

A WANDER AROUND CHINNOR PART 1

PREAMBLE

Chinnor came under the Bullingdon Rural District Council from 1932 to 1974 when it was abolished under the Local Government Act 197 and changed to become part of South Oxfordshire District Council.

The information within this document has mostly been obtained from available planning applications dated from around 1948 onwards along with some added comments. The intent being to provide a reasonable guide as to where Chinnor village has expanded since around 1949 along with any information that may enhance the document.

Most dates provided are when an application has been allowed, hence the build time will be some time later. The large estates being prime examples since they are built in phases. Where possible the first move in dates have been sourced from estate agents Land Registry information.

Some information regarding retailers are provided. This may come from change of use or the request to put an illuminated sign up. Those residents still around from those times are welcome to add any knowledge which can be produced in an addendum.

Over time, as expansion took place, house numbering changed with infills which is apt to cause confusion when looking at older applications. Applications where move in dates are not known then the date of the permission is provided.

This document , when completed will consist of three parts within Chinnor village:-

Part 1 Lower Icknield Way to Mill Lane.

Part 2: Thame Road to Hill Road.

Part 3: Crowell Road to the High Street.

The following link will aid navigation where the 1949 map is mentioned.

<https://maps.nls.uk/explore/side-by-side/?fbclid=IwAR2rgwBaLH4IALpb5E-AyY7Hy1HTjk9GfoNvN2ogIfEIS6GNpV7KKsdt47I#zoom=16&lat=51.69962&lon=-0.91584&layers=193&right=BingHyb>

INTRODUCTION

The reasoning behind the villages expansion has been lack of housing in areas such as High Wycombe and its surrounds where much of those areas were in green belt, Chinnor wasn't. The motor car made Chinnor an easily accessible place for development.

The M40 went from Handy Cross, Wycombe, to Stokenchurch in 1967 with very sparse traffic.

As the M40 reached Lewknor, in 1974, it made Chinnor even more accessible to outer London, Uxbridge, Hendon etc., with drive times of about 40 minutes. At that time all of the then estates were near to completion. The houses, mostly 3 bed, were built with young families in mind with some of their employers, such as Equity and Law based in Hazlemere, providing free coach transport to their head quarters.

By 1986 the M25 opened which helped the expansion of Chinnor as a commuting dormitory village.

The national housing shortage situation had arisen again by 2000 and with Chinnor's loss of its cement works in 1999 it became a prime target for developers added to the fact that cement dust had previously put some purchasers off. This opportunity gave rise to the building of expensive 4 and 5 plus bedroomed houses along with larger profits.

From 2009 through to 2016 some 11 major applications had been allowed with 4 of those applications going to appeal along with one appeal being withdrawn but allowed anyway. Appeals saw 405 dwellings being allowed.

By 2021 the village itself, not parish, had grown from 2011 by 42%, 2,205 dwellings in the village census of 2011 and 3,134 in 2021.

LOWER ICKNIELD WAY TO MILL LANE

As you drive into Chinnor along the Lower Icknield Way, called the Bledlow Road in the 40's/50's, to the right you see the Rushland Field estate consisting of 89 dwellings. Residents started to move in during late 2018. The site being 1.62 hectare which is roughly 4 acres. In the 15th and 16th century any new cottage had to be built on 4 acres of land, failure to do so resulted in an appearance at the quarter sessions and a fine of £10, a great deal of money at that time.

Next to the new estate 4 houses, as can be seen on the 1949 map, which were demolished to make way for four larger properties, given permission in 1994.

On the opposite side of the road a little further along the very last house was given planning permission to Mr. and Mrs. Capel in 1948, who owned the land and originally lived in The Rosary Chinnor High Street, for a Nissun Hut prior to a house being built. The hut consisted of a corrugated iron rectangular structure with half circular walls and roof. It had two bedrooms a living room and a sitting room, an iron stove stood in the centre of both rooms. Outside a shed stood partitioned in two with an Elsan chemical toilet in one half and a copper sink and portable bath in the next section. No doubt neighbours Mr Davies and Mr. Cooper welcomed them.

Moving along is Wheatfields, which had been a large house with extensive grounds. The house was demolished to provide five new dwellings. These were occupied from 2013. It is nothing new to have large grounds split up to provide housing and seems to be a common activity along Lower Icknield Way.

