

Conservation Area Appraisal - **Streatley**



West Berkshire Council Planning and Countryside - August 2010



West Berkshire
COUNCIL

CONTENTS

- 1.0 Introduction**
- 2.0 Extent and brief description of the conservation area**
- 3.0 Setting of the conservation area**
- 4.0 Important views into and from the conservation area**
- 5.0 History of the settlement and its influence on the form and pattern of development**
- 6.0 Archaeology**
- 7.0 Listed buildings, scheduled monuments, registered parks and gardens and registered battlefields**
- 8.0 Other buildings of historic or architectural interest**
- 9.0 Built form, building materials and details**
- 10.0 Streetscape**
- 11.0 Landscape features, open spaces and views within the conservation area**
- 12.0 Character areas**
- 13.0 Streatley beyond the conservation area**
- 14.0 Human activities**
- 15.0 Elements detracting from the conservation area**
- 16.0 Conclusions drawn from the appraisal**

Appendices

- I Map based on an extract from West Berkshire Local Plan 1991-2006 Map 32: Streatley, showing the conservation area, settlement boundaries and other local policy designations**
- II Aerial photograph of Streatley showing the extent of the conservation area**
- III Ordnance Survey map annotated to show the parish boundary of Streatley and the location of designated heritage assets outside the conservation area boundary**
- IV Map showing the locations of designated heritage assets and of other buildings of architectural or historic interest within or immediate to the conservation area**
- V Schedule of listed buildings within the parish of Streatley**
- VI Schedule of other buildings of architectural or historic interest within the parish of Streatley**
- VII Historic Landscape Character types**
- VIII Plan of key features of the setting of the conservation area, showing key long–distance views**
- IX Plan showing open spaces, trees and other landscape features important to the conservation area, within and adjacent to its boundary**
- X Plan showing character areas within the conservation area**
- XI Plan of proposed alterations to the conservation area boundary (with explanatory notes)**
- XII Key sources, further reading and references**

1.0 Introduction

- 1.1 This conservation area appraisal (CAA) has been carried out by West Berkshire Council working with Jacobs UK Ltd and Kirkham Landscape Planning Ltd. A public consultation exercise was carried out between 16 September 2009 and 28 October 2009. Comments received have been considered, and the appraisal has been amended accordingly.
- 1.2 This document and its appendices may only be reproduced in whole or in part with the written permission of West Berkshire Council. All text and images are subject to copyright. Figures 5, 6 and 10 are reproduced by kind permission of the Oxfordshire County Council Photographic Archive. Figure 7; and Figures 8 and 9 are reproduced by kind permission of the National Monuments Record, Swindon and Berkshire Records Office respectively.
- 1.3 Ordnance Survey data has been reproduced under licence: unauthorised reproduction infringes Crown Copyright. Further information is noted on plans.
- 1.4 This appraisal has been written as part of a series, to be published in 2010 and thereafter, which will cover all conservation areas in West Berkshire. The local planning authority has a statutory duty to prepare and revise such appraisals.
- 1.5 This appraisal will be a key document used by the Council and by any Planning Inspector at Appeal in determining any planning application for development which affects the conservation area.
- 1.6 A guidance note, entitled 'Historic Environment Guidance Note 1: Conservation Areas' published by Planning and Trading Standards is available on the West Berkshire website or in hard copy. The guidance note is intended to answer a number of frequently asked questions (FAQs) or anticipated queries relating to the setting up of conservation areas and to the publication of conservation area appraisals in West Berkshire.

2.0 Extent and brief description of the conservation area

- 2.1 Streatley was first designated as a conservation area in February 1971. No appraisal was published at that time.
- 2.2 The boundaries of the conservation area were set in 1971. As part of the current appraisal process, boundaries were reviewed in 2007. Initially no changes were proposed to the boundary when this appraisal was drafted. However, in the light of the public consultation process, a number of small extensions to the conservation area are proposed, to ensure a logical, robust and cohesive boundary to the conservation area. These extensions are shown at Appendix XI, together with explanatory notes. The boundary of the conservation area will not be changed at present: the suggested changes made in this appraisal will, however, be taken into account when boundaries are reviewed as part of the local development framework process.
- 2.3 The Streatley conservation area has, at its core, the gently-curved High Street which is lined with attractive historic buildings, many of them listed,

and which contains an open space of importance to the character of the conservation area, directly opposite Streatley House. High Street is on an east - west alignment, terminating at the River Thames to the east and at the crossroads of High Street, Reading Road, Wallingford Road and Streatley Hill to the west. Along the eastern margins of the village, the conservation area extends southwards along the Thames to encompass the site of the old ford and ferry crossing, and northwards to include a small island (the site of former osier beds). To the north of High Street and at its eastern end, the conservation area extends to include the Church of St Mary and buildings ancillary to the Swan Hotel. At the western end of the village, the conservation area extends northwards along the Wallingford Road (A329) to include small developments of 20th- century housing as well as older properties, and southwards along Reading Road (A329) to include The Bull public house and the residential property adjacent. A map based on an extract from the West Berkshire Local Plan 1991-2006, Map 32: Streatley, showing the extent of the conservation area, the settlement boundary as defined in the Local Plan and other information is at Appendix I. An aerial photograph of Streatley showing the extent of the conservation area is at Appendix II.

2.4 The core of the conservation area is largely unspoiled. The majority of modern development in Streatley has taken place outside the conservation area. Late 19th- century and early to mid 20th- century houses have been built to the north/north-west of the historic core of the village, mainly along Wallingford Road, Wantage Road (A417) and in roads leading from them, and to the south/south-west of the historic core along Reading Road. Additional 20th- century housing, the majority of it constructed within the latter half of the century, has been built to the west of the historic settlement, off Streatley Hill (B4009), and to the north/north-west along Wallingford Road and between Wallingford Road and Wantage Road. (There is also a late 20th- century development at Cleeve Court, to the north-east of the village and separate from it).

2.5 The special interest which justifies the designation of part of the village of Streatley as a conservation area and which defines its character can be summarised as follows:

- The majority of buildings within the core of the conservation area are of historic interest: many are listed. These include the parish Church, at the eastern end of the village, which is of C13th origin.
- High Street, the main street, is lined with historic buildings.
- Buildings are typically aligned parallel with the street and close to it.
- Buildings are typically one-and-a-half or two-storey cottages, with two- or three- storey buildings of higher status.
- There is some variety in the age and style of individual buildings.
- Buildings within the core of the conservation area are largely unspoiled.
- The historic plan form of the village, dating from Anglo-Saxon times, is clearly apparent and also unspoiled.
- The conservation area contains open spaces, trees, boundary treatments and other landscape features of importance, which contribute to its special interest. The area of open land opposite Streatley House is of particular importance.

- The conservation area lies within the North Wessex Area of Outstanding Natural Beauty, adjacent to the River Thames and within the Goring Gap.
- The setting of the conservation area is exceptionally attractive, largely unspoiled, and of increased importance because of the relationship of the settlement to the river and to the partly-wooded hills rising on either side of the river valley.
- The roofscape of the conservation area, characterised by extensive use of plain clay tiles, unbroken eaves and ridge lines and brick chimneys, is of increased importance because of the topography of the conservation area and its environs and the various vantage points affording views looking down onto the settlement.
- Open spaces allow intervisibility between buildings of historic interest such as the Church and Streatley House as well as other views allowing appreciation of the character of the conservation area and its setting.
- The palette of materials employed reflects the local vernacular and notably includes brick, flint, and plain clay tiles.
- Historic details such as timber doors, windows and canopies, boundary treatments and hard landscaping details remain.

3.0 Setting of the conservation area

- 3.1 The setting of the Streatley conservation area is exceptionally attractive because of the relationship of the settlement to the River Thames immediately adjacent, and because of the scenic backdrop afforded to the village by the partially wooded hills which rise steeply on either side of the river.
- 3.2 It is thought that the Goring Gap, through which the river runs, and which separates the Berkshire Downs to the west and the Chiltern Hills to the east, was created during the last Ice Age through the erosive action of a large post-glacial lake. The narrow river valley, between steeply rising hills, has influenced the location of road and rail routes, notably the route of the main train line from London to the West of England, which runs along the eastern side of the river, opposite Streatley and passing through the neighbouring village of Goring.
- 3.3 A map based on Ordnance Survey data is at Appendix III: this has been annotated to show the Parish Boundary and other information. The map shows, *inter alia*, the topography of Streatley and its immediate environs as well as the railway line referred to above and the routes of the A329 and A417. The plan at Appendix VIII shows key features which form both the essential, and the wider, setting to the conservation area as well as key long-distance views.
- 3.4 Areas essential to the setting are those which do not have the key characteristics of the Streatley conservation area, and/or are within the adjoining administrative area of South Oxfordshire, but which make a significant contribution to the character of the conservation area. These include the River Thames, the western riparian edge of Goring, the woodland south of High Street, and the open pasture of fields north of High Street. Appendix VIII refers.

