

Beauchamp Lane Conservation Area Appraisal

Introduction

Beauchamp Lane contains a fragment of a small Oxfordshire village which is now firmly embedded in the 20th century Oxford suburb of Cowley. The focus of the conservation area is a late 12th Century church of St James, built by Oseney Abbey and the cluster of historic buildings around it. Despite long having lost its rural settings, Beauchamp Lane still enjoys its own distinct ambience and village character.

Reason for the appraisal

Local planning authorities are under a statutory duty to designate “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” as conservation areas (section 69 Planning (Listed Buildings and Conservation Areas) Act 1990). Section 71 of the Act further requires local authorities to formulate and publish proposals for the preservation and enhancement of all designated conservation areas. The Appraisal has therefore been produced in compliance with this requirement.

Section 72 of the Act specifies that in determining any application for development within the conservation area, due regard shall be had to the desirability of preserving and enhancing the character and appearance of the conservation area. The adopted Appraisal will therefore be a material consideration when determining any application for planning permission, listed building

consent and conservation area consent within and adjacent to the conservation area.

The document should be read in conjunction with the Historic Environment policies and Core Policies as set out within the adopted Oxford Local Plan 2001 – 2016.¹

The Appraisal seeks to define and record the special architectural and historic interest within the conservation area. It also seeks to identify any opportunity for enhancement. Additional information regarding conservation areas and their management can be found in English Heritage’s publications ‘Guidance on Conservation Area Appraisals’ and ‘Guidance on the Management of Conservation Areas’ (August 2005). Government guidance on conservation areas and listed buildings is set out within PPS5: Planning for the Historic Environment.

The Appraisal cannot make mention of every building, feature or space within the conservation area. Omission of any feature does not imply that it is not of any interest.

Local Community Involvement

The first round of consultation took place in February 2010. Copies of the appraisal were sent to the Church of St James, the Cowley Local History Society and to a number of residents that had

¹ www.oxford.gov.uk/planning/localplan.cfm Policies HE.1-11 and CP.8

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contact with Heritage and Specialist Services during the appraisal process. The second draft was placed on the conservation pages of the council website on the 15th March 2010. The appraisal was endorsed by the City Council's Cowley Area Committee on 3rd November 2010

Executive Summary

Any new development must take account of the established character of the area by being of appropriate scale and density and utilising traditional materials so that the building will make a positive contribution to the character of the conservation area.

Summary of Significance

The retention of coral ragstone walls creating a sense of enclosure and highlighting the settlements rural origins.

The predominance of rubblestone cottages and the prominent position of the Church all highlight the rural character of the area.

Leafy character enhances the rural character of the local architecture. Greenery in both public and private realm enhances the intimate feel of the area.

Large scale mature trees are an important element in the rural village character of Beauchamp Lane and reflect its history as a distinct village settlement within the Oxfordshire countryside.

Original streetscape features. Granite kerbs and granite sett gullies.

The views between the church and its surrounding buildings allow the mature trees and the open space of the church yard to enhance the rural character of the area.

Vulnerability

Deterioration or loss of boundary walls.

The impact of traffic on the rural village character of Beauchamp Lane.

Impact of traffic and utility works maintenance on the streetscape and historic street features.

Ageing and subsequent loss of trees.

Insensitive alterations to historic buildings and to building elevations that face the street.

Loss of key spaces between buildings.

New development that does not respond to the established street pattern.

Opportunities for Enhancements

Designation of a conservation area is a planning tool to help protect and enhance areas of special architectural interest. There are elements within the conservation area that could be enhanced to

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help preserve the established character.

Traffic has a significant effect on the historic environment and the quiet rural village character of Beauchamp Lane. A system to control or manage this issue should be investigated.

Anecdotal evidence suggests that street works by utilities are causing harm to the fabric of the street. A system of monitoring the quality of this work would be beneficial to the character of the area.

There is limited street furniture in the street, but when replacement is necessary it should be with more sensitively styled street lights and pedestrian barriers.

Trees are an important characteristic of the conservation area. Old or dying trees should be replaced and the opportunity for further planting should be investigated.

The re-use of redundant historic buildings should be encouraged. A suitable use and renovation of St James's School should be encouraged.

The use of local building materials should be encouraged to help maintain the continuity of the conservation area.

