



WEST OXFORDSHIRE  
DISTRICT COUNCIL

# Conservation Area Character Appraisal

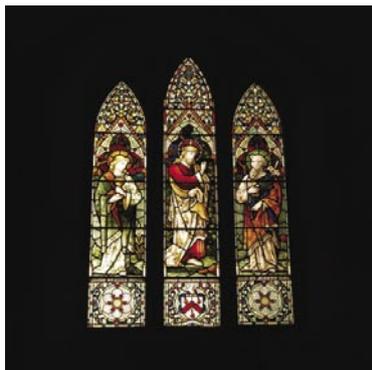
## Filkins & Broughton Poggs

### What are Conservation Areas?

Conservation Areas are places of special architectural or historic interest, which have a particular character or appearance worthy of preservation or enhancement. Groups of buildings, walls, trees and hedges, open spaces, views, and the historic settlement patterns all combine to create an individual sense of place. It is this character, rather than individual buildings, that Conservation Area status seeks to protect. The first Conservation Areas in the District were identified in the late 1960s. Since then, there has been a rolling programme of designations. Recent Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Filkins & Broughton Poggs Conservation Area was designated in 1986, following a process of public consultation.

### The purpose of this document

This Conservation Area Character Appraisal describes the main aspects of character or appearance which contribute to the special interest and quality of the area. This document is intended to complement the approved policies for Conservation Areas contained in the West Oxfordshire Local Plan. In Conservation Areas there are controls over the demolition and minor alterations of unlisted buildings, and on works to trees. Full details can be obtained from the Planning Service. The Preservation and Enhancement document for Filkins & Broughton Poggs accompanies this Character Appraisal and describes strategies for their future maintenance and improvement, as well as providing development advice and guidance on conversions, extensions and the design of new buildings within the Conservation Area.





## Location and setting

Filkins and Broughton Poggs lie in the south-western corner of the District, close to the borders of Wiltshire and Gloucestershire. The two villages developed in part along the former Burford to Lechlade Road (the modern route of which now passes to the west). A network of narrow lanes, tracks and paths integrate the villages into the surrounding landscape, and connects Filkins with Kencot and Broadwell to the east, and Langford to the south-east.

The immediate landscape setting has a strongly pastoral appearance and is characterised by tranquil watercourses and meadow pasture lined by clumps of mature trees. This contrasts with the more open character of the surrounding farmland, with its low-lying but gently rolling clay vale characteristics.

The underlying geology of the area is transitional, with the parish overlying a seam of cornbrash limestone at the junction between the oolitic limestone to the north and the clay and river gravels of the Thames to the south. The geology of the area just beyond the villages yields a variety of limestone and mudstone, referred to as 'Forest Marble'. This has been used for the distinctive stone planks or *slats* used as boundary markers and roofing within the Conservation Area.



## Historical development

### Filkins

Archaeological evidence uncovered on the western side of the village points to Filkins being a settlement of great antiquity. Finds include a Saxon burial ground and the remains of circular pit dwellings. Artifacts from these excavations also suggest Romano-British activity. The name 'Filkins' is believed to be Saxon in origin. Early spellings include '*Fliching*' (1174) and '*Fileching*' (1269), and the name may originally have denoted 'the dwelling of Filica's people'. In the Middle Ages, Filkins was part of the Manor of Broadwell, and was held by the Abbot of Cirencester. Until 1857 the village had no church and had to use Broadwell church and graveyard, which lie across the fields to the east. Part of the route to this church was marked by a gravel drive, with tall stone slats topped by large horizontal stones to either side. These stones provided a convenient surface on which to rest coffins during their transit to the church.

In the 16th century, Filkins had a compact form - a factor recognised by William Harrison, who wrote at the time of there being '*houses uniformly builded together with streets and lanes*'. This observation was echoed more recently by Christopher Hussey, who likened the village's compact plan and general disposition to that of a '*champion manor*' surrounded until the Enclosure award by its open fields. This form subsequently gave way to the distinctive linear form visible today.

The form and character of Filkins reflects the historical status of agriculture as the primary source of employment. Within the village, the four main farms were interspersed with individual smallholdings, outbuildings, workers' cottages and productive gardens. There were two mills: one near to the bridge between Filkins and Broughton Poggs, and the other on the Langford Road. The present day names of some of the lanes in Filkins recall those of previous residents: for example Hazel's Lane (after a village cobbler), Rouses Lane and Kemp's Lane. From early times, the quarrying of stone intermittently provided the village with a source of income. During the Middle Ages, though, the manor was not wealthy and the Filkins quarries, situated away from the river and principal means of transport, offered little commercial competition to the nearby quarries at Burford and Taynton (both of which were located on the river Windrush).

