

**Locally Important Buildings
and Features Assessment
North Hinksey Parish**

October 2018

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1. Introduction.

The Parish of North Hinksey contains a number of buildings and other features that are considered of local importance, with a few of these being nationally important. Most are Grade II listed buildings and monuments with elements from the 17th / 18th Century, located primarily in Old Botley / North Hinksey Lane, or in North Hinksey Village within the Conservation Area. Conduit House (a recognised Ancient Monument) stands alone on Harcourt Hill. Maps and details of individual structures within this category are included within section 3 of this document.

By nature of their listing (and where relevant their location within the Conservation Area) they are protected from inappropriate redevelopment to a certain degree, and therefore they have not been included amongst the facilities and structures listed under Policy SI1 in the North Hinksey Parish Neighbourhood Plan. For some, further protection from inappropriate developments in the vicinity is offered by means of Housing Policy HS6 of the Neighbourhood Plan, which seeks to influence any planning applications within the Conservation Area.

Two additional miscellaneous features that do not benefit from being listed are Elms Parade shops and the Botley Commonwealth War Graves, and these have both been included under Policy SI1 in the Neighbourhood Plan to provide protection. Further detailed information on these follows in section 2 of this document.

The full listing of buildings and features (showing the relevant section and reference number) included within this document is as follows:

(2) Miscellaneous buildings and features:

- 2.1 Elms Parade shops
- 2.2 Botley Commonwealth War Graves

(3) Listed buildings and monuments:

- (a) Old Botley / North Hinksey Lane.
 - 3.a.1. South View
 - 3.a.2. 13 / 15 North Hinksey Lane
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 - 3.b.8 Ruskin Cottage, No. 12 North Hinksey Village
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 - 3.b.10 No. 26 North Hinksey Village
 - 3.b.11 No. 27 North Hinksey Village
 - 3.b.12 Conduit House

This document does not include any management plans for either these buildings / features or the Conservation Area that many of them lie within, however it provides a useful overview of the historical assets located within North Hinksey Parish. In conjunction with the North Hinksey Parish Character Assessment (January 2018) it provides a picture of historical elements that should be protected from inappropriate developments in line with paragraphs 184 to 202 of the NPPF (July 2018), and Core Policy 39 plus Development Policies 36 and 37 of the VOWHDC Local Plan 2031. As such it supports Policies SI1 and HS6 of the North Hinksey Parish Neighbourhood Plan.

2. Miscellaneous Buildings and Features.

2.1 Elms Parade.



Elms Parade was originally built in 1937, and lies at the very heart of the community, both physically, and, for many residents, emotionally as well. The original building has undergone some relatively minor alterations over the years, which make it unlikely to be listed, however it is still to a layman's eyes a typical design of that period and in keeping with other nearby structures such as the Seacourt Bridge public house which lies on the opposite side of West Way from Elms Parade.

Although it is a relatively wide structure, the low level design ensures that it is in keeping with surrounding houses, and on a human scale. The North Hinksey Parish Character Assessment (January 2018) identifies it as a positive feature within Botley Centre, and comments on its "symmetrical design and Neo-classical features".

Additionally Elms Parade was the subject of a Heritage Statement (January 2014) written by Dr Kathryn Davies D.Phil, MA (Conservation Studies), BA Hons, Dip TP, MRTPI, IHBC. In this paper she put forward the proposition that there is sufficient architectural and historic interest in Elm's Parade to make it worthy of consideration as a non-designated heritage asset.

The following text consists of excerpts from the Heritage Statement:

"Historical value

The site has historical associative value in its connection to the Howse family and prior to that, to the Earl of Abingdon. The quality of the architecture in the latest Art Deco style illustrates the aspirations of the owner, Stephen Howse, to build a proud development displaying the confidence of the age. The association with the Howse family remains to this day as they retain ownership and keep the building in good repair.

Aesthetic value

The combination of the neo-Georgian overall form and the fashionable Art Deco detailing gives the parade of shops considerable aesthetic value. It has a pleasing symmetry to the front elevation with the centre bay marked by a slightly projecting gable with three tall arch headed windows flanked by pairs of sash windows (now replaced). The gable incorporates a clock, still in working order, the name of the developer, Stephen Howse and a plaque which commemorates him as the founder of Elms Parade in 1937. It forms a deliberate architectural statement and, with its clean lines and uniformity of detail, it has a strong 1930s character.

The strong 1930s character gives a distinct identity to the area, which is largely a 20th century suburb of Oxford and this is much valued by the local population.

Communal value

As part of the daily lives of the local population, Elms Parade has very high communal value. The shops and flats are nearly always fully occupied and provide a full range of services to meet all local needs. The intimate scale of the development fosters social interaction and it forms an important part of the community. Many elderly people in the area have lived here all their lives and the local shops have been an important part of their community throughout their lives. It gives people an identity, which reflects the 1930s suburbs where they live.

