

Conservation and Restoration Preliminary Report | April 2023

Wigginton Anti-Freezing Stand Pipes (Pumps)

Compiled by Spence Horton-Harpin on behalf of Wigginton Parish Council



Contents

Introduction	2
Reasons to protect/restore	3
Locations Map	11
Cursory inspection	11
Outside Milton Cottage	12
Outside Pump Cottage	12
Outside the Bus Shelter / Home Farm	13
Outside Heronsbridge	13
Corner of Mill Lane and School Lane (Heartease)	14
Corner of Mill Lane and Dash Hill Lane (Manor Farm)	14
Repair / Protection Advice	15
Reinstatement of Water:	15
Missing parts:	15
Paint Colour:	15
Painting:	15
Re-assembly:	15
Further Reading:	16
Well Head	16

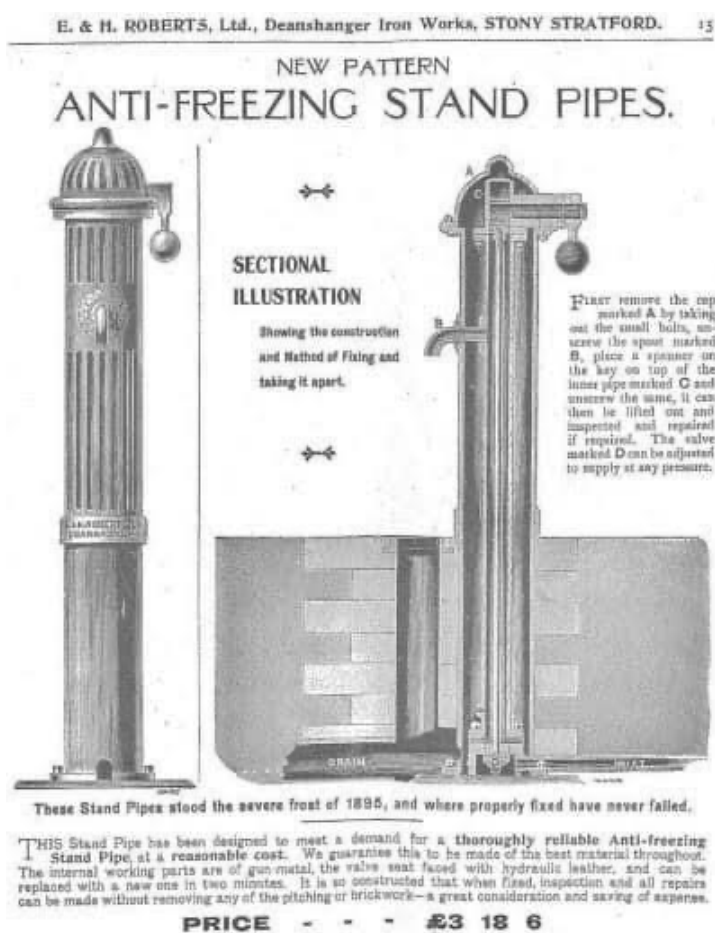
Preliminary Report: Water Stand Pipes (known colloquially as Pumps)

Introduction

There are six stand pipes (often inaccurately referred to as pumps) within the boundaries of Wigginton Village Oxfordshire. They were noted in the most recent Wigginton Conservation Area Appraisal (Aug 2017) as to 'make a significant positive contribution to the character of the conservation area either for their architectural detail or for their part of the social history of Wigginton and therefore have been put forward for consideration for inclusion to the district-wide register of non-designated heritage assets' (Appendix 3: Buildings and Features that make a Positive Contribution).

The stand pipes, are in various states of disrepair and as part of the appraisal it is stated that they should be retained, sensitively repaired or replaced where lost.

Wigginton has the second largest number of water pillars in the UK - the most found in one village is seven in Avening in Gloucestershire.



The stand pipes are basically a tap, gravity fed from a water tower or like the ones at Wigginton and Avening, an earth covered reservoir on higher ground.

The small handle was weighted to prevent people leaving them running and wasting water. The spout has a hook cast on it to hang a bucket.