The most notable buildings in the village date from the 17th and early 18th centuries. There are also, however, some 20th-century buildings of special interest. These include a row of four council houses built in the Cotswold vernacular style. Their form and traditional use of local materials were a conscious device to integrate the housing visually and socially into the life of the village (to bring about greater social cohesion), and was copied in subsequent housing in Filkins, and at Burford and Kelmscott. Two notable village residents - Sir Stafford and Lady Cripps, whose other philanthropic and social works are a distinctive part of the village's modern history - offered to meet the extra costs of labour and materials. Remarkably, though, the project was completed within the Council's intended budget.

The foreman for the community projects was George Swinford - resident of Filkins, stone mason and historian of the settlement from the end of the 19th century to the middle of the 20th century. His first-hand recollections are recorded in his book *The Jubilee Boy*. Today, Filkins is unusual for the high number of its occupants who work within the village (in commercial rather than farming jobs). This too can be characterised as a Cripp's legacy.

### Broughton Poggs

The parish of Broughton Poggs has, for most of its existence, been separate from that of Filkins. The villagers of Filkins shared the church in Broadwell and not the early Norman church of St. Peter in Broughton Poggs. The name 'Poggs' may derive from the Pugeis (or Pogeys) family who owned one of Bampton's lesser manors in the early 13th century. During this period the village was referred to as 'Bampton Poges'. An alternative source of the name is 'Brocturn', which means 'enclosure by the brook'. The manor of Broughton was one of those granted to Anne of Cleves by Henry VIII. The hamlet is characterised by a few substantial houses dating mainly from the 17th century and a small group of later, peripheral cottages. The earliest dwelling is Broughton Hall, the former manor house, possibly belonging to the 16th century. It was altered and remodelled in the 17th, 18th and 20th centuries. The distinctive ponds and water features adjacent to Broughton Hall are thought to encompass the remains of medieval fish ponds.



## Settlement pattern

### Filkins

Filkins developed and evolved adjacent to the main axial route linking Burford in the north to Lechlade in the south. Filkins is essentially linear in form, with the early buildings forming a number of loose-knit clumps. It has a semi-rural character, with farmhouses, farm buildings and cottages arranged informally along the main north-east to south-west axis. Filkins Hall and its extensive grounds encompass a substantial area in the north-eastern corner of the village, and are visually and physically isolated from their vernacular context by a high and continuous stone boundary wall.

Secondary spurs of development occasionally branch from the main thoroughfare, extending the village to the east and west along narrow lanes, tracks and paths. Cottages and farm buildings, interspersed with gardens and pasture, informally occupy these routes and have the effect of blurring the transition between the village and the surrounding countryside.

The junctions formed where the larger of these lanes meets with the main road have formed a focus for more intense pockets of development. The junction of the lane to Goodfellows (formerly Moat Farm) was originally marked by a village green, before the construction of the church of St. Peter (on land once belonging to Dee's Farm) and the diversion of the main road to the east. The island of land formed around the church creates two narrow, winding lanes, which have an informal and picturesque quality that is reinforced by the sloping topography of the land towards the brook to the west. Two prominent groups of buildings also define the extent of the village along the main road. These are focused on Pear Tree Farm to the north and Broughton Poggs Mill to the south.

The early development of the village was largely restricted to the western side of the main road. Today, a patchwork of small fields and pastures still stretches back from the rear gardens of these dwellings to the watercourses and springs. These spaces define the immediate western environs of the settlement.

The present shape of the village to the east of the road is largely defined by the boundary set by the Kencot Road. This long, straight axis strongly contrasts with the form of the settlement to the west, with expansive views out over open countryside to the east. Within the area defined by the two roads, early development was restricted to sporadic groups of buildings interspersed with fields, paddocks and tracks. With the exception of Filkins Hall and its parkland setting, these open areas have gradually been developed and few key spaces now remain.

### Broughton Poggs

Broughton Poggs is a compact and introspective hamlet focused around a small group of buildings, each defined and separated from the others by substantial landscaped grounds, and orientated about a shared inner driveway. An informal mix of modest cottages and ancillary buildings is situated on the periphery of the group, where the main Lechlade Road passes to the north and the settlement is cut into by a short access lane. Within the hamlet a labyrinth of narrow, walled footways, or *tuers*, converges on a sheltered, leafy grove at its centre. Ponds and water courses are interwoven within this complex mix of semi-public and private space. The mature tree groups of the wooded grounds and the high boundary walls of the principal buildings effectively define the extent of the hamlet within its open countryside setting.



