



Shellingford

Character Appraisal

Draft Report 2025





Contents

01

Introduction

1.1 The Process	1
1.2 How To Use This Document	1
1.3 Policy and Guidance	2

02

Local Character Analysis

2.1 Location	7
2.2 Parish Structure	9
2.3 Landscape Character	11
2.4 Historic Development	15
2.5 Listed Buildings	17
2.6 Street Greenery and Detailing	19
2.7 Built Form Pattern	21
2.8 Plots	23
2.9 Building Form and Heights	29
2.10 Roof and Facade Detailing	33
2.11 Materials and Colours	35

This document has been prepared by
Bluestone Planning.

The purpose of this report is to set out
design expectations for the Shellingford
Neighbourhood Plan Area.

The National Planning Policy Framework
(NPPF) clearly states the importance of
creating a clear design vision to provide
maximum clarity about design expectations
at an early stage. Design guides and codes
provide a framework for creating distinctive
places through identifying special qualities
of each area. These defining characteristics
inform the design policies collaboratively
with the local communities aspirations, to
ground the policies in the context of the
locality of the neighbourhood plan area.

1.1 | The Process

The following steps were undertaken using an evidence-based approach, grounded in the specific characteristics of Shellingford, to develop local design policies.

- STEP 1 → Initial meeting with the Designated Forum and Neighbourhood Plan Steering Group on a site visit.
- STEP 2 → Review of existing policy and design guidance documents.
- STEP 3 → Local Character Analysis.
- STEP 4 → Development of design guidance and codes for future development at Shellingford.
- STEP 5 → Submission of draft report.
- STEP 6 → Submission of final report following amendments.

1.2 | National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted by the Government in March 2012 and revised most recently in December 2024. The NPPF constitutes the Government's view of what sustainable development in England means in practice. One of the key dimensions of sustainability is that of design. This is supplemented by a second dimension of protecting and enhancing our historic environment. Development that fails to adhere to both the design and the historic environment policies is therefore not considered sustainable development.

Section 12 of the NPPF sets out the main policies in respect to the importance of design in the planning process:

- good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities;
- policies should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
- permission should be refused for development of poor design that fails to take the opportunities presented by a site; and
- great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The following approach is set out for the historic environment:

There should be a positive strategy for the conservation and enjoyment of the historic environment. When considering the impact of proposals on a designated heritage asset, great weight should be given to the asset's conservation.

Substantial harm should be exceptional, whilst less than substantial harm should be weighed against the public benefits of the development.

Section 15 seeks to protect and enhance valued landscapes by recognising the intrinsic character and beauty of the countryside and recognising the wider benefits including natural capital and ecosystem services.

1.3 | Policy and Guidance



National Design Guidance

The National Design Guide was published in 2019 and sets out the characteristics of well-designed places and demonstrates what good design means in principle and in practice. It supports the NPPF and is intended to be used by local authorities, applicants and local communities to establish the design expectations of the Government.

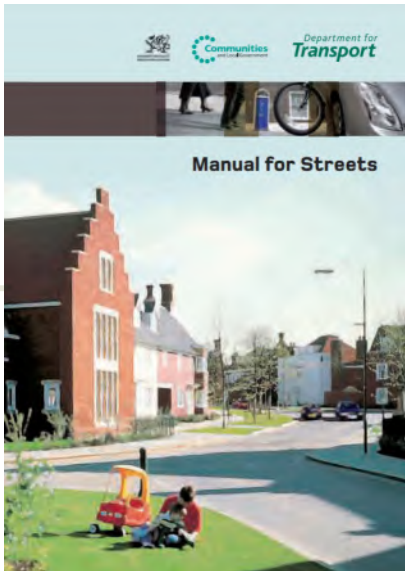
It identifies ten characteristics which underpin good design:

- Context,
- Identity,
- Built Form,
- Movement,
- Nature,
- Public Spaces,
- Uses,
- Homes and Buildings,
- Resources, and
- Lifespan.

This appraisal will draw on the principles outlined in the National Design Guidance to help inform its recommendations.

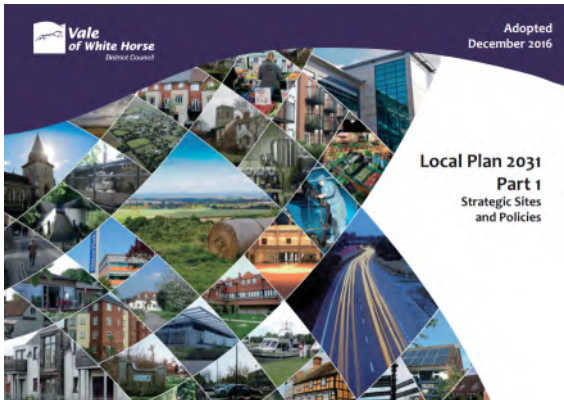
Building for a Healthy Life (2020), published by Homes England, replaces Building for Life 12. It introduces a design code aimed at improving new developments by identifying characteristics of ‘green’ (good) and ‘red’ (poor) schemes. Structured around three themes, it presents 12 key considerations to evaluate the qualities of successful places, ranging from macro to micro-scale design elements.

Manual for Streets (2007), published by the Department for Transport, was developed in response to the dominance of motor vehicle-centric design. It promotes a more balanced approach to residential street design, emphasising the role of streets in placemaking and enhancing quality of life by prioritising pedestrians and cyclists over cars.



Local Planning Policy

The Local Plan was adopted in 2016 and sets out the vision for the growth of the Vale until 2031. The policies in the plan make sure to protect the vales historic and rural features whilst growing as a home for technology and innovation.



Local Design Guidance

The Vale of White Horse Design Guide was published in 2015 following on from the original Residential Design Guide in 2009. This Supplementary Planning Document (SPD) was produced to provide guidance for new development on how to deliver high quality, well designed buildings that are in keeping with their environment and respond to the challenge to deliver sustainable development.

The document provides advice on how to successfully design a range of specific types of residential development including extensions to individual dwellings, conversion of traditional agricultural and industrial buildings and small and large housing developments.