The stand pipes were manufactured by E & H Roberts who were an ironworks foundry in Deanshanger (Northants). They made a variety of cast iron Agricultural implements (ploughs, elevators, feeding troughs etc.) and general iron works (drain covers, gates, railings etc.), they were also highly regarded Water Hydraulic Engineers. The Iron Works produced quality casting for 106 years until it went bankrupt in 1927.

Reasons to protect/restore

Whilst it is self-evident that socially important and unique features within the village should be saved, the Wigginton Conservation Area Appraisal (Aug 2017) along with a letter from Cherwell Council to the Village Historian (Mick Salt) regarding the stand pipes, are shown on the below (it is worth noting that the well head is also a non-designated heritage asset).

Mentions of the Stand Pipes within the Wigginton Conservation Area Appraisal (Aug 2017) document are included in on the following pages. The full document can be found here: <https://www.cherwell.gov.uk/download/downloads/id/396/wigginton-conservation-area-appraisal-march-1998.pdf>

The pertinent references regarding the Stand Pipes (Pumps) have been circled:



• 1&2 Dash Hill Cottages



• Leamington Cottage



• The village pumps

8.11.3 In addition to the designated heritage assets (listed buildings) the following buildings and structures are all undesigned heritage assets which contribute significantly to the visual aesthetic of the villagescape and may be considered significant positive elements within the character area.

- Foxley House
- The Cottages
- The Old Water Mill and Mill House
- The Reading Room
- Village pumps
- Southfield Farm House
- 1 & 2 Dash Hill Cottages
- Leamington Cottage

8.12 Threats

- The use of modern window materials and styles, including uPVC, has slowly crept in, and should be discouraged to retain the rural character of the village.
- The creeping inclusion of architectural features and materials that are alien to the traditional vernacular palette of the village, such as the over-use of dormer windows, the appearance of rooflights on the roof slopes facing the highway and the shallow pitches of house roofs in the design of new build housing.
- Loss of stone walls. These are significant to the character and appearance of the conservation area and reduction/loss of their traditional height and capping details is an erosion of their contribution to the village character.
- The inappropriate location of satellite dishes on elevations of buildings that front the public highway.

General Proposals for Preservation and Enhancement	
Archaeology	Varying levels of archaeological mitigation may be required in response to development proposals within the historic core and on the edge of the village. Early consultation with Oxfordshire County Council's Archaeology Department in relation to any proposed new works involving foundation excavation or ground levelling is encouraged at the outset to prevent delay at the application submission stage.
New Development	As a Category C village (Cherwell Local Plan 2011-2031: Adopted [July 2015]), the village is considered suitable for conversion of existing buildings only. This is no different from the adopted Local Plan 1996. Any proposed development or extensions must respect the scale, design, proportions and materials of the surrounding architecture to strengthen the cohesion of the street scene. It is crucial that the scale and diversity of the surrounding architecture is respected and that an imaginative and high quality design is employed.
Reinstatement of lost features	Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. An Article 4 Direction could ensure that existing original and traditional details are protected and where necessary sensitively replaced in the future.