# Filkins & Broughton Poggs Conservation Area



## Key

-  Conservation Area Boundary
-  Listed Buildings
-  Locally Listed Buildings
-  Significant Boundary Walls
-  Significant Hedges
-  Significant Trees and Tree Groups
-  Tree Preservation Order
-  Significant Views





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## Listed Buildings

There are 43 Listed structures of architectural or historic interest within the Conservation Area. Listed Buildings are classified in grades of relative importance.

### Grade II\* – Particularly special and important buildings (4% of Listed Buildings)

#### Broughton Poggs

11/173 Church of St. Peter

### Grade II – Buildings of special interest

#### Broughton Poggs

11/170 Broughton Hall and The Court House (Formerly listed as Broughton Hall)

11/171 Gazebo, with attached walls surrounding garden to SW of Broughton Hall, and walls along NE side of Lady's Walk

11/172 Ha-ha 50m SE of Broughton Hall

11/174 The Coach House

11/175 Manor Farmhouse

11/176 Barn 35yds to SW of Manor Farmhouse

11/177 Manor Farm Cottage, 50m to SW of The Old Rectory (Formerly listed as Cottage 60yds SW of Old Rectory on W side of road)

11/178 The Old Rectory

#### Filkins

7/180 CHAPEL LANE (North side) Woodbine Cottage and Cottage by the Church (Formerly listed as Cottage by the Church formerly listed as House adjoining Woodbine Cottage on West)

7/181 CHAPEL LANE (North side) Stone slab fence 15m to S of Cottage by the Church

7/182 CHAPEL LANE (North side) Chapel House, Demarca and stone slab fences attached to front

7/183 CHAPEL LANE (South side) The Old Smithy

7/184 CROSS TREE LANE (North side) Cross Trees and Oak Tree Cottage (Formerly listed as Cross Tree Cottage and Cottage adjoining Cross Tree Cottage)

7/185 HAZEL'S LANE (North-east side) Hazel Cottage

7/186 HAZEL'S LANE (North-east side) Giles Cottage and attached stone slab fence

7/187 HAZEL'S LANE (North-east side) Stone slab fence adjacent to NW of Giles Cottage

8/179 KENCOT ROAD (North side) Pair of gate piers and gates c. 220m S of Filkins Hall

7/188 ROUSES LANE (North-east side) Vine Cottage and stone slab fence attached to SE

7/189 ROUSES LANE (North-east side) Nos. 1-4 (consec), Saxons Close

11/203 (7/203) VILLAGE STREET (South-east side) Bridge View

7/204 VILLAGE STREET (South-east side) Fox House

7/206 VILLAGE STREET (South-east side) Woodshed c. 15m to SW of Little Peacocks

7/207 VILLAGE STREET (South-east side) The Old Bakehouse (Formerly listed as Bake House)

7/208 VILLAGE STREET (South-east side) Stone slab fence c. 12m to NW of No. 1 The Gassons (*not included*)

7/209 VILLAGE STREET (South-east side) The Old Bull Inn and Horseshoe House (Formerly listed as The Forge and The Post Office)

- 8/210 VILLAGE STREET (South-east side) Stables c. 70m to NE of Filkins Hall (Formerly listed as under Dovecot and Stables at Filkins Hall)
- 8/211 VILLAGE STREET (South-east side) Dovecote and attached outbuilding c. 100m to N of Filkins Hall (Formerly listed as under Dovecote and Stables at Filkins Hall)
- 8/212 VILLAGE STREET (South-east side) Stable Cottage (Formerly listed as The Cottage, Filkins Hall)
- 7/205 VILLAGE STREET (South-west side) Little Peacocks
- 11/190 VILLAGE STREET (North-west side) Broughton Poggs Mill (Formerly listed as The Mill)
- 7/191 VILLAGE STREET (North-west side) The Yews
- 7/192 VILLAGE STREET (North-west side) Green Dragon House (Formerly listed as The Old Vicarage)
- 7/193 VILLAGE STREET (North-west side) Church of St. Peter
- 7/194 VILLAGE STREET (North-west side) Filkins Museum, with lock-up and attached slab fencing
- 7/195 VILLAGE STREET (North-west side) Wisteria Cottage and Gassons View, with attached slab fences (Formerly listed as Gassons View and House adjoining Gassons View)
- 7/196 VILLAGE STREET (North-west side) The Post House (Formerly listed as Shop premises S of Filkins Farmhouse)
- 7/197 VILLAGE STREET (North-west side) Filkins Farmhouse
- 7/198 VILLAGE STREET (North-west side) Barn occupied by Cotswold Woollen Weavers (Formerly listed as Barn opposite Filkins Hall)
- 7/199 (8/199) VILLAGE STREET (North-west side) Workshops C20 40m NE of Barn occupied by Cotswold Woollen Weavers, with attached Cattle pen walls
- 7/200 (8/200) VILLAGE STREET (North-west side) South Berries Cottage
- 8/201 VILLAGE STREET (North-west side) Pear Tree Cottage
- 8/202 VILLAGE STREET (North-west side) Peartree Farmhouse

