

TETSWORTH PARISH CHARACTER ASSESSMENT (Part 2)



Evidence Report for Tetsworth Neighbourhood Plan
January 2025

Character Areas Overview

For the purposes of this Character Assessment, the current footprint of the Tetsworth settlement has been divided into 6 distinctive Character Areas which reflect the village's evolution, open space and known future development. These areas are:

1. Village Historic Core
2. Marsh End/High Street West
3. Village Green
4. Swan Gardens Estate
5. Blackthorn Rise Estate
6. High Street East



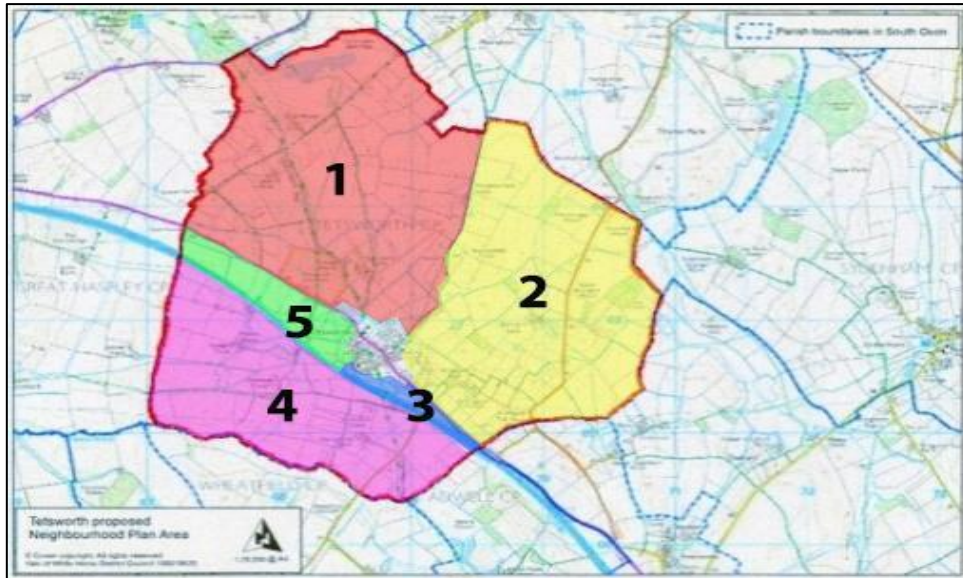
Tetsworth Village Settlement Character Areas

The assessment of individual settlement areas includes key views outwards from the village into the surrounding countryside.

The character of the countryside surrounding the Tetsworth settlement is that of an open, green landscape dedicated to agricultural use, as it has been for many centuries. This rural landscape has been addressed under 5 rural sectors radiating from the Tetsworth village settlement. These are largely defined by the roads crossing through the Tetsworth Parish area:

1. Land North of Tetsworth bounded by the A40 road and Judd's Lane
2. Land East of Tetsworth bounded by the A40 road and Judd's Lane
3. Land to the South-East of Tetsworth between the A40 and M40 roads

4. Land to the South of the M40 motorway
5. Land to the North-West of Tetsworth between the A40 and M40 roads



Tetsworth Parish Rural Character Sectors

The description and value of key views to and from the countryside sectors are examined in detail in a separate report of '15 Key Views' conducted by the Michelle Bolger Consultancy and issued in March 2019.

Settlement Character Area 1 – Village Historic Centre



Aerial View of Village Historic Centre

General Overview of Character

This broadly triangular area of the village, largely to the south-west of the A40 contains the majority of the structures built prior to WWII which give Tetsworth its unique character and heritage value.

Layout

The core of the Tetsworth settlement was established many centuries ago with properties clustered along the A40 High Street and a compact network of narrow and winding lanes to the south-west of this major route. This network originally comprised Back Street, The Mount, Parkers Hill, Chiltern View and Silver Street. Elm Close, The Laurels and Yew Tree Close are more recent infill additions to the village layout. There are only three access routes from this area to the High Street at Silver Street, Back Street and The Mount.

Growth within the village core has largely been through development along the High Street and infill within the long-established footprint of the historic core, predominantly in the post-war period. The most significant developments were the building of Elm Close in the mid-1960s and The Laurels in the late-1970s. Smaller developments and individual housing additions have occurred over the years in almost all the streets.

The 1885 Ordnance Survey 6-inch map shows the earliest recorded village layout with the approximate outline of the historic core clearly established. The village green does not seem to be recognised and had buildings along the main thoroughfare.



1885 OS Map of Tetsworth

Topography

The land in this area rises from its lowest point at a residual pond behind Pansole Villas and The Old Red Lion towards the south and south-east. The A40 rises to a crest at The Mount in the London-bound direction. To the south, all minor roads in the village core except The Mount rise to a high point towards the west end of Chiltern View, the sites of St Giles' church and the adjacent John Peers House.

Open Spaces

The largest open space within this assessment area is St Giles' churchyard, although all dwellings on the south and western perimeters of the area have views of open countryside beyond their gardens. Public green spaces include The Jitty linking the top of Silver Street with St Giles Church, and the setting of Tetsworth's War memorial.



St Giles' Churchyard



View West of Silver Street



View South-East of Chiltern View

Houses located on High Street opposite the Village Green enjoy views over the Village Green to open countryside to the north of the village.



View Northwards Across Village Green

Roads, Streets and Routes

The principal road through Tetsworth is the A40, the current-day successor to the historic coaching route from London to Fishguard via Oxford. It is still a relatively heavily used commercial and local route with between 2,000 and 4,000 vehicle movements a day despite

the adjacent M40 motorway and is subject to a 30mph speed limit through the village. The reduction of this speed limit to 20mph has been approved with implementation expected in 2025. Under a local community and Highways initiative, there are no road markings on this highway. Throughout its passage through the village core, the road has a paved footpath along one or both sides. Whenever the adjacent M40 between Junctions 6 and 8 is restricted or closed due to road traffic accidents or roadworks, the A40 through Tetworth is the officially-designated diversion route. This results in extremely high volumes of vehicle movements through the village presenting a series of traffic issues for the local residents. Traffic movements on the M40 are recorded at an average of around 100,000 vehicles a day with approximately 10% being HGVs in each direction.



A40 High Street Looking North-West

As the network of most of the roads to this area is historic, those to the south-west of the A40 are generally extremely narrow and just passable for larger commercial vehicles such as waste collection trucks or fire engines. The narrowness of these roads and the high density of older dwellings leads to the individual character of those fronting directly onto the pavements or roads.

The historic centre of the village comprises the following streets:

- High Street
- Back Street
- The Mount
- Parkers Hill
- Chiltern View
- Silver Street

More recent additions in this area are:

- Elm Close
- The Laurels
- Yew Tree Close

Only Elm Close has paved footpaths on both sides of the road. A very important visual reference to the history of the village is the network of cobble footpaths established in Victorian times to allow parishioners to make their way to the church without soiling their clothes. All the older streets retain evidence of these characterful features. One of the best maintained is the path along an area known as The Jitty, a green space connecting Elm Close and Chiltern View. Parts of other cobble paths have been restored and, in some areas, sections which had been removed have now been replaced. Some more recent developments have also repaired or extended this attractive local feature as part of their works.

There are also dedicated paved pathways connecting The Jitty with The Laurels.



Back Street Traffic Access



The Mount Cobble Footpath



Chiltern View



Back Street



Parkers Hill



Silver Street

There are few opportunities for safe on-street car parking in the village historic core and unneighbourly parking, on occasion, leads to the narrow streets being impassable. This and unnecessary parking on the pavements forces wheelchair and pram users to use the roadway increasing the risk of accidents. This highlights the importance of properly designed off-street and on-street parking.



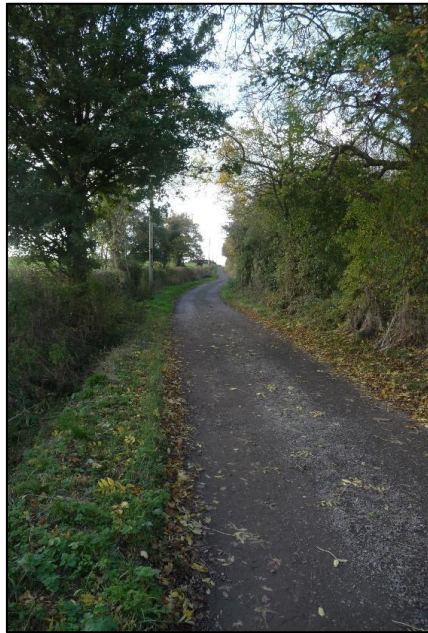
Back Street and Chiltern View Parking Problems

Some of the minor roads in the village centre are used as pedestrian walkways as well as providing vehicular access, particularly by mothers with their children in buggies where pavements are not sufficiently wide or do not exist. The design of the roads, their narrowness, finishes and edging are important signals to motorists that their vehicles do not have priority.