- 3.5 Other adjoining areas also form the immediate setting to the conservation area (and are also shown at Appendix VIII). Any changes in these areas may affect the character and quality of the conservation area. These include gardens to The Old Vicarage, the fields south of Streatley House gardens (adjacent to Vicarage Lane, Green Hill (to the west of Reading Road and leading up to The Holies), Lardon Chase (to the North of Streatley Hill), pasture south of Wallingford Road to the north of the village, and meadows north of St Mary's Church.
- 3.6 Streatley lies within the North Wessex Downs Area of Outstanding Natural Beauty which includes the uplands of the Marlborough, Berkshire and North Hampshire Downs. This area is the largest area of chalk downland in southern England. The village lies within landscape character area 2B: Ashampstead Downs.

Key characteristics of this area are:

- (i) the clustered form of local settlements, focussed on a crossroads as at Streatley;
- (ii) extensive interconnected woodland (such as at Green Hill);
- (iii) the bold headlands between the valleys below the plateau to the west and above the Thames Valley;
- (iv) pasture on the steeper slopes (as at Lardon Chase); and
- (v) a quiet rural landscape.

It is national policy to 'conserve and enhance' the natural beauty of AONBs: here the importance of conserving and enhancing the quiet rural character, the pattern of pasture and woodland, and historic field and settlement patterns is notable.

- 3.7 Beyond the western boundary of the conservation area, the steeply-ascending woodland of the Berkshire Downs defines the limits of the settlement. Lardon Chase and Holies Down nearby are rare examples of unimproved chalk grassland and have been designated as SSSIs. These two areas of chalk grassland have been colonised by a large range of flowering plants. Common Wood, which virtually encloses 'The Coombe,' a development of 20th- century housing beyond the western boundaries of the conservation area, is classified as ancient and semi-natural woodland.
- 3.8 The historic landscape character of the area has been evaluated and mapped under the Historic Landscape Character Assessment (HLC) (produced by West Berkshire Council, the Wessex Downs AONB office and others) and classified using a system of 'Historic Environment Character Zoning.' The conservation area lies within an 'historic settlement type.' Appendix VII shows the HLC types around Streatley.

4.0 Important views into and from the conservation area

- 4.1 Various vantage points outside and within the conservation area provide impressive views of Streatley and of its landscape setting. The plan at Appendix VIII shows the location of some key long-distance views.
- 4.2 Important views of the conservation area are gained from the east, notably from various vantage points on high ground on the Goring side of the river



Figure 1: Streatley and the Downs from the Thames Path Figure 2: Streatley and Goring from Lardon Chase

4.3 Notable views out of the Streatley conservation area to the setting and wider landscape include:

- (i) the views from High Street and from the adjacent open space, across open fields to the north and north-east; north-west and south/south-west to Lardon Chase and Green Hill; and east to Goring and to the Thames bridge (an example looking to the south-west is shown at Figure 3);
- (ii) from the churchyard to Lardon Chase and Green Hill;
- (iii) from the grounds of the Swan Hotel to the river, water meadows and Goring; and
- (iv) from Wallingford Road to Green Hill.

5.0 History of the settlement and its influence on the form and pattern of development

5.1 Human activity in the area dates from the Neolithic period, as demonstrated by the recovery of flint implements at the foot of Streatley Hill. Human presence within the parish during the Bronze Age is suggested by two urns found in the Thames in the vicinity of Streatley. The South Oxfordshire Grim's Ditch (shown at Appendix III) lies to the south of the village and is thought to be a marker of tribal territories during the Iron Age.

- 5.2 The Goring Gap has been an important river crossing since prehistoric times. The Ickniel Way, which is thought to be the oldest trackway in Britain with origins in the Neolithic period, crossed the Thames by means of a ford at Streatley (see photograph at Figure 4). In later times a crossing was facilitated by a raised causeway and ferry. A timber bridge was constructed in 1838 and was replaced in 1923 by the present bridge.



Figure 3: Buildings in High Street, viewed looking across the area of open land at the heart of the conservation area, with woodland on rising ground beyond



Figure 4: Site of the ford and 'Old Ferry' on the west bank of the Thames

- 5.3 The earliest known written reference to Streatley is from the 7th century and is a record of when 15 or 25 hides of land were granted to Hean the Abbot by Eadfrith, son of Iddi, with the intention of founding a monastery at Bradfield. In the 9th and 10th centuries the River Thames formed the boundary between the Anglo-Saxon kingdoms of Wessex and Mercia. The manor of Streatley was held by Asgar the Staller in the pre-Conquest period. After the Conquest the lands passed into the ownership of Geoffrey de Mandeville. In 1222 Humphrey de Bohun held the entire manor and rebuilt his house at Streatley.
- 5.4 The place name Streatley derives from Old English. The ending *ley* or *leah* has several meanings but most frequently a 'woodland clearing'; while the word '*street*' is associated with paved roads, most commonly Roman roads. The characteristics of the village expressed in its Old English name are

clearly evident today. The river crossing and the Icknield Way have had a major influence on the morphology of Streatley which is likely to have developed as a 'street village' in the Anglo-Saxon period with its church positioned characteristically at one end of the village.



Figure 5: A view of Streatley Mill in 1880
looking north along the old lane to the ferry crossing
(HT2811, Oxfordshire County Council Photographic Archive)

- 5.5 In the late Anglo-Saxon period the river performed an important role in the local economy as a source of food and power. There were two mills and two fisheries recorded for Streatley in the Domesday Survey (1086). William de Mandeville, third Earl of Essex and Lord of Streatley Manor handed over ownership of the Streatley ferry and mill to the nuns of the Augustinian Priory of Goring before 1181. The priory continued to own both mills until its suppression in 1536. A mill continued to operate in Streatley (see Figure 5) until it burned down in 1926. A single-storey, timber-framed building (illustrated at Figure 12) survives to this day as a reminder of the industrial past of Streatley's riverside. Fisheries continued to be a feature of the local economy until the 18th century.
- 5.6 There was a 'minster' recorded for Streatley in the Domesday Survey (1086). This demonstrates that there was a religious community occupying part of the land at Streatley in the Anglo-Saxon period. A church was constructed in the 13th century at the eastern end of the village on the site of the present church.
- 5.7 River traffic increased during the medieval period and there is evidence that wharves and warehouses were constructed in the larger towns along the Thames such as Reading and Windsor during this period. In the 17th century 'pound locks' were constructed, including one at Abingdon, to facilitate the flow of river traffic, particularly in the summer when the waters of upper reaches of the Thames could be very low. By the late 18th century a pound lock was constructed at Goring, replacing the previous flash lock. A wharf is known to have operated at Streatley in the early 19th century but is likely to have much earlier origins. A wharf owned by Reverend D. Morrell was located here in the early 19th century. The 16th- century riverside stable building, now part of the Swan Hotel is a survival from the industrial and

trading history of the Thames demonstrating the importance of Streatley as a node for the transshipment and distribution of goods along the Thames.

- 5.8 After the construction of railways, the upper Thames declined as an artery for trade and the river became a place of leisure and recreation. This change of emphasis along the riverside is most clearly expressed at the site of the old wharf, which by the 1870s was the site of a hotel, the Swan Inn, which provided refreshments and accommodation as well as the opportunity to hire rowing boats and punts (Figure 6).



Figure 6: The Swan Inn with stables to the left in the late 1870s (HT1333, Oxfordshire County Council Photographic Archive)

- 5.9 Malting and brewing was one of the major industries of the county during the 17th and 18th centuries. The malting and brewing industry in Berkshire owed much of its success to the production of high quality barley grown on the Downs, and to the Thames, which provided water transport to large consumer centres such as London. By the 1830s the malting industry in the Wallingford and Abingdon area was in decline. A former maltings of 17th-century date, modified in the 19th century for residential use, now Childe Court, The Morrell Room and Morrell Room Cottage, stands on the north side of Streatley High Street.
- 5.10 Turnpike Trusts were set up from the early 1700s onwards to finance the building of new and better roads. Part of the turnpiked road between Reading and Wallingford is located at the western end of Streatley (A329 Reading Road and Wallingford Road). During the 18th and early 19th century Streatley was more important and larger than Goring, partly as a result of its close association with the turnpike road. The road junction at the western end of the village promoted a focus for commercial enterprise. It is believed that the Bull Inn functioned as a roadside inn from the 18th century, and that Wells Family Grocer was in business by either the late 19th or early 20th century (see Figure 7). The Inn, which continues to trade, and the surviving shopfront and signage of Wells Stores (now Jessamine Cottage) provide important evidence of earlier commercial activities.