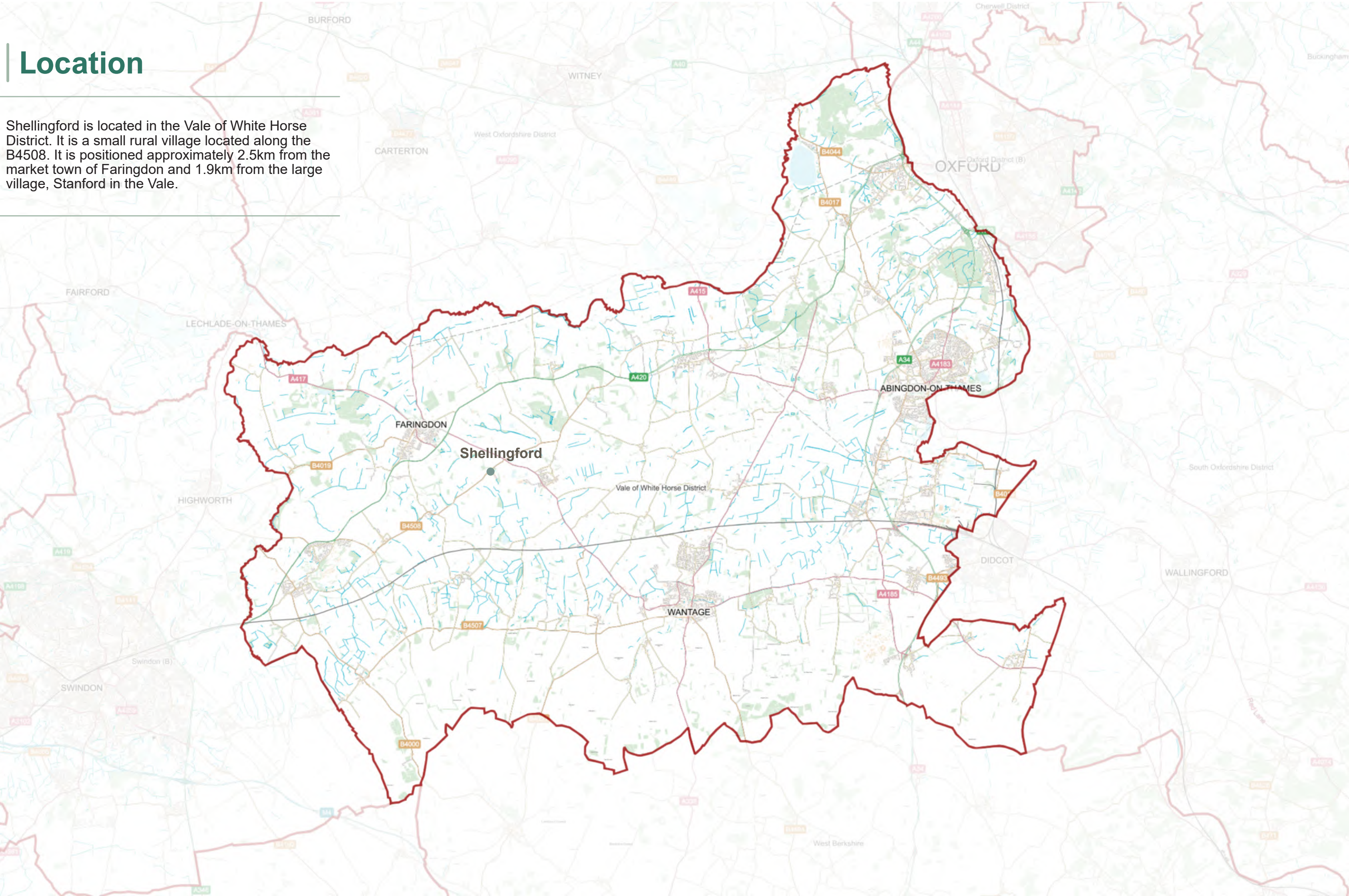
The guidance also provides advice on the design of retail, commercial and mixed use developments. The guidance covers issues ranging from site layout, building design and sustainable development and sets out practical advice on how to successfully navigate the planning process.

There is currently a Joint Design Guide being prepared by both South Oxfordshire and Vale of White Horse district councils, which has been out for consultation at the time of writing. Once adopted the Joint Design Guide will replace the existing South Oxfordshire Design Guide and the Vale of White Horse Design Guide.