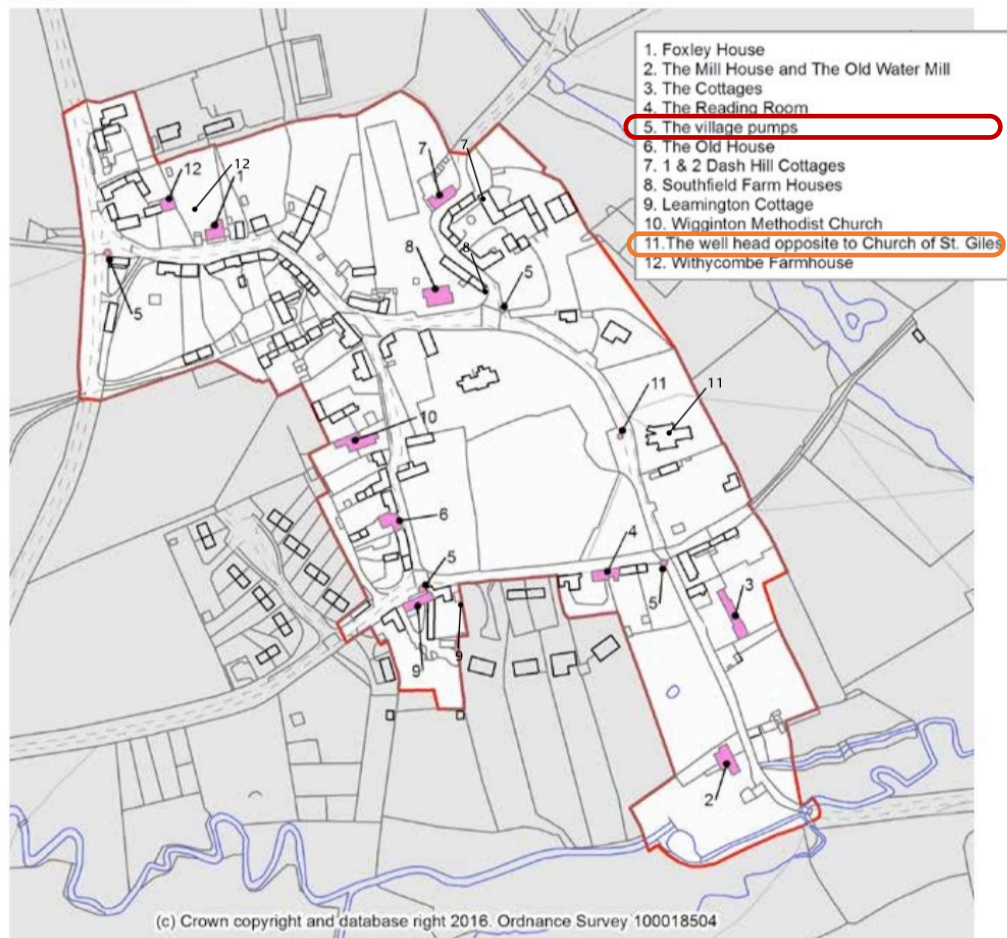
Appendix 3: Buildings and Features that make a Positive Contribution

A number of 'non-designated heritage assets' (unlisted buildings) within the village make a significant positive contribution to the character and appearance of the conservation area. Significance can be harmed or lost through alteration of the heritage asset. Therefore, non-designated heritage assets are protected under the NPPF and the retention of such buildings

within any conservation area is preferable to demolition and redevelopment.

The following buildings are considered regionally or locally significant either for their architectural detail or for their part of the social history of Wigginton and therefore have been put forward for consideration for inclusion to the district-wide register of non-designated heritage assets.

Figure 14. Buildings and features that make a positive contribution to the character of the conservation area.



Foxley House

Foxley House is an ashlar-fronted house which was built in the early 19th century with vertically sliding sash windows and flat keystone arches. The house is flanked to the west by a workshop constructed from red, locally produced, Lias brick, one of only a few traditional buildings in the village so built.

The Mill House

The 19th century mill-house and the adjoining mill are located on the north side of the River Swere outside the village. The buildings were built by William Gilkes and inscribed 'W. G. 1823'. Both have been slated with Welsh slate, a comparatively rare material at Wigginton.

The Cottages

A terrace of 5 probably 18th century dwellings now amalgamated into two dwellings. Constructed of coursed ironstone under thatch the ridge is punctuated by chimney stacks indicating the original extent of the original dwellings.

The Old House

An 18th century thatched dwelling, this traditional cottage now forms part of a larger dwelling but shown as a dwelling in its own right on the 1875 OS map. The cottage is one of a few cottages to retain its original thatch roof; a feature once almost ubiquitous across the entire village.

The Reading Room

This simple somewhat severe building is a former 19th century Baptist Chapel buildings built in 1835.

Wigginton Methodist Church

The Wesleyan Methodist chapel constructed in 1883 is a simple building in gothic style built of coursed ironstone with contrasting limestone quoins, door and window surrounds.