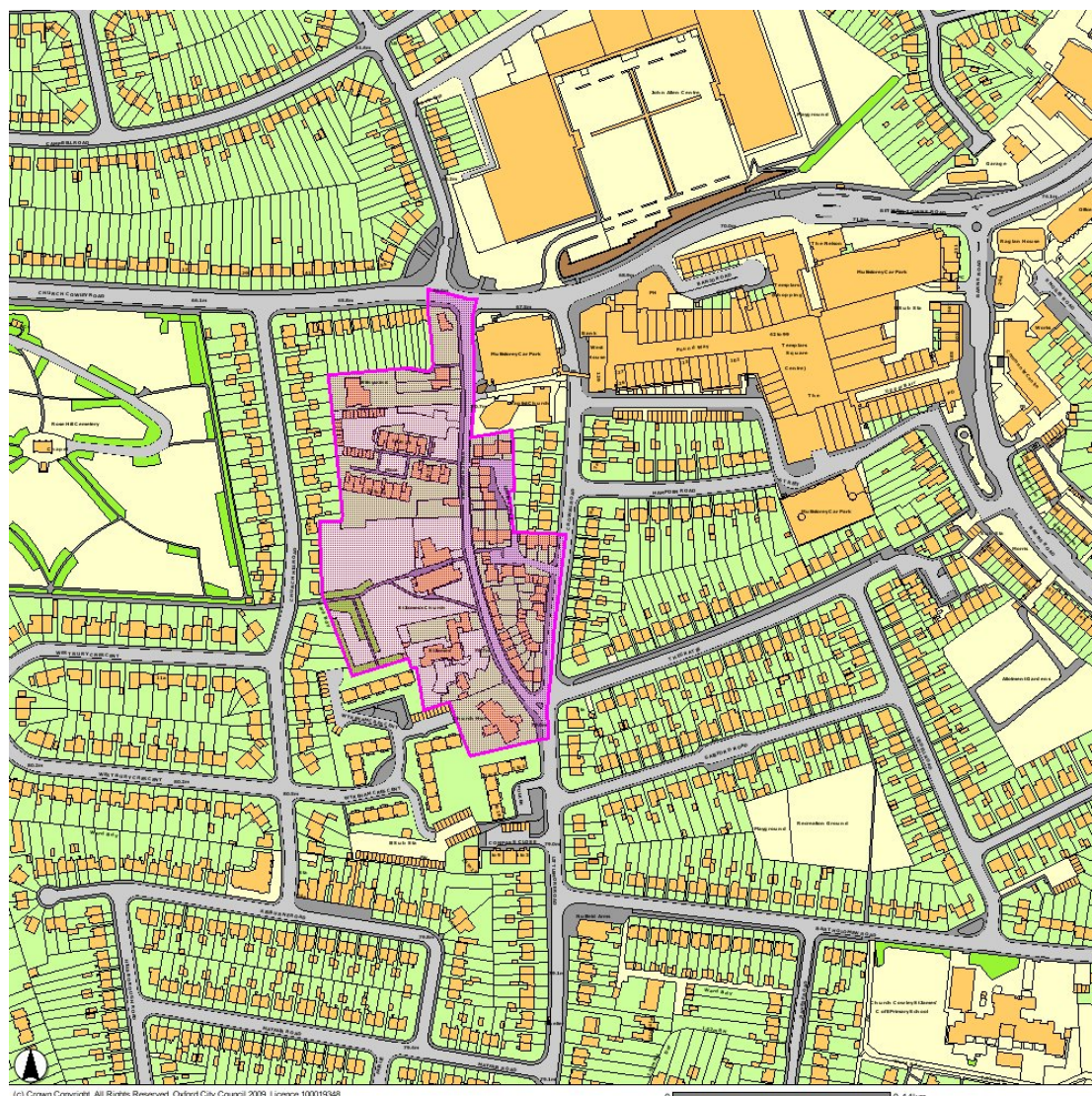
Traditional stone boundary walls should be retained. Any damage should be carefully repaired using appropriate materials.

Open spaces between buildings, particularly on the western side of Beauchamp Lane, should be retained to conserve the views of greenery between buildings that are a key feature of the leafy character of the area.

