



1. Introduction

The historic village of Iffley (recorded as “Givetelei” in the Domesday Book) occupies a rocky outcrop on the banks of the River Thames. Originally an agricultural settlement, the village began to change towards the end of the 18th century, when the wealthy citizens of Oxford started building substantial country houses within reach of the city, enlarging the village with “gentlemen’s houses” in landscaped grounds. However, its rural character still survives in the stone cottages and narrow lanes lined with stone walls which meander gently through the village providing access to the River Thames, Iffley Lock and the renowned Norman church of St Mary the Virgin.

2. Reason for 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 (s.69 Planning (Listed Buildings and Conservation Areas) Act 1990). S.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.

S.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 PPG15 – Planning Policy Guidance: Planning and 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.

3. Local community involvement

The Friends of Iffley Village were instrumental in the preparation of the document, with the first draft being produced in March 2009. Notice of the appraisal has been included on the Oxford City Council website and the Friends of Iffley Village newsletter which has been circulated throughout the village. Copies of the appraisal were deposited in the local shop in the village for consultation purposes. A summary of the comments received, together with the Council’s response and appropriate action to be taken can be viewed on the website at www.oxford.gov.uk/planning/conservation-iffley.cfm. The second draft of the Appraisal was issued August 2009 for further comment. Notice of the publication was placed on the City Council’s webpage and within the Iffley Village shop.

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

4. Executive summary

Summary of significance

- i. The position of Iffley, on the outskirts of the city, but retaining its character as a separate and independent village community.
- ii. Its history as a rural community is still evident in the character of many of the buildings and surviving green spaces, grazed by sheep, horses and cattle.
- iii. The village is within walking distance of Oxford, and continues to be used as an area of refreshment and recreation for city residents.
- iv. The towpath and riverside meadows, both within and beyond the boundary, form an important part of the natural and ecological habitats of the village.
- v. Although the meadows are not within the conservation area, they are essential in maintaining the green setting around the village, separating it from Oxford's suburbanisation.
- vi. The architectural heritage of the village is heterogeneous, from 12th century to contemporary, the character of which depends on a delicate balance between ancient and modern.
- vii. The gardens, trees, hedges, walls and remaining open spaces are as important as the built elements in creating the unique character of the conservation area.
- viii. The lock and river although beyond the boundary of the conservation area are important to the village in terms of the historic pedestrian route to Iffley along the towpath.

Vulnerability

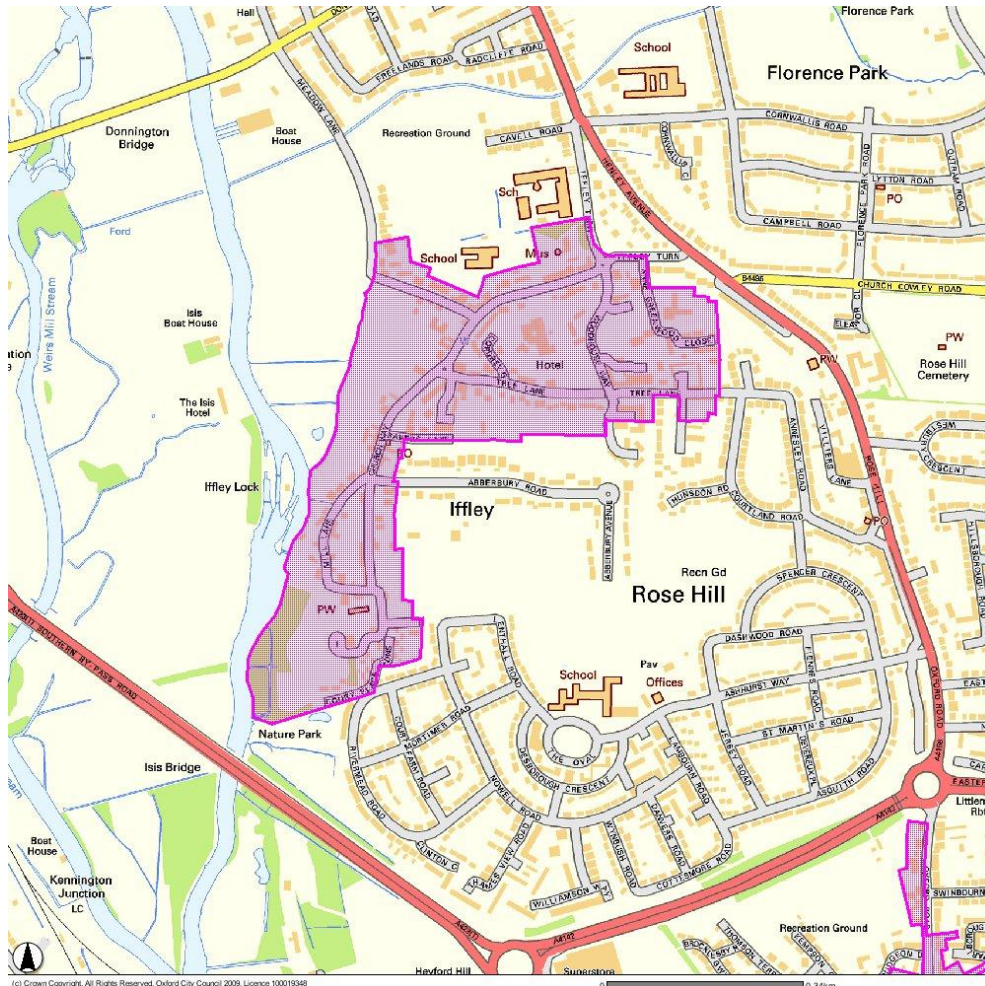
- ix. The remaining open green areas, the spaces between buildings and the large gardens that characterise part of the village, are vulnerable to development.
- x. The stone walls, long recognised as a valuable and characteristic feature of the village, are vulnerable to loss due to the increased demand for on-site parking and building extensions.
- xi. Rising volumes of traffic threaten the tranquil and rural nature of the village. Parking on the narrow lanes often leads to pavement parking making pedestrian access difficult, whilst potentially damaging the pavements and kerbs, together with the loss of gardens to hard standing for off-road parking.
- xii. Development of the riverside meadows adjacent to the conservation area would impact adversely on the green and rural character of the setting and approach to the village.

Opportunities for enhancement

- xiii. Hedges, trees and walls should be properly maintained and supplemented where necessary.
- xiv. Resurfacing of roads and pavements in appropriate materials, retaining any historic materials.

5. Location

Iffley Village lies approximately 2 miles south of Oxford city centre, on a gentle hillside rising from the banks of the River Thames. Access to the village is via the A4158 Henley Avenue, with close proximity to the A34 and A4142 Eastern Bypass.



6. Topography

Iffley Village lies on the edge of the settled plateau on the outcrops of Calcareous Grit on the east banks of the Thames, giving rise to steep elevated topography and a wooded skyline.²

7. Designation & Boundaries

The conservation area was designated as such in October 1969, and extended in October 1985 to incorporate Iffley House and Denton House. The conservation area boundary was drawn specifically around the historic core of the village, taking in the 'spine' of the village, Church Way which leads to the Church of St Mary, the historic Tree Lane which runs east from Church Way and Mill Lane which runs south-west from Church Way to the river.

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

8. Archaeological interest

Iffley parish has not been subject to extensive archaeological excavation. A number of stray finds point to localised prehistoric activity in the parish. These include Mesolithic and Neolithic flints recorded in the 1900's near Donnington Bridge and a Bronze Age axe head and Urn (HER3650) from Arnold Road.