Figure 7: The road junction at the west end of Streatley in the early 20th century (CC97_2903, National Monuments Record, Swindon)



Figure 8: A map of Streatley in 1764 showing the pattern of ribbon development along High Street and Reading and Wallingford Roads (D/EX804/1, Berkshire Record Office)

- 5.11 Parliamentary enclosure of the parish was carried out in 1815-17 following an Award in 1814 and fields created survive today on the northern side of Streatley. Hedgerows were planted along field boundaries with hawthorn, and incorporated trees such as ash and elm. A remnant of this early 19th- century enclosure is visible today in the line of mature trees aligned north-south from the edge of Snowdrop Cottage.



Figure 9: Ordnance Survey map of Streatley, 1879
(Sheet 22, Berkshire Records Office)



Figure 10: A rural scene at Streatley in 1885, looking south-west from Lardon Chase
(HT4040, Oxfordshire County Council Photographic Archive)

- 5.12 In 1905 the parish comprised 1,690 acres of arable land, 229 acres of woodland and 1,528 acres of grass which included water meadows along the Thames floodplain. Views of Streatley in the later 19th century, such as that at Figure 10, demonstrate the agricultural character of the village at this time.

6.0 Archaeology

- 6.1 There are numerous archaeological sites and monuments documented in West Berkshire Council's Historic Environment Record relating to Streatley's prehistoric and historic past. These include a late 17th- century dovecote, within the conservation area to the north/north-west of the village, which can be glimpsed from along the Wallingford Road. To the south of the conservation area is Grim's Ditch which is thought to date to the Anglo-Saxon period and which is also a scheduled monument. The locations of these monuments are shown at Appendices IV and III respectively.
- 6.2 There is high potential for the survival of archaeological deposits associated with prehistoric activity in the area as well as of remains relating to the development of the village of Streatley from the early medieval period. There is a particularly high potential for well-preserved archaeological deposits relating to industrial and commercial activity along the riverside.

7.0 Listed buildings, scheduled monuments, registered parks and gardens, and registered battlefields

- 7.1 Listed buildings, scheduled monuments, registered parks and gardens and registered battlefields are all types of 'designated heritage assets' (see Planning Policy Statement 5 (PPS5)). There are 29 entries on the statutory list of listed buildings which relate to buildings and structures within the conservation area. One entry relates to a Grade II* listed building in High Street (Streatley House). The remainder of entries pertaining to buildings and structures within the conservation area relate to Grade II listed buildings. Most are buildings now in residential use but the list includes three chest tombs, a milestone along the High Street and a wellhead and pump outside the Bull Inn as well as the dovecote referred to above (which is both a listed building and a scheduled monument). There are ten further entries on the list of buildings of architectural and historic interest for Streatley. These entries relate to buildings and structures outside the conservation area. A list of listed buildings within the Parish of Streatley is included at Appendix V. The locations of listed buildings are shown on maps at Appendices III and IV. There are no registered parks and gardens or registered battlefields within the conservation area.

8.0 Other buildings of historic or architectural interest

- 8.1 As part of the conservation appraisal process, the Council has identified a number of unlisted historic buildings in Streatley which are of historical or architectural interest and/or which make a particularly important contribution to the character of the conservation area. These buildings include cottages, an industrial structure, a former school and a farmhouse. The locations of these buildings are marked on the map included at Appendix IV as L1, L2, L3 and L4 respectively and the buildings are scheduled at Appendix VI. (Note: The fact that a building is not referred to here does not mean that it is

of no interest nor that it does not make a contribution to the conservation area).

- 8.2 Among the buildings which make an important contribution to the character of the conservation area is a row of five cottages along White Hart Yard (reference L1), illustrated at Figure 11, which was constructed in the late 18th to early 19th century. They were built perpendicular to the High Street on a narrow parcel of land between Vine Cottage and the Old School House. The cottages are of flint construction with red-brick dressings, margins and plinths. The gabled roof is clad with plain tiles and each cottage has a single red-brick dormer with gabled roof and multi-paned casement windows. The end of the terrace furthest from the High Street was used as a laundry and has a distinctive roof form. Gardens to the cottages are separated from them by the yard.



Figure 11: Cottages along White Hart Yard



Figure 12: Store or warehouse associated with Streatley Mill

- 8.3 Another building of historic interest is the one-and-a-half storey building shown at Figure 12 and known as The Granary at Mill House (reference L2) which may date from the 18th century and is important as a rare survival of a riverside industrial building at Streatley. Its close proximity to the site of Streatley Mill suggests that it originally functioned as a warehouse or store for the mill. The store is a timber-framed building with brick plinth and panels. The half-hipped roof is clad using plain clay tiles but may originally have been thatched. The building provides a visual reminder of Streatley's commercial relationship with the river and makes a positive contribution to the character and appearance of the riverside zone of the conservation area, despite its unsympathetic fenestration.
- 8.4 The Old School and Old School House (reference L3), which are just outside the conservation area, were constructed at the western end of the village along Streatley Hill during the 19th century. The school, for boys and girls, was in use in 1879 and is likely to have replaced the Old School House along the High Street (illustrated at Figure 48). The later building, illustrated at Figure 13, is of red-brick construction embellished with bands of grey headers and dentilled brickwork. Window openings are characterised by details such as chamfered brick jambs and arches over herringbone brickwork. The gabled roof is finished with plain tiles and

ornamental ridge tiles and the projecting gable to the Old School House on the front elevation is embellished with a decorative bargeboard painted white.



Figure 13: The Old School and Old School House, Streatley Hill



Figure 14: Townsend Farmhouse, Reading Road

- 8.5 Townsend Farm (reference L4) marked the northern extent of the village of Streatley until the end of the 19th century. The farmhouse dates from the mid 18th century at the latest and originally included a range of agricultural buildings with an L-shaped plan to the north. The farmhouse is of flint construction with red and grey brick margins and dressings and flat-arched window openings with multi-paned sash windows. There is a segmental-headed blind opening at first floor level and the gabled roof is finished with plain clay tiles. The building was extended eastwards using red brick, possibly in the early 19th century. The roadside elevation has recently been painted blue, a finish which is uncharacteristic of the area (see Figure 14). Townsend Farm is one of two farms (the other being Place Farm) at the north-western end of the village of Streatley. Streatley Farm, which includes several listed buildings, (including a large barn which functions as an

important landmark) lies further to the north along the Wallingford Road, outside the conservation area and away from the settlement. Farmhouses and agricultural buildings provide a visual link with the agricultural past of the village and demonstrate the focus of such activity on the north/north-west margins of Streatley.

9.0 Built form, building materials and details

- 9.1 The 17th century in Berkshire witnessed a transformation in the local use of building materials as timber framing gave way to stone, flint and brick for the construction of houses and institutional and commercial buildings. Timber framing continued to be commonly used for barns and other agricultural buildings until the 19th century when brick became the principal structural material for such buildings. Brick was being employed for smaller houses from the 17th century. Brick at this time was being imported into the county and in particular into areas without locally-sourced raw materials. By the late 18th century, Reading developed as a centre for brick manufacture and the river would have facilitated the transportation of bricks into northern areas of the county. These developments are clearly documented in the buildings of Streatley.
- 9.2 Elements of the built form of Streatley which characterise the conservation area include buildings aligned parallel to the street; rows of one and a half- and two-storey cottages with gabled and hipped roofs; and two- or three-storey buildings of higher status. Most buildings abut the pavement or have front gardens of shallow depth. Although in places building is continuous, variety is introduced by houses of individual design, garden walls, modest access ways and open spaces. The original simple plan form of High Street has not been unduly compromised by the insertion of intrusive road junctions along its length.
- 9.3 The topography of Streatley and of its immediate environs means that its roofscape is of particular importance. Roofs have characteristic unbroken eaves and ridgelines which provide a horizontal emphasis. Terraces are stepped in response to changes in ground level. The dominant roof finish for Streatley is red plain clay tile. Typical details include clay ridges and bonnet hips and laced valleys. These features have, fortunately, been retained throughout the village. There are some impressive examples of roofing dating from the 17th century through to the 19th century such as Place Manor with its succession of extensions incorporating hipped and gabled tiled roofs and high projecting brick chimneys (illustrated at Figure 15). The roofscape of the Morrell Room (Figure 16) with its slate roof and central louvred cupola with dome and finial adds interest and variety to the group of buildings leading to the church.
- 9.4 Chimneys are an important element of the roofscape of Streatley and contribute to the character and appearance of the conservation area. Chimney stacks provide information relating to the age and status of a building. Red brick is the ubiquitous material used for chimneys and these are predominantly ridge or end stacks with tall clay pots.
- 9.5 Dormers within the conservation area are generally small in scale. In High Street there are examples positioned above eaves level with hipped roofs, leaded hips and four-light casements (as shown at Figure 17). There are examples of gabled eaves dormers in Wallingford Road with brick gables and (typically) two-light leaded casements (see Figure 18).



