



JOHN MOORE HERITAGE SERVICES

**HISTORIC BUILDING IMPACT ASSESSMENT**

**OF**

**LEWKNOR PRIMARY SCHOOL,**

**HIGH STREET, LEWKNOR**

**NGR: SU7160797628**

**DECEMBER 2019**

**REPORT PREPARED BY** Dr Sarah K. Doherty

**ILLUSTRATION BY** Sarah Doherty and Iwona Brodzka

**EDITED BY** Dr Stephen Yeates

**AUTHORISED BY** John Moore

**REPORT ISSUED** 12 December 2019

**ENQUIRES TO** John Moore Heritage Services  
Pasture Farmhouse  
Boarstall  
Aylesbury  
HP18 9UR

Tel: 01865 358300  
Email: [info@jmheritageservices.co.uk](mailto:info@jmheritageservices.co.uk)

**JMHS Project No:** 4189



# CONTENTS

	<b>Page</b>
<i>Summary</i>	
<b>1 INTRODUCTION</b>	<b>1</b>
1.1 Origins of the Report	1
1.2 Location	1
1.3 Description	1
1.4 Geology and Topography	1
1.5 Proposed Development	3
<b>2 RELEVANT LEGISLATION AND PLANNING POLICY GUIDANCE</b>	<b>3</b>
2.1 Legislation and Treaties	3
2.2 National Planning Guidelines and Policies	4
2.3 Local Planning Policy	4
2.4 Emerging Local Plans	5
<b>3 METHODOLOGY</b>	<b>5</b>
3.1 Historic Building Impact Assessment Aims and Objectives	5
3.2 Historic Building Impact Assessment Sources	5
3.3 Recording Techniques	5
3.4 The Setting and Visual Impact	6
3.5 Method of Assessment of the Impact of the Proposed Works	6
<b>4 BACKGROUND</b>	<b>8</b>
4.1 Designation- Listing	8
4.2 History of Development of Lewknor	9
4.3 History of Lewknor Primary School	10
4.4 The Setting of Lewknor Primary School	11
4.5 Map Regression	11
4.6 Relevant Previous Planning Applications	13
<b>5 DESCRIPTION OF LEWKNOR SCHOOL</b>	<b>14</b>
5.1 Introduction and General Description	14
5.2 Main School Building	14
5.3 The External Classroom	20
5.4 The Bike Store	21
5.5 The Sheds	22
<b>6 ASSESSMENT</b>	<b>24</b>
6.1 Phases	24
Phase 1: 1836	24

Phase 2: between 1880-1898	24
Phase 3: by 1906	24
Phase 4: 1923	24
Phase 5: 1940s-50s	24
Phase 6: 1998-1999	24
Phase 7: 2000s	26
6.2 Historic and Architectural Assessment	26
<b>7 THE CURRENT PROPOSAL</b>	<b>27</b>
<b>8 CONCLUSIONS</b>	<b>28</b>
<b>9 BIBLIOGRAPHY</b>	<b>29</b>
9.1 References	29
9.2 Manuscripts	31
9.3 Maps	31
9.4 Consulted Architectural Drawings	31

## FIGURES AND PLATES

	<b>Page</b>
Figure 1: The Location of the Site	2
Figure 2: The 1798 Map by Richard Davis of Lewknor (MP: 1180.12)	12
Figure 3: The 1815 Inclosure Map (QSDAvoID)	12
Figure 4: OS Map 1 <sup>st</sup> Edition 1881 (OX LVII.7 MP: 28047071)	12
Figure 5: OS Map 2 <sup>nd</sup> Edition 1898 (OX LVII.7 MP: 28047072)	13
Figure 6: 3 <sup>rd</sup> Edition OS Map 1921 (OX LVII.7 MP: 28047073)	13
Figure 7: Current Plan of the Site	16
Figure 8: Current Elevations of the Site	17
Figure 9: Current Elevations of the Main School	18
Figure 10: Historic Phases Plan of the Site	25
Plate 1 The Main Schoolhouse and two flanking classrooms to north and south	15
Plate 2: The one-storey, one-bay extension to the south of Main school southern classroom	15
Plate 3: The Rear Elevation featuring: (Left) the northern classroom butted by the cloakroom extension. (Right) the central door of the rear elevation Main Schoolhouse and the southern classroom.	19
Plate 4: The brick buttresses of the southern classroom on the south-eastern elevation. In the background the doorway of the extension	19
Plate 5: The north-western elevation showing the northern classroom in the foreground, the southern classroom in the background which contains its doorway	20
Plate 6: The External Classroom South-West and North-west corner Elevation showing the L-shape	20

---

Plate 7:	The External classroom South West Elevation showing the outshoot to the south-east	21
Plate 8:	Left: The South-East Elevation and (right) the North-East Elevation	21
Plate 9:	The bike store	22
Plate 10	Interior of the corner of the bike store roof with the curved braces	22
Plate 11:	The Sheds South West Elevation	23
Plate 12:	(Left)The poured and moulded concrete walls shaped to form bricks and (Right) the curved moulded corners	23
Plate 13:	Wood plank panels underneath the roof of shed on north-western gable	23
Plate 14:	Watercolour of the village school at Aynhoe (Northants) by Lili Cartwright c1845 showing the gallery seating in the background for the younger children. (Private Collection, the Bridgeman Art Gallery in EH 2012 fig 21)	24

## **SUMMARY**

*T & L Architecture Ltd c/o Inhabitat Design Studios Ltd commissioned this Historic Building Impact Assessment for Lewknor Primary School, High Street, Lewknor to evaluate a series of proposed alterations to buildings within the curtilage of the School. The Main Schoolhouse is Grade II listed.*

*The School was founded in 1836 as a National School associated with the nearby Church of England Church dedicated to St Margaret. Its layout as an H-plan is first noted in the 1<sup>st</sup> Edition OS Map of 1881 (Ox LVII.7). The Schoolhouse and its curtilage contain at least seven phases. The Schoolhouse classrooms were expanded to the north-east and south-east by 1881 and outbuildings were added to the rear (north-east) of the school. By 1906, a pentice roof was added over the ground floor windows and the main door of the Schoolhouse and ground floor windows changed. New paving outside the main doors was completed in 1903.*

*The surrounding outbuildings have been more regularly demolished, constructed and reworked than the main Schoolhouse. This includes a toilet block, a modular building, prefabricated sheds, a bike store and an external classroom. As such, they have a low architectural significance.*

*From 1880 onwards, an outbuilding to the northeast was built, probably a toilet block (as it is used in 2019). Relevant to this planning application The Bike Store, and the External Classroom were all built during the 2000s, the prefabricated sheds in the 1940s-50s, and can, therefore, be said to have low architectural significance. In general, as this assessment will show, the proposed alterations of the property are focused on the 20<sup>th</sup> century and 21<sup>st</sup> century parts of the curtilage of building that has already seen many alterations. Therefore, the degree of Harm to the building can be rated as Negligible.*

*Moreover, the proposals also enhance the aesthetics of the buildings and provide potential for learning out of doors. Therefore the Impact of the proposals can be rated Positive. This should indicate that the planning permission should be accepted by the relevant planning authorities.*

## **1 INTRODUCTION**

### **1.1 Origins of the Report**

This report was requested by T & L Architecture Ltd c/o Inhabitat Design Studios Ltd as part of building proposals within the curtilage of a Grade II Listed Building. This is in-line with pre-application advice that was requested due to Listed Building Consent being sought. The property is Lewknor Church of England Primary School (LB1059755, NGR: SU7160797628). The report is intended to inform any proposal under consideration within the defined area and to inform the planning authorities of the status and significance of the building.

This Historic Building Impact Assessment is in line with Historic England guidelines set out in the document *Statement of Heritage Significance: Analysing Significance in Heritage Assets* (HE 2019). It is in accordance with current best archaeological practice as defined in the Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (CIfA 2019) and the Historic England procedural document *Management of Research Projects in the Historic Environment* (HE 2015).

### **1.2 Location**

Lewknor Church of England Primary School is located on the High Street, in Lewknor village and civil parish, in the district of South Oxfordshire. The village of Lewknor lies about 5 miles (8 km) south of Thame in Oxfordshire. The parish historically lay in the south-west of Lewknor Hundred in the historic County of Oxfordshire. Like other parishes that run up into the Chilterns, Lewknor forms a long narrow strip, 2 miles broad at its widest and 5 miles in length from north-west to south-east.