Archaeological excavations have demonstrated that the high ground at the top of Rose Hill attracted middle Iron Age and later Iron Age settlement and subsequently a number of Roman pottery production sites. Iffley village lies on the edge of an extensive distribution of Roman manufacturing sites related to a pottery industry of national significance. Kilns from this industry have been found across the eastern part of Oxford from Barton, through Cowley to Rose Hill and Blackbird Leys. The western extent of this dispersed manufacturing zone is not known. A number of Roman burials have been identified near Iffley Turn, these may represent part of a cemetery on the edge of the manufacturing area, where the land slopes down to the flood plain. A Roman quern stone and a pottery vessel of 3rd century date (HER6154) have been recovered from near the river bank north of Iffley Lock, however as yet there is no evidence for significant Roman use of the Thames at Iffley.

An Anglo-Saxon spearhead (HER No 6258) was recovered near Iffley Lock and a 6th century Anglo-Saxon garnet and silver-gilt brooch from Iffley is now in the British Museum (BM 1874, 1105.1)

9. Historic development

The Chronicles of Abingdon Abbey (941-46) mention a place with the Saxon name of Giftleia pointing to the formation of a settlement here by at least the 10th century. The name is recorded as Givetelei in the Domesday Book of 1086, and is thought to mean "gifted cleared ground" or "field of plovers". By 1543 the Lincoln College accounts record the name as 'lfley' and, with various spellings, the name has remained.

According to Domesday, Azor was the Anglo-Saxon Lord who held Iffley manor in the time of Edward the Confessor. The Norman Lord holding the manor from the time of William I was Earl Aubrey and from 1156-1200, the Norman family of St Remy held the manor.

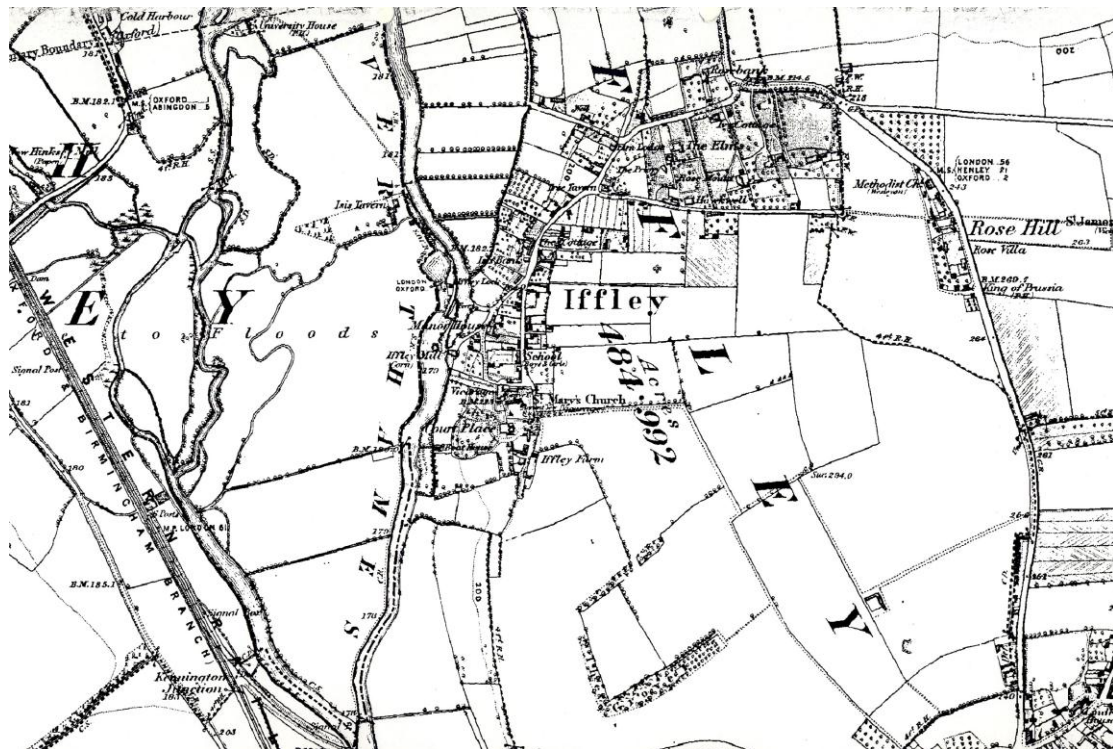
At Domesday the manor at Givetelei is recorded as having amongst other assets, a fishery and two acres of coppice. The manor is recorded as comprising 14 villeins (tenants holding their land in return for agricultural labour) 6 borders (smallholders who had cleared woodland or waste ground at the edge of the settlement) and 5 serfs (unfree peasants obliged to work for the local lord). The growth of the township is shown by the 1279 Hundred Rolls, which record that the manor had 80 families including 36 villeins and 30 or more cottages.

In medieval Iffley, serfs and villeins worked for the Lord of the Manor and other landowners in exchange for housing or their own small landholdings.

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The farms: the Thatched Cottage, 2 Mill Lane; 79 Church Way and along Meadow Lane, were attached to the manor whilst the 'Manor House', 3 Mill Lane, was a Lincoln College farm. In 1900 Iffley Farm stood on the lane to the south of Court Place, leading through the fields to Littlemore.

The medieval township operated a three-field system, but traces of the ridge and furrow from these open fields have largely been lost since the fields were enclosed in 1830. The wooded 'Grove' shown on 19th century Ordnance Survey maps and now under the Rose Hill estate may be the same grove mentioned in medieval charters and possibly the area coppice mentioned at Domesday. No mill is mentioned at Domesday, however there are 12th and 15th century references to a watermill at Iffley. The mill was originally owned by a St Remy, and then by a series of Oxford burgesses. In 1445 Lincoln College bought it, and owned it until it was destroyed by fire in 1908. The fieldname "Windmill Close" shown on the 1830 Inclosure map is the only recorded evidence for a windmill in the parish.



OS Map 1886

Iffley Church – H Taunt 1880s

Iffley is notable for its outstanding Norman church, probably built by Robert de St Remy between 1175-82³, with exceptional wealth of Romanesque decorative carving. It is unclear whether the Norman church had a Saxon precursor and it is possible that the late Saxon settlement was previously served by a Church at Cowley located three miles away. The Archdeacons of

³ Royal Commission on Historical Monuments, England – 1939 (reprinted 1949) p. 151 and the Department of Environment Listing description

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Churchway, which may be medieval in origin. The Rectory also retains medieval components.

Oxford had the right to appoint the priest from 1279-1965, after which it passed to the Dean and Chapter of Christ Church.

During the medieval period limestone was quarried from Iffley and used in the construction of Merton College in the 1290's. Rubble stone cottages in the village include Rivermead in

In 1393, Richard II's queen gave Iffley to Sir Richard Abberbury who dedicated the rents to an almshouse for 12 poor men of Donnington near Newbury. The Donnington Hospital Trust owned most of the land in Iffley until after the Second World War and exercised considerable power over development.



Iffley Lock – H Taunt 1882

In 1623 an act was passed to make the Thames navigable from Oxford to London. Pound locks, including Iffley were built between 1624 and 1632. The lock at Iffley is of particular interest as one of the earliest on the river, originally dating from c1630.



Church Way and the School - H Taunt c.1880s

The first schooling system was established following the death of Sarah Nowell in 1800. Her will stipulated that funds were to be given to the Alice Smith Charity to provide education to eight poor girls and two poor boys from the village. The first lessons were given in 1805 in the cottage of the schoolmistress and the

purpose-built school was opened in 1822 on Church Way. The Iffley Parochial School opened in 1838 in the large converted thatched roof barn on Church Way, which in time admitted the Sarah Nowell scholars. The infant school was

added in 1854, with the entire school closing in 1961 when a new school was opened on Rose Hill. The barn then became the Church Hall.

In 1830, the medieval fields and commons were divided and enclosed. Farmers benefited from amalgamated holdings but many of the new plots were leased for building.