The nationally-recognised Oxfordshire Way long-distance footpath winds its way through the village centre on its route from the north-west of the county to the south-east reminding walkers of its historic value.

The road running northwards from the High Street opposite The Mount leads to Judd's Lane. Despite its one-time importance as a major north-south commercial route in a previous age, the un-metalled byway now only provides access to a handful of isolated dwellings and agricultural fields en-route to the hamlet of Moreton. This narrow lane, with little access traffic, has a tranquil ambiance with hedges on both sides and a richness of

wildlife. It is a well-used and appreciated local amenity giving villagers easy pedestrian and cycle access into the surrounding countryside and Thame – a much loved historic feature.



Judd's Lane Looking South to The Mount

The more recent additions to the village core's road network are easily identifiable as they generally reflect a change in the character of the area and were created to accommodate access to new housing. First, Elm Close, a straight, cul-de-sac road off Back Street, was established in the mid-1960s. The Laurels, a winding access road without formal pavements, was then created at the end of the 1970s on land bounded by St Giles' churchyard, The Jitty and Elm Close which provides its vehicular access. Finally, in recent years, Yew Tree Close is a private shared access drive off The Laurels leading to three new dwellings.

There are no designated cycle paths in Tetsworth although the A40 and the minor road south to Stoke Talmage are particularly attractive to competitive and leisure cyclists on most weekends.

Green and Natural Features

While the historic core does not feature large open areas other than St Giles churchyard, it benefits from a raft of natural features and mature trees which should be retained or enhanced, as should the cobbled walkways.

There is a distinctive approach into Back Street from the High Street forming a gateway into the historic core for both pedestrians and vehicles. The open area, framing the access, features substantial mature trees and large grass verges. The war memorial forms a central focus of this area sitting opposite the historic and highly distinctive Forge building. Both are important landmarks within the village and the interrelationship of these open spaces, the trees and the wider open space along the A40 to the junction with Silver St is an important characteristic of the village centre directly opposite the totally open village green. The

quality and openness of these publicly maintained spaces contribute significantly to the attractive setting of the village.

There are also similar grass verges in Silver Street, part of Back Street, on Parkers Hill and Chiltern View although these frontages are generally maintained by local residents.

Another natural green space in the village historic core is The Jitty which runs along the western boundary of the area and features a heritage cobble path and mature trees, some of which are protected. Leading from Silver Street, The Jitty winds uphill to its destination at St Giles's Church and is historically a mud free route for parishioners attending church.



Tetsworth War Memorial Setting



The Jitty

A further important natural space is the small pond which lies on the junction of a network of historic rights-of-way which are still used by many dog walkers and others. Accessed through a narrow gap between the Old Red Lion pub and an adjacent building, a narrow footpath leads from the A40 to a small modern bridge across the pond opening into the open countryside. The space is heavily enclosed by vegetation and the pond is seasonal, often completely dry. It is part of a network of ponds and natural drainage systems within the village and is connected by a historic gulley which squeezes between two houses approximately 100m from the pond.

Landmarks

The most significant landmarks in the village historic core are St Giles' Church, The Swan Antiques Centre, Tetsworth Primary School, the Old Red Lion pub, Tetsworth Memorial Hall, the Forge and the War Memorial. The first 3 of these buildings and the Forge are designated as Listed Buildings with the Swan listed at Grade II*. All except St Giles' Church are located on the High Street. However, the church's steeple at the high point of the village is possibly the most recognised landmark and can be seen from miles away in most directions.



The Swan



Tetsworth Primary School



Old Red Lion



Memorial Hall & Forge



Mount Hill Farmhouse



Victorian Congregational Chapel



War Memorial

Landmarks on the High Street



St Giles' Steeple Landmark

The Swan Antiques Centre has a national reputation in its field and attracts visitors from far and wide. It is also attractive as a filming location and has featured in a number of TV programmes.

Tetsworth Memorial Hall benefitted enormously from a major extension and refurbishment project completed about a decade years ago. It, along with the Tetsworth Sports & Social Club's premises on the western edge of the Village Green are the principal community assets in the village and are the volunteer-led hubs of social activity in the village. The Memorial Hall maintains an active programme of seasonal village events, specialist classes, community entertainments, group meetings and private hire celebrations.

Tetsworth Primary School is a much-appreciated facility in the village and a prominent and attractive component of the northern side of the High Street, close to The Mount. The school has a full roll of approximately 75 nursery, infant and junior-age children the overwhelming majority of whom live in the village. As well as its main Grade II listed building, the school also has an additional prefabricated classroom in its grounds, built approximately a decade ago. In part, this is currently used to support the school's pre-school section.

Next door to the school, the sympathetically-converted Victorian Congregational Chapel makes a significant contribution to the architectural and heritage character of the village street-scene. Mount Hill Farmhouse, a substantial grey-rendered property, dominates the crest of the High Street junction with The Mount. It is historically important as it is located at the cross-roads of the ancient roadways. Parts of the building are believed to date back to the 16th Century as the current building is located on the site of a former manor house.



Pre-School Play Area

As well as being the village's sole remaining pub, The Old Red Lion also incorporates a village store stocking basic provisions in a back room. The property was registered with SODC as 'an asset of community value' in 2014 but re-registration has not been pursued to maintain this protection.

Buildings' Character

In addition to the landmark buildings described above, the village core is host to the overwhelming majority of Tetsworth's 15 listed buildings, many of which are private residences, and others which, although not listed, have significant period architectural merit. These are distributed along the High Street and the minor roads of the village core.



Greenwood Cottage, Silver St



Thatched Cottage, Chiltern View



Kings Arms, High St



Emerton House, High Street



John Peers House, Chiltern View



42 High Street



80 High Street



The Limes, Back Street

Residential Listed Properties in Tetsworth Village Historic Core

The housing character of the village core is largely defined by individual streets although most of the long-established roads feature a mixture of recently-built, period and heritage dwellings.

Village Heritage Core

High Street The High Street through the core of Tetsworth presents an attractive 'front window' on the character of the settlement. Housing along this stretch of the road sets the character and includes four listed residential properties and a high proportion of long-established individual houses of significant architectural merit. Each is of an individual

design and this eclectic housing mix was constructed from a variety of building materials including natural limestone, shades of red bricks and painted render. Most have at least a small front garden enclosed by shrubbery, railings or walls.



Houses of Character on Central High Street

Falklands Villa, a large Victorian property on the southern side of the A40, has large gardens and is sheltered from the High Street by many mature hardwood trees which themselves form an attractive entry to the village core from the south-east.



Falklands Villa

There has been some modern, brick-built two-storey infill housing constructed along the central section of the High Street between the Village Green and The Mount. On the north side, two short terraces of affordable homes were built as part of the Swan Gardens development. On the south side, behind the Swan Inn's former stables, now refurbished as office accommodation, four dwellings were built about a decade ago round an open

gravelled courtyard. Some modern housing opposite the Village Green replaced earlier domestic and commercial properties over 50 years ago.



1995 Affordable Terraces, North Side



2005 Courtyard Development, South Side

Back Street From its attractive entrance between the listed Forge and the War Memorial, Back Street has a heritage ambiance with mostly period dwellings of individual architectural merit, some of them surviving for over 300 years. Almost all are two-storey dwellings constructed from a similar variety of materials as seen in the High Street. Most of the more modern infill, brick-built dwellings harmonise sympathetically with the older buildings. The overall street scene is therefore 2-storey, well-articulated properties with pitch roofs and dormer windows, set only short distances from the road.



New and Old Housing in Back Street



Properties with Character and Architectural Merit, Back Street

The Mount A short section of narrow single carriageway connects with Back Street to form a crescent with entrances to and from the High Street. It has fewer than a dozen houses, mainly sited along its western side. The older houses are generally located at the ends of this short road with more modern two-storey detached infill properties in brick or render styles in the middle. Its character is set by the shape of the road, only having small residential properties that face directly onto the street, pitched roofs and small gardens to the front.