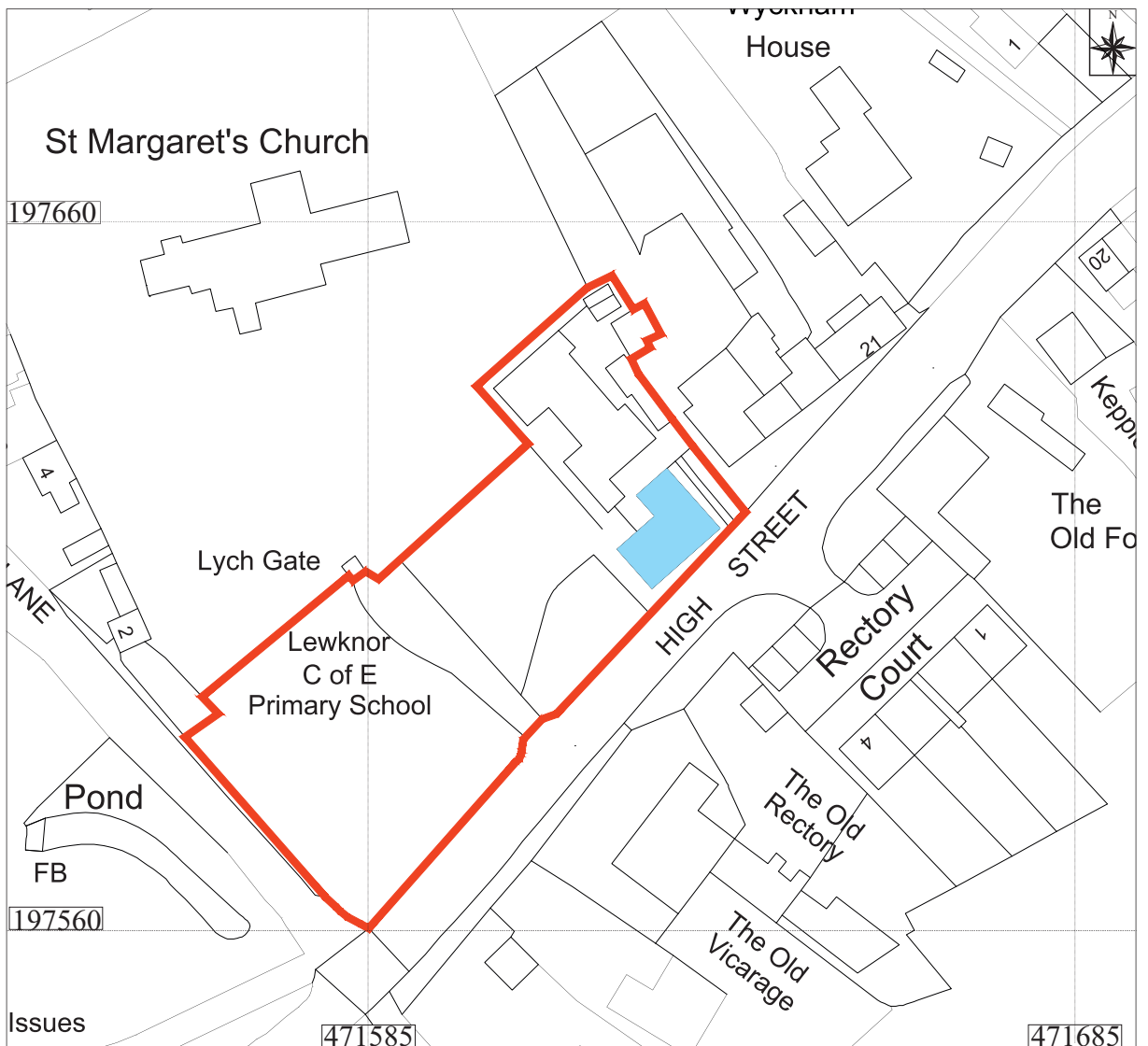
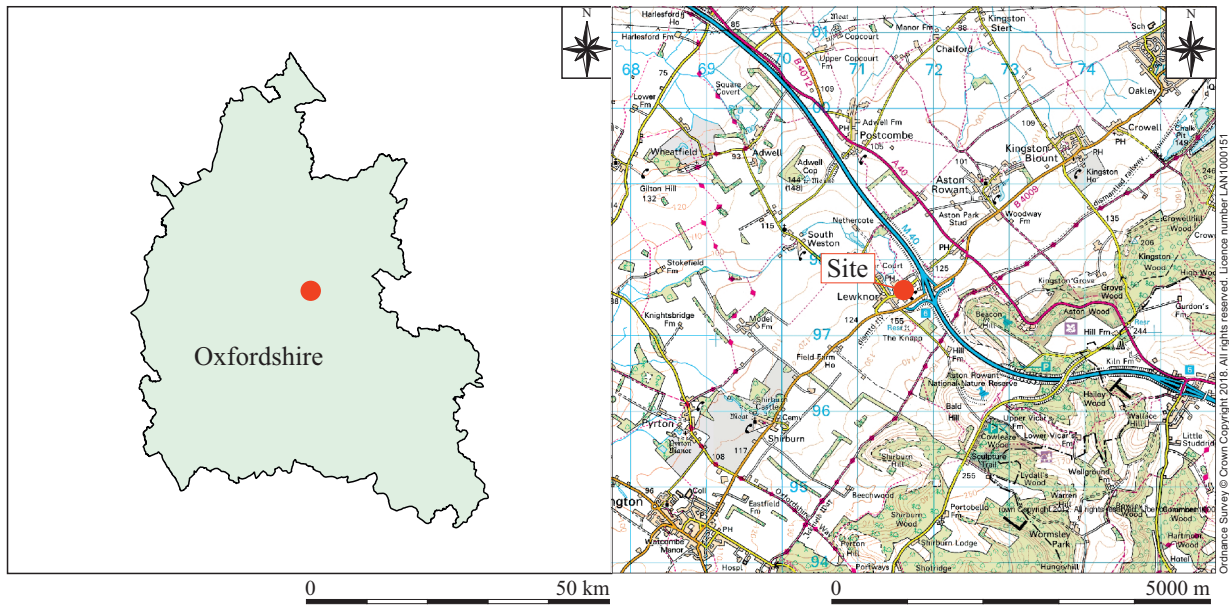
### **1.3 Description**

The proposed development site, Lewknor Church of England Primary School lies to the northwest of Lewknor High Street (Fig. 1). To the northwest is Saint Margaret's Churchyard, to the south and east are private dwellings and to the west is Church Road which joins High Street on a T-junction. The entire site comprises approximately 0.16 hectares.

### **1.4 Geology and Topography**

Topographically, Lewknor Primary School is located on a flat terrace to the north of Beacon Hill. Saint Margaret Church contains two benchmarks of 119.98m and 118.73m AOD.

The underlying geology is chalk which was a sedimentary bedrock formed 94 to 100 million years ago <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>.



Key  Site boundary  
 Study Building

Figure 1: Site location

0 50 m

1:1000



## **1.5 Proposed Development**

The proposed development is as follows:

- 1) Extension and internal refurbishment of existing Infant block;
- 2) Demolition of existing outbuildings.

## **2 RELEVANT LEGISLATION AND PLANNING POLICY GUIDANCE**

### **2.1 Legislation and Treaties**

#### **United Kingdom**

The following pieces of legislation are obligatory, and, therefore, significant aspects of the legislation must be adhered to. The relevant heritage acts cover the protection of significant heritage remains. The significant current acts came into force in 1857, 1947, 1973, 1979, and 1990, although in certain cases they are part of a longer development from earlier legislation. These pieces of legislation cover a number of different areas of the archaeological record, which have developed over time as an aspect of human material culture that are considered culturally as worthy of preservation or recording. These different aspects of the archaeological record include burials, Scheduled Monuments, Listed Buildings, and wrecks; while aspects of this legislation also call for the creation of Conservation Areas and the registering of Parks and Gardens and also Battlefields. That these archaeological features have legal protection means that they are thus *Designated Heritage Assets*.

#### **Listed Buildings (and Conservation Areas)**

The Royal Commission was established in 1908 to prepare inventories of all structures that pre-dated 1700. “*The Town and Country Planning Act*” of 1932 introduced Building Preservation Orders for the first time. A body called the National Buildings Record was established in 1940. The Town and Country Planning Act of 1944 allowed for the creation of a comprehensive list of buildings thought worthy of preservation.