Conclusion

The building is of considerable architectural and historic interest, particularly in the context of the history of 20th century suburbs. Had the building survived unaltered it would meet the criteria for statutory listing. The alterations to the roof and detailing mean that it is unlikely to be considered listable. However, sufficient significance survives to make this a strong candidate for local designation and the building should rightly be considered as a non-designated heritage asset."

2.2 Commonwealth War Graves in Botley Cemetery.



Botley Cemetery is located on North Hinksey Lane, and is owned by Oxford City Council. It was established in 1895 to be used for the burial of Oxford's inhabitants, rather than specifically those who had lived in the vicinity of the cemetery. Casualties from both the First and Second World War are buried here in the southern corner of the cemetery, in an area reserved for this purpose. It is of national importance, and the largest Commonwealth War Graves site within Oxfordshire.

The following information is included on the Commonwealth War Graves Commission website at:

[https://www.cwgc.org/find-a-cemetery/cemetery/43167/OXFORD%20\(BOTLEY\)%20CEMETERY](https://www.cwgc.org/find-a-cemetery/cemetery/43167/OXFORD%20(BOTLEY)%20CEMETERY)

"History Information

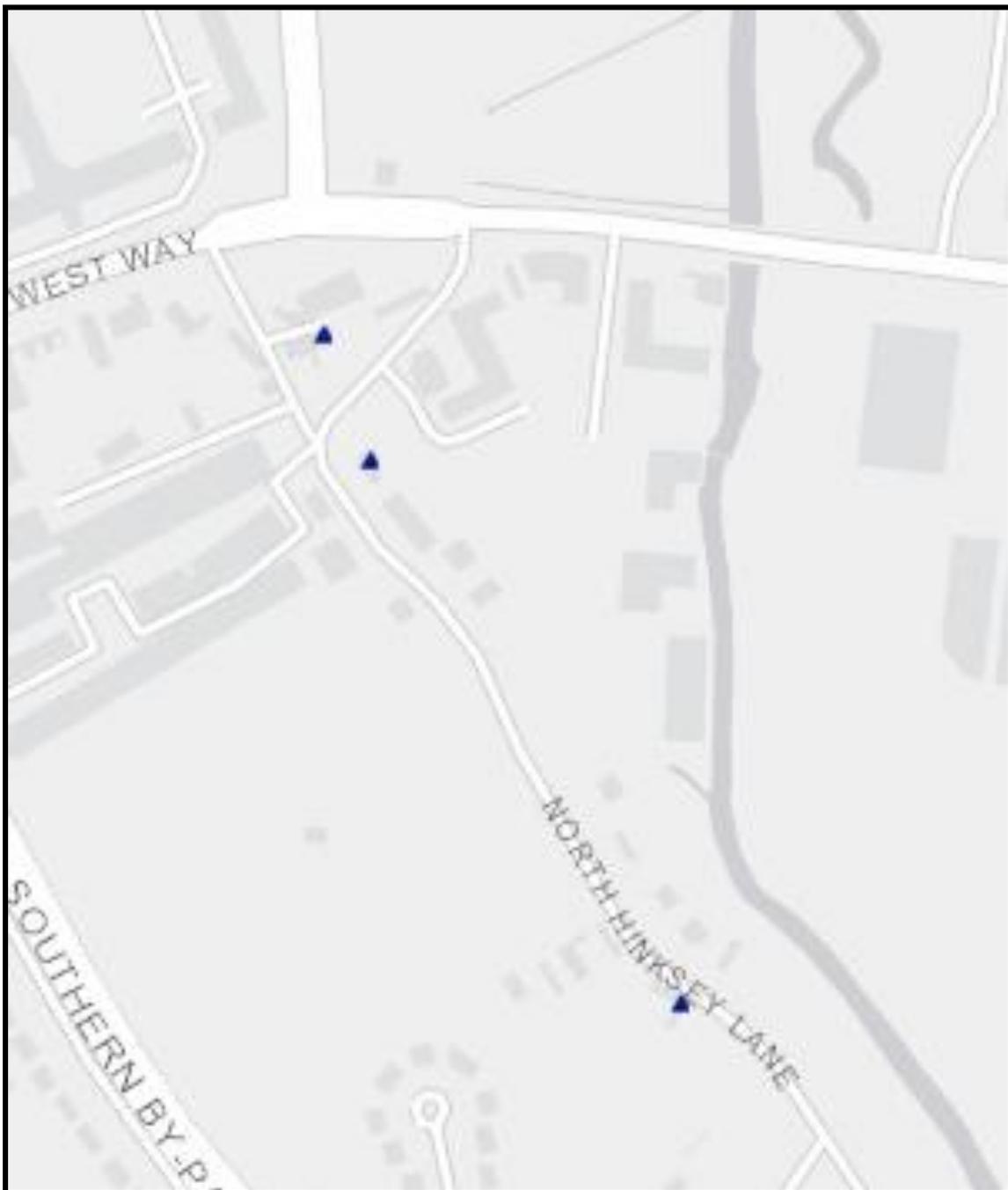
During the two world wars, the United Kingdom became an island fortress used for training troops and launching land, sea and air operations around the globe. There are more than 170,000 Commonwealth war graves in the United Kingdom, many being those of servicemen and women killed on active service, or who later succumbed to wounds. Others died in training accidents, or because of sickness or disease. The graves, many of them privately owned and marked by private