As we move on, next door was another large house, Hernes Oak, with large grounds spreading from 54 Lower Icknield Way to the edge of Wheatfields. Ronald Siarey had lived there during 1939. The house was demolished for eight new houses, occupation commenced in 2008. Number 54 was given permission in 1990.

Over the road from the Hernes Oak junction are 2 houses given permission during 1996 in an area known as The Knoll. Tudor Knoll, in the same area, stands next to these, given permission in 1981.

Next to Tudor Knoll in 1960 once stood an asbestos bungalow with a shed for keeping livestock and chickens in the ground, it was demolished and a new house given permission in 1989. Number 81 next house along may well have also been an asbestos bungalow since it had been replaced with a chalet bungalow in 1970. To the side of the bungalow, mentioned above, and between that and Walnut Tree Close, two cottages were demolished to make way for two four bed houses during 1968.

Longacre, over the road, a pre 1948 dwelling, stands between Hernes Oak's original gardens and the Barn House's. A detached part of the house at the rear of the garden was converted to a dwelling in 1981.

As we move on we come to the Barn House where Fred Tubby lived in 1939. Again three bungalows were given planning permission in 1959 in the gardens of the property. It appears that the Barn House had caught fire in 1968 as it had to be rebuilt.

Over the road stands the now Walnut Tree Close. In 1958 planning permission had been given for 5 bungalows. One, number 77, was demolished to make way for 10 dwellings as new builds in 2017. This became Walnut Tree Close. Chinnor had a large percentage of bungalows after this point during the late 1950's and 1960's.

Sarsville, next house along, was given permission for two detached houses in its back garden in 2014.

Across the road next to the Barn House stands two houses they were once in the gardens of one house which was demolished in 1998 to make way for the two.

The same applied to the bungalow next door which was demolished in 1992 to make way for two houses.

Milton Cottage, to the side of the above, was also demolished in 2004 to make way for two detached 4 bed houses.

Over the road are 3 plots next to Sarsville called Chinnor Glebe during 1952 where the middle plot was a house for Mrs. Lixton with Mrs. Good and Mrs. Blake presumably intending to have dwellings built either side of her. It would seem that Mrs. Goods bungalow had not been built as a further application was given permission in 1958.

Over the road stands Hempton Fields care home. Up to 1972 it was a Doctors house and surgery with Dr B Reedy being the said owner. Prior to this in 1939 it was the residence of Miss Dorothy Levekus M.D. who later had Levekus House in Church Road named after her.

Next to Hempton fields is Mount Pleasant where in 1939 Ebenezer Amos Dodwell lived. The house next door is another infill, built in the gardens of 32 Lower Icknield Way in 1969.

The two houses approaching the Lane, along Lower Icknield Way, were in existence during the 1949 map with the one on the corner known as The Gables in 1968. It was number 22 Lower Icknield Way but now is number 30, a problem that can cause confusion while looking at old planning applications

The 1949 map also shows a dwelling, which is now five properties up The Lane, that appears to have had a few name changes. It may well have been Ashmara, Ty Newydd but now is called Rustics. The properties given planning permission were Bramleys, four up, in 1962, the very end house, Heavens Lea, now Chiltern Lea permission in 1965 for a prefabricated Westholm Epping bungalow (which was demolished for a chalet style house in 1996), in 1971 a pair of houses were built in the gardens of the first house and in 1999 Juniper Cottage was built in the gardens of Rustics.

Across the road at number 57 stands Highfield as it was called in 1948. The house must have been demolished at some stage since a new application was made for a new dwelling on that site in 1961. To the side three dwellings were given planning permission in 1959, 1953 and 1955. The next house along with a further four on the opposite side of the Elderdene access was given permission in 1965. The Elderdene Orchard estate was given permission in 1961 for 64 houses and bungalows of which 5 were located on the Lower Icknield Way road..

The Elderdene house, behind which the estate grew, must have been demolished at some stage however, it would seem that not all demolished houses could be found in applications.

Across the road from 24 through to 28a stand 5 dwellings built after the closure of County Garage in 1997. The garage had been there for some considerable time and was fondly known as the Smurf garage around the mid 80's as these plastic models were given away with every purchase of fuel. In 1974 it had a coin operated petrol dispenser, 1979 an additional shop and in 1985 an automatic car wash.

