



Heritage Statement on  
**The Springs Hotel**  
Wallingford Road  
North Stoke  
Oxfordshire  
OX10 6BE  
National Grid Reference: SU813 863

Dr Peter Wardle & Colin Lacey  
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Heritage Statement: The Springs Hotel  
Dr Peter Wardle and Colin Lacey  
18/10/2013

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## Version Control

### 1. Version Control

<b>Version No</b>	<b>Draft</b>	<b>Content Added/Omitted</b>	<b>Date</b>
0.5	Client Draft		28/10/2013
0.6	Client Draft		5/11/2013
0.7	LPA Draft	Client Comments	
1	Issued Report		

## 2. Summary

This Heritage Statement should be read in conjunction with the planning application and listed building consent application. The building is a Hotel formed by converting a Villa. It is dated to the Victorian period, 1878-1898 by the Historic Maps. It is located in the North Stoke conservation area. The building is not Listed.

The following phases of construction are present:

Phase	Period	Date	Description	How Dated
1	Victorian	Pre 1898	Original House with any early modifications	OS Mapping
2	Victorian	1898-1912	Northern part of north wing	OS Mapping
3	Modern	1912-1974	Construction of winter garden, enclosure of balcony, addition of office to east	OS Mapping, planning applications
4	Modern	1963	Extension of Lakeside wing to south	Planning applications
5	Modern	1974-1975	Alterations and additions by Ian Gillan	Planning applications
6	Modern	1981-1988	Hotel makeover including rooms to south of Lakeside wing	Planning applications
7	Modern	Post-1988	Recent alterations and additions	Planning applications

The Springs clearly does not meet the criteria for listing due to its relatively late date, degree of alteration and lack of other attributes of special interest. In particular the alterations are not confined to *“various single storey additions and features such as the kitchen extract chimney which are clearly detrimental to the character of the building.”* (Chezel Bird Memo dated 11/6/2013)

In particular there are recent full height extensions to both south and north of the building. These have been built to be in keeping with the rest of the building. The building lacks the detailing of true Arts and Crafts building and is a mock Tudor style. Internally there are few features of historic interest and these are confined to the first floor. Some are also later additions. Some key original features of the original design have been lost such as the ground floor balcony.

In the main these changes have largely been negative and harmful rather than positive and contributory. The exception to this is the reproduction ceiling to the Lord Nelson function room. The net result is a building that little resembles its original form.

The character of the conservation area is very much a linear village with mainly mid Victorian and earlier buildings. It is unclear how the eastern part of the conservation area can be justified in terms of paragraph 127 of NPPF, given the lack of historic or architectural interest in this part of the conservation area.

Comparison must be made to nearby Goring on Thames which is characterised by the presence of many Late Victorian Villas in an Arts and Crafts Style - some retain more or less original interiors and yet none are listed and many are excluded from the conservation area.

If this building is compared to other nearby examples it is a relatively poor example of its type in terms of survival and architectural interest. Indeed a good example within the Goring Conservation Area was demolished relatively recently.

### 3. The Basis of The Report

This is a document describing and discussing all aspects of the historic environment in relation to the development proposal at the above location.

This follows the principles set out in:

Clark, K., 2003, *Informed Conservation*, English Heritage, London

English Heritage, 2011, *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*

National Planning Policy Framework

The basic premise of this is that:

- All conservation decisions should be based upon research and information.
- Conservation is about managing change not fossilisation of buildings, land or landscapes.
- Judgements should be based on evidence.

This report should be read in conjunction with the planning and listed building consent applications.

## **5. Introduction**

### **5.1 The Client**

This report was commissioned by Laura Warden of Kemp and Kemp on 26/9/2013 for and on behalf of The Springs Hotel Ltd who are the building's owners.

### **5.2 Confidentiality and Copyright**

This document is to remain confidential for a period of 12 months or until it forms part of a formal planning application or until otherwise indicated by the client. The copyright of this report belongs to the Historic Environment Consultancy. No liability to third parties is accepted for advice and statements made in this report.

### **5.3 Location**

Site Address:	The Springs Hotel Wallingford Road North Stoke Oxfordshire
Post Code	OX10 6BE
Grid Reference:	SU813 863

The general location is shown in Figure 1 and the detailed location in Figure 2.

### **5.4 Building Visit**

The building was visited by Dr Peter Wardle on 7/10/2013.



Metres 1:10,000 @ A4

Plate 1: General Location Plan, 1:10,000 @ A4

Plate 2: XX Detailed Location Plan. Scale 1:2500

## 6. National Planning Policy

### 6.1 The National Planning Policy Framework

The National Planning Policy for the Historic Environment is given in:

National Planning Policy Framework Section 12 - *Conserving and enhancing the historic environment* pages 30-31 paragraphs 126-141 which state:

#### 12. *Conserving and enhancing the historic environment*

126. *Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,<sup>29</sup> including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

127. *When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*

128. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

129. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

130. *Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.*

<sup>29</sup> The principles and policies set out in this section apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-taking. Achieving sustainable development | 31

131. *In determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

*132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

*133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

*134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

*135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

*136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*

*137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*

*138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm*

*under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

*139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.*

*140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

*141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.<sup>30</sup> However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

## **6.2 Relevant Sections of Glossary**

**Archaeological interest:** *There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.*

**Conservation (for heritage policy):** *The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*

**Designated heritage asset:** *A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.*

**Heritage asset:** *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

**Historic environment:** *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

**Historic environment record:** *Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.*

**Setting of a heritage asset:** *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

**Significance (for heritage policy):** *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

### 6.3 Interpretation of National Planning Policy

Paragraph 132 states that:

*Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 133 states that:

*133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

Paragraph 134 states that:

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

There are thus six thresholds of harm:

1. Total Loss
2. Substantial Harm
3. Less than substantial Harm
4. Harm
5. Non Harmful but requiring listed building consent
6. Non Harmful ie things which do not need listed building consent.

Substantial Harm has to be

1. Things which mean that the heritage asset would no longer merit the designation ie replacing all the historic fabric
2. Things that make the asset unrecognisable.

Substantial Harm can be:

1. The cumulative effect of many minor harmful actions.

Substantial Harm is not:

1. Things that English Heritage suggest can be done to buildings in their policy documents, for example extending a building or sub-dividing a building
2. Something that most authorities allow.

The Harm has to be weighed against:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;* paragraph 126

The following is justification for substantial harm (Paragraph 133):

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

#### **6.4 Public Benefit**

The National Planning Policy Frameworks suggest that there must be “public benefit” to justify less than substantial harm to a heritage asset and that this can include *securing its optimum viable use*.

In addition the PPS 5 Practice Guide paragraph 37 lists other public (Heritage) benefits as follows:

- 1. The social value of heritage assets to the community.*
- 2. The potential for heritage-led regeneration.*
- 3. The wider public benefits of the conservation of historic landscapes, parks and gardens. For example, in providing opportunities for recreation, the preservation of natural habitats and improved environmental quality.*
- 4. The potential for heritage assets to improve quality of life and sense of place.*
- 5. Creating opportunities for the optimum viable re-use of heritage assets at risk.*
- 6. The role of traditional building materials and patterns of land use in local distinctiveness.*
- 7. How heritage assets contribute to the attractiveness of streets and public spaces and how this contribution might be enhanced by, for example, reducing street clutter.*
- 8. How to increase accessibility to and participation in the historic environment.*
- 9. The economic potential of heritage assets.*
- 10. The possible impacts of heritage tourism on the historic environment and wider community.*
- 11. Opportunities to increase housing supply or meet other priorities by re-using and adapting heritage assets.*
- 12. Ways that new development might complement and enhance existing settlements and heritage assets.*

Further relevant paragraphs of the Practice Guide state:

*77. Finding the optimum viable use for an asset may require the local planning authority to apply other development control policies flexibly and imaginatively to achieve long-term conservation. For example to realise the benefits of bringing an abandoned listed building on the Heritage at Risk register back into viable use it may be necessary to make an exception to a policy that restricts residential use on employment land.*

*78. Local authorities are advised to take into account the likely longevity of any public benefits claimed for a proposed scheme. Speculative, ill-conceived or short-term projects will not compare so favourably when considering an irreversible harm to the significance of a heritage asset.*

*79. There are a number of potential heritage benefits that could weigh in favour of a proposed scheme:*

1. *It sustains or enhances the significance of a heritage asset and the contribution of its setting.*
2. *It reduces or removes risks to a heritage asset.*
3. *It secures the optimum viable use of a heritage asset in support of its long term conservation.*
4. *It makes a positive contribution to economic vitality and sustainable communities.*
5. *It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.*
6. *It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.*

87. *Where a proposal causes minor harm there will still be a loss of value to society caused by that harm. This is a loss of public benefit that needs to be weighed against any other public benefits the proposal will bring, including, possibly, the conservation benefit of the proposal being part of realising the optimal viable use of the asset. Flexibility and imagination in the design process is crucial to minimising conflict. Some works may seem individually to be of little importance but can cumulatively be destructive of a heritage asset's significance.*

90. *Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, provided that the harm is minimised.*

93. *Keeping land in active use is a public benefit. It will be very rare that a decision has to be made between keeping a designated heritage asset and returning the site to active use but in such cases a balance still has to be struck between the loss to society of the significance of the designated asset and the benefits of returning the site to use. Loss of the highest graded assets will only be on wholly exceptional grounds.*

94. *Given the irreversibility of any such decision, the demolition or destruction of a designated heritage asset on these grounds is very much a last resort after every option to secure a viable future for the asset has been exhausted. The fact that particular applicants or their advisers cannot conceive of a viable use for the asset does not mean that there is no such*

196. *A research investigation involving intrusive works to an asset requiring permission or consent may be proposed as a stand-alone project and not merely as an exercise in investigating an asset that will be lost or altered for other reasons. It may be justified if there will be a public benefit gained if the investigation results in an increased understanding of our past and this will be maximised if it is well planned, executed and the results properly publicised and disseminated.*

In addition the English Heritage website states:

<http://www.english-heritage.org.uk/professional/advice/hpg/decisionmaking/NPPF/>  
(10/10/2012)

*Public benefits in this sense will most likely be the fulfilment of one or more of the objectives of sustainable development as set out in the NPPF, provided the benefits will endure for the wider community and not just for private individuals or corporations. It is very important to consider if conflict between the provision of such public benefits and heritage conservation is necessary.*

*The NPPF seeks economic, social and environmental (including historic environmental) gains jointly and simultaneously. The planning system should actively guide development to sustainable solutions. Pursuing sustainable development involves seeking positive improvement in the quality of the built*

*environment. Substantial harm or loss should be refused unless it is demonstrated that it is necessary to deliver substantial public benefits that outweigh that harm (paragraphs 8, 9 and 133). The public benefits may be achieved with less or no harm by alternative design or location.*

*Sometimes harm is necessary to enable change of use of the asset to its optimum viable use. The optimum viable use is either the sole viable use of the asset or, if there is more than one viable use, the use most consistent with its ongoing conservation. Enabling such a change of use can be a public benefit that outweighs the harm done.*

## 7. Historic Environment Planning History & Background

### 7.1 Conservation Area

The development area is located within the North Stoke Conservation Area.

The extent of the Conservation Area is shown in the following figure:

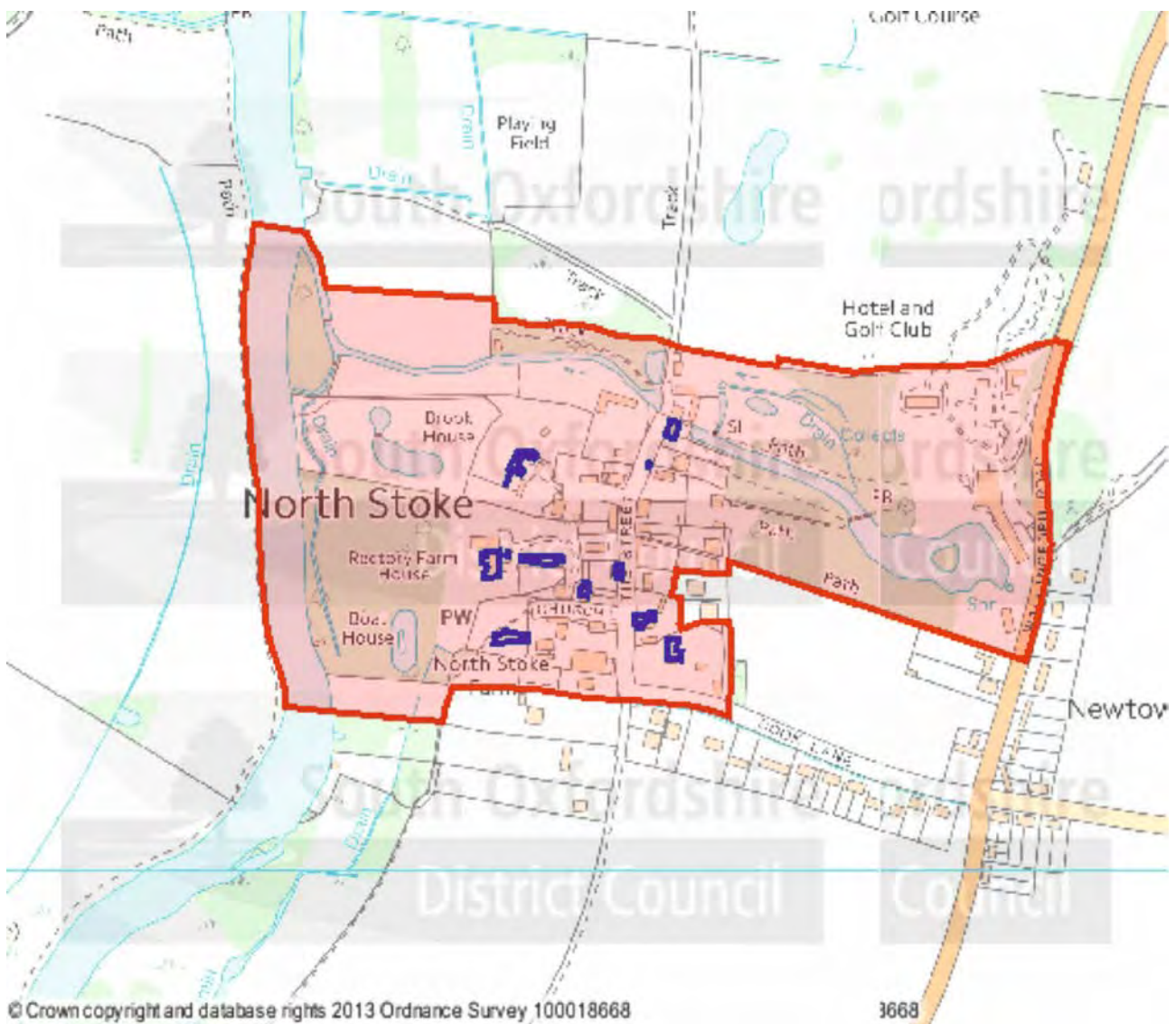


Figure 1 Extent of North Stoke Conservation Area

## 8. The Conservation Area

### 8.1 The History of the Settlement

North Stoke is located in the Thames Valley south of Wallingford but North of the Goring Gap. To the East near to the Wallingford Road there is a spring which gives rise to a stream which follows westwards to a confluence with the Thames creating a small valley with alluvial deposits within sand and gravel deposits.

Human Activity at North Stoke is recorded from the Neolithic periods onwards in the form of a Neolithic henge monument (a ceremonial communal circular enclosure) and a Bronze cemetery of round barrows (burial mounds).

The village, like most villages, was founded in the eighth century (See Arnold and Wardle 1981). It is one of a number of riverside or near river settlements along the Thames which are characterised by being perpendicular to the river, narrow, and having a hinterland which extends to the chalklands.

The village is mentioned in the Domesday Book with two mills recorded.

By the late eighteenth century the manor was held by the Lord of the Manor of Mongewell as part of its estates. The land was enclosed in 1843.

The current village has a linear form orientated from North to South.

The Wallingford Road is shown in its current position from Crowmarsh south towards Goring on higher ground with roads leading to the nucleus of the settlements at Mungewell, North Stoke, Little Stoke and South Stoke.

The earliest part of St Johns Church dates from the thirteenth century.

### 8.2 Historic and Listed Buildings

The following listed buildings are present:

Building	Type	Date
Church of St Mary	Parish Church	C13
Gravemarkers		
Rectory Farmhouse	House	C17
The Grange	House	C17
Dovecote nr Rectory Farmhouse	Dovecote	C18
Barn nr Rectory Farmhouse	Barn	
Church Cottages	House	C17
Kimberley Cottage	House	C18
K6 Telephone Kiosk		1935
Brook House	House	C16
Mill House	House	C17

## 9. The Character of the Conservation Area

There are three distinct areas within the Conservation Area these are:

1. The historic core either side of The Street
2. The houses to the west of the lane running parallel to The Street
3. The Springs Hotel and surrounding land.

### 9.1 The Historic Core either side of The Street

The overall impression of this area is a historic area that has not seen development in the twentieth century with few indicators of the modern era.



Plate 3 The Street Looking North from the Junction with Church Lane



Plate 4 The Street looking South

Unlike any other of the Thames side villages south of Wallingford it is possible to get an impression of what a Victorian village looked like.



Plate 5 The Street



Plate 6 The Street

The detractors from this area are :

1. The Listed Telephone Kiosk
2. The more recent farm buildings of Church Farm
3. The Outhouse to Brook Lodge.



Plate 7 Telephone Kiosk, The Street



Plate 8 Recent Buildings Church Farm



Plate 9 Outbuilding Brook Lodge

## 9.2 Pocock Lane

The character of this area is of modern housing which does not have any historic or architectural interest.



Plate 10 Recent Building Pocock Lane



Plate 11 Recent Building Pocock Lane

### 9.3 The Springs Hotel Area

The principal feature of this area is the lake which occurs around the spring. It is identified as a “Mill Pond” on historic OS plans although there is no clear evidence of it being an artificial construction. It is to be compared to a similar lake at Mungewell which is also called a Mill Pond. Mungewell Park was landscaped by Capability Brown but it is recorded that he did not actually do any landscaping merely planting trees.

It is noted that the older parts of The Springs Hotel are not visible from the footpath which forms the boundary of the Conservation Area.

The only historic building present is The Springs Hotel which is a much altered Victorian Villa. Outside the Conservation Area are the thatched Frisian Cottage which predates 1842 and Lake Cottage which is Victorian in date.

The Springs Hotel itself detracts from the aesthetic character of the area by virtue of the presence of for example extraction flues and other paraphernalia.



Plate 12 Front Elevation The Springs



Plate 13 The Springs Hotel from footpath

#### 9.4 The Boundaries of the Conservation Area

The purpose of conservation areas is given in the 1990 Planning and Listed Building and Conservation Areas Act 1990 which states:

*69 Designation of conservation areas*

*(1) Every local planning authority—*

*(a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and*

*(b) shall designate those areas as conservation areas.*

Thus for designation to be justified the area must be special historically or architecturally and worth preserving.

In this conservation area the Nationally Important Heritage Asset - the henge monument - is excluded but the natural land form and woodland between The Springs Hotel and the main settlement is included.

The boundaries of the conservation area on Pocock Lane are somewhat inconsistent, with some recent buildings included and others excluded. Similarly the Old Vicarage fits in with the character of the conservation area but is excluded.

The inclusion of the Springs Hotel in isolation is therefore questioned.

## 10. The Building

The building is a late Victorian Villa located at some distance from the settlement of North Stoke in what at the time was open countryside. It is not listed and is not on the local list of buildings. It is now used as a hotel and has been greatly altered on numerous occasions. The grounds are not on the register of Parklands and Gardens.



Plate 14 The Springs Hotel rear elevation



Plate 15 The Springs Hotel Front Elevation

The function of the building is a hotel. When the building was constructed its function was a house / Victorian villa.

## 10.1 The Date of the Building

The building is stated on The Springs Hotel and Golf Club website<sup>1</sup> to have been constructed in 1874 by Sir Alexander Condie Stephen, KCMG, KCVO, CB, a British diplomat and translator.

The building does not, however, appear on the 1878 Ordnance Survey map. It is present on the 1898 map suggesting it may have been constructed between these years.

## 10.2 The History of The Hotel

A search of historic trade directories was carried out to ascertain former residents of The Springs. The findings are as follows:

### *Post Office 1939*

Kayser Charles Lionel & Hon. Mrs.

### *Kelly's 1924*

Wormald Sir John K.B.E., M.I.C.E., J.P.

### *Kelly's 1911*

Wormald John J.P.

### *Kelly's 1907*

Wormald John J.P.

### *Kelly's 1903*

Wormald John

This information is supplemented by The Springs Hotel and Golf Club's website, which adds the following:

1874: The Springs was constructed by Sir Alexander Condie Stephen, KCMG, KCVO, CB, a British diplomat and translator

Charles Kayser (listed above) is said to have died following electrocution by a faulty heated shaving mirror.

There was an attempt to convert The Springs into a theological college by the Rev. Barber, Archbishop Temple and a Nottingham lawyer.

Gordon Rose acquired the building in 1957.

Ian Gillan, lead singer and lyricist with the rock group 'Deep Purple', purchased The Springs in 1973. Gillan is behind the conversion of the building to a hotel, and installed the guitar-shaped swimming pool seen in the garden.

The current owners took The Springs on in 1995, and added a golf course to the grounds of the hotel.

The website also mentions Sir John Wormald purchasing The Springs in 1912. Trade directory evidence above proves Wormald had been in residence from at least 1903.

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<sup>1</sup> [http://www.thespringshotel.com/accommodation/history\\_of\\_the\\_springs\\_hotel/](http://www.thespringshotel.com/accommodation/history_of_the_springs_hotel/)

### 10.3 Historic Photographs

The photographs below are from the July 1983 edition of the Architects' Journal, which carried an article on hotel conversion work. They show the building largely in its current form.



Plate 16: Architect's Journal, 1983

The curved walkway is located to the south of the current entrance and has subsequently been enclosed by glazing.