memorials, will be found in more than 12,000 cemeteries and churchyards. During the First World War, the 3rd Southern General Hospital (an Oxfordshire Territorial Unit) was housed in the Examination Schools and a number of other buildings in Oxford. Oxford (Botley) Cemetery contains 156 burials from the First World War, all in the war graves plot in section I/1. The cemetery was designated a Royal Air Force regional cemetery during the Second World War and was used by RAF stations in Berkshire and neighbouring counties. Practically all of the 516 Second World War burials (one of them unidentified) are in the war graves plot, which was extended from the section used during the First World War. The architectural features of the plot were designed by Edward Maufe, ARA. In addition to the Commonwealth war graves, Oxford (Botley) Cemetery contains almost 70 war graves of other nationalities.”

3. Listed buildings and monuments.

(a) Listed Buildings located in Old Botley and North Hinksey Lane.

Map 1: Listed Buildings in Old Botley and North Hinksey Lane.



3.a.1. SOUTH VIEW, OLD BOTLEY

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1284691

Grade: II

Date first listed: 07-May-1976

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

Legacy System: LBS

UID: 249743

Details

NORTH HINKSEY BOTLEY SP40NE 3/68 South View 07/05/76 - II Farmhouse, now house. c.1800. Flemish bond brick with flared headers; concrete tile gambrel roof; brick symmetrical end stacks. 2-unit plan with central passage. 2 storeys; symmetrical 3-window range. Gauged brick flat arches over C19 six-panelled door with overlight and 8-pane sashes. Rear: similar sashes and central stair-turret with hipped roof flanked by late C19 outshuts. Service wing to rear right of similar materials and one storey and attic; 2-bay range: C19 three-light casement adjoins plank door with bracketed flat hood. Interior: early C19 fireplaces and doors. Unusual spiral staircase with stick balusters. The house is unusual for retaining an earlier C18 plan form and elevation.

Listing NGR: SP4887506254

Selected Sources

National Grid Reference: SP 48875 06254

3.a.2. 13 AND 15, NORTH HINKSEY LANE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1048316

Grade: II

Date first listed: 09-Feb-1966

Date of most recent amendment: 24-Jun-1987

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 249744

Details

NORTH HINKSEY NORTH HINKSEY LANE SP40NE (East side) 3/69 Nos.13 and 15 09/02/66 (Formerly listed as Tudor Cottage No.15) - II House, now 2 dwellings. Early C17. Uncoursed limestone rubble; gabled concrete tile roof; symmetrical end stacks of stone finished in C20 brick. 3-unit plan. 2 storeys; 3-window range. Arched cavetto-moulded doorway in second bay from right. Three 3-light and two 2-light stone-mullioned cavetto-moulded windows. Early C19 one-storey bay to left of limestone rubble with gabled old tile roof and 2 leaded casements. Central internal stair-turret and outshut to rear. Interior not inspected but likely to be of interest.

Listing NGR: SP4889606198

Selected Sources

National Grid Reference: SP 48896 06198

3.a.3. THE OLD MANOR HOUSE, 20, NORTH HINKSEY LANE

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1048319

Grade: II

Date first listed: 09-Feb-1966

Date of most recent amendment: 24-Jun-1987

Legacy System Information

Legacy System: LBS

UID: 249749

Details

NORTH HINKSEY NORTH HINKSEY LANE SP4905 (West side) 11/74 No.20 (The Old Manor House) 09/02/66 (Formerly listed as 20, North Hinksey Lane) - II House. Late C16; early C17 to left wing: restored c.1930. Left wing: timber-framed, of 3 panels deep, with early C19 brick infill; rear wall of timber studs with brick infill, set on high limestone rubble plinth. Late C16 front right wing: timber framing much restored c.1930; two-bay rear wall has arch-braced posts with slighter intermediate studs and roughcast infill, set on high limestone rubble plinth. Gabled stone slate roof; stone ashlar ridge stack has moulded drip course. L-plan with front right wing. 2 storeys; 2-window range. Mullioned windows of c.1930. Timber-framed porch with C20 door adjoins right wing. Canted oriel window supported on carved bracket to rear, with ovolo-moulded wood mullions. Interior: front room of right wing has late C16 stone fireplace with debased relief carving. Rear right room has stop-chamfered beams and late C16 moulded stone fireplace with carved consoles to overmantle with frieze of Tudor roses: room above has moulded stone fireplace and 2-bay queen-post roof with clasped purlins and windbraces. Early C17 extension to left: ground-floor room has stop-chamfered beam, chamfered stone arched fireplace with sunk spandrels and spice cupboard. Room above has fine moulded stone fireplace with flanking pilasters; overmantle has strapwork carving and griffins' heads flanking arms of St. John's College. Quartered beams of fine plasterwork ceiling have moulded cornices with pomegranate trails: 4 panels have strapwork patterns and grape-like pendants.