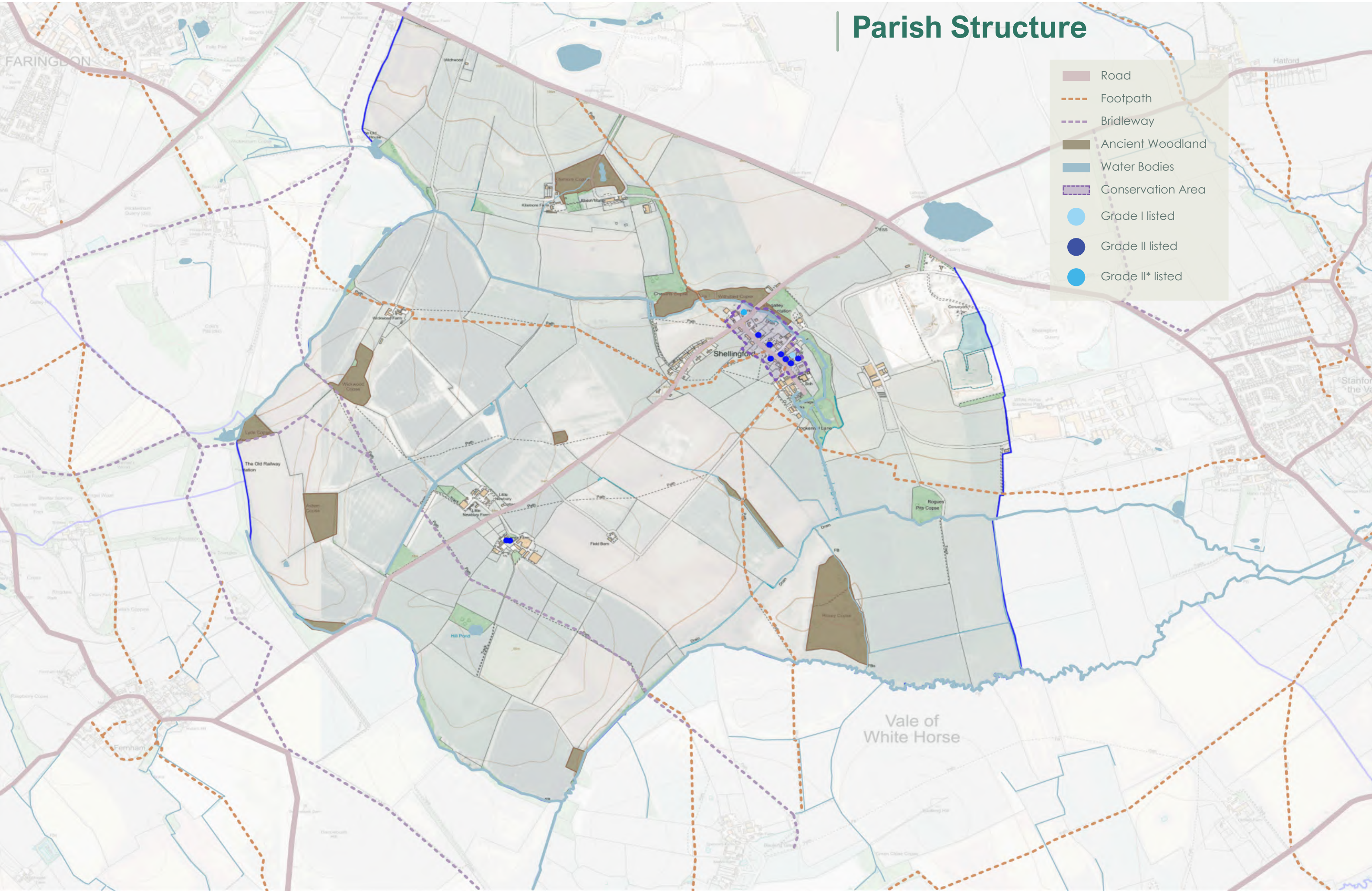


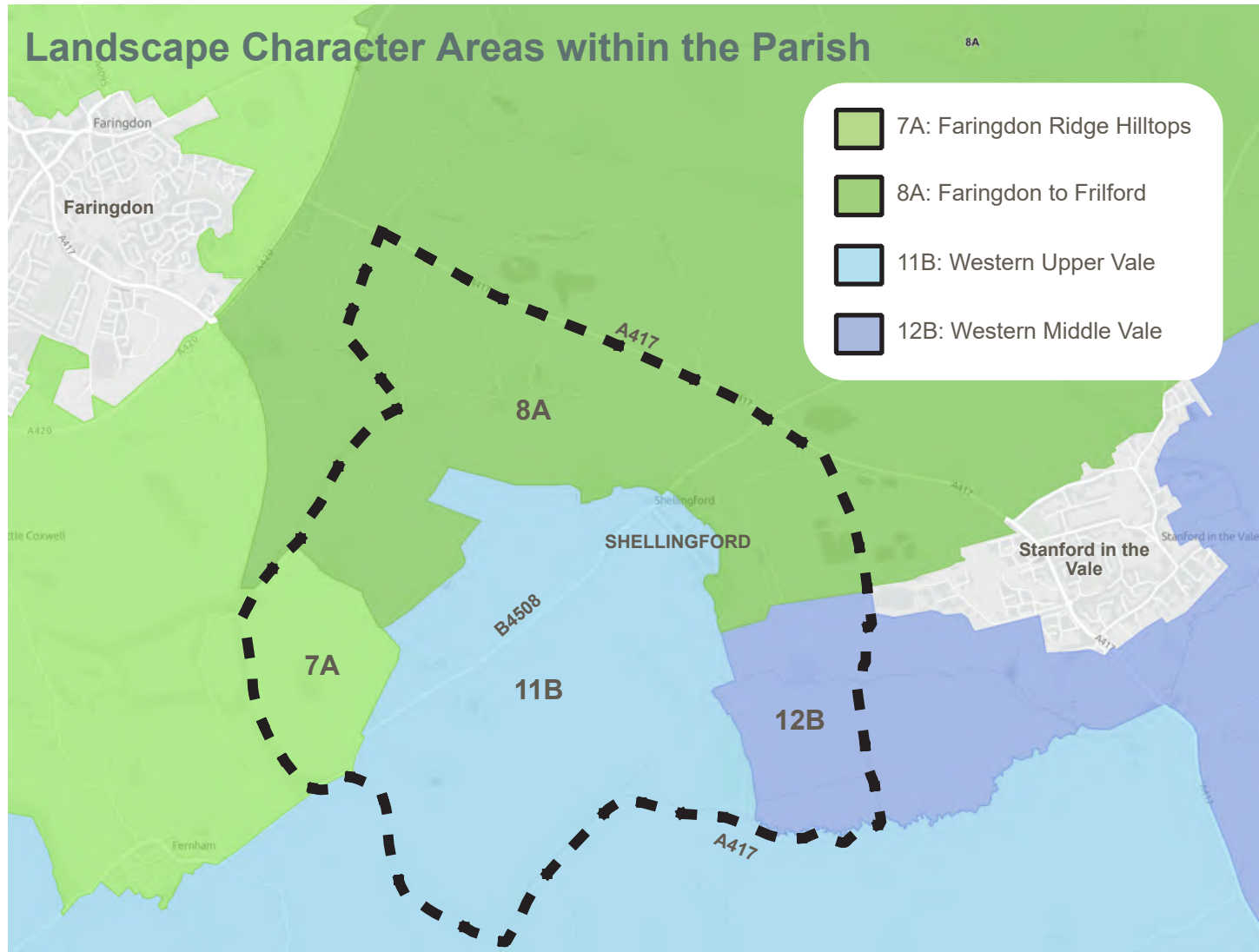
Location

Shellingford is located in the Vale of White Horse District. It is a small rural village located along the B4508. It is positioned approximately 2.5km from the market town of Faringdon and 1.9km from the large village, Stanford in the Vale.



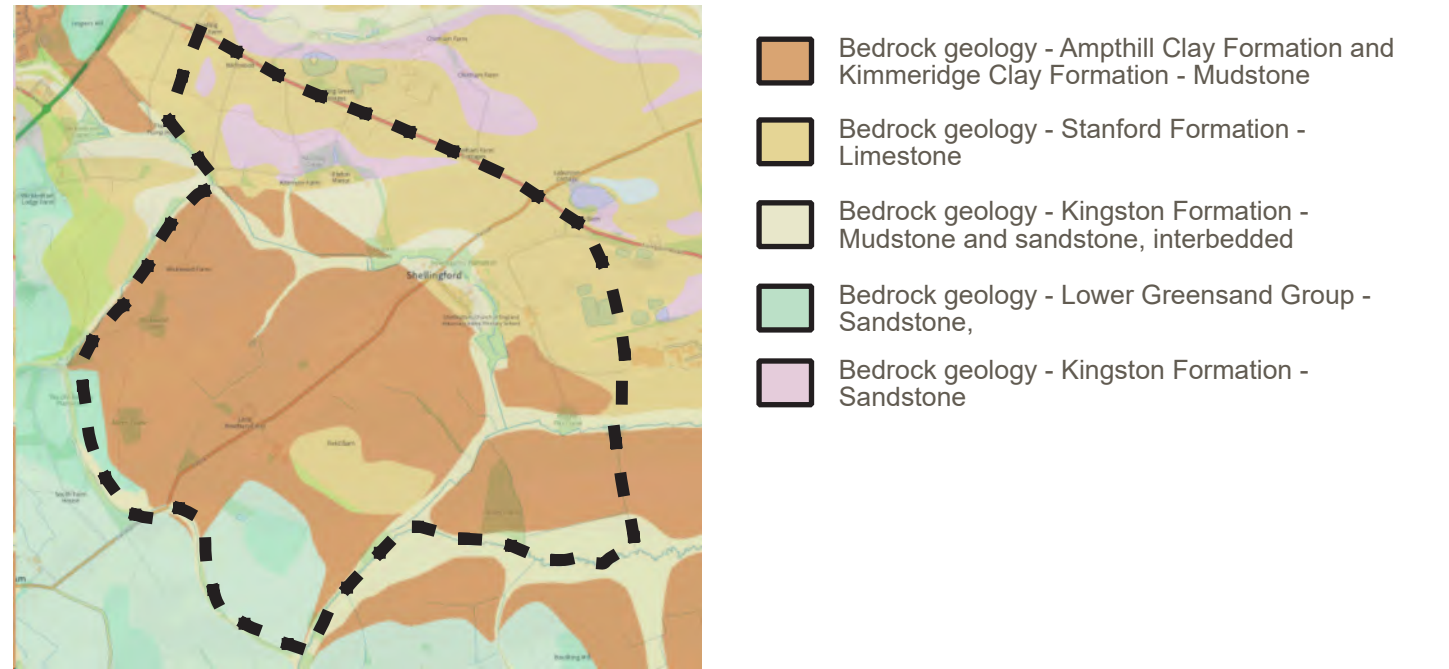
Parish Structure





Plan of Landscape Character Types within the Parish, as devised in the Landscape Character Assessment For South Oxfordshire and Vale of White Horse by LUC September 2024.

Geology within the Parish



Plan of Geology in the Parish as taken from the [British Geology Viewer](#)

Landscape Character Summary

This character area extends from the eastern edge of Faringdon to Stanford in the Vale. It covers much of the northern part of Shellingford Parish, with smaller sections reaching into its eastern and western extents.

Settlements & Heritage

The character area contains part of Shellingford village, although the conservation area and several listed buildings are largely outside of it. There are several scattered farmsteads and the occasional isolated dwellings, linked by roads and lanes across the area, including the A417.

There is a large business park on the edge of Stanford in the Vale which contains a number of large commercial buildings, which are partially screened by vegetation.

Settlements are separated by expanses of arable farmland, patches of woodland, and a gently undulating landform. The area is classified as a mix of post-medieval and modern fieldscapes.

Landforms

The landscape is predominantly agricultural, with extensive arable fields. The land is classified as a mix of Grade 2, 3 and 4 agricultural quality. It is largely underlain by clay, with varied bedrock geology including different limestone types and a greensand ridge running along the southern portion.

Woodland is scattered across the parish, including several significant blocks of ancient woodland.

To the south is the relatively flat floodplain of the River Ock, which falls slightly from the surrounding Upper Vale landscape. The character area includes the immediate small to medium scale waterside meadows and pasture, as well as adjacent arable fields.

A well-established network of public rights of way provides access throughout the parish.

Several quarry sites are located in the wider area, with Shellingford Quarry lying within the parish boundary and extending into Stanford in the Vale.

Vegetation & Water Courses

Field boundaries across the area vary in their condition, and in many views, multiple layers of vegetation are visible. In some areas, especially within arable farmland, gaps or an absence of boundary vegetation are apparent. Common hedgerow species include hawthorn, elm, and blackthorn.