Location

Beauchamp Lane is located approximately two miles to the south east of the city and is situated at the junction of Church Cowley Road and Between Towns Road. It is predominantly surrounded by housing developed in the inter-war period, largely the 1930's. Directly to the north-east lie Templar's Square shopping centre and its associated multi-storey car park. The conservation area, one of Oxford's smallest, comprises Beauchamp Lane, formerly Church Street, which was the medieval core of the village of Church Cowley and Lewin Close, a later development that took place within the grounds of Rectory Farmhouse.

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Topography

Beauchamp Lane lies on an elevated area of sandstone to the south of the city, on the edge of the settled plateaux which gives rise to steep elevated topography.²

Designation & Boundaries

Beauchamp Lane was designated as a conservation area on 6 November 1973 in recognition of its special rural character, a fragment

of a small Oxfordshire village that once formed part of Osney Abbey's estates.

The boundaries of the conservation area were drawn tightly around the remaining historic core, extending from the junction of Church Cowley Road and Between Towns Road, south to the junction with Littlemore Road, east to Lewin Close and part of Crowell Road and west to the rear garden boundaries of the houses along Churchill Road.

² A Character Assessment of Oxford in its Landscape Setting – Land use Consultants, March 2002

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Archaeological Interest

The Beauchamp Lane Conservation Area sits within a wider landscape of dispersed pottery production sites related to the local Roman pottery industry. The industry was in operation between the 2nd and 4th centuries AD and became a successful regional industry within the Roman province. The nearest recorded pottery production site is 400m east of the Conservation Area at St Luke's Road. Here eleven sherds of mortaria (mixing bowls with coarse sand or grit embedded into the internal surface for mixing foods) were found stamped with the name 'Vossullus', who is thought to be a local potter.

The late Saxon and medieval evolution of Cowley is not well understood and the village has not been the subject of extensive archaeological investigations. St James's Church is recorded in the 12th century but may have earlier origins. An archaeological watching brief near to the site of the current 17th Rectory Farmhouse in 1981 identified pits and medieval footings suggesting a medieval origin for the farmhouse. A more substantial archaeological evaluation undertaken in 2003 prior to the redevelopment of the land south of the church failed to identify significant archaeological remains, although Post medieval pottery and tile fragments were recorded in the topsoil.

Historic Development

Beauchamp Lane Conservation Area encompasses the historic former village core of what is now the Oxford suburb of Church Cowley. The area can trace its earliest settlement to Roman times. But it is in the Anglo Saxon era that it can trace its name. In 1004 the first records of a settlement called Couela or Covelea is listed. It is likely to have derived from the name of a local man called Cofa or Cufa and Ley which is Old English for a woodland clearing or glade. At the time of the Domesday Survey in 1086 the settlement was known as Covelie.

The settlement developed under the direct influence of the Catholic Church. The estate was held initially by Roger d'Ivry from Bishop Odo of Bayeux, France, in 1086. It is recorded as being 2 hides and 1/3 virgate in size. A hide was a notional measure of land area that was sufficient for maintenance of 1 free household and its dependants. The exact size of a hide was variable and depended on the productivity of land, which in Oxfordshire was approximately 80 acres. Similarly, a virgate is approx 25 to 30 acres. As with all manorial estates in this era it was formed to provide an income to its owner via the granting of tenancies.

In 1127 the Roger d'Ivry, who alongside Robert d'Oilly founded the Church of St George in Oxford Castle, gave the early Norman Church, known as St James, and its estate to the Church of St George to provide an income for its maintenance. In 1149 St George's

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Church and its endowments were given to Oseney Abbey. It is likely that Oseney Abby rebuilt the church as the oldest parts of the current building are late 12th century. The chancel was constructed in the 13th century with the west tower added in the 15th century.

The estate remained in the possession of Oseney Abbey until the Dissolution of the monasteries in Tudor times when, in 1542, the estate was given to Christ Church. However, in the period leading up to the Dissolution the Abbott of Oseney granted a long lasting lease of the whole Manor to a Henry Royce at a peppercorn rent. This was a practice adopted by a number of Abbeys that foresaw the Dissolution. As a result Christ Church, in 1597, brought an action in Chancery to enable them to raise the rents. Whilst the action was successful, with the length of the lease shortened and other terms amended, the rents were raised to £12 3s a year even though the market rent was said to stand at £72 a year. Christ Church maintained the Manorial rights during this period until they lapsed in 1931. A number of tenants had notable public lives in Oxford; the tenant of most significance was John Watsie, formerly John Lockhart, who was MP for Oxford between 1807 and 1818.