Plate 17: Architect's Journal, 1983

The images above show the new entrance / reception area and an arched doorway

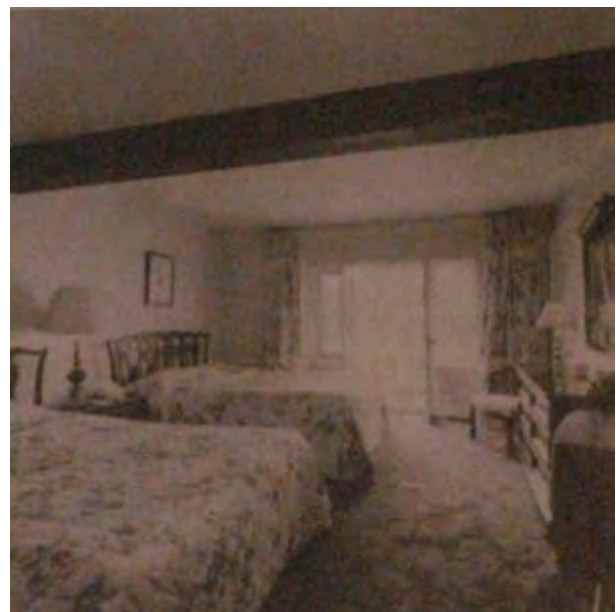
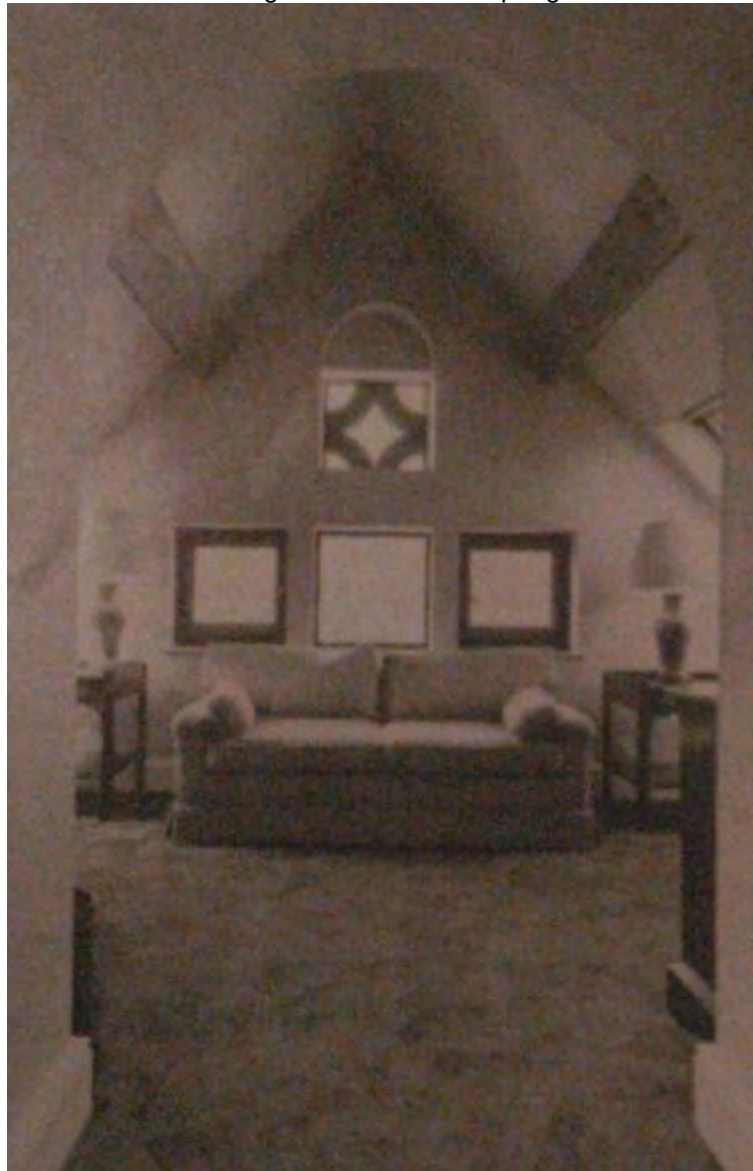


Plate 18: Architect's Journal, 1983

The first two of these photographs show the first floor 'Diplomat' suite.

The layout of the building is shown in the following plans:

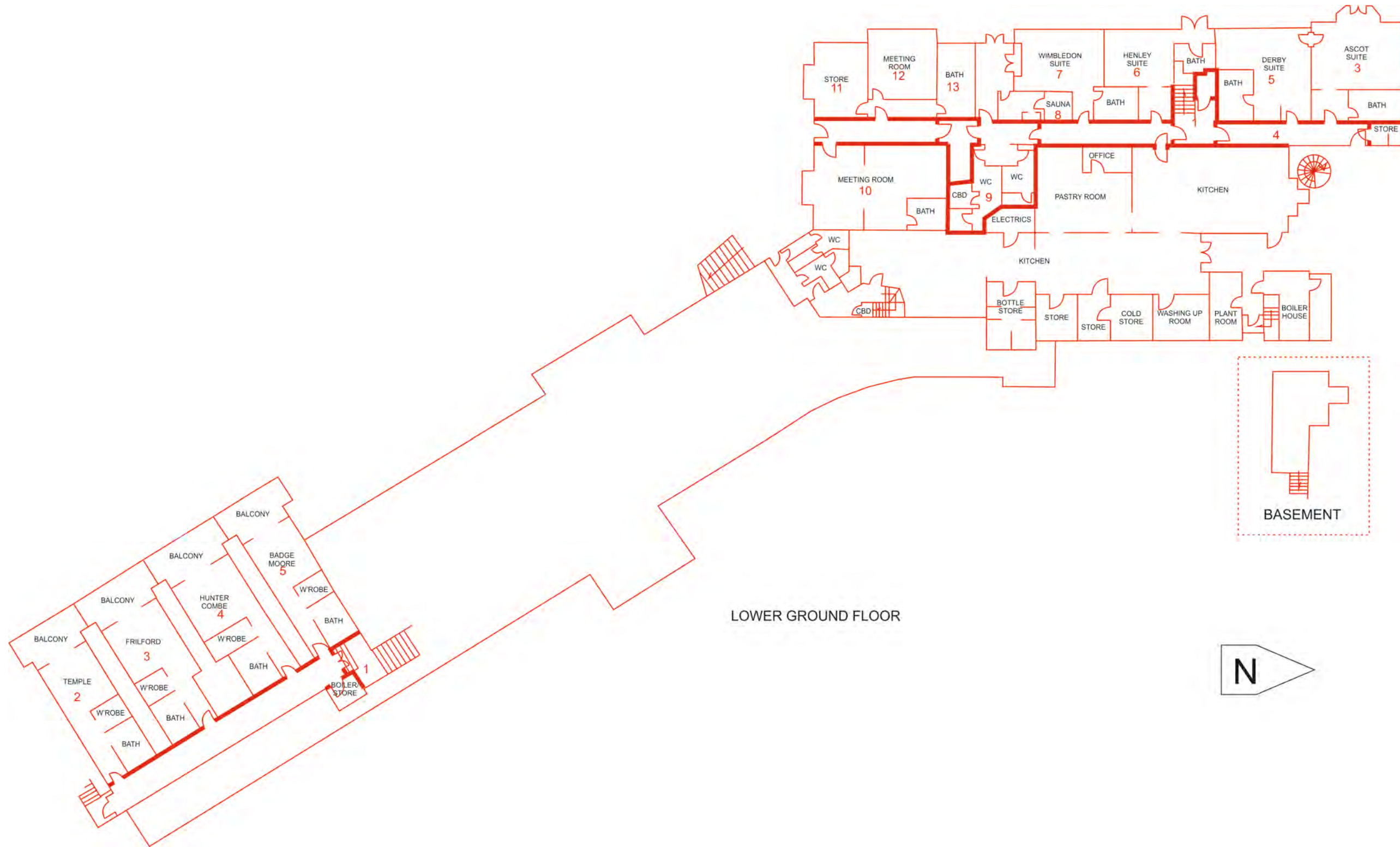


Figure 2: Lower Ground Floor, 1:250 @ A3

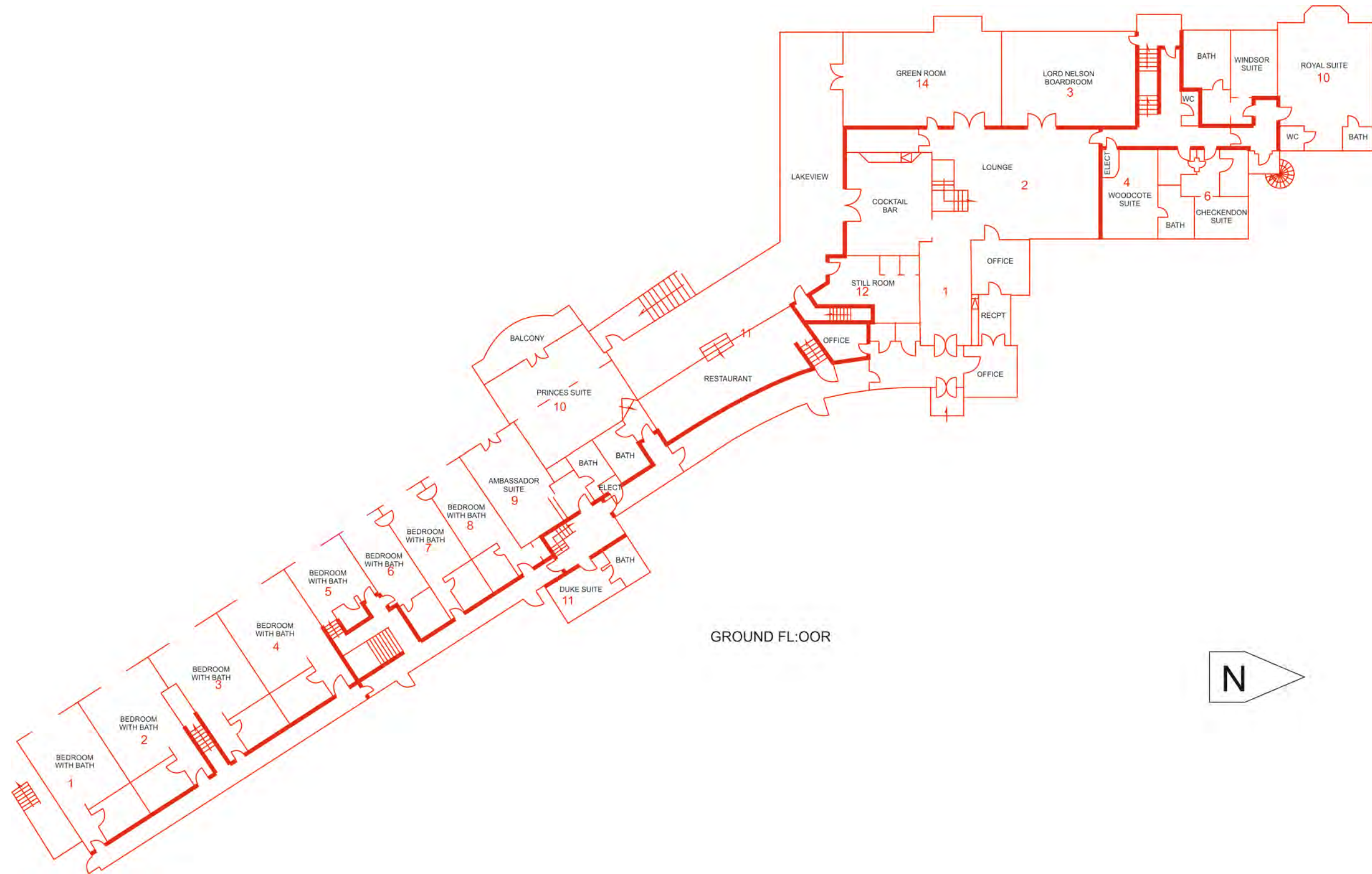


Figure 3 Ground Floor, 1:250 @ A3

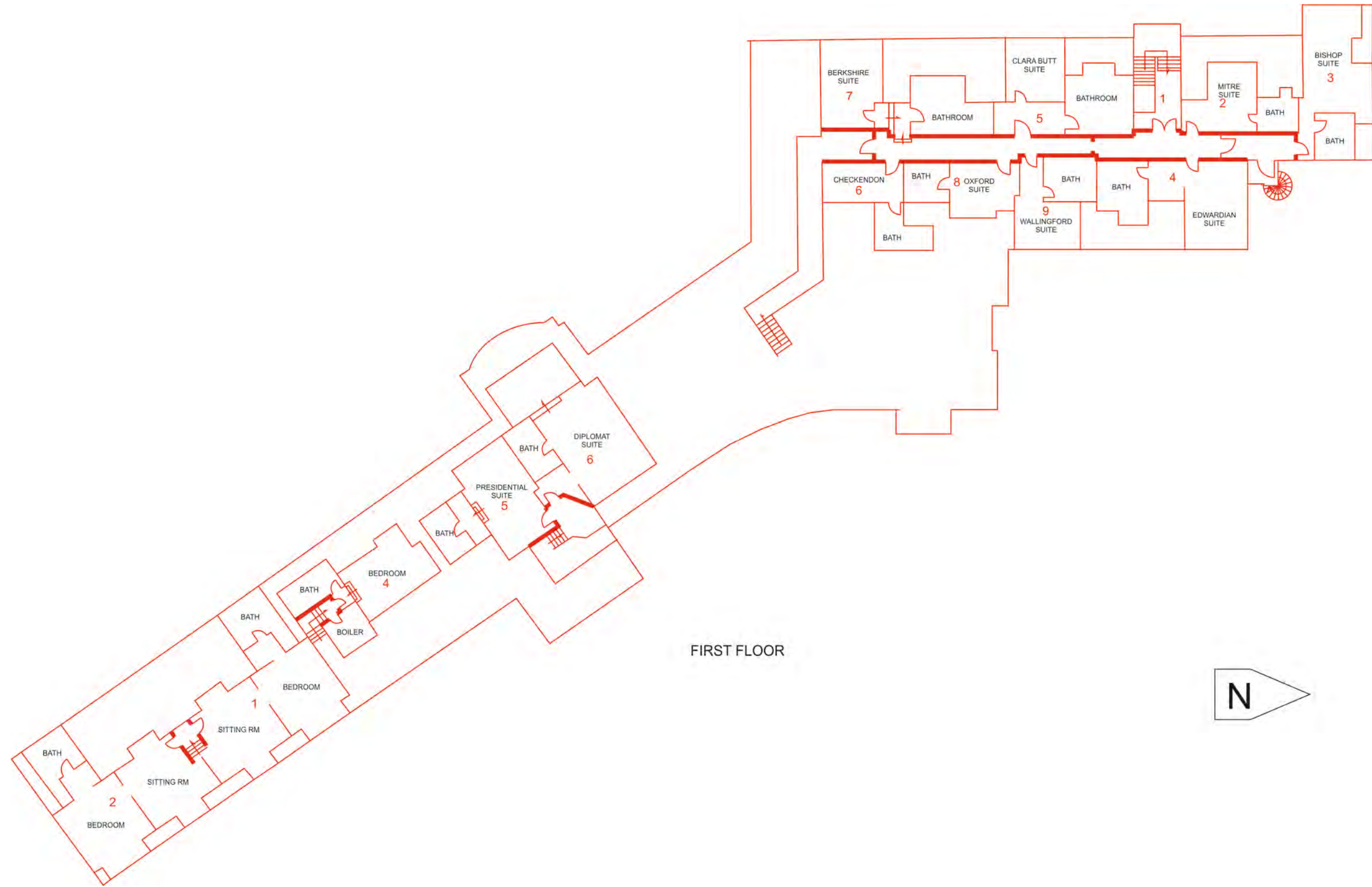


Figure 4 First Floor 1:250 @ A3

## 11. The Construction Sequence

The following Phases of construction are present:

Phase	Period	Date	Description	How Dated
1	Victorian	Pre 1898	Original House with any early modifications	OS Mapping
2	Late Victorian	1898-1912	Northern part of north wing	OS Mapping
3	Modern	1912-1974	Construction of winter garden, enclosure of southwest corner of Lakeview, addition of office to east	OS Mapping, planning applications
4	Modern	1963	Extension of Lakeside wing to south	Planning applications
5	Modern	1974-1975	Alterations and additions by Ian Gillan for hotel conversion	Planning applications
6	Modern	1981-1988	Hotel makeover including rooms to south of Lakeside wing	Planning applications
7	Modern	Post-1988	Recent alterations and additions	Planning applications, current plan form

### 11.1 Phase 1

The initial phase of the building comprises the original structure plus any modifications carried out before 1898. The extent of this phase is related to the extent of the building as shown on the 1898 Ordnance Survey 1:2500 plan.

The building at this point was formed of the southern part of the main wing, comprising two east-west gables and the structure between.

Some walls in the lakeside wing, around the area of the Ambassador and Princess suites are approximately located in similar locations to those of a second building present on the 1898 map.

### 11.2 Phase 2

Phase 2 comprises areas of the building present on the 1912 Ordnance Survey map. This is generally the northern part of the north wing, comprising the kitchen at lower ground floor level and the Woodcote Suite and all parts further north at ground and first floor level. It is apparent that the Lord Nelson room was extended northwards at this point, which is likely to coincide with the installation of the moulded ceiling in this room.

The building along the lakeside wing was also extended at this point, with possible remains of its western wall being present between the windows of rooms 6, 7 and 8 at ground floor level.

### **11.3 Phase 3**

In the period between 1912 and 1974, dated by 'as existing' plans from 1974 planning applications, the western part of the restaurant was constructed. This was an enclosed glazed space known as the 'winter garden'. To the south, the existing building was extended westwards, forming the western extent of the Princess Suite as it currently stands.

A new entrance was constructed to the east of the northern wing, now housing the reception office, and at lower ground floor level, the boiler room was extended to the north.

### **11.4 Phase 4**

A planning application was approved in 1963 to extend the lakeside wing southwards and eastwards, to provide staff accommodation. None of the internal layout from this period survives, although the external walls do.

### **11.5 Phase 5**

During Ian Gillan's ownership, alterations were made to make the building more suitable for use as a hotel. These included the provision of a fire escape staircase at the northern end of the building and the subdivision of some rooms to form en-suite bathrooms and, in public areas, lavatories.

At lower ground floor level, the layout of the kitchen was altered, with a large open space opened to the south, with lavatories and a staircase leading to the ground floor.

To the east of the lakeside wing, external spaces were enclosed and a small extension created now housing room 11, 'Duke'.

### **11.6 Phase 6**

During the 1980s, the entrance, lobby and reception areas were constructed in their current form and the restaurant was extended to the east. Renovation projects at various times in the 1981-1988 period led to the bedrooms / suites in the lakeside wing all being created in their current form in this period, utilising previous room layouts where convenient to the new plans.

### **11.7 Phase 7**

Since the 1988 planning application was submitted, the door at the southern end of the lakeside wing axial corridor has been installed. This differs from the layout shown in the plans of the 1988 application concerning this part of the building.