The “*Town and Country Planning Act*” of 1947 lays out the current planning procedures and all subsequent legislation is an addition or amendment to this piece of legislation passed after the Second World War. This piece of legislation includes specific points that related to the Historic Environment.

29. Orders for the preservation of buildings of special architectural or historic interest.
30. Lists of buildings of special architectural or historic interest.

The “*Historic Buildings and Ancient Monuments Act*” of 1953 appears as a forerunner of the “*Planning (Listed Building and Conservation Areas Act)*” of 1990. Some of this legislation is still current and Part I of this act is referred to in section 72 clause (2) of the 1990 act.

The “*Planning (Listed Buildings and Conservation Areas) Act*” of 1990 provides a series of regulations by which nationally significant buildings and significant cultural landscapes are assessed and protected. The piece of legislation is divided into three parts:

- I) Listed Buildings**
- II) Conservation Areas**
- III) General aspects**

The final part of the document is a series of four schedules.

There are three ranks for Listed Buildings that are I, II\* and II; all of these grades are considered to represent various degrees of national significance. The criteria for these listings are provided in an appraisal document (DCMS 2010). Locally significant buildings should be catalogued by the local authority and kept on a Local List. Any alteration or destruction has to be legally sanctioned by the proper authorities.

This act means that there is a legal requirement to consult Historic England in respect to development that would affect a Grade I or II\* listed building (structure and setting), and a development in a Conservation Area that would affect over 1,000 square metres.

## **2.2 National Planning Guidelines and Policies**

Section 16 of the revised National Planning Policy Framework (NPPF 2019) provides guidance related to heritage issues within the planning process. The chapter is titled *Conserving and Enhancing the Historic Environment*. This has been paired with a Planning Practice Guidance, initially published in 2014 and subsequently updated in 2019.

The chapter is broken down into three separate parts, the latter two of which have their own sub-headings. The first part paragraphs 184-188 touches on definitions and classifications, along with designations of heritage sites. It concerns the production and implementation of a policy strategy and the requirements of this for local authorities. The next group of paragraphs **189-192** are included under *Proposals Affecting Heritage Assets*. The final group of paragraphs **193-202** is sub-titled *Considering Potential Impact*, and is concerned with the impact on heritage assets of any proposal.

A fuller analysis can be inserted if required, or alternatively this can be viewed on a government website.

## **2.3 Local Planning Policy**

Until 2013 Planning Policy had incorporated the use of regional plans. The plan for the South East (the region to which Berkshire and Oxfordshire are included) was revoked 25<sup>th</sup> March 2013. The revocation of the South East Plan decentralises planning powers back to local authorities. The only exception to this policy was with NRM6: the Thames Basin Heaths Special Protection Area. The South Oxfordshire Local Plan was developed in 2011. The north of the district contains part of the Oxford Green Belt, and in the south, much of the district is designated as part of the North Wessex Downs or the Chilterns Areas of Outstanding Natural Beauty. The district contains many attractive villages, and the towns of Henley, Thame and Wallingford are of outstanding conservation importance.

*NPPF* makes provisions for the continued use of the Local Plan for decision making in the authority (sections **58** and **126**). Due weight may be given to the policies in the Local Plan according to their degree of consistency with the *NPPF*. The Local Plan will, therefore, continue to form the basis for determining local planning applications

until it is superseded by documents in the Local Development Framework, including a new draft Local Plan.

## **2.4 Emerging Local Plans**

South Oxfordshire Local Plan 2034 (DSOLP), was submitted to the Secretary of State on 29 March 2019 for examination. These policies have not yet been adopted but have some weight, although as of 17 May 2019, changes to the council's administration may delay this timetable. As of May 2019, a Neighbourhood Plan is being prepared for the parish of Lewknor, but this is at an early stage and there are currently no draft policies available.

## **3 METHODOLOGY**

### **3.1 Historic Building Impact Assessment Aims and Objectives**

The primary aim of the Historic Building Impact Assessment is to provide an independent professional appraisal of the building(s) and its setting. This follows the Government guidance in *NPPF* (2019) by presenting a synthesis of the available heritage data and its significance at an early stage in the planning process.

### **3.2 Historic Building Impact Assessment Sources**

The format and contents of this section of the report are an adaptation of the standards outlined in the Chartered Institute for Archaeologists' guidance paper for Historic Building Recording and Historic Building Impact Assessments (CIfA 2019 and HE 2016). The work has involved the consultation of the available documentary evidence (historical sources), and historical maps (cartographic evidence), all of which has been supplemented with a site visit. The format of the report is adapted from a Chartered Institute for Archaeologists *Standard Guidance* paper (CIfA 2019, HE 2016).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic, photographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Site visit (building assessment)
- Identifying the phasing and development of the building and the surrounding area
- Identifying current limitations and future areas of work to be undertaken

### **3.3 Recording Techniques**

The work has the following main components:

- To undertake a photographic record of the structure, including detailed and general shots of its fabric, where this can be safely done.
- To investigate, analyse and describe the fabric of the structure, with the aim of elucidating its history, and record and analyse the resulting evidence for this history using applicable archaeological methods.

- To make a record of the existing structure in its present condition and its setting, by means of photography, scale drawings, or with the use of existing scale drawings to be supplied by the client.
- To study documentary sources for the history of the structure on the site.
- To study the proposed architectural drawings for the building and comment on the impact (and potential harm) of the plans on the building.

### 3.4 The Setting and Visual Impact

Aspects of the setting of a heritage asset are touched upon in paragraphs **194**, **199** and **200** of the *NPPF*. Historic England's (2015) Guidance on the management of a setting of a heritage asset provides a definition of the term setting. This is "*the surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.*" The use of the term setting is identified as being separate from other ones such as curtilage, character and context.

The advent of the *NPPF* (2019) has thus raised wider issues of impact on heritage assets; especially on scheduled monuments and Grade I listed buildings, to involve not only physical damage but also visual impacts in a wider heritage or historic landscape.

The visual impact assessment has been carried out under the following guideline documents Highways Agency (2007), English Heritage (now Historic England) (2011a; 2011b), Landscape Institute and the Institute of Environment Management (2013), and the Landscape Institute (2011).

Though assessment of setting is primarily one of the visual impacts it can also be affected by noise, vibration, odour and other factors.

### 3.5 Method of Assessment of the Impact of the Proposed Works

Assessment of the impact on a Heritage Asset or Historic Building (either designated or non-designated) is reliant on taking into account the significance of the site and any perceived harm that would happen to it.

*NPPF* (2019) produces terminology that defines the significance of a heritage asset. The significance of Heritage Assets is discussed by the Department of Transport, British Standards and Historic England (BS 7913:2013; HA 2007; HE 2015; HE 2019), which has been used for the construction of the following assessment, see Table 1. This assessment is placed into five categories defined as Very High, High, Moderate, Low and Negligible.

*Table 1: Criteria for assessing the significance of a Heritage Asset*

Significance	Definition	Relevant Heritage Assets
Very High	Relatively complete and predominantly static landscapes sensitive to change. Internationally significant locations or sites.	World Heritage Sites. Historic landscapes of national or international importance, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factors.

High	Locations or Buildings that have little ability to absorb change without fundamentally altering its present significant character. Well preserved historic landscapes, exhibiting considerable coherence, time depth and other factors. Sites associated with historic nationally and internationally important people or groups.	Scheduled Monuments: Archaeological sites of schedulable quality and significance. Listed Buildings (all grades). Registered Historic Parks and Gardens (all grades). Historic Battlefields.
Moderate	Locations and Buildings that have a moderate capacity to absorb change without significantly altering its present character, has some environmental value, or is of regional or high local importance.	Local Authority designated sites (e.g. Conservation Areas and their settings). Undesignated sites of demonstrable regional importance. Averagely well-preserved historic landscapes with reasonable coherence, time-depth or another critical factor.
Low	Locations and Buildings tolerant of change without detriment to its character, is of low environmental value, or is of moderate or minor local importance.	Sites with significance to local interest groups. Sites of which the significance is limited by poor preservation and poor survival of contextual associations.
Negligible	No loss	No loss

As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. This assessment is placed into five categories defined as Substantial, Moderate, Minor, Negligible and No Impact, see Table 2. Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the NPPF (paragraphs 194-196) apply.