Woodland types vary in scale and composition, comprising ancient woodlands, conifer plantations, and riparian woodlands along winding watercourses. These riparian corridors often feature pollarded willows and create distinct linear green features in the landscape.

Landscape Designations

Although not within the parish the North Wessex Downs National Landscape (formerly Area of Outstanding Natural Beauty (AONB)), is approximately 4 km south of the parish and forms part of the setting of the area.

The Shellingford Crossroads quarry is partially designated as a Site of Special Scientific Interest (SSSI) for its outstanding extensive section in Corallian rocks of Oxfordian age.

Views

Views of the River Ock are generally limited to vegetation gaps in closer proximity to the river.

From Shellingford village and surrounding farmland, there are high-value views across open fields toward the Downs. While tree cover obscures some views, most of the area retains clear sightlines to the Downs, contributing significantly to the area's visual character.

Landscape Around the Village



- Woodland

Water

Open Land

Built Land
- > Important Views

Landscapes

The built-up area consists of two distinct clusters. The first is centred around Church Street, including a small section of Fernham Road to its north. The second cluster lies further along Fernham Road to the south.

The gap between these two built-up areas is important in maintaining key views: northwards towards Chaslins Copse, southwards towards the Ridgeway, and eastwards towards the skyline of the Shellingford Conservation Area. These views contribute significantly to the area's rural character and visual connectivity with its surrounding landscape.

Woodland surrounds the western edge of the built-up area and extends northwards, providing a natural buffer and reinforcing the rural setting. Within this woodland, there is visible evidence of recreational use, including wooden teepees, a woodland adventure trail, and log benches, indicating its value for informal play and community enjoyment.

A river flows through this landscape, originating

in the north at Chaslins Copse, continuing through Withybed Copse, and passing beneath Fernham Road. It then flows past the Bowlingalley Plantation and toward the area formerly known as Fishpond Copse, forming an important ecological and hydrological corridor within the landscape.

Views

Key views within the village, as shown on the map, include outward views to the countryside and inward views into the conservation area.

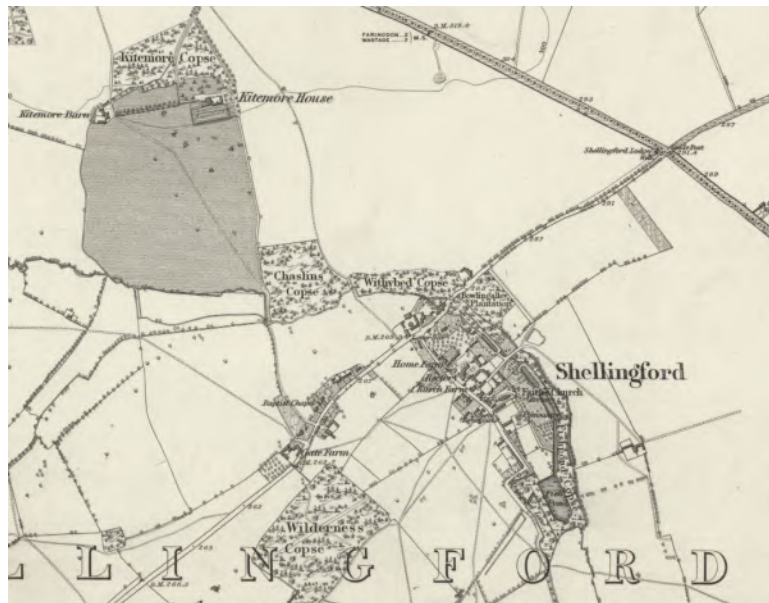
Green Spaces & Vegetation

Shellingford contains many valued green spaces, some of which are designated as Local Green Spaces for their beauty, tranquility and other important qualities. Further details can be found in the Shellingford Local Green Space Assessment.

A variety of tree species are found throughout the village - along streets, in woodlands and across fields. Some of these are fruit-bearing.



Historic Development



1870's

Shellingford Manor, locally known as Shellingford Castle, served as a dower house for the Untons of Wadley House in Faringdon and the Nevilles of Billingbear Park in Waltham St. Lawrence. It was once home to the widow of Sir Henry Neville, a former French Ambassador, and later to his secretary, John Packer. After the Packers relocated, the manor fell into disrepair and the once-beautiful Tudor mansion was demolished in the 19th century.

Kitemore House, located north of the main settlement, was built in 1867. By the 1870s, many of the buildings now within the conservation area were already established, though the western ends of Church Street and Fernham Road had fewer dwellings at the time.



1930's-50's

Kitemore House was later extended with a west wing and a linear vegetative link was established between Kitemore Copse and Chaslins Copse. From the 1870s to the 1930s, Shellingford experienced limited growth, with a few houses added west of Church Street. This period also saw the demolition of several buildings north of Fernham Road, including those associated with Gates Farm.

The local airfield was active between 1931 and 1948 under RAF use, ceasing operations around the 1950s.

2020's (present)



Since the 1950s, Shellingford has undergone significant expansion, particularly north of Fernham Road and, to a lesser extent, the south. Church Street has seen new development, including farm buildings and the village school. Fishpond Copse has lost its pond through infilling and Wilderness Copse has been completely cleared. The former airfield is now partially repurposed as farmland, quarry and business park.



Church Street

Fernham Road

The date of this map is uncertain, however, it shows the continuation in the built up area from Church Street to Fernham Road. This contrasts the gaps in habitation which exist today.

Source: <http://shellingford.org.uk/history-of-the-parish>

Origins of Settlement

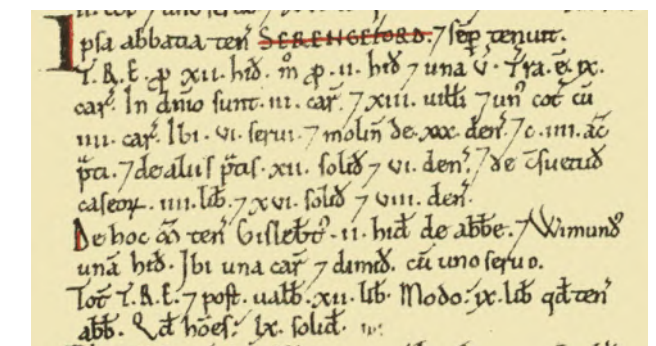
Shellingford dates back to the Saxon era and is recorded in the Domesday Book, the earliest public record commissioned by William the Conqueror in 1085. At that time the settlement, known to the West Saxons as Scaringford, was home to 13 villagers, 1 cottager and 7 slaves.

The village also appears in a Saxon charter from AD 931, in which King Athelstan granted twelve hides of land to Abingdon Abbey. Both manors, Shellingford Newbury and Shellingford Blewbury, were owned by the Abbey, which maintained granges managed by local reeves. These manors supplied the Abbey's kitchens and refectory with fish, poultry, eggs and dairy produce.

The Abbot of Abingdon held an annual fair in Shellingford, but this coincided with a fair hosted by the Lord of the Manor of Wantage. A dispute ensued and in 1212 the Abbot was forced to cancel the Shellingford Fair. He later secured permission to reschedule it to 5 October, the eve of St Faith's Day, but the fair lasted only three years. By 1224, it was agreed that only the Wantage Fair would continue. Nevertheless, Shellingford

residents continued to gather on the day before St Faith's Day for at least another fifty years.

Source: <http://www.berkshirehistory.com/villages/shellingford.html>



Source: <https://opendomesday.org/place/SU3193/shellingford/>

Prehistoric

The Corallian Limestone found near the surface represents the fossilised remains of a coral reef formed around 160 million years ago. It has long provided local building materials and continues to be quarried today.