Figure 5 Phase Plan: Lower Ground Floor, 1:250 @ A3

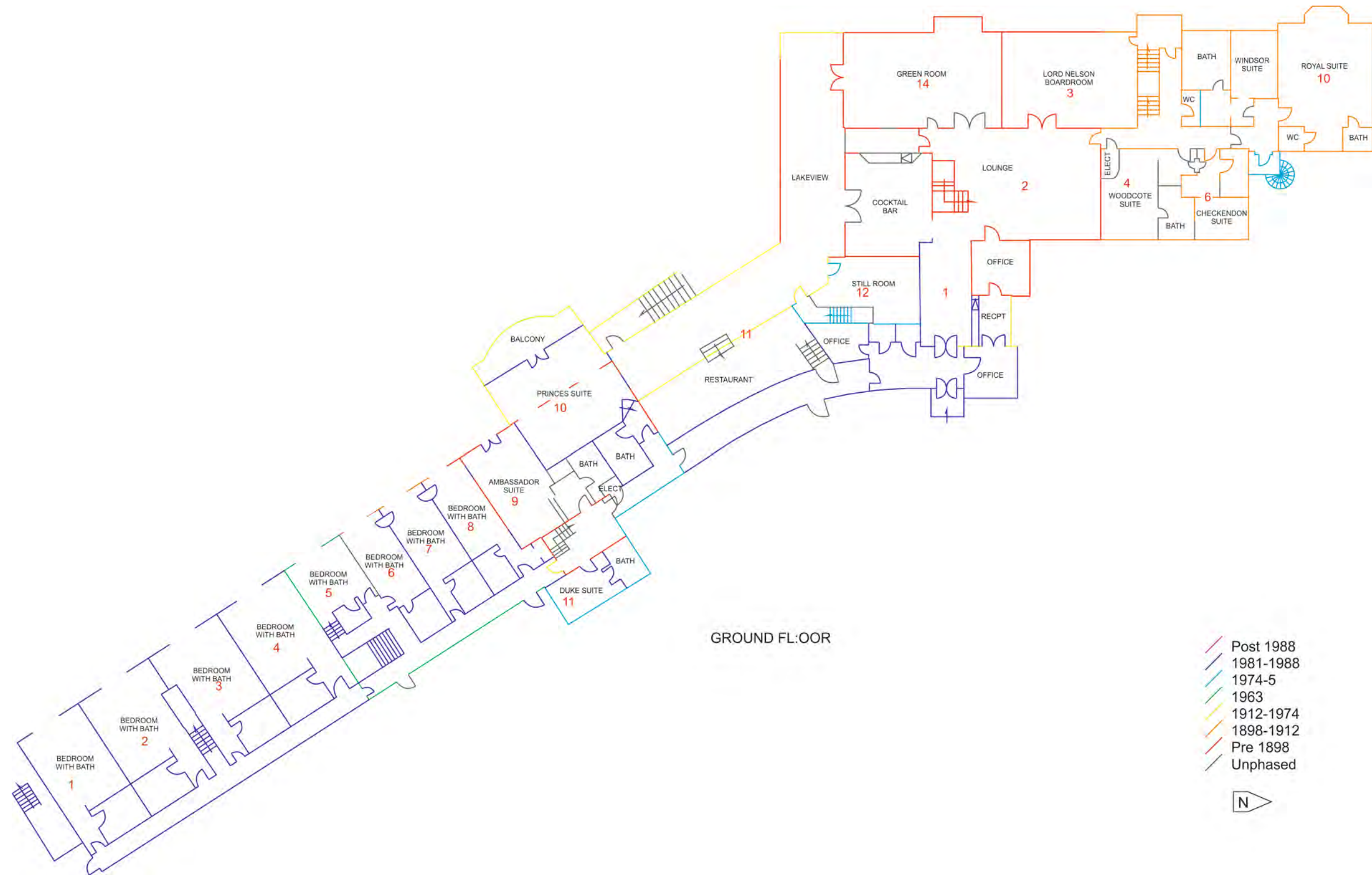


Figure 6 Phase Plan: Ground Floor, 1:250 @ A3

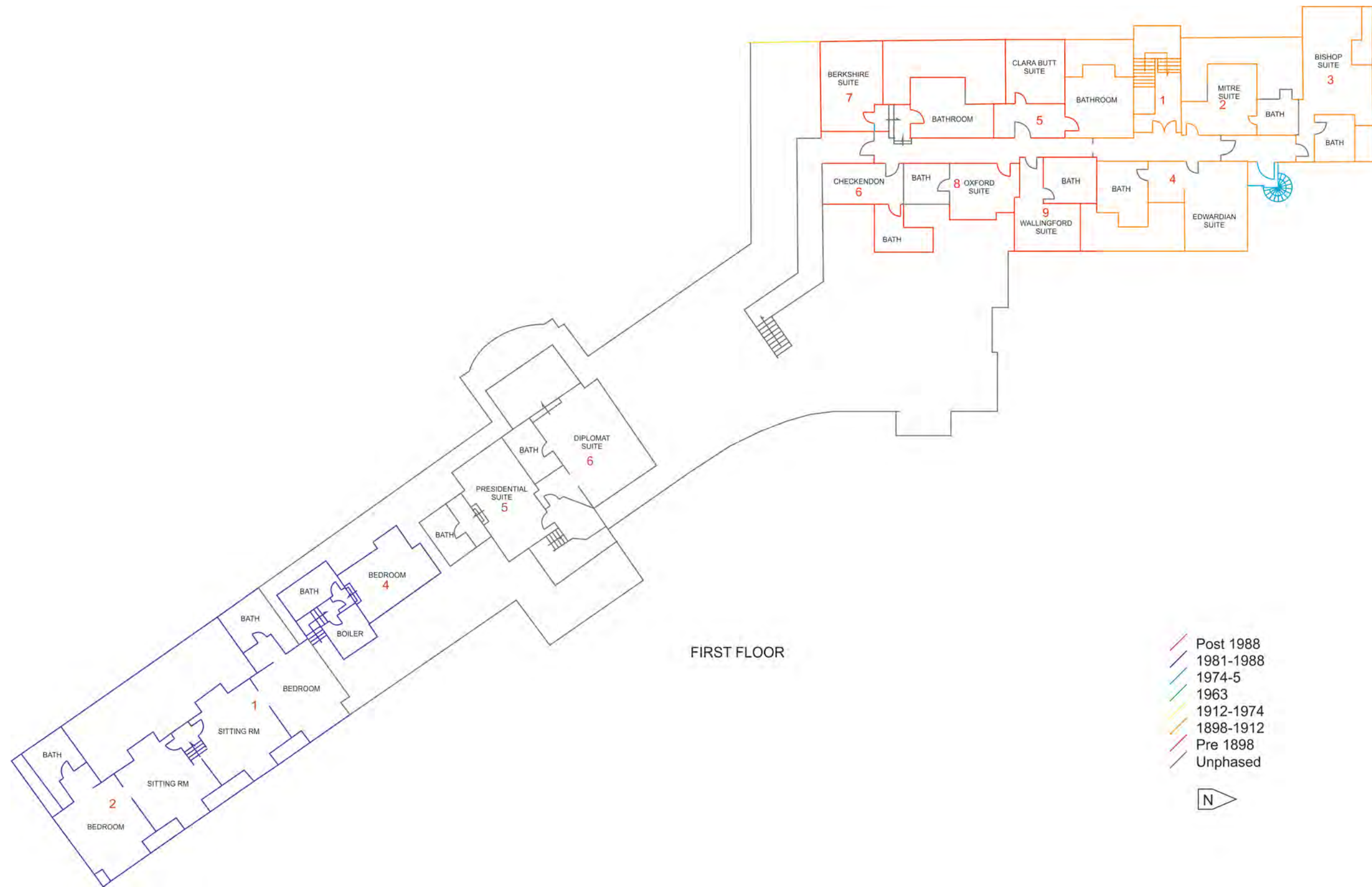


Figure 7 Phase Plan: First Floor, 1:250 @ A3

## 12. The Importance of The Building

The purpose of this section is to establish if the building meets the criteria for listing.

### 12.1 The Date of the Building

The DCMS 2010 document "Principles of Selection for Listing Buildings" states the reasons why buildings are listed. The date of a building is the simplest and most objective way of deciding if a building should be listed:

A key criterion is date which is as follows:

*before 1700, all buildings that contain a significant proportion of their original fabric are listed;*

*from 1700 to 1840, most buildings are listed;*

*after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;*

*particularly careful selection is required for buildings from the period after 1945;*

*buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat.*

This building is dated to between 1878 and 1898 and thus it is very unlikely that this building meets the listing criteria, it falls rather into the period when much greater selectivity is needed.

### 12.2 Rarity

The Principles of Selection state that the rarer the building the more likely it is to be listed. This building is a large house and thus can be seen to be a relatively common type of building. There are numerous other examples in the Thameside villages many of which are relatively unaltered.

### 12.3 Architectural and Historic Interest

The Planning (Listed Building and Conservation Areas) Act 1990 Part 1 section 1 paragraph 1 states:

...."in relation to building of special architectural or historic interest."

Thus it follows that a building must have either architectural or historic interest which the Principles of Selection define as:

*Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

• *Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.*

**Architectural Interest**

Criterion:	Comment
architectural design	
decoration	
craftsmanship;	Medium
nationally important examples of particular building types	No
particular building techniques	
Buildings displaying technological innovation or virtuosity	
significant plan forms	No

**Historic Interest**

There should normally be some quality of interest in the physical fabric of the building	Low to medium
a building must illustrate important aspects of the nation's	No
social,	No
economic	No
cultural	No
Military history	No

**12.4 Group Value**

The Principles of Selection gives a clear indication that buildings can be protected because they are part of a group which is as follows:

*When making a listing decision, the Secretary of State may take into account the extent to which the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part. This is generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between a group of buildings. If a building is designated because of its group value, protection applies to the whole of the property, not just the exterior.*

There are few historic buildings nearby, none of which are listed

**12.5 Other Factors**

Other factors are also taken into account; these are:

**Aesthetic Merit**

Aesthetic Merit The appearance of a building – both its intrinsic architectural merit and any group value – is a key consideration in judging listing proposals, but the special interest of a building will not always be reflected in obvious external visual quality.	
Buildings that are important for reasons of technological innovation,	
or as illustrating particular aspects of social or economic history, may have little external visual quality.	No

**Selectivity**

Where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration.	
However, a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved.	No
Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive.	This is applicable
In such cases, the Secretary of State's policy is to list only the most representative or most significant examples of the type.	

**National Interest**

The emphasis in these criteria is to establish consistency of selection to ensure that not only are all buildings of strong intrinsic architectural interest included on the list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock.	No
For instance, the best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions.	No
Similarly, for example, some buildings will be listed because they represent a nationally important but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.	No

**12.6 The Importance of Particular Types of Building**

English Heritage have produced "Selection Guides" for different types of building. The relevant ones are:

Suburban and Country Houses – Domestic Buildings 3

The Modern House and Housing – Domestic Buildings 4 page 7 Victorian Villas and detached Housing. Relevant Sections are as follow:

*Country houses, villas, and suburban houses survive in such large numbers that they will need to be carefully assessed for listing against the normal selection criteria: age and rarity, intactness, quality of design, materials, craftsmanship, and historic associations. In terms of large-scale country houses, the majority have already been listed, though areas covered by earlier and less complete lists of the 1970s may contain later post-1840 country houses that are unlisted and which may deserve listing too. Such areas may also contain houses of these dates which are under-graded, and/or with outbuildings insufficiently identified in list descriptions; many houses were listed without the benefit of internal inspection which may reveal further claims to special interest. Sheer expense never vouchsafed architectural interest or design quality, but such houses could be innovative in terms of style, planning, technology or have other historic interest. As set out in government guidance, there is a rising threshold for listing: the more modern the building, the stronger the claims to special interest must be.*

*Expense is no indication of architectural quality. Similarly the notion that in the modern period only Modernist progressive styles were favoured should be tempered by the range and quality of traditional and historicist styles. While celebrated architects were sometimes involved, elsewhere it is the work of local architects, and their interpretation of nationally important styles and modes of building, that is often of great interest. Intactness will not in itself be sufficient. However, the intact survival of noteworthy decorative features, both inside and out, can sometimes justify listing or sway the balance in otherwise marginal examples.*

## ALTERATION

*Many houses undergo change, and this need not rule out listability: indeed, it can sometimes add to the special interest. Cases will need to be assessed on an individual, case by case, basis. The most important determinant is whether changes have been positive and contributory, or negative and harmful. Alteration to secondary areas can more easily be overlooked than the loss of major features.*

Thus given that:

- The architect is unknown
- There are no architectural or technological innovations
- It is a relatively common type of building
- The plan form largely does not survive
- There is a very high degree of alteration

The building does not meet the criteria for listing.

### 12.7 Local Listing

South Oxfordshire District Council have not published criteria for Local Listing and therefore it is not possible to determine if this building would meet the criteria.

## 13. The Optimum Viable Use of the Building

Separate reports look at different viable uses of the building.

## 14. Discussion

The Springs clearly does not meet the criteria for listing due to its relatively late date, degree of alteration and lack of other attributes of special interest. In particular the alterations are not confined to *“various single storey additions and features such as the kitchen extract chimney which are clearly detrimental to the character of the building.”* (Chezel Bird Memo dated 11/6/2013)

In particular there are recent full height extensions to both south and north of the building. These have been built to be in keeping with the rest of the building. The building lacks the detailing of true Arts and Crafts building and is a mock Tudor style. Internally there are few features of historic interest and these are confined to the first floor. Some are also later additions. Some key original features of the original design have been lost such as the ground floor balcony.

In the main these changes have largely been negative and harmful rather than positive and contributory. The exception to this is the reproduction ceiling to the Lord Nelson function room. The net result is a building that little resembles its original form.

The character of the conservation area is very much a linear village with mainly mid Victorian and earlier buildings. It is unclear how the eastern part of the conservation area can be justified in terms of paragraph 127 of NPPF, given the lack of historic or architectural interest in this part of the conservation area.

Comparison must be made to nearby Goring on Thames which is characterised by the presence of many Late Victorian Villas in an Arts and Crafts Style - some retain more or less original interiors and yet none are listed and many are excluded from the conservation area.

If this building is compared to other nearby examples it is a relatively poor example of its type in terms of survival and architectural interest. Indeed a good example within the Goring Conservation Area was demolished relatively recently.

## 15. Appendix: Description: Exterior

The vast majority of the building, from all phases, is ornamented with mock Tudor timbers with rendered infill. The main entrance to the hotel is located to the left of the image, marked by the leftmost gable end. This was added in 1981. Whilst the majority of this elevation is decorated with mock timber framing, the degree of elaboration is somewhat less than that to the west, suggesting that although the east is now the front of the building, it was originally intended to be approached from the west.



Plate 3: Northern part, front (east) elevation



Plate 4: Detail of northern part, east elevation

The foreground of the above photograph is the roof over the lower ground floor kitchen. A large extraction duct is present running from the lower ground floor roof to a chimney on the main part of the building. The two gables to the left of the above photograph mark the extent of the original part of the building. The windows on this elevation, and throughout the building in general, vary with the phase of construction, with some being modern replacements.



Plate 5: Northernmost gable, east elevation  
The above photograph is taken from lower ground floor level. A spiral fire escape staircase is visible to the left of the image, serving the ground and first floors of the northern part of the building.



Plate 6: View south to kitchen doors, northern part of east side  
The above image is taken at lower ground floor level and shows the double doors into the kitchen area.



Plate 10: East elevation, Lakeside wing

A modern glazed walkway is present between gables on the eastern side of the Lakeside wing.



Plate 9: South elevation, Lakeside wing

The southern part of the Lakeside wing was added in 1984 and stylistically matches the mock timber framing seen on the remainder of the building, however without the same level of ornamentation as parts to the north.



Plate 11: West aspect, Lakeside wing

The elaborate timber decoration noted in the gable depicted above provides a stylistic link to the earlier parts of the building further north.



Plate 12: West aspect, Lakeside wing

This photograph shows the balustrade for the terraced balconies of the ground and lower ground floor rooms. The rooms at lower ground floor level were converted to their current form in 1988, and those at ground floor level date from 1984.



Plate 13: Southern aspect, north wing

The enclosed balcony forms part of the restaurant. To the right of the photograph, the northern end of the Lakeside wing is visible. This is the original southern elevation of the house, prior to any extension. A pair of gables flanks a single door at lower ground level, whilst the balcony projects from the ground floor above. Curved brackets either side of the door support the balcony and may be relics of a porch or canopy over the door prior to the construction of the balcony itself.



Plate 13: West elevation where north wing (left) joins Lakeside wing (right)

The enclosed balcony containing the restaurant was constructed as the 'Winter Garden' following purchase of the house by Sir John Wormald in 1912. This continues along bridging the gap between the northern and Lakeside wings. A flight of steps gives access to the garden from its southern end. To the right, a balcony is present at ground floor level, with a recessed seat accessed from the garden below.



Plate 13: Detail of recessed seat in flint wall with stone piers, west elevation, Lakeside wing

The retaining wall of the Lakeside wing is largely faced in coursed dressed flint. Steps account for the change in level, giving access from the balconies / terraces above to the gardens below.



Plate 14: West elevation, north wing

The rear of the north wing of the building exhibits a number of styles of mock timber framing across its span. A number of substantial chimneystacks are visible.

The original part of the building is the area of the two gables to the right of the above photograph. The differing style of the false timbering on these two gables indicates the building was initially intended to appear as a multi-phase structure – an impression perpetuated in the external appearance of all subsequent extensions.



An off-centre projecting bay is present in the original part of the building at ground floor level. A dormer window is located above, whilst at lower ground level, the wall line is set back, with a curved brace supporting the bay above. The lower ground floor at the rear of the building has no timbering, and is formed of a plain roughcast wall, painted black over its lower part, white above.

Plate 15: Western aspect, original part of The Springs



A jettied gable is present to the north of the original part of the building. This features two jetties, one between lower ground and ground, the second between ground and first floor. The northernmost gable has a hexagonal bay at ground floor level which changes to a rectangular bay at first floor level. The gable itself is slightly jettied.

Plate 17: North end of west elevation



The northern aspect of the north wing is largely obscured by vegetation however it is clear the mock timbering continues onto this elevation.

Plate 16: North aspect, north wing

## 16. Appendix: Description: Lower Ground Floor North

### 16.1 Lower Ground Floor Room 1 Stairs

Room Name

Current Function

Stairs

Original Function

Stairs

Phase

1898-1912

Plan Form

Unaltered

Windows

Historic Features

Plain enclosed balustrades, newell post with simple ball finial

Comments/Description



Plate 19: Lower Ground Floor Room 1 Looking East



Plate 20: Lower Ground Floor Room 1 Looking West

## 16.2 Lower Ground Floor Room 2 Kitchen Wing

Room Name

Current Function Kitchen Wing

Original Function

Phase S - pre 1898, N - 1898-1912, far N - 1912-1974

Plan Form

Windows

Historic Features None

Comments/Description



Plate 21: General view, kitchen wing



Plate 22: General view, kitchen wing



Plate 23: General view, kitchen wing

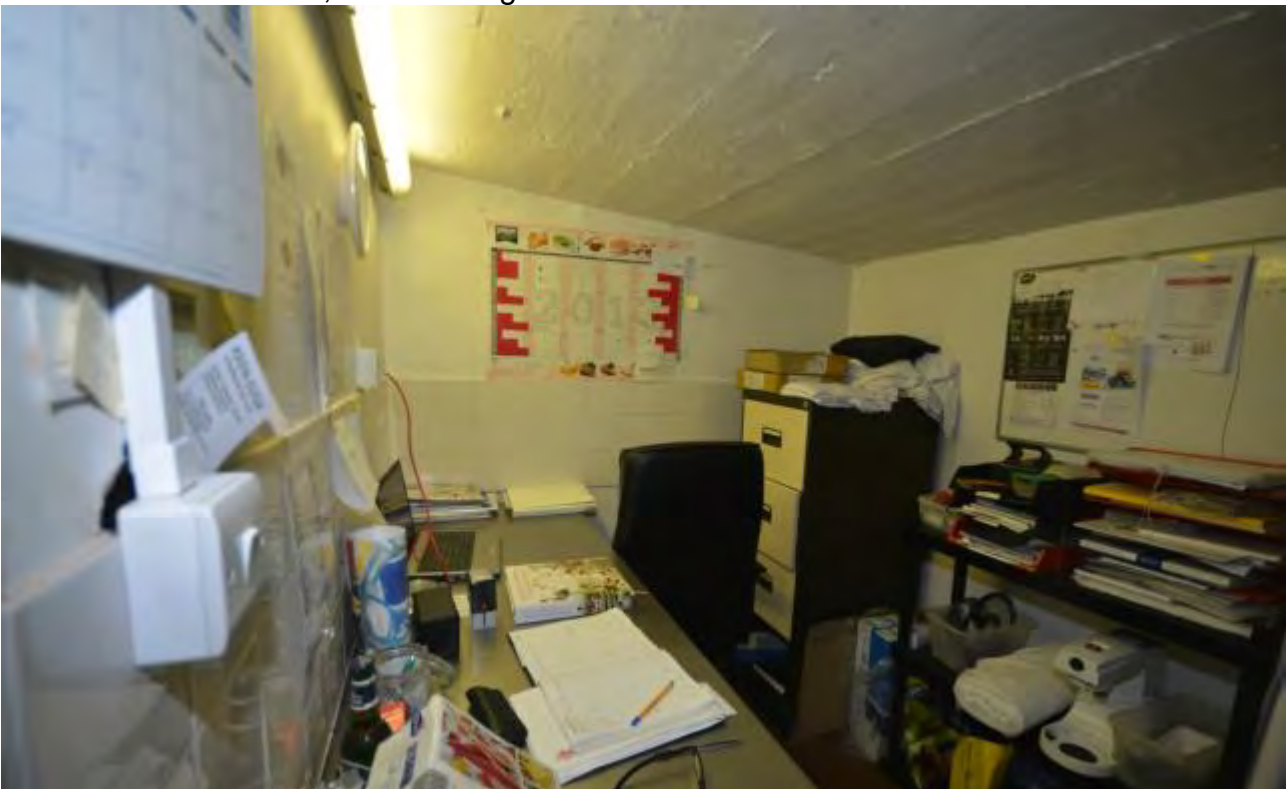


Plate 24: General view, chef's office, kitchen wing



Plate 25: General view, kitchen wing



Plate 26: General view, kitchen wing



Plate 27: General view, kitchen wing



Plate 28: General view, kitchen wing

### 16.3 Lower Ground Floor Room 3 Bedroom

Room Name	Ascot
Current Function	Bedroom
Original Function	
Phase	1898-1912
Plan Form	Altered
Windows	Bay to west with leaded French doors, multi-paned leaded casements
Historic Features	Cornice, dado, door surround
Comments/Description	



Plate 29: Lower Ground Floor Room 3 Looking North

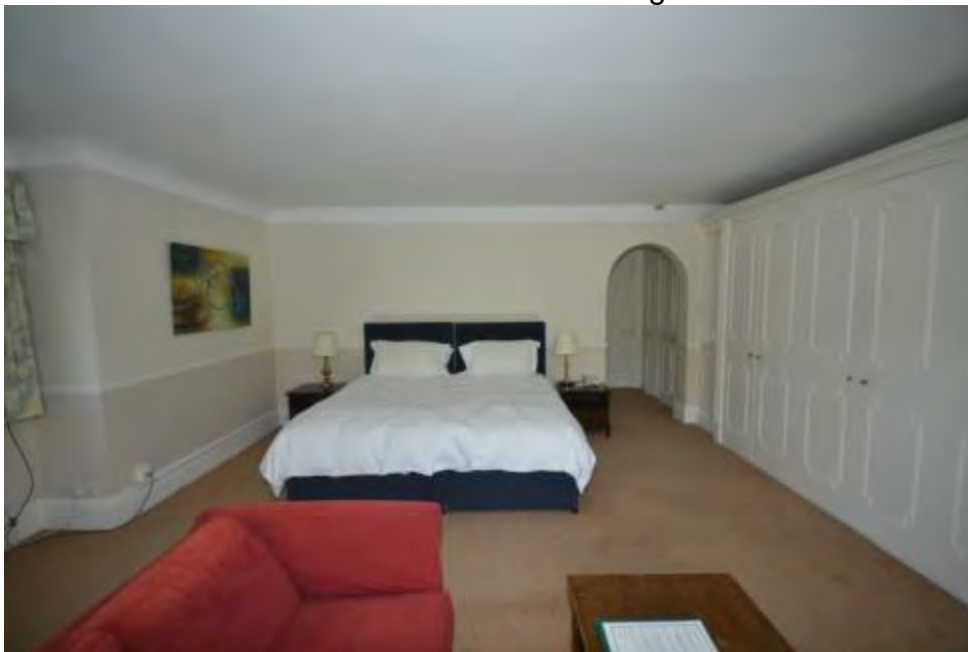


Plate 30: Lower Ground Floor Room 3 Looking East



Plate 31: Lower Ground Floor Room 3 Looking South



Plate 32: Lower Ground Floor Room 3 Looking West

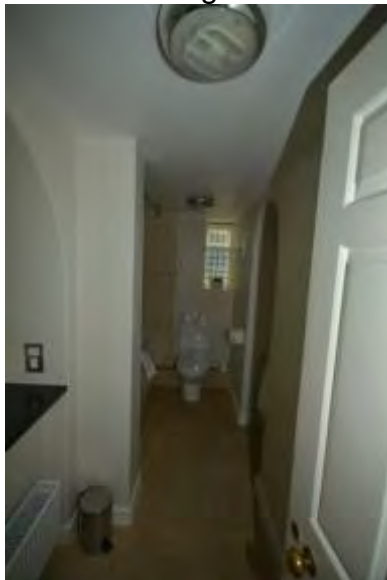


Plate 33: General view, en-suite bathroom

### 16.4 Lower Ground Floor Room 4 Corridor

Room Name	
Current Function	Corridor
Original Function	Corridor
Phase	1898-1912
Plan Form	
Windows	None
Historic Features	Dado
Comments/Description	



Plate 34: Lower Ground Floor Room 4 Looking North



Plate 35: Lower Ground Floor Room 4 Looking South

### 16.5 Lower Ground Floor Room 5 Bedroom

Room Name	Derby
Current Function	Bedroom
Original Function	
Phase	1898-1912
Plan Form	
Windows	Multi-paned leaded side-hung casements
Historic Features	Cornice
Comments/Description	Arches are considered likely to be a later addition



Plate 36: Lower Ground Floor Room 5 Looking North



Plate 37: Lower Ground Floor Room 5 Looking East



Plate 38: Lower Ground Floor Room 5 Looking West

### 16.6 Lower Ground Floor Room 6 Bedroom

Room Name	Henley
Current Function	Bedroom
Original Function	
Phase	1898-1913
Plan Form	
Windows	Multi-paned leaded side-hung casements
Historic Features	Cornice
Comments/Description	