Next door stands the grade 2 listed building Longthatch dated to 1700's. It was subdivided at some stage to make two properties, a common practice when housing shortages occurred since building was very limited, a ploy to prevent over population of the working classes.

37 and 39 Lower Icknield Way, over the road, were 29 and 31 in 1968 when houses were demolished to make way for two dwellings. Number 35 was an existing house prior to applications after 1948, as was the house next door along.

Holland Close driveway was the site of a demolished shop. The house and shop appears to have been called The Hollands and Butchers Shop by the application of 1967. In 1959 a caravan was requested to be placed in the large grounds by a Mr. Streeter whose profession was a butcher. In 1966 permission was given for two pairs of semi-detached houses and two detached houses.

Opposite, next to the Red Lion, are four pairs of semi-detached houses a service road. These were built for Molins employees by the Molins Housing Association in 1958. Molins, a large local employer, manufactured cigarette making machines and were located down Haw Lane Bledlow Ridge where it meets the Risborough Road.

Over the road at now number 17 used to be the Police Station. In 1949 Mr. Lloyd, the tenant, had asked for a shed to be placed in the garden of the Oxfordshire County Council property. The plan shows a cesspool which to some extent contradicts the whole of Chinnor as having Victorian sewers. In 1950 when alterations were made to the dwelling a side shed was rebuilt for a lost property store with a coal shed attached. Wayside, now seems to be Easdon, the house next door, can be seen to have a well which was to be capped in 1949, indicating mains water was now around. The next buildings are the old bakery and Brazills shop. By 1982 the bakery became a gun shop for Burton and Morgan.

During 1964 the grocers shop, Brazells, was given a new frontage. In 1939 William Brazell, variations of the spelling were found, could be reached by phone on Kingston Blount 210. The telephone exchange up until the expansion of Chinnor during the late 60's was located in the wooden building as you enter Kingston Blount as the first building on the right before being rebuilt between the end of Penley Close and behind housing off of Oakley Road. Only a dozen or so businesses were seen to have telephones in Kelly's directory of 1939 of the 3 commercial entries listed. 2005 saw the conversion of the front of the shop into three separate dwellings with a further three built in the grounds, now being Cromwell Court with part of Leyburne Gardens behind, given permission in 1982. It is accessed by Lower Road and not via Lower Icknield Way.

Number 3 Lower Icknield Way had been the local library up to 1955 when it was taken over by Barclays Bank and by 1979 was seen to be a house, however no change of use could be found. Unicorn cottage is next as we progress along Lower Icknield Way, it is an old building and for some reason had not been made a listed building. The Red Lion public house stands on the opposite side of the road but belongs to the High Street which will be covered at a later edition. From what was a few scattered houses with large grounds along Lower Icknield Way, the fields, orchards and expansive gardens have grown from a few infills during the 50's. The 60's saw the Elderdene estate spread into the countryside as, more so, did the 2000's with the Rushlands estate. Whilst the Neighbourhood Plan has provided a boundary around the village with its adoption in May 2021

LOWER ROAD

We now cross the High Street and enter Lower Road which, on the Red Lion side, was mostly taken up by Lower Farm prior to the 1960's, Lower Road was at that time called Lower Farm Road. In October 1964 5 detached houses along with garages and a lay-by were given planning permission from the corner of the High Street up to Lower Farm. During this time the main sewers existed. Directly opposite the High Street stood the Silver Wings Cafe which had been a cafe and a hairdressers prior to the cafe extension of 1959. By 1977 the cafe had closed and the shop had been converted back to two shops. In 1982 the use changed from a shop and printing works to the Mayflower 2 restaurant. By 1997 the restaurant had again changed to an Indian restaurant, The Chinnor Restaurant later called The Chinnor Indian.

Number 57, now Bellwood House, changed from Norbury's Stores to a betting office in 1967 requested by a Mr Coggins of the Brickmakers Arms Wheeler End. Betting shops, or bookmakers to be precise, had their busiest days with the grand National horse race at Aintree and would be shown on TV at 3 o'clock. Eleven o'clock would have seen the Oxford, Cambridge boat race, another British tradition. Betting would also involve the pools. Pin money could be made collecting coupons, or posting entries direct to Littlewoods or Copes. It involved selecting 8 score draws from the then four football divisions, 1 to 4. By 1980 the betting shop still existed and was part vacant from residential use. In 1995 the site was converted for office use. In 2018 there were 4 full time employees working in the site when a change of use to a children's day nursery, along with 18 employees, was refused due to traffic issues. As of 2021 a planning application for 6 flats has been granted.