Figure 15: The dramatic roof of Place Manor



Figure 16: Cupola at the Morrell Room



Figure 17: Dormers with hipped tile roofs
Middle House, High Street



Figure 18: Gabled eaves dormers
Place Manor Cottages, Wallingford Road

9.6 Window details are an important element of building facades and contribute to the character and appearance of an area. Typical windows within the Streatley conservation area are multi-paned timber casements, with some examples of timber box sash windows on buildings of higher status such as Streatley House. Walnut Tree Cottage and Middle House provide a departure from use of this vocabulary and have 19th- century fenestration of two- and three-light casements in the 'Gothick' style as shown at Figure 19. On the opposite side of the High Street is a row of cottages called Bag Row which have attractive ledged, boarded shutters, painted green, adding a splash of colour to the red- brick facades (see Figure 20).

9.7 Entrance details include flat canopies with decorative brackets over front doors on 18th- century cottages at the centre of the village. Grander houses have door surrounds, some of which are quite elaborate, at the principal entrance, and which sometimes incorporate fanlights (examples include the front door of Streatley House as shown at Figure 29). Front doors are generally of painted timber, either ledged and boarded or framed with infill panels.

9.8 The majority of buildings are constructed of an orange-red brick (generally referred to as 'red brick' in this appraisal). Work is in either English bond or Flemish bond. Many of the 18th- century buildings are characterised by the

use of Flemish bond, with grey bricks employed in a variety of patterns including alternating grey headers, panels of grey brick, and lozenges (see Figure 21). The ground floor façade of Childe Court was constructed using grey brick in header bond (shown at Figure 22) which would have been relatively expensive to construct. The use of gauged bright orange-red bricks for flat arched window heads is common in prestigious buildings of the village such as Streatley House. Where buildings have been rendered and/or painted, they have generally been finished in white.



Figure 19: 'Gothick' casements at Middle House



Figure 20: Casement windows, traditional shutters, door and canopy at Bag Row

- 9.9 Another characteristic of the conservation area of Streatley is the use of panels of flint with brick margins and dressings (see Figure 23). This type of construction is most commonly used in the freestanding walls in the village but is also used in a small number of late 17th- and 18th- century houses in the High Street as well as in a number of 19th- century properties.
- 9.10 Lime mortar is used ubiquitously for both brick and flint work in the village. Much original work remains and some sensitive repairs have been undertaken although there are some examples of inappropriate repointing.
- 9.11 Late 19th - 20th century buildings and alterations have decorative tile-hung walls and gables. This is particularly characteristic of the eastern end of the village (see Figure 24).



Figure 21: Panels and lozenges of grey bricks at Elm Lodge, Wallingford Road



Figure 22: Grey headers at Childe Court



Figure 23: Flint in lime mortar



Figure 24: Ravenscroft's Domestic Revival redevelopment of former maltings

- 9.12 Buildings in High Street such as Icknield Cottages and Middle House have a strong horizontal emphasis as illustrated at Figure 25. This emphasis results from the proportions of the long two-storey buildings; from the wide window openings (subdivided into narrow casements); from the unbroken eaves and (save for chimneys) ridge lines; from the brick plinths; and from the brick plat bands introduced to articulate the facades. The three-storey Streatley House, illustrated at Figure 26, provides contrast, with its parapet, tall chimneys, elegant sliding sash windows and rusticated stucco quoins, the latter forming strong vertical elements emphasising the corners of the building.
- 9.13 There are a few visible survivals of timber-framed buildings in Streatley. The earliest survival is the stable block adjoining the Swan Inn. This building is an early 16th- century timber-framed cruck construction which was refaced with brick in the 19th century. The most prominent survival is The Thatched Cottage in High Street which dates to the late 17th century and is timber-framed with angle braces, rendered infill panels and a thatched roof. Other examples include Place Manor and Limeswell Cottage. Examples such as The Vine have been faced with brick in the 18th century. Dating from the late 19th century is the Domestic Revival remodelling of The Maltings which employs a mock timber jetty with herringbone brick nogging.



Figure 25: Horizontal emphasis of Icknield Cottages



Figure 26: Streatley House provides contrast along the south side of High Street

10.0 Streetscape

- 10.1 The dominant boundary treatment in the village core derives from the use of flint and red brick in a variety of styles (see Figure 27). Walls within the core and beyond include panels of flint with brick margins or lacing and have various coping/capping details including brick 'on edge' and stone copings. Some walls incorporate tapering buttresses. Field boundaries are generally fenced with estate-style iron fences comprising iron posts and five iron rails. On the edge of the village there are light post and rail fences (as illustrated at Figure 28). Hedgerows are not a distinctive feature of the conservation area. Higher-status properties have formal boundaries of brick piers with stone ball finials and plain iron railings fixed to low plinths, sometimes complemented by decorative gates (see Figures 29 and 30). The railings and gates at Streatley House are a particularly fine example. Some gates in the village core are of decorative iron, others of solid timber – the former allow partial views to attractive private gardens, adding interest to the street scene.
- 10.2 Pavements are of tarmac with predominantly natural stone kerbs. The latter make a positive contribution to the character of the conservation area. The dominant treatments for lanes, footpaths, and driveways are hoggin, aggregate and tarmac. The use of hoggin and gravel, particularly at the edges of the village, reinforces the rural character of the conservation area as illustrated at Figure 31. Along High Street, driveways such as those at Fern and High Wall Cottages and the narrow White Hart Yard have a gravel surface which helps to delineate the private and public realms. Church Lane has a tarmac surface leading up to the church. This surface has adversely been affected by repairs.
- 10.3 The entrances to some properties fronting the High Street such as Coppers Cottage and Little Falklands are accessed by brick steps with stone treads and risers and ornamental iron handrails. These elements provide variety in the street scene. The use of cobbles, originally used as a hard standing for horse-drawn traffic, at the Bull Inn is an important historic surface within the village and helps to reinforce local character. Stone flags provide an appropriate link from Church Lane to the entrance of St Mary's Church.



Figure 27: Flint with brick lacing courses and tapering buttresses in Vicarage Lane



Figure 28: Timber post and rail fence at edge of village



Figure 29: Entrance to Streatley House with door surround, brick piers and iron gate



Figure 30: Iron railings at Streatley House



Figure 31: The rural character of surfaces on the margins of the village



Figure 32: Trees and well-maintained front gardens along High Street



Figure 33: The vine outside Vine Cottage



Figure 34: Well-maintained front garden at Middle House

11.0 Landscape features, open space and views within the conservation area

- 11.1 The conservation area includes a number of important landscape features and open spaces which contribute to its special qualities. Most of the open spaces are in private ownership but are either accessible (like the churchyard) or visible from public areas. (These open spaces are shown on the plan at Appendix IX. Note that these spaces do not have the status of Important Open Spaces in the Local Plan).
- 11.2 The centre of the village includes an area of open pasture dating from at least 1879, fronting High Street, opposite Streatley House, between Childe Court and Snowdrop Cottage and to the south-west of St Mary's Church, which is an important open space at the heart of the conservation area. This open space is distinguished by a number of parkland trees, a strong line of

mature trees on its western boundary and its low boundaries to the High Street and churchyard. This open space, once built on as evidenced by the 1764 map at Figure 8, is part of the 'Morrell Legacy' and is believed to have been created by the Morrell family to improve the setting and aspect of Streatley House.