Plate 39: Lower Ground Floor Room 6 Looking North

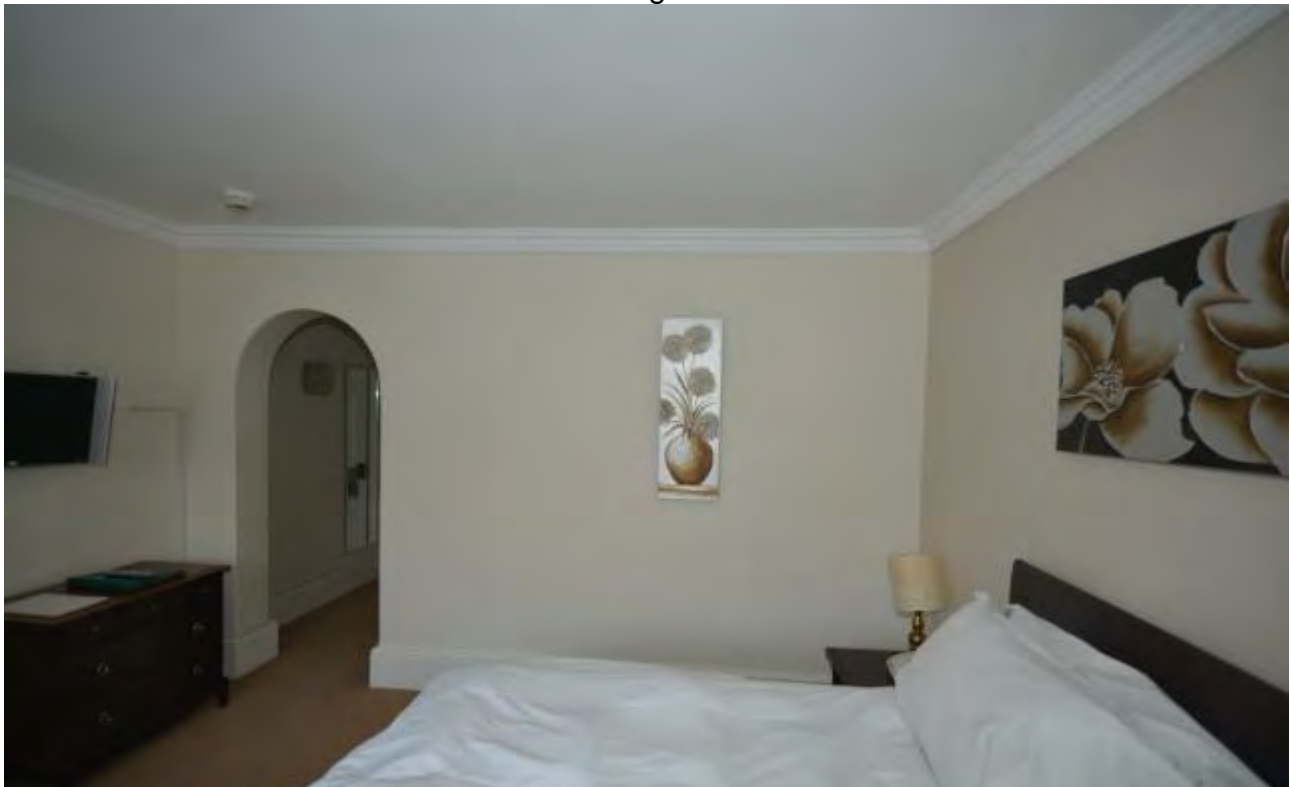


Plate 40: Lower Ground Floor Room 6 Looking East



Plate 41: Lower Ground Floor Room 6 Looking South



Plate 42: Lower Ground Floor Room 6 Looking West

### 16.7 Lower Ground Floor Room 7 Bedroom

Room Name	Wimbledon
Current Function	Bedroom
Original Function	
Phase	Pre 1898
Plan Form	
Windows	Multi-paned leaded side-hung casements
Historic Features	Cornice
Comments/Description	



Plate 43: Lower Ground Floor Room 7 Looking North



Plate 44: Lower Ground Floor Room 7 Looking East



Plate 45: Lower Ground Floor Room 7 Looking South



Plate 46: Lower Ground Floor Room 7 Looking West

### 16.8 Lower Ground Floor Room 8 Sauna

Room Name  
Current Function               Sauna  
Original Function  
Phase                               Pre 1898  
Plan Form  
Windows                         Leaded French doors  
Historic Features               None  
Comments/Description



Plate 47: General view, sauna

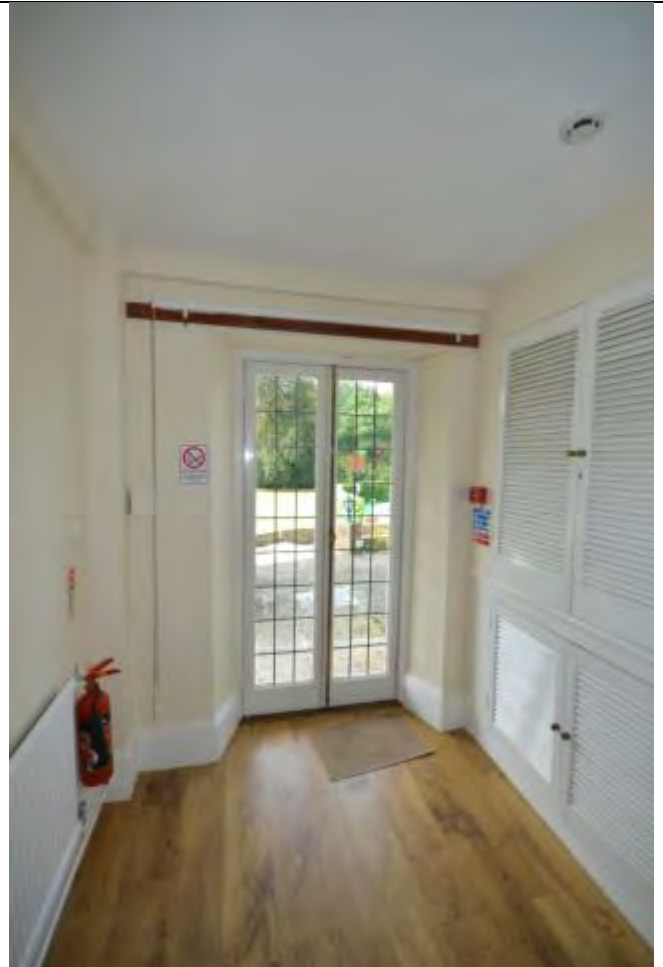


Plate 48: Lower Ground Floor Room 8 Looking West

### 16.9 Lower Ground Floor Room 9 Gentlemens' WC

Room Name	
Current Function	Gentlemens' WC
Original Function	
Phase	Pre 1898
Plan Form	Altered
Windows	None
Historic Features	None



Plate 49: Lower Ground Floor Room 9 Looking East



Plate 50: Lower Ground Floor Room 9 Looking West

**16.10 Lower Ground Floor Room 10 Bedroom**

Room Name	Bladon
Current Function	Bedroom
Original Function	
Phase	Pre 1898
Plan Form	Altered
Windows	Bay containing single-pane side-hung casements
Historic Features	Cornice
Comments/Description	



Plate 51: Lower Ground Floor Room 10 Looking North

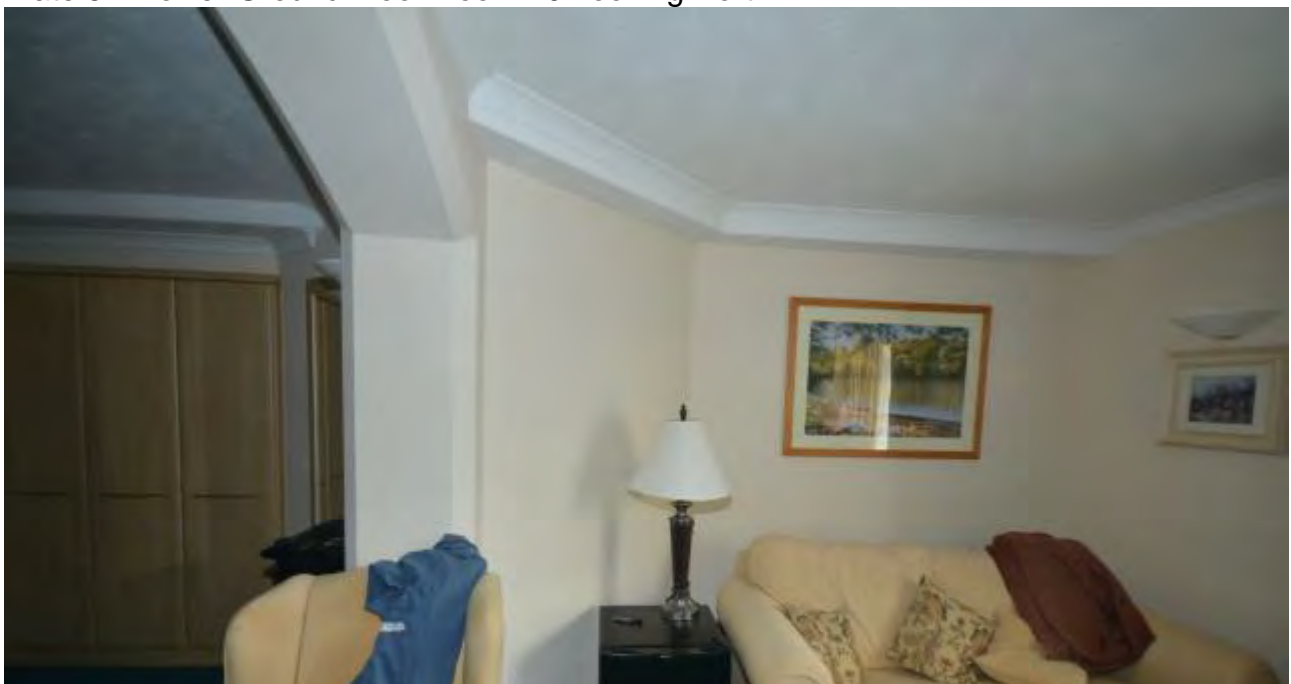


Plate 52: Lower Ground Floor Room 10 Looking East



Plate 53: Lower Ground Floor Room 10 Looking South



Plate 54: Lower Ground Floor Room 10 Looking West

### 16.11 Lower Ground Floor Room 11 Office

Room Name	
Current Function	Office
Original Function	
Phase	Pre 1898
Plan Form	
Windows	Bay containing single-pane side-hung casements
Historic Features	Window seat
Comments/Description	



Plate 55: Lower Ground Floor Room 11 Looking North



Plate 56: Lower Ground Floor Room 11 Looking East



Plate 57: Lower Ground Floor Room 11 Looking South



Plate 58: Lower Ground Floor Room 11 Looking West

### 16.12 Lower Ground Floor Room 12 Office

Room Name	
Current Function	Office
Original Function	
Phase	
Plan Form	Altered
Windows	Single-paned side-hung casements
Historic Features	None
Comments/Description	



Plate 59: Lower Ground Floor Room 12 Looking North



Plate 60: Lower Ground Floor Room 12 Looking East



Plate 61: Lower Ground Floor Room 12 Looking South



Plate 62: Lower Ground Floor Room 12 Looking West

### 16.13 Lower Ground Floor Room 13 Bathroom

Room Name  
Current Function Bathroom  
Original Function  
Phase  
Plan Form Altered  
Windows Single-paned side-hung obscure glazed casements  
Historic Features None  
Comments/Description



Plate 63: Lower Ground Floor Room 12 Looking East



Plate 64: Lower Ground Floor Room 12 Looking West

## 17. Appendix: Description: Ground Floor North

### 17.1 Ground Floor Room 1 Reception

Room Name	
Current Function	Reception
Original Function	Reception
Phase	1981
Plan Form	Unaltered
Windows	Roof light, leaded windows to offices
Historic Features	None
Comments/Description	Historic fireplace fitted to modern construction



Plate 65: Ground Floor Room 1 Looking North



Plate 66: Ground Floor Room 1 Looking East



Plate 67: Ground Floor Room 1 Looking South



Plate 68: Ground Floor Room 1 Looking West

## 17.2 Ground Floor Room 2 Lounge

Room Name	
Current Function	Lounge
Original Function	
Phase	Pre 1898
Plan Form	Unaltered
Windows	Single-paned casements
Historic Features	Panelled walls, stone fireplace with panelled surround, machine-sawn timbers spanning ceiling, panelled doors

### Comments/Description



Plate 69: Ground Floor Room 2 Looking North



Plate 70: Ground Floor Room 2 Looking East



Plate 71: Ground Floor Room 2 Looking South



Plate 72: Ground Floor Room 2 Looking West



Plate 73: Detail of fireplace

### 17.3 Ground Floor Room 3 Function Room

Room Name	Lord Nelson
Current Function	Function room
Original Function	Dining room, c. 1912
Phase	North - 1898-1912, South - pre 1898
Plan Form	Extended to North
Windows	Leaded multi-paned casements
Historic Features	Panelling, ornate moulded plaster ceiling, stone fireplace with panelled surround
Comments/Description	Ceiling is a copy of that from the Scottish hunting lodge of King James I, installed by Sir John Wormald, owner of the house from 1912..



Plate 74: Ground Floor Room 3 Looking North



Plate 75: Ground Floor Room 3 Looking East



Plate 76: Ground Floor Room 3 Looking South



Plate 77: Detail of fireplace



Plate 78: Detail of ceiling mouldings

### 17.4 Ground Floor Room 4 Office

Room Name	Woodcote Suite
Current Function	Office
Original Function	
Phase	1898-1912
Plan Form	Southwest corner truncated for electrical cupboard
Windows	
Historic Features	
Comments/Description	Former en-suite bedroom, now used as office



Plate 79: Ground Floor Room 4 Looking East



Plate 80: Ground Floor Room 4 en-suite

### 17.5 Ground Floor Room 5

Room Name  
Current Function Office  
Original Function  
Phase  
Plan Form  
Windows  
Historic Features Cornice  
Comments/Description Bedroom used as office

*This room was not accessed at the time of recording.*

### 17.6 Ground Floor Room 6 Office

Room Name	Checkendon Suite
Current Function	Office
Original Function	
Phase	1898-1912
Plan Form	
Windows	Leaded multi-paned casements to E, smaller versions to N
Historic Features	Cornice
Comments/Description	En-suite bedroom used as office



Plate 81: Ground Floor Room 6 Looking East

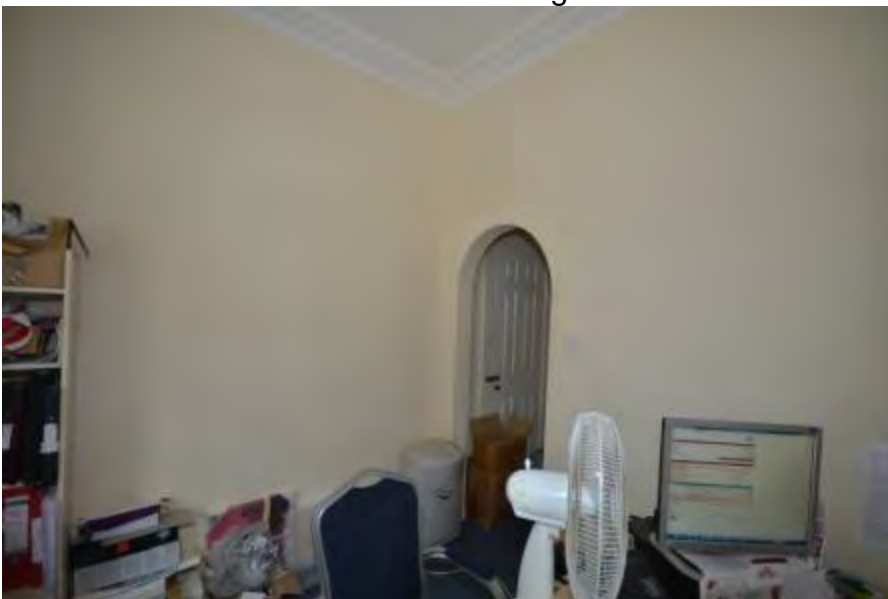


Plate 82: Ground Floor Room 6 Looking northwest



Plate 83: Detail of en-suite

### 17.7 Ground Floor Room 7

Room Name Corridor  
Current Function  
Original Function  
Phase  
Plan Form  
Windows  
Historic Features  
Comments/Description



Plate 84: Ground Floor Room 7 Looking South

### 17.8 Ground Floor Room 8 Ladies' lavatory

Room Name	
Current Function	Ladies' lavatory
Original Function	
Phase	
Plan Form	Altered
Windows	Multi-paned leaded casements
Historic Features	Door surrounds
Comments/Description	



Plate 85: Ground Floor Room 8 Looking North



Plate 86: Ground Floor Room 8 Looking East



Plate 87: Ground Floor Room 8 Looking South



Plate 88: Ground Floor Room 8 Looking West

### 17.9 Ground Floor Room 9 Store

Room Name  
Current Function Store  
Original Function  
Phase  
Plan Form  
Windows None  
Historic Features Cornice  
Comments/Description



Plate 89: Ground Floor Room 9 Looking West

**17.10 Ground Floor Room 10 Function room**

Room Name	Royal Suite
Current Function	Function room
Original Function	
Phase	1898-1912
Plan Form	Bathroom and WC added to east corners
Windows	Bay to W, multi-paned leaded casements
Historic Features	Stone fireplace, cornicing, dado
Comments/Description	



Plate 90: Ground Floor Room 10 Looking North



Plate 91: Ground Floor Room 10 Looking East



Plate 92: Ground Floor Room 10 Looking South



Plate 93: Ground Floor Room 10 Looking West

### 17.11 Ground Floor Room 11 Restaurant

Room Name	Restaurant
Current Function	West - winter garden
Original Function	West - 1912-1974, East - 1981
Phase	West - 1912-1974, East - 1981
Plan Form	Extended to East in 1981
Windows	Modern
Historic Features	None
Comments/Description	



Plate 94: Ground Floor Room 11 Looking North



Plate 95: Ground Floor Room 11 Looking East



Plate 96: Ground Floor Room 11 Looking South



Plate 97: Ground Floor Room 11 Looking West

**17.12 Ground Floor Room 12 Ancillary restaurant services**

Room Name	Still Room
Current Function	Ancillary restaurant services
Original Function	
Phase	c. 1981
Plan Form	
Windows	Roof light
Historic Features	None
Comments/Description	



Plate 98: Ground Floor Room 12 Looking North



Plate 99: Ground Floor Room 12 Looking East



Plate 100: Ground Floor Room 12 Looking South



Plate 101: Ground Floor Room 12 Looking Southwest

**17.13 Ground Floor Room 13 Bar**

Room Name	Cocktail Bar
Current Function	Bar
Original Function	
Phase	Pre 1898
Plan Form	Altered
Windows	Stained glass internal window to still room (12)
Historic Features	Cornice, ceiling mouldings, stone fireplace in oak panelled alcove with carved mouldings

Comments/Description



Plate 102: Ground Floor Room 13 Looking North



Plate 103: Ground Floor Room 13 Looking East



Plate 104: Ground Floor Room 13 Looking South



Plate 105: Ground Floor Room 13 Looking West



Plate 106: Detail of fireplace



Plate 107: Detail of carved moulding

**17.14 Ground Floor Room 14 Function Room**

Room Name	Green Room
Current Function	Function Room
Original Function	
Phase	Pre 1898
Plan Form	
Windows	Bay to W, single-paned casements
Historic Features	Cornice, stucco wall panelling, 19 <sup>th</sup> century marble fireplace

Comments/Description



Plate 108: Ground Floor Room 14 Looking North



Plate 109: Ground Floor Room 14 Looking East



Plate 110: Ground Floor Room 14 Looking South



Plate 111: Ground Floor Room 14 Looking West



Plate 112: Detail of fireplace

## 18. Appendix: Description: First Floor North

### 18.1 First Floor Room 1 Staircase

Room Name	Staircase
Current Function	Staircase
Original Function	Staircase
Phase	1898-1912
Plan Form	Door and partition wall added at head of staircase
Windows	Stained glass roof light, plain casement
Historic Features	turned balusters, elaborate 19th century newell post, small pendants
Comments/Description	



Plate 113: First Floor Room 1 Looking East



Plate 114: First Floor Room 1 Looking West



Plate 115: Detail of balustrade



Plate 116: Detail of rooflight

### 18.2 First Floor Room 2 Bedroom

Room Name	Mitre
Current Function	Bedroom
Original Function	Bedroom
Phase	1898-1912
Plan Form	
Windows	Multi-paned leaded casements
Historic Features	None
Comments/Description	



Plate 117: First Floor Room 2 Looking North



Plate 118: First Floor Room 2 Looking East



Plate 119: First Floor Room 2 Looking South



Plate 120: First Floor Room 2 Looking West

### 18.3 First Floor Room 3 Bedroom

Room Name	Bishop
Current Function	Bedroom
Original Function	Bedroom
Phase	1898-1913
Plan Form	
Windows	Multi-paned leaded casements
Historic Features	Elaborate moulded fireplace
Comments/Description	



Plate 121: First Floor Room 3 Looking Northwest



Plate 122: First Floor Room 3 Looking East



Plate 123: First Floor Room 3 Looking South



Plate 124: First Floor Room 3 Looking West



Plate 125: Detail of fireplace

### 18.4 First Floor Room 4 Bedroom

Room Name	Edwardian
Current Function	Bedroom
Original Function	Bedroom
Phase	1898-1914
Plan Form	
Windows	Modern casements
Historic Features	Plain moulded fire surround
Comments/Description	



Plate 126: First Floor Room 4 Looking North



Plate 127: First Floor Room 4 Looking East



Plate 128: First Floor Room 4 Looking South



Plate 129: First Floor Room 4 Looking West

**18.5 First Floor Room 5 Bedroom**

Room Name	Clara Butt
Current Function	Bedroom
Original Function	Bedroom
Phase	Bathroom 1898-1912, bedroom pre 1898
Plan Form	
Windows	Multi-paned leaded casements
Historic Features	None
Comments/Description	