*Table 2: Criteria for Appraisal of Degree of Harm to the significance of Heritage Assets*

<b>Degree of Harm</b>	<b>Definition</b>
Substantial	<ul style="list-style-type: none"> <li>▪ Total or substantial loss of the significance of a heritage asset.</li> <li>▪ Substantial harmful change to a heritage asset's setting, such that the significance of the asset would be totally lost or substantially reduced (e.g. the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable).</li> </ul>
Less than substantial – Moderate	<ul style="list-style-type: none"> <li>▪ Partial physical loss of a heritage asset, leading to considerable harm.</li> <li>▪ Considerable harm to a heritage asset's setting, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost.</li> </ul>
Less than substantial - Minor	<ul style="list-style-type: none"> <li>▪ Slight loss of the significance of a heritage asset. This could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance.</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Some harm to the heritage asset's setting, but not to the degree that would result in a meaningful devaluation of its significance.</li> <li>▪ Perceivable level of harm, but insubstantial relative to the overall interest of the heritage asset.</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>▪ A very slight change to a heritage asset which does not result in any overall harm to its significance.</li> <li>▪ Very minor change to a heritage asset's setting such that there is a slight impact, but not materially affecting the heritage asset's significance.</li> </ul>
No Impact	<ul style="list-style-type: none"> <li>▪ No effect to the heritage asset or its setting.</li> </ul>

Proposed developments to the site and setting of a Heritage Asset could be identified as Positive, Negative or Neutral. Some definitions of terms of the impact of damage to structures are used in NPPF (2019, paragraph 185). From this, a criterion of the physical and visual impact of the site and setting is made that defines the definitions that should be used with respect to harm caused to a Heritage Asset, see table 3. This thus weighs up the harm identified against the benefits of the proposal.

*Table 3: Criteria for assessing the impact of any changes to a Heritage Asset*

<b>Impact</b>	<b>Definition</b>
Positive	Proposed changes represent a positive strategy for the conservation and enjoyment of the heritage asset and positive contribution to the character of the building Such changes may: - restore the building to the original structure or fabric - sustains, enhances or better reveals the significance of the heritage asset - positive contribution to the local character and distinctiveness
Neutral	Proposed changes represent a neutral strategy for the conservation and enjoyment of the heritage asset and neutral contribution to the character of the building - Very minor change to a heritage asset's setting such that there is a slight impact
Negative	Proposed changes represent a negative strategy for the conservation and enjoyment of the heritage asset and negative contribution to the character of the building Such changes may: - lose or remove original features of the building - causes the asset's significance to be materially affected/considerably devalued - negative contribution to the local character and distinctiveness

## **4 BACKGROUND**

### **4.1 Designation- Listing**

Lewknor Church of England Primary School is a Grade II listed building (LB1059755), first listed on 27 Sep 1976 and amended on 3 Apr 1987. This means that it is a structure of national importance. The Listing is described as follows:

*LEWKNOR HIGH STREET SU7197 (North side) 10/96 Lewknor Church of England 27/09/76 School (Formerly listed as School and schoolhouse) GV II*

*School and schoolhouse. Dated 1836 (Pevsner). Flint rubble with brick dressings; hipped old tile roof; brick end stacks. H-plan of schoolhouse and flanking wings, 2 storeys; symmetrical 3-window range. Segmental brick arch over C20 door, with tiled pentice above and over flanking canted bay windows: horned first-floor sashes. Flanking one-storey schoolrooms of flint rubble with brick dressings and outer walls of chalk rubble, and gabled thatch roofs. Each gable wall has brick segmental arch over*

*C20 casement: inner side walls have similar arch over plank doors; C19 three-light casement in right side wall. One-storey, one-bay extension to right of English garden wall bond with gabled old tile roof. Interior not inspected.*

Listing NGR: SU7160797628

## **4.2 History of Development of Lewknor**

There is known to have been a significant level of occupation and activity in the general vicinity of Lewknor for many centuries and there are two ancient roads which pass through the parish which are known to have been in use since at least the Iron Age (Fasham 1973, 131). These are the Ridgeway along the top of the Chiltern Hills escarpment and the Icknield Way at the foot of it. The Icknield Way follows closely to the 500 m contour line and is believed to have been formed an alternative route to the Ridgeway, particularly for use in summer. This route passes about half a mile above the village of Lewknor and the current development site (Harrison 2003).

The village name is Old English, 'Leofecanoran' survives from a record of 990 (Gelling 1953, i.112-3). The etymology is Old English Leofeca's *ōra* or Leofeca's slope.

There has been a settlement at Lewknor since at least 990 AD and excavations during the construction of the M40 motorway in the 1970s produced evidence for habitation in the area during the Roman period (Fasham 1973; OA 2011, 3).

The first documentary reference to Lewknor occurs in or about 990 AD in the record of a lawsuit heard in a shire moot<sup>1</sup>, where 'Eadgyfu aet Leofecanoran', or Edith of Lewknor, appeared as a witness (*Cod. Dipl.* iii.293; Robertson 2009, 136).

The Church of St Margaret was probably constructed in the 12<sup>th</sup> century (BHO). In 1146 AD Lewknor was held by Abingdon Abbey. No mention of a church has been noted prior to that date, the late Norman architecture at the church indicates the current church was built at this time (BHO). The first documentary evidence for the church is the confirmation by Innocent III in 1200 of some tithes granted by Geoffrey de Abbefeld and a pension from Lewknor church to the abbey (Bodl. MS. Lyell 15, ff. 15, 15b.).

There is a grant recorded in the Abingdon Chronicle that a clerk of Lewknor named Anser was granted Ackhampstead- an outlying property belonging to Lewknor manor by Abbot Ingulf (1130–58) (Stephenson 1858 Chron. Abingdon, ii. 209). It seems likely that Anser of Lewknor founded and endowed the church, of which a later Roger de Lewknor was rector (Salter 1934 Oseney Cart. vi. 154.). The Lewknor family became hereditary rectors of the church. The manorial origin of the parish thus accounts for the inclusion of Ackhampstead within the parish boundaries (BHO).

By the 1851 census, there were twelve farms in Lewknor, most of them with between 100 to 200 acres, but there were three farms with between 240 to 380 acres. The majority of inhabitants were lowly-paid agricultural labourers, whose wives were often lacemakers. A number of shopkeepers between them supplied the needs of the village;

---

<sup>1</sup> After the Norman Conquest a shire moot became known as The County Court

craftsmen included three chairmakers, a turner, sawyer, wheelwright, and cordwainer (HO 107/1720/3; 1726/1.).

### **4.3 History of Lewknor Primary School**

There had been a dame school at Nethercote by 1771 (Salle Pk. deeds B. I. 25a. (McDermid 2008: 91-98)), but ten years later the schoolhouse was pulled down (Ibid. B. I. 25d, B II. 23). In 1790 there was only 'a trifling day school' (Oxf. Dioc. B 25.). Things had improved by 1808 when a Sunday school had been established in the church, and there were also four private schools within the parish where children could learn to read and say the Catechism, and in one of which the children were also taught writing and cyphering. Together they had about 32 pupils (BHO).

By 1818, however, all the day-schools had come to an end, but the nonconformist competition had temporarily increased the number of Sunday schools to four. However, apart from these Sunday schools and a dame school, there was no permanent provision for primary education until 1836 (BHO).

In that year the vicar, Thomas Garnier, finding a large proportion of his parishioners to be illiterate, persuaded All Souls College to buy some old cottages adjoining the churchyard (All Souls Coll. 1836; Oxf. Dioc. b 70, f. 467.). On this site, he constructed a school building with two large classrooms and a schoolhouse for a master and a mistress (Oxf. Dioc. c 1888).

Lewknor Primary School was founded in 1836 with a Teacher's House with a hipped tiled roof flanked by two thatched schoolrooms in flint and brick (Sherwood and Pevsner 1974, 684). The School was one of the newly formed National Society Schools. In 1811 the Church set up the *National Society for Promoting the Education of the Poor in the Principles of the Established Church* (which became generally known as the National Society), with the aim of providing a school in every parish. Local clergy 'often took on this initiative wholeheartedly' (Gates 2005, 16), with or without the benefit of special donations. The curriculum of the schools was basically the 'three Rs' (reading, writing and 'rithmetic) plus religion which took the form of the Bible, catechism and prayer book services (Gates 2005, 16).

Some schools were supported by the parish or subscriptions, some were established as charity schools, others were decayed endowed schools or indistinguishable from dame schools (McDermid 2008: 91-98). The majority of them were Church of England schools and became National schools, often adopting the monitorial system in spite of their small size. This method was based on the abler pupils being used as 'helpers' to the teacher, passing on the information they had learned to other students (Benford 1977, 2)

It was not uncommon throughout the century for village schools to have average attendances of twenty or thirty, though many were much larger. Those village schools which were sponsored in this way, and found an adequate financial basis, continued in many cases with only small changes through to the mid-twentieth century (Lawson and Silver 1973, 249).