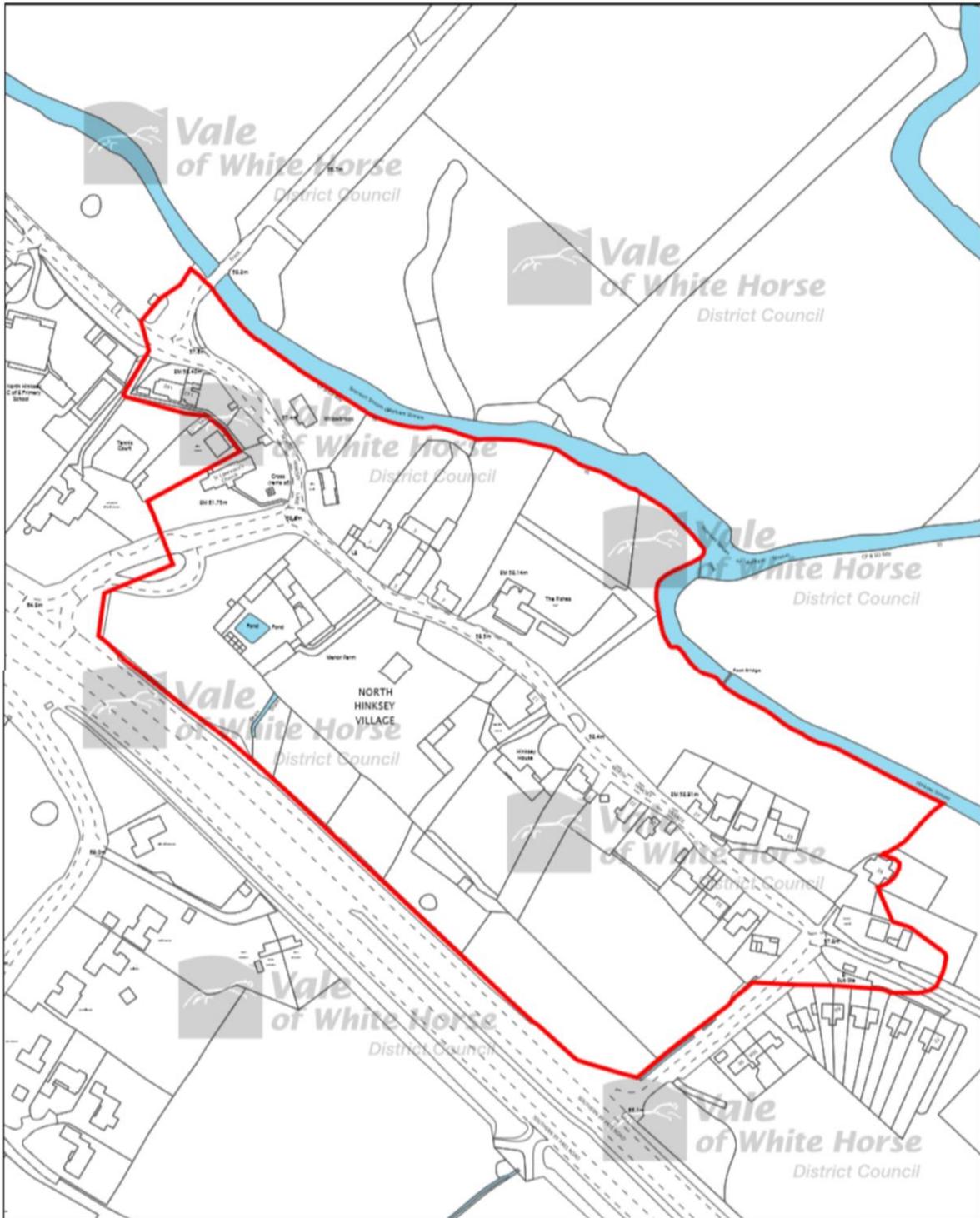
Listing NGR: SP4903605958

Selected Sources

National Grid Reference: SP 49036 05958

(b) Listed Buildings and Monuments in North Hinksey Village and on Harcourt Hill

Map 2: North Hinksey Village Conservation Area.