Plate 130: First Floor Room 5 Looking North

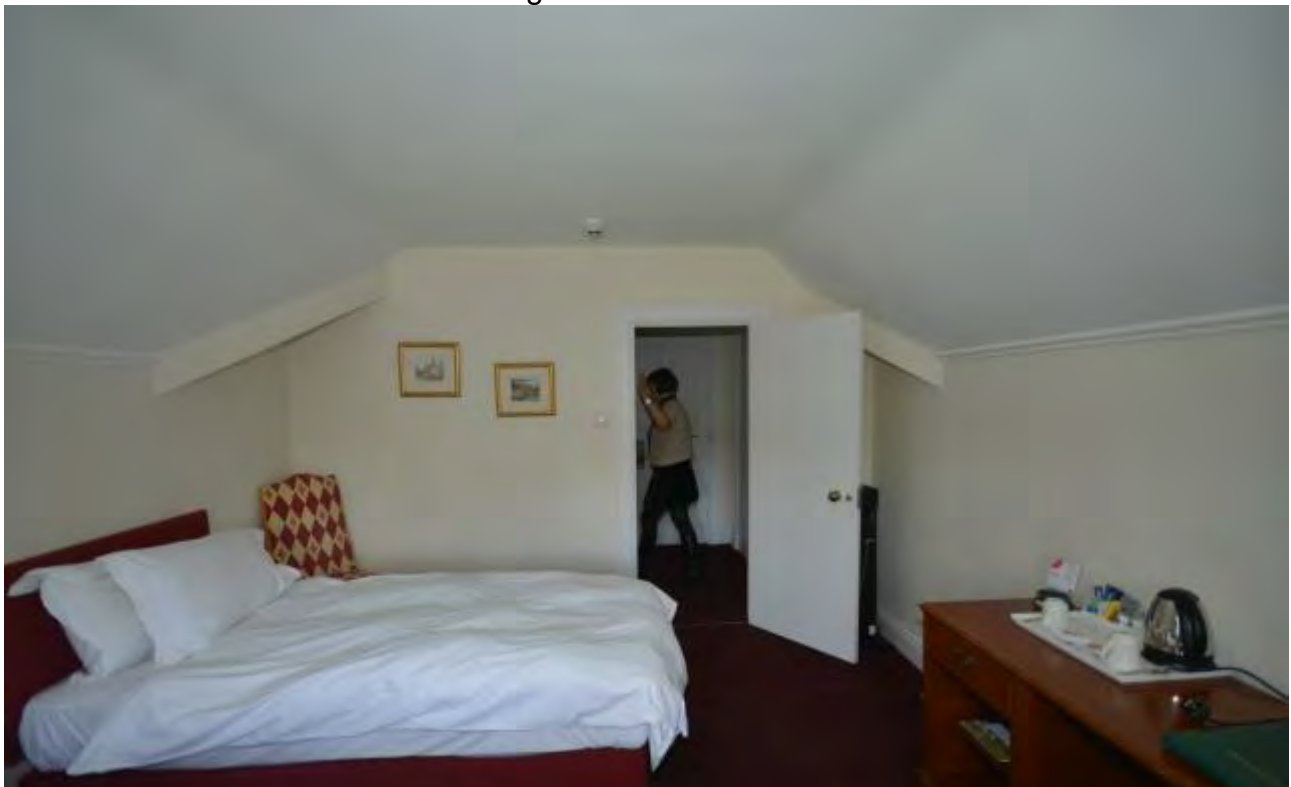


Plate 131: First Floor Room 5 Looking East



Plate 132: First Floor Room 5 Looking South



Plate 133: First Floor Room 5 Looking West



Plate 134: North aspect, en suite bathroom



Plate 135: South aspect, en suite bathroom

### 18.6 First Floor Room 6 Bedroom

Room Name	Checkendon
Current Function	Bedroom
Original Function	Bedroom
Phase	Pre 1898
Plan Form	
Windows	Modern casements
Historic Features	None
Comments/Description	



Plate 136: First Floor Room 6 Looking North



Plate 137: First Floor Room 6 Looking East



Plate 138: First Floor Room 6 Looking South



Plate 139: First Floor Room 6 Looking West



Plate 140: Detail of en-suite bathroom

### 18.7 First Floor Room 7 Bedroom

Room Name	Berkshire
Current Function	Bedroom
Original Function	Bedroom
Phase	Pre 1898
Plan Form	
Windows	Modern casements
Historic Features	None
Comments/Description	



Plate 141: First Floor Room 7 Looking North



Plate 142: First Floor Room 7 Looking East



Plate 143: First Floor Room 7 Looking South



Plate 144: First Floor Room 7 Looking West

### 18.8 First Floor Room 8 Bedroom

Room Name	Oxford
Current Function	Bedroom
Original Function	Bedroom
Phase	Pre 1898
Plan Form	
Windows	Modern casements
Historic Features	None
Comments/Description	



Plate 145: First Floor Room 8 Looking North



Plate 146: First Floor Room 8 Looking East



Plate 147: First Floor Room 8 Looking South



Plate 148: First Floor Room 8 Looking West

### 18.9 First Floor Room 9 Bedroom

Room Name	Wallingford
Current Function	Bedroom
Original Function	Bedroom
Phase	Pre 1898
Plan Form	
Windows	Modern casements
Historic Features	None
Comments/Description	



Plate 149: First Floor Room 9 Looking North



Plate 150: First Floor Room 9 Looking East



Plate 151: First Floor Room 9 Looking South



Plate 152: First Floor Room 9 Looking West



Plate 153: General view, en-suite bathroom

## 19. Appendix: Description: Lower Ground Floor Lakeside

### 19.1 Lower Ground Floor Room 1 Staircase

Room Name	
Current Function	Staircase
Original Function	Staircase
Phase	1988
Plan Form	Unaltered
Windows	
Historic Features	None
Comments/Description	

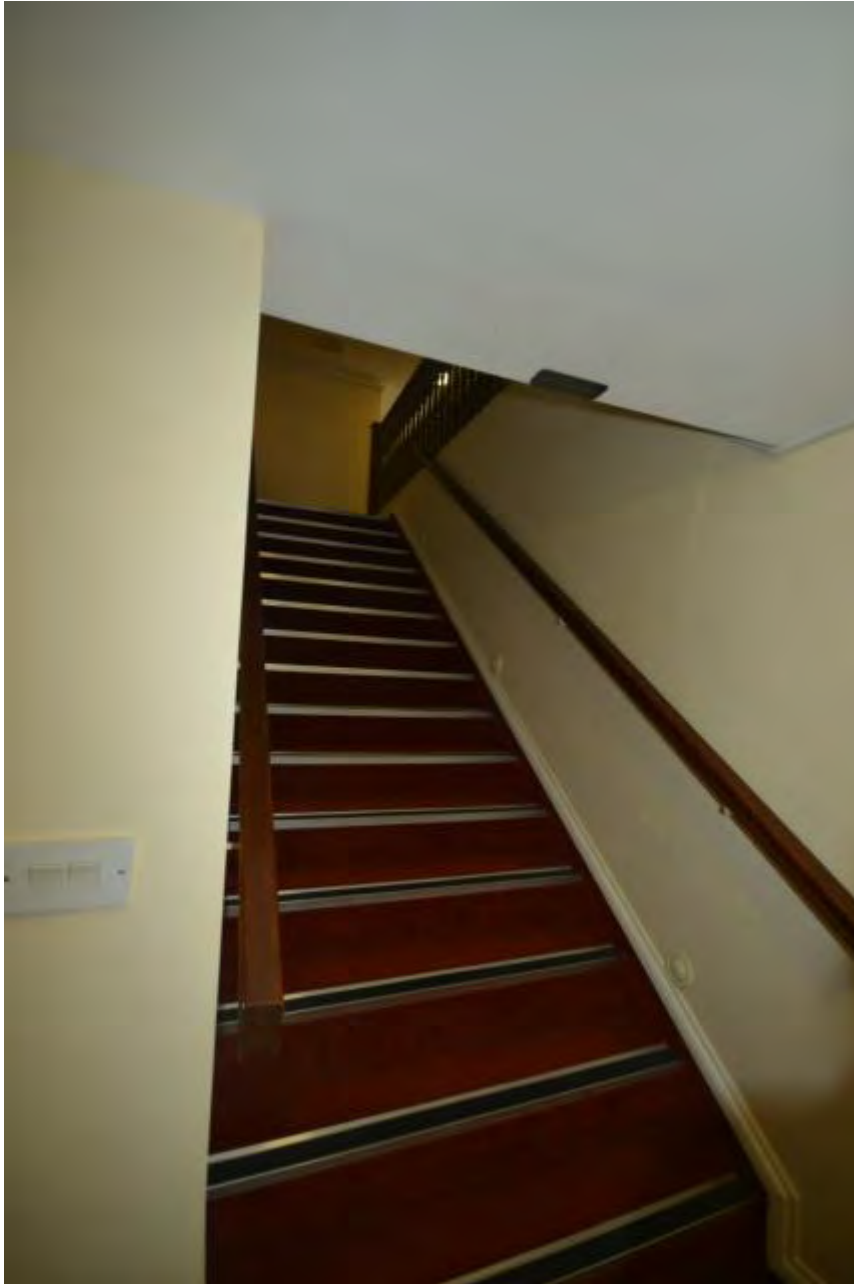


Plate 154: Lower Ground Floor Room 1 Looking North

## 19.2 Lower Ground Floor Room 2 Bedroom

Room Name	Temple
Current Function	Bedroom
Original Function	Bedroom
Phase	1988
Plan Form	Unaltered
Windows	Modern patio door
Historic Features	None
Comments/Description	



Plate 155: Lower Ground Floor Room 2 Looking East



Plate 156: Lower Ground Floor Room 2 Looking West

### 19.3 Lower Ground Floor Room 3 Bedroom

Room Name	Frilford
Current Function	Bedroom
Original Function	Bedroom
Phase	1988
Plan Form	Unaltered
Windows	Modern patio door
Historic Features	None
Comments/Description	



Plate 157: Lower Ground Floor Room 3 Looking Southeast

#### 19.4 Lower Ground Floor Room 4 Bedroom

Room Name	Huntercombe
Current Function	Bedroom
Original Function	Bedroom
Phase	1988
Plan Form	Unaltered
Windows	Modern patio door
Historic Features	None
Comments/Description	



Plate 158: Lower Ground Floor Room 4 Looking East



Plate 159: Lower Ground Floor Room 4 Looking Southwest

### 19.5 Lower Ground Floor Room 5 Bedroom

Room Name	Badgemore
Current Function	Bedroom
Original Function	Bedroom
Phase	1988
Plan Form	Unaltered
Windows	Modern patio door
Historic Features	None
Comments/Description	



Plate 160: Lower Ground Floor Room 5 Looking East



Plate 161: Lower Ground Floor Room 5 Looking West

## 20. Appendix: Description: Ground Floor Lakeside

### 20.1 Ground Floor Room 1 Bedroom

Room Name	Mayfair
Current Function	Bedroom
Original Function	Bedroom
Phase	1984
Plan Form	Unaltered
Windows	Modern
Historic Features	None



Plate 162: Ground Floor Room 1 Looking Northeast

## 20.2 Ground Floor Room 2 Bedroom

Room Name	Knightsbridge
Current Function	Bedroom
Original Function	Bedroom
Phase	1984
Plan Form	Unaltered
Windows	Modern
Historic Features	None
Comments/Description	



Plate 163: Ground Floor Room 2 Looking West

### 20.3 Ground Floor Room 3

Room Name	Bedroom
Current Function	Bedroom
Original Function	Bedroom
Phase	1984
Plan Form	Unaltered
Windows	Modern
Historic Features	None
Comments/Description	



Plate 164: Ground Floor Room 3 Looking North



Plate 165: Ground Floor Room 3 Looking East



Plate 166: Ground Floor Room 3 Looking South



Plate 167: Ground Floor Room 3 Looking West

## 20.4 Ground Floor Room 4

Room Name	Bedroom
Current Function	Bedroom
Original Function	Bedroom
Phase	1984
Plan Form	Unaltered
Windows	Modern
Historic Features	None
Comments/Description	



Plate 168: Ground Floor Room 4 Looking North



Plate 169: Ground Floor Room 4 Looking East



Plate 170: Ground Floor Room 4 Looking South



Plate 171: Ground Floor Room 4 Looking West

### 20.5 Ground Floor Room 5 Bedroom

Room Name	Isis
Current Function	Bedroom
Original Function	Bedroom
Phase	1984
Plan Form	Altered
Windows	Modern
Historic Features	None
Comments/Description	Room in current form by 1984



Plate 172: Ground Floor Room 5 Looking North



Plate 173: Ground Floor Room 5 Looking East



Plate 174: Ground Floor Room 5 Looking South



Plate 175: Ground Floor Room 5 Looking West

## 20.6 Ground Floor Room 6 Bedroom

Room Name	Kennet
Current Function	Bedroom
Original Function	Bedroom
Phase	1984
Plan Form	Altered
Windows	Modern
Historic Features	None
Comments/Description	Room in current form by 1985



Plate 176: Ground Floor Room 6 Looking East



Plate 177: Ground Floor Room 6 Looking West

## 20.7 Ground Floor Room 7 Bedroom

Room Name	Evenlode
Current Function	Bedroom
Original Function	Bedroom
Phase	1984
Plan Form	Altered
Windows	Modern
Historic Features	None
Comments/Description	Room in current form by 1986



Plate 178: Ground Floor Room 7 Looking East



Plate 179: Ground Floor Room 7 Looking West

## 20.8 Ground Floor Room 8 Bedroom

Room Name	Cherwell
Current Function	Bedroom
Original Function	Bedroom
Phase	1984
Plan Form	Altered
Windows	Modern
Historic Features	None
Comments/Description	Room in current form by 1987



Plate 180: Ground Floor Room 8 Looking East



Plate 181: Ground Floor Room 8 Looking West

## 20.9 Ground Floor Room 9 Bedroom

Room Name	Ambassador
Current Function	Bedroom
Original Function	Bedroom
Phase	Pre-1898 with c. 1981 additions
Plan Form	Altered
Windows	Modern
Historic Features	None
Comments/Description	Room in current form by c. 1981



Plate 182: Ground Floor Room 9 Looking East



Plate 183: Ground Floor Room 9 Looking West



Plate 184: General view, en-suite bathroom

### 20.10 Ground Floor Room 10 Bedroom

Room Name	Princess
Current Function	Suite – bedroom, bathroom, sitting room
Original Function	Bedroom
Phase	Pre-1898 with 1912-1974 and c. 1981 additions and rearrangements
Plan Form	Altered
Windows	Modern
Historic Features	None
Comments/Description	Modern machine-sawn timbers and timber arches. Room in current form by c. 1981



Plate 185: Ground Floor Room 10, sitting room, Looking North



Plate 186: Ground Floor Room 10 Looking East



Plate 187: Ground Floor Room 10, sitting room, Looking South



Plate 188: Ground Floor Room 10, sitting room, Looking West

### 20.11 Ground Floor Room 11 Storage

Room Name	Duke
Current Function	Storage
Original Function	
Phase	1974 with c. 1981 alterations
Plan Form	Altered
Windows	Modern
Historic Features	None
Comments/Description	Room in current form by c. 1981



Plate 189: Ground Floor Room 11 Looking North

## 21. Appendix: Description: First Floor Lakeside

### 21.1 First Floor Room 1 Bedroom

Room Name	Westminster
Current Function	Suite – sitting room, bedroom, bathroom
Original Function	
Phase	1984
Plan Form	
Windows	Wooden casements
Historic Features	None
Comments/Description	



Plate 190: First Floor Room 1, sitting room, west aspect



Plate 191: First Floor Room 1, bedroom, Looking West



Plate 192: First Floor Room 1, bathroom, Looking west

## 21.2 First Floor Room 2 Bedroom

Room Name	Devonshire
Current Function	Suite – sitting room, bedroom, bathroom
Original Function	
Phase	1984
Plan Form	
Windows	Wooden casements
Historic Features	None
Comments/Description	



Plate 193: First Floor Room 2, sitting room, Looking South



Plate 194: First Floor Room 2, bedroom, Looking West



Plate 195: First Floor Room 2, bathroom, Looking East

### 21.3 First Floor Room 3 Staircase

Room Name	
Current Function	Staircase
Original Function	Staircase
Phase	1984
Plan Form	
Windows	Roof light
Historic Features	None
Comments/Description	



Plate 196: First Floor Room 3, General View

### 21.4 First Floor Room 4 Bedroom

Room Name	Windrush
Current Function	Bedroom
Original Function	
Phase	1984
Plan Form	
Windows	Modern
Historic Features	None
Comments/Description	



Plate 197: First Floor Room 4 Looking North



Plate 198: First Floor Room 4 Looking East



Plate 199: First Floor Room 4 Looking South



Plate 200: First Floor Room 4 Looking West

### 21.5 First Floor Room 5 Bedroom

Room Name	Presidential
Current Function	Bedroom
Original Function	
Phase	Unphased
Plan Form	
Windows	Wooden casements, Velux-style roof lights
Historic Features	Exposed machine-sawn purlins
Comments/Description	This suite is located above parts of the building of pre-1898, 1912-1974 and c. 1981 date. It is unclear as to when the room was created in its current form.



Plate 201: First Floor Room 5 Looking North



Plate 202: First Floor Room 5 Looking East



Plate 203: First Floor Room 5 Looking South



Plate 204: First Floor Room 5 Looking West



Plate 205: General view, en-suite bathroom

### 21.6 First Floor Room 6 Bedroom

Room Name	Diplomat
Current Function	Suite – bedroom, sitting room, bathroom
Original Function	
Phase	Unphased
Plan Form	
Windows	Velux style roof lights
Historic Features	Exposed machine-sawn purlins
Comments/Description	This suite is located above parts of the building of pre-1898, 1912-1974 and c. 1981 date. It is unclear as to when the room was created in its current form.



Plate 206: First Floor Room 6 Looking North



Plate 207: First Floor Room 6 Looking East



Plate 208: First Floor Room 6 Looking South



Plate 209: First Floor Room 6 Looking West



Plate 210: Sitting room, west aspect

## 22. Appendix Map Regression Exercise The Springs Hotel

### 22.1 Methodology

A variety of maps are presented in the map regression analysis which have been obtained, copied and digitised in a variety of ways and in addition certain conventions have been chosen. The following paragraphs list these conventions.

#### Map Date

The published map date is used.

#### Scale

The map has been rescaled to 1:1000 when the map is detailed enough to warrant this. This is achieved by applying a change of scale factor to the published scale. For maps which have been photographed a similar method is used but by measuring a distance on the historic map compared to a measured map. Such scaling is marked "approximate scaling" that is the scaling is within  $\pm 10\%$ . Where a map cannot be scaled with certainty within  $\pm 10\%$  ie it is marked "not to scale". For smaller scales the maps are rescaled to approximately 1:2500 or 1:5000.

#### Distortion

Where a map has been distorted by photography or similar the map is corrected using photo-rectification software where this assists the interpretation of the map.

#### Locations of the Buildings

It is conventional to mark the location of the building or site by edging the boundaries in red. This convention is not followed as by definition it will obscure the mapping of the boundaries. Instead there are arrows which point to the position of the building.

#### Overlays

Where we present an overlay no attempt has been made to correct the historic map to the map projection and error apportionment of digital OS. Instead the overlay is presented with the best fit of the detail of the historic map to the OS data.

#### GIS corrected Maps

The use of digital historic maps which have been corner corrected so that they fit OS digital data are avoided as far as possible.

#### Symbol Sets

The symbol sets for the historic maps can be found on our web site [www.historicenvironment.co.uk](http://www.historicenvironment.co.uk)

#### Map North

Maps are presented with North at the top of the page. No correction is made so that the maps line up with Grid North not true North.

#### Errors

We regularly come across errors in mapping. These are discussed in the text and how we have investigated them.

#### Overlays

Where a map is overlaid onto OS data this is to be regarded as indicative not exact. The maps are adjusted so that the detail that is being considered matches OS data this will include:

1. Correct so that the historic map is orientated on grid north.
2. Scale

No attempt is made to correct for map projection.

The following table lists the sources for the maps used, how they have been copied and digitised, and why they are included in the map regression exercise. Where the source is given as “collection” an original or a high quality reproduction is owned by the Historic Environment Consultancy.

Date	Map maker	Source	How copied and digitised	Reasons for Including	Level of Detail
1610	Speed John	Collection	Direct flat bed scan	Earliest map – archaeological features are sometimes shown	Low
1665	Morden Robert	Collection	Direct flat bed scan	Earliest mapping of roads – some buildings shown.	Low
1797	Davis Richard	Collection	Direct flat bed scan	First mapping of county showing buildings	Medium – buildings are shown by symbols
1842	Enclosure Map	ORO			
1810-1814	OS 1” to 1 mile	Collection	Direct flat bed scan	First consistent UK map	
1878	OS 1:2500	COS	Flat bed scan	First detailed consistent map	High – more or less modern specification
1898	OS 1:2500	COS	Flat bed scan	First detailed consistent map	High – more or less modern specification
1912	OS 1:2500	COS	Flat bed scan	First detailed consistent map	High – more or less modern specification
1960	OS 1:10,056	COS	Flat bed scan		
1970	OS 1:2500	COS	flatbed scan	Detailed mapping	High – modern specification
1					

#### Abbreviations

COS Centre for Oxfordshire Studies

ORO Oxfordshire Record Office

## 22.2 1842 Enclosure Map

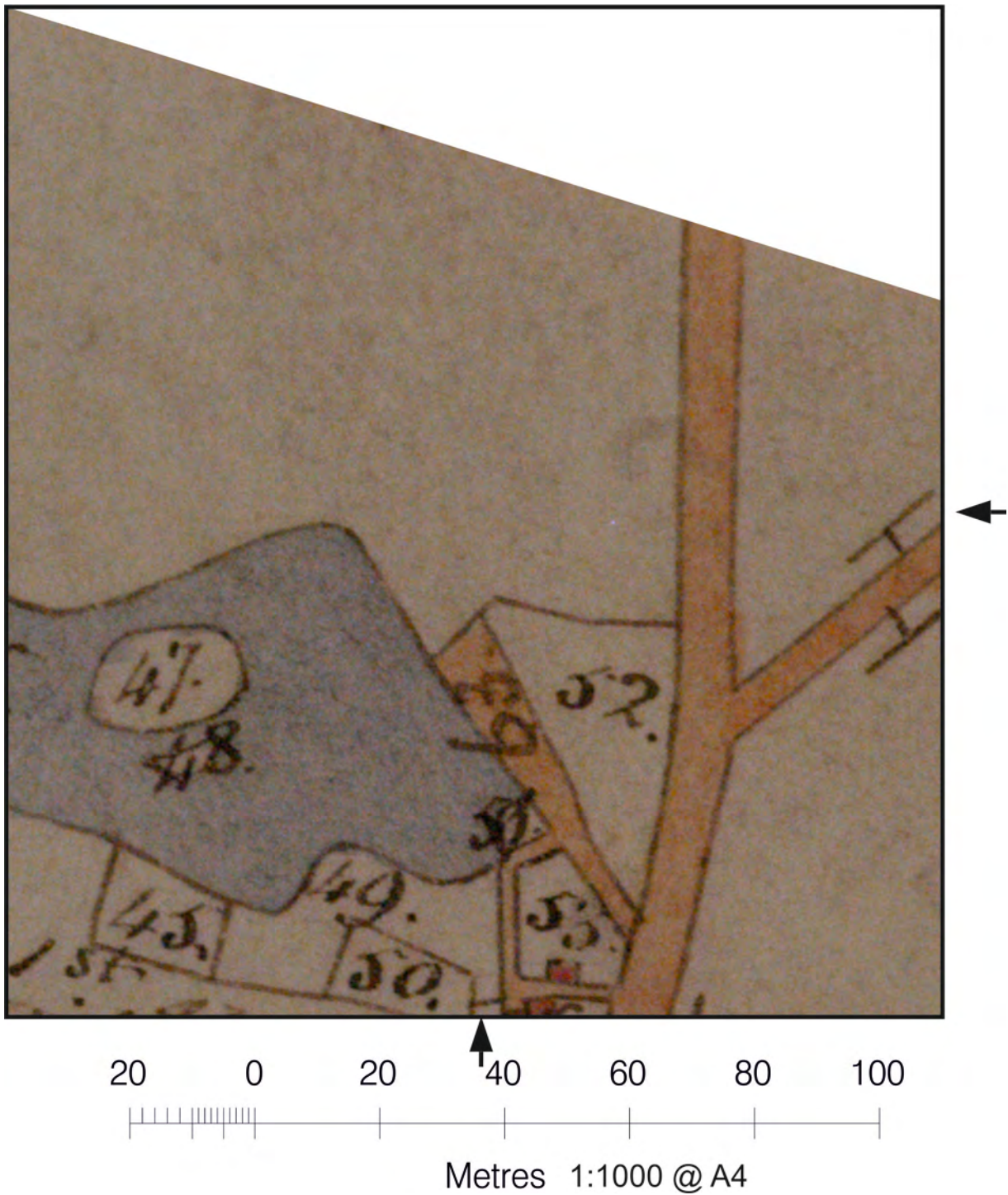


Figure 8 1842 Enclosure Map

The building has not yet been constructed.

