



Ashorne Conservation Area

Stratford-on-Avon District Council

Preface

This report is the result of an independent survey and analysis of the buildings and landscape form of the village of Ashorne in the parish of Newbold Pacey and Ashorne, Warwickshire. It identifies the architectural, historical and environmental qualities of the settlement and gives recommendations for the protection and enhancement of the Conservation Area.

The study was undertaken for and on behalf of

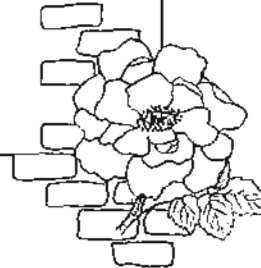
Stratford-on-Avon District Council

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April 1991

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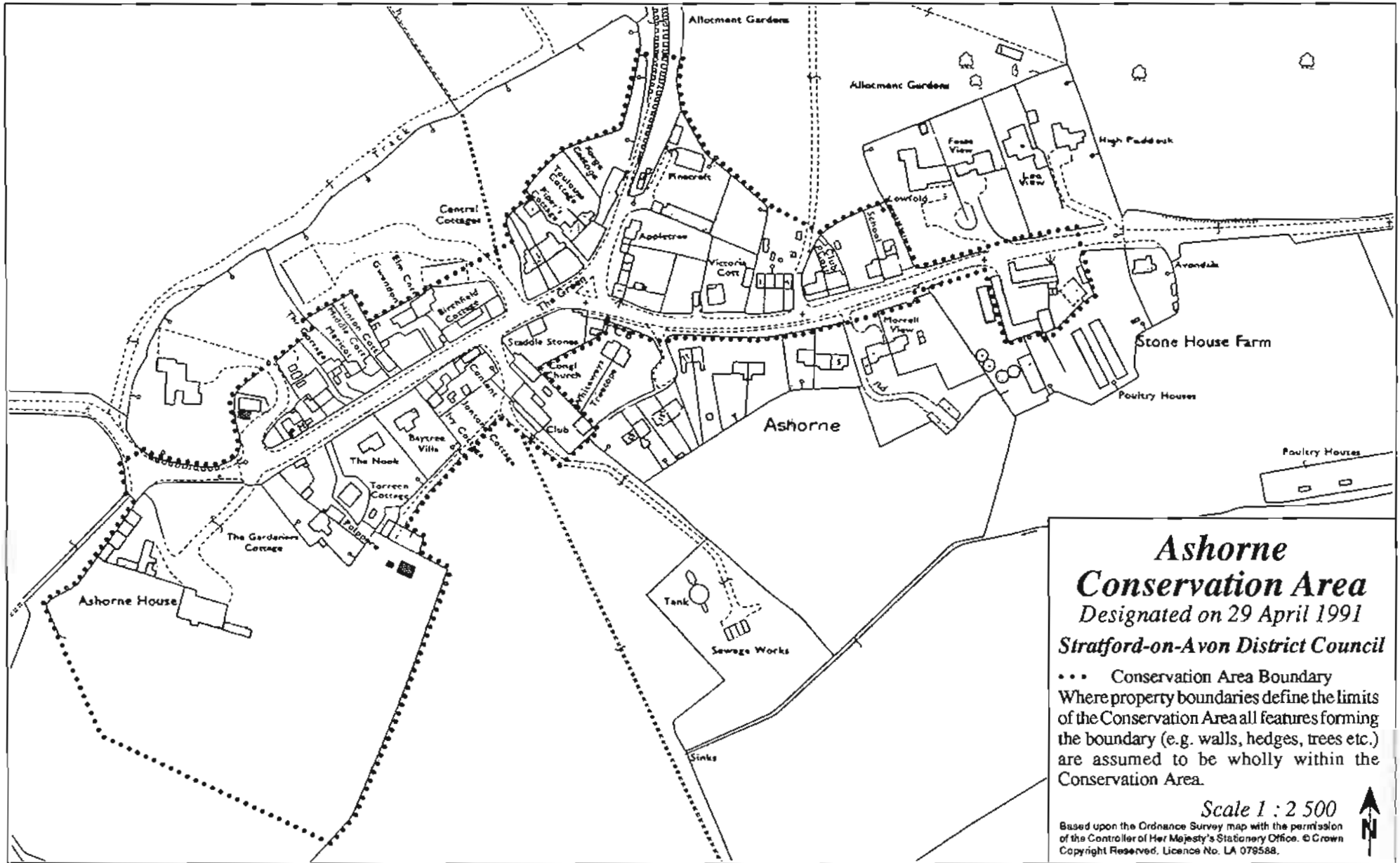
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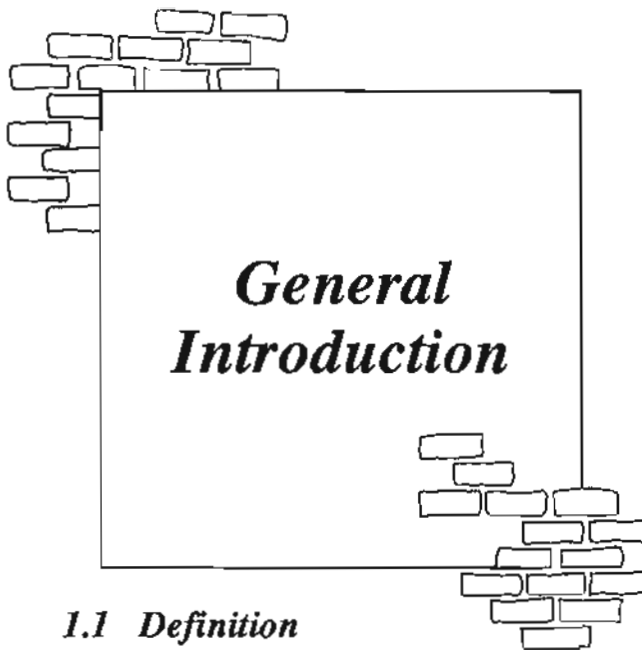
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General Introduction

1.1 Definition

The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation Areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A village green or features of archaeological interest may also contribute to the special character of an area. It is however the character of areas, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 75), as amended by the Planning and Compensation Act 1991.