The change from agricultural village to a residential suburb of Oxford was clearly evident by the 1850s when there were 23 'gentlemen's houses' spread out between the old village and the main Iffley Road. Donnington Hospital Trust preferred to let land for substantial housing and allowed the small cottages to fall into disrepair, with the poorer families being displaced from the village into east Oxford.

Iffley came under threat from ambitious transport proposals. In the 1830s Isambard Kingdom Brunel contemplated running the Great Western Railway across Church Way. In the 1940s Thomas Sharp planned a new Thames crossing to be driven through the village though both plans were abandoned.

During the 20th century, the old township fields on Rose Hill were developed to house the workers in the motor and engineering industries, eroding much of the rural setting to the south of the village. Much infilling and new development also occurred within the village. Until the 1960s, the Donnington Hospital Trust owned much of the open land within Iffley but, following a programme of disposal, the newly vacant land and gardens of some of the larger houses were developed to build for example Bay Tree Close, Azor's Court, Sheepway Court and Bears Hedge.

10. Character appraisal



Aerial View of Iffley – provided by David Goode

The ancient village of Iffley sits between the more suburbanised developments of Iffley Road (Donnington) and Rose Hill. Despite the increasing suburbanisation, Iffley retains a strong rural character and an extensive green setting to its west. The village centres upon a small network of lanes and pedestrian routes, with development spanning the 12th century to the present day.

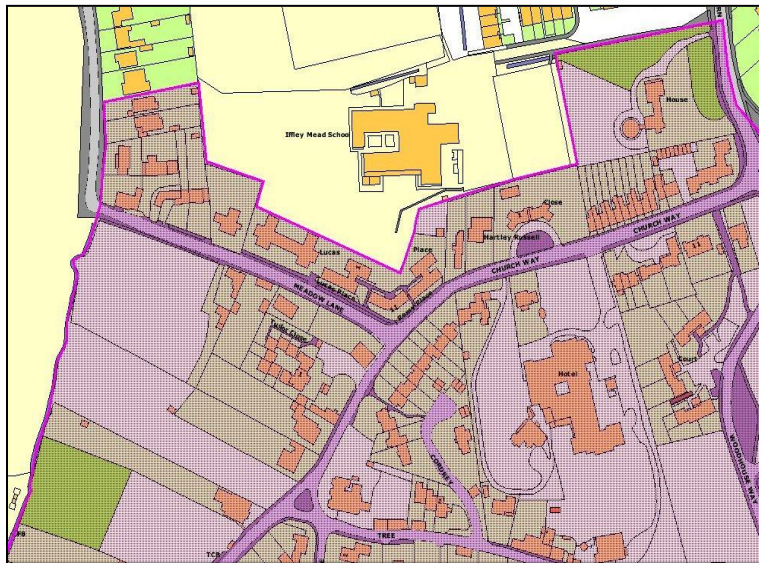
The main street of Iffley, Church Way, remains, as in former centuries, a narrow winding road bordered by stone walls, in places without pavements. The road begins at Iffley Turn, where there is a roadside stone inscribed 'Ifly Hy Way Stone' to mark the point where the maintenance of the road became the duty of the township. The road has also been known as Iffley Street and was once a through route to Littlemore and Henley until Henley Road was constructed in the 18th century and barriers have since been erected across East Church, Tree Lane and Meadow Lane to prevent through traffic.

Church Way meanders through the village from its starting point at Iffley Turn to the Norman Church of St Mary's at the southern end of the village. Three ancient lanes and two more recent roads complete the basic road network through the village. Although there is no longer a through route for vehicles, Tree Lane and Meadow Lane retain their ancient function as important pedestrian through routes (as well as being used as a bridle path and cycle route). The village is also accessible from the towpath across the River Thames.

For the purposes of the appraisal only, Iffley has been divided into four character areas. Each of the character areas should be considered in the context of the conservation area as a whole and not taken in isolation when considering applications for change. The four areas are:

- i. Northern section
- ii. Eastern section
- iii. Central section
- iv. Southern section

I. Northern Section



The northern section of the conservation area extends from the roundabout at the junction of Church Way and Iffley Turn to Meadow Lane at the western periphery of the boundary.

Vehicular access into the village is via Iffley Turn, where a roundabout junction leads into Iffley Village itself through Church



Way or Woodhouse Way. The junction provides contrasting views: north and east along Iffley Turn the views are distinctly suburban in character, both terminating in views of Henley Avenue. The view to the west is of a stone wall lined lane beyond Grove Court whilst to the south, the view is of the relatively leafy incline of Woodhouse Way, though the wall running around the corner from Woodhouse Way into

Church Way is blighted by a plethora of street and information signs.

Although Church Way is the main road running through the village, it is comparatively narrow, its enclosure formed by a variety of building styles, building positions, varying land levels and high boundary walls. The series of pronounced curves along its course creates a sequence of unfolding views. There are also opportunities for long views across the fields in the gaps between the buildings.

The conservation area begins at Iffley Turn, close to the small roundabout junction with Church Way and Woodhouse Way. Grove Court at the eastern end of Church Way, sited in a commanding position at the junction of Church Way and Iffley Turn, is a buff-coloured block of flats dating from the 1970s designed by Oxford Architects Partnership. Their simplicity in design terms is enlivened by the varying roof forms whilst the development is enclosed by a low boundary wall and planted gardens. On the opposite corner is Lucia House, a two-storey stone-faced house, standing on a high bank dominated by a mature plane tree at the corner of Woodhouse way.



The density of the Grove Court development contrasts with the spacious building to its north, Grove House, approached along a winding drive from Iffley Turn. The early 19th century house is set in wooded gardens of rough, rural character. Once occupied by Cardinal Newman's mother, it later became the home of Graham Greene's widow. The rendered classical rotunda was built by Mrs Greene in 1962 to display her collection of dolls' houses. The rotunda now creates a striking image in the garden, enhancing views from Church Way between Hartley Russell Court and the terraced row on Church Way.



Beyond Grove Court in Church Way a further feature that emphasises the transition from rural village to residential suburb is a row of late Victorian red brick terraced houses, providing a distinctive and strong element of group value to the streetscape. The houses were built as paired terraced houses, the majority of which have retained their original features to the front with the exception of nos. 10 and 12

which have been rendered.

Continuing along Church Way, Hartley Russell Court further expresses strong suburban qualities rather than traditional village features. A 1950s development for elderly people, the apartments are built in a crescent plan form with a central canopied doorway. The development is set back from the roadside, behind a low timber picket fence, garden and sweeping driveway. The mature trees in the garden contrast with and soften the harder features of the building.

One of the key features of Church Way is the diversity of architectural styles. No. 44 Church Way is not of typical village design but the use of stone and slate help the house fit its village location. The key design features are the strong angular lines, the dominant double height window to the front elevation and its monopitch roofs.



Meadow Lane branches off to the west from Church Way at a junction that was until early 2009 dominated by the sheltered housing blocks of Lucas and Remy Place, on the north side of the junction, now being redeveloped. Townsend Close, dominating the southern corner of the junction, is a tall symmetrical stuccoed early-19th century house with a substantial pedimented gable looming over Church Way. The

house is painted a pale pink, that glows warmly in the sunlight whilst the garden is enclosed by a high warm red brick boundary wall extending along Meadow Lane. The house began as a more modest two storey cottage which was extended and gentrified to its present design circa 1837. The house is now an impressive and conspicuous building, and forms a focal point for views along Church Way in both directions.