Listed Buildings

Holywell House - Grade II*

Mid 17th Century - 2 storey house built of uncoursed limestone rubble, some brick quoins, with stone slate roof



The Old Post Office - Grade II

17th Century - 1.5 storey thatched house built of coursed limestone rubble. Mid C19 2-storey one-bay extension and 1970s rear extension



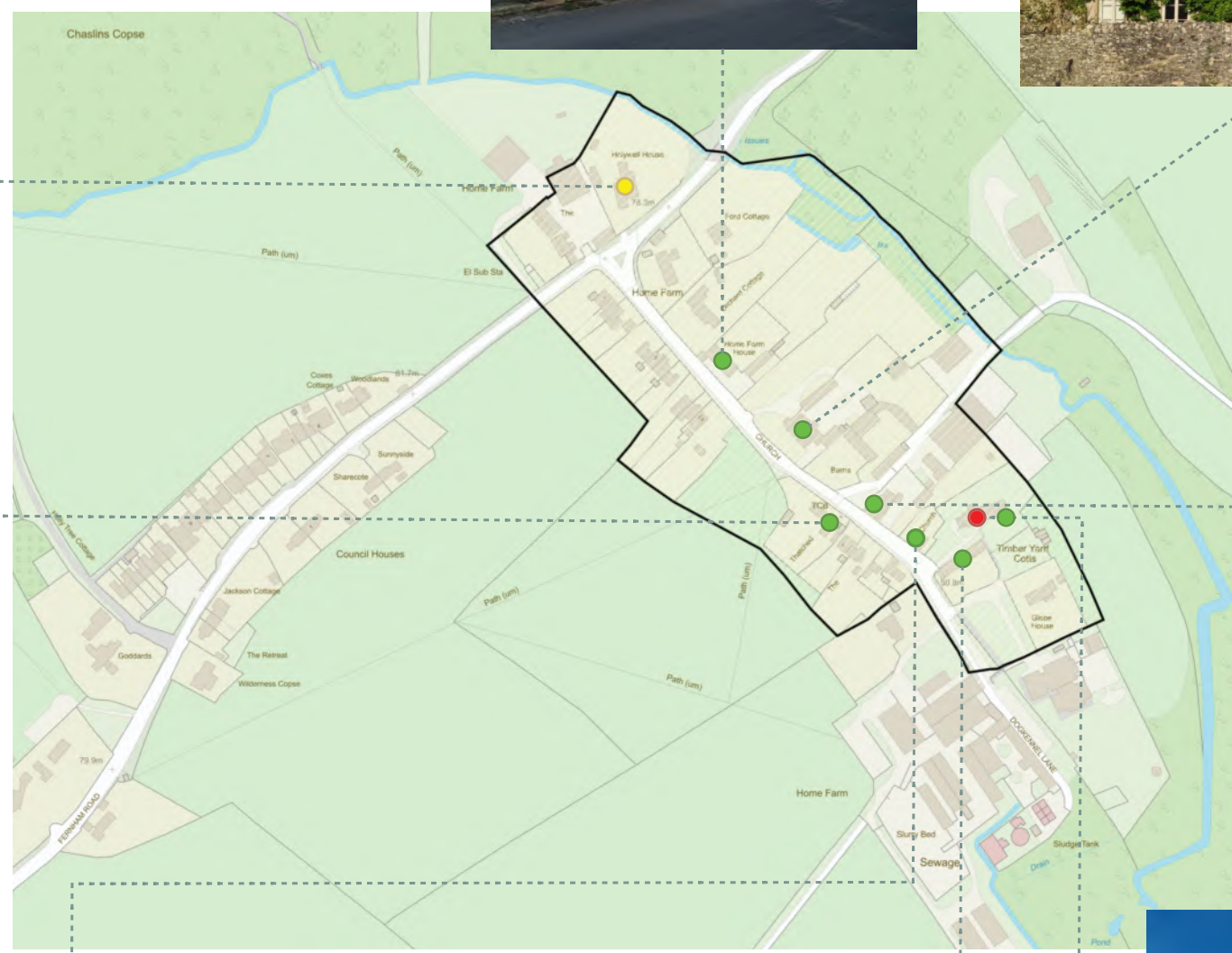
Church Cottage - Grade II

Early 18th Century - 2 storey house (with attic) built of uncoursed limestone rubble, with stone slate roof. Modern rear outshut



Quarry House - Grade II

Late 17th/ early 18th Century - 2 storey (and attic) farmhouse built of coursed limestone rubble, brick chimneys, with stone slate roof



Timber Yard Cottages - Grade II

C 1560-70 - row of cottages built of uncoursed limestone rubble with limestone ashlar dressings; stone slate roof in domestic Tudor style



Shellingford House - Grade II

C. 1630 with Late C18 rear and mid C19 left side extensions - M shaped gabled, 2 storey house with basement and attic built of coursed limestone rubble; limestone ashlar dressings, stone slate roof, tiled to rear, in domestic Jacobean style



Church Farm House - Grade II

Early 19th Century - 2 storey farmhouse built of coursed limestone rubble, brick quoins, with stone slate roof



CHURCH OF ST FAITH - Grade I

Church of St Faith Established in the 12th century with later additions, including the spire added c1625. Coursed and uncoursed limestone rubble, limestone ashlar dressings and spire



Grade II - Limestone ashlar chest tomb in memory of Alicia, wife of Richard Clayton c1643.

Street Greenery and Detailing



Landmarks and Detailing

The spire of St Faith’s Church is visible from various points across Shellingford, serving as a prominent landmark. It forms a distinctive peak in the Church Street roofscape, framed by layers of vegetation that create a picturesque view and enhance the village’s charm. The contrast between the aged limestone buildings and the surrounding greenery reinforces the character of a traditional English village.

Another key landmark is the green triangle with the sycamore tree, located at the junction of Fernham Road and Church Street. It is clearly visible when approaching the village from the A417 and serves as a visual cue for the junction. In addition to aiding wayfinding, it contributes to the street’s visual appeal and acts as an informal traffic calming feature valued by residents.

A flashing speed sign is positioned south of Fernham Road, between the two built-up areas, displaying "30 – Slow Down" to address issues with speeding. Traffic along Fernham Road is a known concern and further traffic calming measures should be considered.

The old telephone box is another cherished feature of Shellingford. Though no longer operational, it offers potential for community reuse and remains an important part of the village’s identity.



Street Greenery

Vegetation is a prominent characteristic of Shellingford, though its coverage varies across different streets.

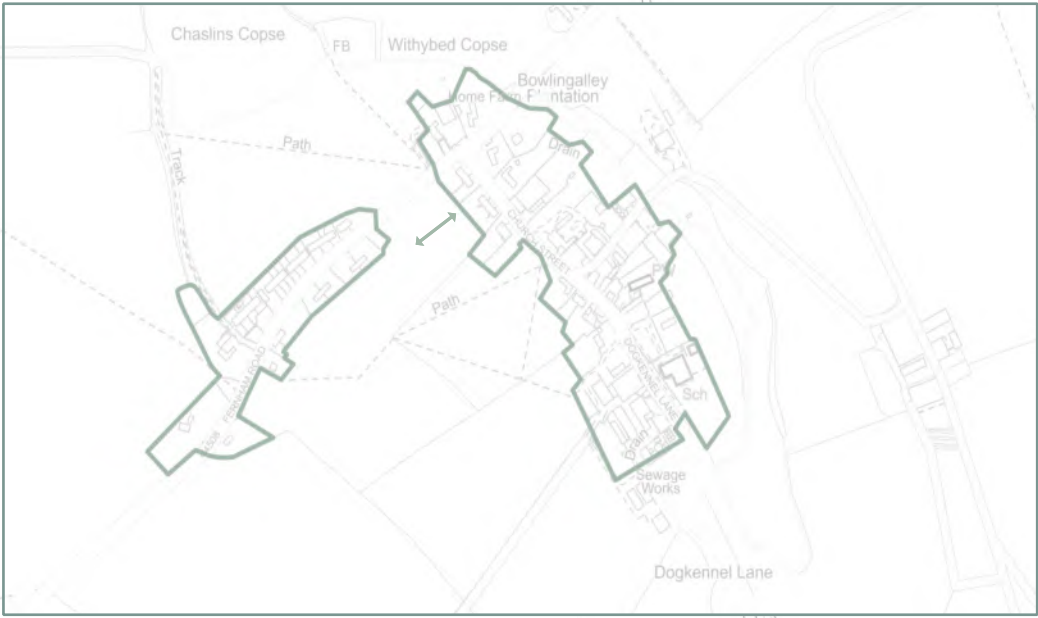
Church Street

Church Street generally has less vegetation along the street frontage, with buildings forming the dominant visual feature. Many of these structures sit directly on or close to the plot boundaries, creating a strong built presence. However, vegetation is still present within private frontages in the form of hedges and trees, along with significant background planting and openings to grassland. The woodland located south of Church Street also adds to the green character of the area.