1.2 Designation

In the first instance it is necessary to analyse the character of the area to be designated and to indicate boundaries on a map. Designation should be seen as only a preliminary stage in the conservation process as the Town and Country Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.

1.3 Pressures

If we do not take steps to protect and preserve buildings of value, either in their own right or because of the contribution they make to a

pleasant townscape or village scene, they may well be lost, and once lost, they cannot be replaced. It should, however, be remembered that our heritage is the product of many centuries of evolution and it will continue to evolve. Few buildings exist now in the form in which they were originally conceived. Conservation allows for change as well as preservation and our architectural heritage has to be able to accommodate not only changes of use but also new building nearby. This can be done provided that the new buildings are well-designed and follow fundamental architectural principles of scale and the proper arrangement of materials and spaces and show respect for their neighbours. Conservation means breathing new life into buildings, sometimes by restoration, sometimes by sensitive development, sometimes by adaptation to a new use and always, by good management. Taking decisions on matters concerning listed buildings and conservation areas involves balancing many factors.

1.4 Response

Historic buildings and conservation areas are vitally important to the environmental quality of life in this country. Buildings of architectural and historic merit should receive very special attention. Local authorities stand in the vanguard of those protecting historic buildings and areas. The Secretary of State expects them to make diligent use of all the powers available to them. Public opinion is now overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene, and, it is expected that authorities should take account of this when framing their policies affecting historic buildings and conservation areas.

1.5 Further Advice

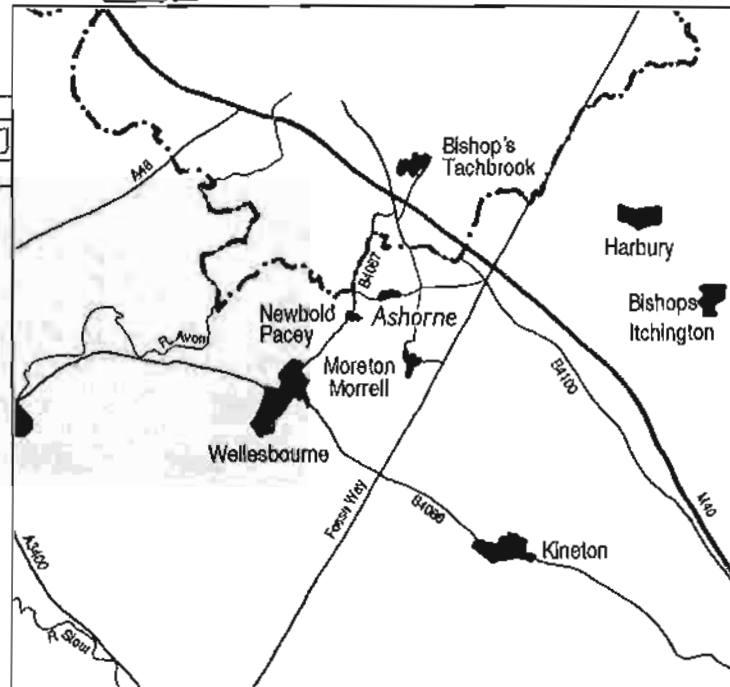
In 1990 Stratford-on-Avon District Council began a complete review of existing and potentially new conservation areas. This report is the result of that exercise.

The report has been approved by the District Council on 29 April 1991 as its formal view on the conservation area. It is divided into 7 sections dealing with historical background; an analysis of the landscape, buildings and setting of the conservation area; development control and enhancement and the policies applied in conservation areas.

This document is not exhaustive, and further advice and information can be obtained from the Planning Department, Stratford-on-Avon District Council.

1

An Introduction to Ashorne



Landscape Feature G

Ashorne is the second of two villages in the parish of Newbold Pacey. It is a linear village on the east road from Newbold Pacey and about half a mile north-east of it. Ashorne lies on a south facing hillside with Ashorne hill forming a backcloth to its north side streetscape.

There are currently about 60 dwellings, 40 of which are of pre-1900 date. There are several 17th century buildings including 3 or 4 cottages and a large farmhouse. There was substantial expansion in the 19th century including the establishment of two schools, a Congregational Chapel and a pub. There has been some steady, slow piecemeal growth since that time.

The village has been essentially a dormitory settlement for Warwick and Leamington for over 100 years, but it has also maintained a strong relationship with Newbold Pacey and Moreton Morrell.

2

The Settlement - Historical Background



School and School House



Forge Cottage

Ashome grew from being a hamlet of only two or three farmsteads to a complete street of small cottages in the 19th century. By the late 19th century there were two schools - The British School (1843) and the Church of England School. Also in the 19th century there was a change in the nature of the inhabitants' main activity from farming locally to industrial and commercial work in the nearby urban centres. At the turn of the 20th century, the village had an Inn, general store, bakery, smith and carriers yard, as well as the school and Congregational Chapel. Today, only the pub remains.

Ashome is an ancient settlement which was part of the Newbold Pacey manor in 1235, but it was separated in 1369 and came into the possession of the Earls of Warwick until the end of the 15th century. It passed to Sir Andrew Flamock in 1547, then to the Wagstaffe family during the 17th century. It was then re-combined with the manor of Newbold Pacey which came into the possession of the Little family in 1789. The estate has been broken up in recent years and is now largely in separate private ownership.



The Cottage Tavern

3

The Settlement - Today

*For Settlement Analysis
Building Group Map
see Appendix C*



Landscape Feature K

3.1 Environmental Quality

Ashome could not be described as a settlement of fine architectural or environmental quality but it has an historical make up and stability which deserves some recognition. The buildings and grounds of Ashome House at the west end and the village green and enclosing buildings in the centre, are the principal groups of special environmental quality. The old farmstead group of Stone House Farm is prominent in the landscape from the east and is the first group of buildings on entering the village proper from the east.