The Mount Looking South-West

Later Housing in The Mount

Parkers Hill This short road runs uphill from the junction of Back Street and The Mount to the start of Chiltern View. Like all of the other long-established roads in the village core, Parkers Hill has a variety of dwellings by age, style, size and attractiveness. The character is set by the contrast of the single regimented row of more modern houses on the west side to

the mostly historical dwellings on the east side including the three characterful dwellings at the top of Parkers Hill. Some of the other older houses are built well back from the street frontage and a small modern development is located in a courtyard site on the eastern side of Parkers Hill. On the road's western side, a terrace of two-storey social housing was built at the end of the 1960s. These dwellings are 'Trygon' houses of modular design which were partially prefabricated off-site. They have a distinct late 1960's architectural styling with very shallow pitched roofs and extensive use of horizontal timber cladding infilling between brick piers in contrast with the housing styles of an earlier age. Almost 50 years later, most have been sold into private ownership.



Heritage Housing, Parkers Hill



1969 Modern 'Trygon' Terrace, Parkers Hill

Chiltern View This road which is a cul-de-sac runs from its junction with Parkers Hill to St Giles Church, John Peers House (the Old Vicarage) and the top of The Jitty. Unlike other roads in the village core, Chiltern View has no post-war dwellings. The older properties are at either end of the street with a listed thatched cottage near one end and a listed Victorian vicarage at the other. Opposite the thatched cottage is a sympathetically converted stone barn, now an attractive residence.

On the south side of the road opposite the church and churchyard are five pairs of semi-detached properties probably built in the 1930s as social housing in the mock-Tudor style of 'Metroland' developments. These dwellings form the edge of the village along the highest part of the settlement. Beyond the bottom of the gardens of these properties, there is no development in the southerly direction other than the M40 motorway. The Oxfordshire Way footpath runs off the top of Parkers Hill toward the M40 and opens out into a wide-open field which marks the transition between the housing and the agricultural land revealing the clear fence line.

The western end of Parkers Hill was once an important area linking the church, the vicarage and Greenwood Cottage. The openness of the space remains with the walls to the churchyard and vicarage as dominant features. Several of the cobbled paths converge at the church.



Stone Barn Conversion, Chiltern View



1930s 'Metroland' Housing, Chiltern View

Silver Street Previously known as Frog Corner, this road is a cul-de-sac with a listed thatched cottage located at its upper end. The street is defined by its narrowness with a stretch of cobbled path on its western side. Older properties, including the Gables, line the west side at the junction with the A40 and, at one time, there was a substantial pond on the eastern side where the current vicarage and two adjacent bungalows are now located.

Approximately twenty houses of various ages populate this street in a broad spectrum of styles and materials. Approximately half of the properties are bungalows or incorporate roof dormer upper floors. All the properties are detached and their gardens are generally enclosed with walls, shrubbery or fencing. From midway up the western side of Silver Street and at its southern end, post-war additions have been constructed one or two at a time over the years. Two dwellings replacing an older property were completed in 2017.



The New and Old Housing Mix in Silver Street

Newer Additions to the Historic Core

Elm Close Although originally accessed from Back Street, The Old School, a handsome Victorian property which is now a private residence and a notable heritage feature of the historic centre, provides an impressive entrance to Elm Close.



The Old School

Originally the route of a footpath between the top of Silver Street and Back Street, this cul-de-sac road was created in the mid-1960. At that time, six pairs of semi-detached two-storey brick properties were built along both sides of the road. These dwellings of the same design were a social housing development. At the western end of Elm Close, 7 new-build affordable dwellings including 2 apartments have recently replaced a 1960s sheltered accommodation block. Their architecture is very simple with a lack of chimneys or dormer windows to break up the roof line. There is a lack of articulation on the facades, so their character is not distinctive and does not blend with the character of the historic buildings in the village core.



Elm Close 1960s Development



Recent Newbuild Affordable Housing

The Laurels The Laurels was created at the end of the 1970s as a speculative market development of approximately 25 new-build dwellings. The houses are two-storey, red brick properties of a single overall style, but with different sizes, groupings and orientations across the site. Some properties facing the churchyard and Elm Close are accessed via footpaths, and others with unenclosed front gardens face into the winding course of The Laurels roadway. The more random interrelationship of the dwellings, use of dormer

windows and various roof profiles as distinct design features are more reminiscent of the historic buildings in the area.



The Laurels Housing

Yew Tree Close The three dwellings in Yew Tree Close are a recent infill addition to the village core and are clad in a mixture of stone and brick. All of these houses are attractive 1½ storey dwellings in a small courtyard arrangement.



Yew Tree Close Access



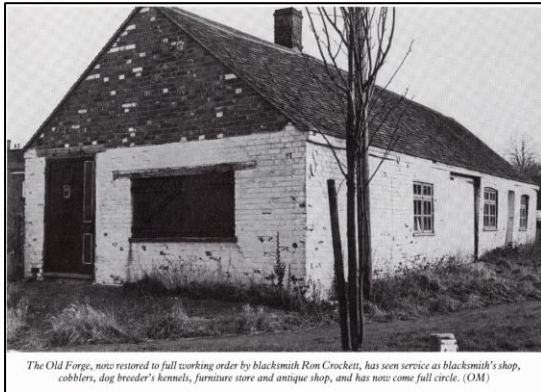
Yew Tree Close Housing

Other Buildings

There are very few commercial premises in Tetsworth's historic centre, or indeed elsewhere in the village. However, those that do exist are rich in character and add significantly to the attractiveness of the streetscape. The Old Red Lion pub incorporates a back-room village store and The Swan Antiques Centre also incorporates a locally-managed restaurant. On the opposite side of the road from the Swan, the stables which served it when it was a coaching inn are now converted into office accommodation for small businesses. Since at least the middle of the 19th century the former stables were part of a row of properties built on the south side of the A40. Several have been demolished or converted. However, the Grade II listed Forge, currently unused, is one of the oldest. As a Forge, it had an important central role in the village life and was a much need facility for the passing horse traffic and the coaching inn. It is set in a very small plot on the corner of Back St and the A40. Applications for its conversion to a domestic dwelling have been refused, which was not surprising given

the limited size of its plot. Ideally it would be good to breathe life back into the former use, possibly as a craft-related forge or it could be used as a shop or office.

A shop from previous times has become the White Lion estate agency. All occupy prominent positions on the High Street.



The Old Forge, now restored to full working order by blacksmith Ron Crockett, has seen service as blacksmith's shop, cobblers, dog breeder's kennels, furniture store and antique shop, and has now come full circle. (OM)

The Forge in 1975¹ (assumed) and 2018



Swan Stables Office Accommodation



White Lion Estate Agency

The network of electrical power and telephone lines to the older areas of the village core are suspended from wooden poles sited alongside the roads.

Land Use

Land use in this area is overwhelmingly residential accommodation at a reasonably high building density, which still preserves the distinct sensation of green spaces of the organically positioned dwellings. The few commercial premises in the area are all accommodated in buildings of long standing and heritage value.

Summary

This area is historically the oldest part of the village at the intersection of many centuries-old rights-of-way. The character of the area is defined by its narrow streets, limited vista, and diversity of architectural styles which reflect the buildings of various eras. There has been considerable infill over the years either as individual houses or smaller developments.

Generally, there is a commonality of materials even though there is a diversity of architectural styles. Developments from 1950 onwards reflect various town planning and architectural treatments which sit within the historic fabric of a more organic layered nature. Generally, new developments have reflected the character of the area but not all and there are several developments which are incongruous to the surrounding highly characterful and historic qualities.

Value Judgements

Historical Value: Very high.

The historic village core has a rich selection of listed buildings and buildings of historic interest which integrate into its layout as an excellent example of a nucleated village clustered round two major ancient roadways and in the 17th and 18th centuries as a final coaching stopover on the journey south towards London.

This area has been shaped by past people and events to create a distinct core to the village. There is a very compact arrangement of housing which is very high density. Many of the features of the buildings and their close interrelationship to the narrow lanes set the architectural context. The integration of new infills and larger developments sets out the historic evolution, although some have not been as successful in retaining the overarching historic character.

Aesthetic Value: Very high.

This area has a very high aesthetic value as there is a rich mixture of interesting architectural styles which show the architectural evolution of the village through the times. The variety and richness provide a high sensory and intellectual stimulation in every road / lane. Despite the presence of traffic on the main road, the historic village still has a certain atmosphere which makes it an attractive place to view, to walk around and, most particularly, in which to live.

Architectural Interest: Very high.

The rich mixture of the historic buildings, how their original use remains visible as shop fascia or old signs, all contribute to the overall architectural impression of the place with a mixture of materials and styles reflecting its growth over the centuries. This attractive mix should be carefully considered by any development blending in with the existing buildings in terms of design, style, size, density and materials. No buildings in this part of the village are overtly conspicuous; all sit comfortably with each other and this should continue. Any development within or adjacent to this area of the village should continue to conserve these important aspects of the neighbourhood, in particular the historic routes.

