Focal point of green, views generally enclosed to within The Glebe, but giving views of 30-60m. Buildings at irregular angles give false but welcome sense of organic growth and space.		<b>SCORE:</b> <b>2</b>
<b>GREENERY &amp; LANDSCAPE FEATURES:</b>		
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels		
Suburban greenery. Most front gardens grass with plants, well cared for. Largish trees in central green with smaller ones in gardens. Boundaries have remained open, with well-kept gardens.		<b>SCORE:</b> <b>3</b>
	The Glebe Green is a much used amenity space, with a dozen mature trees. It is especially important to the residents of Oxenford House who use it regularly as a space to sit and ponder.	

## Cumnor Village Character Assessment

<b>LIGHT/DARK:</b> SHADING, TIME OF DAY/NIGHT	
Generally light with little overshadowing. Has lowish level of street lighting. Light from A420 junction lights intrusive in some areas.	<b>SCORE:</b> <b>3</b>
<b>NOISE &amp; SMELL:</b> MAN MADE OR NATURAL	
Noise from A420 (to East, going North South) depends on location within Glebe and wind direction. Otherwise quiet. Little noticeable smell.	<b>SCORE:</b> <b>2</b>
<b>SPIRIT OF PLACE:</b> <b>Sense of carefully designed area. A strong sense of community exists with many residents having lived here from when the estate was first developed in 1986.</b>	<b>TOTAL:</b> <b>16</b>



### iii Oxford Road (from Denman's Lane to Glebe Road Junction)

<b>SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.</b>	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
<p>Wall and then fence on South Side. Closed, but with views upwards to houses up to recreation ground and then more open. North Side variable in terms of how set back building are, but generally open. Mixture of detached, terrace, bungalows, and conversion to flats.</p> <p>Traffic impact can be intrusive, as one way street is narrow with parking. Traffic can be bunched (due to little scope for overtaking on road from Farmoor). At school time congestion is common place, which can cause difficulties for parents crossing road with children. At other times some traffic travels in excess of the speed limit (30 mph).</p>	<b>SCORE:</b>
<b>BUILDINGS:</b>	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
<p>Buildings all one or two storey. Mix of ages, generally post Edwardian. Includes set of 6 wide terraced 1970s houses well set back from road, several Edwardian-style detached houses, two buildings for shops (one operating as two shops the other converted to flats), two bungalows and two largish detached houses built in 1980s. Denmans Lane has four post war houses set many yards back from lane up hill. Cumnor Primary School is set 100m back along drive to North.</p>	<b>SCORE:</b>
<b>VIEWS:</b>	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
<p>Most views within space limited except along road and towards school up drive. Trees and the old wall predominate where buildings are set back.</p> <p>Denmans Lane includes extensive views to North, and of old orchard (behind Manor Farmhouse)</p>	<b>SCORE:</b>
<b>GREENERY &amp; LANDSCAPE FEATURES:</b>	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
<p>Older houses have substantial gardens fronting the road, while virtually all have some front garden. Trees in older gardens are quite prominent. Mostly hedges or traditional stone walls front the road and footway.</p>	<b>SCORE:</b>
<b>LIGHT/DARK: SHADING, TIME OF DAY/NIGHT</b>	
<p>Fairly light though trees overshadow when in leaf.</p>	<b>SCORE:</b>
<b>NOISE &amp; SMELL: MAN MADE OR NATURAL</b>	
<p>Traffic noise. Little noticeable smell, except for traffic fumes at times (uphill and with stationary traffic at times)</p>	<b>SCORE:</b>
<p><b>SPIRIT OF PLACE:</b></p> <p><b>Generally pleasant, though sometimes overwhelmed by traffic</b></p>	<b>TOTAL:</b>