Whilst a detailed record of tenants and rents was kept during Christ Church's ownership, which lasted into the 20th century, this was purely for financial reasons and there is less detail about the physical development of the

settlement and the parish. Ownership by the college has made the history of the village more difficult to ascertain. For example, in 1605 a map of land ownership in the area was produced for the fellows of Corpus Christi. However, with the estate being owned by Christ Church it was of no interest to Corpus Christi and the area was not surveyed and left blank on the resulting map.

By 1849 St James's Church was becoming increasingly dilapidated and was struggling to serve the demand of the wider parish that stretched down towards Magdalen Bridge into the developing East Oxford suburb. There were initial proposals were to demolish the building and construct a larger church. These plans, along with the financial requirements of such a project, caused a great deal of disagreement within the Church and the local community. A compromise was reached and in 1864 extensive refurbishment and alteration work was carried out, with the north wall removed, the building widened and the roof being raised to the level of the tower. Despite this work in 1868 the new parish of St John's was formed absorbing parts of the existing Cowley, Iffley and St Clements parishes.

In 1877 the Church purchased Number 11 Beauchamp Lane, then known as Benson Cottage, from Christ Church. The church subsequently built a new vicarage within its grounds in 1879. This was itself demolished and replaced in 1959 because of its 'crippling' maintenance costs. In 2003 the

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role of vicarage was again demolished to make way for a Curates house and a block of 10 two bedroom flats. The Vicarage returned to Number 11 Beauchamp Lane.

Until the early parts of the 20th century the focal point of Church Cowley remained with St James's in Church Lane (renamed Beauchamp Lane in 1955 after Reverend Maurice Beauchamp the Vicar of Cowley between 1928 and 1938). Further development had taken place was on Crowell Road and during Victorian times limited ribbon development took place out from Hockmore Street to form what was known as the High Street (both roads are now known as Between Towns Road) running towards Temple Cowley and the Oxford Road. Church Cowley remained surrounded by agricultural land until the village was finally subsumed into the Oxford suburbs in the 1920's. In 1928 was amalgamated into the county borough of Oxford.

With the exception of the development of the multi-storey car park and Baptist Church, at the northern end, Beauchamp Lane remained fairly untouched by development until the late 1970's and 1980's. In 1975 planning approval was granted for the construction of Beauchamp Place, comprising 44 flats and 8 maisonettes. In 1979 permission was granted for 9 houses at the southern end of Beauchamp Lane round into Crowell Road. In 1980 and 1981 planning was granted for the creation of Lewin Close comprising of 7 new houses and

converting some outbuildings of Rectory Farmhouse. In 1987 permission was given for the construction Withywind Court, a block of seven flats.

Character Appraisal

Beauchamp Lane stands in stark contrast to its suburban surroundings. Facets of its character are immediately apparent when entering the conservation area from either the north or south. This includes the use of traditional building materials, rural cottage architecture and intimate, leafy spaces.

Access at the northern end of Beauchamp Lane is from the commercial area of Cowley centre on Between Towns Road. Here the juxtaposition between the character of the conservation area and its surroundings is at its most marked. On the western side stands number 1 Beauchamp Lane, a Grade II listed 17th century cottage with whitewashed rubble stone walls.



The house is unique within the area in that its thatched roofing has

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been retained and as a consequence its pitch is somewhat steeper than the other historical cottages in Beauchamp Lane. To the east is the imposing 1960's concrete multi-storey car park and the redbrick John Bunyan Baptist Church. While these two more modern structures are not within the conservation area they do exert a great deal of influence on the locality, particularly in isolating 1 Beauchamp Lane from the core of the conservation area. The Baptist Church benefits from being set back from the road making it less visible, particularly from the south, though as it stands on high ground it is more imposing as you turn into the Lane from the north. The car park is of such a scale and construction that it significantly impacts the entrance to the conservation area - mature trees do help screen it off from the south, though more sensitively decorated access doors and shutters would soften the impact of the structure.