Community Value: Very high.

This area has immense community value and, as a historical core, it contributes to the meaning of a place for the people who relate to and use it, as well as those with experience or memory of it. The area contains four of the most prominent community buildings: the

Church, the Public House, the village hall and the school, and their relationship to the historic roadways add to why the place exists. The fact that it fronts onto the Village Green is also highly important.

Susceptibility to Development Harms: Highly susceptible.

Any proposed development in this area must be very carefully designed and delivered with careful consideration to its interrelationship to neighbouring buildings, the edge of the roads, and trees and vegetation. Attention to scale and massing are critical to ensure that developments are not over-bearing. Architectural styles must reflect the existing streetscape and should not be a blind pastiche of the neighbouring buildings. Special attention should be paid to the random interrelationship and orientation of the surrounding buildings and their curtilage boundaries.

This character area is made up of many clusters of houses which blend together generally on the basis of their relationship to the roads and footpaths. There are many where one moves through a constricted or less wide area into more open or wider spaces, such as on Back Street or where there are wider verges. The character of the area would be damaged with their loss.

Settlement Character Area 2 – Marsh End/High Street West



Aerial View of High Street West and Marsh End

General Overview of Character

This area covers the western end of the Tetsworth settlement and comprises two distinct neighbourhoods with their own characters separated by the A40. To the south is the historic linear village development now punctuated with a variety of modern infills and to the north a purpose-built social housing scheme.

Layout

The natural ribbon development of dwellings along approximately 200 metres of the southern side of the A40 is identifiable on maps dating back to 1850 as smaller landholdings along the busy thoroughfare. It now has denser development because of mainly post-war domestic infill housing additions. There is no matching housing development along the A40's northern side.

Behind and parallel to the northern side of the A40 is Marsh End, a cul-de-sac with its entrance on the western edge of the Village Green. This is a single road estate of 35 mainly semi-detached dwellings which were built as an early post-war peripheral estate of social housing located on the edge of the village. It is based on a 'pattern book layout'. In terms of town planning, the estate was laid out with all dwellings facing onto the new road which promotes a strong sense of a local community in the development. As a result, the rear gardens of the houses on the southern side of Marsh End face onto the A40, whereas traditionally the houses would have fronted onto the main road linking the village fabric.

Topography

This area of the village is flat. It is at the lowest part of the Tetsworth village settlement and was traditionally a marshy area – hence, Marsh End. There was once a pond near the entrance to Marsh End and the small stream runs under the roadway into the development.

Open Spaces

The only formally-designated open space within this area is the Village Pound, a small grassed area on the High Street which originated in medieval times as a locked enclosure in which stray animals could be confined. They were released back to their owner on payment of a fine to the Lord of the Manor.



Tetsworth Village Pound

A clear characteristic of this area is that the south side of High Street and the north and western aspects of Marsh End overlook open countryside. These are clear edges to the village. Land to the south of houses on High Street enjoy views across open fields that rise towards the M40 motorway. This land is crossed by a network of public footpaths and rights-of-way which are much used, and the openness of the space is an important local amenity. The northern view to the front of High Street housing is largely onto the fences to the back gardens of houses on the south side of Marsh End.

The land to the north and west of Marsh End is Tetsworth Common, an attractive area of publicly-owned countryside adjacent to the Oxfordshire Way and much used by local residents and visiting hikers. The Common is managed as an agricultural holding by a local farmer who has been granted grazing rights.



Open Fields South of High Street West



Tetsworth Common from the A40 Access

Roads, Streets and Routes

The only roads in this character area are the western end of the A40 High Street leading towards Oxford and the Marsh End cul-de-sac. The High Street is lined with houses along its southern side and the back garden fencing of properties in Marsh End on its northern side. The southern side of High Street has a paved footpath



High Street South Side



High Street North Side

The access to Marsh End from the High Street is shared with the roadway to the Tetsworth Sports and Social Club, Spencer's Farm and the village's sewage treatment plant. Marsh End has pavements along both sides of the road. The access road via Spencer's Farm is also part of the route of the Oxfordshire Way long-distance footpath.



Marsh End

Generally, car parking in this assessment area is off-road contained within the boundaries of the properties. There is reasonable capacity for on-street parking within Marsh End and the absence of vehicles during the working day clearly reflects residents' reliance upon cars for travelling to work.

Green and Natural Features

It is the countryside surrounding this neighbourhood of Tetsworth rather than green spaces within it that helps to define the character of this area. The limited extent of mature vegetation in Marsh End and along the High Street can be seen in the photographs of the two roads.

An important and often missed natural feature is the network of streams and natural waterways which runs through the area from the south under the A40 and along the side of Marsh End.

Landmarks

This area cannot boast any significant landmarks, but the entrance to Marsh End is via the edge of the Village Green which is itself one of the most attractive landmark features of Tetsworth and is unaltered in living memory. It and Pond Villa on a corner of the Green have remained unaltered for more than a century as the image of Pond Villa shows.



Pond Villa

Buildings Character

High Street A proportion of the High Street dwellings west of the century-old terrace of Pansole Villas are individually-designed, 1½ or two-storey detached dwellings built as infill additions to the streetscape, one or two at a time over the post-war years until recent times. The mix of designs and building materials harmonise well to present an attractively varied approach to the village. Within this mix of styles, there are a number of older properties, such as the cottage behind The Pound, which has a particular charm. The ribbon development extends to approximately 20 dwellings west of the Old Red Lion pub.

The buildings are predominantly 1½ stories with pitched roof punctuated with dormer windows and chimneys. There are a few interesting eyebrow windows and many of the buildings are rendered and decorated white. The older properties are set closer to the road with small gardens.

Generally, car parking is contained within the property boundaries due to the busyness of the A40.



High Street Housing, South Side

Marsh End The houses along Marsh End are predominantly same- or similarly-designed, two-storey semi-detached dwellings constructed in red brick around 1950 as social housing. In later years, almost all of the tenancies have passed into private ownership. As a result, many owner-occupiers have modernised and extended their properties to give the estate a less uniform and more interesting character. Towards the eastern end, there are some bungalows and a block of apartments

The houses within Marsh End have the same architectural style. The semi-detached dwellings are constructed in red brick with pitched roofs very typical of an architectural pattern book used around 1950 for social housing. It also has a typical estate layout representative of many post-war developments when the more readily available land allowed a low-density approach to house-building. The architecture of the dwellings towards the eastern entrance to the estate provides more visual variety through its mixture of single and two-storey homes and a block of apartments, and greater amount of articulation of the roof designs. The consistent use of the brick, white decorated windows and simple roof verges sets the overall character of the dwellings throughout the estate. Many owner-occupiers have modernised providing a more diverse character.

The single access and layout of houses facing each other across the road leads to a strong sense of social inclusion within an area having established its own localised community within the village.



Marsh End Houses and Bungalow

Streetscape Features

The streetscape along the southern side of the High Street is one of predominantly detached dwellings of individual design and character. The northern side presents the wooden fencing at the back of the gardens of properties on the south side of Marsh End and is within a metre of the road with no footpath. Within Marsh End the houses are set back to create small gardens to the front and the architecture of the roofscape adds interest particularly where roofs run down two storeys. The boundaries between properties often feature small hedges which soften the overall feel of the street.

Land Use

Land use in this area of the Tetsworth village settlement is exclusively for residential housing.

Summary

There is a distinct dichotomy between the two districts of residential development in this character area. One is a traditional ribbon development with significant historic elements and architectural diversity along a main thoroughfare, while the other has a post-war housing estate format of regular and reasonable-sized dwellings. In terms of architecture and urban planning, the Marsh End estate sits as a distinctive zone within the village.

Value Judgements

Historical Value: Medium for the southern side of High Street and low to medium for the Marsh End development.

The ribbon development to the south of the A40 has moderate historic value as it developed as a much older extension of the growing historic village reflecting past people, events and aspects of life which can be connected through to the present. There are several interesting historic buildings and plots of land. Marsh End, as a later addition to the village, does not have the same wealth of history.

Aesthetic Value: Low to medium.

The southern section of the area has medium aesthetic value which stems from the older buildings. People draw a sense of arrival into the village when travelling east. Marsh End has a lower aesthetic value. However, the road's opening onto the Village Green at the heart of the village provides a very interesting and positive visual stimulation.

Architectural interest: Medium for the southern side of High Street and low to medium for the Marsh End development.

Houses on the south side of High Street are generally of individual designs, materials and from different ages providing an interesting approach to the village along the A40 from the west.