Conservation Area

North Hinksey

Map Number: 38

Date of Designation: 09.07.69

Date of Amendment:

Area: 8.24 ha



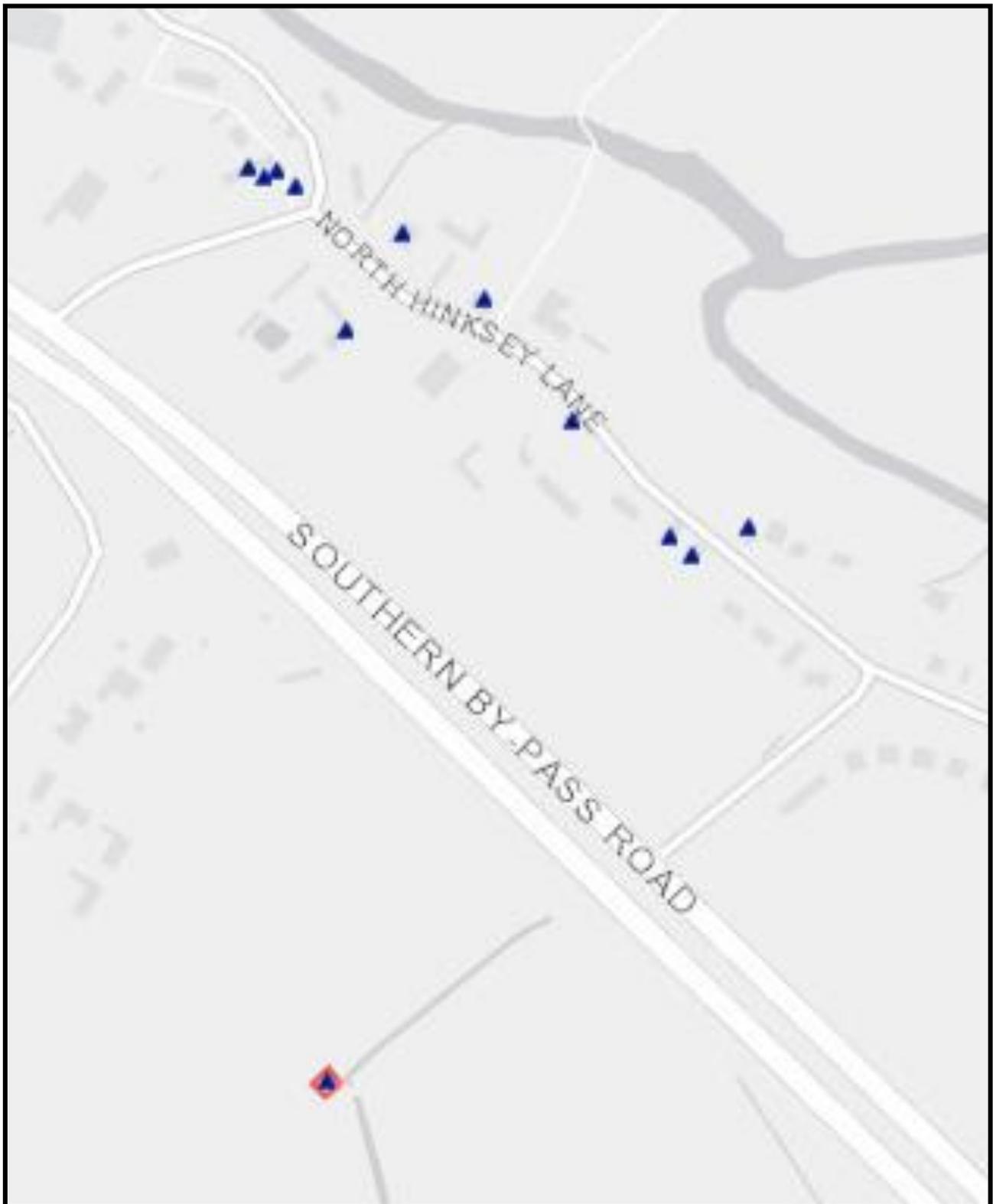
Data supplied by
Vale of White Horse District Council
www.whitehorsedc.gov.uk

May 2009
1:2500 @ A4



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Map 3: Listed Buildings and monuments in North Hinksey Village and Harcourt Hill.



3.b.1. CHURCH OF ST LAWRENCE, NORTH HINKSEY LANE



List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1182110

Grade: II*

Date first listed: 09-Feb-1966

Date of most recent amendment: 24-Jun-1987

Legacy System Information

Legacy System: LBS

UID: 249745

Details

NORTH HINKSEY NORTH HINKSEY LANE SP4905 (West side) 11/70 Church of St. Lawrence 09/02/66 (Formerly listed as St. Lawrence's Church together with churchyard cross) GV II* Church. Early C12: early C13 tower, C13-C16 fenestration: chancel arch rebuilt by John Macduff Derick in 1800's. Uncoursed limestone rubble with ashlar dressings; gabled stone slate roof. Chancel and nave and west tower. C15 cinquefoil-headed east window: 2-bay chancel has early C16 four-light window and C13 pointed lancet above Norman lancet to south, and restored C14 trefoil-headed lancet and blocked C16 doorway to north. 2-bay nave: north wall has Norman lancets flanking Norman doorway with voussoirs and quoining partly intact: south wall has C15 three-light cinquefoil-headed window and unusual late C13 three-light window with lozenge tracery in triangular head, which flank C17 porch with chamfered oak frame and studded door: fine C12 south door with zig-zag carving to roll-moulded arch set over columns of single order with scalloped capitals. Interior: ancient triangular niche for piscina; late C17 communion table with C20 top; early C19 Gothic-style communion rail; C16 queen-post roof of 2 tiers with downward arch bracing from central stud to tie beam, and C20 replacement of collars, purlins, windbraces and rafters. Chancel arch and flanking arches built in Norman style by John Macduff Derick: previously a more simple Norman arch and squint. Nave: studded door to rood stairs, 2 early medieval aumbries, early C19 lectern and missal; C15 octagonal font has finely-carved Decorated