- 11.3 This area of open space provides intervisibility between parts of the conservation area, for example between key historic buildings such as the Church and Streatley House. Together with the open agricultural land adjacent extending in the direction of Wallingford Road, it also allows important views to and from the countryside beyond the conservation area. A photograph of Streatley House and adjacent properties as viewed across the central open area of land is at Figure 3.
- 11.4 East of this open space lies the churchyard, dating from at least 1764, extended in the Victorian times and more recently, with its few isolated yews and a strong belt of trees along its northern boundary. The churchyard is intervisible with the central open space described above.
- 11.5 The gardens to the Swan Hotel along the River Thames were once osier beds and are part of the riparian scene along the Thames. Although the open space has been modified to provide a garden to hotel residents, it still retains features of its historic wetland landscape including the reed lined ditch, mature willow, the banks to both the Thames and the ditch and moorings for boats. This open space is separated from the rest of the conservation area by the car park and conifer hedge to the Swan Hotel.
- 11.6 An extensive open area of mixed trees and native shrubs dating from at least 1764, including a line of mixed trees and an avenue of mature beech, lies east of Vicarage Lane between the lane and the river. In winter particularly, there are views through the vegetation, giving glimpses of the river. This area acts as a landscape transition from the river corridor to Vicarage Lane.
- 11.7 The pocket of open space at the crossroads where High Street meets the A329 was once a small orchard and now contributes to the character of the crossroads, distinguished by cherry trees and the low brick and flint wall to Pound Cottages.
- 11.8 The conservation area has a number of mature individual trees, lines and avenues of trees and belts of mixed trees and shrubs which make a positive contribution to the character of the village (see Figure 32). These are shown on the plan in Appendix IX. A number of these trees are protected by Tree Preservation Orders. Many of the trees are remnants or descendants of Victorian planting. Species are predominantly beech, yew and oak with willow along the riverbanks, mixed pine, cedar, beech and holm oak to the churchyard and more recent ash and metasequoia.
- 11.9 Small- and medium-sized walled gardens are a feature of the conservation area, contributing to the streetscene and open space. The most notable are the walled open land south of Streatley House Gardens which appears to have once been part of the parkland estate to Streatley House; the garden to Elm Lodge which defines the western entrance to the village; the riverside garden to The Old Vicarage which was once traversed by a route to the ferry crossing; and the garden setting to the dovecote.

- 11.10 Other plantings, such as the vine at the front of Vine Cottage (shown at Figure 33) add interest, as do planted hayracks along White Hart Yard. Front gardens, including those which are only narrow strips of planting such as that at Middle House, as well as those of modern developments within the conservation area, are well-maintained and make a positive contribution to the character of the area (see Figure 34).
- 11.11 Other internal vistas of note are those from High Street down Church Lane to St Mary's Church; from Wallingford Road down to The Bull public house and Jasmine Cottage; from High Street to The Bull and Elm Lodge; from Jasmine Cottage across to Place Manor, the chimneys of which are a landmark in local views; from several viewpoints to St Mary's Church, a major landmark building with visual links to St Thomas Canterbury's Church in Goring (as shown at Appendix VIII); the framed view to Childe Court down Vicarage Lane; the view from High Street down White Hart Yard; and that down High Street from the crossroads.

12.0 Character Areas

- 12.1 The conservation area may usefully be broken down into three distinct areas: Riverside; High Street; and Wallingford Road and the crossroads. These areas are mapped at Appendix X.
- 12.2 Area 1: Riverside
- 12.2.1 The riverside area comprises two sub-areas, one to the north and one to the south of the bridge crossing the River Thames which affords access from the adjacent village of Goring.
- 12.2.2 The riverside to the south of the bridge is characterised by low, marshy islands with moderate tree cover. The margins of the islands are lined with mature pollarded trees. The historic character of the area around the site of the old ferry crossing has been eroded by 20th- century building and by the insertion of steel sheet piles at the river's edge.
- 12.2.3 There are a number of buildings and features which survive from the 19th – century landscape of the old ferry crossing, including the slipway or dock that was in existence in the 1870s, and The Old Vicarage (see Figure 35). The Old Vicarage has been altered and extended significantly, by the addition of large two storey conservatory, a single-storey, flat-roofed extension, by the insertion of doors in the first floor elevation and by the use of external render painted off-white. The hipped roof with its plain tiles, and the tall chimneys with yellow clay pots provide clues as to the former appearance of the building.
- 12.2.4 The riverside character to the south of the bridge is quite different from that of the area to the north of the bridge. To the north the developed and sometimes lively river frontage includes the Swan Hotel and moorings for private cruisers and pleasure boats (illustrated at Figures 36 and 37).



Figure 35: The site of the old ferry crossing with The Old Vicarage in the background



Figure 36: View along the riverside with the stable block of the Swan Hotel in the foreground



Figure 37: The Swan Hotel from Goring

12.2.5 Riverside views to the north of the bridge are dominated by the Swan Hotel, its mix of buildings aligned parallel to the river. These are all modern with the exception of the stables and the original 17th- century Swan Inn which is now somewhat overwhelmed by recent additions. The old stable building has a half-hipped roof which dominates the view with its vivid orange-red plain tile finish. The appearance of the stables has been altered by the insertion of gabled eaves dormers and French casements and by the growth of ivy along the riverside elevation.

12.2.6 The northern extent of the riverside section of the conservation area is bounded by a drain (shown at Figure 38) forming a tapering island of land which, in the 19th century, was utilised as osier beds. The island of land is now a formal landscape including mature willows along the margins of the river, with plantings of shrubs and assorted mature trees within an area of maintained grass which is crossed by gravel paths providing access to moorings. Riverside furniture includes wooden benches, various designs of timber mooring bollards and spotlights set into the ground (see Figure 39). The character of the island changes towards the Swan Hotel, where there is an ornamental bridge crossing the drain and there are formal beds of non-native plants.



Figure 38: The drain as it flows into the Thames



Figure 39: Riverside furniture alongside the moorings

12.3 Area 2: High Street

12.3.1 As noted above, the eastern approach to the village is made via the bridge over the Thames linking Streatley and Goring. The view of the village looking westwards from the bridge as illustrated at Figure 40 is dramatic: the gently-sloping High Street curves slightly to the left and is flanked on either side by mature trees allowing glimpses of plain-tiled roofs punctuated by brick chimneys, with the thickly wooded slopes of the Berkshire Downs rising behind.



Figure 40: The eastern approach to Streatley



Figure 41: Roofscape of the old maltings and of St Mary's Church from the Swan Hotel

12.3.2 High Street is characterised by a varied selection of buildings predominantly dating to the 18th century and unified by the use of red brick and plain tiles.

12.3.3 The Church of St Mary and the converted maltings dominate the eastern end of High Street. A glimpse of the roofscape of this part of the conservation area with its red-brick chimneys, gabled roofs and the flint tower with its crenellated ashlar parapet can be viewed from the entrance to the Swan Inn, as illustrated at Figure 41. The church is set back from High Street and is approached along Church Lane. This lane has a tarmacadam surface and is enclosed by a flint and brick wall and by the old malthouse buildings.

12.3.4 A church existed in Streatley at the time of the Domesday Survey (1086), but the present Church of St Mary (illustrated at Figure 42) has its origins in the 13th century. Some of the details from this period survive internally. The

present tower was constructed in the 15th century but the rest of the church was rebuilt in 1865 by Charles Buckeridge. The west tower has a coped battlemented parapet, and is of three stages constructed in flint rubble with stone dressings. The 1865 rebuild comprises nave, aisles and chancel constructed in a neo-Gothic style using flint rubble with stone dressings, and gabled roofs finished with plain clay tiles.

12.3.5 The churchyard is of an irregular rectangular shape, and is enclosed by flint walls with red-brick lacing courses and a brick-on-edge capping along the western boundary and by a hedge along the eastern edge. A terrace along the southern and western boundaries provides dramatic views looking up towards some of the more elaborate tombs (see Figure 43). A group of three chest tombs located in the south-west corner of the churchyard are of particular interest. The stone chest tombs date to the 18th and early 19th centuries and express a variety of classical motifs including pediments with acroteria, scrolls and an urn. These tombs have lost some of their original fittings such as railings and are showing some signs of disrepair such as the loss of the upper mouldings of the crown and urn finial. To the east side of the path leading to the south porch of the church is a war memorial. The memorial comprises polygonal steps with lists of the fallen inscribed on bronze plates fitted to a square base surmounted by a simple polygonal cross.



Figure 42: St Mary's Church

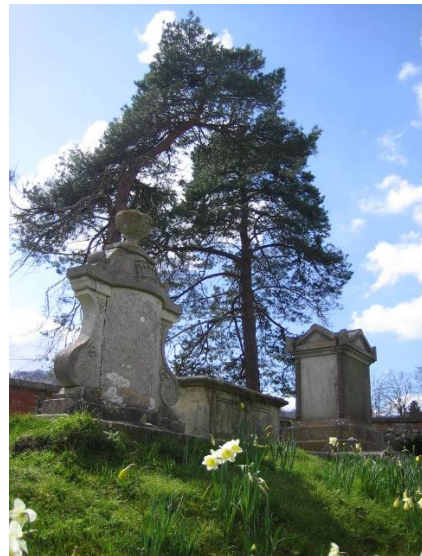


Figure 43: A group of chest tombs in the south-west corner of the churchyard

12.3.6 The old malthouse buildings line the eastern side of the lane leading to the church. This group of buildings was spectacularly converted, in the Domestic Revival style, by William Ravenscroft in 1898. Ravenscroft converted the former maltings into a village hall, a tower and two private houses. The complex includes Childe Court, The Maltings, The Morrell Room and The Morrell Room Cottage. These buildings form one of the most important groups within the village and are shown at Figures 24 and 44. The view from the High Street of this range of buildings provides drama arising from the use of a riot of materials and styles and from the incorporation of elements of vertical and horizontal emphasis as well as strong triangular features. The buildings are an eclectic mix of 1-, 2- and 3-storey buildings with architectural detailing which includes jettied timber

framing with herringbone brick nogging, gable ends with decorative tile hanging, flint walling with brick dressings, a pyramidal roof, louvred dormers with hipped roofs, a cupola and decorative chimneys.

