

Sub-Section B.

This section identifies all 40 listed structures and places them into three distinct groups.

- 1) Habitable dwellings
- 2) Church and tombs
- 3) Non-habitable buildings.

HABITABLE DWELLINGS

Astrop Farmhouse, Witney Road

Grange Farmhouse, Burford Road

Barn and stables 50M south east of Grange Farm (now three dwellings, Kings Barn, Grange Barn, and Stable Barn)

Rookery Farmhouse and attached wall, Burford Road

The Cottage, Burford Road

Grove Farmhouse, Brize Norton Road

Grove Farm Barn and attached outbuilding 40M north of farmhouse (both dwellings)

Chapel Hill Cottage, Chapel Hill

Pilgrim Cottage, 2, Chapel Hill

'Cottage by the Church', 2, Station Road

Rose Cottage, 4, Station Road

Yew Tree Cottage, 60, Station Road

Laburnum Cottages 70, Station Road

Laburnum Cottages, 72, Station Road

Leys Court, 78, Station Road

Carpenters Arms, 96, Station Road

Thatcher's Place, 109, Station Road

Upper Haddon Farmhouse, 118, Station Road

The Homestead, attached barn and outbuilding, Carterton Road (now 5 dwellings)

The Manor House, Manor Road

TOTAL 27 Dwellings

ST BRITIUS CHURCH AND TOMBS

St Britius Church

Bale Tomb 6 – 8M south of nave

Chest Tomb 6 - 8M south east of porch

Bale Tomb – 8M south east of church

Chest Tomb – 1.5M south of chancel

Chest Tomb – 3M south of tower and 4M west of south porch

Chest Tomb – 5M south of chancel

Chest Tomb – 6M south of south porch

TOTAL 1 Church and 7 Tombs

NON – HABITABLE BUILDINGS

Brewhouse 10M east of Astrop Farmhouse, Witney Road

Dovecot 40M north east of Grange Farmhouse, Burford Road

Outbuilding 15M south east of Grange Farmhouse, Burford Road

War Memorial in front of south entrance to St Britius Church, Station Road

TOTAL 5 Buildings.

GRAND TOTAL – 40 GRADE II LISTED STRUCTURES

4) DESERTED MEDIEVAL VILLAGES (1350 to 1700)

There are two recorded deserted medieval villages within the Parish of Brize Norton.

The first was located at Astrop in the east of the Parish and was formed in the late Anglo-Saxon (Medieval) period 1066 to 1539. However, the hamlet was depopulated and ceased to exist most likely between 1350 and 1450. The shrunken area consisting of a farm and two cottages remain [6].

The second was located at Marsh Haddon in the south of the Parish and was formed in the late Anglo-Saxon (Medieval) period 1066 to 1539. However, the hamlet was depopulated and ceased to exist probably between 1450 and 1700. The shrunken area consisted of Haddon Farm and a pair of cottages, one of which was known as Mrs Loman's House [7].

These depopulations could have been as a result of the Black Death plague that covered the entire country during the summer of 1349.

It's unfortunate that both Marsh Haddon Farm and the adjacent cottages were eventually compulsorily purchased and demolished before December 1943 and the remaining farm buildings were demolished probably circa 1960 [8].



MARSH HADDON FARM



MRS LOMAN'S HOUSE

5) ANCIENT WOODS (FROM 1600)

Ancient woods are areas of woodland that have persisted since 1600 in England, Wales, and Northern Ireland, and 1750 in Scotland. This is when maps started to be reasonably accurate so we can tell that these areas have had tree cover for hundreds of years. They are relatively undisturbed by human development.

There are four areas of ancient woodland in the east of the Parish, one of which is adjacent to Abingdon Lane. The locations of these woods are indicated in the Brize Norton Neighbourhood Plan Landscape Character Assessment [9].

The ancient woodland which is the closest to Abingdon Lane is the largest of the four and is referenced in the TVERC Biodiversity Report within the section listed as 'Designated Wildlife Site Information'. In this report, this area is identified as 'Huck's Copse'. It is recorded that this small fragment of woodland (3.2ha) retains many ancient features including the rare 'Solomon's Seal'. It is also noted that Legally Protected Species of bluebell and badger are present in this woodland. TVERC go onto to define this area as a 'Section 41 Habitats of Principal Importance' and is described as a 'Lowland mixed deciduous woodland' [10].