blind tracery; C20 organ loft and pointed-chamfered arch at west end. Monuments: floor tablets in chancel to Elizabeth Fynmore, c.1715, and William Fynmore, d.1757. Early C18 wall tablet to William Finmere has heraldic cartouche and flanking swags set over bolection-moulded fielded inscription panel. Baroque wall tablet, probably by William Bird, to William Fynmore d.1646 and his son d.1673: heraldic achievement and putti rest on oval panel with richly-carved surround. Stained glass: 1930 memorial east window. Late C19 glass in 2 chancel windows and east window of nave: reset C15 fragments in west window. The unusual late C13 triangular-headed window is similar to those at Cumnor (q.v.), Stanton, John and Theale. (V.C.H.: Berkshire, Vol.IV, p.407; Buildings of England: Berkshire, p.186; Bodleian Library, M.S. Top, Berks, c.57, fol.119 and Def.a.119, Nos.16 and 17; National Monuments Record).

Listing NGR: SP4948305479

Selected Sources

Books and journals

Ditchfield, P H, Page, W, The Victoria History of the County of Berkshire, (1924), 407

Pevsner, N, The Buildings of England: Berkshire, (1966), 186

National Grid Reference: SP 49483 05479

3.b.2. CHEST TOMB APPROXIMATELY 2 METRES SOUTH OF NAVE AND 6 METRES EAST OF SOUTH PORCH OF CHURCH OF ST LAWRENCE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1284703

Grade: II

Date first listed: 24-Jun-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

Legacy System: LBS

UID: 249747

Details

NORTH HINKSEY NORTH HINKSEY LANE SP4905 (West side) 11/72 Chest tomb approx. 2m. S of nave and 6m. E of S porch of Church of St. Lawrence GV II Chest tomb. Late C18/early C19. Limestone. Moulded plinth and cornice; panelled sides.

Listing NGR: SP4949005474

Selected Sources

National Grid Reference: SP 49490 05474

3.b.3. CHEST TOMB APPROXIMATELY 3 METRES SOUTH OF CHANCEL OF CHURCH OF ST LAWRENCE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1048317

Grade: II

Date first listed: 24-Jun-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

Legacy System: LBS

UID: 249746

Details

NORTH HINKSEY NORTH HINKSEY LANE SP4905 (West side) 11/71 Chest tomb approx. 3m. S of chancel of Church of St. Lawrence GV II Chest tomb. Late C18/early C19. Limestone. Moulded plinth and cornice; panelled sides.

Listing NGR: SP4949605477

Selected Sources

National Grid Reference: SP 49496 05477

3.b.4. CHURCHYARD CROSS APPROXIMATELY 15 METRES SOUTH OF CHURCH OF ST LAWRENCE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1048318

Grade: II*

Date first listed: 09-Feb-1966

Date of most recent amendment: 24-Jun-1987

Legacy System Information

Legacy System: LBS

UID: 249748

Details

NORTH HINKSEY NORTH HINKSEY LANE SP4905 (West side) 11/73 Churchyard cross approx. 15m. 09/02/66 S of Church of St. Lawrence (Formerly listed as St. Lawrence's Church together with churchyard cross) GV II* Cross. C15. Limestone. Approx. two metres of original shaft set on octagonal plinth with 4 steps to base. Drawn by R.C. Buckler c.1820. (Bodleian Library, M.S. Top, gen.a.11, Jol.4, No.19).

Listing NGR: SP4950505470

Selected Sources

National Grid Reference: SP 49505 05470

3.b.5. COLLEGE FARMHOUSE AND ATTACHED WALLS AND RAILINGS, NORTH HINKSEY VILLAGE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1182168

Grade: II

Date first listed: 24-Jun-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 249752

Details

NORTH HINKSEY NORTH HINKSEY VILLAGE SP4905 (East side) 11/77 College Farmhouse and attached walls and railings GV II Farmhouse. c.1820-50. Coursed and dressed limestone with ashlar dressings; gabled Welsh slate roof; symmetrical end stacks, rebuilt in C20 brick. L-plan with rear right wing. Tudor-Revival style. 2 storeys; 3-window range. Stone lintel over 6-panelled door with overlight: early C19 trellised porch on stone plinth. Label moulds over 2-light chamfered stone-mullioned windows with casements. Rear wing of similar materials and style: 2-storey, 2-window range includes label mould over plank door with overlight and stone ashlar end stack. Interior not inspected. Subsidiary features: forecourt wall of coursed dressed limestone encloses area approx. 10m. x 16m. : front gateway has ashlar piers with ball finials flanked by plain iron railings.