#### iv High Street from Roundabout to Abingdon Road

<b>SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.</b>	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
Area has grown organically from medieval times. Forms the village core of the Cumnor Conservation Area. Most buildings provide for sense of space set back from road. More restricted in Abingdon Rd (see 'buildings') and very open across field from lower end of High Street(to North).  Traffic impact is considerable since Abingdon Rd is narrow and one-way and the High Street is the 'hub' of the village. Crossing the road requires care especially as it bends at the points where crossing is most needed (from Abingdon Rd pavement to S side of High Street with many vehicles likely to be at or above the 30 mph speed limit. Narrow pavements on Abingdon Rd limit the usability of the space for social interaction.	<b>SCORE:</b>
<b>BUILDINGS:</b>	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
There are 8 listed buildings in this small area, and 9 marked as "of local interest" in the Conservation Area review (2011). The area contains many buildings functional for the village – church and vicarage, the "Old School Hall", a village shop, and "The Vine" pub, as well as the War Memorial. Most buildings set back from road and detached from each other. The exception is New Cumnor Place to SW of Abingdon Road which is set against the road for a length of 30m or more, and Manor Farmhouse on High St. Nearly all buildings add to the character of the area, including 2 sensitively carried out barn conversions (dating from 1970s?)	<b>SCORE:</b>
<b>VIEWS:</b>	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
Views from near the Vine PH looking NW for several miles down road. Also view across fields looking N from lower end of High Street. The churchyard includes views in most directions including over much of the village and towards White Horse Hill. Internal views generally pleasing with buildings of note (or listed) offering great variety.	<b>SCORE:</b>
<b>GREENERY &amp; LANDSCAPE FEATURES:</b>	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
High Street has gardens and other green space including around the War Memorial, and field to North side. The Church burial ground fronts up to the road, above a lowish wall. Higher up Abingdon Road greenery is less, though the Vine PH rear garden is extensive, leading to the Recreation Ground (see Glebe Road/ Oxford Road).  There is a community garden with benches at the front of the Old School Hall with seats which are used for relaxation.	<b>SCORE:</b>
<b>LIGHT/DARK: SHADING, TIME OF DAY/NIGHT</b>	
Mostly open and light, though Abingdon Road part feels darker at night.	<b>SCORE:</b>
<b>NOISE &amp; SMELL: MAN MADE OR NATURAL</b>	
Traffic and airplane noise can be intrusive especially when heavy lorries pass through (many travelling fast down hill), as well as military aircraft and helicopters. Few noticeable smells.	<b>SCORE:</b>

<b>SPRIT OF PLACE:</b> Pleasant though not twee village centre. Traffic and parking becoming an issue in the Conservation Area	<b>TOTAL:</b>
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## v Henwood

<b>SPACES:</b> GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
<p><b>Henwood, and the land on either side of the B4017 between the southern exit from the village of Cumnor and the parish boundary (where the hamlet of Henwood is contiguous with the parish of Wootton):</b></p> <p><b>Farmhouses:</b> There are two farmhouses in this part of the parish, namely Bradley Farmhouse which can be seen to the west soon after crossing the A420 after leaving the village of Cumnor, and Henwood Farmhouse ¾ mile further along to the east of the road.</p> <p>Bradley Farm House is a Grade II listed building, having a mid C18 refronting to an older C17 house. It faces east towards the B4017 and can readily be seen across an open meadow. This is a handsome house in a beautiful setting, and striking features include the English bond brick front and the tall symmetrical end stacks. To its rear it has a substantial number of farm buildings, several of which have been adapted for light industrial use. This has been sympathetically done.</p> <p>Henwood Farm House, less readily visible from the road, is also a Grade II listed building, having a C17 rear wing, rebuilt mid C18 with a c.1840 front. Both are working farms. Similarly Henwood Farmhouse has some farm buildings which have been adapted for use as offices in a highly sympathetic manner. See <a href="https://historicengland.org.uk/listing/the-list/list-entry/1368587">https://historicengland.org.uk/listing/the-list/list-entry/1368587</a> for detail about this building</p> <p><b>Other buildings:</b> This stretch of the B4017 is lightly populated and the original dwellings along the road would have been associated with the two farms already mentioned. Thus directly opposite the driveway to Bradley Farmhouse are four Victorian farm cottages and one modern dwelling.</p> <p>Opposite the entrance to Henwood Farm, is the hamlet of Henwood, a string of houses laid out along the road. A handful of these date back to the early C19 and would have been farm cottages. Most of the others were originally permitted in the early 1950s on what were orchards between the road and a stream that drains down from Henwood; a number of these 1950s houses have been replaced or extended in recent years. Most are substantial dwellings in a variety of styles with spacious gardens, allowing ample views westwards towards the Downs. Because of the way that the land falls away from the road to the stream, a number of these houses are partly below road level, making them less obtrusive than they would otherwise be.</p> <p>Towards the boundary with Wootton is there a row of more modern dwellings on the east side of the road; though set on higher ground, these have the benefit of being set back from the road beyond a swathe of grass, so that they are not intrusive.</p> <p><b>Other features:</b></p>	<p><b>SCORE:</b> <b>+4</b></p>