Meadow Lane retains a predominantly rural quality, gently sloping down to the meadows flanking the western boundary of the conservation area. Following a sharp bend to the north the lane turns into a pedestrian track out of the conservation area, past the 1970s ribbon development along the eastern side of the path, leading eventually to Jackdaw Lane, off Iffley Road. The boundary of the conservation area runs along the northern garden boundary of no. 415 Meadow Lane. The track and

the fields adjacent on the western side are just beyond the boundary but together add an important element of rural character to the setting of the conservation area.

Architecturally, Meadow Lane exhibits the same degree of heterogeneity in style and age as other parts of the village. As the lane climbs gently up to the junction with Church Way, it passes several much older buildings including a 17th century stone cottage, houses and cottages from c.1900 including the last working farm in Iffley, Donnington Farmhouse, and houses dating from the mid-to-late 20th century. To the south-western side of the lane is one of the last remaining important open spaces within the village. It is a field that was

once the village cricket and football field, now grazed by animals, again reinforcing the rural nature of the settlement. Between the field and the Church Way junction, the architectural diversity continues with several buildings from c.1900 and a late-20th century single storey dwelling constructed in the garden formerly part of Townsend Close.



Immediately south of Townsend Close, along Church Way and close to the junction with Tree Lane, stands the contrasting low timbered Tudor Cottage, one of the oldest surviving buildings in the village, dating from the 16th/17th century. Tudor Cottage is a timber-framed dwelling with brick infill and a rubble stone gable end chimney. The grounds of the house, together with those of the neighbouring bungalow,

were developed in 1979 to create Tudor Close, a development of seven small unassuming houses that are largely screened from the road by a stone wall.

The eastern side of this section of Church Way contains examples of more recent development, with many of the buildings dating from post-1960. The main feature of this side of the road is the high stone wall that shields much of the development from clear view. The wall is punctuated occasionally to provide driveway access, though in the case of Cordrey Green, only a pedestrian walkway is possible from Church Way, vehicular access being from Tree Lane. Due to the height and continuity of the wall, the modern development has minimal impact on the more historic character of the street.



One of the more significant breaks in the wall is to allow access up to the Hawkwell House Hotel, a substantial 19th century rendered property standing at the top of a

long driveway with a large garden to the front. The hotel is at a higher level than the road and therefore enjoys more extensive views across and beyond the conservation area.



To the south-western corner of Hawkwell House Hotel is a grade II

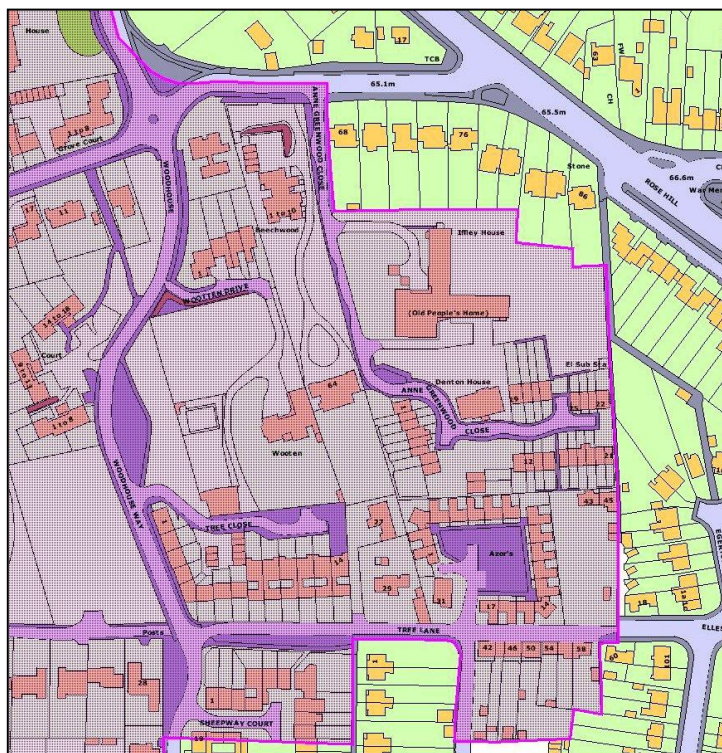
listed property known as The Priory, dating from c.1840. The property is accessed via a sweeping drive from Church Way, through wooded gardens gently rising to the gothic-style house characterised by battlements and traceried pointed arch windows.

Key features

- i. Historic and characteristic stone walls
- ii. Old trees and well planted substantial gardens
- iii. Remaining open green spaces
- iv. Long views across the undeveloped fields out of the conservation area.
- v. Architectural diversity

II. Eastern Section

The eastern section of the conservation area is a highly heterogeneous section of the village, extending from the junction of Tree Lane with Church Way in the west to Anne Greenwood Close in the east.



This section of the conservation area embraces a number of the important 'gentlemen's houses' together with more recent developments that followed the release of land held by the Donnington Hospital Trust in the mid-20th century. Whilst this section of the conservation area has undergone considerable development in recent years, a significant amount of traditional characteristic village features remain.

Anne Greenwood Close, approached from Iffley Turn, forms part of the eastern boundary of the conservation area and provides access to Iffley House, a former residential Home for the Elderly, and Denton House.

The road climbs steeply from Iffley Turn, with Beechwood, a late 18th century grade II listed house now owned by All Souls College, standing proudly at the top of the incline on the right. The open views it once enjoyed across the city are now blocked by the four and five storey accommodation towers built on the slope of the garden to the front of the house. Clear views of the house



from Iffley Turn are also no longer possible, only glimpses through the gateway. The eastern boundary of the house is formed by characteristic high ragstone walling, a feature that can be seen throughout the village.

Iffley House, built in 1963 and now empty and boarded up, stands on the eastern side of Anne Greenwood Close and was, along with Denton House, the subject of a conservation area boundary extension in 1985. The site is to be redeveloped.

The view down Anne Greenwood Close, towards Iffley Turn, is of a narrow tree lined lane, the gentle twists in its layout preventing clear views back to the road but from the top of the lane views towards the city are possible in the leafless winter months.

Woodhouse Way is a more recent addition to the roads of the village, named after a 19th century house destroyed by fire in 1964: it provides access to the numerous developments that bordered both sides of the road. It is one of the steeper roads within Iffley, with a twisting layout creating a series of unfolding views. The road is tree lined with raised banks and a pavement along one side. Although providing pedestrian access to Tree Lane, the road's main purpose is to serve the various 1980s developments including Bears Hedge, Bay Tree Close and Wootton Drive. These developments are varied in architectural style but are united by use of dark red brick and their positions tucked away from the side of the road in small enclaves. Out of sight behind a hedge on the left stands Wootton Close, an elegant L-shaped house in large grounds built at the end of the 18th century.



Woodhouse Way is more suburban in character than the rest of the village, reflecting its more recent development, but the harder tones of the architecture are softened by the greenery and the trees. An important feature at the north-western corner of the junction between Woodhouse Way and Tree Lane is a small area of public green space, enclosed by trees and providing an area of rural tranquillity and public amenity.