Although Marsh End lies within a small village in a rural setting, its character is typical of residential developments of post-war suburban housing at the time when there was an urgent need to provide more housing. It reflects the town planning pattern and architectural style of its time, so could be located almost anywhere, and is often found in more rural locations.

Community value: Medium

The inward looking design of the housing facing into the main access road promotes a high sense of community and place. Although the area does not host any community facilities, its setting gives direct access to the high amenity value of the surrounding countryside.

Susceptibility to Development Harms: Medium

The southern side of the area has already demonstrated its capability to absorb further development through infill which is more in keeping with the historic centre characteristic of higher housing density and creating playful interfaces between the houses to avoid visual boredom through repetition. This ambience should be maintained. Marsh End, through its 'town planning' nature, can accommodate only limited change in a reasonable manner.

On the south side of the A40, there is a natural break in the housing line at 14 High St which separates the village from the surrounding countryside. This is echoed by the end of the Marsh End estate and its boundary onto Tetsworth Common. Both are definitive visual ends to the village and development beyond these points would accentuate the ribbon development and cause harm to the tight nucleation of the village.

Tetsworth Common creates the clear edge of the Marsh End estate and the same applies to the open field on its north side which is bounded by a right of way and the Oxfordshire Way. Ramblers approaching the village from the direction of Lobbersdown Hill are rewarded with the sudden transition from open countryside to the centre of the village and the views across the Village Green. This historical openness along the track should be retained and would be damaged by development to the north of the Marsh End.

Marsh End, through its 'town planning' nature, can accommodate reasonable change. The dwellings are 70 years old and many have been extended. Future extensions should retain the set-back from the street. However, the aesthetic of the frontages could be updated without detriment to the overall openness of the access road.

Settlement Character Area 3 – Village Green



Aerial View of Tetsworth Village Green

General Overview of Character

Tetsworth's Village Green is at the heart of the village settlement and is admired by residents, users and visitors alike. A century ago, there were some small buildings, potentially dwellings, along the edge with the A40, but these are now long gone. Today, the interrelationship between the Village Green and its surrounding buildings and setting is fundamental to the character of Tetsworth. The linkage of this large open space to the attractive streetscape on the opposite side of A40 is a key characteristic of the village.

The Green is a broadly square space of well-maintained grass about 200 metres in length and breadth. The cricket pitch lies in the centre of the Green with a football pitch to the east – both popular destinations for cricket and football matches in season. Along its boundaries, it hosts the Tetsworth Sports and Social Club at its north-western edge, the community's PATCH children's play area in its southern corner and a recently established Forest School.



Cricket on the Village Green

This important public facility not only hosts the matches of Tetsworth's football and cricket teams, but it is also used by The Primary School for sports within its curriculum. It is also

much-used as a village amenity enjoyed by dog-walkers, casual strollers and playful children alike. The Village Green hosts significant community events such as the annual summer fete and local sporting competitions.

Layout

The Village Green is the principal community open space in Tetsworth. It is bounded to the south-west by the A40 High Street, to the north-west by the Tetsworth Sports and Social Club who maintain the Green and the access road to Marsh End, to the north-east by open, agricultural countryside rising towards Horsenden Hill, and to the south-east by the Swan Gardens estate and the Swan Antiques Centre. The Green is surrounded on its eastern sides by a drainage ditch and mature hedgerows and trees, some protected by TPOs.

Its relationship with the historic centre of the village, mainly to the southern side of the High Street cannot be overemphasised. The Green connects various parts of the village and visually links the village with views of the Church and school. On its side lies many of the social centres where people gather – the Tetsworth Memorial Hall, the War Memorial, the local pub, and Tetsworth Sports and Social Club. It is the centre for village fetes, school games days and other events which bring together villagers from all walks of life.

Topography

The Village Green is on level ground at the lower part of the village settlement. Beyond its boundaries, land rises towards Horsenden Hill to the north and The Mount to the east. The village core generally rises to the south, but the foreground view in this direction is over the A40 is at the same level. The views out from the Green, whether to the buildings on its edge or beyond into the countryside, are very important in defining its ambience.



Village Green View Looking North-East

Roads, Streets and Routes

The Village Green is bounded on its south-eastern side by the High Street and an access road to the west of the Green providing access to Marsh End the Tetsworth Sports and Social Club, and the farms beyond. The access to the West is part of the Oxfordshire Way. The Green is traversed by two further public footpaths which exit at its eastern corner crossing a small wooden bridge and leading to two further historic paths.



Routes Across the Village Green

Green and Natural Features

The Village Green is the dominant natural feature of this area of Tetsworth. The views from the Green in every direction emphasise its village setting.

It is enclosed on three sides by one and two-storey housing. The relationship and arrangement of the buildings along the edges the Green is not regimented. Instead, it is much more free-form and typical of rural greens. The lack of regimentation coupled with the variety of architectural styles provides a deep and rich visual quality to the area.

The mature trees and hedgerows add to the character of the Green and several park benches sited around its edges allow residents and visitors to enjoy this area in comfort.



Views from the Village Green Looking South and West

Landmarks

As well as the Village Green being an attractive landmark, it also links the main social amenities of the village - Tetsworth Memorial Hall, The Old Red Lion pub, The Swan restaurant, Tetsworth Sports Social Club, the PATCH play area and Forest School. All are notable community features of this area with the Village Green an extremely important social amenity space at their heart.

The pavilion building which has benefitted from a series of expansion and improvement programmes, not only serves as a multi-sports focal point, but also as a village social hub with a bar and active entertainment programme.



Sports and Social Pavilion

The PATCH play area was created by village volunteers approximately 20 years ago. Since then, a skate-ramp has been added to the facility, with the current ramp being installed recently. PATCH has been in constant use and enjoyed by village youngsters over the years. A refurbishment project was undertaken during 2018 to install new equipment and improve the general appearance of the area. This project also installed items of adult exercise equipment adjacent to the play area.



PATCH Play Area

A Forest School facility was created recently on community-owned land adjacent to the northern corner of the Village Green. It provides an 'unspoilt' natural environment for

outdoor education of younger children or, more casually, as an adventure playground. Tetsworth Primary School uses the facility on a regular basis.



Forest School Entrance

Buildings Character

The only building in the Village Green Character Area is the pavilion managed by Tetsworth Sports and Social Club (TSSC). It has a neutral design that is not out of keeping with the open space that it overlooks.



Sport and Social Hub Building

Streetscape Features and Setting

The Village Green does not have its own streetscape, but the dwellings along the south side of the High Street which forms the south-west boundary of the Green provide an attractive village core back-drop to the open space.



Village Centre South of Village Green

In all directions, views from the Green are a key feature of its attractiveness. To the north-west, the access road forms an unobtrusive boundary and the existing buildings sit comfortably on the edge. To the south-west, the A40 borders the Green and the buildings behind it rise up toward Parkers Hill. Preservation of this attractive skyline in which the spire to the Church is a very strong visual feature, is very important.

The sky line is also of great importance along the south-east edge which is mainly a line of trees with little of the built environment visible. The land rises from the Green up towards the School and the unspoilt skyline must be protected from development which urbanise the view.



View Across Village Green to the South-East

On the north-east side of the Green, the hedge and trees along the ditch at the edge of the Green form the boundary. The TSSC pavilion on the west is set within the outline of the trees beyond. On the east side the recent Victoria Gardens development is an obvious interruption to the tree line.



View Across Village Green to the North

Land Use

This area has been registered as a Village Green and is protected in perpetuity for recreational and leisure use by the community.

Summary

This very important local asset and amenity space provides a social centre to the village and for the passer-through as the public face of Tetsworth presenting its character through its openness and relaxed development along its edges. It is probably the single asset which delivers the greatest social cohesion and community feeling within the village.

Value Judgements

Historical Value: High.

At the centre of the village, the Green has shaped the ways in which past people, events and aspects of life were connected and can be traced through it to the present.

Aesthetic Value: Very high.

The vehicular and pedestrian approaches lead into the openness of the Green which extends to the south side of the A40 and creates a strong sense of arrival at the centre of the village. While not immediately obvious, the openness provides the setting for the historic core of the village which borders onto it, and the views out from the Green are very important.

Architectural Interest: High.

The overall architectural impression of the place arises from its relationship with the buildings on the boundary and the sightlines to key buildings on the higher parts of the village that surround the Green.

Community Value: Very high.

The Green is Tetsworth's principal open space in which people meet, relax, play and enjoy village activities which contribute to their collective experience or memory. Its use by Tetsworth residents of all ages, whether for organised sport, a stroll with a dog, or at village events make the Green a much valued focal point and attractive community amenity.