Listing NGR: SP4955605448

Selected Sources

National Grid Reference: SP 49556 05448

3.b.6. MARTYR FARMHOUSE, NORTH HINKSEY VILLAGE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1052151

Grade: II

Date first listed: 04-Mar-1969

Date of most recent amendment: 24-Jun-1987

Legacy System Information

Legacy System: LBS

UID: 361524

Details

NORTH HINKSEY NORTH HINKSEY VILLAGE SP4905 (West side) 11/81 Martyr Farmhouse 04/03/69 (Formerly listed as Manor Farmhouse (or Martyr Farmhouse)) GV II Farmhouse, now house. C18, remodelled early C19. Coursed limestone rubble with dressed quoins: C19 brick at top of right gable. Gabled stone slate roof; brick ridge stacks. L-plan with rear left wing. 2 storeys and attic; 3-window range. Timber lintel over C20 door in second bay from left. Chamfered timber lintels over 2 early C19 eight-pane sashes to right, and later C19 sashes. 3-window range left side wall has 2 early C19 eight-pane sashes and early C19 canted 2-storey bay with eight-pane sashes. Early C19 eight- and 6-pane sashes to rear. Interior not inspected but likely to be of interest.

Listing NGR: SP4952905403

Selected Sources

National Grid Reference: SP 49529 05403

3.b.7. FERRY COTTAGE, NO. 7 NORTH HINKSEY VILLAGE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1048320

Grade: II

Date first listed: 09-Feb-1966

Date of most recent amendment: 24-Jun-1987

Legacy System Information

Legacy System: LBS

UID: 249751

Details

NORTH HINKSEY NORTH HINKSEY VILLAGE SP4905 (East side) 11/76 No.7 (Ferry Cottage) 09/02/66 (Formerly listed as Hengestre Cottage) GV II House. Early C17. Coursed and dressed limestone with ashlar quoins; gabled and half-hipped C20 tile roof; ridge stack of stone finished in brick. 2-unit lobby-entry plan. One storey and attic; 2-window range. Ovolo-moulded wood lintel over C20 door. Label moulds over much restored ovolo-moulded stone-mullioned 3-light windows. 3-light leaded half-dormer casement to right. Left side wall has label mould over early C17 ovolo-moulded stone-mullioned 3-light window. C20 extension to rear. Interior: stepped ovolo-moulded doorframe to room on right, which has chamfered bressumer over fireplace with stepped ovolo-moulded stone jambs. Room on left has stepped ovolo-moulded beam with roll-stop, and similar moulding to fireplace (restored lintel): winder stairs to rear of stack, with cavetto-moulded stair-light. First floor has timber-frame partition to left and chamfered bressumer over fireplace to right.

Listing NGR: SP4959405418

Selected Sources

National Grid Reference: SP 49594 05418

3.b.8. RUSKIN COTTAGE, NO. 12 NORTH HINKSEY VILLAGE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1368582

Grade: II

Date first listed: 25-Jan-1972

Date of most recent amendment: 24-Jun-1987

Legacy System Information

Legacy System: LBS

UID: 249755

Details

NORTH HINKSEY NORTH HINKSEY VILLAGE SP4905 (West side) 11/80 No.12 (Ruskin Cottage) 25/01/72 (Formerly listed as Nos.12 (Ruskin Cottage), 22, 26 and 27) GV II House. C17. Coursed limestone rubble; gabled thatch roof; right end stack of stone finished in brick and similar rear lateral stack finished in C18 brick. 2-unit plan. One storey and attic; 2-window range. Timber lintels over C20 plank door and flanking C19 (left) and C20 three-light casements: similar C20 dormer casements. C20 extension to rear. Interior not inspected but likely to be of interest. In 1874 Ruskin mentioned this cottage when he encouraged undergraduates to improve the road through the village and so "feel the pleasure of useful muscular work" (plaque on wall).

Listing NGR: SP4963605360

Selected Sources

National Grid Reference: SP 49636 05360

3.b.9. NO. 22 NORTH HINKSEY VILLAGE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1284654

Grade: II

Date first listed: 25-Jan-1972

Date of most recent amendment: 24-Jun-1987

Legacy System Information

Legacy System: LBS

UID: 249754

Details

NORTH HINKSEY NORTH HINKSEY VILLAGE SP4905 (West side) 11/79 No.22 25/01/72 (Formerly listed as Nos.12 (Ruskin Cottage), 22, 26 and 27) GV II House. Early/mid C18. Coursed limestone rubble; gabled thatch roof; brick symmetrical end stacks. 2-unit plan. One storey and attic; 3-window range. Timber lintels over C20 plank door and flanking 2-light casements: 2-light dormer casements. C20 bay of similar materials to left. Blocked door in right gable wall. Interior not inspected but likely to be of interest.