### 22.3 Ordnance Survey 1878

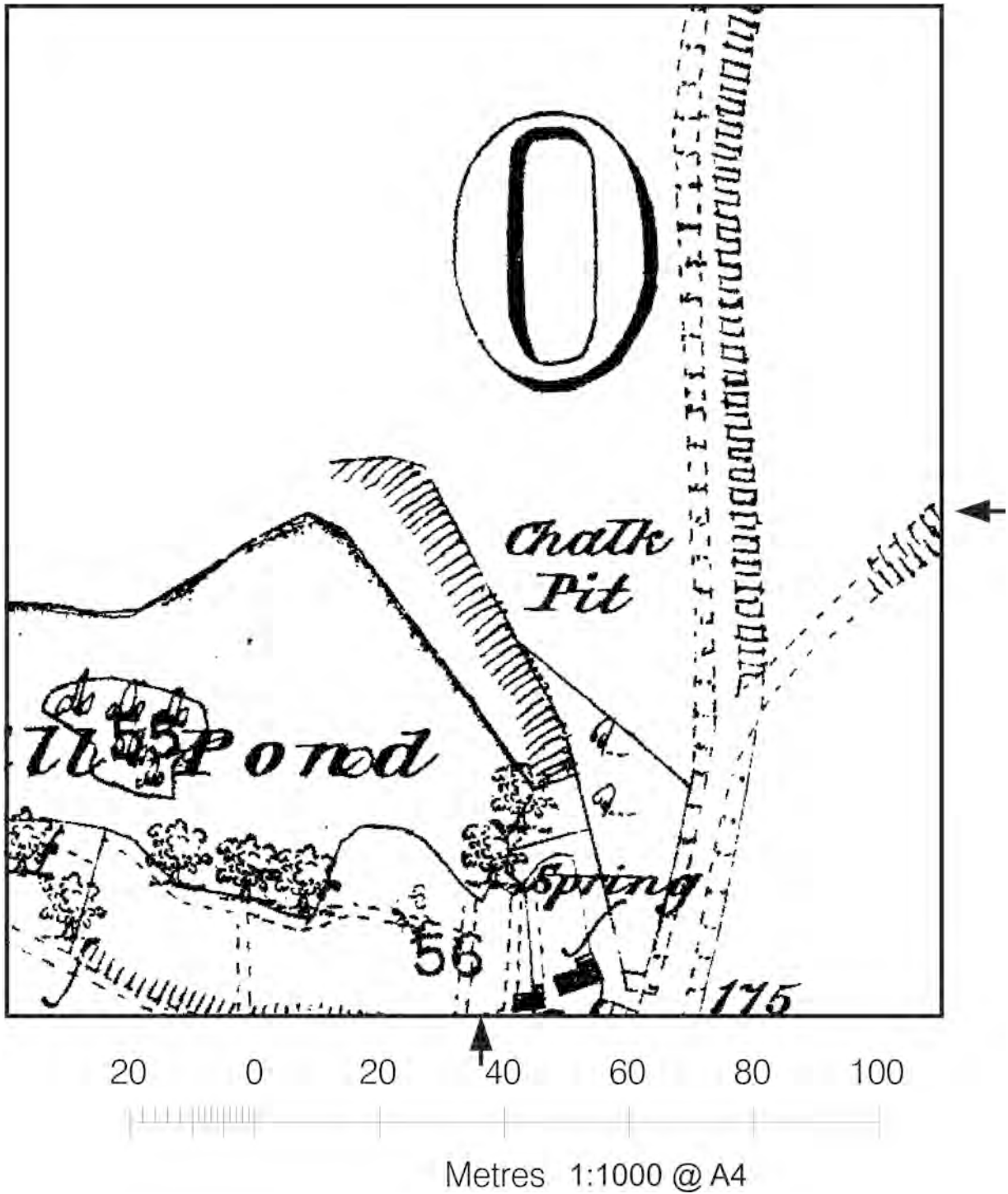


Figure 9 1878 Ordnance Survey map  
The site is occupied by a chalk pit.

## 22.4 Ordnance Survey 1898 1@2500 Plan

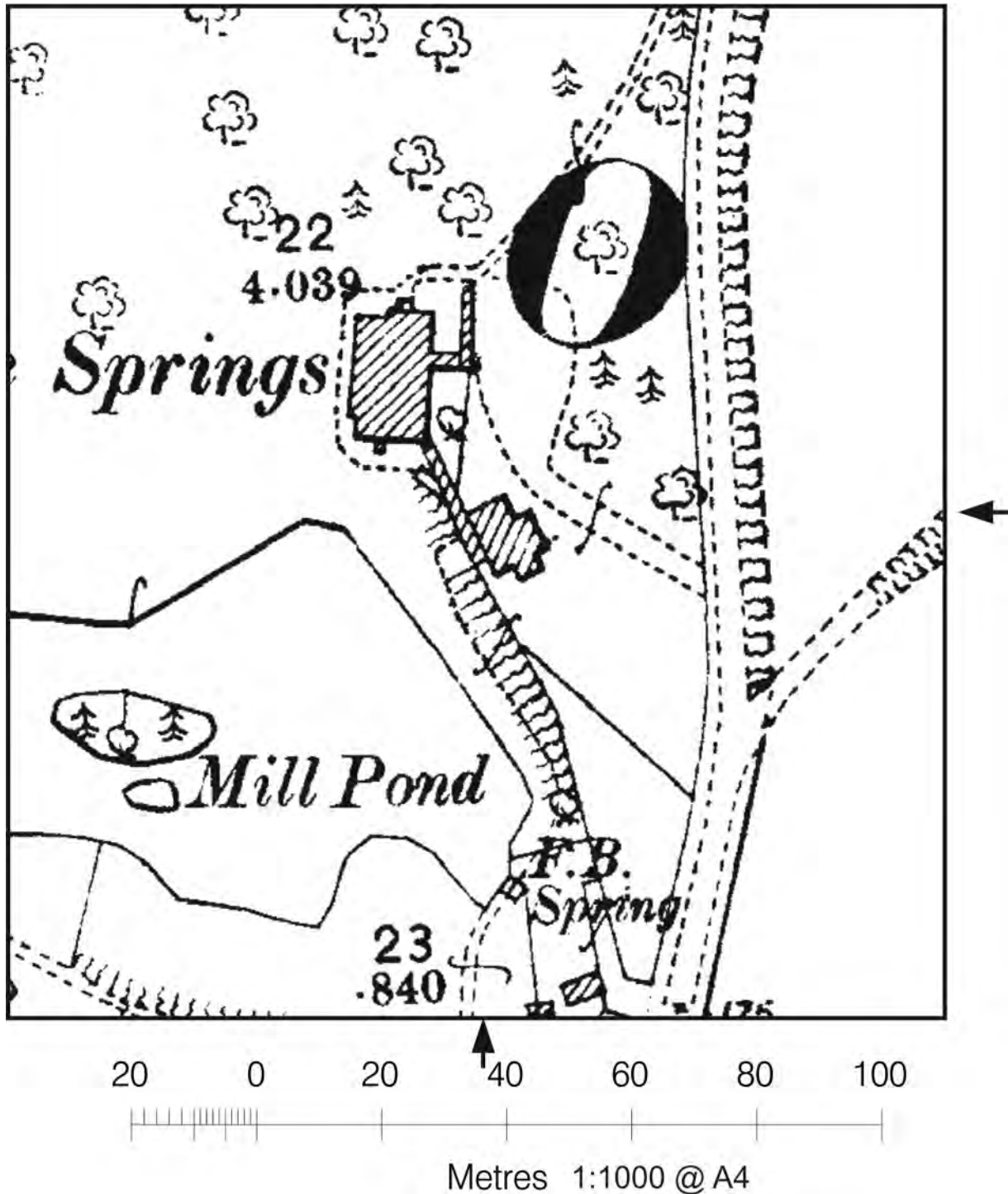


Figure 10 1898 Ordnance Survey Plan

The Springs has been constructed – the majority of the north wing is present, with an ‘L’-shaped wing to the east marking the current extent of the lower ground floor kitchen.

A covered passageway leads to a smaller building to the south, in the location now occupied by the lakeside wing.

### 22.5 Ordnance Survey 1912 1:2500 Plan

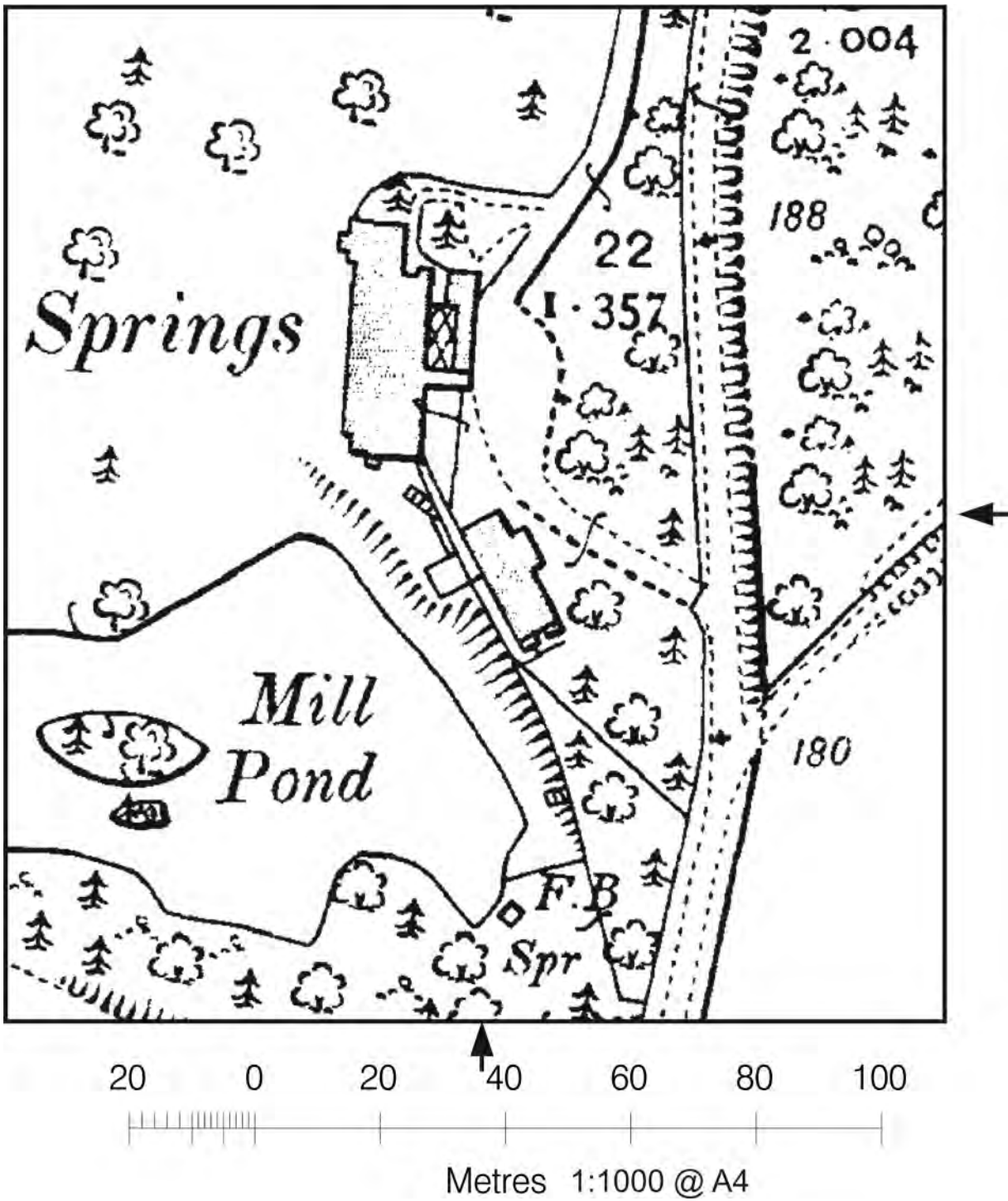


Figure 11 The 1912 Ordnance Survey Plan

## **23. Appendix Map Regression Exercise North Stoke**

The following table lists the sources for the maps used, how they have been copied and digitised, and why they are included in the map regression exercise. Where the source is given as “collection” an original or a high quality reproduction is owned by the Historic Environment Consultancy.

Date	Map maker	Source	How copied and digitised	Reasons for Including	Level of Detail
1610	Speed John	Collection	Direct flat bed scan	Earliest map – archaeological features are sometimes shown	Low
1665	Morden Robert	Collection	Direct flat bed scan	Earliest mapping of roads – some buildings shown.	Low
1797	Davis Richard	Collection	Direct flat bed scan	First mapping of county showing buildings	Medium – buildings are shown by symbols
1842	Enclosure Map	ORO			
1810-1814	OS 1” to 1 mile	Collection	Direct flat bed scan	First consistent UK map	
1878	OS 1:2500	COS	Flat bed scan	First detailed consistent map	High – more or less modern specification
1898	OS 1:2500	COS	Flat bed scan	First detailed consistent map	High – more or less modern specification
1912	OS 1:2500	COS	Flat bed scan	First detailed consistent map	High – more or less modern specification
1960	OS 1:10,056	COS	Flat bed scan		
1970	OS 1:2500	COS	flatbed scan	Detailed mapping	High – modern specification
1					

#### Abbreviations

COS Centre for Oxfordshire Studies

ORO Oxfordshire Record Office

23.1 John Speed Map of 1610.

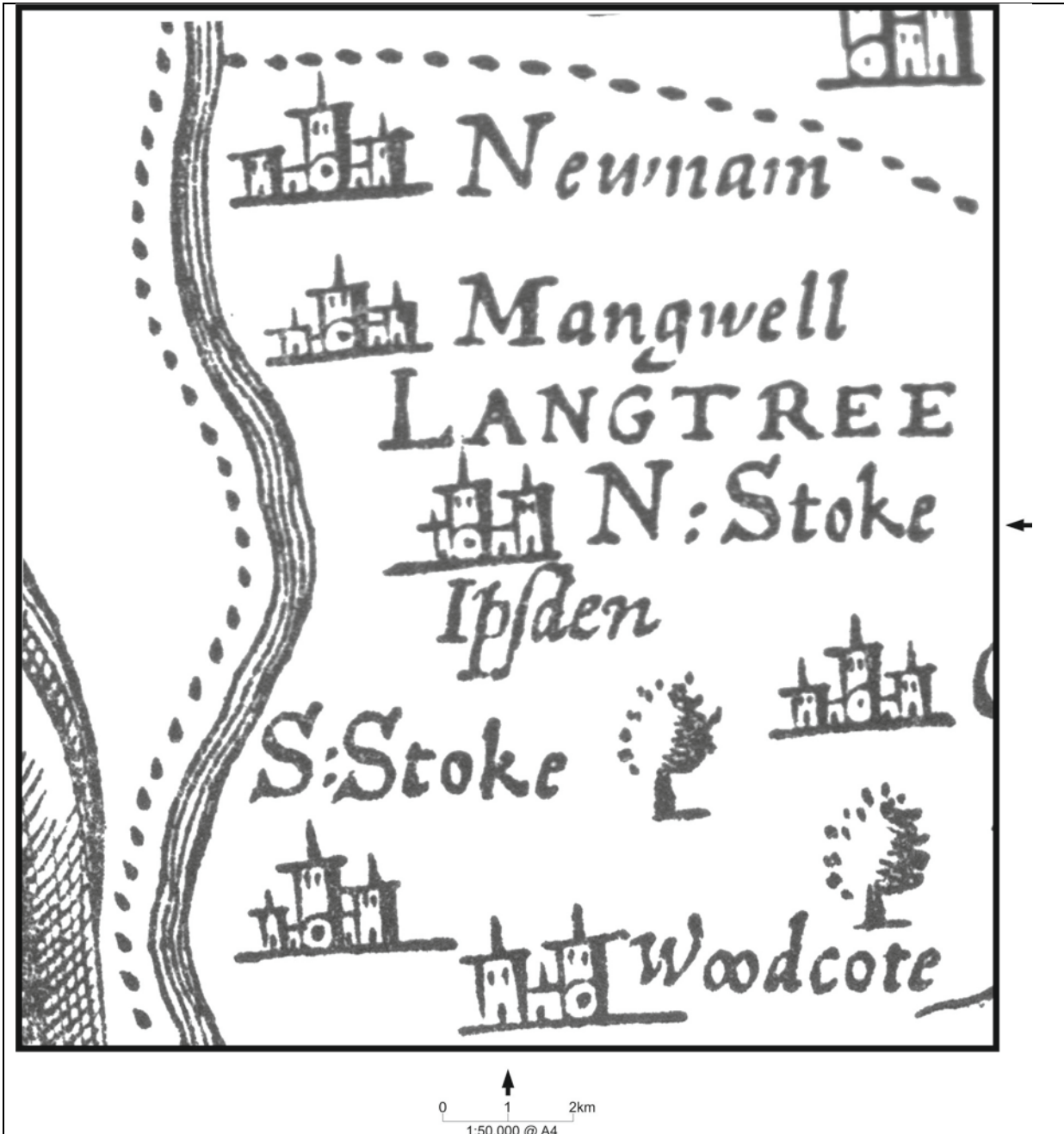


Figure 12 Extract of John Speed Map of 1610 1:25,000  
The village of North Stoke is present.

1665 Robert Morden's Map of Oxfordshire

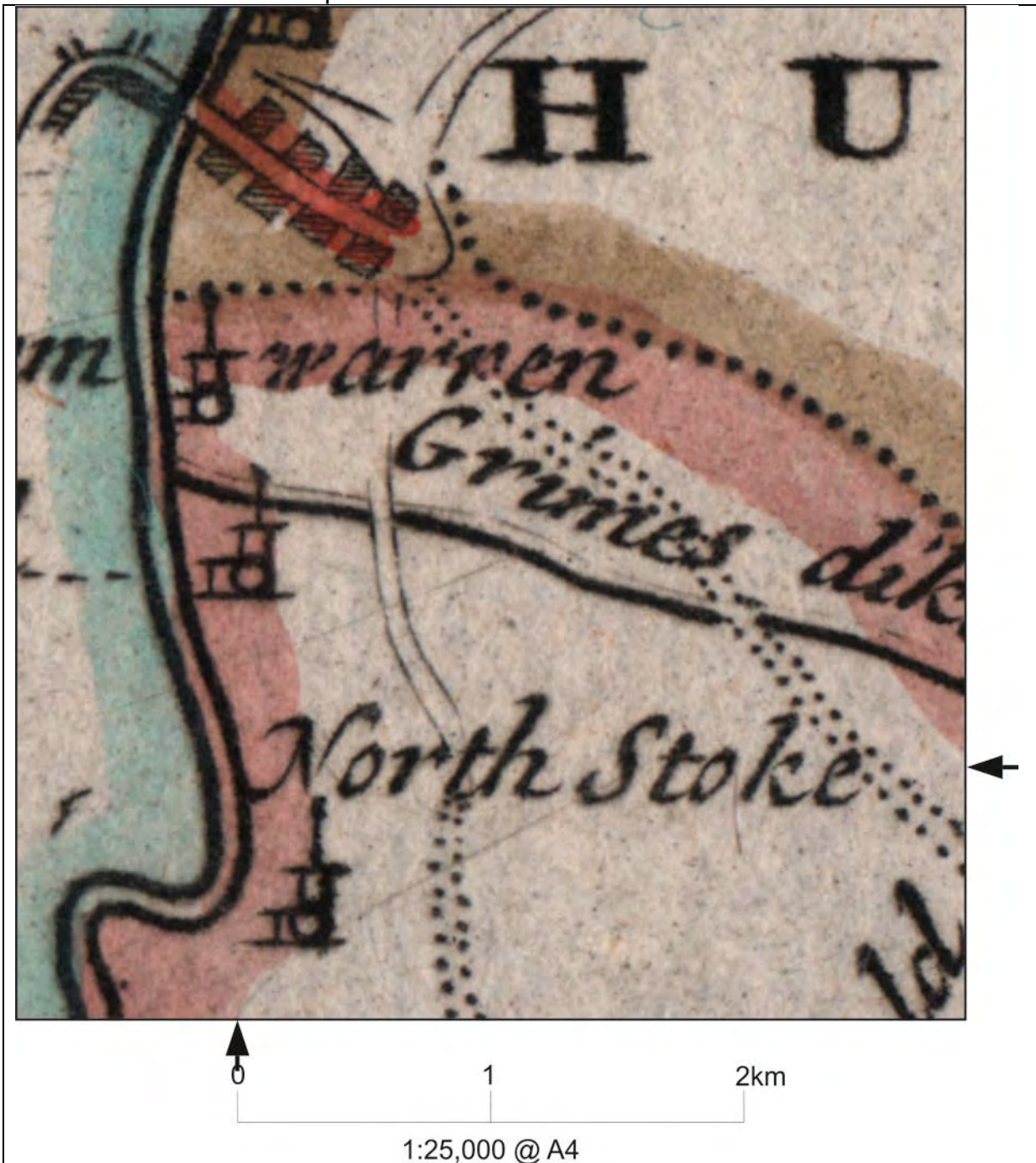


Figure 13 Extract of Robert Morden's 1665 Map of Oxfordshire Scale 1:25.000

North Stoke is shown as a minor village. Wallingford Road is present.