Susceptibility to Development Harms: Very high.

The preservation of this green space at the heart of the village is very important to residents. Any development visible from or on the edges of the Village Green must reflect sensitive integration in a manner which would enhance the appearance and setting of this attractive common area.

The key issues are the openness and the views. The skyline on all sides, not just on the immediate boundary but also the land and buildings beyond, is susceptible to damage by

inappropriate development or by building pushing above the natural skyline. Any development visible from the Green must be carefully assessed for its visual impact.

Settlement Character Area 4 – Swan Gardens Estate



Aerial View of Swan Gardens Estate

General Overview of Character

This area is the mainly made up of the Swan Gardens estate which was built in 1995 to the north and east of the Village Green and behind the Grade II* Listed Swan Antiques Centre. The area highlighted in the brighter red image above includes the 45 metre strip of woodland on the north and western edges of the estate proper. The area has a single access road off the High Street to the east of the Swan. This character area comprises three distinct zones. The largest zone is the site of 31 larger, detached executive residences. Located in a second zone, and built at the same time, there are two terraces of 13 smaller, affordable homes along Cygnet Close and the northern side of High Street. Recently, a further distinct zone was created as a small gated estate of four executive homes built as infill immediately behind the Swan Antiques Centre and is known as Victoria Gardens.

Layout

Even though Swan Gardens appears to be central to the village geographically, it is best described as a peripheral estate built on the edge of the settlement with a single cul-de-sac access road. Its meandering artery is flanked on both sides by individual houses or groups of dwellings accessed via shared, private driveways. The aerial view of the village clearly shows that it pushes out into the agricultural land that surrounds it. When the estate was built the strip of woodland flanking the north side was protected and the trees were supposed to be retained. The layout of the estate is typical of its era delivering a low-density development as most of the dwellings are sited on generous open-fronted plots. Cygnet Close, a much higher density part of the overall development, comprises two short terraced blocks close to the estate entrance. The Close has been positioned to form a barrier between the High Street and the remainder of the development. The High Street houses have a similar arrangement to those in Cygnet Close but with small enclosed front gardens. The High

Street terrace elevation forms a bridging but contrasting link between the highly ornate Victorian school building and the Elizabethan former coaching house, the Swan.

The later infill development of four executive residences behind the Swan as Victoria Gardens is accessed through a security gate located opposite Cygnet Close.

Topography

The estate is built on gently rising ground from its entrance on the High Street to a high point at its northern and eastern boundary – the latter being defined by Judd's Lane.



Swan Gardens Character

Open Spaces

There are no designated public spaces within the estate, but the low building density along Swan Gardens and the open front gardens which have matured over the past twenty years give the estate an open, leafy suburban ambiance. To the west of the main entry to the estate there is a mature hedgerow leading to the gates into Victoria Gardens. There is also a protected belt of trees to the north and west of the development which is described later, and which has been sold to the local residents as an extension to their gardens.

Roads, Streets and Routes

The entrance road into the estate is unremarkable due to the closeness of a tall brick wall on its eastern side and is somewhat lacking in interest. All the roads in this area exist solely to provide access to the estate housing and all are cul-de-sacs. Swan Gardens is the main access route with some groups of dwellings being served by shared access driveways. Cygnet Close and Victoria Gardens branch off Swan Gardens close to the estate entrance. The provision of ample garaging and large driveways in Swan Gardens largely eliminates the need for on-street parking. However, close to the entrance of the estate and in Cygnet Close, on-street parking is a worrying issue and congestion at school drop-off and pick-up times has become a chronic road safety hazard.

Two public footpaths provide access to the Village Green and pass through and around the perimeter of the estate into open countryside. A pedestrian route through the centre of the estate also provides good connection to the Green.

While not part of the estate, Judd's Lane forms the eastern boundary to the estate for 200 metres and is a prominent edge of the village. As noted earlier, the lane has particular significance and attractiveness for the community and, together with the woodland belt, enclose the Swan Gardens estate.

Green and Natural Features

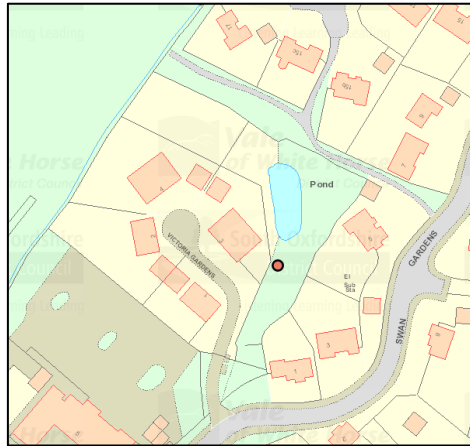
A few years ago, Swan Gardens residents with homes on the northern perimeter of the estate purchased a designated woodland belt which surrounded their back gardens and incorporated their share into their own curtilage. This woodland belt was created as a planning condition of the Swan Gardens development approval, and a historic public footpath has been retained between the woodland and many the original back garden boundaries. This strip of woodland demarks the edge of the village and provides a very effective visual screen when approaching the village along Judd's Lane from Horsenden Hill.



Woodland Screen Round Swan Gardens

The planting of trees and shrubs throughout the estate has now become mature and become an attractive feature of the area.

Land at the north and eastern margins of the more recent Victoria Gardens development behind the Swan has protected ecological significance. Crested newts are known to live and breed in this area and there are now covenants protecting the affected pond and hibernation areas from human interference.



Newt Protection Area in Victoria Gardens

Landmarks

There are no notable landmarks in this Character Area, although the Swan Antiques Centre is adjacent to the access road to the estate.

Buildings' Character

Swan Gardens The dwellings in Swan Gardens are all large, two-storey, 4- and 5-bedroom residences constructed to a number of standard designs around 1995 and are mainly of red brick with some render features. A prominent design feature is the gable ended pitched roofs with gables on the front elevations. The use of oriel and bay windows, brick quoins and bands of alternative brick types also articulate the architecture of the houses. In some instances, garage blocks are used to form boundaries between adjoining plots. The houses are located within most plots to maximise the rear gardens delivering proportionally smaller gardens to the front some of which have been given over predominantly to parking or paving. All would be described as modern executive residences sited on generous open plots, typical of larger developers' repeat house patterns.



Swan Gardens Housing

Cygnets Close/High Street The terrace housing along Cygnets Close and the High Street is far more modest and occupy much higher density plots. Their architecture has simpler brick details and less articulation of the elevations. Many provide social or affordable rented accommodation.



Cygnets Close Houses

Victoria Gardens The Victoria Gardens development, completed recently, comprises two very large, high-specification red brick residences and two bungalows of a similar standard.

The development is set behind a security gateway around a central vehicular courtyard with large garages separating the properties. As noted earlier, there is an area of land set-aside as natural habitat for newts to the north of the development.



Victoria Gardens

Streetscape Features

The ambiance of the Swan Gardens estate is typical of recent speculative developments maximising the opportunity to build 'high end' residences while satisfying the obligation to

provide an element of affordable housing. The estate's homogeneous modern character and low building density contrasts markedly with the more visually stimulating, compact and greater variety of housing in the built environment of the historic core.

Land Use

This Character Area is dedicated exclusively to modern residential accommodation.

Summary

This character area is highly representative of peripheral housing development and has its own distinct character which is representative more of pattern book housing development of the era than a reflection of the character of the older parts of Tetsworth village. In town planning terms, the main body of the estate is isolated from the village by the terraces sited adjacent to and on the High Street as well as it having a single relatively narrow access.

Value Judgements

Historical Value: Low.

As a recent development, it has few ways in which past people, events and aspects of life can be connected through a place to the present.

Aesthetic Value: Low to medium.

The nature of the house design does not provide sensory or intellectual stimulation from a place.

Architectural Interest: Low.

The pattern of housing set in a non-regimented arrangement is in contrast to many other areas of the village and presents an architectural impression of a modern, suburban estate which could be in any village or town.

Community Value: Medium to low.

The area is entirely dedicated to domestic dwellings with the community value limited to the separate sense of neighbourhood belonging in Swan Gardens, Cygnet Close and Victoria Gardens.

The location of the affordable housing in Cygnet Close and the High Street does provide a positive link into the heart of the village.

Susceptibility to Development Harms: Low to medium.

This area is configured in a manner which will only allow limited development within its boundaries, predominantly as individual house extensions which are not likely to have undue negative consequences. The retention of the woodland along the edge of the green is important as it provides an effective visual break between the rear of the houses on the north and west of the estate and the open country side beyond.