Tree Lane is in two sections running east and west of Woodhouse Way. To the east, Tree Lane is characterised and dominated by a long stretch of ragstone walling, mirrored on the southern side by a high hedge, creating a strong line of definition to the straight lane. The hedge also separates the road from the pavement and together with the high red brick walling running along the southern side of the road, the pathway forms a highly enclosed and channelled space. Both sides of the road are developed but due to the high walling and the rear gardens facing onto Tree Lane, the modern developments of Bay Tree Close and Sheepway Court impact little on the rural characteristics of the lane. Beyond these two developments there is a row of traditional farm

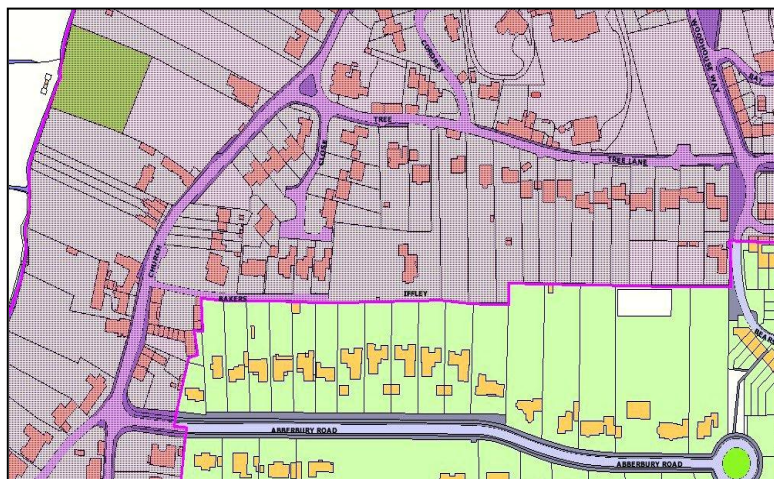
labourers' cottages fronting directly on to the road along the southern side of the lane and the 1980s development of Azor's Court opposite.

Key features:

- i. Characteristic stone walls
- ii. Mature planting and trees creating a leafy image
- iii. Opportunities for views out of the conservation area
- iv. Distinct change in topography

III. Central Section

This section of the conservation area extends from the Church Way/Meadow Lane junction south to Abberbury Road. Church Way gently curves southwards towards the focal points of the church and lock. The stone walls on each side emphasise the antiquity of the street and the great variety of traditional houses reveal how the village has evolved over the centuries. A hidden feature is the network of springs and streams that run under many of the houses, some of which have wells in their cellars.



Much of the western side of Church Way has an open green setting owing to the long rear gardens of the houses abutting the fields that extend down to the River Thames. As the ground slopes away from the road, the gaps between the houses provide

important opportunities for rural views reminiscent of the village's agricultural past. The gardens themselves cannot be seen from the road and are very much within the private domain but the sense of space prevails and views into the conservation area from across the river illustrate the green rural character of the area.



Immediately opposite the junction of Tree Lane with Church Way is the first of two opportunities for long views. The first gap is between nos. 60 and 66 Church Way, whilst the second and more expansive is just to the south of no. 68 Church Way. Both these gaps are important in terms of the long views out of the conservation area, extending across fields beyond the River Thames and onward to Bagley Wood and Boars Hill. These spaces are grazed by animals, reinforcing the rural nature of the village. They are privately owned, but the public enjoyment of the views is an important aspect of the overall character of the conservation area. A public bench on the pavement adjacent to the second space

looks into the conservation area rather than out, but provides the opportunity to enjoy the space.



Along the western side of the road, there is a continuous building line formed either by the houses fronting directly onto the pavement or by the traditional stone boundary walls. At the second gap, the space between nos. 68 and 78 Church Way is filled by a mid-height stone wall, the sense of space above and beyond adding to the light and airy character of this part of the village.

Church Way is the ancient route through the village, and contains many of Iffley's older properties. As with the other character areas of the village, this section also demonstrates a high level of architectural diversity covering a wide time-span of development. The oldest properties date from the 16th and 17th centuries; although altered, the historic cores remain eg. nos. 92 and 94 Church Way are both 17th century in origin but have been altered. Rivermead, no. 92 Church Way, is a two-storey house of rubble stone construction and a tiled roof with dormers. No. 94 is a further two-storey house with a white washed rubble stone ground floor and plastered and painted upper level with slate roof and brick chimney stacks. To the rear is no. 96, The Malt House, a glimpse of which can be had between the two aforementioned properties. The

Malthouse is a one-storey barn-like structure converted to residential use, dating from the 16th-17th century. Reset into the walls are the remains of carved and sculptural work of various dates.

There is no predominant building style to the road but the majority of the houses conform to the rural characteristics of the village in terms of materials and scale. The earlier stone houses were generally smaller while the red brick Victorian houses were more substantial. All the properties along the western side of Church Way in this section occupy long plots, extending to the boundary of the conservation area, the varying plot widths adding to the irregularity of the village character.

There is higher degree of architectural contrast on the eastern side of the road. Between Tree Lane and Bakers Lane, the buildings are set back from the roadside with the houses sited behind substantial gardens and at a higher level than the road. South of Bakers Lane the building line changes with the buildings fronting directly on to the pavement.

The first houses on the eastern side of the road, nos.10-13 Fitzherbert Close, are part of the late 1970s development accessed from Tree Lane and do not abut directly onto Church Way. Their distance from the main road, and the tall beech hedging upon their front stone wall, shields the development from Church Way. Between no. 10 Fitzherbert Close and no. 65 Church Way is a substantial triangular green space which has the effect of regularising the relationship of building to road taking into account the curve of the road layout at this point.

Nos. 65-71 Church Way form two sets of semi-detached cottages in long narrow plots looking down on to the road side. No. 73 Church Way, the Prince of Wales Public House, occupies a commanding position on the corner of Bakers Lane and Church Way. The pub is set back a distance from the road, at a higher land level, the extensive gardens to the front and parking area adding to the more open character of this section of the road.



Immediately south of Bakers Lane, the character instantly changes to one of intimate village quality. The small scale buildings and close building line create a higher degree of enclosure despite the width of the road increasing slightly at this juncture. There is also a gentle curve to the road layout creating a series of unfolding views along Church Way, adding to the intimacy until the road opens out into the wide

junction with Abberbury Road and Mill Lane.

The only surviving shop in the village can be found at no. 77 Church Way, and forms an important hub of village life. The former general store at no. 68 Church Way has retained its decorative shop front although the building is now in residential occupation.

Nos. 85-89 Church Way, mid-19th century stone cottages, open out onto a green verge and pavement creating a more open aspect to the roadside. No. 89 Church Way stands in a substantial corner plot, adding to the openness of the junction of Abberbury Road with Church Way.

The junction itself is a wide open space, where the various roads converge. Abberbury Road is outside the conservation area but provides a leafy residential access into the village, down an incline to the junction with Church Way. Apart from the open space itself, the dominant feature of the junction is no. 2 Mill Lane, a listed thatched cottage dating principally from the 17th century. The cottage fills almost the entire width of its plot, positioned on a slight bend at the opening into Mill Lane, and forms a prominent feature of longer views.



Although Iffley has long lost its rural roots, this section of the village has retained strong associations with its past in terms of architectural styles, views over the adjacent fields and the small-scale intimate nature of the road and its subsequent development.

Tree Lane branches off Church Way and has a quieter, more countrified character than the main spinal route of Church Way. Barriers at the junction with Woodhouse Way at the top of Tree Lane prevent through traffic adding to the more peaceful nature of the lane. The roadway is narrow, has no pavements and is shaded by tall, mature trees behind a long stretch of stone wall, the rural character enhanced by the limited street lighting. The buildings along the lower part of the lane vary in age but all contribute positively to the streetscape.

The houses along the southern side of the lane are mainly set back from the road behind the walling and further shielded from view by the trees and planting. The long rear gardens form part of the boundary of the conservation area, abutting the rear gardens of the Abberbury Road houses. The majority of the houses along this side of the road are 20th century developments dating from the 1930s to more recent times, built on former fields of which the only reminder is a small stone barn at no. 6 Tree Lane.





The northern side of Tree Lane is not as densely developed, with a number of gaps within the streetscape and a characteristic stone wall running up most of this side of the lane. Nos. 7-9 Tree Lane, stone built cottages fronting directly *onto the road, together with the converted stables of Hawkwell House Hotel*, retain the rustic character of the area.