Stone House Farmhouse

The main street has a very irregular grouping of buildings and frontage lines but the whole creates a pleasant enclosure devalued only by hard regular kerbs and overhead wires.

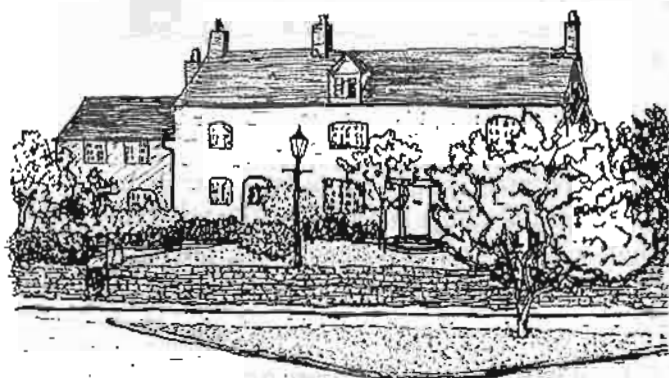
3.2 Architectural Form and Character

Buildings in Ashome are mainly simple artisan houses and cottages, with vernacular detailing dictated by the building materials used. The scale is small and the grouping of buildings in short terraces or individual cottages and houses creates a diverse streetscape. Buildings are predominantly 2-storey with single storey extensions and outbuildings.

There is a wide variety of architectural styles ranging from small 17th century timber framed, thatched cottages and the early 18th century vernacular Stone House Farmhouse (which is the only example of local stone building in the village) to the late 18th century Georgian 'Ashome House' with its enclosing walls, and outbuildings, all built in local orange/buff brick and red/brown clay tile.



Ashorne House



Sunnydene, Central and Chaos Cottages

The 19th century buildings range from the fine red brick vernacular style range of Sunnydene, Central and Chaos Cottages, to a whole range of red/orange brick and tile or Welsh slate cottages, some of which have been painted or rendered in recent modernisation. The school building at the east end of the village is a late 19th century typical Victorian school building with neo-Gothic and Tudor decorative detailing to doors and windows. It also has a high-pitched roof and gabled facade. Generally, roofs are simple double-pitched with central or gable end chimneys. There are very few dormer windows or prominent front entrance doors. Windows are almost all wood multi-pane casements with brick segmental arches or wood lintels.

3.3 Predominant Building Materials

The underlying rock is blue lias limestone but only one stone-built building - Stone House Farmhouse, survives. The village is predominantly red/orange brick and red/brown clay tile. There is some early 'black and white' timber frame with rendered panels, and there are a significant number of painted render brick buildings. There is a variety of brick colours and roof tiles used on mid 20th century buildings which blend into the village but do not exhibit 'local character'. Boundary walls are generally local red/orange brick although there is some recently built stone walling to the village green and west of the old Coach House.



The Old Coach House

4

The Settlement - Landscape

*For Settlement Analysis
Landscape Map see
Appendix C*



Landscape Feature C

4.1 Village in the Landscape

Ashome lies to the north east of Newbold Pacey, at approximately the same elevation, and on the northern side of the brook which divides the two settlements.

It is strung out west to east along the minor road and is visually contained by Ashome Hill to the North. To the south it is perched above the brook valley but minor land shapes close to the village help to contain it.

The most prominent landmark within the village is the group of pines behind 'Pincroft' close to the village green.

Approaches to the village are along the hedged roads with the occasional oak or ash tree, and the land form on both east and west sides is attractively gentle in profile. In broad terms, views from the village to the north are closed and those to the south are open.

4.2. Boundaries

The southern boundaries are generally fairly open above the minor land form towards the centre. To the north the boundaries, although open in treatment, are contained by the rising ground.

4.3. Footpaths

Several statutory footpaths lead towards the village, one from the south and two from the north. They lead into the spine road of the village which has occasional paved verges for pedestrian use, otherwise verges are grassed.



Landscape Feature J



4.4. Landscape in the Village

The centre of the village is The Green, a triangular grass area, neatly kerbed, and flanked by cottages contained with stone walls to the north and open frontages to the south east. It is a place which would benefit from the provision of some feature apart from the 'No Through Road' sign. The most significant landscape feature within the village is the group of Corsican pines at 'Pinecroft', these form a valuable backdrop to the centre.

Ashome House, at the west end of the village, provides, with its brick boundary wall, a confined and enclosed entry to the village. Its extensive grounds, developed for recreation and amenity are worthy of inclusion in the Conservation Area.

Overhead wires and transmission poles are not a serious disfigurement of the landscape but are nevertheless noticeable in some areas.



Landscape Feature F

Elsewhere, the village exhibits a pleasant, domestic character with a combination of stone wall and hedged enclosure to the village street.

5

The Conservation Area



1 and 2 The Green

5.1 Buildings of Quality

There are only 4 listed buildings within Ashorne Conservation Area, although it is considered that Ashorne House and the 'Sunnydene' cottage range on the green, are of substantial architectural quality and historic interest.

There are 22 other buildings in the village which are considered to make a significant contribution to the historic interest and environmental quality of the settlement.

5.2 Spatial and Landscape Quality

Within the village, the small 'green' is perceived as the centre. It is a pleasant space which leads off the through road to The Holloway.

Around the village, the cricket ground, the open grounds around Ashorne House, and the Holloway are landscape of particular quality. The cricket ground is important as much for its 'social' function as for its landscape contribution.

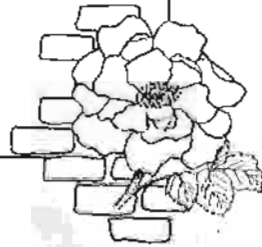
5.3 The Conservation Area Boundary

The Conservation Area covers basically the 19th century extent of the village settlement. The modern infill development between the Green and the Stone House Farm are excluded. It includes the laid out grounds of Ashorne House as being important to the setting of these buildings and the setting of the village as a whole from south-west views. The first part of the Holloway is included because of its importance to the Green - view out and enclosure. Likewise, the area to the rear of Appletrees and Victoria Cottage includes mature trees which are an important backdrop to the Green and the village from the west approach.