53 and 55 Lower Road had been converted into a shop in 1961 it was a MACE store by 1977 and a SPAR shop in 1987. Looking at the building today you would think that the middle of the shop had an old coaching entrance. In 2000 the shop reverted to two dwellings whereby an entrance, looking like a stagecoach entrance, was made for vehicle parking at the rear.

Richmond House, number 51, was converted from a house to a wholesale butchers shop with a flat above in 1962. By 1963 Mr Croxford had taken over the shop and requested a new display window along with a refrigerated counter. In 1982 the building was altered to make 51a, a fish and chip shop called the Golden Cod later to become Kingston Fisheries. By 2009 the butchers had closed and was changed to a Chinese takeaway business, The Golden Chopsticks.

Next door the Royal Oak can be seen to be in Post Office directory of 1869 with W. T. Webster serving ales. In 1939 it was William Holmes serving residents. In both documents the public house was called the Royal Oak Inn and as such would have provided accommodation for passing travellers. The word inn is derived from the Saxon name, written as inne, meaning a place of residence and had been changed over time in certain old Saxon areas to become end. Hence Lane End, Bolter End, Wheeler End, were all places where the person with that surname lived. Anyway, the Royal Oak closed in 2011 and was eventually given permission to be converted into four self contained apartments after permission given in 2013. It's interesting to note that this road seems to have had more shops and pubs (if you include the Red Lion and Bird In Hand) than the High Street. This was more than likely due to the Lower Icknield Way having been a main ancient highway where passing trade and accommodation would have been welcomed since the average distance a horse and cart could make would be between 10 and 20 miles in the days before motorization.

Number 47 also requested to become a shop in 1978, however it was refused after appeal.

We pass the row of red brick terraced cottages, built during the 1700's, now grade 2 listed buildings, before reaching Oxford House.

Oxford House stands on the corner of Springfield Gardens which was a track that lead to Emmington. In 1951 the house was a greengrocers with a side door facing the track. 1964 saw the Lower Road side of the house being converted to a shop front, however no change of use could be found to convert it back to a dwelling, as is now.

Springfield Gardens, as mentioned, once a track, started to be developed in 1967 with Malyns Close and part of Leyburne Gardens. In 1969 additional dwellings happened along Springfield Gardens with additions to Leyburne Gardens around 1982. The estates provided many bungalows along with detached and terraced housing, some 95 properties all in all behind Lower Road.

Over the road we go back to Lower Farm where in 1939 the grade 2 listed building was the home of William Lacey. The farm can be seen to be in place on a map dated 1797.

Next to the farm are a series of semi-detached dwellings with a standing bay off of the main road, it was a rough orchard before 1960 when the applications were made.

Across the road number 31 was once a timber shop but by 1976 the owner had died. The new owner placed applications for a new dwelling in his garden which was refused. By 1979 a new owner had been given permission for 31a to be built.

The bungalows along this section would have had planning permission before 1948 since number 29 requested an extension to the bungalow along with a carport in 1985.

Number 27 requested an application in 1949 for a bathroom as did many dwellings during this time, mostly they can now be observed to be an extension at the rear of older houses along with connections to the main sewer.

Number 25, Small Dean, requested planning permission for a garage in 1949, as did number 19, Grasmere in 1968. Again the slow growth of the use of motor cars had begun as can be seen from these and many other applications during this period.

The bungalow at 23 Lower Road was demolished and replaced with a new four bed dwelling in 2009.

Number 17, The Ways, another listed building dated 1600's with a picturesque thatched roof, was given permission for a garage during 1967. Mr Aspland may well have parked a Ford Cortina in it, as it was the best selling car of the year.

Chinnor, along with other large villages, grew with a high dependence upon motor cars. Bus services were infrequent and were very unlikely to take commuters directly to their place of work. During the 70's and 80's there were only two-hourly services with some taking in Sydenham and Towersey to reach Thame or High Wycombe. Sunday services were non-existent until very recently. Car growth will be covered further along our trip.