- 12.3.7 Two lanes at the southern end of the High Street originally provided access to the church and to the vicarage respectively. Appropriately named as Church Lane and Vicarage Lane, they provide glimpses of the landscape of the village beyond the village core. They are both quiet and secluded lanes which provide relief from the traffic along the High Street. Photographs are at Figures 44 and 45. Vicarage Lane with its tarmac surface is enclosed by high brick and flint walls giving way to a tree-lined boundary to the south as the lane becomes more rural in appearance, this change in character being reinforced by the informal hoggin surface. Properties are hidden by high brick walls which line the northern boundary of the lane and which incorporate incidental features such as a red- brick doorway with a segmental brick arch over, surmounted by a ball.



Figure 44: View along Church Lane, looking north



Figure 45: Door opening along Vicarage Lane

- 12.3.8 West of the two lanes, the High Street is dominated by 18th- century cottages and houses. The terrace of cottages along the southern side of High Street includes No. 2 and Nos. 3, 4 and 5 Icknield Cottages (illustrated at figure 25). These cottages date from the 18th- and early 19th century and provide enclosure along the southern side of High Street, in contrast to the open vistas afforded by open space on the opposite side of the road. The two-storey cottages are of red-brick construction with grey headers, and have gable roofs with end stacks and a mixture of plain clay tile and double Roman tile roof coverings. Windows are multi-paned wooden casements and include 2-light leaded casements. Windows are generally painted white but a number are stained timber which detracts from the quality of the principal elevations. As noted previously the cottages have a horizontal emphasis. The doorways to the cottages are characterised by flat-

bracketed hoods with panelled doors similar to those found elsewhere in the village.

- 12.3.9 On the northern side of High Street, between Childe Court and Snowdrop Cottage is an open area of land used for grazing. As noted above, this area allows important views into and from the surrounding countryside and between parts of the conservation area, including views of the church. Part of an area shown on the Ordnance Survey map of 1879 (Figure 9) as the site of a Dominican convent, during the 18th and early 19th century this area was occupied by buildings (see Figure 8). In the early 19th century, part of this land was used as a 'pleasure ground' at the instigation of Reverend D. Morrell.
- 12.3.10 To the west of the open piece of land is a group of cottages which extend westwards along the High Street and which predominantly date to the 18th century. Snowdrop Cottage (shown at Figure 46) and Vine Cottage (Figure 47) are at right angles to each other with Snowdrop Cottage aligned perpendicular to the High Street, parallel to the converted maltings complex on the other side of the open piece of land. Vine Cottage was formerly the White Hart Inn and is a 17th- century timber-framed building, which was refaced with bricks in the 18th century. The building shares a number of common features with Snowdrop Cottage including a hipped plain tile roof and casement windows with segmental-arched heads. The main façade of Vine Cottage, as its name suggests, has a vine extending along much of the red-brick walling. Both buildings, with their flat facades and simple roofs have a strong horizontal emphasis. The row of cottages including the Old School House (Figure 48) and Bag Row (6-8 Icknield Cottages) (Figure 49) continue the horizontal emphasis of the street frontage and have gabled roofs finished with plain tiles. The buildings are of red-brick construction with segmental-headed window openings at ground floor and flat-headed window openings on the first floor. The windows are all wooden casements with the exception of two three-leaf horizontal sash windows and a vertical sliding sash window on the ground floor of the Old School House. The horizontal sliding sash is an important and unusual design of traditional window. The Old School has been painted white, with black window and door frames.
- 12.3.11 Hambleton Cottage and Dolphin Cottage are not visible from High Street and are accessed via a narrow passageway adjacent to Coppers Cottage and Icknield Cottages.



Figure 46: Snowdrop Cottage



Figure 47: Vine Cottage

12.3.12 On the opposite side of the road is a large modern building, comprising Charlwood House and Flint Corner, shown at Figure 50, which occupies land which in the 19th century formed part of the garden of Streatley House. The modern building incorporates themes such as brick and flint construction, 'Gothick' windows and hipped roof and stone dressings, taking cues from elements found elsewhere in the village. The size of flint panels employed and the dormers placed high in the roof are features which differ from those characteristic of the conservation area.



Figure 48: The Old School House, High St



Figure 49: Bag Row, 6-8 Ickniel Cottages



Figure 50: Charlwood House and Flint Corner



Figure 51: The Thatched Cottage

12.3.13 An access lane ran along the boundary of the garden of Streatley House in the early 19th century and the footprint survives today as the drive to High Wall and Fern Cottage. These two cottages are set back from the street: the access way and garden adjacent to High Street add interest and variety to the otherwise almost continuous built form of buildings fronting the street.

12.3.14 Further variety and interest is provided by individual buildings as High Street ascends towards the junction with the Reading Road.

12.3.15 The Thatched Cottage (Figure 51) dates to the later 17th century and is the only building both thatched and visibly timber-framed in the conservation area. The cottage, with its traditional forms of construction, serves as a reminder of the character of now lost or altered buildings of the village. The timbers of the frame are narrow and infilled with rendered panels pierced by casement windows. The bonnet hipped roof has a patterned block-cut ridge and dormers cut into the thatch at eaves level.

- 12.3.16 The building adjacent to The Thatched Cottage, Little Shaw, provides a sharp contrast. This building makes striking use of flint with brick dressings and margins. Little Shaw was formerly a coach house and the roadside elevation clearly expresses this former function with its large plank and batten doors with long strap hinges, and its tall, narrow openings indicative of a utilitarian building such as a stable.
- 12.3.17 Adjoining Little Shaw is the late 17th- century Middle House which has panels of flint with brick dressings, window openings with heavy stone surrounds, and 19th -century glazing with 'Gothick' traceried heads. The 'Gothick' windows are 19th - century insertions and are a key component in the character of Middle House and of the adjoining Walnut Tree Cottage.
- 12.3.18 Along the western property boundary of Walnut Tree Cottage is a single-storey red-brick range, formerly a stable, with a gable end containing a door for a hay loft fronting High Street. This is an important visual reminder of the historic function of the building.
- 12.3.19 Nineteenth-century additions to the fabric of the village include Coppers Cottage, formerly a police house, with cell accommodation in the basement, and Little Falklands, shown at Figure 52. Originally three properties, the cottages are of brick construction, with window openings with gauged brick flat and segmental heads and gable roofs finished with slates. The original windows still survive at Coppers Cottage and are 2 over 2 sliding sash windows with slim glazing bars. Little Falklands has been altered by the amalgamation of two properties into a single property and the replacement of windows with those of a modern design. The style of these windows and of their attendant shutters is not in keeping with the character of the conservation area.
- 12.3.20 Limeswell, shown at Figure 53, is set back from High Street and adds variety to the village scene with three gables facing the road. The building is timber-framed with a later brick re-facing at the front. Its long-established garden fronts the High Street. The high brick and flint wall provides enclosure as well as relief from the continuous built-up frontage of adjacent properties. The vertically-boarded fence beyond is an incongruous feature.
- 12.3.21 On the opposite side of the road is the single-storey Yarnton Garden Cottage which has evidently had a long history of alterations and is a mixture of stone and brick.



Figure 52: Coopers Cottage and Little Falklands



Figure 53: Limeswell

12.3.22 The western end of the High Street is dominated by the road junction. It is the character of this end of High Street which has been altered the most in the twentieth century as a result of the introduction of elements such as traffic lights, bollards, signage and road markings and by the construction of new housing.

12.3.23 Jessamine Cottage is an early 19th- century red-brick building with plain-tiled roof. The main house fronts onto the High Street but the associated former shop with its surviving 19th- century shop front is located along Reading Road.

12.4 Area 3: Wallingford Road and the crossroads

12.4.1 The conservation area includes a short length of Reading Road adjacent to the crossroads at the western end of High Street as well as the bottom of Streatley Hill and extends some way along Wallingford Road until just before the junction with Wantage Road.

12.4.2 Approaching the conservation area from the south along Reading Road from the countryside and looking eastwards, one can appreciate attractive views of the river and of rising ground beyond. Similar views are then obscured by an extensive belt of mature trees at the road edge, partially obscured and then visible again from various points along the road as one approaches the village. Untidy timber fencing gives way to walls of varying quality before one reaches the old Wells Stores.