The Nook and Baytree Villa are included because, although they do not display local character or significant architectural quality, they are pleasant houses and blend in well making a contribution to the street scene.

6

Development Control and Enhancement



Development Control and the machinery for schemes of enhancement in Ashorne Conservation Area will be as set out in the Stratford-on-Avon District Local Plan (see Chapter 7. *Policies*) under the provisions of the Town and Country Planning Act 1990.

6.1 Safeguarding Environmental Quality

Some of the smaller cottages of Ashorne have already undergone unsympathetic alterations or improvements, i.e. new windows, rendered or painted facades, external doors and porches. This process degrades the quality and purity of the buildings and the streetscape. A local design guide may help to ensure that further alterations are more in keeping with the architectural style or character of the original.

There are a number of good tree groups in the village which are important to the setting and streetscape of the village, which should be carefully maintained. Hedges and brick boundary walls add greatly to the enclosure and character of the street and should therefore, be properly maintained.

6.2 Recommendations for Improvement

There are a number of areas which would benefit from further consideration leading to possible schemes of improvement and enhancement.

- Overhead wires - removal of B.T. wires over village Green area and around the west end of the main street.
- Removal, screening or redevelopment of 'Central Garages' prefabricated buildings - these are an environmental eyesore and are very prominent in views into the village on the east approach to the village Green.
- Car-park and open areas around the Village Hall would benefit from some further tree planting. There is an opportunity to create an ideal place of outdoor rest and recreation for the village.
- A number of buildings are in need of repair and improvement, i.e. stable and hayloft opposite the Cottage Tavern and roof repair to Middle Cottage.

6.3 Conclusions

The village of Ashorne is not one which is immediately identified as being of distinctive architectural or environmental quality. In fact the justification for the creation of a Conservation Area is very marginal. On balance, however, there are a number of fine buildings and areas of landscape quality which upgrade this close intimate settlement.

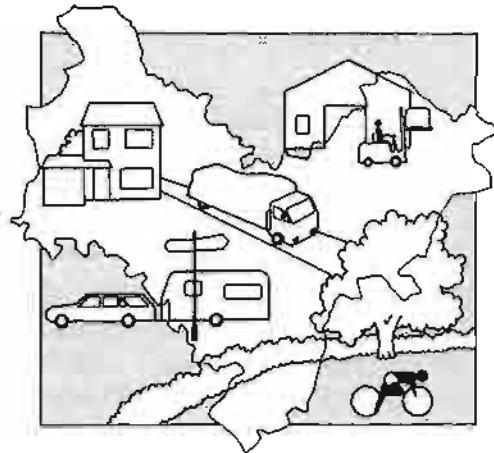
The village does have an historic depth and stability. Areas of low environmental quality could easily be improved and there is a strong and active community spirit - as is evident from the recent building of a new Village Hall and cricket pavilion. The Conservation Area designation therefore, would be fully appreciated and endorsed by the local community.

References

Ordnance Survey	1905 Edition (1885 survey)
M.M. West's Warwickshire Directory	1830
Victoria County History	Vol. V pp 122
The Warwickshire Village Book	WFW.I. pp 111
Newbold Pacey Parish Appraisal	Parish Council

7

Policies



ERRATUM

Please note that the policies outlined in Section 7 are now superseded. For more information, please contact the Policy Team on 01789 260337.

Having designated a Conservation Area, any decisions and initiatives must be considered in the context of the relevant policies in the development plan. In this respect it is currently the Draft Stratford-on-Avon District Local Plan (Part 1) which provides guidelines over the control of development within Conservation Areas. The following policies are particularly important:

Policy ENV 24

The District Planning Authority will not permit development proposals which are likely to harm the character or appearance of a conservation area. The Authority will, at all times, have particular regard to the desirability of preserving or enhancing such areas and will seek high standards of design which will make a positive contribution to the environment of conservation areas.

Explanation

Having been designated on the basis of their need for preservation or enhancement, conservation areas require very careful consideration in the development control process. The legislation does not intend conservation areas to be subject to an embargo on new development but it does require that their preservation or enhancement should be an important factor in the determination of planning applications. The character of conservation areas is often an amalgam of different elements such as the style of building, the extent of open space

or the amount of tree cover. These components can be threatened both by the presence of new development or by schemes which are designed with little understanding of or sympathy for the locality. On the other hand, a development scheme may well be of positive benefit to the area by, for example, upgrading a neglected area or removing an eyesore. The District Planning Authority will take account of these factors when assessing the impact of proposals in conservation areas.

Conservation area studies and parish/village appraisals may play an important part in the assessment of proposals for development in conservation areas and they will help in promoting a greater appreciation of the qualities of those areas which need to be taken into account by architects and designers. They may also be able to focus attention on features which need improvement and play a role in the enhancement process described in relation to ***Policy ENV 25.***

In considering any application in a conservation area, outline planning applications will not contain sufficient detail to enable the District Planning Authority to make an adequate assessment of the proposal. Developers will be expected to provide detailed plans and elevations together with details of materials, texture and landscaping. These will be examined to ensure that the scale, proportions, materials and landscaping proposals will blend with the existing development.

Applicants will be advised, where necessary, on design improvements which will assist in harmonising proposed buildings with their surroundings. Alterations and extensions to existing buildings will only be permitted if in sympathy with the original building.

Policy ENV 25

The District Planning Authority will support any effective measures to preserve or enhance conservation areas in the Plan area.

Explanation

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish, from time to time, proposals for the preservation and enhancement of conservation areas in their districts. Department of Environment Circular 8/87 states that designation of a conservation area is only a preliminary to action to preserve or enhance its character and appearance. It also states that the Local Planning Authority should adopt a positive scheme for each area at an early stage.

The character of conservation areas in the Plan area could benefit from implementation of enhancement schemes involving such work as refurbishment of frontages, under-grounding of cables and the removal of incongruous advertisements and road signs. The location and design of street furniture is also important in this respect.