*Note: The numbers indicate the unique identification number by which Listed Buildings are referenced*



## Architectural character and quality of buildings

The buildings of Filkins and Broughton Poggs are generally vernacular in character, of rectilinear plan form, and constructed from the local grey or buff limestone. Walling is mainly of coursed, dressed rubble (though this is often mixed with random rubble or dressed ashlar stone). Roofs tend to be of stone slate (with occasional Welsh slate). Steeply-pitched, they generally have plain gables surmounted by functional chimney stacks. A few houses and barns have coped gables. Most cottages are of two storeys, with some having a third, attic storey with small gabled dormers. Typical vernacular features include timber lintels over windows, and stone slab hoods over doors.

The richer dwellings of Filkins and Broughton Poggs are overlain by a more formal architectural vocabulary, which manifests itself in dressed stone quoins, windows with central key blocks and beaded surrounds, and stone mullion windows with hood moulds. Classically-derived carved stone door hoods can also be seen on a number of buildings.

There are several buildings of particular interest. A notable clutch of buildings ancillary to Filkins Hall includes stables, a coach house and the 'Bridal Barn'; the latter dating from the early 18th century and having steep, uninterrupted roof slopes and an unusual shallow pointed arch over the former cart entrance. The name 'Bridal Barn' is said to derive from its use as a venue for village wedding feasts, or *bridge-ales*.

Broughton Hall is a complex building, its appearance reflecting both its former status as a manor house and the many changes in architectural fashion that have occurred over its long history. It dates from the 16th century and is surrounded by interesting walls, ancillary structures (including a 'ha-ha') and gardens.

The church of St. Peter is happily sited in a secluded yet open setting, and is accessed from a leafy track that leads from the inner grove. At its core is a small early Norman building. The tower is later (of c. 1200) and of an unusual design (in that it is oblong in cross-section and wider from east to west).

## Boundary treatments

Throughout the villages the roadside is softened by manicured grass verges of varying depth, which are variously backed by hedges, drystone (rubble) walls, and the stone slab fences (known as 'slats') distinctive to the area. These large stones are approximately one metre in height and are set in an upright position in order to define gardens and verges. Previously, they also formed sheep enclosures, roofs, and simple canopy porches to cottages. They date mainly from the 19th century, and contribute significantly to the special interest of the Conservation Area.

## Landscape, trees and views

Filkins and Broughton Poggs adjoin areas of floodplain pasture and flat vale farmland (some of it open, some of it semi-enclosed). This landscape setting, as with the underlying geology, is transitional in nature, having neither the expansive character of the Thames vale to the south, nor the rolling and elevated character of the limestone wolds to the north.

Trees form key elements within the Conservation Area, though differ in their deployment and effect between the two settlements. At the core of Broughton Poggs (and effectively enclosed by Broughton Hall, the Old Rectory, Manor Farm and all of their associated boundary features) is a rich concentration of mature trees. This forms a distinctive, leafy oasis at the heart of the settlement. Especially memorable is the intimate vista passed Manor Farm through to Broughton church, visible from the doorway from this inner grove. Around Filkins Hall in Filkins, meanwhile, trees arranged in formal ranks channel two principal axes – one leading to the south-west and one to the south-east.

Trees, hedges and boundary treatments, in conjunction with slight variations in topography, limit long views into and out of both settlements. The most distinctive views are arguably internal, and include the vista seen up the winding high street in Filkins, which is terminated by Peartree Farm at its northern end.



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General planning enquiries and application forms  
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