Fernham Road

In contrast, Fernham Road is defined by its strong vegetative character. Buildings are typically set further back from the road, with mature vegetation, such as hedgerows and trees, used extensively to screen and separate private plots from the public realm. The gap between built-up areas along Fernham Road offers open views across grassland, with wider vistas toward the Ridgeway to the south and Chaslins Copse, an area of ancient woodland, to the north.

Built Form Pattern



Building Grouping

Today, Shellingford’s built form is concentrated in two main clusters, separated by a break along Fernham Road. This gap provides important views south towards the Ridgeway and north across open fields to the ancient woodland of Chaslins Copse.

Building Typologies

Shellingford features a diverse mix of building typologies. Along Fernham Road most properties are terraced cottages or 1950s-style terraced houses, with occasional semi-detached cottage-style homes and larger detached properties.

In contrast, Church Street contains more historic buildings. To the west of the junction with Fernham Road is a row of terraced cottages, while the remainder of the street comprises predominantly detached houses of varying scale and architectural character.

Church Street also accommodates a range of other uses, including St. Faith’s Church, educational facilities, holiday lettings and small businesses.

Farm buildings are generally located to the north, south and east of Church Street, forming part of the village’s rural setting.



Plots

Key

- Building
- Garden
- Front Garden (clearly identifiable)
- Hard Landscaping

Plot Layout

For the purposes of this illustration, the plots are divided by garden - front garden (where it is easily identifiable), hard surfacing and building. The map shows a range of plot layouts in the village, each with differing proportions of the components mentioned above.

Gardens

All plots include garden space, which varies in size but is generally substantial. Some terraced houses along Fernham Road have smaller rear gardens but benefit from larger front gardens. These homes are also conveniently located near publicly accessible countryside and public rights of way.

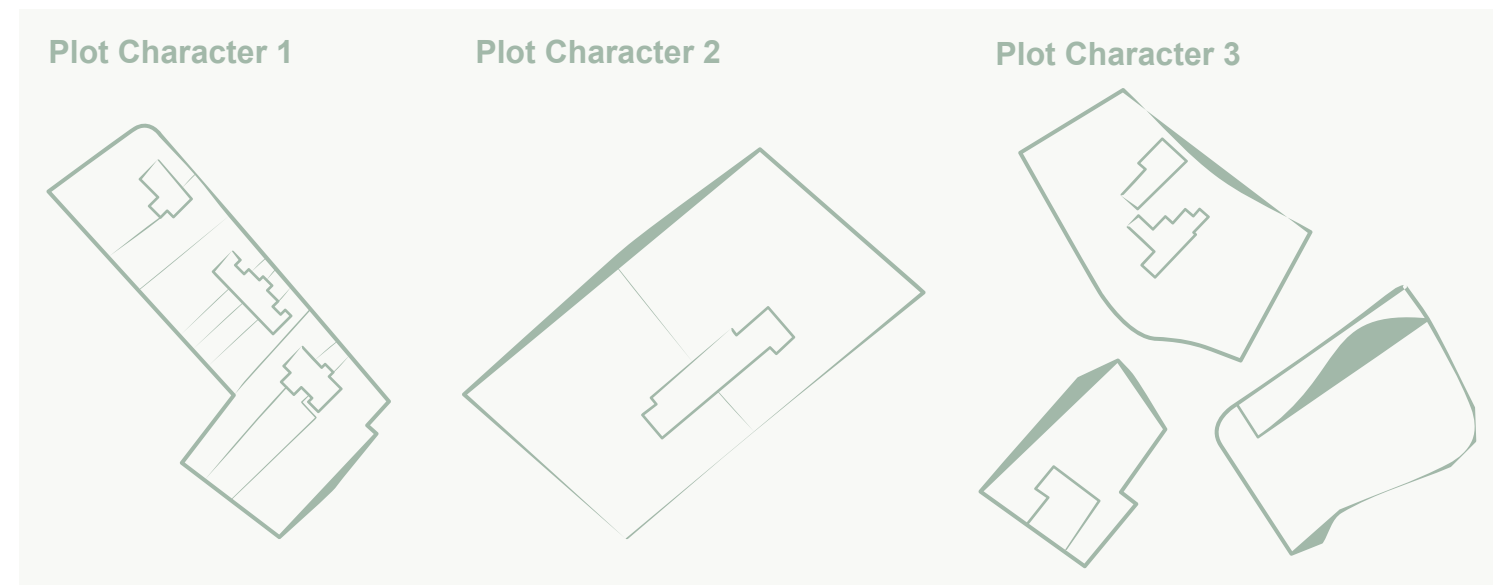
Front Gardens

Not all plots have a clearly defined front garden separated from the rear garden by the building or hard landscaping. Front garden sizes also vary, tending to be more uniform along Fernham Road and more diverse along Church Street. These front gardens are typically grassed and often feature vegetation.

Hard Landscaping

Hard landscaping is generally limited to parking areas or drives leading to garages. Most plots include some hard surfacing, predominantly made of pebbles, which adds a soft, rural character to Shellingford. Additionally, hard landscaping is used for footpaths leading to doorways.

Plot Character



Within Shellingford there are 3 main types of plot layout characters. These are:

Plot Character 1

Narrow plots, mostly featuring terraced housing, with occasional semi-detached homes. Building positions vary within the plot but generally align with the neighbouring properties' building line.

Plot Character 2

Squarish plots predominantly occupied by semi-

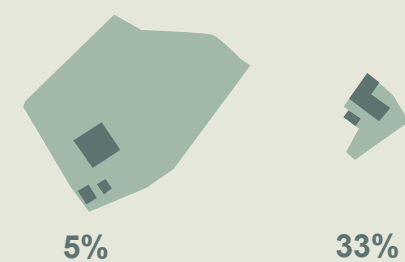
detached houses positioned towards the front of the plot.

Plot Character 3

Irregularly shaped plots mainly containing detached houses, with buildings located in varying positions within each plot. Some plots include more than one building.