In 1854, the vicar was able to report not only that there was a night school for boys in winter, but that both boys and girls went to school daily (Baker 1954). Attendance rose steadily during most of the 19th century. In 1867 there were 55 pupils and 108 in 1894, but by 1903 the number had declined to 74 pupils. In 1878 the vicar reported that he gave religious instruction twice a week in the school and also taught physical training twice a week (BHO).

The school became a junior school in 1929. It then had 52 pupils; the seniors went to Chinnor. Lewknor School became a controlled school in 1950. In 1956 children from South Weston, then part of the civil parish also attended it. The seniors went to Watlington (BHO).

#### **4.4 The Setting of Lewknor Primary School**

Lewknor Primary School lies in the centre of a variety of listed buildings including private dwellings and ecclesiastical structures. To the northwest of the school is Saint Margaret's Church (Grade I, LB 1182190), to the south and east are private dwellings and to the west is Church Road which joins High Street on a T-junction. Lewknor Primary School is located within Lewknor Conservation Area, and it is a Listed Building (LB1059755); therefore great care must be taken when considering any changes to the curtilage of the school.

Several listed buildings are nearby. A vicar's house stood on the south side of the School off the High Street. A glebe terrier<sup>2</sup> of 1685 described it already as 'an ancient dwelling' (Oxf. Archd. Oxon. b 41, f. 23). The 'old Vicarage', now divided into two houses (Grade II, LB 1182271), is on the opposite side of the road from the school and was formerly the parsonage or rector's manse. Further along the high street to the south west lies The Old Coach House (Grade II, LB 1368863) 18<sup>th</sup> century, once part of The Old Vicarage and stables, now a private house. To the south west along Church Road lies No. 2 Church road, (Grade II, LB1182171) a c19th century cottage.

#### **4.5 Map Regression**

Several maps have been discovered identifying the location of Lewknor Primary School showing the development of the site from the 18<sup>th</sup> to the 20<sup>th</sup> century. The 1798 Map by Richard Davis of Lewknor (MP:1180.12, Fig. 2) and the 1815 Inclosure Map (QSDAvo1D, Fig. 3) shows the site prior to the school being built when the old cottages adjoining the churchyard were still extant (see 4.4). Church Road and the High Street are present at this early date. At the point of the Inclosure Award, the plot is owned by All Soul's College, Oxford (plot 140) and the church (plot 152).

By the First Edition Ordnance Survey Maps of 1881 at 1: 2,500 (OX LVII.7 MP:28047071, Fig. 4) the school has been constructed and the plan of the schoolteacher's house with classrooms either side is established. It is listed as "School Boys, Girls and Infants."

---

<sup>2</sup> A glebe terrier is a formal record of the property and assets of an ecclesiastical parish



Figure 2: The 1798 Map by Richard Davis of Lewknor (MP: 1180.12)



Figure 3: The 1815 Inclosure Map (QSDAvold)

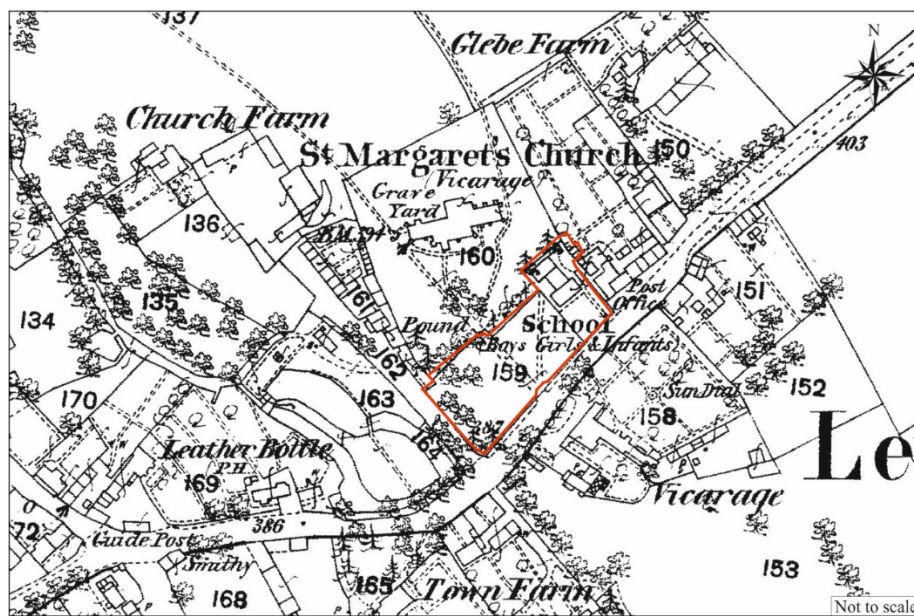


Figure 4: OS Map 1st Edition 1881 (OX LVII.7 MP: 28047071)

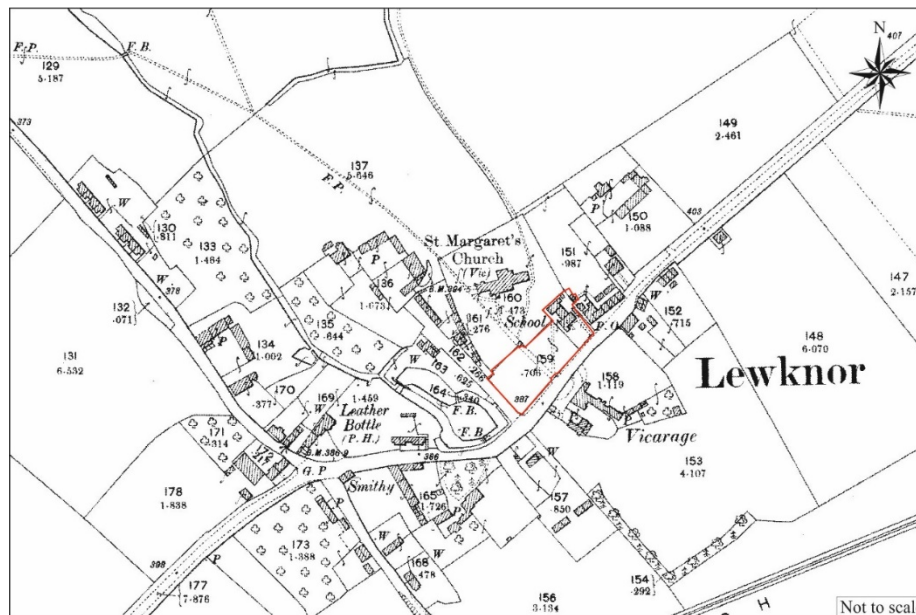


Figure 5: OS Map 2<sup>nd</sup> Edition 1898 (OX LVII.7 MP: 28047072)

By the Second Edition Ordnance Survey Map of 1898 at 1: 2,500 (Oxon LVII.7, Fig. 5) new additions have been made to the north and south classrooms. In the northern classroom, a small square north-eastern extension has been added, with a further outbuilding or shed to the northeast. In the southern classroom, an extension (now the disabled loo) has been added to the southwestern corner. In the Third Edition Ordnance Survey Map of 1921 at 1: 2,500 the outbuilding has gone (Oxon LVII.7, Fig. 6).