## Cumnor Village Character Assessment

<p>There is no footpath between Henwood and Cumnor. However a footpath in the opposite direction towards Wootton connects the settlement with all the facilities available there, including a small supermarket and post office, a pharmacist, a public house and sundry other facilities.</p>	
<b>BUILDINGS:</b>	
<p>Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.</p>	
<p>See above. Henwood and the surrounding area of land lies within the Oxford Green Belt to the south-west of the city and rigorous adherence to planning restrictions has served its purpose over the past 70 years in preventing any ribbon development or unsightly domestic or industrial building in this part of the parish.</p>	<p><b>SCORE:</b> <b>+5</b></p>
<b>VIEWS:</b>	
<p>Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).</p>	
<p>The visitor's initial reaction driving south towards Abingdon on the B4017 is of open countryside and arable farmland, carefully tended with tidy hedges and with splendid views towards the heavily-wooded ridge of Henwood and Boars Hill to the south-east and towards the distant Berkshire Downs to the south-west. This landscape must now be much as it has been for centuries. It is highly desirable that its character and openness should remain unsullied for future generations to enjoy.</p> <p><b>Other features:</b> Mention must be made of an old track which, from the top of what is now Westminster Institute of Education (part of Oxford Brookes University) on Harcourt Hill, 'in a remarkably straight line of tracks leads up through a convenient hollow in the little range of Hinksey hills to Henwood Farm, pointing directly towards Bessels Leigh ..'. Metalling and evidence of Romano-British pottery has been found on this track, which crosses the B4017 close to the driveway leading to Henwood Farm, and though no firm claims have been made as to its use over the centuries, it seems clear that it is an ancient track. (Lambrick, G., Oxoniensia.org/volumes/1969, p.88).</p> <p>The importance of this track now relates to its appearance and current use. Through much of its course through the parish of Cumnor it is lined with mature trees on both sides and is a very popular public footpath/bridleway for ramblers, dog-walkers and riders alike. At the top of the hill from Henwood Farm it crosses another track which runs from Hurst Hill, an SSSI, along the ridge to the woods containing amongst other things the Youlbury Scout Camp, and throughout the year these criss-crossing tracks are a magical place for leisure activities, with wonderful views east and west. Close as it is to Oxford, there is a sense of peace and tranquillity with abundant wildlife, such as stags and hares, and the continual sound of lark-song through much of the year.</p>	<p><b>SCORE:</b> <b>+5</b></p>
<b>GREENERY &amp; LANDSCAPE FEATURES:</b>	
<p>Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels</p>	
<p>See above. Public footpaths provide high amenity space for this area, including the Oxford GreenBelt Way. Iron Age settlements are evident at the base of The Hurst see <a href="http://www.archeologydataservice.ac.uk/archiveDS">www.archeologydataservice.ac.uk/archiveDS</a> Roger &amp; SallyAinslie Abingdon Archeological Geophysics June 2012/09 A series of aquifers and caves exist between The Hurst and Henwood Farm see</p>	<p><b>SCORE:</b> <b>+5</b></p>



caving_library.org.uk/catalogue/BCL/ and Horton, A 1978. The Cumnor Borehole pg 4 Institute of Geological Sciences Report 77/10	
<b>LIGHT/DARK: SHADING, TIME OF DAY/NIGHT</b>	
The landscape is as light and open as would be expected of any open farmland.	<b>SCORE:</b> <b>+5</b>
<b>NOISE &amp; SMELL: MAN MADE OR NATURAL</b>	
The B4017 is now a busy 'B' road. It carries mainly light traffic and, though busy at peak times, the intrusiveness of the traffic is not excessive, moderated as it is by a 30 mph speed limit and the relative lack of heavy goods vehicles.	<b>SCORE:</b> <b>+3</b>
<b>SPIRIT OF PLACE:</b> <b>This corner of the parish of Cumnor is part of the Oxford Green Belt and is characterised by open arable land, farming communities and space for leisure activities. As amenity space it has extremely high value and every effort should be made to preserve it without further material development for the enjoyment of future generations.</b>	<b>TOTAL:</b> <b>+5</b>