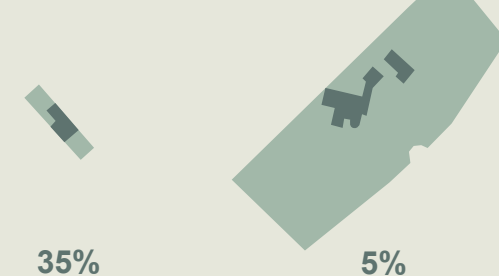
Plot Ratios

Church Street

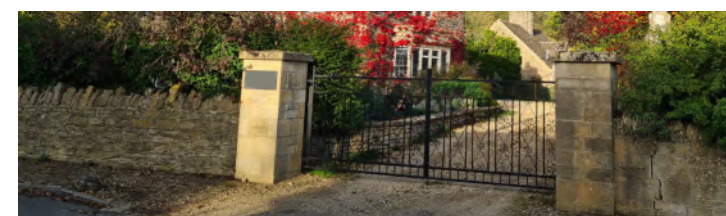
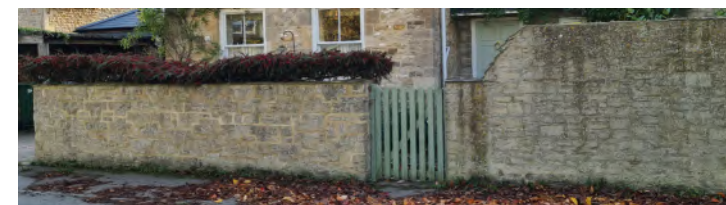
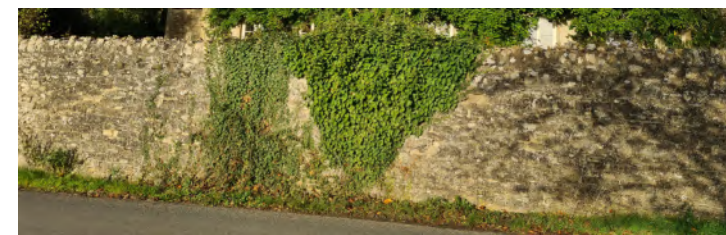
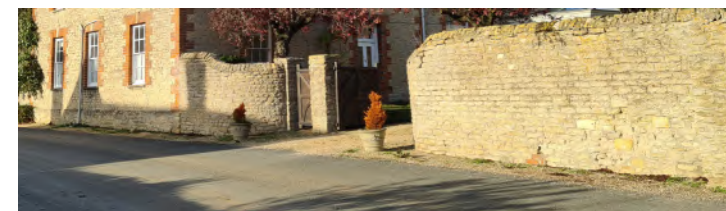


Plot ratios on Church Street vary from 5% to 33%, with most plots falling toward the lower end of this range. The majority of buildings are detached, accompanied by some semi-detached and terraced houses, which typically have larger curtilages.

Fernham Road



Fernham Road generally has higher plot ratios, reflecting its denser terraced housing and smaller gardens. However, a few large detached houses on expansive plots lower the overall ratio. Plot ratios along Fernham Road range from 5% to 35%.



Plot Frontage Materials

Most plot frontages combine pebbled surfaces with grassed or vegetated areas. Pebbled sections typically indicate parking spaces or footpaths leading to the main entrance. Grassed areas often include additional vegetation such as flowers, plants or small shrubs, and are generally well maintained. Paving is also present in some frontages but is less typical of the overall character.

Plot Boundaries

The vast majority of front plot boundaries are constructed from Corallian limestone walls, often adorned with vegetation visible from public spaces. A few boundaries are marked by small picket fences or dense hedges. In some cases, the building itself forms part of the front boundary. Side and rear boundaries are predominantly defined by thick hedges, although stone walls and fences are also common.

Plot Access

Plots are accessed through breaks in the boundary, which may be left open or secured with wooden or metal gates. Some plots feature separate, smaller pedestrian entrances alongside larger vehicle access points.

Height

The height of plot frontage treatments varies but is generally lower than the ground floor windows. Where multiple treatments exist, such as walls combined with vegetation, the vegetation often rises above the base of the ground floor windows, which can reduce opportunities for natural surveillance of the public space.

Plot Screening

The visibility of buildings from public spaces varies across the village and depends on the viewpoint. Plot screening, typically created by elements along the boundary such as walls, fences, gates, and vegetation, partially or fully obstructs views of buildings.

Generally, Fernham Road has a higher level of screening due to denser vegetation along the street and plot frontages. Additionally, buildings here are

set further back from the frontage, further limiting visibility from public areas.

The degree of screening also changes depending on the viewer’s position. Variations in gaps and heights of visual obstructions, including vegetation, add visual interest to the streetscape by creating a dynamic scene with shifting views of the buildings.

Fernham Road



Church Street



Building Line

The layout on the left illustrates that Shellingford’s Conservation Area building line is generally informal and reflects a rural character with large gaps between buildings and a number of outbuildings which are prominent in the street scene.

In contrast, the entrance to the southern side of Church Street contains terraces which are grouped together and provide a uniform line.

Along the Fernham Road, there is a somewhat more defined and formal building line, shaped by rows of terraced houses. Buildings here are typically grouped in pairs or quartets, with slight shifts in the building line between groups.

Building Form and Height

Form and Height

Most buildings are 2 storey's tall, with a few 1.5 storey structures and a minority of 2.5 storey buildings, such as Shellingford House. Terraced and semi-detached groups are generally uniform in height, while detached buildings with the same number of stories may vary slightly in height.

Recent extensions tend to be lower than the original structures, even when matching the number of stories, creating a dip in the roofline that signals their subservient role to the main dwelling.

Overall, the skyline is mostly linear, with the prominent exception of St Faith's Church spire. Visible from much of Shellingford, the spire serves as a key landmark and visual reference point.



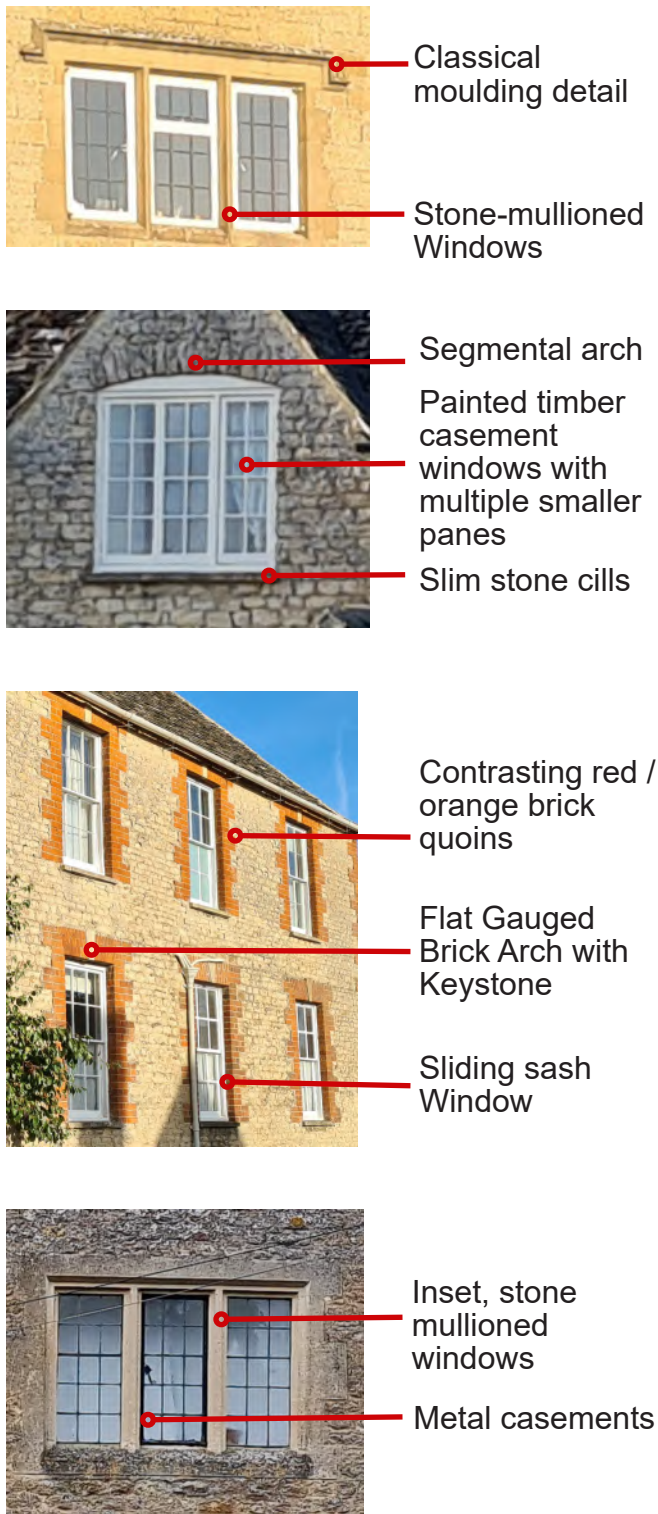
Roof Character

The roofscape is predominantly characterised by prominent gables, including front-facing gables of varying sizes, in addition to small gabled dormers. This variety in size and scale adds visual interest to the streetscape, while the reoccurring gable form creates a strong visual local characteristic.