The boundary along Judd's Lane would be susceptible to development harm should it be penetrated with access from the rear of the gardens. The hedgerow along the north-west of Judd's Lane provides an element of security to the gardens beyond and is an important wildlife route. The ambience of Judd's Lane should be protected from unsympathetic development.

Settlement Character Area 5 – Blackthorn Rise



Aerial View of Blackthorn Rise Development Site

General Overview of Character

This area lies to the south-east of The Mount on the northern side of High Street between the Mount Hill Farm farmhouse and Tetsworth Telephone Exchange. The site is broadly rectangular in shape and of a slightly larger size than the Village Green. The site originally comprised farmyard buildings at its northern end and unused paddocks covering the rest of the site prior to it becoming housing. It also bounds onto Judd's Lane for 50 metres. Construction of the Blackthorn Rise housing estate comprising 39 dwellings was started in 2018 and fully occupied by 2020.

Layout

This settlement area is dominated by the Blackthorn Rise housing estate with access to the High Street adjacent to the Telephone Exchange building. However, it also includes 2 other recently built dwellings accessed from Judds Lane and an area of land earmarked for the extension of Tetsworth Primary School. This parcel of land at the northern corner of the site awaits transfer to Oxfordshire County Council and is subject to a Section 106 agreement.

Blackthorn Rise features a mix of 24 market dwellings and 15 affordable dwellings in a range of sizes accessed from the High Street. Pedestrian and cycle connectivity to Judds Lane has been created at the north-west edge of the estate.

The south-western aspect of the site forms an infill onto the High Street where the housing frontages are elevated by 2 to 3 metres from the roadside pavement level. The slope has been landscaped. These houses have a secondary access lane running parallel to the A40. The development extends north-eastwards across the former agricultural land rising up to the north-east boundary of the estate.

Topography

The lowest point of the site is at its southern corner adjacent to the village telephone exchange building rising in a north-westerly direction towards the Mount Hill Farm buildings and the Mount, and to the north-east towards open countryside.

Open Spaces

There are four distinct open spaces. These are: an accessible green space adjacent to the area of land to be given over to the school, a large free-form space within 15 metres of the vehicular entrance, a landscaped corridor along the north-eastern edge of the site, and a sloped landscaped area along the pavement to High Street.

Roads, Streets and Routes

The single access road, Blackthorn Rise from the High Street alongside the Tetsworth telephone exchange is the central spine of the estate.



Blackthorn Rise

Branching from this spine, there will be further on-site shared driveways serving all dwellings and parking areas.

Green and Natural Features

There are small but distinct open spaces. Land to the north-east and south-east of the estate include sustainable drainage and face onto attractive open countryside including parts of the Attington Equestrian Centre and Mellon Stud. The hedgerow and verge alongside its southern boundary screens the estate from the High Street.

Landmarks

Mount Hill Farm farmhouse at the junction of High Street and The Mount is a long-established landmark at this high point in the village. More than a century old, this substantial rendered residence is built at the crossing of the founding roadways through the village and on the site of an earlier manor-house.

Buildings Character

The new housing includes a variety of designs, mix of sizes and types of tenure. Brick is the predominant wall material and a few rendered properties or knapped flint elevations are interspersed across the estate. Roofs are mainly red clay tiles and, on some houses, the tiles are used as a wall feature. Covered open porches are a common architectural feature and many of the houses have no chimneys. A few of the dwellings feature south-facing roof-mounted solar panels.



Market Housing



Affordable Housing

Streetscape Features

The streetscape of The Grange development is delivering a modern housing estate typical of those built as speculative developments by major housing developers. However, the overall layout of the estate avoids regimented uniformity and the open front garden areas promote a sense of a welcoming community.

Land Use

This Character Area has become a new-build residential housing estate incorporating both market housing and affordable dwellings for rental and shared ownership. A small part of the area will be used for an extension to Tetsworth Primary School's facilities.

Summary

This character of this area is still maturing but is essentially that of a modern, mixed housing estate. As an infill estate, Blackthorn Rise provides good connectivity with the rest of the established Tetsworth settlement community.

Value Judgements

These must be provisional views of the area which has been transformed by its recent development as a modern housing estate.

Historical Value: Low.

As a new development, it will take at least a few decades for the place to establish any sense of historical connection with the village.

Aesthetic Value: Moderate.

Although the mix of housing sizes and designs clearly reflect the pattern book approach of major developers, the overall ambiance of the layout is one of an inclusive and welcoming community.

Architectural Interest: Low.

Although individual houses incorporate attractive design features, the overall impression has no particular reference to local architectural styles.

Community Value: Moderate

The estate makes a significant contribution to the growth of domestic accommodation in the village. However, the community benefit from an expanded school footprint has yet to be realised.

Susceptibility to Development Harms: Medium.

The development of Blackthorn Rise has made maximum use of the site with little opportunity for further development.

The landscaped corridor along the north-eastern edge of the site provides a distinct boundary and separation to the agricultural land beyond and will be a new edge of the village boundary. The same applies to the south-eastern boundary where open space provides a softer transition between the housing and the agricultural land beyond.

As a development which has taken over a considerable area of agricultural land it is important that the new boundaries are seen as the edge of the village and not a licence for later development beyond.

Settlement Character Area 6 – High Street East



Aerial View of High Street East Area

General Overview of Character

This area features classical ribbon development along the sides of the A40. It starts at the entry to the village at the High Street's junction with the minor road leading towards Stoke Talmage and extends as far north-westwards as the Tetsworth telephone exchange. This entry to the Tetsworth settlement from the south-east provides an attractive transition from the countryside to the built environment of the village.

A mixture of new and older dwellings of various sizes and appearance line the southern side of the High Street punctuated by the open site of the village allotments. As the High Street rises towards The Mount, the sight of the mature trees surrounding Falklands Villa on the left provides a further rural buffer before reaching the village core. The northern side of the High Street features a run of mature semi-detached dwellings of the same design, originally built as social housing, the premises of Zioxi, an educational furniture business, and three older, individual detached residential properties. Development on the northern side of the High Street only extends to two properties beyond Zioxi's premises with the stretch towards the Stoke Talmage turning remaining as open countryside behind a roadside hedgerow.

Layout

The layout in this eastern section of the High Street area is predominantly single-plot residential properties with their frontages facing onto the main road with the rear of the properties open to agricultural land. The only exceptions to this pattern are the Zioxi light industrial premises on the northern side, and a small modern residential development of four detached houses accessed via a service road, Oak Farm Close, on the south side of the High Street.

While the hinterland of properties on the north side of High Street offers extensive views over open countryside, the views to the rear of those on the south side are foreshortened

by the M40 embankment little more than 100 metres away. The embankment is a prominent landscape feature as it rises at least 4 metres above the adjoining agricultural land and is, remarkably, only barely glimpsed when travelling along the High Street.

As traditional ribbon development, the buildings along this section of the A40 stretch out the village and the rear boundaries of the individual plots clearly mark the edge of the village. On the south side, the first 150 metres into the village features a run of houses on a very narrow strip of land. This reflects the historical plots along the road which were formally separated from the field behind by a footpath, once known as Cooper's Close². Oak Farm Close is a more recent development with rear gardens opening out onto the large agricultural field.

On the north side, the gardens and external areas forming the edge of the village are separated from the agricultural land beyond by mature hedgerows.

Topography

This area is gently descending from the western direction of The Mount until it flattens out before it reaches the Stoke Talmage road. The open countryside behind the south-western side of High Street is pasture crossed by the Oxfordshire Way footpath, but bounded on the far side by the M40 motorway little more than 100 metres away with the carriageway on an elevated embankment as it approaches the Stoke Talmage road over-bridge.

Open Spaces

On the south side of High Street, the Parish Council manages an Allotment site with plots cultivated by local residents.

A larger open space exists on the north side of the A40 between the discreetly-sited Thames Water pumping station to the grounds of the dwelling at 59 High Street. A single access breaks the continuous mature hedgerow and narrow pavement alongside the road.



Tetsworth Allotment Site

² Name taken from the Tetsworth 1837 Buildings:- Ownership, and Tithing.

Roads, Streets and Routes

The principal road through this area is the A40 High Street leading south-eastwards in the London direction. Oak Farm Close is a private road off the south side of High Street giving access to the houses in that development.

A track a short distance beyond the last dwelling on the north side of High Street leads through open paddocks to Ignells, a bungalow which is located outside the settlement footprint. This access also serves the agricultural land on the north side of the A40 on which there are horse livery stables and a training area set in a contained plot. The access track continues past Ignells to serve a recently formed collection of agricultural buildings and connects with Judd's Lane close to the site for the school extension. All the land either side of this access route is open agricultural land and part of the countryside rather than part the village settlement.