Southfield Farm house

This 19th century farmhouse and associated yard of agricultural outbuildings is situated at the heart of the village facing The Old Rectory on the Street Through Wigginton. The building, constructed in coursed ironstone, is double-fronted with vertical-sliding box sash casements and flat keystone arches with Welsh slate roof and coping stone gables.

Leamington Cottage

Probably of late 18th century origin, Leamington Cottage was built as three dwellings and originally formed part of a terrace of small cottages. Constructed of coursed ironstone originally under thatch, the roof is now formed with concrete tiles.

1 & 2 Dash Hill Cottages

Probably early 19th century and of two builds these two cottages are constructed of coursed ironstone now under a concrete tile roof. 1 Dash Hill Cottages has a deep course of dressed stone running at lintel height whilst at 2 Dash Hill Cottages the east gable has a coping stone capping.

The village pumps

At the junctions within the village are found a succession of identical cast iron water pumps.



View east out of the churchyard

8.8.2 The intimacy of the buildings on the north and west of the village contrasts with the open space around the Church of St Giles and the openness of the grassland (now registered in perpetuity as 'The Village Field' with Fields in Trust) to the south of The Old Rectory. The extent of this well-kept grass area is broken-up by allotments at the junction of School Lane and the Street Through Wigginton which add visual interest and enhance the sense of a rural community.

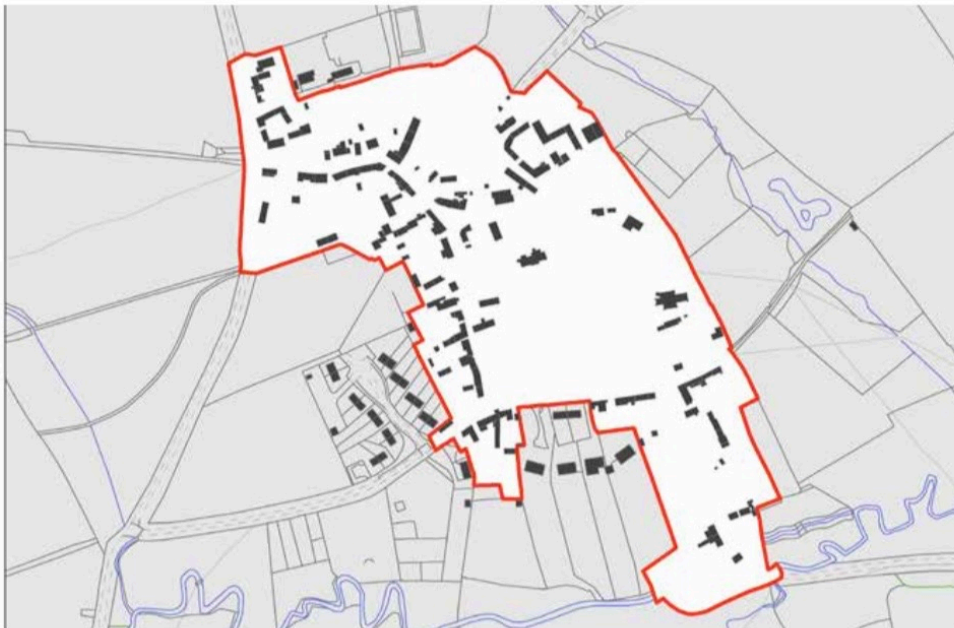
8.9 Carriageway, pavements, footpaths

8.9.1 The main thoroughfare is tarmacadam. Throughout the settlement intermittent sections of modern tarmacadam pavement are to be found. Wigginton is also unusual in still retaining the village street water pumps which can be found at the side of the highway in several locations around the settlement and there is an isolated well opposite the church, a memento of the cottages that were previously cleared.



Well opposite St Giles Church

Figure 12. Ground figure plan of Wigginton



10. Management Plan

10. Management Plan

10.1 Policy context

10.2 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its conservation areas. In line with Historic England guidance (2011) Conservation Area Management Proposals are published as part of the process of area designation or review. The Conservation Area appraisal document is designed to inform planning decisions, and other actions that the council and/ or property owners within the designated area take. The role of the Management Proposals is to identify actions that could contribute to the enhancement of the special character and appearance of the area by the council, owners and other stakeholders alike.