The street facing boundary of 1 Beauchamp Lane is enclosed by a coral rag stone wall. This is feature, either at mid or high level that is universally present along the lane. There are also remnant sections of walls present on Crowell Road that enclosed the former Rectory and Rectory Farmhouse. These stone walls are a key feature of the conservation area. Not only do they maintain the historical link with its village history but it also creates strong intimate feel as well as a unifying character of materials. However, the fragility of this element of the areas character is shown in a few areas where the walls have been broken through, to

allow development or off road parking. This has had a detrimental impact on this important feature. There is also evidence of repairs with inappropriate materials, which not only impacts on the visual appeal but also exacerbates the weathering of the stone. The retention and sensitive maintenance of these coral rag stone walls must be seen as key in retaining the unique character of Beauchamp Lane.



As you move southwards beyond the exit for the multi-storey car park the road starts to rise up the hill, it also narrows from two lanes to one with a pathway only to the western side. The coral rag stone walls are complimented by tall hedges above giving the narrow lane an intimate feeling that is a core factor in Beauchamp Lane retaining its village character. In addition, these tall boundary treatments hide the plots from view. This has allowed the development Withywind Court and Beauchamp Place, on the western side, to be screened from Beauchamp Lane thus having little impact on the character of the conservation area. Both of these developments are of more modern design. Withywind Court being a

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low level redbrick development of flats built in the 1980's and Beauchamp Court being a more extensive series of three and four storey blocks of flats and associated garages built in the 1970's vernacular. The retention of planting on plot boundaries must therefore be seen as essential in preserving the rural intimate character of Beauchamp Lane. These larger sites also offer the opportunity for strategic tree planting to ensure a suitable level of tree cover in the future.

In this narrow stretch of the lane the first signs of damage to historic paving materials are visible. Recent repairs to paths and kerbs have improved the visual appeal of the area. The failure to replace granite sett gullies detracts from the character of the street and is detrimental to the area as a whole. Damage to the road and paths appears to be caused by a combination of inconsiderate road and utility repairs alongside an excessive traffic movements using the road as a 'rat run'. This damage impinges on the visual character of the area.



To the east of the lane opposite Beauchamp Place are the first

signs of the development that has taken place in the grounds of the former Rectory Farm house that comprised a significant parcel of land between Beauchamp Lane and Crowell Road. The farm house is now divided into three terraced dwelling houses (8 Beauchamp Lane, 3 and 5 Lewin Close) is one of the oldest structures in the area, was constructed around 1620 by the Napier family, tenants of the Manor and was owned by Christ Church until 1939. The work took place to divide the farmhouse, which is Grade II listed, took place in 1980. This work included constructing two extensions to the southern aspect of the property to allow new staircases be introduced and the construction of a new chimney. Access to these properties is from Lewin Close. The development that occurred within the curtilage of the farm house has taken many cues from its historic surroundings, particularly from 10, 12 and 14 Beauchamp Lane. Features include stone block work, tile roofs, gable dormers and casement windows.

As you continue southwards the lane starts to curve to the south west giving you an unfolding view or the Church of St James. To the north, mature trees have shrouded the Baptist Church and multi-storey car park as well as reducing the level; of traffic noise from the main road.

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Number 5 Beauchamp Lane is a further remnant of the areas rural past. A rubblestone cottage under a slate roof is positioned gable end onto the road. While the building is not listed it makes a positive contribution to the character of the area and to the streetscene. A single storey extension was added in the 1990's that is at a right angle to the house facing the lane. This work has been carried out sympathetically, adding to the character of the street.

Halfway along the lane, where the old schoolhouse is located, the incline of the hill moderates. The lane widens allowing a narrow pavement to the western side and space for two lanes of traffic. At this point the gentle curve of the lane occludes the view of either Between Towns Road or Crowell Road immersing you in a rural oasis. To the west Glimpsed views of the churchyard in between the old school, the church and Number 11 draw your attention into the open space beyond. Once in the churchyard mature trees hide the more modern development surrounding it, with the exception of Beauchamp Place to the north. This maintains the tranquil nature of the conservation area. From the rear of the church, under a canopy

of trees, is a channelled view down a pathway towards Church Hill Road. Moving across to the front of St James' School there is a view through to Lewin Close. The gate to this pathway is often locked. There is an opportunity to create an accessible link both a visual and physical between the old and the new elements of the conservation area.