High Street east, Looking West

Green and Natural Features

Within this area of the village settlement, the only public green space is the Allotment site. The attractive, open countryside behind the housing on both sides of the High Street and on much of the northern side of the road remains undeveloped outside the village settlement.



Pasture Behind South Side High Street



Track Leading to Ignells

Landmarks

The Zioxi business premises on the north side of High Street stands out from the general residential character of the area, and because of this is a landmark. The site was originally developed as an engineering business, but its current use with approximately 35 employees has given it a less obviously industrial appearance. However, the large building and extensive parking forecourt still sets the plot out from the neighbouring single dwellings either side.



Zioxi Business Premises

Buildings Character

The four pairs of two-storey, semi-detached dwellings south-east of the telephone exchange were probably built in the 1930s as social housing. They have a painted render finish and open front gardens. Between them and the Zioxi business premises, a bungalow which used to be part of a village garage and petrol station now houses a local taxi business. The bungalow is set back by 15 metres from the main road and is therefore quite concealed. There are only two more residential properties beyond the Zioxi buildings and before the

Ignells track on the north side of the High Street. These dwellings used to house the village bakery and are of individual design with enclosed front gardens.



Housing High Street North Side

The dwellings along the south side of the High Street run from a substantial modern residence built in the garden of Falkland Villa to a pair of semi-detached cottages located just short of the Stoke Talmage road. Between these dwellings, there is a mixture of modern and period detached and semi-detached houses of varying design and size. The oldest dwellings in this area have distinctive architectural features of dominant pitched roofs and attractive entrance porches. Further towards The Mount, Willow Close is a private drive to a small infill ribbon development of four properties. The houses are set back from the High Street to accommodate the service road and car parking. The architectural treatment of these buildings relies on protruding gable end returns and materials used are darker for both the brick work and roof tiles. The low brick wall along the edge of the development defines the public/private area and there is a wide grass verge in front of the wall but no pavement.

The most recent addition of new housing along this side of the High Street was the creation of Oak Farm Close, a private cul-de-sac, about 20 years ago. This development used reconstituted stone as its principal building material.



Willow Close, High Street South Side



Oak Farm Close

Streetscape Features

The streetscape of this area is classical ribbon development of properties of mixed ages and designs along both sides of the main road, only interrupted by the Allotments and a significant stretch of open countryside behind a mature hedgerow on the north-eastern side of High Street.

Land Use

This area is largely dedicated to residential housing, but includes a small number of commercial premises and the Allotment site. The land behind this ribbon development is open countryside on both sides of the High Street, although it is bounded about 100 metres to the south-west by the M40 motorway.

Summary

This area features classical ribbon development along both sides of a main road with a small section dating back to 1850. That element was once an agricultural settlement. Over the years, both residential and limited light industrial uses have filled up many of the open spaces along the High Street, although the northern side of the road at the village entry remains open countryside outside Tetsworth's settlement footprint.

Value Judgements

Historical Value: Medium.

This major access to Tetsworth from the east contains a number of older buildings and provides an attractive transition to the historic core of the village. The allotments have been a long established historical feature.

Aesthetic Value: Medium.

This area delivers a strong sense of arrival into the village, particularly as the A40 rises to The Mount. Although the streetscape does not have exceptional merit, the area offers direct access to the valued amenities of the surrounding countryside.

Architectural Interest: Low.

Although the High Street features housing of a variety of designs, materials and ages, there are no exceptional buildings of high architectural interest. Similarly, there are few significant interrelationships between the buildings and the road to promote notable architectural interest.

Community Value: Medium.

This area is dominated by ribbon development of residential dwellings on both sides of the A40 with the Zioxi commercial premises and telephone exchange the only buildings to disturb this pattern. The employment potential of the Zioxi business can be viewed to be providing community value.

Susceptibility to Development Harms: Medium.

The loss of the Allotments would be harmful as it would remove a community facility. As a potential development plot it could be considered to be an infill site in technical planning terms.

The stretch of open countryside behind the northern side of the A40 should not be considered as a potential development site. However, it could be argued that the land bordering the High Street itself might offer limited scope for well-considered, sympathetically designed, incremental, individual infill developments which might not cause undue harm to the existing street frontage along the A40.

Summary Heritage and Landmark Value Assessments

The highlights of Tetsworth's heritage assets have statutory protection provided by their Listed Building status. However, the earlier coverage of the character of each Settlement Area has identified a wealth of other historically important buildings and structures which bring a notably positive contribution to the architectural and aesthetic richness of the Tetsworth street scene and reinforce the village's overall unique character. Eight of these, including one in the countryside, are of sufficient significance to merit individual designation to protect them and their settings from unsympathetic development.

Table 1 lists these non-designated assets and assesses their value in terms of their architectural, aesthetic and historic relevance, as recommended by Historic England.

Heritage Asset	Architectural Merit	Aesthetic Merit	Historic Merit
Old Red Lion Public House 	Substantial 19 th century building of individual design in a prominent location in the centre of the village facing the Village Green	Has long been a valued community facility and is the sole remaining public house in Tetsworth	Has been a hub of village social activity for almost 2 centuries
Tetsworth War Memorial 	Unique memorial strategically sited at the gateway to Tetsworth's historic core	Records the fallen of 2 World Wars from Tetsworth and surrounding parishes. Natural focus for Remembrance Day ceremony	Has been the principal locally relevant memorial commemorating Tetsworth's wartime casualties of 1914-18 and 1939-45
Mount Hill Farmhouse 	Dominant skyline building located at crest of hill in centre of Tetsworth marking the crossroads of village's founding roadways	Considered to be a significant 'gateway' structure located alongside the high point of the A40 High Street at The Mount crossroads being clearly visible from lower approaches from east and west	Current building may only be little more than a century old, but believed to incorporate elements of an earlier manor house dating back to 12 th century






<p>The Old School</p> 	<p>Attractive mid-Victorian stone building originally constructed as a school, sympathetically-converted for residential use</p>	<p>Unique design and attractive elevations make welcoming heritage gateway to post-war developments in the village core</p>	<p>Housed Tetsworth's first school founded by Rev John Peers in the middle of the 19th century</p>
<p>Falklands Villa</p> 	<p>Imposing Victorian residence with multiple interesting rendered elevations located in prominent position in substantial grounds in village core</p>	<p>Unique design makes it an attractive feature in the Tetsworth street scene</p>	<p>Is a significant example of heritage residences gracing the Tetsworth street scene for more than a century</p>
<p>Victorian Congregational Chapel</p> 	<p>Late-Victorian building in characteristic chapel design of era, sympathetically converted as residential dwelling</p>	<p>Elevation facing High St between the listed school building and Mount Hill Farmhouse forms very attractive heritage street scene</p>	<p>The chapel is the sole remaining physical evidence of a Tetsworth non-conformist community thriving more than a century ago</p>
<p>Harleford House</p> 	<p>Substantial period residence of interesting individual design set in extensive grounds outside village settlement</p>	<p>Although located in private grounds, displays intrinsically attractive features and setting</p>	<p>Probably has historic connections with local Harleford land holdings and farm enterprise which has listed status</p>
<p>Tetsworth Cobble Footpaths</p> 	<p>Strong architectural resonance with Victorian footpath materials and purpose</p>	<p>Provide an attractive current-day reminder of network of village routes to the parish church</p>	<p>Created in mid-Victorian period by Rev John Peers as principal village routes to church and school for Tetsworth community</p>

Table 1 – Non-Designated Heritage Asset Value Assessment

While many of the village's designated and non-designated heritage assets have community or landmark value, other Landmark buildings of more recent times also provide significant benefit to the Tetsworth community. Two lie at the heart of the village settlement, while the third is a skyline feature in the countryside to the north of Tetsworth. Their landmark and community values are set out in Table 2.


Landmark Building	Value to Tetsworth Community
<p>Tetsworth Memorial Hall</p> 	<p>Hub of village community activity located in prominent position on the High Street in the centre of the village settlement. Hosts public and private events and provided premises for a local business</p>
<p>Tetsworth Sports and Social Club Pavilion</p> 	<p>Focus of organised sports activities on the Village Green and a welcoming venue for community social events. Provides an attractive link between the Village Green and the village's built environment.</p>
<p>Oxfordshire Golf Clubhouse</p> 	<p>Significant modern structure visible on the northern skyline of Tetsworth Parish from the village. Facility provides hotel and spa accommodation and employment opportunities as well as acting as the clubhouse of a picturesque golf course. The impressive entrance gateway on the A329 reinforces the standing of the overall enterprise</p>

Table 2 – Landmark Building Community Value