The means by which such enhancement schemes will be brought forward is primarily through the collective use of a variety of funds operated by Stratford-on-Avon District Council. These enable Parish Councils, individuals and local bodies to make bids for grant aid through the submission of projects for assessment by the District Planning Authority.

Other measures, such as special publicity events, self-help, competitions, etc. may be employed. The involvement of developers in conservation area enhancement could be harnessed through Planning Obligations, a process which is described in more detail in the **IMPLEMENTATION** Chapter. Funding for enhancement projects may also be sought from English Heritage.

Policy ENV 26

The demolition of buildings and the removal of healthy trees which contribute to the character and attractiveness of conservation areas will not normally be approved. Conservation Area Consent for the demolition of any building within

a conservation area will not normally be given unless a detailed scheme for redevelopment or reinstatement of the site has already been granted planning permission or is granted concurrently with the application for conservation area consent.

Explanation

A building need not be listed to warrant its preservation. Other buildings of vernacular or period design or which utilise local building materials can contribute much to the character of a locality and so require protection. They may range in size from outhouses to rectories, schools and chapels. These may not be important from the national viewpoint, but they can represent particular aspects of a town or village's social history as well as being attractive in appearance.

The character and attractiveness of many conservation areas also depend on the contribution made by trees and the District Planning Authority will not permit the removal of healthy trees of amenity value within conservation areas.

The District Planning Authority wishes to avoid demolition in conservation areas, giving rise to derelict sites which detract from the character and appearance of the locality. The Authority will need to be satisfied that works to redevelop or reinstate sites of buildings proposed to be demolished will be undertaken as soon as possible after demolition.

Policy ENV 27

The District Planning Authority will actively pursue the conservation of buildings of Special Architectural or Historic Interest in the Plan area. They will do this mainly by:

- 1. Having strong regard to the presumption against the demolition of listed buildings.*
- 2. Requiring the most sensitive design and treatment of alterations or extensions to all listed buildings.*
- 3. Taking measures to effect the repair of neglected listed buildings.*
- 4. Assisting the finance of repairs to listed buildings.*

Explanation

The Local Plan area contains over 3000 buildings included in the statutory lists of buildings of Special Architectural or Historic Interest. The lists include a great variety of buildings and other structures, ranging from large country houses to small milestones. They are not necessarily of great age and recent additions to

the list have included telephone kiosks dating from the 1930s.

The District Planning Authority recognises the value of listed buildings as visible evidence of the past and the contribution they make to the character of the area. These buildings are also part of the national architectural and historic heritage which successive Governments have been anxious to preserve, reflecting general public concern about this issue. The District Planning Authority will endeavour to implement fully the Planning (Listed Buildings and Conservation Areas) Act 1990 which includes many provisions relating to listed buildings, including measures to ensure their preservation. *Policy ENV 24* is an expression of a concern to make a positive contribution to building conservation in the light of Government advice on this subject.

As regards the determination of applications for the demolition of listed buildings, the District Planning Authority will follow the principles contained in Circular 8/87. Demolition will not be permitted unless the Authority is satisfied that every possible effort has been made to continue the present use or to find a suitable environmentally acceptable alternative use for the building. Evidence will need to be provided that the freehold of the building has been offered for sale on the open market.

The District Planning Authority will guard against the danger of over-restoration of listed buildings and prevent the unnecessary destruction of internal and external features of interest. The Authority will expect developers and householders to have regard to the following general principles based on those contained in Appendix V of Circular 8/87:

1. Alterations should utilise similar, preferably reclaimed, materials and matching architectural style. Extensions should be built in sympathetic architectural style and materials, although these need not necessarily exactly match those used on the existing building. It is important to be able to see the form of the original building after a modern extension has been added. (The District Planning Authority's Conservation Architect and the Warwickshire Museum can advise on sources of suitable natural building materials).
2. The symmetry and traditional divisions of elevations must be observed.
3. Historic detailing needs to be preserved.
4. Existing openings should not be widened or heightened out of proportion to an elevation.
5. Windows need to be of appropriate design and to use existing openings.
6. The original shape, pitch, cladding and ornament of roofs need to be retained.
7. Interior features of interest should be respected and left in-situ wherever possible.

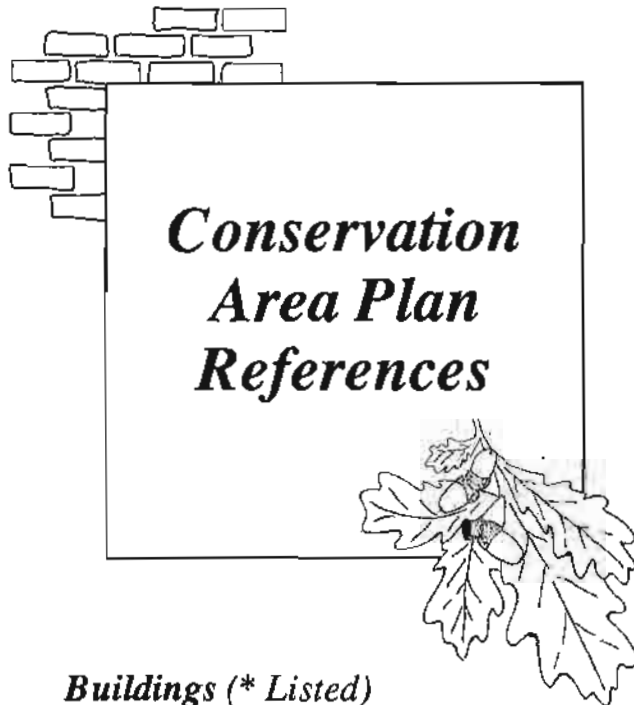
The District Planning Authority has power to execute works which are urgently necessary for the preservation of a listed building or an unlisted building in a conservation area (in the latter case, by direction of the Secretary of State). The cost of the works can be recovered from the owner of the building. The District Planning Authority can also serve a 'Repairs Notice' on the owner to specify works necessary for the preservation of the building which, if not carried out after two months, render the building liable to a compulsory purchase order. If an owner has deliberately neglected a building with a view to demolition, then compulsory acquisition can take place with minimum compensation being paid to the former owner.