12.4.3 On the western side of Reading Road, grand modern houses on high ground are set back from the road on the outskirts of the village. Victorian brick houses close to the road on its western side, as illustrated at Figure 54, together with established roadside vegetation on the both sides of the road provide a sense of enclosure and arrival as one travels northward. The sense of enclosure is reduced around the point at which one enters the conservation area, passing buildings set back from the roadside (such as the well-proportioned Laburnum House) and their associated accessways, and as views of historic buildings at the crossroads and of their dramatic backdrop become visible (see Figure 55).



Figure 54: The tree-lined southern approach to the conservation area



Figure 55: View from the southern approach to the conservation area with Laburnum House on the left

12.4.4 Traditional windows at The Old Forge, close to the crossroads, have been replaced by unsympathetic upvc windows.

- 12.4.5 At the crossroads itself traffic lights, road markings and signage detract from the character of the conservation area. At the time of writing, Highways works are being undertaken at this junction.
- 12.4.6 Some traditional features at the crossroads make a positive contribution to the conservation area, for example the cast iron well head and pump (illustrated at Figure 56) which stand outside the Bull Inn and which date to the mid- to late- 19th century. An example of a K6 telephone box of iconic design is located along Wallingford Road. This type of telephone box was designed by Giles Gilbert Scott in 1935. There is also a wall-mounted post box, cast with the initials VR (Victoria Regina), at the Bull Inn.
- 12.4.7 There are few examples of traditional signage within the village. Two examples of note are at the junction between High Street and Reading Road and are illustrated at Figures 57 and 58. A shop frontage survives complete with lead-covered hood on timber brackets and decorative fascia advertising 'Wells Family Grocer'. On the opposite side of the road, signage at the Bull Inn includes black lettering reading 'The Bull at Streatley' painted directly onto the white painted render of the front and side elevations. These features enhance the character of the conservation area.



Figure 56: Cast iron well head and pump



Figure 57: View of the crossroads with the old Wells Stores on the right



Figure 58: The Bull Inn (incorporating the Victorian post box)

- 12.4.8 Place Manor, on the western side of Wallingford Road, dates from the 17th century with substantial late 19th- century additions which have substantially altered its appearance. Its roofscape, notable particularly for its chimneys (illustrated at Figure 15), makes a positive contribution to the conservation area. Stables and various other outbuildings associated with the main house and dating to the 19th century are aligned perpendicular to Wallingford Road and along the northern boundary of Place Manor.
- 12.4.9 Place Manor Cottages date to the early 18th century, and are a linear range of cottages aligned parallel to the street, a form characteristic of the village. The front of the buildings evidences a history of alterations: dormers have been inserted and windows replaced.
- 12.4.10 The area along Wallingford Road to the northeast of the crossroads, the site of a former orchard, is characterised by a widening of the road, with an area of grass crossed by a tarmac path. A feeling of openness is enhanced by the boundary treatment of the gardens of 20th -century properties, namely a low brick wall.
- 12.4.11 There have been several planned 20th- century developments along and off the eastern side of Wallingford Road including Pound, Lardon and Chestnut Cottages. Chestnut Cottages, illustrated at Figure 59, replaced a building of the same name which occupied the site in the 19th century. Each of the developments has an architectural integrity. Although they have larger windows than those of the traditional cottages, they share common characteristics such as linear, flat facades, unbroken simple roofs and strong horizontal eaves and ridge lines. The architectural integrity of the developments has begun to be eroded, for example, by the insertion of replacement windows and of front doors which do not match the originals. Both Chestnut and Pound Cottages include details such as elaborate pediments, glazed doors and ground floor bay windows, elements which do not derive from the vocabulary of older cottages within the conservation area. Garages to the rear are in poor repair.



Figure 59: Chestnut Cottages



Figure 60: Views towards the church from the close serving Chestnut and Lardon Cottages

- 12.4.12 Lardon Cottages, a development which runs perpendicular 90° to Wallingford Road is of a simpler design than that of the other late 20th-century developments. As noted previously, from the close serving Lardon and Chestnut Cottages there are excellent views across open land towards the historic core of the High Street and to the group including St Mary's Church. Houses within in the close are set back from the road with

unenclosed gardens which contribute to a feeling of spaciousness (see Figure 60).

- 12.4.13 The western side of Wallingford Road beyond Place Manor Cottages is dominated by a tree-covered steep bank which is alive with blossom in the spring.
- 12.4.14 Beyond the conservation area in the vicinity of Streatley, Wallingford Road is essentially rural in character but this character is being eroded by the treatment of domestic property boundaries on its western side. Boundary treatments include clipped hedges, modern brick walls and close-boarded fences. The traffic management system installed relatively recently also detracts from the rural character of the northern approach to the conservation area.
- 12.4.15 Townsend Farmhouse, on the eastern side of Wallingford Road, discussed above and illustrated at Figure 14, is aligned perpendicular to the road with rendered and painted gable ends facing the road. The dark colour of the gable end is an incongruous feature. Stable Cottages now occupy the site of the old farmyard.
- 12.4.16 The northern entrance to Streatley is marked by an early 20th- century building, Townsend House, illustrated at Figure 61, on the eastern side of Wallingford Road, which draws on the Arts and Crafts tradition. The building is characterised by white rendered walls, gabled roofs, arched brick openings with prominent tile keystones, an oriel window and a prominent chimney.
- 12.4.17 As noted above, from the Wallingford Road beyond Townsend House, as the road bends, views are afforded across open fields to the conservation area and to rising ground beyond, allowing an appreciation of the rural setting of Streatley.



Figure 61: Townsend House

- 12.4.18 Wantage Road joins Wallingford Road just outside the conservation area. As one approaches the conservation area on the Wantage Road, having passed through an agricultural landscape, houses along Rectory Road on high ground to the west come into view. There are then partial views of

older properties on the western side of the road. These are attractive buildings, mostly late Victorian or Edwardian, within a setting of extensive vegetation. There have been some detrimental effects resulting from works to facilitate access and parking. Properties on the opposite (eastern) side of the road, on lower ground are well-screened by vegetation. Arts and Crafts properties add interest along the approach to the junction with Wallingford Road. Here there is an attractive view of Townsend House, a landmark building framed by trees with a backdrop of hills.

- 12.4.19 The approach to Streatley from countryside to the west, down Streatley Hill, is steeply sloping and exceptionally attractive: the level of the road is below that of the ground level of adjacent woodland and there are, at various points, views to the countryside on either side of the river. Outlying housing is generally well-hidden by vegetation: descending the hill one becomes aware of housing developments to the south and the road is then enclosed on one side by the old school buildings and by modern housing on the other. Approaching the traffic lights the road is bounded by walls: the view is of the unprepossessing rear of the Bull Inn and its car park. Only close to the junction does one gain an attractive vista of the conservation area as gently-curving High Street comes into view.

13.0 Streatley beyond the conservation area

- 13.1 The extent of the Streatley conservation area closely matches the extent of the village in the late 1870s. A small number of properties did, however, exist beyond the historic core of Streatley at this period including outlying agricultural buildings and buildings located along The Coombe and Reading Road. The group of buildings located along The Coombe included Coombe Villa (now Coombe House), Zion Chapel and two rows of cottages (Coombe Cottages). Most of these buildings survive today although they have been subject to modification, and are a mixture of one- and two-storey buildings of predominantly red-brick construction (there is some flint at Zion Chapel). Older properties along Reading Road, namely Beech House and The Hawthorns, are sited away from the historic village core.
- 13.2 By 1900 development was underway along Wantage Road from the junction with Wallingford Road. Development in the early 1900s was characterised by large Arts and Crafts style houses lining each side of, and set back from, the road. The buildings are characterised by their lack of uniformity: notable are their irregular plans; the use of gabled and hipped roofs; the incorporation of tall chimney stacks extending along wall surfaces and from slopes and ridges; and the use of red bricks, off-white painted renders and decorative wall tiles.
- 13.3 Late 19th - century development along Wantage Road was augmented in the years between 1900 and 1914 by properties extending along Rectory Road and with the creation of Townsend Road linking Wantage Road with Wallingford Road. As the 20th century progressed, the focus of new building was centred along The Coombe, where buildings dating from the 1930s onwards can be seen. A number of additional houses were built in the later 20th century, principally to the south of Streatley Hill and, within the conservation area, along the eastern side of Wallingford Road as noted above. Some modern development to the south of Streatley Hill, located on the rising ground to the west of the village has a detrimental effect on the setting of the conservation area as illustrated at Figure 62.



Figure 62: Roofs of the modern Hill Gardens development adversely affect the setting of the conservation area

- 13.4 A recently-constructed replacement dwelling, High Wood, is as a result of tree works, highly visible from certain vantage points such as the bridge between Goring and Streatley: it too has a detrimental effect on the setting of the conservation area.