Up to around the late 1940's the area from Springfield Gardens was open land until we reach number 17 Lower Road. Next door at number 15 an additional dwelling was given building permission in 1963.

Across the road from the Ways stands a bungalow which was given permission, 1964, to be built in the garden of what is now number 6, Flint Cottage. It is believed that the brick and flint cottage was built in the 1700's hence having grade 2 listed building status.

Next to Flint Cottage is The Hall which is also a listed building was known as the Old British School. These schools were the forerunners of the modern education system but aimed more towards teaching skills such as lace making. Children as young as 6 have been mentioned in census records as having been lacemakers.

On a social comment of past history, children did work, we are all familiar with children up chimneys, but it was a necessity for the poor to be able to put food on the table and keep a rented roof over their heads.

The Hall is now used by the Chinnor Silver band, a group of musicians that the village can be proud to have.

Opposite the Hall is number 3A was given permission in 1961 for a bungalow in the grounds of the existing number 5. Numbers 7, 9 and 11 were built prior to applications dated from 1948.

Luctons, over the road, next to the Hall, was believed to have been divided in the late 1700's into two dwellings, however it is now a single dwelling. In February 2020 the building owners placed a planning application to restore the building after substantial damage from a vehicle impact.

The Bird In Hand stood next door prior to its change of use to residential in 2001. In 1939 William Harman had been landlord of the pub. The pub had also been used as a meeting place for Chinnor Rugby Club and I'm sure they could fill you in with some raunchy evenings there.

Directly opposite was Parslows butchers, number 1 when in 1957 applications were made to extend outbuildings with an additional kitchen for food preparation. It has since closed becoming Recollections dress hire shop and now Millie's Deli.

MILL LANE

We now go across the to Mill Lane but this time look at the right hand side followed by the left hand side.

The first thing we see is the repositioning of the cross roads which coincided with the new estate consisting of Windmill Close and Oxford Down roads where residents of the 61 dwellings began to move in from 2018.

From 1961 through to 1972 attempts had been made by R White (not of lemonade fame, but from Lower Farm) to build housing. In 1968, 1970 and 1972 Mr White put forward plans for a low level housing estate, the Bird In Hand pub to be rebuilt on the site, car park and the alteration of the Mill Lane junction to roughly where it was later placed. Perhaps a premonition on behalf of Mr White. During 1976 a proposal for squash courts and a golf driving range had been requested, as was a garden centre in 1978 along with sheltered accommodation for 32 units in 1988. Permission was given for the realignment of Mill Lane crossroads together with the permission of the new dwellings in 2016.

Littlewick House runs the full length of the adjoining housing estate. The build date is unknown but prior to 1948.

Next to the Littlewick House stands the restored Windmill, it is open to the public, so rather than spoil its historic detail, it is best visited, along with the reconstructed barn, rebuilt around 1987 and used for the storage of historic artefacts.

The Windmill stands in the corner of White's field, the land of which had been owned by Mr. White up to around 1976. From 1974 to 1976 the land had been given permission for a secondary school but seems not to have happened. It is now owned by Chinnor Parish Council. The field has progressed over the years to include football fields, changing rooms, sports hall and even White's Windmill cafe.

Mill Lane Primary School was given planning permission in 1971 along with phase 2 in 1973 and opened in 1974. Unfortunately it was refused a swimming pool in 1974. The school choir was formed when the school opened by Brenda Chubb. In the Autumn of 1987 the choir performed at the Royal Albert Hall along with

other schools. Pupils were also included in the Really Wild TV series during the late 80's with a visit to Didcot Power Station. The Chinnor Neighbourhood Plan, dated August 2019, states "the school currently uses three temporary buildings (constructed in the 1990's) which cannot accommodate class sizes larger than 30. The toilet and changing facilities are old, inadequate and do not meet health and safety requirements. Part of the school site has problems with flooding in times of heavy rain. S106 funds have been secured to replace the temporary classrooms and resolve issues with toilets and changing facilities". That said the teaching is of the highest standard with excellent Ofsted reports and highly recommended by residents. Both Jack and Jill and Windmill Community Nursery are also located within the school grounds.