The great majority of owners of buildings of architectural or historic interest are keen to maintain their properties in good order. The legal measures described above are a last resort, but the District Planning Authority will consider their application if an important building is seriously threatened by neglect.

On the positive side, since 1980 the District Planning Authority has grant-aided essential repairs to listed buildings. Grants vary with the importance and situation of the building concerned, with listed buildings in conservation areas having the highest priority. The grants are mainly between 20% and 50% of the cost of the work. The District Planning Authority will continue to operate this scheme as resources permit.

In addition to their contribution to the visual environment, historic buildings are a rich store of historical information. Where alterations to historic buildings are permitted, provision will be made for recording the structure of the building in advance of alteration. Records of many buildings are or will be held by the Warwickshire Museum. Developers may be asked to assist in promoting the educational value of buildings of interest e.g. through the display of historic information.

Attention is also drawn to the Local Plan policies on Satellite Television Dishes in relation to listed buildings (*Policy ENV 28*) and Control of Advertisements (*Policy ENV 29*).



Conservation Area Plan References

Buildings (* Listed) (See *Appendix A*)

- 1.* Stone House Farmhouse
2. Barn and Stable Range at Stone House Farm
3. School and School House
4. Victoria Cottage
- 5.* 1 and 2 The Green
6. 'Appletrees'
- 7.* Forge Cottage
- 8.* Toulouse Cottage and Pipers Cottage
9. Sunnydene, Central and Chaos Cottages
10. 'Staddle Stones'
11. Former Congregational Chapel
12. Content Cottage
13. Hope Cottage
14. Elm Cottage
15. Hedgehog Cottage and Kandy Cottage
16. Kinton Cottage
17. Middle Cottage
18. Mericot Cottage
19. The Cottage
20. Field View and adjoining Cottage
21. The Cottage Tavern
22. The Old Coach House
23. Stable and Hayloft (roadside in front of 'Polperro')
24. The Gardeners Cottage
25. Polperro
26. Ashome House
27. Stable Range at Ashome House
28. Stable and Tack-room at Ashome House

Landscape - Individual Features (See *Appendix B*)

Tree Group

Group A

Group of Corsican pines.

Group 2

Linear belt composed of beech, yew, conifer species and holly.

Landscape Features

C.

Approach to the village from the west.

D.

The gates to Ashome House.

E.

The village street.

F.

Coursed stone wall to new house.

G.

General view of the main street.

H.

The minor enclosing land forms behind Jontone and Ivy Cottages.

J.

The footpath and bridleway from Central Cottages to Ashome Hill.

K.

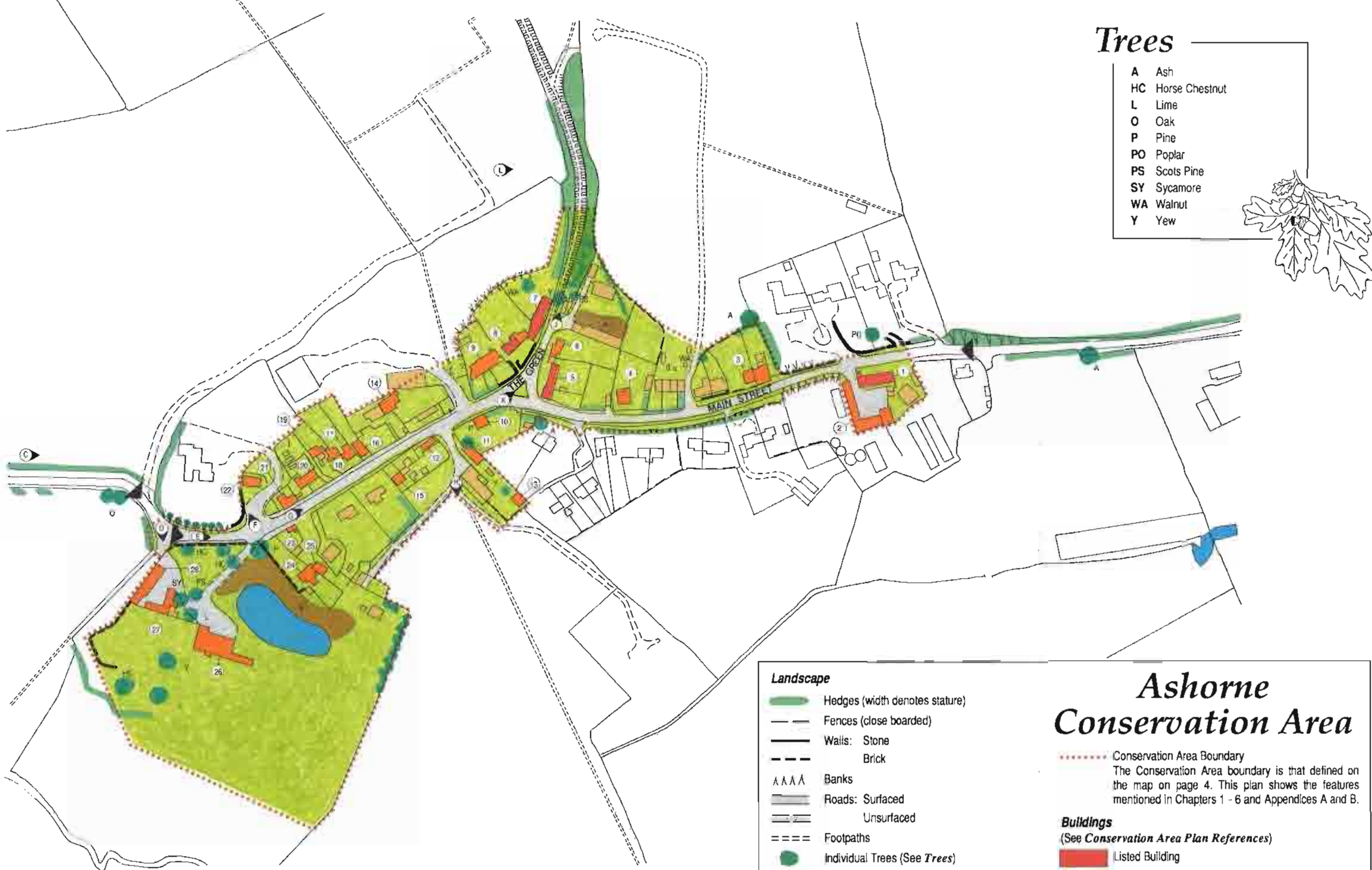
The village green.