Beyond these more traditional cottages is Cordrey Green, a development built



in the 1980s on former allotments. This development was constructed upon land that dropped away to Church Way, the change in levels creating open views not only to Church Way/Meadow Lane but much further beyond to the city and the outlying ridges. In response to the topography, Cordrey Green was sunk into the land in an attempt to preserve some aspect of this view and to limit the impact of the new development on its locality. As a result, the housing development is tucked away and has a minimal impact on the rural qualities of Tree Lane, whilst the private access road into the development provides opportunities for long views out of the conservation area.

Tree Lane continues to wind its way down to Church Way and with increasing proximity to the junction the views along the lane begin to change. Whilst the lane itself is still a narrow space, lined with buildings on either side, the vistas



open out to encompass the wider landscape of Oxfordshire, including Cumnor Hill and Boars Hill. The more immediate view along the lane is terminated by the much extended nos. 66 and 68 Church Way. The eastern end of Tree Lane is marked by two contrasting developments: on the south side is the 1970s yellow brick development of detached houses, Fitzherbert Close, whilst on the northern side, in a very prominent position, is the Tree Hotel. This late Victorian building is characterised by decorative tile-hanging, various roof forms, prominent chimneys and the three double-height gabled bays along the front elevation overlooking Church Way. The building is substantial, its prominence emphasised by

its open aspect on three elevations and its position at a higher level than Church Way, providing longer views across to the River Thames and beyond.

Tree Lane merges into Church Way and the wider village at a junction marked by a triangular area of grass together with its lone oak tree. This small piece of land is important in historical terms as it once marked the end of Church Way and was also the site of an elm tree that is recorded in the early 17th century, that gave its name to the hotel (once known as the Elm House) and to Tree Lane itself.

Key features:

- i. Mature planting
- ii. Traditional ragstone walling
- iii. Strong rural characteristics

IV. Southern Section



The southern section of Iffley Village begins at the junction of Mill Lane and Church Way and extends to the River Thames in the west, the Court Place development in the south and Church Way in the east, incorporating some of the oldest properties in the village including the 12th century church of St Mary the Virgin.

Mill Lane is essentially in two sections. The greater section loops to the west from the Church Way junction, taking a sharp bend to the east and joins up with Church Way again by the church. The much shorter second section forms a spur

running south-west by no. 18 Mill Lane, following a steeply sloping route down to the Thames, terminating at the site of the former mill and toll booth. Iffley Lock, though having a strong connection to the village, is outside the boundary of the conservation area, but the river, lock and adjacent meadows form an important watery and rural setting to the designated area.

The opening to the spur of Mill Lane is marked by a small raised area of grass on the eastern side and high stone wall with overhanging trees and plants western side.



The road provides narrow access to Grist Cottage (no. 20 Mill Lane) and the lock, towpath and nature reserve at the far side of the river. Owing to its narrow width, mature planting and high walls, the lane has a distinct enclosed character. The gentle curve of the layout prevents clear views along its full extent but with progression towards the river, the views open up, taking in the higher wooded ridgeline to the west of the city. At the foot of Mill Lane, a stone plaque commemorates the water mill that was destroyed by fire in 1908 and two old mill stones lean against the wall. The gate in the stone wall provides glimpses through to the garden of the present Mill House, a large rambling late-19th century house with gardens stretching down to the river and weir.



Until 1965, the lock and toll booth were owned by Lincoln College but are now in the ownership of the Environment Agency, the toll booth being used for storage purposes. This small timber structure, dating from after the destruction of the mill, is built directly onto the river's edge abutting the garden of no. 20 Mill Lane.

The main section of Mill Lane looping around to the east and joining up with Church Way contains some of the most historic buildings in the village. The Manor House, on the eastern side of the lane, stands tall overlooking the junction with the shorter branch of Mill Lane, and the adjacent property, Rosedale, has an equally commanding position along the roadside. The Manor House dates from the 17th century, subsequently altered, and is characterised by its stuccoed elevation with battlements and parapet. Rosedale was built c.1920 replacing the southern wing of Manor House that had been destroyed by fire in 1810. The house, built on to the roadside, has a prominent bay to the ground floor with a timbered and canopied balcony above. Both properties have large gardens extending from Mill Lane to Church Way.

Mill Lane is a narrow road with high walls and tall vegetation that during the summer months creates a leafy and enclosed space. The road gradient increases towards the Rectory with the walls reaching a height of 15 feet, creating a tunnel-like enclosure, one of Iffley's most striking features. As a result of this, one of the more prominent features of the lane is the contribution of light and the impact it has upon the character of the lane. Dependent upon the time of day and time of year, sections of the lane demonstrate contrasting light and



dark characters. The section of the lane running up to the church can be plunged into shaded darkness as a result of the high nature of the boundary walls, buildings and narrow enclosed space but the occasional gap allowing light to permeate through enlivens the streetscene by highlighting certain features.



The Rectory dominates the southern section of Mill Lane with its high boundary wall extending from the corner of the lane to beyond the house. Parts of the Rectory are thought to be contemporary with the church but there have been

substantial alterations and additions during the 16th and 17th centuries. The northern elevation of the house forms part of the enclosure of the street, the studded timber door opening directly onto the pavement. Both the house and enclosing boundary walls are of rubble stone construction. A timber gate just beyond the house provides glimpses into the courtyard of the Rectory, whilst the wider view takes in the skyline above the house, punctuated by tall stone and terracotta chimneystacks. The house has now been divided into two, one half retained as the rectory and the other, renamed the Old Parsonage, is now a holiday rental property.



Opposite the Rectory, again partially built directly onto the road, is a low outhouse building belonging to no. 122 Church Way, known as Court House or Court Farm. The façade of the building facing onto the road side is blank, and the small scale of the structure creates a striking contrast with the taller Rectory opposite. Beyond the flanking high stone boundary walls, the open garden area of no. 122 Church Way creates a spacious character.

Beyond the Rectory, the junction of Mill Lane and Church Way opens up into a wide space, with a footpath to the church, the southern section of Church Way running parallel with the church yard and on to East Church. The junction itself provides opportunities for views back down Mill Lane beyond the Rectory and north along Church Way.



The Grade I listed Church of St Mary, described by Nikolaus Pevsner⁴ as a “magnificent little church”, stands in a prominent position among the trees and gravestones of the churchyard. Dating from the 12th century, the church is renowned as being one of the best preserved Norman churches in the country. The western elevation exhibits fine Romanesque zigzag carving around

the recessed doorway and the later 19th century rose window above. The churchyard itself provides a tranquil space with the Rectory to the north, high walls partially enclosing the site to the west and south separating the church from Court Place. One of the oldest yew trees in England overhangs the medieval cross^{5and6}.



Court Place itself dates in part from the 17th century though the majority of it was constructed within the 18th century. The whole estate once totalled 11 acres and was regarded as one of the finest houses in the village, sitting high up on the banks of the River Thames. It was the original Iffley Manor House and held the manorial court. The stone built house has had many distinguished residents over the years including

Vice Admiral William Nowell, Henri Favarger, (architect of the distinguished Egyptian hotels), and continuing the Egyptian link, Sir Alan Gardiner Professor of Egyptology. The house is now owned by the University of Oxford

and graduate accommodation has been built in the grounds accessed via Rose Hill. Though the open setting of the original house has been reduced, extensive gardens still remain, stretching down to the river. The public views of the house are limited to those seen from the churchyard.



Church Way, running south in to East Church, with the 18th century Church Cottage and the additional burial

⁴ Nikolaus Pevsner and Jennifer Sherwood, 'The Buildings of Oxfordshire'

⁵The official listing description for the church states that the yew tree is one of the largest and oldest yew in England.