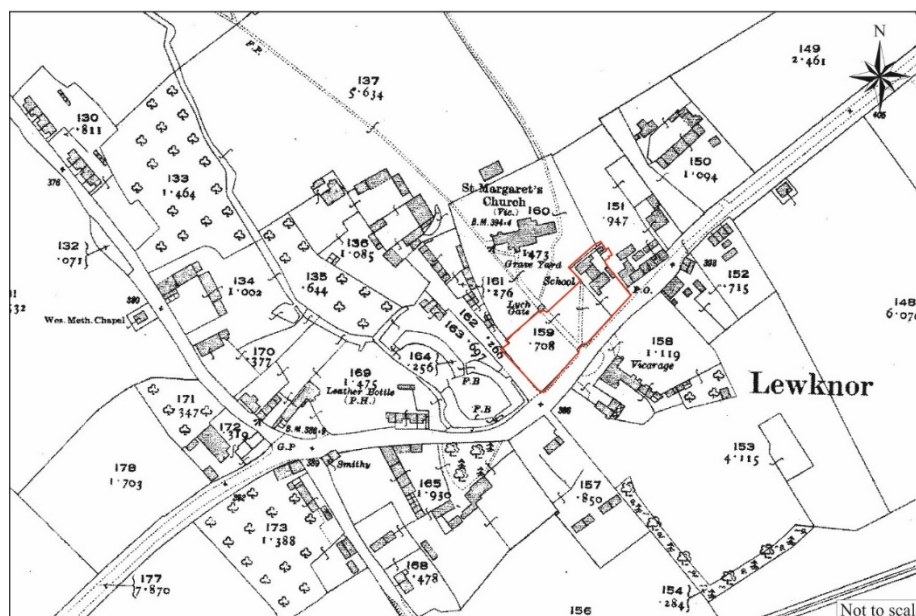


Figure 6: 3<sup>rd</sup> Edition OS Map 1921 (OX LVII.7 MP: 28047073)

#### 4.6 Relevant Previous Planning Applications

Changes to the curtilage of Lewknor Primary School occurred more recently in the 1990s-2000s. The current plan of Lewknor School (see Plan Fig. 7) now contains a timber-clad single-storey Group room and L-shaped classroom constructed after 1998. Relevant previous planning applications include:

- P98/N0230/CC (S.10/98) application was submitted in April 1998, for the construction of an extension to create a new classroom, to include a glazed link. This application was approved 08 January 1999. As this was deemed to require a change to a listed building (Grade II), application P98/N0231/CLB for listed building consent was also submitted to South Oxfordshire District Council (SODC). This application was subsequently withdrawn prior to determination on 22 January 1999. The glazed link was not constructed.
- P08/E1150/CC - Approved (31/12/2008) Partial removal of a prefabricated shed and erection of a single timber-clad building to provide additional teaching accommodation.
- P04/E1151/CC - Approved (22/12/2004) Erection of an extension to the classroom to form early years play area and extension of the playground.

## **5 DESCRIPTION OF LEWKNOR SCHOOL**

### **5.1 Introduction and General Description**

For the purposes of this report, the exterior of the School only will be described. There are five buildings within the curtilage of the School. These are; the main school building in the centre (the listed building), a toilet block to the north-east corner, a modular building and sheds to the east, a bike storage lean-to to the south-east, and an external classroom to the south (Figs. 7 and 8). The Main School Building is the Listed Building and, therefore, will be briefly described, although it will not be directly affected by the proposed plans. The external classroom is to be most affected by the proposed plans and, therefore, will be described in this section. As the sheds and the bike storage are due to be demolished in the proposal, they too will briefly be described. The modular building and toilet block will be omitted from the description as they are not affected by the proposed plans (see architectural drawings consulted in section 9.4).

### **5.2 Main School Building**

The main school building forms an H-plan, with the main schoolhouse in the centre and flanking wings (plate 1). The main schoolhouse is two storeys. The walls are flint rubble painted white with brick dressing. The tile roof is hipped with two brick end chimney stacks. The front (south-eastern) elevation, on the first floor, has three symmetrical horned sash windows with 2x4 panes. The ground floor contains a central plank door with a brick segmental archway. On either side are two windows of 3-light symmetrical casements each with 2x4 panes of plate glass and fine glazing bars. Above the door and windows is a tiled pentice roof.

Flanking the central unit are single-storey schoolrooms of flint rubble with brick dressings with outer walls of chalk rubble and gabled thatch roofs. Each gable wall has a brick segmental arch over large casement windows. The inner side walls have similar segmental arches over plank doors; three-light casement in right side wall. There is a single-storey, one-bay extension to south comprising English garden wall brick bond with gabled old tile roof (plate 2).





*Plate 1: The Main Schoolhouse and two flanking classrooms to north and south*



*Plate 2: The one-storey, one-bay extension to the south of Main school southern classroom*

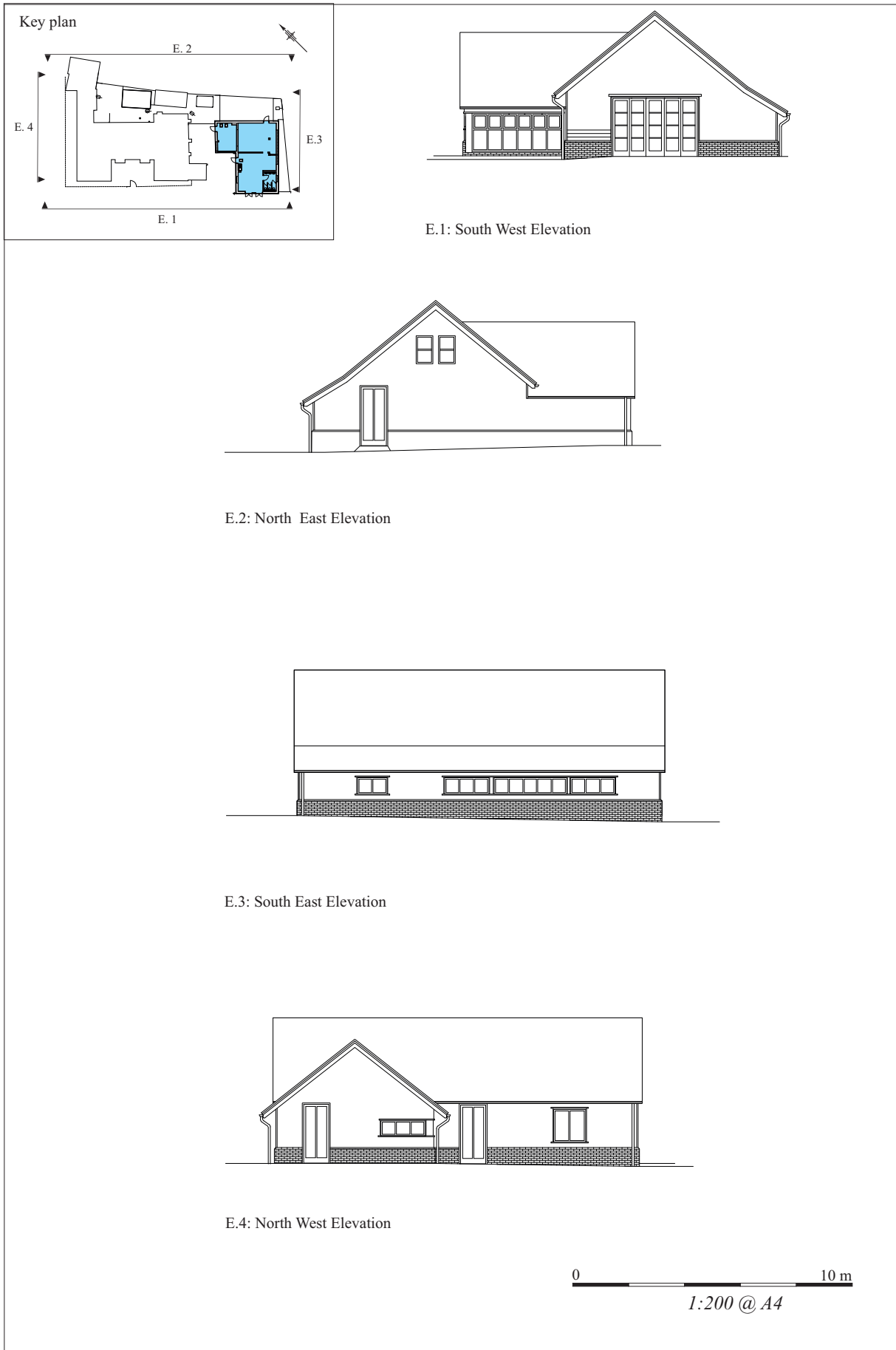
On the rear (north-western) elevation, the arrangement of the main schoolhouse is similar to the front (plate 3). The first floor has three symmetrical horned sash windows with 2x4 panes. The ground floor contains a central plank door with a brick segmental arch. On either side are two 3x3 windows. The two flanking classrooms have had more alterations on the rear. The northern classroom has a lean-to porch doorway inserted into the southern corner. The southern classroom is butted by an extension (seen in the 2nd Edition Map see fig 5). The window has also been removed and moved to the north to allow for the extension, and the wall was infilled with brick. The lower panes are hopper windows that can be opened inward. This extension is later extended to the west to include cloakrooms and toilets and continues to the western edge of the property.



Study Building

0 10 m

Figure 7: Current Plan of the Site



 Study Building

Figure 8: Current Elevations of External Classroom



Figure 9: Elevation and sections of Main School.