The names of the other three ancient woodland areas are 'Ten Acre Copse' to the west of Huck's Copse, and 'Round Copse' and 'Rabbits' Piece Copse' to the north.

6) POORS PLOT (1755 to present)

In the will of Henry Fletcher dated 1775, he bequeathed a cow pasture to provide five shillings to support two 'poor' widows.

Common rights were stopped because of the Brize Norton Enclosure Act of 1775. However, on the 26th April 1776, the Enclosure Commissioners awarded a ten-acre field in the south of the Parish to the vicar and churchwardens for the raising of 'furze' or other fuel for the 'poor' of the Parish. This award was known as the 'Fuel Allotment Charity'. This field is the same as the area as indicated on the 1770 map which is noted as Marsh Hadden Common, this is on the opposite side of the road (now called Station Road) to the entrance track serving Lower Hadden Farm. Turning to present times, this field now lies behind Colebrook Villa. The original parchment document dated 26th April 1776 which recorded the proceedings of a Royal Commission is owned by Brize Norton Parish Council. On the 2nd February 1955, this document was loaned by BNPC to Oxfordshire County Council and is held in their records office.

In 1805, the land was rented out as allotments and the income was distributed to the 'poor' of the village at Christmas. It is noted that in the years 1825 and 1835, the income from this 'Poor's Plot' was approximately %00.

The next available records are dated 1895 when the Parish Council took over the running of the charity. At this time the field continued to be let out as allotments at a cost of two shillings (10p) per chain and the record of 1896 shows that there were 47 allotment holders and 88 people in the village received a 'coal ration' of one hundredweight (25 kilos) which was funded from the rentals. However, over the years, the allotment holders dwindled and in 1931 the whole field was rented out to Mr Albert Timms. Just before the commencement of WWII, the 'coal ration' was replaced with cash sums. In 1957, Mr John Bosley took over the rental of the field and his son is the present tenant.

In 1970, the Brize Norton Charities were reorganised and the Charities Commissioners added the capital of the Miss Ann Summers Charity (in 1731 she gave approximately ten shillings annually to the 'poor' widows of the village which was accrued from the interest of her stock, which in 1970 was valued at £15.9s.9p, to the charity known as the 'Fuel Allotment' to form the charity known as 'Widow's Money – Fuel Allotment Charity' which has the identification number 204406.

Today, there are three trustees who administer this charity which comprises of one 'ex-officio' who is the vicar of St Britius Church and two 'nominated' by the Parish Council.

At Christmas 2016, 46 widows and pensioners received cash sums from the field rental [11].

7) THE CHAPEL, MANOR ROAD (1853)

Although the Chapel on Manor Road is not a listed building, its importance has played a significant contribution to the religious history of Brize Norton.

Protestant nonconformity was rare until the early 19th century. However, nonconformity developed strongly from about 1840, when there were Congregationalists and Baptists.

In 1853 a chapel was erected by Congregationalists, which was also used by other groups, notably Primitive Methodists. It was built on donated land and cost £130, which was raised by R. M. Tozer and included a donation of £100 from his sister. It is a small, rectangular, single-storey building of regular-cut limestone and slates with two large windows in each side wall. The gable-end walls are blank. R.M. Tozer, who controlled the chapel, held fortnightly Sunday services in 1853, alternating with Primitive Methodists. After his departure from the district in 1862 the chapel was vested in trustees (three Congregationalists, three Baptists). Though it was regarded as an out-station of the Witney Congregational chapel, Congregational use possibly diminished.

Baptist worship took place from 1859 until it ended in 1886 by John Brantom, a Congregational minister in Witney, who then worked the chapel himself. He left Witney in 1897, taking the chapel's deeds which were not recovered until 1907. In 1909 the chapel was vested in the deacons of Witney Congregational chapel who sold it to the Primitive Methodists. At this time, they placed a plaque over the main entrance.