Hipped and half-hipped roofs are rare and generally found on outbuildings, garages and extensions. Notably, a hipped roof is present on the extension of the Grade II listed Church Farmhouse. There is also a thatched roof on the original element of the Grade II listed Old Post Office.



Windows Types



Key Window Features

- Most of the windows are painted in white or soft muted tones of green and grey.
- The majority of windows are divided into multiple smaller panes rather than large, clear expanses of glass with no divisions.
- Windows are generally timber casement or sash windows.
- Window lintels and cills are in general brick or stone with limited use of timber.
- The use of stone mullioned windows is common, often framed by a cavetto moulding or similar profile.

The majority of windows in Shellingford are white and rectangular with 2 to 5 panes, typically in casement or sash styles - with casement windows being more common.

Large single-pane windows tend to detract from the village's rural character. Exceptions occur in converted farm buildings, where traditional and modern styles blend, but modern windows, particularly those in large framed UPVC are not in keeping with older properties.

Window detailing often includes features including contrasting quoins, frequently red brick against limestone or buff brick, which adds texture and interest. Segmental arches and hood moulds are also common, enhancing the character of windows throughout Shellingford.

Dormers



In Shellingford, dormers are commonly used to increase usable space on the top floor by raising ceiling heights in parts of the room.

The images above illustrate the variety of dormers found throughout the village. Most dwellings, including those in the historic core, feature one or more dormers.

The varying sizes and placements of dormers contribute to an attractive streetscape while maintaining a sense of unity through shared design characteristics.

Dormers are either fully contained within the roof slope or extend vertically cutting through the eaves as an extension of part of the front façade.

Pitched gable dormers predominate, clad in the same roofing material as the main roof and typically using the same or similar wall materials as the main building.

Dormer sizes are small and appear in pairs or groups of three, occupying a larger portion of the roof. When multiple dormers are present, they are generally spaced evenly, creating symmetry within the roofscape.

Porches

Shellingford features a variety of porch styles, with the most common being canopy or open porches. Most porches have pitched roofs, though a few flat-roofed examples exist. In some cases, the porch shares the main dwelling's roof, where the roofline slopes down from the first floor to cover the porch, as shown in the image below.

Pitched canopy porches along Fernham Road often stand out with green-painted timber frames. Other pitched porches use decorative

timber framing to highlight the entrance, as seen in the example below.

Open porches are typically timber-framed atop a stone plinth.

Closed porches, mainly found along Fernham Road, usually have pitched gable or lean-to roofs and are constructed with the same materials as the main house for both walls and roof.



Doors

Most doors in Shellingford are timber, featuring varying amounts of glazing in the upper half or sometimes none at all. Doors where glazing dominates are rare and generally feel out of character with the village's traditional style.

Common glazing patterns include six panes arranged in two groups of three, either horizontal or vertical, as well as smaller one- or two-pane designs.

Along Fernham Road, some PVC doors have a single square glass pane in the upper half. These are incongruous with Shellingford's heritage and are considered out of character.

Door colors are mostly dark shades, white or green, with only a few exceptions.

Roof and Facade Detailing

Chimneys

Almost all dwellings feature chimneys, typically positioned on the ridge at the ends of the buildings. In terraced housing, chimneys often mark the boundary between individual households.

Some houses have multiple chimneys, usually placed at each end of front-facing gables, as shown in the image to the left, emphasising the vertical lines of the structure.

In a few cases, such as Church Cottage, chimneys are located along the eaves.

These chimneys add visual interest to the roofline, creating small peaks that enrich the skyline and enhance the character of the street scene.



Eaves and Soffit

Some of the eaves overhang above the front facing gable. The end of the eaves on front facing gables and dormers tend to have a shallower pitch than the rest of the roof, almost curving at the end. A number of dwellings have a stone soffit which is often connected to subtle quoin detailing.

Facade

Quoined detailing is present throughout Shellingford, often at building corners or around windows. The most striking examples feature contrasting red brick against limestone rubble or buff brick. More subtle quoining can be seen on some limestone buildings, where grey or sandy stone is used for the detailing.



Materials and Colours

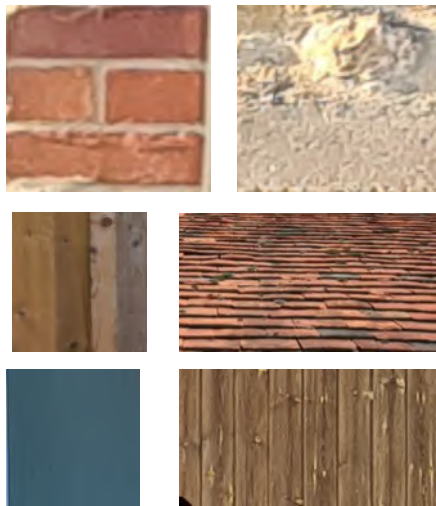
Primary Materials



Roof Materials



Secondary Materials (Detailing)



Landscaping Materials



The most common and prominent material in Shellingford is limestone. Corallian Limestone, found near the surface, represents fossilised coral reef remains. It has long been the primary local building material and continues to be quarried today.

Limestone is used extensively for house exteriors and boundary walls. Where limestone is absent, stone or brick of similar color is typically employed. North and south of Fernham Road, white-painted pebble dash adds to the traditional rural cottage character.

Roofs are mainly slate or synthetic slate, showing varying degrees of weathering. Red tile roofs appear occasionally but mostly on outbuildings or farm structures, serving as a secondary material.

Colours

Green is commonly seen around Shellingford, painted on features such as doors, windows and porches.

The greens are muted and most commonly a grey-green or an olive green. However there is some use of evergreen colour.

Secondary materials include timber, used for doors, porches, fencing and some cladding on farm buildings. Large amounts of timber are generally out of character. Timber is often varnished or painted in medium to dark tones, commonly green.

Pebbled surfaces dominate hard landscaping, reinforcing the village's rural feel. Stone pavers are typically used to mark walkways or transitions between materials - such as from pebbles to vegetation or where private plots meet public space. Stone is also used for small walls and flower beds within plots.

Vegetation in Shellingford is diverse, including grasses, various hedges and shrubs and occasionally climbing plants on facades.

The green palette is demonstrated below.





This document has thoroughly examined the existing character of Shellingford, covering everything from the landscape to architectural details, materials and colours. It establishes a strong foundation for identifying the unique features that define Shellingford's identity.

Throughout the various layers explored, key elements and finer details have been highlighted, along with an assessment of the strengths and weaknesses within the village's sense of place.

The main opportunities identified in this appraisal will inform the recommendations in the Design Code. The village's notable

strengths, such as its distinctive architectural character, heritage and use of materials, will be preserved and emphasised.

The Design Code for future development will address the current uncertainty about how new buildings should be designed to harmonise with the local context and reflect Shellingford's rural and historic character. It will provide a clear framework outlining a palette of materials, forms, layouts and defining features, ensuring that planning authorities, developers and applicants understand how to create designs that respect and enhance the village's unique identity.

B|P

Bluestone Planning

13 THE BLACK BARN
MANOR FARM
MANOR ROAD
WANTAGE
OXON
OX12 8NE

T: 01235 766 825

E: info@bluestoneplanning.co.uk

W: www.bluestoneplanning.co.uk