23.2 1797 Richard Davis's Map of Oxfordshire

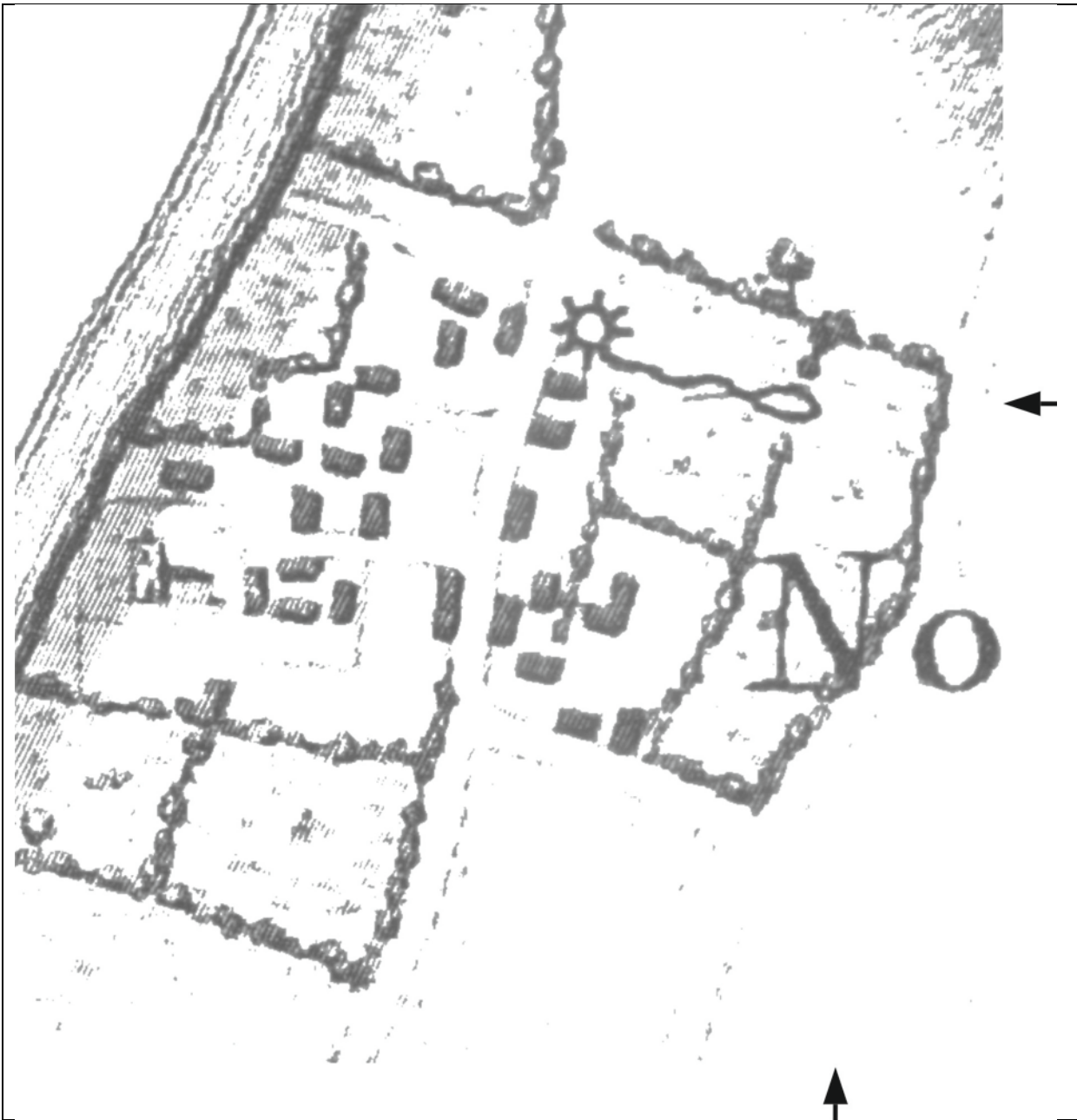


Figure 14 Extract of Richard Davis's Map of Oxfordshire Approximate scale 1:5000  
North Stoke has its historic form. The mill is present as is the lake and stream which feeds it.

23.3 1810 1 inch to 1 mile Ordnance Survey Map

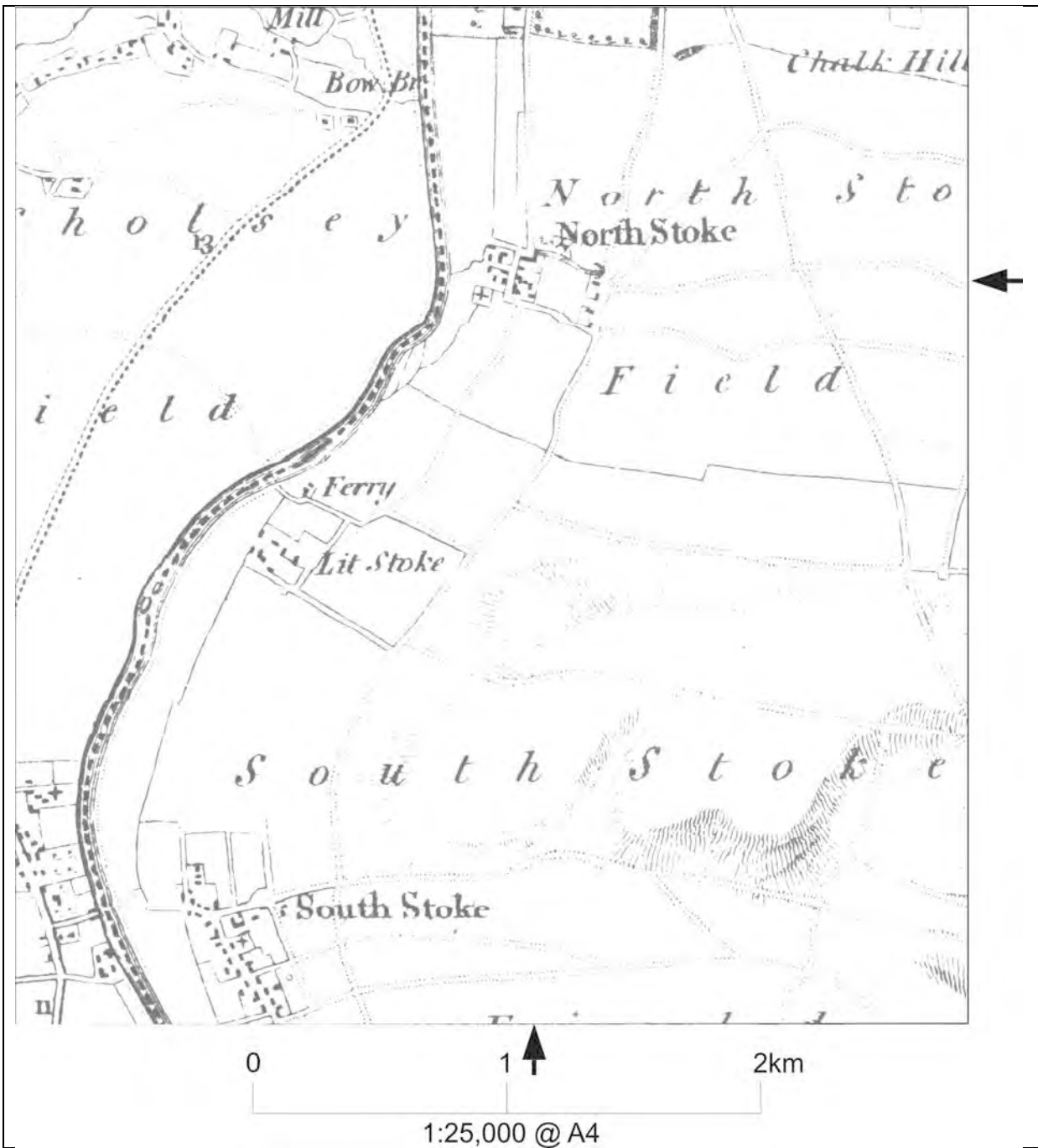


Figure 15 Plate 211 1810 1 inch to 1 mile Ordnance Survey Map enlarged to 1:25,000