*Plate 3: The Rear Elevation featuring: (Left) the northern classroom butted by the cloakroom extension. (Right) the central door of the rear elevation Main Schoolhouse and the southern classroom.*

On the south-eastern elevation is the southern classroom and the single-storey, one-bay extension in brick. The classroom south-eastern elevation has two windows each with 2 symmetrical lights of 2x2. The walls have three brick supporting buttresses (plate 4). The lower panes are hopper windows that can be opened inward.

The extension has an unusual stepped pyramid arrangement of six 2x2 windows (plate 2). It has a doorway on the north-east elevation (plate 4).

The south-eastern elevation of the northern classroom contains a doorway leading into the courtyard of the main Schoolhouse.

The north-western elevation contains the northern classroom. It has three windows each with 3 symmetrical lights of 3x2 (plate 5). The lower panes are hopper windows that can be opened inward. In the southern classroom, there is a doorway on its north-western elevation leading into the courtyard of the main Schoolhouse.



*Plate 4: The brick buttresses of the southern classroom on the south-eastern elevation. In the background the doorway of the extension*



*Plate 5: The north-western elevation showing the northern classroom in the foreground, the southern classroom in the background which contains its doorway.*

### **5.3 The External Classroom**

The external classroom is situated in the south-east of the Main Schoolhouse. It forms an L-shape and is single-storey (plate 6). The roof is tiled and hipped with a catslide over an outshoot on the south-eastern elevation. The roof contains skylights. The walls are formed of wooden boarding on a brick plinth.

The south-eastern elevation contains the north-west wing and south-west wing (plate 6). There are two entrances into two different classrooms. The eastern entrance is situated in the gable end of the north-west wing. The door is wooden with a single light and an exterior D pull handle. To the south-west is a three-unit single light window. The south-west wing contains a glass-panelled door with an exterior D pull handle. The south-west elevation contains two double panelled glass doors separated by a 1x3 glass panel (plate 7). Above the door is a retractable blue awning.



*Plate 6: The External Classroom South-West and North-west corner Elevation showing the L-shape*



Plate 7: The External classroom South West Elevation showing the outshoot to the south-east



Plate 8: Left: The South-East Elevation and (right) the North-East Elevation

The south-east elevation contains the outshoot roof with inserted skylights. The wall has four single paned windows. The north-east elevation contains a door which is wooden with a single light and an exterior D pull handle, similar to the one in the north-west elevation. The north-east elevation also contains two upper casement windows and a skylight in the roof.

#### **5.4 The Bike Store**

The bike store is located in north-east of the proposal site, adjacent to the sheds and opposite the southern classroom and extension. It has a flat roof and is made of wooden planking on three sides (probably pine). On the south-west side, the structure is open with two arched braces in each upper corner.





*Plate 9: The bike store*



*Plate 10: Interior of the corner of the bike store roof with the curved braces*

## **5.5 The Sheds**

Behind the main Schoolhouse, to the north-west of the bike shed, and to the south-east of the modular building lies the prefabricated sheds. The rear (north-east) and side walls (north-west and south-east) are formed of precast concrete panels, curved and moulded at the corners (see plate 12: right). The concrete was formed to look like stone blocks, with each panel two blocks thick (see plate 12: left).

The front (south-west elevation) of the sheds contains one single wooden plank door painted green with a cabinet knob twist handle and either side are a set of double-doors of wooden planks painted green with 3 upper lights with an upright pull handle. Supporting the doors and roof are external poured concrete studs (plate 11 and just seen in corner of plate 13).

The roof is formed in a gable with corrugated steel. On the north-western gable, the roof and wall have been panelled with wood, perhaps when the shed was reduced when the modular building was constructed to north-west post-2008 (plate 13).



*Plate 11: The Sheds South West Elevation*



*Plate 12: (Left) The poured and moulded concrete walls shaped to form bricks and (Right) the curved moulded corners*



*Plate 13: Wood plank panels underneath the roof of shed on north-western gable*

## 6 ASSESSMENT

### 6.1 Phases

#### *Phase 1: 1836*

Main Schoolhouse and flanking classrooms constructed.

#### *Phase 2: between 1880-1898*

One bay single storey extension added to northern classroom and the rear window moved and changed. In the southern classroom, a small square south-eastern extension has been added. There are further outbuildings to the north-northeast of the north classroom and northeast of the southern classroom at the rear of the property.

#### *Phase 3: by 1906*

Pentice roof added over ground floor windows and the main door of Schoolhouse and ground floor windows changed. Paving outside the main doors completed in 1903 (Benford 1978, 4). New lavatories constructed c 1905 (Benford 1978, 2) and new offices built (perhaps on the location of the sheds to northeast). The raised gallery was removed from interior of one of the classrooms (the infant school), and desks now positioned on the floor to improve heating (Benford 1978, 2). The raised gallery was for younger children and perhaps looked like plate 14.



*Plate 14: Watercolour of the village school at Aynhoe (Northants) by Lili Cartwright c1845 showing the gallery seating in the background for the younger children. (Private Collection, the Bridgeman Art Gallery in EH 2012 fig 21)*

#### *Phase 4: 1923*

January 1923 saw new window put into the senior school southern side (Benford 1978; 7; perhaps the southern classroom).

#### *Phase 5: 1940s-50s*

Prefabricated shed constructed over previous outbuildings.

#### *Phase 6: 1998-1999*

L-shaped classroom for infants constructed to the south (P98/N0230/CC)



Figure 10: Historic Phases Plan of the Site

*Phase 7: 2000s*

Modular Building added to the east of the main Schoolhouse, and part of the prefabricated sheds removed (P08/E1150/CC). Bike store constructed. Toilets rearranged.

P04/E1151/CC - Approved (22/12/2004) Erection of an extension to the classroom to form early years play area and extension of the playground.

**6.2 Historic and Architectural Assessment**

The Main School Building is Grade II listed (LB1059755) and was built in 1836. Architecturally, it is highly significant as it still maintains the original H-plan shape with the Schoolhouse in the centre, and two flanking classrooms. However, in the late 19<sup>th</sup> century, in the northern classroom, a small square north-eastern extension had been added, and the rear window was altered to allow for this. On the southern classroom, a one bay single-storey extension was added on the southeast side.

By 1906, a pentice roof was added over the ground floor windows and the main door of the Schoolhouse and ground floor windows changed. Paving outside the main doors was completed in 1903 (Benford 1978, 4).

The surrounding outbuildings have been more regularly demolished, constructed and reworked than the main Schoolhouse. As such, they have a low architectural significance. By 1880 onwards, the outbuilding to the northeast was built, probably a toilet block (as it is in 2019).

The area where the prefabricated sheds and modular building is now located contained some variation of outbuildings from the 1880s. The current configuration dates to the 1940s-50s. Perhaps during the demolition of the shed structures, the earlier foundations will be revealed.

The Bike Store, the External Classroom and the Modular Building were all built during the 2000s, and can, therefore, be said to have low architectural significance.



## 7 THE CURRENT PROPOSAL

Inhabitat Design Studios Limited provided several drawings (see section 9.4) of proposals for the refurbishment of the property. The Architectural significance of the property and potential impact on the structure of these proposals are considered below.

Table 4: Assessment of the Harm and Impact of the Proposals on the Asset

KEY				
Significance	Degree of Harm		Impact	
<b>HIGH</b>	Substantial	<b>SUBSTANTIAL</b>	Positive	<b>POSITIVE</b>
<b>MED</b>	Less than substantial	<b>MODERATE</b>	Neutral	<b>NEUTRAL</b>
<b>LOW</b>	Less than substantial	<b>MINOR</b>	Negative	<b>NEGATIVE</b>
	Negligible	<b>NEGLIGIBLE</b>		
	None	<b>NO IMPACT</b>		

Location	Phase	Architectural Significance	Proposed Alteration	Degree of Harm	Impact	Reasoning
External classroom	Phase 7: 2000s	LOW	Extension of existing external classroom	NEGLIGIBLE	POSITIVE	Building is last phase. Alterations would improve aesthetics and allow for practical and engaging enjoyment of exterior
External classroom	Phase 7: 2000s	LOW	Internal refurbishment of existing external classroom	NEGLIGIBLE	POSITIVE	Would improve the internal aesthetics and enhance enjoyment and learning
The Sheds	Phase 5: 1940-50s	LOW	Demolition of existing outbuildings	MINOR	POSITIVE	Removal would increase flow through the property. However, the foundations are phase 2 so care should be taken.
The Bike Store	Phase 7: 2000s	LOW	Demolition of existing outbuildings	NEGLIGIBLE	POSITIVE	Removal would increase flow through the property. A new bike store could be positioned in a more accessible space.