Just past Mill Lane school is the new Pilmore Meadow, Hawthorn Close and Equine Way estate of 76 houses where residents started to move in during 2019. It was originally put forward for planning in December 2014 and went to appeal which was withdrawn during November 2016 after a new application had been made in April 2016, this was given permission during December 2016.

Middle Farm stands adjacent to the estate. In 1939 Horace Saw was the owner where, in Kelly's directory it was stated that the farm was over 150 acres.

Two agricultural workers bungalows were given permission next door during 1965. The sewage was disposed of using septic tanks, identifying that the local authority main sewer was not available in this area at that time.

Were you to look back towards the crossroads in 1949, on the left, you would only see Littlewick House and on the right, the Mill House, Dalkeith, Field House (also known as Little Orchards) and Crossways by the crossroads.

Should we move on along Mill Lane we would end up in Aston Rowant but we will now look at Oakley Lane which in 1797 did not reach as far as the Lower Icknield Way. The 1949 map shows that from the top the left hand side had five houses three quarters of the way down with nothing else along that right hand stretch. The houses must have been in the process of being built since all other dwellings were shown shaded in. They are likely to be the houses Ronald Siarey had been given permission to build during 1949.

As we move down the lane, from Lower Icknield Way/Mill Lane on the left hand side, we can see the back of houses in Millers Turn, a part of the Hawtree estate, discussed later. Passing this we reach Mendip, Oaklyns, Oakley House, Juniper and Conifers built around 1971. Next to these stands the brick and flint cottage, Rustlings which can be seen on the 1949 map. It was converted to two cottages around 1956. The bricked up area to the right of the front door clearly shows where the second door once stood. Two houses were built around 1984, Ridgeway and Merrions in what was the grounds of Rustlings.

Over the road stands the Driftways built around 1955 with Windrift, in what was its upper grounds, being built around 1988 after appeal, presumably not helped by the two houses built below Driftways in 1983.

Back over the road, next to Merrions, stands Ardlui built around 1961, the map of 1949 shows a track leading out to what must have been farm buildings since there is no indication of any residence being demolished. In Ardlui's grounds R C Soden Esq. was given permission for two bungalows during 1965 and a further bungalow in 1966 next to them.

On the opposite side of the road three pairs of semi-detached houses. The top two were built around 1960 and the lower four 1956. In 2015 an application was made by the Rugby Group Benevolent Fund to demolish the top two semi's and build two 4/5 bed roomed detached houses as had happened to the lower four around 2013. The initial application had been made by Chinnor Cement. Below this is a 1965 infill and the start of the filling of Oakley Lane where Ronald Siarey built four more houses in 1949 although an infill was added at number 31 in 1951.

Going back to number 36, further up and across the road, the house can be seen on the 1949 map however no further information could be found.

Below this in 1964 R C Soden Esq. built 3 more houses within what had been orchards. He had already

built the four houses down to the roundabout after permission in 1961 and 8 houses directly opposite below the Siarey houses with a further 3 during 1963, which takes us to number 1 Oakley Lane. In 1964 numbers 2 and 4, over the road, were added to Soden's portfolio of building work in this area.

That just leaves the four houses, (plus others along Oakley Road which will be covered later). These were given permission to the Benskins Watford Brewery in the land of the Wheatshief, (sounds like a children's book doesn't it) during 1960.

We now reach the roundabout which heads up Estover Way back to Mill Lane. This "new estate" was given permission in 1971 and 1972. The roads branching off of Estover Way includes part of Cowleze, to the left with Penley Close, and Flint Hollow to the right permission in 1971 for 33 homes. The rest of Cowleze, along with Ashridge, Robins Platt and Conigre, and built by Bovis, were given permission in 1972 for a further 84 homes.

As we continue along Estover Way, on the right hand side, the Hawtree estate for 346 houses and a supermarket were given planning permission during 1971. This application also involved further additions to Cowleze which was extended to include Millers Turn, backing onto both Oakley Lane, and Mill Lane. Cleavers also backed onto Mill Lane. (At this point it would be best to look at the map to untangle the numerous roads). Exiting Cowleze if we look opposite to the right we see Hayley Croft with its 23 dwellings. If we look left we see the junction of Hedgerley where some of its housing stands along Mill Lane, also a part of the main Hawtree development up to Mill House. It would appear that the Hedgerley area was still vacant land during 1973 when Lovell took over completing this block of the estate that included Foresters.