⁶ The official listing description for the cross states that it is an ancient cross in the churchyard to the south of the church, much restored. Tall medieval shaft with a modern Celtic type cross. Grade II listed.

ground to the right of the cottage, is a narrow walled lane originally providing access to Court Place and now leads to the modern houses off East Church. The lane also provides access to the Lenthall Allotments, which help to continue the rural traditions of the village. The allotments once formed part of the larger Glebe field and is also believed to have formed part of the more historic Hog Common that had been in existence since at least the 13th century. Looking west along East Church, channelled views between the church and Court Place stretch out beyond the boundary of the conservation area to the higher ground to the west of Oxford.



Returning to the main stretch of Church Way, the historic village character is exemplified by the long thatched Church Hall on the western side of the road, and the open expanse of Glebe land along the eastern side. The open space outside the church gate leads back towards the more characteristically narrow lane running through the core of the village. The building line along the western side of the road is tight up against the pavement with the predominant building material being rubble stone, adding to the warm golden tones of the village.

The thatched roof of the Church Hall at no. 120 Church Way adds to the rural undertones of the village. The original building dates from the 15th century, constructed as a tithe barn⁷ but only an internal arch of this date remains. The present building dates from the mid-19th century. Two plaques on the front elevation commemorate the building's former uses as a parochial school in 1828 and the infant school of 1854. The building is of rubble stone construction with metal casement windows. The thatched roof is enlivened by a wooden bell cote.



Adjacent to the hall is a mid-20th century addition to the streetscape, a stone faced detached house, with steeply pitched slate roof, set back from the road behind a boundary wall and accessed via an arched opening in the wall. The outhouse of no. 5 Mill Lane completes the cluster of stone buildings along this stretch of the road. The remainder of this side of the lane has an airier character due to the extensive gardens of the Manor House and the White House (102 Church Way). Although these spaces are enclosed by a characteristic high rubble stone wall, there is an abundance of light and space

⁷ The official listing description states that the original structure was a 15th century tithe barn and an internal arch of this probable age remains, externally it is a mid-19th century building.



above and beyond the wall that add to the overall character and ambience of the road.

At this juncture, whilst the western side of the road has the more spacious character, the eastern side becomes more built up. As with the remainder of Church Way, the buildings along this section of the road demonstrate the architectural diversity that adds depth of character

to the lane and village as a whole. The Red House at no. 95 Church Way is



constructed from mellow red brick built in the early 1900s, and is set back from the roadside behind a long front garden and high stone boundary wall. The neighbouring building (no. 101 Church Way) is also constructed from brick at the turn of the 19th century. The more traditional stone character resumes with no. 103 Church Way, Sarah Nowell School House, a double fronted house with a shallow pitched hipped roof and a centrally placed plaque on the main elevation with the inscription “Mrs Sarah Nowell’s School 1822”. The house is set back from the road at a slightly elevated position and the low boundary walls of this property and its neighbour create a more open

setting to this section of the lane.

No. 113 Church Way, a stone cottage fronting directly onto the road incorporates a date stone ‘1741’. Brunel’s plan of the village dating from 1837 shows the house being used as a bottle shop; it has also been used as a post office.

Key features

- i. Historic core containing the school, rectory and church
- ii. The open and green Glebe Field
- iii. The intimate character of Mill Lane
- iv. Green and watery setting to the conservation area
- v. Views out of the conservation area

11. Architectural styles and materials

There is no predominant form of architectural style within the village, reflecting its evolving nature through the centuries. However, the limited palette of materials creates a sense of unity in this architectural miscellany.

The traditional materials are coral ragstone, red brick and render with slate, tiled or thatched roofs. The traditional windows are timber casements or sash-windows.

The more recent developments dating from the mid-20th century have introduced a darker red brick and a buff/yellow coloured brick to the village, adding to the warm tones with tiled roofs.

The oldest buildings in the village, generally towards the south, are low range, one and two storey, stone-built houses, generally related to agricultural use. As the village moved away from its rural roots to a residential suburb in the mid-1800s, houses were of a much grander scale, both in terms of height and floor plan, generally sited within large garden plots creating a green and spacious character throughout the village.

Until the 20th century, development was fairly limited owing to the tight control the Donnington Hospital Trust had over the land. Following the disposal of their interests in the 1960s and 1970s, numerous developments were built. Accommodation for elderly people in Iffley House, Lucas Place and Remy Place (now demolished) are of large scale block design, not wholly in keeping with the character of Iffley, whilst Bears Hedge, Cordrey Green, Sheepway Court, Azor's Court etc are on a smaller scale more appropriate to the village setting.

12. Views, open spaces and greenery



View out across Meadow Lane Field

There is no village green within Iffley but there are important areas of open green space. The Glebe Field, used for grazing and three times a year for parish events, adds a rural element to the village. Of the two remaining fields providing open views from Church Way to the water meadows and the river, that between nos. 60 and 66 is still owned by Donnington Hospital Trust, and was the site of the village stocks until 1855 and has been used as the cricket field. The second field is between nos. 68 and 78a Church Way. There is a small but significant area of public woodland alongside Woodhouse Way. There is also a grassy area on Mill Lane with views down to the river.

The junction of Church Way, Abberbury Road and Mill Lane provides opportunities for various key views throughout the village: north along Church Way along the gently winding village road; south along the more enclosed historic section of Church Way towards the church; south west along the gently sloping Mill Lane and east up Abberbury Road and out of the conservation area. The

Owing to increasing height of the village towards the east, longer views out of the conservation area towards the surrounding ridges of Oxford are possible, emphasising the green setting to the village in the west. Within the village



itself, views are generally limited to a series of unfolding views along the gently winding village roads.

Views into the conservation area can be had from the towpath on the western side of the Thames and also from Iffley Turn and Abberbury Road.

View from towpath into village

13. Negative and neutral features / areas of possible enhancement

Since the late 1960s, much infilling and development of Iffley Village has taken place which has significantly changed the nature and character of the village. Whilst on their own, the developments have had little negative impact on the village, their cumulative effect has been more noticeable.

The design of the proposed replacement of Remy Place/Lucas Place has taken the village characteristics into account and aims to preserve and enhance the special qualities of the village. Until completed, the impact of the new development cannot be ascertained.

The current provision of lighting within the village is mostly not intrusive or harmful to the rural character of Iffley. This needs to be carefully monitored to prevent over-provision but balancing the need for lighting safety requirements.

Road surfaces are patched and pot-holed in places and could benefit from being resurfaced. Traditional kerbing materials should be used, and reinstated where appropriate.

Stone walls lining the roads require ongoing and appropriate maintenance using traditional materials and methods of construction and repair.

The trees make a major contribution to the green and rural character of Iffley. Trees should be replaced if dead or dying or added to in accordance with a strategy for maintaining the planted elements within the village in a healthy state.

14. Conclusion

Iffley Village now forms part of the suburban extension of Oxford city but has retained its sense of independence from the surrounding developments and maintained its distinct village character. Although the essence of the village

has changed, moving away from its roots as a rural community to a desirable residential village, the earlier character of the village is reflected in many of the stone buildings, the surrounding green landscape and the grazing cattle in the nearby fields.

The conservation area boundary was drawn around the historic core of the village and though there has been significant development during the last fifty years, Iffley has retained a high degree of historic integrity, its links with its former agricultural origins and its internationally renowned Norman church. Although the river and lock are not within the boundary of the conservation area they make an important contribution to village life and the natural setting of the village.

Listed Buildings in Iffley Village Conservation Area

Beechwood, Iffley Turn - Grade II

Late 18th Century. Rendered with two storeys and an attic. Three window canted bays on either side of the central door rising through both storeys. Sashes with glazing bars. Modern door with pediment surround. There are three gabled dormers, the central of two lights and the others tripartite. Hipped tile roof.

Grove House, 44 Iffley Turn - Grade II

Early 19th Century house. Rendered and painted with two storeys and a basement. There are three windows, sashes with glazing bars and a 6-panel door. There is a cast-iron veranda with trellis canopy. The hipped roof is of slate construction. There is a mid 19th Century rear wing. Early C19 round ended coach house with elliptically arched bays and conical roof with lantern.