10.3 The main threat to the character and appearance of any Conservation Area is the cumulative impact of numerous alterations, some quite small in themselves, to the traditional but unlisted buildings within the area. These changes include such works as the replacement of traditional window casements, usually with uPVC double-

glazing, replacement of original doors, additions such as non-traditional porches and erection of satellite dishes on the front elevations of properties. Such alterations to unlisted residential properties are for the most part permitted development and therefore do not require planning permission. Unauthorised alterations and additions may also be a cause for concern and are often detrimental to the appearance of a property. The loss of dilapidated stone walls can also have a significant impact. Both unsympathetic permitted development and unauthorised development cumulatively result in the erosion of the historic character and appearance of the conservation area.

10.4 The aim of management proposals is not to prevent changes but to ensure that any such changes are both sympathetic to the individual property, sympathetic to the streetscape and overall enhance the character and appearance of the conservation area.

10.5 The principal policies covering alterations and development of the historic built environment are given in Appendix 1

General Proposals for Preservation and Enhancement

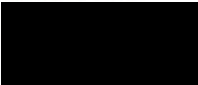
Boundary Treatments	As specific character features of the Conservation Area, total demolition of traditional boundary features will be resisted. The use of traditional methods of construction and materials including the use of lime mortar or the planting of indigenous species of hedgerow is encouraged in all schemes of repair, reinstatement or new work.
Important Views	Views into, out of and within the Conservation Area are essential to the special quality of the place. Their protection and enhancement will be an important consideration in the determination of any proposed development.
Building Maintenance	Sensitive repair and regular maintenance will be encouraged through distribution of guidance notes and general advice through the Development Management process. It is of the utmost importance that traditional techniques and materials are used to retain the special historic character and appearance of the area. In particular, this includes the use of lime mortar and like-for-like repairs.

continued over

Copy of communication with Cherwell Council kindly provided by Mick Salt

Note: This preceded the appraisal of 2017

**Public Protection & Development
Management**
Michael John Salt – Head of Public Protection & Development Management

Michael John Salt


Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA
www.cherwell.gov.uk

asked for:	Jenny Ballinger	Direct Dial:	01295 221885
email:	Jennifer.ballinger@cherwell-dc.gov.uk	Our Ref:	22 nd December 2015

Dear Mr Salt

Nominations for non-designated heritage assets, Wigginton

Thank you for your nominations for the following buildings and structures for the list of non-designated heritage assets.

- Wigginton Village pumps
- Well Head, Mill Lane, Wigginton

The monuments were assessed during the Wigginton Conservation Area Re-appraisal process and I am pleased to inform you that the above monuments all meet the criteria and have been added to the list.

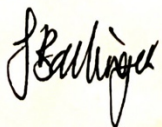
Non-designated heritage assets are identified in the National Planning Policy Framework as *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets includes designated heritage assets and assets identified by the local planning authority (including local listing)'*.

Cherwell District Council will maintain the list of non-designated heritage assets and new nominations can be brought forward at any time. The recognition of its heritage significance means that these assets will merit consideration in planning matters with Cherwell District Council taking a balanced judgement with regard to the scale of any harm or loss and the significance of the heritage asset.

It is, however, important to note that the monuments are not designated heritage assets and that the criteria applied to 'listed' buildings on the Statutory List do not apply in this case.