St James' School, a rubble stone Victorian structure with a render extension, is at time of writing, unoccupied and in a very poor state of repair. Its scruffy appearance detracts from well maintained nature of the surrounding properties and the churchyard. This impact is magnified by the street level being lower than the level of the plot thus giving it a more imposing presence on the street than its architectural character would imply. There is an opportunity to significantly enhance the character of the area by sensitive refurbishment and re-use of the property.

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The grade B listed Church of St James, like many ecclesiastical buildings, has undergone several phases of construction and alteration. Consequently the church is eclectic in appearance, with its various additions and changes over the centuries mirroring the changes and growth of the former parish of Cowley. A church was already in existence on the site in 1127 when it and the associated estate were given to the Church of St George. In 1149 St George's Church and its endowments were given to Oseney Abbey. It is likely that Oseney Abby rebuilt the church as the oldest parts of the current building are late 12th century. The chancel was constructed in the 13th century with the west tower added in the 15th century. Under pressure from a rapidly growing population in the parish the church was refurbished and altered significantly in the 1860's by G. E. Street. The north wall was removed, the building widened and the roof being raised to the level of the tower. The south side of the building and elements of the east side are constructed of rendered rubblestone. The remaining elevations are of rubblestone construction. The roof is of slate construction.



The churchyard provides an island of open space in this built up area and is intrinsic to the rural charm of the area. There are a number of important groupings of trees as well as individual specimens that enhance the space and provide screening from the surrounding development. The mature trees, which include Scots Pines, Limes, Irish and English Yews and Sycamores all, reflect the Victorian influence on the conservation area. The trees present in the churchyard and within the boundary of the former Victorian vicarage would all have been part of a landscape scheme reflecting not only the rural landscape of the time but also the enthusiasm for forest scale planting that is common across the wider landscape of Oxford.

The churchyard also provides a pathway linking Beauchamp Lane to Church Hill Road and on to Rose Hill in the west.

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Following the development of houses that has taken place on the eastern side of the Lane, there is now a differentiation of plot sizes between the east and west sides. This will have altered the character of the area. In the east there is a higher density of small plots, while in the west there are predominantly larger plots where buildings are set well back from the road. The larger plots and the setting back of development from the road are of a significant benefit to the character of the area. The gaps between buildings on the west side allow views of mature trees and greenery. The deeper plot frontages also allow for more greenery to be visible. These two elements add significantly to the rural character of the area. Future development on the western side of the lane should respect these plot characteristics. Views between buildings and set back building frontages should be preserved. There is also an opportunity for strategic tree planting to ensure the rural character of the area into the future.

Next to the Church stands Number 11, formerly Benson Cottage, which is Grade II listed. It took its

name from Reverend Richard Benson vicar between 1854 and 1870. Formerly known as Church Cottage it performed the role of vicarage until 1879. The building has in recent times returned to its original use as the rectory for St James Church. It is of rubble stone construction with a terracotta clay tiled roof and is a remnant of the agricultural history of the settlement. It has in recent years been linked to the new St James Church Centre which was partly constructed from the outbuildings to Number 11 alongside a new extension to the rear.



Adjacent to the church centre is a newly built stone house, circa 2002, with a block of apartments following in 2007. These are located on the site of the previous Rectory and ancillary church buildings. The buildings are well set back on their plot with a number of groupings of mature old age trees located to both the front and the rear of the site. The trees date from the landscaping of the Victorian vicarage and are of great significance to the character of the area. The lack of mid life trees on the plot is of concern for the character of the area in the future. The planting of trees on this site would address this concern going

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forward. A tree management strategy would provide an opportunity to preserve and enhance the conservation Area for future generations.

On the eastern side of the road is a short terrace of three grade II listed cottages. Numbers 10, 12 and 14 Beauchamp Lane were constructed by Christ Church in 1620. They are constructed of coursed and banded limestone with ashlar dressings and ashlar plinth. The roof is plain tiled and the chimneys are rendered. All three have central planked doors with three panelled iron casements to either side. Though no specific tenancy arrangements have been recorded for the houses the high quality and intricate detail of construction leads many historians to believe that they were constructed for college staff rather than agricultural workers. These properties remained in the ownership of Christ Church until they were sold into private hands in 1939.