PRIMITIVE METHODIST (FORMERLY CONGREGATIONALIST) CHAPEL

The chapel was renovated in 1967, when the floor was remade, and new chairs, communion rails and a new pulpit were installed. However, attendance continued to decline, and the chapel was closed on 26 January 2003. The Chapel has now been converted into a dwelling house.

8) THE VILLAGE POND, BURFORD ROAD (1884)

The village pond is at the confluence of the stream that flows eastwards from the quarry (in Shilton Parish), Burford Road and Kilkenny Lane (WC3) and meets with the stream that flows southwards from the fields adjacent to Ting Tang Lane, through Grange Farm and Brook House (WC4). From this pond, the stream continues south east towards the centre of the village (WC5).

The stream identification numbers cross refer to the Neighbourhood Plan Surface Water map [12].

The earliest reference to this pond which is visible on a map, occurs on the attached map below which dates from 1884.

In recent years, a secondary ditch was dug around the south side of the pond to reduce the volume of water entering the pond from the west (WC3) in the event of heavy and prolonged rainfall.

Referring to the unpublished document named 'A Walk Through the Ancient Village of Brize Norton – Memories of Village Life So Far, written by Trudie Long, (c2002) she describes the village pond thus:

Opposite the Masons Arms was once a village pond. Due to vandalism and neglect, it's more of a slushy drizzle!

The image above would concur with this comment.

In 2015, a S106 drawing was produced by Cole Easdon (Consultants to Bloor Homes) to create a new attenuation pond (SUDS) in this area. This is one of three new SUDS ponds being constructed in Brize Norton. However, it was noted that not only did this proposed SUDS eliminate the village pond, which would have left a dry hole for the majority of the year, but the arisings were to be placed in the last remnant of natural biodiverse rich environment in the north east corner of the Mary Ellis Country Park.

In 2024, Brize Norton Parish Council objected very strongly to both proposals and it was agreed with Bloor Homes, WODC Flood Prevention Officer, and the tenant farmer, that the north east corner of the Country Park will be retained and maintained. It was also agreed that the village pond will be restored to its original size, the area will be landscaped appropriately, and the head wall will be modified to stop flooding of Brook House garden.

The village pond will now become one of Brize Norton's village heritage assets for future generations.

REFERENCES

[1] Brize Meadow

https://heritagesearch.oxfordshire.gov.uk/search/all:combined/0_50/all/score_desc/Bloor%20Homes%20Carterton

[2] Old Brize Norton. Through the eyes of two young girls. Kathy Timms & Clare Hicks. ISB 1-870519-68-X

[3] [Brize Norton: Introduction | British History Online \(british-history.ac.uk\)](https://www.british-history.ac.uk/brize-norton-introduction)

[4] [Notes on the Archaeology of Oxford and its Neighbourhood \(archaeologydataservice.ac.uk\)](https://archaeologydataservice.ac.uk/notes-on-the-archaeology-of-oxford-and-its-neighbourhood)

[5] [Listed Buildings in Brize Norton, West Oxfordshire, Oxfordshire \(britishlistedbuildings.co.uk\)](https://www.britishlistedbuildings.co.uk/listed-buildings-in-brize-norton-west-oxfordshire-oxfordshire)

[6] Oxfordshire Historic Environment Records data on Heritage Gateway - Astrop

https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MOX1592&resourceID=1033.

[7] Oxfordshire Historic Environment Records data on Heritage Gateway - Marsh Haddon

https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MOX1593&resourceID=1033.

[8] Brize Norton Neighbourhood Plan, Appendix 06, Document h, RAF Brize Norton.

[9] Brize Norton Neighbourhood Plan, Appendix 08, Landscape Character Assessment Page 17.

[10] Brize Norton Neighbourhood Plan, Appendix 10, TVERC Biodiversity Report, Designated Wildlife Site Information.

[11] Brize Norton Neighbourhood Plan, Appendix 06, Document A, Section 5, Poor's plot

[12] Brize Norton Neighbourhood Plan, Appendix 06, Document G, Section 1, Map ref 009