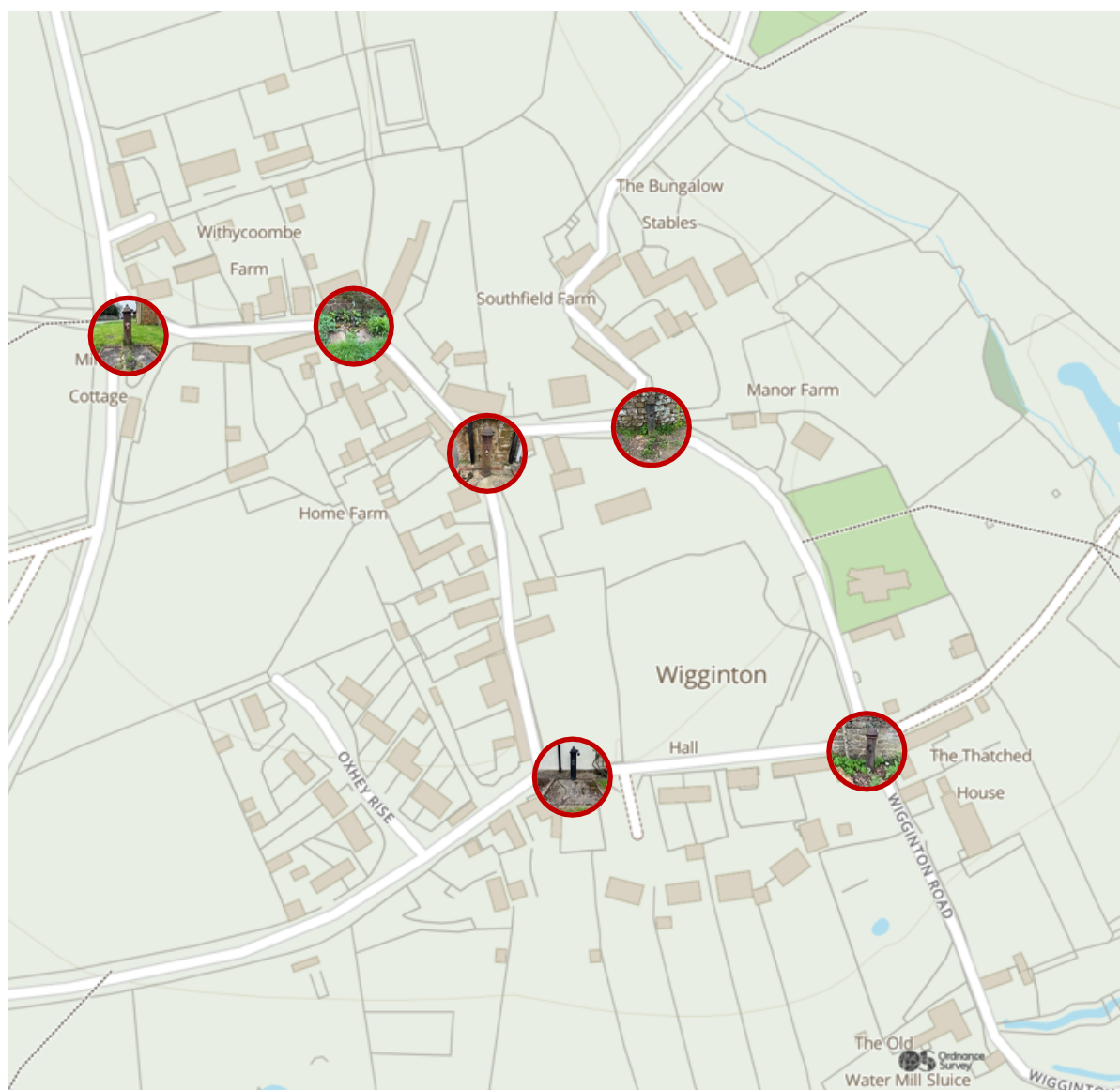
Please do not hesitate to contact me if you have any queries regarding this.

Yours sincerely



Locations Map

The map below shows the locations of the 6 Water Standpipes:



Cursory inspection

A cursory visual inspection of each standpipe was carried out 19 April 2023 for the purpose of this report.

Testing to see if they still dispense water was not carried out.

Please see following pages for the observations.

Outside Milton Cottage



Observations:

All parts were complete and apart from some surface rust, it was in good condition.

The stand pipe looks like it had been painted with a red oxide primer at some point but no top coat applied.

The drain base was concreted and had some grass breaking through, however was in generally good tidy condition.

Outside Pump Cottage



Observations:

Unfortunately, there is very little left of the stand pipe apart from the internal feed pipe (capped with a tap) and the drain. A particular shame as the cottage was named after the 'pump'.