Listing NGR: SP4968205306

Selected Sources

National Grid Reference: SP 49682 05306

3.b.10. NO. 26, NORTH HINKSEY VILLAGE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1048321

Grade: II

Date first listed: 25-Jan-1972

Date of most recent amendment: 24-Jun-1987

Legacy System Information

Legacy System: LBS

UID: 249753

Details

NORTH HINKSEY NORTH HINKSEY VILLAGE SP4905 (West side) 11/78 No.26 25/01/72 (Formerly listed as Nos.12 (Ruskin Cottage), 22, 26 and 27) GV II House. Late C17/early C18, remodelled and extended 1950/60. Uncoursed limestone rubble; half-hipped thatch roof; stack removed. 2-unit plan. One storey and attic; 2-window range. Timber lintel over C19 plank door: C20 stone porch. Timber lintels over flanking C19 two-light (right) and C20 two-light casements: tall gabled dormer has late C18/early C19 three-light casement with turnbuckle to opening iron light. Interior: stop-chamfered beams, and winder stairs to right First-floor has timber-framed partition with arched doorhead; windbraces to right and collar truss in right end wall. Included for group value.

Listing NGR: SP4969305298

Selected Sources

National Grid Reference: SP 49693 05298

3.b.11. NO. 27 NORTH HINKSEY VILLAGE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1182155

Grade: II

Date first listed: 25-Jan-1972

Date of most recent amendment: 24-Jun-1987

Legacy System Information

Legacy System: LBS

UID: 249750

Details

NORTH HINKSEY NORTH HINKSEY VILLAGE SP4905 (East side) 11/75 No.27 25/01/72 (Formerly listed as Nos.12 (Ruskin Cottage), 22, 26 and 27) - II House. Mid/late C18. Coursed limestone rubble; roughcast right side wall, and gable end to left; outshut weatherboarded to rear. Half-hipped thatch roof; stack to rear left of stone finished in C20 brick. One-unit outshut plan with left cross wing. One storey and attic; 2-window range. Chamfered timber lintels over C20 plank door and flanking early C20 two- and 3-light casements: 2-light dormer casement and first-floor casements. Interior: C19 fireplace to left. First floor not inspected.

Listing NGR: SP4972005311

Selected Sources

National Grid Reference: SP 49720 05311

3.b.12. NORTH HINKSEY CONDUIT HOUSE



List Entry Summary

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

List entry Number: 1015158

Grade: Not applicable to this List entry.

Date first scheduled: 12-Nov-1962

Date of most recent amendment: 19-Sep-1996

Reasons for Designation

The North Hinksey conduit house is part of a system of water provision intended by Otho Nicholson to provide clean drinking water to the City of Oxford via the Carfax Conduit. Although most of the original system has since been replaced or built over, and the Carfax conduit house has been rebuilt in Nuneham Park, the system is a fine example of early civic clean water provision (built 1610-1616 AD) and marks an important stage in the development of the city. The North Hinksey conduit house is the only visible element of this system, situated in its original location. Despite part restoration of the roof, the monument is largely original and includes archaeological evidence of its construction and use. The monument is in the care of the Secretary of State and can be viewed from the outside by the public.

Details

The monument includes a conduit house in the form of a single-storey stone building situated on a hillside facing north east towards the City of Oxford. The building contains a water tank and a well which provided water to the Carfax Conduit in Oxford. This was part of a gravity fed system of clean water provision built by Otho Nicholson between 1600 and 1610 AD. The building itself faces north with its only door on this side. It measures 13m long and 8m wide and the walls stand up to about 4m high at the gable ends. It has double loop windows at either end with two gabled buttresses on each of its long sides. The building sits on a broad plinth with deep foundations. There is the coat of arms of Otho Nicholson carved on the north east end. The monument is also covered in numerous examples of graffiti from the late 17th century through to the present day. The majority is

well chiselled 18th and 19th century work. The ditch and pipe which originally carried water downhill to the north is no longer visible at ground level and has been cut and removed at many points between North Hinksey and the original location of the Carfax conduit house, the conduit house having been moved and rebuilt in Nuneham Park. The conduit house is a Grade II* Listed Building and is in the care of the Secretary of State.

Selected Sources

Books and journals

The Victoria History of the County of Berkshire⁴⁰⁵

Other

OCN 54 CARFAX CONDUIT, ENGLISH HERITAGE, COUNTY LIST OF SCHEDULED MONUMENTS - OXFORDSHIRE, (1994)

PRN 1629, C.A.O., CONDUIT HOUSE, OXFORD WATER SUPPLY, (1979)

Title: Ordnance Survey 6" Series Source Date: 1880 Author: Publisher: Surveyor: VI. NE

National Grid Reference: SP 49524 05046