vi Rockley


<b>SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.</b>	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
<p><b>Rockley and the houses along Faringdon Road, the A420, between Cumnor village and the parish boundary.</b></p> <p>The original settlement of Rockley on the Faringdon Road, the A420, between Cumnor and Besselsleigh, consists of a small row of Victorian cottages on the east side of the road facing west. It is not clear how this settlement developed or where it was linked to. Subsequently further dwellings were added between Cumnor and Rockley. These were not added in any coherent pattern. They are nearly all very substantial dwellings set in large plots on the west side of the road facing east, scattered along the road in such a way there is and can be no sense of cohesion or community to these dwellings.</p> <p>Directly opposite Rockley cottages lies a small industrial site, latterly Hartwell's Land Rover garage. This has now been granted planning permission for housing. It remains to be seen whether this new development can provide a community focus for this scattered group of dwellings.</p> <p>The whole community is now completely dominated by the A420 and the quantity and weight of traffic that it carries. Such is the volume and speed of the traffic, much of it heavy goods vehicles, that the noise that it generates is appallingly intrusive. There is a paved path along the west side of the A420 connecting Rockley with the centre of Cumnor, a walk of perhaps 15-20 minutes. However it is impossible to walk along this path without great anxiety about being run over, or of stumbling into the path of or being pulled into the slip-stream of one of the fast-moving heavy goods vehicles. The fumes arising from this weight of traffic are deeply unpleasant.</p>	<p><b>SCORE:</b> <b>-2</b></p>
<b>BUILDINGS:</b>	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
As already indicated, there has been no coherent pattern of development. Newer dwellings have been added haphazardly over many years.	<p><b>SCORE:</b> <b>+3</b></p>
<b>VIEWS:</b>	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
Views are extensive over farmland, looking east to the wooded ridge that carries Henwood and Boars Hill or west towards Appleton and the river.	<p><b>SCORE:</b> <b>+4</b></p>
<b>GREENERY &amp; LANDSCAPE FEATURES:</b>	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
The settlement is surrounded by extensive farmland with hedgerows and interspersed mature trees. The western end of the settlement sees a heavily wooded area leading eventually into the Tubney woods.	<p><b>SCORE:</b> <b>+4</b></p>
<b>LIGHT/DARK: SHADING, TIME OF DAY/NIGHT</b>	

The landscape is as light and open as would be expected of any open farmland.	<b>SCORE:</b> <b>+4</b>
<b>NOISE &amp; SMELL: MAN MADE OR NATURAL</b>	
Comment has already been made about the impact of the weight and speed of the traffic along this busy A road, with its attendant noise and air pollution.	<b>SCORE:</b> <b>-5</b>
<b>SPIRIT OF PLACE:</b> This is a settlement which lacks cohesion or community and which is now completely dominated by the road that runs through it. It has no overall character and few redeeming features.	<b>TOTAL:</b> <b>-3</b>