Outside the Bus Shelter / Home Farm



Observations:

Missing external spout (and retaining bolt)
Missing handle and weight
Surface rust

The drain base in generally good tidy condition.

Outside Heronsbridge



Observations:

Stand pipe is complete and in good condition.
Painted black and no rust.

The drain base in starting to deteriorate but good tidy condition.

Corner of Mill Lane and School Lane (Heartease)



Observations:

This stand pipe has been hit by a vehicle at some point and has caused the cast iron casing to crack.

The top is loose and missing a bolt.
Internal and external spouts are missing as is the weighted handle.

There is a lot of surface rust.

The base is not visible.

Corner of Mill Lane and Dash Hill Lane (Manor Farm)



Observations:

Missing the internal and external spouts (remnant of external spout still bolted on)

Handle fitted incorrectly and wedged against wall.

Surface Rust.

Base has some weeds coming through, but the surrounding edging is nicely shaped.

Repair / Protection Advice

The following advice/tips were provide by some people who have expert knowledge of the protection and restoration of water stand pipes and water pumps:

Reinstatement of Water:

Due to many Health and Safety issues surrounding public supply of water, it was advised to keep them as decorative features of the village rather than a functioning stand pipe.

Missing parts:

Aluminium or Iron Casting – the missing parts could be remade by sand casting the shapes from a pump that is complete. Luckily for Wigginton, we do have some complete ones. Other villages have had to rely on the goodwill of another villages to loan parts.

3D printing – This may work for spouts but does not really adhere to the conservation appraisal that states that “traditional techniques and materials are used” (Wigginton Conservation Area Appraisal (Aug 2017) | Page 38 |: Reinstatement of Features)

Foundries mentioned:

Lockbund in Cropredy: <https://www.lockbundsculpturefoundry.co.uk>

Barr and Grosvenor in Wolverhampton: <http://www.bng-conservation.com/>

Paint Colour:

I spoke with an E & H Roberts historian regarding colour. He had only ever seen the stand pipes in an eggshell black but did not rule out other colours. Speaking with David Checkley and Mick Salt (who both remember using the stand pipes), the Wigginton ‘pumps’ were a dark green.

It should also be noted, that a few people from SPAB felt it would be good to leave the original patina and just use a protective rust preventing wax instead of painting (<https://www.dinitroldirect.com/product/dinitrol-high-performance-wax>). This would not work particularly well on the stand pipes that have had new parts cast but could work for the one outside Milton Cottage.

Painting:

The key to painting is preparation. Avoid sand blasting if possible to preserve any historical paint that may remain. Degrease, prime using a Zinc Phosphate primer (<https://por15.com/>) or a red oxide primer and use a quality top coat (thin multiple layers – avoid epoxy paints as the colour will fade).

Where possible, the parts of the stand pipes should be painted separately to ensure they can be maintained without the risk of being stuck together with paint. It will also mean the parts are fully protected.

Re-assembly:

Once parts are obtained/painted ensure copper grease is used on the threads and for parts you cannot reach, a wax such as Dinitrol should be used before re-assembling

Further Reading:

Whilst looking for advice and information, I found this website which has some interesting info. Sadly, it is an old site and some of the external URLs are no longer valid, however it may be of interest: <http://www.villagepumps.org.uk/advice.htm>

Full Wigginton Conservation Area Appraisal (Aug 2017):
<https://www.cherwell.gov.uk/download/downloads/id/396/wigginton-conservation-area-appraisal-march-1998.pdf>

Well Head

It is worth noting that the well head opposite St Giles Church is also afforded the same protection advice from the appraisal. Currently the left hand side towards the rear is falling away and the village risks losing this socially important remnant of the village within the conservation area. Repairs should be made by a skilled person using the correct materials (such as lime mortar etc.). Use of incorrect materials may cause irrevocable damage.



	the determination of any proposed development.
Building Maintenance	Sensitive repair and regular maintenance will be encouraged through distribution of guidance notes and general advice through the Development Management process. It is of the utmost importance that traditional techniques and materials are used to retain the special historic character and appearance of the area. In particular, this includes the use of lime mortar and like-for-like repairs.