14.0 Human activities

- 14.1 Property prices in Streatley are high relative to the national average. Houses are generally owner-occupied and properties within the conservation area are generally well-maintained. Most buildings are occupied as single dwellings: commercial properties include the Swan Hotel and the Bull Inn at opposite ends of High Street. The Hotel and Inn, and the Youth Hostel on the Reading Road provide accommodation for overnight visitors. In terms of pedestrian activity the village is generally quiet by day and by night. It is busier during the summer and on fine days and there is activity associated with the river, especially in the vicinity of the Swan Inn. The main road between Reading and Wallingford is relatively busy with traffic. The character of High Street is influenced by the combined effects of the number of vehicles traversing its length in order to cross the river and the number of cars parked along the street. Queuing traffic occurs on all roads leading to the two main junctions at busy times. Streetlighting within the village core is generally low-key and comprises a mix of wall-mounted and column fittings of both modern and traditional design with tungsten and sodium lamps. Despite its proximity, the railway on the eastern side of the river is not an intrusive element within the village.

15.0 Elements detracting from the Conservation Area

- 15.1 Some elements detracting from the character of the conservation area have been highlighted in other sections of this appraisal. The majority of problems relate to inappropriate buildings, alterations, extensions and other additions (including satellite dishes), to incongruous boundary treatments such as close boarded fencing, and to poor maintenance of buildings and open spaces. Generally problems relate to areas away from the main frontages of buildings within the conservation area, although some arise on the boundary and others within the setting. Such changes can all have a

detrimental effect on the character of the conservation area. Examples include development at the eastern boundary of the churchyard, illustrated at Figure 63, which does not blend well with its setting; and the extensive concrete block paving and incongruous conifer hedge to the car park at the Swan Hotel which is flanked on two sides by the conservation area and which contains a prominent mature oak which is visible from a wide area.



Figure 63: Development beyond the eastern boundary of the church yard

- 15.2 Fortunately many original timber windows survive in Streatley. These include elegant vertical sliding sash windows, unusual horizontal sash windows and traditional side-hung casements. Unsympathetic replacements are few, partly due to the fact that so many buildings within the conservation area are listed buildings. There are, however, a few examples where inappropriate replacement windows have been inserted. The use of inappropriate materials (such as upvc) and sections, the subdivision of windows in ways which are not traditional, and the addition of shutters of incongruous design have a detrimental effect on the integrity of the façade of an individual building as well as on the character of the conservation area. Modern developments are also potentially vulnerable to adverse change.
- 15.3 There are a small number of examples in the conservation area where the location, scale and/or number of rooflights have a negative impact even though such rooflights are generally not on the principal elevation of buildings. An example is shown at Figure 64. There are also examples in Streatley of dormers which do not respect the scale and design of the original building thereby damaging the composition of important elevations, as illustrated at Figure 65.
- 15.4 Bricks other than orange-red hand-made bricks are not characteristic of the conservation area and are an inappropriate addition to the palette of building materials within the conservation area. The use of hard, cement-based mortar in repairs/repointing work is also an unwelcome addition.
- 15.5 There are several examples of inappropriate gates and railings which contribute towards the erosion of the character and appearance of the conservation area. Close-boarded fences are also an incongruous feature.
- 15.6 The estate-style fencing which forms a boundary along the High Street between the central open space and the street is a traditional 19th- century

design and could make a positive contribution to the conservation area. The fence is, however, in a poor state of repair and detracts from the appearance of this important area of the village.



Figure 64: Rooflights



Figure 65: Modern dormers



Figure 66: On-street parking along High Street

15.7 The crossroads at the old Turnpike road has always been a relatively busy location within the village. Nowadays, cars queuing at the traffic lights have a detrimental impact on the setting of the properties fronting the road, particularly The Bull, Elm Lodge and Jessamine Cottage. Extensive parking along High Street, as shown in Figure 66 also has a negative impact on the properties fronting the road and, at busy times, results in traffic congestion. The width of the High Street does, however, mean that the parked cars provide a traffic-calming effect, generally compelling traffic to slow down to allow oncoming traffic to pass.

15.8 There are a number of issues affecting the conservation area which relate to signage, street furniture, bollards and litter bins. The junction between High Street and Reading Road in particular suffers from a proliferation of street furniture. This includes redundant metal posts as shown at Figure 67 and a concrete post north of the bus shelter.



Figure 67: Redundant posts



Figure 68: Galvanised steel railings

- 15.9 The piecemeal introduction of various items of street furniture of different standard modern designs made of a variety of materials and finishes has had a negative impact on the character and appearance of the conservation area. Utilitarian galvanised metal railings located along the pavement of Reading Road, illustrated at Figure 68, are detrimental to the character of the conservation area.
- 15.10 Wheelie bins and recycling boxes are also features which detract from the conservation area. This problem is exacerbated by the lack of purpose-designed storage.

16.0 Conclusions drawn from the appraisal

- 16.1 This document presents the findings of a thorough appraisal of the Streatley conservation area. Detailed analysis has reaffirmed the quality and interest of the area which led to its designation as a conservation area in 1971. The appraisal sets out various buildings, features and spaces and their inter-relationships and describes aspects of their special architectural and historic interest which it is desirable to preserve or enhance when considering local development proposals. Read in conjunction with the detailed findings of this appraisal, the following conclusions will guide decisions made by the local planning authority when applying Development Plan policies and national planning guidance to manage and control development affecting the Streatley conservation area and its setting. It should be noted that no appraisal can ever be completely comprehensive and that omission of reference to any particular building, feature or space should not be taken to imply that it is of no interest.

- The Streatley conservation area and its setting are relatively unspoilt. Their capacity to accept change without adverse impact on the conservation area is perceived as modest.

- The historic plan form of the settlement is still clearly evident and a distinctive feature of the village which should be protected from further erosion.
- The conservation area makes an important contribution to the cultural and historic aspects of the natural beauty of the AONB and as such should be conserved and enhanced.
- The exceptionally attractive setting of the conservation area is extremely important. Views which allow an appreciation of the setting of the conservation area should be preserved. Intrusive development should not be allowed to encroach on higher ground nor should development be permitted which would obscure these views.
- The character and continuity of open spaces which allow views into and out of the conservation area and intervisibility between various parts of the conservation area are important and should be conserved.
- The boundaries of the conservation area set in 1971 should be reviewed as part of the Local Development Framework process, taking into account the suggested boundary changes shown at Appendix XI.
- Any development within or affecting the setting of the conservation area should respect the built form, materials and details employed within the historic core. Topography renders roofscape of particular importance. Orange-red bricks, plain clay tiles and natural slate should comprise the core palette of materials employed in new work.
- As well as buildings included in the national list of listed buildings, there are a number of buildings in Streatley which are of historic or architectural interest and/or which make a particularly important contribution to the character of the conservation area and/or which act as landmarks and which it is desirable to conserve.
- Building details such as historic timber windows, doors, canopies, door surrounds and chimneys make an important contribution to the character of the conservation area and should be retained or, where necessary, replaced on a like for like basis. Changes to components such as windows and doors in modern developments which would affect their architectural integrity should be avoided.
- Minor works can have an adverse impact on the character of the conservation area: alterations and additions such as changes in paint colour and the installation of satellite dishes, rooflights and dormers, solar panels, and sheds need careful consideration.
- Traditional signage, street furniture and ancillary buildings are important to the character of the conservation area and add to an appreciation of Streatley's history: they should be retained and conserved.
- Walls, gates, and railings are important to the character of the conservation area and to the character of the approaches to it. There is scope for improvement to boundary treatments and gates in some areas within and close to the conservation area.

- Materials used for roads, pavements and kerbs make a contribution to the character of the conservation area: historic and natural components should be conserved. Repairs to hardsurfacing should be carried out in a sympathetic manner. The rural character of lanes, footpaths and driveways should be maintained.
- Individual trees, groups and lines of trees and woodlands important to the character of the conservation area, to its setting and to the approaches to the conservation area should be retained and appropriately managed. Well-maintained front gardens and incidental planting are of value to the conservation area.
- Traffic, on-street parking and kerbside storage of refuse and recyclable materials pending collection have a significant adverse impact on the character of the conservation area. Opportunities for improvement are perceived as limited: exacerbation of such problems is undesirable.
- Modern signage, other paraphernalia associated with traffic management and street furniture detract from the character of the conservation area: coordinated improvements are desirable.
- The setting of the conservation area is very important to the character and historic integrity of the village. Great care must be taken to protect the essential and wider setting.
- Consideration should be given to the imposition of Article 4 Directions to restrict permitted development rights to unlisted buildings and thereby to protect the character of the conservation area.