## vii Appleton Road (excluding Conservation Area)

<b>SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.</b>		
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.		
<p>Appleton Road (from the Parish boundary up to the boundary of the Conservation Area) is a wide road with pavement along the west side. From Cutts End House, there are good pavements either side. Single dwelling houses are set well back from the road (at least 10 metres?); this gives a feeling of space, with a quiet semi-rural feel. Houses have ample parking, so on-street parking is almost non-existent for most of the time. The exception to this is when Cumnor Minors have a home game, then poorly parked cars can become a problem.</p> <p>Gardens attached to the semi-detached dwellings are more open, but as soon as you reach the sharp bend, the overwhelming impression is of soft boundaries and green verges. Hedging tends to be kept high affording privacy for residents.</p> <p>Houses have long rear gardens, and these back on to an Anglo-Saxon ridge and furrow field (based on the width of the furrows).</p>		<b>SCORE:</b> <b>+4</b>
<b>BUILDINGS:</b>		
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.		
	<p>There are 4 pairs of distinctive red brick, semi-detached houses (some of which are still classified as social housing). Windows are double glazed in the main, with pitched roofs and chimneys.</p> <p>No house is more than 2 storeys in height, although several have had sensitive extensions to the rear of the properties.</p> <p>Further into the village, the houses change slightly to a chalet bungalow style.</p> <p>Further along the road, coming into the village buildings vary and have been constructed in different time periods but have strong common denominators. Houses are set very deep into large plots, each one is detached with a feeling of space between the edge of the building and the plot boundary. Roofs are pitched, with varying ridgelines to add interest and break up any sense of mass to the building.</p>	<b>SCORE:</b> <b>+5</b>
	<p>Houses are typically 2 storeys with one having 2.5 storeys, however this has been sensitively designed into the eaves of the house (see photo left). Building materials consist of brick and render with slate roofs. However this is built into the eaves of the house and</p> <p>Contemporary housing design sits comfortably with existing buildings due to the adherence to similar design principles. All houses are single family dwellings with no flats.</p>	
<b>VIEWS:</b>		
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).		
<p>This area abuts the Cumnor Conservation Area (as such the area that falls within this is excluded from this document).</p> <p>As you go from the village, after the Bear &amp; Ragged Staff, you immediately sense a change from village to countryside. Mature trees and hedgerows are dense, and line both sides of the</p>		<b>SCORE:</b> <b>+5</b>



road.	
	To the west, glimpsing through the thick line of mature trees, an open field provides an extensive expanse of green, with birdsong becoming more noticeable. This gives a distinctly rural feel to the road. This is heightened by the existence of several bends so that you cannot see for a long distance in front of you. As you go around a sharp bend ( <i>at insert name of house here</i> ), the views become longer and the eye is drawn to the fields in the distance past the Parish boundary.

### GREENERY & LANDSCAPE FEATURES:

Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels

This area is strongly characterised by soft boundaries, where mature hedging, plants and trees are the norm. This can reduce the light and as a result walking along this route often feels shaded. High hedging affords privacy and partial screening of drives, giving a sense of enclosure. The boundaries fronting the semi-detached housing tend to be open or with sparser hedging, thus making this part of Appleton Road feel more open and slightly more suburban.

**SCORE:**  
**+5**

### LIGHT/DARK: SHADING, TIME OF DAY/NIGHT



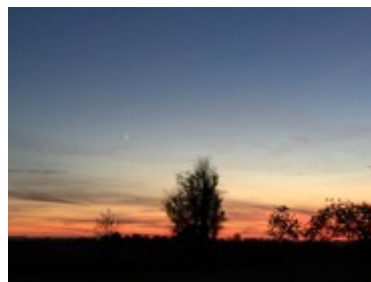
streetscene.

At the boundary to the Parish, there is a sense of being in wide open countryside. The views towards the South, East and West make it feel almost panoramic and provides a clear separation from neighbouring hamlets of Besselseigh and Eaton.

As you walk from the Parish Boundary towards the village centre, the area begins to feel more enclosed, however the glimpses down public footpaths and out to green spaces (on the west side) provide interest and break up the

At the Parish boundary, as you face west, sunsets can be spectacular with open views all around.

Street lighting is adequate.



**SCORE:**  
**+5**

### NOISE & SMELL: MAN MADE OR NATURAL

Depending on wind direction, at times you can hear traffic noise from the A420. Typically this is a quiet road with low traffic levels. There is no bus provision any longer.

**SCORE:**  
**+4**

### SPIRIT OF PLACE:

The area is a quiet place to live, homes and gardens are well tended. There is a sense of being immediately attached to nature due to the proximity of wide open countryside with views stretching towards Besselsleigh and Eaton. Dog walkers and ramblers from around the Parish and beyond make significant use of the surrounding countryside. The area contains a very well used public footpath which provides connectivity to the nearest bus stop at Kenilworth Road.

**TOTAL:**  
**28**