23.4 Enclosure Map of 1842

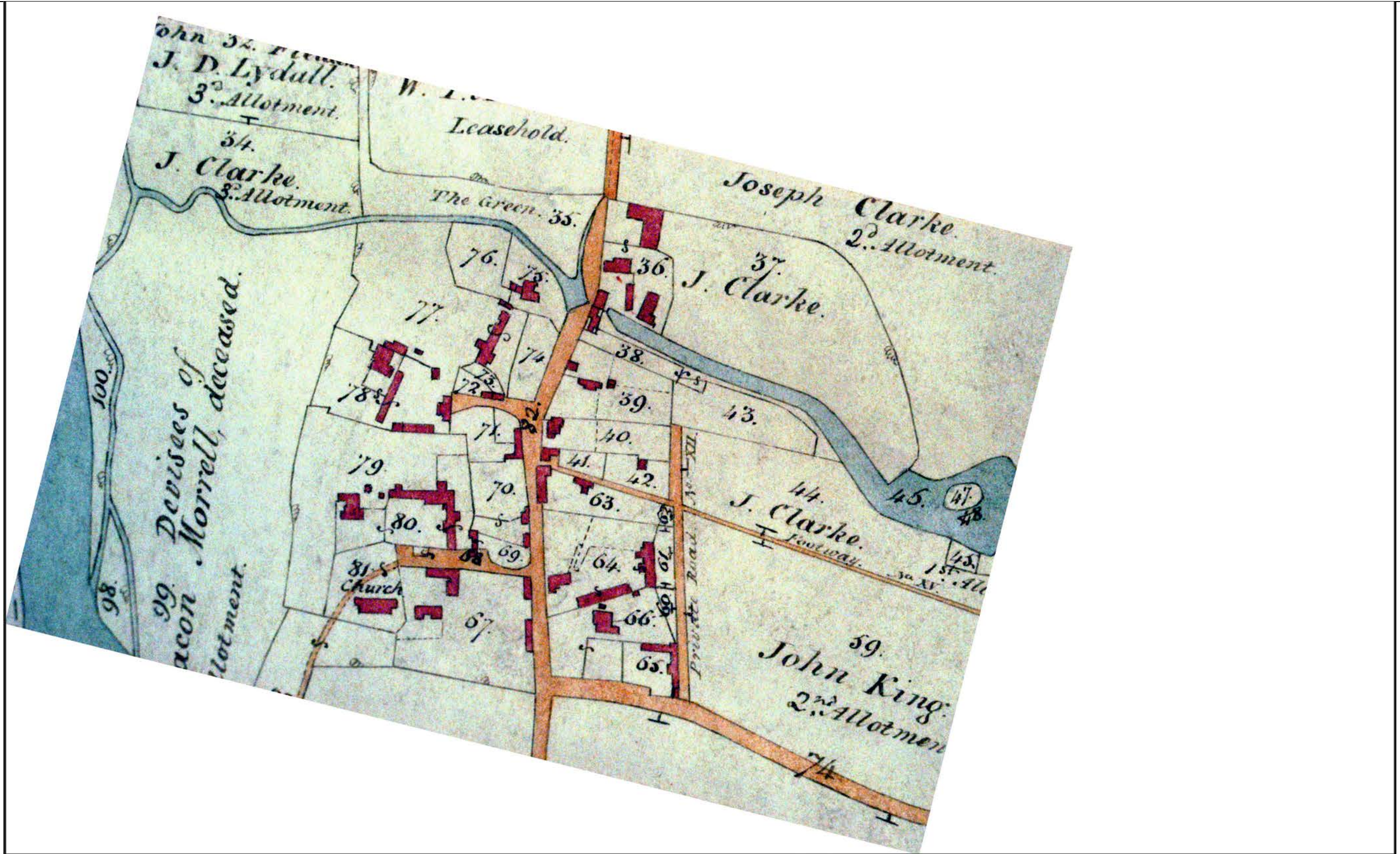


Figure 16 Enclosure Map Approximate Scale 1:2500

23.5 1878 Ordnance Survey 1:2500 Plan

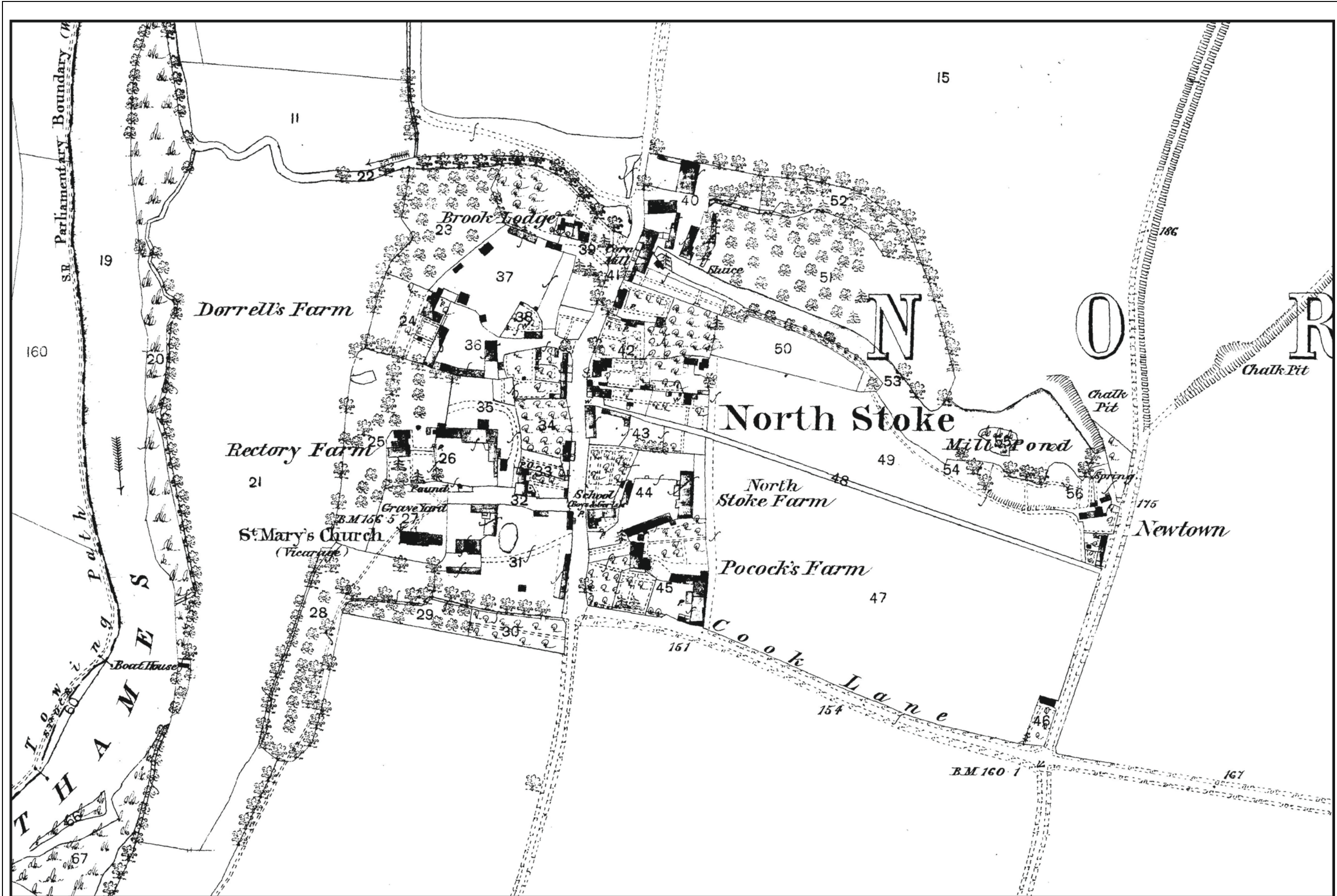


Figure 17 1878 Ordnance Survey 1:2500

23.6 1898 Ordnance Survey 1:2500 Plan enlarged to 1:1000

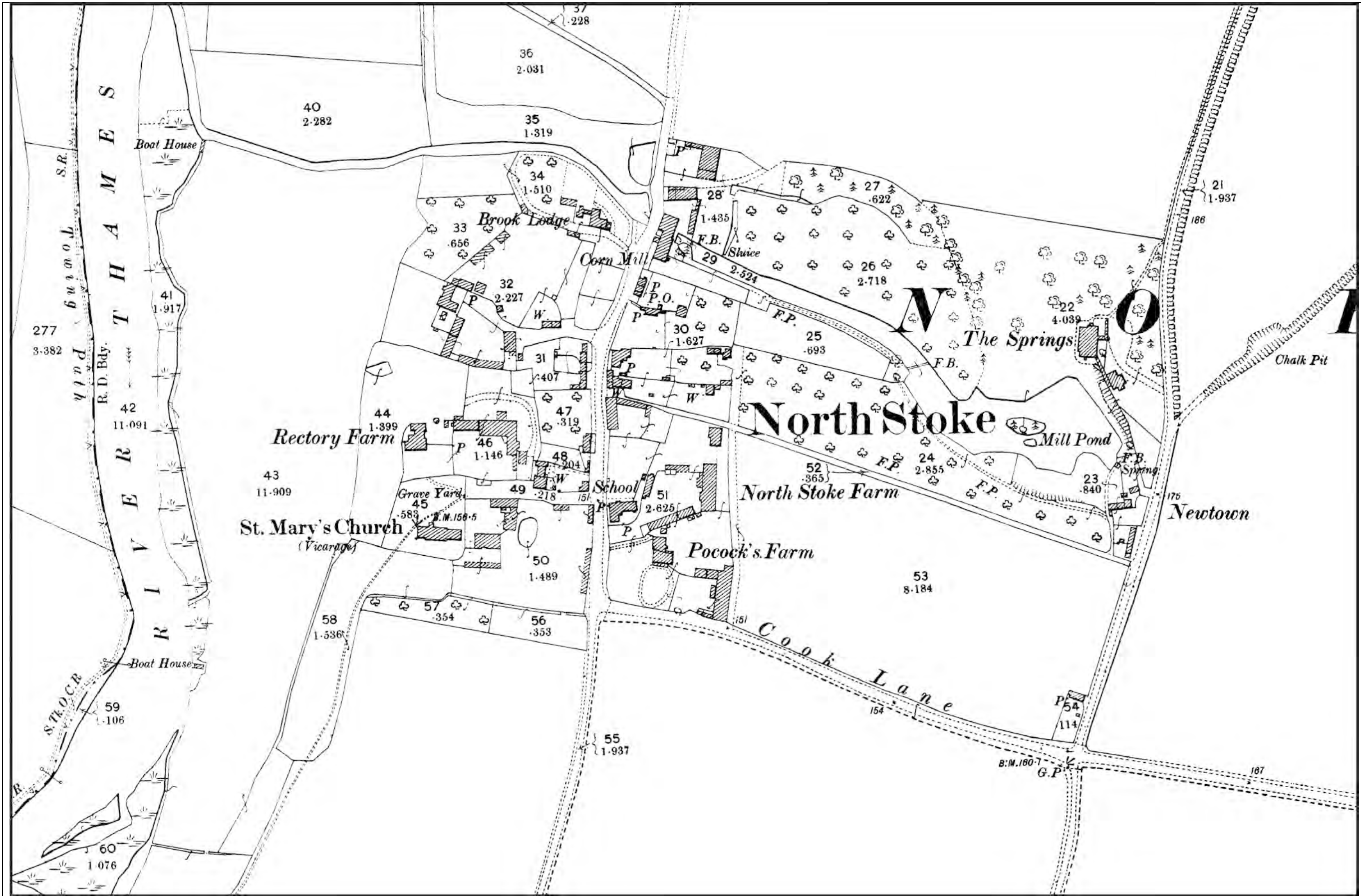


Figure 18 1898 Ordnance Survey 1:2500

23.7 1912 Ordnance Survey 1:2500

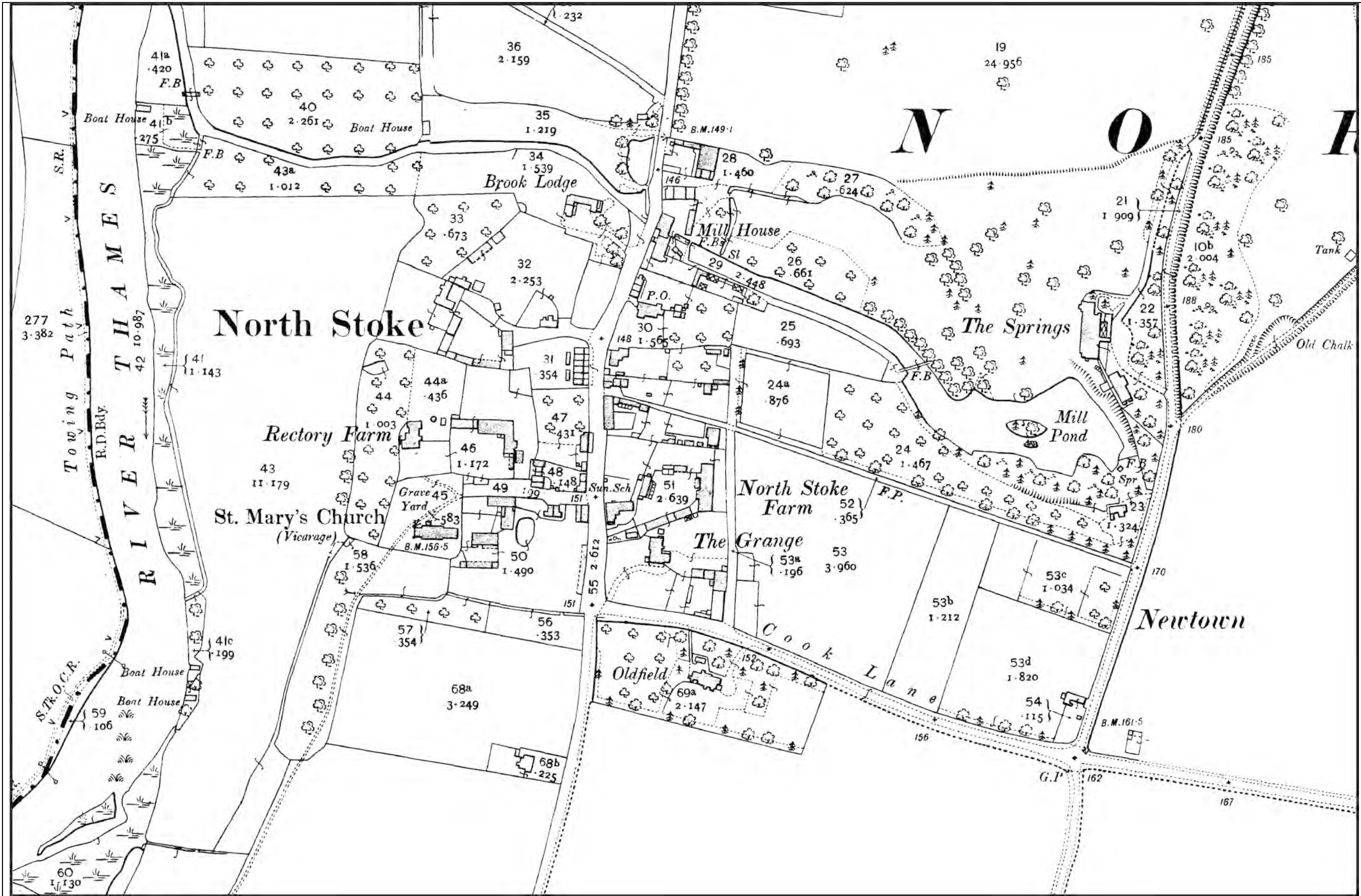


Figure 19 1912 Ordnance Survey 1:2500

23.8 1960 Ordnance Survey 1:2500 Plan enlarged to 1:2500

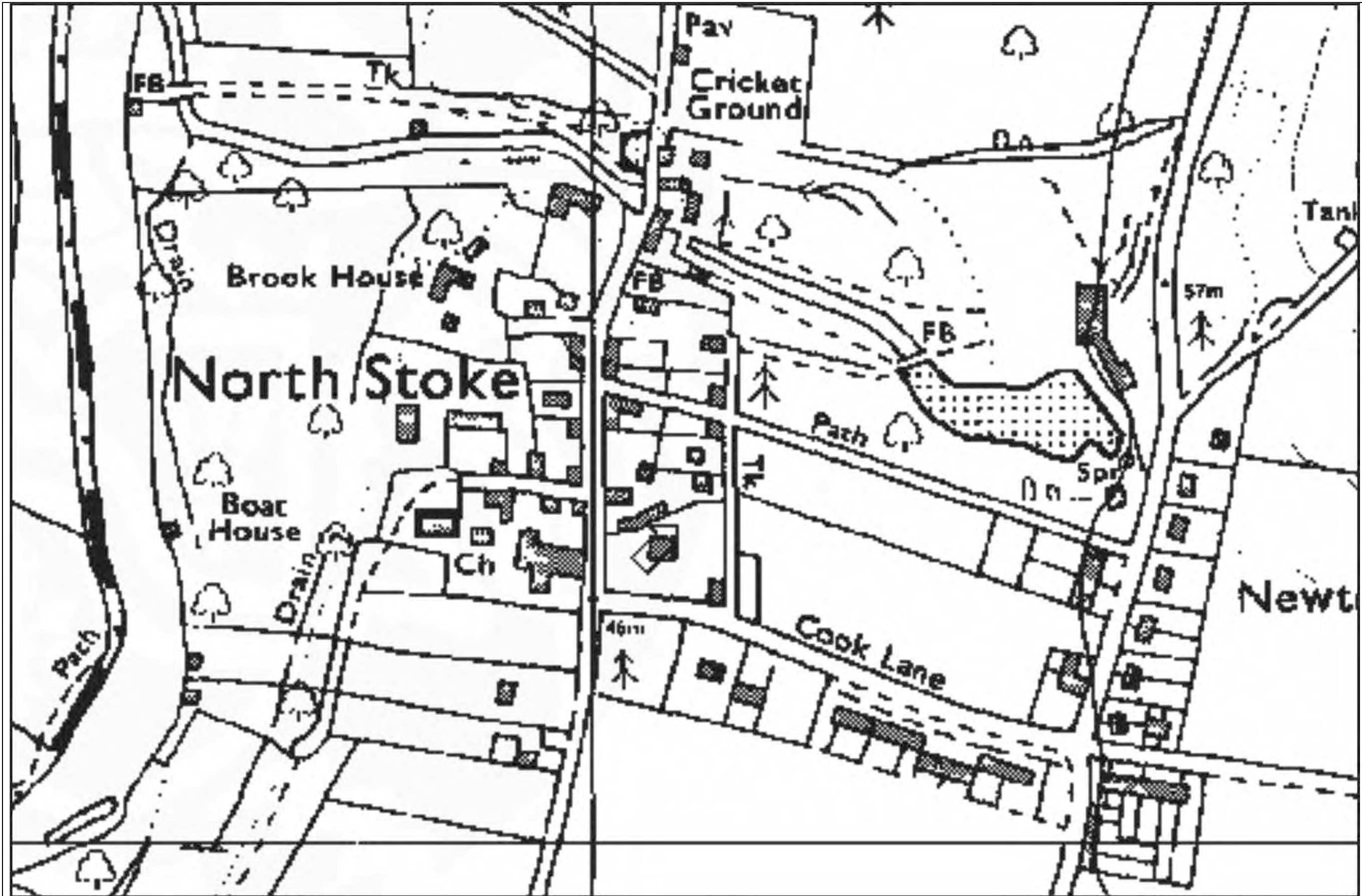


Figure 20 1960 Ordnance Survey 1:10,000 Plan enlarged to 1:2500

23.9 1970 Ordnance Survey 1:2500

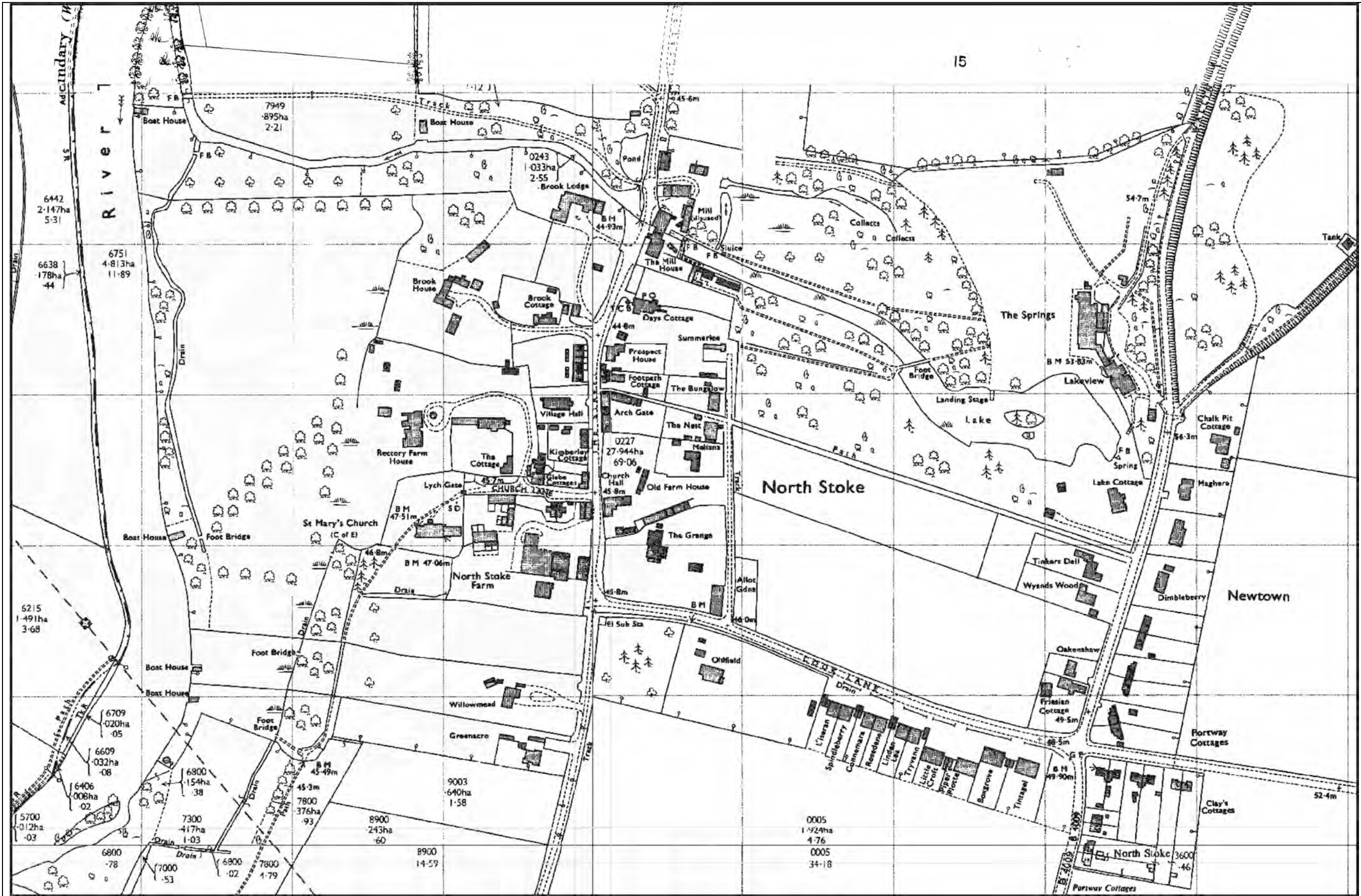


Figure 21 1970 Ordnance Survey 1:2500 Plan

## 24. Appendix Gazetteer of Listed Buildings

### 24.1 Church of St Mary

See

<http://www.historicenvironment.co.uk/churches/gazetteer/oxon/St%20Mary%20North%20Stoke2b.pdf>



Plate 212 The Church of St Mary 2007

CROWMARSH CHURCH LANE SU68NW (South side) North Stoke 2/11 Church of St. Mary 09/02/59 GV I

Church. C13, C14, C15 porch, early C18 top to tower.

Flint with stone dressings; red brick dressing to top of tower; plain tile roof. Nave, chancel and west tower. Porch to right of centre: brick base; 2-centre wooden arch to front; original studded door to church in stone 2-centred archway with damaged hood mould and damaged carved end stops. Three 2-light Y-tracery windows to nave. 3 pointed lancets to chancel. Single trefoil topped lancet to chancel. 2-centred arched doorway to chancel with moulded hood. Tower to right; pointed lancet with hood mould with end stops to first stage. C18 round-headed openings with brick dressings to second stage. C18 round-headed louvred opening with brick dressings to third stage. Shaped brick cornice; shaped parapet to roof with stone ball finials to corners. Rear: Blocked 2-centre arched doorway to left of centre with hood mould. Three 2-light Y-tracery windows to nave. 3 pointed lancets and rectangular window to chancel. Carved head and hands holding stone sun dial above blocked door. Left return: 3-light probably C19 plate tracery window.

Interior: C13 pisanca and aumbry to chancel. Romanesque round font on hexagonal pillar on round base. Probably C14 wall paintings to nave. Transitional chancel arch. Jacobean wooden pulpit with sounding board. Jacobean choir stalls with linenfold panels to front. Queen post roof to nave with windbraces. (Buildings of England: Oxfordshire, p.723-4).

## **24.2 Rectory Farm House**

CROWMARSH CHURCH LANE SU68NW (North side) North Stoke 2/8 Rectory Farm House 26/4/85 GV II

Farmhouse. C17 with C19 alterations. Brick with roughcast render; plain tile roof: brick stacks. 2-unit plan. 2 storeys; 3-window range. Central C20 part-glazed door, 4-light casements to left and right. Three 2-light casements to first floor. Right hand return: irregular fenestration of casements with cross-gables to roof. Interior not inspected.

Listing NGR: SU6087886271

## **24.3 Dovecote 10m East of Rectory Farmhouse**

GV II

*NO PHOTOGRAPH, NOT VISIBLE ON STREETVIEW, NOT IN IMAGES OF ENGLAND*

Dovecote. Probably late C18. Red brick; plain tile roof. Octagonal plan. Plank door to one side. Octagonal pyramidal roof with wooden glover. Interior not inspected but likely to be of interest.

Listing NGR: SU6089386286

## **24.4 Barn approx. 25m.E Rectory Farmhouse**

CROWMARSH CHURCH LANE SU68NW (North side) North Stoke 2/9 Barn approx. 25m.E of 26/4/85 Rectory Farmhouse

GV II

Barn. Probably C18. Brick base; timber framing; weatherboarding; thatch roof. Plank doors to centre. Hipped roof. Interior not inspected but likely to be of interest. Included for group value.

Listing NGR: SU6091786282

## 24.5 Church Cottages



### **Plate 213 Church Cottages**

Grade II

House. Probably late C17. Large timber framing with painted brick infill; plain tile roof; brick end stack to right. 2-unit plan. 2 storeys; 2-window range. Central plank door with gabled tiled hood on wooden brackets. Single-light wooden leaded casement to left. 2-light wooden leaded casement to left of centre. 3-light wooden leaded casement to right of centre. Projection to right with lean-to roof. 2-light wooden leaded casement to first floor left. 3-light wooden leaded casement to right. Interior not inspected. House to right incorporates some timber framing and may be crass-wing.

Listing NGR: SU6096486254

## 24.6 Kimberley Cottage



### Plate 214 Kimberley Cottage

**CROWMARSH THE STREET SU68NW (West side) North Stoke 2/42 Kimberley Cottage GV II**

Cottage. Probably mid C18. Painted brick; plain tile roof; brick stack to rear. Two-unit plan. Single storey and attic; 2-window range. C20 door to centre with open rustic timber frame porch with gabled plain tile roof. 2-light wood leaded casement with segmental brick head to left. 3-light wood leaded casement with segmental head to right. Dentil cornice to eaves. 2 gabled dormers Queen post roof truss to right return. Interior not inspected. Lean-to extension to right return. Included as a complete example. Listing NGR: SU6099486272

## 24.7 Telephone Kiosk



Plate 215 Telephone Kiosk  
2/139 K6 Telephone Kiosk

### GV II

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door. Listing NGR: SU6099886287

## 24.8 Brook House



### **Plate 216 Brook House (Images of England)**

CROWMARSH THE STREET SU68NW (West side) North Stoke 2/41 Brook House and attached wall

- II

House. C16 with cross wing to left dated 1675 on chimney, with later alterations. Flint with brick dressings; plain tile roof; brick stacks. L-shaped plan. 2 storeys; 4-window range. Central plank door with flat hood. 3-light casements to right, and left of centre. Single-light casement to left of door. 2-light casement to centre of first floor. 3-light casements to cross gables to left of centre and right. C20 angled bay windows on wooden brackets to ground and first floor of end of cross wing. 3-light C20 casement to gable of cross wing. Brick centre ridge stack. Brick end stack to right; stack to right return of cross wing with diamond-set flues. Some timber framing visible to rear. Interior: Chamfered spine beams with ogee end stops to dining room and sitting room. Moulded spine beam with decorative end stops to ground floor of cross wing. C16 or C17 doors to some rooms. Subsidiary attached wall with inset tablet.

Listing NGR: SU6090186369

## 24.9 The Mill House



Plate 217 The Mill House  
CROWMARSH THE STREET SU68NW (East side) North Stoke 2/39 The Mill House

- II

House. C17 with probably late C18 front and C19 extensions. Red brick with flared headers; plain tile roof; brick stacks. Probably baffle-entry plan. 2 storeys; 3-window range. Central C20 glazed door with overlight. Tripartite sashes to left and right. Brick band between ground and first floor. Three 4-pane sashes to first floor. Dentil cornice to eaves. Central ridge stack; end stack to right. Right hand return: irregular fenestration, mainly of 12-pane unhorned sashes. Subsidiary C19 extension to left with 6-panel part-glazed door with single light window to left under catslide roof. Interior not inspected.

## 24.10 The Old Farm House



**Plate 218 The Old Farm House (Google Street View)**

CROWMARSH THE STREET SU69SW (East side) North Stoke 2/40 The Old Farmhouse

GV II

Farmhouse, now house. Probably late C17 with C20 alterations. Coursed knapped flint with brick dressings; plain tile roof; brick stack. 2 storeys; 3-window range. 6-panel part-glazed door to right. C20 cross windows to original openings on ground floor. Brick flat band between ground and first floor. Original leaded cross window to first floor left. Original casement to first floor right. C20 cross window to centre. Dentil cornice to eaves. Half hipped roof. Ridge stack to right. Interior not inspected. Roughcast 2-storey wing to right. Single-storey wing to left.

## 24.11 The Grange



**Plate 219 The Grange (Images of England)**

CROWMARSH COOK LANE SU68NW (North side) North Stoke 2/17 The Grange  
24/10/51

GV II

House. C17 with C18 and C19 alterations and extensions. Flint with brick dressings; plain tile roof; brick end stack to right, 2 storeys; 3-window range. 4-panel door with light over and side lights to right. 12-pane horizontal sliding sashes to left and centre. Brick band between ground and first floor. C19 verandah with tiled hipped lean-to roof. Three 9-pane sashes to first floor with louvred shutters. Wooden dentil cornice to eaves. Roof hipped to left. Left return: Red brick with grey headers. 2 storeys; 5-window range. Irregular fenestration with C17 cross-window to first floor. Interior not inspected.

Listing NGR: SU6104386197

## 25. Appendix Gazetteer of Buildings

Street	Side	House	Listed	Within Conservation Area	Date	Positive	Historic	Architectural Merit	Worthy of Consideration	
									Listing	Local Listing
Church Lane	No	Rectory Farm House	Yes	Yes	17th	Yes	Yes			
	No	Church Cottages	Yes	Yes	Late 17th	Yes	Yes			
	No	Glebe Cottage	No	Yes	1843-1st Ed	Yes	Yes	No	No	Yes
	South	Granr Cottages	No	Yes	Pre 1912	Yes	Yes	No	No	Yes
The Street	West	Greenacre	No	No	Pre 1970	No	No	No	No	No
	West	Willowmead	No	No	Pre 1970	No	No	No	No	No
	West	Log Reach	No	No	Post 1960	No	No	No	No	No
	West	North Stoke Farm	No	Yes	1912-1973	No	No	No	No	No
	West	Old School Room	No	Yes	Pre 1898	Yes	Yes	No	No	Yes
	West	Kimberley Cottage	Yes	Yes	Mid 18th	Yes	Yes	No		
	West	Village Hall	No	Yes	1911	Yes	Yes	Yes	No	Yes
	West		1	Yes	Pre 1840	Yes	Yes	No	No	No
	West		3	Yes	Pre 1840	Yes	Yes	No	No	No
	West		5	Yes	Pre 1840	Yes	Yes	No	No	No
Lane off the Street	West	Heron		Yes	Post 1973	No	No	No	No	No
	No	Brook Cottage		Yes	19th	Yes	Yes	No	No	Yes
	S	Willow Cottage		Yes	Post 1973	No	No	No	No	No
The Street		Brook House	Yes	Yes	16th	Yes	Yes			
		Brook Lodge		Yes						
The Street	East	Ryan Cottage								
The Street	East	The Mill Barn								
The Street	East	The Mill								
The Street	East	The Mill House	Yes	Yes	17th	Yes	Yes			
The Street	East	Millstone Cottage			Post 1970					
The Street	East	Days Cottage			Pre 1878					
The Street	East	Prospect House			Pre 1842	No	Yes	Yes	Yes	Yes
The Street	East	Elizabeth House								
The Street	East	Footpath Cottages			?Pre 1842					

Draft Heritage Statement The Springs Hotel

Street	Side	House	Listed	Within Conservation Area	Date	Positive	Historic	Architectural Merit	Worthy of Consideration	
									Listing	Local Listing
The Street	East	Arch Gate								
The Street	East	Baytree House								
The Street	East	Church Hall								
The Street	East	The Old Farm House								
The Street	East	The Grange	Yes	Yes	17th	Yes	Yes	?		
The Street	East	Mote End								
The Street	East	Farmlands								
Cook Lane	South									
	South	Oldfield House	No	No	Post 1960	No	No	No		
	South	The Old Vicarage	No	No	Post 1960	No	No	No		
	South	Watch Folly	No	No	Post 1960	No	No	No		
	South	Greystones	No	No	Post 1960	No	No	No		
	South	Unclear	No	No	Post 1960	No	No	No		
	South	Spielberry	No	No	Post 1960	No	No	No		
	South	Chiltern View	No	No	Post 1960	No	No	No		
	South	Linton Lea	No	No	Post 1960	No	No	No		
	South	Tryvern	No	No	Post 1960	No	No	No		
	South	Langford	No	No	Post 1960	No	No	No		
	South	Pipers Picture	No	No	Post 1960	No	No	No		
	South	Boxgrove	No	No	Post 1960	No	No	No		
	South	Tintagel	No	No	Post 1960	No	No	No		
Wallingford Rd	West									
	West	Withywindle								
	West	17 Oakenoshaw								
	West	11 Wyesands Wood	No	No	Post 1960	No	No	No		
	West	9 Tinkers Dell	No	No	Post 1960	No	No	No		
	West	7 Lake Cottage								
	West	The Springs Hotel	No	Yes	1874					

Draft Heritage Statement The Springs Hotel

Street	Side	House	Listed	Within Conservation Area	Date	Positive	Historic	Architectural Merit	Worthy of Consideration	
									Listing	Local Listing
	East	2 Chalk pit Cottage	No	No	Post 1960	No	No	No		
	East	Maghera	No	No	Post 1960	No	No	No		
	East	b	No	No	Post 1960	No	No	No		
	East	Bumbleberry	No	No	Post 1960	No	No	No		
				10						
	East	a								
	East	b								
				18						
				7						
	Whitehouse Rd			6						
			5							
	South	a								
		b								
		c								
		d								
			12							
Wallingford Road	East		2							
	East		20							
	East		22							
	East		24							
	East		26							
Pocock Lane	West	Outbuilding	No	Yes	Post 1960	No	No	No		
	West	Stoke Cottage	No	No	Post 1960	No	No	No		
	West	MinYesak	No	Yes	Post 1960	No	No	No		
	West	The Nest	No					No		
	West	Garsons Cottage	No					No		
	West	Summer Lea Cottage	No	Yes	Post 1960	No	No	No		