L.

From the allotments towards the enclosing feature of Ashome Hill.

Trees

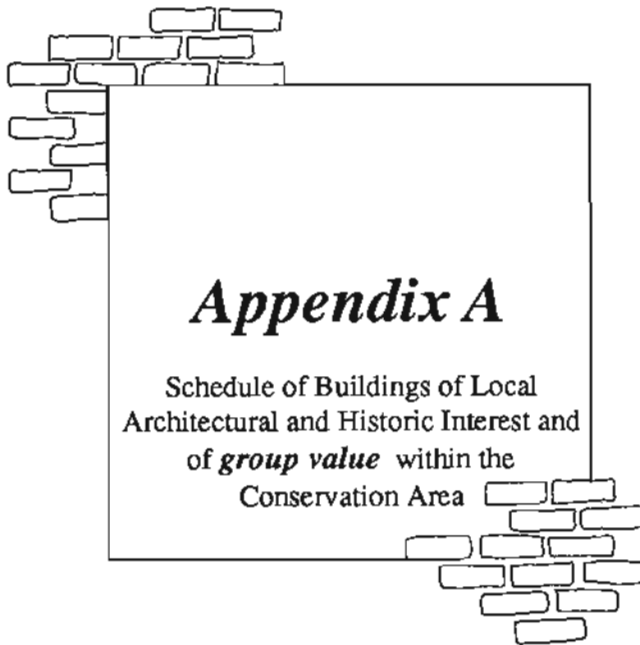
- A Ash
- HC Horse Chestnut
- L Lime
- O Oak
- P Pine
- PO Poplar
- PS Scots Pine
- SY Sycamore
- WA Walnut
- Y Yew



Ashorne Conservation Area

The Conservation Area boundary is that defined on the map on page 4. This plan shows the features mentioned in Chapters 1 - 6 and Appendices A and B.

Landscape		Buildings (See Conservation Area Plan References)	
	Hedges (width denotes stature)		Listed Building
	Fences (close boarded)		Individual Local Interest and Local Group Value
	Walls: Stone		Others
	Brick		Main Streetscape Views
	Banks		100m
	Roads: Surfaced		N
	Unsurfaced		
	Footpaths		
	Individual Trees (See Trees)		
	Woodland Groups		
	Grass Areas		
	Tree Groups (See Conservation Area Plan References)		
	Features (See Conservation Area Plan References)		



Appendix A

Schedule of Buildings of Local
Architectural and Historic Interest and
of *group value* within the
Conservation Area

1. Stone House Farmhouse (*photopage 9*)
Main Street

(Listed Building Ref. 16/57 - Grade II)

A large blue lias stone farmhouse of 4 bays with a single storey wing at west end. 2 storey and attics. 55° old plain clay tile roof. Some early wood windows with iron casements. On road frontage and a rise in landscape - very prominent from east approach into village - important farmstead group.

Listed description : "C17, altered. Coursed rubble, old tile roof. 2 storeys, 4 modern casements under wood lintels. Ashlar flush quoins".

**2. Barn and Stable Range at
Stone House Farm
Main Street**

L-shaped orange/red brick with 55° pitch red/blue clay tile roof. 3-bays parallel with farmhouse - with central midstrety. Cross wing of 2-bays to east end. Long (5/6 bay) low stable range facing courtyard. Very important group to setting of farmhouse.

3. School and School House (*photopage 8*)
Main Street

School Hall circa 1860 - orange brick - 2-bay gable to road - wing to west forming school house - 2 bays. Fine entrance porch with clock and bell tower, windows all replaced and all converted to one house with 2-storey extension to east. Some good original details - Tudor doorway, buff brick bands, decorative ridge tiles. Important building to 19th century village history.

**4. Victoria Cottage
Main Street**

Mid 19th century 2-bay red/orange brick house. Old orange clay tile roof. Gable end chimneys. Later added porch, bay windows, render front and 2-storey extension to rear. Considerably modernised but a prominent building and important to the 19th century continuity of the street.

5. 1 and 2 The Green (*photo page 13*)
(Listed Building Ref. 16/6 - Grade II)

Low 3-bay 'black and white' range with 2-bay/2 storey crosswing with brick extensions - now all white rendered. No. 2 used to be village Post Office. Very important and prominent streetscape feature.

Listed description : "C17. Timber frame cottages with thatched roof. One storey plus attic. Gabled cross wing. Whitewashed brick and brick nogging. Casements".



**6. 'Appletrees'
The Green**

Late 19th century single bay 2 storey cottage. Orange brick with 40° slate roof. 2-storey extension to north and lean-to garage. Important to group around village green.

7. Forge Cottage (*photo page 8*)
The Green
(Listed Building Ref. 16/64 - Grade II)

2-bay 17th century thatched cottage. External walls all rebuilt in red/orange brick. All modern wood windows, single storey wings to north (modern) and south (originally village smithy) - 19th century modernised. Important group value and enclosure to Village Green.

Listed description : " Cottage, formerly partly blacksmiths forge. Circa late C17 with C19 and C20 alterations and extensions. Cob (or possibly

timber frame) walls faced in stretcher bond brick. Thatched roof with halfhipped and gabled ends. Brick axial stack. Small 2-room plan cottage, the larger left hand room heated from axial stack, the small right hand room unheated and now used as entrance hall with doorway at front and staircase at back. In C19 single storey forge added to left (south) end, outshuts at rear and C20 extension at right (north) end. 1 storey and attic. Asymmetrical 1-window front, left end recessed slightly. Large C20 casements in gable ends. Former forge on left, brick with concrete tile roof, 1 storey, 3 C20 casements and 2 doors. C20 wing set back on right. Single storey outshuts at rear.