A number of features from the Christ Church cottages, such as the gable dormers, have been replicated in the rectory farmhouse development which includes Numbers 16 to 24 Beauchamp Lane and 36- 40 Crowell Road.

Travelling north up Crowell Road along the boundary of the conservation area, a tall stone wall and a recessed area of garaging create a zone of dead space that prevents the positive influence of Beauchamp Lane spreading into Crowell Road. Beyond Lewin Close, lower level stone walls are a feature of boundaries on the west side of Crowell Road down to the shopping centre. More sensitive maintenance of these walls would enable the influence of the conservation area to blend into the surrounding area.

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Lewin Close comprises the former rectory farmhouse, converted barns and a number of individual houses and garages constructed in the 1970's and 1980's. The conversion of the barns and construction of the new houses has been done sympathetically and make a positive impact on the conservation area. Design cues have been taken from the cottages in the area with features such as gable dormers, clay tile roofs, casement windows, stone walls, brick chimneys and stone lintels. Planting in front gardens, which is of a more ornamental nature, makes an important contribution to the character of the Close. However, a bank of garages to the south as you enter the close is a negative rather than positive influence.



Trees and Landscape.

Trees and green space are an intrinsic part of the character of Beauchamp Lane Conservation Area. They allow the area to retain a rural village feel despite its location within the suburbs of Oxford.

The green open space afforded by St James's Churchyard is important not only to the setting of the conservation area but also the surrounding streets. Its accessibility and role in providing a link to Rose Hill in the west is an important resource for the local community. This is complimented by greenery within other plots on the western side of the Lane, including St James's Place, Beauchamp Place and Witherwind Court. Further development on these sites may prove inappropriate if it does not enhance the landscape of the conservation area, particularly in relation to the planting of suitable specimens of trees.

The trees in this conservation area are of particular importance to its character and identity. Not only do they provide aesthetic and amenity value, but they also provide an important link to the history of the area. Some trees are the remnants of the agricultural landscape that surrounded Church Cowley before 1918. Many of the larger and older trees are located within the boundary of the churchyard and the former Victorian vicarage and represent the fashion and trends of the times. Landscaping was an important element of Victorian urban design and architecture, where individuals had the vision to

plant a wide variety of trees, some of which would grow to a 'forest' scale long into the future. The benefit of this vision is now being reaped in Beauchamp Lane where there are important groupings and individual specimens of trees from this era in the churchyard and St James's Place. The protection of these trees will be integral if Beauchamp Lane is to retain its current character. There is a danger that new planting is ornamental and of too small a scale to sustain the character of the area. Landscape is dynamic with trees growing and eventually dying and there is a risk that there will be no large trees entering their mature phase to replace those that die out. This will radically affect the character of the area. An opportunity for enhancement would be the identification of sites for new tree planting and the subsequent planting of suitable specimens. This could provide the basis of a tree management strategy for the area.

Trees in conservation areas are protected under section 211 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Notice of any works to trees, with a stem diameter of 75 millimetres measured at 1.5 metres from ground level, is required by the local planning authority. Failure to give notice is a criminal offence.

Streetscape

The texture, colour, scale, laying patterns and condition of materials used for street surfaces make a vital contribution to the appearance

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of a conservation area. In Beauchamp Lane the road and pavement surfaces are tarmac, with historic granite kerb stones and some granite sett gullies.

The Lane has benefited from the resurfacing of the road and pathways in recent times. There have also been repairs to the granite kerb stones. However, a number of sections of the kerbside gullies, which are constructed from granite setts, have been lost. Anecdotal evidence would suggest that excavations by utilities contractors are responsible for this loss. Any work to the road or pavement surface that does not respect the importance of retaining or sensitive replacement of kerbstones or setts, will have a detrimental effect on the wider character of the area.

Local residents concern over traffic volumes during peak traffic times would also suggest that the use of the lane as a 'rat run' are not only damaging the fabric of the lane but are also having a significant impact on the rural village character of the conservation area. There is an opportunity for a traffic management plan that addresses the threat to the conservation area.

In Lewin Close, the road has been well maintained and is kerbed by more modern granite stones, in keeping with the ambience of the conservation area as a whole.