## 8 CONCLUSIONS

T & L Architecture Ltd c/o Inhabitat Design Studios Ltd commissioned this Historic Building Impact Assessment for Lewknor Primary School, High Street, Lewknor to evaluate a series of proposed alterations to buildings within the curtilage of the School.

The Main Schoolhouse is Grade II listed, it is important to ensure that the character of the building is not irreconcilably altered. The “*Planning (Listed Buildings and Conservation Areas) Act*” of 1990 provides protection for buildings considered to have significant architecture (Listed Building) and also for areas that are considered to have special architectural or historic interest (Conservation Area). This is also the case for the village of Lewknor which is within a Conservation Area.

The School was founded in 1836 as a National School associated with the nearby Church of England Church dedicated to St Margaret. Its layout as an H-plan is first noted in the 1<sup>st</sup> Edition OS Map of 1881 (Ox LVII.7). The Schoolhouse and its curtilage contain at least seven phases. The Schoolhouse classrooms were expanded to the north-east and south-east by 1881 and outbuildings were added to the rear (north-east) of the school. By 1906, a pentice roof was added over the ground floor windows and the main door of the Schoolhouse and ground floor windows changed. New paving outside the main doors was completed in 1903.

The surrounding outbuildings have been more regularly demolished, constructed and reworked than the main Schoolhouse. As such, they have a low architectural significance. By 1880 onwards, an outbuilding to the northeast was built, probably a toilet block (as it is used in 2019).

The area where the prefabricated sheds and modular building is now located contained some variation of outbuildings from the 1880s. The current configuration dates to the 1940s-50s. Perhaps during the demolition of the shed structures, the earlier foundations will be revealed.

The Bike Store, the External Classroom and the Modular Building were all built during the 2000s, and can, therefore, be said to have low architectural significance. In general, as this assessment has shown, the proposed alterations of the property are focused on the late 20<sup>th</sup> century and 21<sup>st</sup> century parts of the curtilage of building that has already seen many alterations. Therefore, the degree of harm to the building can be rated as Negligible. Many of the alterations would improve the foot-flow through the property, opening it out.

Moreover, the proposals also enhance the aesthetics of the buildings and provide potential for learning out of doors. Therefore the Impact of the proposals can be rated Positive. This should indicate that the planning permission should be accepted by the relevant planning authorities.

## **9 BIBLIOGRAPHY**

### **9.1 References**

- Baker, E P 1954 Bishop Wilberforce's Visitation Returns for the Archdeaconry of Oxford, 1854 (O.R.S. xxxv, 1954)
- Benford, M 1977 Lewknor School 1836-1976 An Anniversary Anthology of Lewknor Lantern Vol 5 Pamphlet
- BHO 1964 'Parishes: Lewknor', in A History of the County of Oxford: Volume 8, Lewknor and Pyrton Hundreds, ed. Mary D Lobel pp. 98-115. British History Online <http://www.british-history.ac.uk/vch/oxon/vol8/pp98-115> [accessed 28 November 2019].
- BSI 2013 British Standards Institution: Guide to the Conservation of Historic Buildings. BS 7913:2013, 31 December 2013
- CiFA 2017 Standard and guidance for Archaeological Desk-based Assessment, Reading: Chartered Institute of Field Archaeology
- CiFA 2019 Standard and guidance for Archaeological Investigation and recording of Standing Buildings and Structures, Reading: Chartered Institute of Field Archaeology
- DCMS 2010 Principles of Selection for Listed Buildings. London.
- DCMS 2018 Principles of Selection for Listed Buildings. Revised
- EH 2008a MoRPHE Project Planning Note 3 – Excavation, London: English Heritage (now Historic England)
- EH 2008b Conservation principles: Policies and guidance for the sustainable management of the Historic Environment, London: English Heritage (now Historic England)
- EH 2011a Seeing the history in the view a method for assessing heritage significance within views, Swindon: English Heritage (now Historic England)
- EH 2011b The Setting of Heritage Assets, Swindon: English Heritage (now Historic England)
- EH 2012 England's Schools. History, Architecture and Adaptation by Elaine Harwood for English Heritage. Reprinted 2012 after 2010.
- Fasham, P J 1973 Sites 8-11: Excavations near Lewknor. Oxoniensia XXXVIII, 124-137

- Gates, B 2005 Faith schools and colleges of education since 1800, in R Gardner, J Cairns and D Lawton (eds) Faith schools: consensus or conflict? Abingdon: Routledge Falmer 14-35
- Gelling, M 1953 The Place-name of Oxfordshire – Part I, Cambridge: Cambridge University Press / English Place-name Society XXIII
- Harrison, S 2003 The Icknield Way: Some Queries, *Archaeological Journal*, 160:1, 1-22, DOI: 10.1080/00665983.2003.11078167
- HA Highways Agency 2007 Design manuals for roads and bridges (Volume II), London: Highways Agency
- HE 2015 Historic England procedural document: Management of Research Projects in the Historic Environment
- HE 2016 Historic England procedural document: Understanding Historic Buildings: A Guide to Good Recording Practice
- HE 2017a The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)
- HE 2017b Strategic Stone Study. A Building Stone Atlas of Oxfordshire: Historic England
- HE 2019 Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. Swindon. Historic England.
- HO 2004 Burial Law and Policy in the 21<sup>st</sup> Century: the need for a sensitive and sustainable approach, London: Home Office
- HO 107 Various, Census Papers, Population Returns
- Landscape Institute 2011 Photography and Photomontage in Landscape and Visual Impact Assessment
- Landscape Institute and Institute of Environment Management and Assessment 2013 Guidelines for landscape and visual impact assessment, London: Routledge
- Lawson J and Silver H 1973 A Social History of Education in England London: Methuen & Co Ltd
- McDermid J 2008 Women and Education. In: J Purvis (ed), Women's History: Britain, 1850-1945: An Introduction, Routledge Press
- NPPF 2019 National Planning Policy Framework, London: Ministry of Houses, Communities and Local Government
- OA (Oxford Archaeology) 2011 Church Farm, Lewknor, Oxfordshire. Archaeological watching brief unpublished report. Oxford Archaeology Ltd 2011

Pevsner, N and Sherwood, J 1974 *The Buildings of England: Oxfordshire*, 684

Stephens, W B 1998 *Education in Britain 1750-1914*, Basingstoke, Macmillan

## **9.2 Manuscripts**

All Souls Coll. 'Acta in Capitulis', 7 Apr. 1836

Bodl. MS. Lyell. Bodleian Manuscript, J.P.R. Lyell Collection; 15, ff. 15, 15b.

Codex Diplomatics Aevi Saxonici Kemble, J. M. (ed.)

Cod. Dipl. ed. Kemble, iii, p. 293

Stevenson, J 1858 *Chronicon Monasterii de Abingdon translation* (2 volumes), London: Rolls Series

Oxf. Archd. Oxon. Bodleian Library, Oxfordshire Archdeaconry Papers

Salter, H E 1934 *The Cartulary of the Abbey of Oseney – volume 4*, Oxford Historical Society XCVII

Oseney Cart. *The Cartulary of the Abbey of Oseney*, ed. H. E. Salter (O.H.S. lxxxix–xci, xcvii, xcvi, ci, 1929–36)

Salle Pk. deeds Muniments of Sir Dymoke White, at Salle Park, Norfolk

## **9.3 Maps**

MP:1180.12 1798 New Map of Oxford by Richard Davis of Lewknor, Sheet XII  
Oxfordshire History Centre

QSDAvoID. 1815 Inclosure Map Plan of the Divisions of Lewknor and Postcombe in the Parish of Lewknor in the County of Oxfordshire. Richard Dixon Surveyor.  
13.3inches=1mile Oxfordshire History Centre

MP: 28047071 OS Map 1<sup>st</sup> Edition 1881 Oxfordshire History Centre (Oxon LVII.7)

MP: 28047072 OS Map 2<sup>nd</sup> Edition 1898 Oxfordshire History Centre (Oxon LVII.7)

MP: 28047073 OS Map 3<sup>rd</sup> Edition 1921 Oxfordshire History Centre (Oxon LVII.7)

## **9.4 Consulted Architectural Drawings**

Location Plan 19.011.001

Current Plan 19.011.002

Current Elevations 19.011.003

Proposed Plan V2 19.011.004

Proposed Elevations V2 19.011.005