Manor House, Mill Lane - Grade II

17th Century in origin but the exterior has been modernised. 2-storeyed stuccoed battlemented front, with a parapet behind which has a modern tiled roof. Modern sash windows, some glazing bars. The back, on the East, is similar but has a projecting porch and a stone slate roof in which remain 3 gabled attic dormers. The end gables have stone copings and there are cement-faced stacks. Interior: Part of a 17th Century staircase remains together with some 17th-18th white-painted panelling on the 1st floor. The exposed ancient roof timbers are of simple construction with wind braces. The house is built on terrace above road with stone retaining wall and wrought iron railing with panel standards. Rails alternate plain and twisted, and a gate.

Rear wall of Manor House garden fronting Church Way - Grade II

18th Century rubble wall construction with tiled coping.

2 Mill Lane - Grade II

Probably built in the early 17th Century. It is a single storey rubble construction with attic windows. A thatched roof with a central stack - a moulded stone base and a new red brick shaft. The 2 and 3-light wood casement windows are mainly modern. The North gable end has in the attic floor a 2-light stone mullioned window, partly ancient.

26 Mill Lane - Grade II

18 Century, two storey stone construction with a hipped old tile roof and flanking brick chimneys. Four 3-light casements on north side, windows are mid 19th Century.

Roving Bridge, Mill Lane – Grade II

Early C19. Ashlar, with a single elliptical arch with balustrades on either side. Steps and landing with bronze bull's head. Starting ring inscribed (OUBC 1924).

Old Iffley Lock, Mill Lane – Grade II

The original 'pound' lock in use by 1632 and one of the first 3 locks on the Thames. Stone retaining walls, much repaired. Modern sluice.

Rectory, Mill Lane - Grade II*

The house has a rectangular plan with the long axis North and South and with an East wing and other additions. The South range of the main North-South block is probably 13th Century with the North range added in 16th Century. The East wing was added probably in 17th Century. A two and partly 3-storeyed rubble construction with a stone slate roof and brick shafts. On the east elevation of the North range, are two projecting stacks and two C16 stone mullioned windows; the North range has a moulded string at the 1st floor, and 3 and 6-light 16th Century windows on the West; the square-headed stone doorway has a label and moulded jambs. The North elevation has on the north-east angle a staircase projection with a modern corridor on its east side; the windows here are 16th Century. The interior includes a 13th Century opening, reset in the east wall of the South range, which may possibly have come from the anchorite's cell known to have been on the south side of the chancel of Iffley Church. There is some 17th Century panelling, a plaster ceiling and some exposed roof timbers in the South range. The whole restored and altered 1959.

Church Cottage, Church of St Mary, Court House (No 122), the Rectory and Rectory Stables form a group.

Stable wing and garden walls of the Rectory, Mill Lane - Grade II*

Stable wing to the east is mainly 18th Century. It is of irregular construction, with entrance gateway to road of stone piers with ball finials. Stone garden walls to west of the house are of an ancient date.

Church Cottage, Church of St Mary, Court House (No 122), the Rectory and Rectory Stables form a group.

The Priory, 37 Church Way - Grade II

Built circa 1840-50, possibly on the site of an earlier house. Two storeyed battlemented stuccoed front on rubble with 19th Century Gothic traceried windows. Welsh slate mansard roof. Three bay, two storeys and attic with two 3-light dormers. There have been later additions.

50 Church Way - Grade II

Early/Mid 19th Century, of brick, and painted render. There are two storeys and an attic. Sash windows with glazing bars in moulded architraves; some casements. Timber trellis porch. Pediment, eaves and gables. Timber modillion cornice, slate roof.

Wall and gate of 50 Church Way (and along Townsend Close) - Grade II

Early to Mid 19th Century. A red brick wall with rendered piers, moulded caps, ball finials and a 4-panel wood door.

Tudor Cottage, 56 Church Way Grade II

16th or 17th Century. Timber framed with brick infill and rubble gable end. Single storey and attic with a tiled roof. Two tripartite casements and gabled porch below; 2 gabled casement dormers above.

No 92 (Rivermead) and No94 Church Way - Grade II

House probably 17th Century in origin but has been altered. Two storeyed white-washed rubble with a slate roof. There are two central chimney stacks, one on a stone moulded base and both with new red brick shafts. In a gabled porch is a doorway with a pointed arch, and a 6-panel door. 18th Century sash and casement windows, some in moulded frames.

The Malt Barn, 96 Church Way Grade II

A single storey barn-like structure with ashlar quoins and red tile roof. Probably of 16th or 17th Century in origin. Reset, into the walls, is fragments and remains of carved and sculptured work of various dates. There is an ancient braced tie-beam roof.

No 103 (Nowell House) CHURCH WAY - Grade II

A two storeyed house or rubble construction with a Welsh slate hipped roof. Two 2-light casement windows and 6-panel central door with trellis porch. Inscription gives "Mrs Sarah Nowell's School 1822". At the back is a brick pent.

No 120 (Church Hall) Church Way - Grade II

Original structure was the 15th Century tithe barn and an internal arch of this probable date remains; externally it is a mid 19th Century building. Rubble with ashlar dressings, red brick in the gable end, restored and re-roofed in 1970. Single storey, with three 2-centred arches, the centre one blank, the others with doors. Four modern metal casements. A Thatched roof with four brick chimneys and a wooden bell cupola. 2 plaques on the front. "Iffley Parochial School MDCCXXVIII" and "Infant School established 1854".

Court House, 122 Church Way - Grade II

Possibly originally 17th Century, altered in 18th Century. 2-storeyed rubble with ashlar quoins, tiled roof and 2 brick chimney shafts on moulded stone bases. The modern 3-light wood casement windows are in stone keystoned surrounds. Half glazed central door, with flat wooden bracketed hood. Single storey service block to North.

Church Cottage, Church of St Mary, Court House (No 122), the Rectory and Rectory Stables form a group.

Church of St Mary, Church Way - Grade I

Constructed between 1175-1182 with a nave, central tower and chancel. In 13th Century the chancel was extended two bays to East with buttressing and some new windows in chancel towards the end of the century; chancel restored 1858. In the late 15th Century new windows were inserted in the nave and tower. In 17th Century the parapets on the South and on the tower were built. The West gable was restored in 1823 and in the present round window was inserted in 1860. The church was restored generally in 1844. The Romanesque detail is notable. There is a Norman font. The churchyard has many tombs and a very fine chestnut tree in road opposite entrance gate, also one of the largest and oldest yew trees in England at the rear of the Church.

Church Cottage, Church of St Mary, Court House (No 122), the Rectory and Rectory Stables form a group.

Churchyard wall for the church of St Mary Church Way - Grade II

18th/19th Century. Low rubble wall.

Cross in the Churchyard of the Church of St Mary Church Way - Grade II

Ancient Cross in churchyard to south of church, much restored. Tall medieval shaft with modern Celtic type cross

Font outside the West door of the Church of St Mary - Grade II

Medieval stone font.

Church Cottage, 129 Church Way - Grade II

Early 19th Century. Two storey stone construction with a hipped slate roof. 1 sash window, 1 tripartite sash, 3 windows at end. There is a 6-panel door with a bracketed hood.

Church Cottage, Church of St Mary, Court House (No 122), the Rectory and Rectory Stables form a group.

Court Place, Church Way - Grade II

The former Rectory House. Rebuilt probably in the 18 Century but range on South-East appears to be C17. 3-storeyed rubble with a stone slate hipped roof and cement-face stacks. Sash windows with glazing bars. A reset date stone on the North gives "1580 I.L."