There is relatively little street furniture in Beauchamp Lane. It is limited to street lights, bollards and pedestrian barriers at the exits to the old school and church. The

bollards are of a 'historic' design and made of cast iron, while the other items are of either painted or unpainted galvanised steel. There is an opportunity to choose more sympathetic designs of the street lights and pedestrian barriers as they are replaced over time.

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Special Architectural Interest

The conservation area contains 8 Grade II Listed properties and a Grade B Listed Church. Given the small scale of the conservation area and the level of development that has taken place since the 1970's, it is these listed buildings along with 5 Beauchamp Lane that have set the architectural character of the area. The area has managed to retain its rural character despite now being part of Oxford's suburbs. The retention of this character has been facilitated by architectural details inspired by the cottages on Beauchamp Lane and used in the development of 16-24 Beauchamp Lane, 36-40 Crowell Road and Lewin Close.

Conclusion

The conservation area is typical of 18th century rural Oxfordshire settlements with the dominant use of stone. The small scale street, stone cottages and stone walls together with the views out to the city, forms a distinctive village form within the wider urban environment of Oxford. This character continues to justify the original designation in November 1973.

Development Guidance

Any new development must take account of the established character of the area by being of appropriate scale and density and utilising materials so that the buildings will make a positive contribution to the character of the conservation area.

The policies relating to conservation areas are contained within the adopted Oxford Local Plan 2001-2016 and will form the basis for determining planning applications. This appraisal should be considered in conjunction with those policies. The following checkpoints are to be taken into account when submitting development proposals:

To be of a high standard of design that respects the established character and appearance of the conservation area.

Materials to be of a quality and type appropriate to the development and its surroundings.

To retain and protect important landscape and ecological features.

Preserve or enhance the special character and setting of listed buildings, conservation areas, registered/important parks and gardens and Scheduled Ancient Monuments.

The re-use of redundant buildings is encouraged for uses compatible with their character and setting.

Areas of open space between buildings are to be retained.

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Appendix 1 Listed Buildings

1 Beauchamp Lane, Grade II. A 17th century two-story cottage, constructed of whitewashed stone rubble, with a steep-pitched thatched roof. The chimney has a stone-based stack with a red brick shaft. On the East is a lean-to structure. The house has modern casement windows and one sash window.

Church of St James, Grade B. Late 12th Century nave and chancel arch. It is likely that south doorway was reset at this time. The west tower was added in the 15th Century. The church was refurbished and altered significantly in the 1860's by G. E. Street. The north wall was removed, the building widened and the roof being raised to the level of the tower. The south side of the building and elements of the east side are constructed of rendered rubblestone. The remaining elevations are of rubblestone construction. The roof is of slate construction.

11 Beauchamp Lane, Grade II. 17th Century cottage. Constructed of rubblestone with a tile roof and rebuilt brick chimney stacks. Chamfered spine beams, that to 1st-floor right-hand room with stepped cyma stops. Splayed window reveals; wooden mullions to outer 1st-floor windows at front. Plank and 4-panel doors. Central straight-flight stair (with winders at bottom) has C19 balustrade. Original tie-beams, but other roof timbers C20. In attic, right-hand

stack rises, semi-circular on plan, of stone with brick at top.

10, 12 & 14 Beauchamp Lane, Grade II. Early 17th Century terraced cottages. Coursed and banded limestone with ashlar dressings. Plain tile roofs. Chamfered ashlar plinth and a single coped gable with kneeler to the north. There are three rendered brick chimney stacks. Each cottage is similar with a central doorway with plank door, flanked by single 3 light iron casements, all with flat ashlar lintels with keystones. Above each cottage has a pair of 3 light iron casements in gabled dormers.

8 Beauchamp Lane, 4 and 5 Lewin Close (formerly Rectory Farmhouse), Grade II. Dating from 1620. The building is at right angles to road in a long rectangular plan. The southern side is roughcast rubble, with two modern extensions to allow for new stairs. It has stone copings, kneelers, ball finials, tile roof and modern yellow brick chimney shafts. In the South elevation are modern 2-light casement windows. The West gable is 17th Century and has 3 and 4-light casement windows with wood frames and lintels. The North elevation is of coursed rubble and has five gabled attic dormers in the roof with modern 2-light modern casement windows.