Middle Way branch off of Hedgerley where the supermarket ended up being a parade of four retail outlets that are now a Turkish men's barbers, a pet food shop, Mrs R's dry cleaners and a convenience store. The parade has seen many changes over the years, shoe shop, printing business, bathroom goods, plumbing goods, discount store amongst others. Had we continued down Hedgerley then Lacemakers branches off followed by Riders Way. Riders Way had a further addition of 8 houses, located to the rear of Apple Tree Barn (Oakley Road) in 1973 which was also adjacent to Rannal Drive on the Cherry Tree estate. Both Benwells and Hunters Point also branch off of Riders Way. Hopefully you managed to locate the above on the map.

Leaving Estover Way onto Mill Lane, the land to the right up to Mill House was vacant land until the housing estate was built within the fields. The Mill House stands opposite the Mill Lane school where the original windmill stood, built in 1789 and demolished in 1967 to make way for housing. It's land covered a substantial area with the windmill itself having been set back from the house, roughly in the top gardens of what is now numbers 45 and 43. The windmill can be seen to be disused in the 1949 map as a filled in circle. Being on what was then a main highway, it would not have been uncommon for windmills to be placed along roads for wheat to be delivered and flour to be distributed via horse and cart.

In 1958 a Mr Halsey applied to manufacture garden paving slabs in the grounds of Mill House but failed and in 1968 a Dr. Horton applied for a private consulting room to be built. By 1973 the building was refurbished. It can be seen that the Mill faced the road with the Mill House behind. In the upper centre of the Mill can be seen where sacks would be loaded onto wagons below. Two houses were built within the grounds of the Mill House, numbers 41 and 43 on what was called waste land in 1967.

In 1972 numbers 45 and 51 were given permission for Hawtree to build either side of the Mill House. Mill Lane numbers 25 to 39 were originally the grounds of Dalkeith, a small holding once owned by Mr Thomas Saw the farmer as seen in Kelly's directory of 1939.

In 1959 Mr Parslow, butcher and farmer, applied for an abattoir in the grounds of Dalkeith which was to become the entrance to the Cherry Tree estate of 14 acres.

The Cherry Tree estate was given permission in 1963 for 28 detached houses and 76 semi-detached houses along Cherry Tree Road and Beech Road. Oddly enough the dwellings were given permission for garages the following year. Eight of the said houses were placed along Mill Lane, numbers 25 through

to 41. Phase 2 of the development saw Willow Road created along with the final right hand side of Cherry Tree Road, 32 houses with a further two below Beech Road.

1969 and 1970 saw Rannal Drive being given permission for 16 and respectively, 8 houses by separate applicants.

Back on Mill Lane, numbers 15 to 23 was Field House which can be seen above Little Orchard on the map of 1949. It was owned by Frank Bonella according to Kelly's Directory of 1939. Ten years later it was owned by Mesdames Atton and Harnett. The dwelling was given permission for a part of the house to be used as a nursery school in 1962. In 1972 Mr Soden was back on the build with 5 houses along Mill Lane where Field House once fronted, and 13 behind Van Diemens where a link road was included. Obviously Field House was demolished.

In the derelict orchard at number 13, next to Field House, a chalet bungalow was built in 1960 with an application for a garage the following year.

In 1958, number 7 along with two further plots, 9 and 11, were given permission to Mr Brouhton of Fourways, Station Road, in land called The Orchard. Numbers 9 and 11 being requested during 1958 and 1959. Fourways, a house built in the 1700's would have been required to have four acres of land which would have stretched behind Mill Lane.

Numbers 5 and 3 were originally in the land of Crossways, number 1, which was given permission in 1953. Numbers 5 and 3 were given permission in 1968 and by 1974 number 3 was known as Orchard Lea.

We now have a problem. The map of 1949 shows number 1 Crossways. However it can be seen to have been given permission in 1953. The application for this build has only the decision and no plans so as a guess, and it is only a guess, that a house had been demolished. The directory of 1939 shows a Mrs C Barker living in Fingle Mill Lane, perhaps this is the house.

That completes Lower Icknield Way, a diversion from the hazardous Icknield Way, where those using the ancient track were likely to be attacked by robbers from the hills above.

Part 2 will follow, Thame Road to Hill Road.