Interior: Small main room has chamfered cross-beam with cavetto stops at one end only and large brick fireplace with chamfered timber lintel with stops (worn) at one end only. Common rafters and purlins exposed in attic chambers, the rafters replaced above purlins. The former forge has tie-beam trusses, one with king-post, the other crossed at apex; and C20 fireplace."



8. Toulouse Cottage and Pipers Cottage
The Green
(Listed Building Ref. 16/58 - Grade II)

Picturesque thatched cottage - key building on green.

Listed description: "Cottage. Possibly C16, altered in the C18 and C20. Timber-framed, brick clad, rendered; gable-end thatch roof. Plan: 2 units survive of a 3-room plan. The north unit was completely rebuilt in the late C19 and now forms part of Toulouse Cottage (which is not included in this listing). Exterior: 2-window front, those to the upper half-storey of 2-lights under eyebrow eaves; 2 C19 2-light casements under elliptical window arches to ground floor, with C20 half-glazed door to extreme left. End wall with one C20 casement window to each floor. Rear, with C20 kitchen extension and large 4-light French window. Part of the rear

blade of the cruck (see below) is exposed. Brick ridge stack. Interior: 2 rooms, now divided by large stack with fireplace to each. Full cruck, apex not visible, halved tie, spur tie and blocking piece; large purlins and wind braces. The right-hand (N) room has been re-roofed, possibly in the C18. The house occupies a prominent position on The Green opposite an important listed building (Ref. 16/6) and is included for its group value."

9. Sunnydene, Central and Chaos Cottages
(illustration page 10)
The Green

Early 19th century 3-bay farmhouse range with lower single bay extension (circa 1870) at west end. Main range, orange/buff brick 2-storey and attics. Old red clay tile roof, 3 chimneys. White casement windows. In prominent position - elevated above road - low stone wall to frontage. Key building in streetscape view from east.

10. 'Staddle Stones'
Main Street

2-bay early 20th century orange brick cottage - 2-storey. Red clay tile roof. Wood casement windows with segmental brick arches over. On roadside - prominent enclosure to street and group value to green.



11. Former Congregational Chapel
off Main Street

Simple 3-bay orange brick building now converted to a single dwelling. Decorative work gable with parapet and finials. Datestone - 1843. All modern windows; 30° tile roof (probably slate originally). Group and historical value.

12. Content Cottage
Main Street

Late 19th century 3-bay 2 storey cottage on roadside. Orange/buff brick. Multipane sash windows. 47° clay tile roof. Large decorated brick gable and chimneys. Group value - prominent in streetscape.

13. Hope Cottage
rear of Village Hall

2-bay 2 storey whitened brick cottage, circa 1860. Symmetrical front, wood casement windows - may have been church minister's house. Group value with Chapel.

14. Elm Cottage
Main Street

Mid 19th century cottage range (formerly 4 cottages - 2 now demolished and remaining 2 combined to form Elm Cottage). Low 2-storey orange brick/red-blue clay tile roof. Well back off road but elevated - group value.

15. Hedgehog Cottage and Kandy Cottage
Main Street

4-bay terrace range of cottages - circa 1860 with later extensions - 2-storey. Red/orange brick - now white rendered to front elevation. Modern windows, brown clay tile and Welsh slate roofs, set down below road level. Included for group value in streetscape.

16. Hinton Cottage
Main Street

2-bay/2 storey detached cottage of circa 1850 construction, little altered - added front porch and rear wing. Welsh slate roof. Close to road frontage and elevated - very prominent in streetscape.



17. Middle Cottage
Main Street

Small 17th century timber framed cottage - single storey with attic and outshots. Now largely underbuilt in brick, painted black and white. Corrugated tin roof fixed over original thatch. Set back off road frontage and elevated. Prominent in streetscape.



18. Mericot Cottage
Main Street

2-bay red brick and Welsh slate roof. Old wood casement windows. Long one-bay contemporary addition to west side. Little altered. Set well back off road. Group value with adjoining cottages.

19. The Cottage
Main Street

Mid 19th century cottage - 2 bays with 2 bay crosswing. Single-storey plus attics - whitewashed brick, old clay tile. Heavily restored. Set well back - hardly visible from street but included for group value with adjoining cottages.

20. Field View and adjoining Cottage
Main Street

2 cottages - late 19th century. Blue clay tile, whitened brick, all new windows. Set back off road - included for group value in streetscape with adjoining buildings.

21. The Cottage Tavern (photo page 8)
Main Street

Village Inn - original building circa 1870. Heavily restored; added gable dormers, all new windows. Roughcast cream painted render. Red clay tiles and red brick chimneys. On road frontage - very prominent - key building in west approach to village.

22. The Old Coach House (photo page 10)
Main Street

Late 19th century - originally the Coach House and stables to Ashome House. Now converted to a dwelling. Set well back off road. Group value with pub.



23. Stable and Hayloft (roadside in front of 'Polperro')

2-storey/2 bay orange brick with 50° pitch blue tile roofed building on road frontage. Little altered. Very prominent in streetscape - now disused and in poor condition.

**24. The Gardeners Cottage
Main Street**

3-bay early 19th century orange brick cottage. Low 2-storey with single storey wing to front. Old wood windows with iron opening casements. Large external brick chimney stack to west gable. Set well back off road in secluded garden. Group value with Ashome House and Polperro.



25. Polperro

Mid 19th century 2-bay/2 storey cottage. Heavily restored. Group value with the Gardeners Cottage.

**26. Ashorne House (photo page 10)
Main Street**

Large late 18th century villa. 2-storey, 4-bay with 4-bay crosswing. Orange brick with buff headers, sash windows. Symmetrical garden front. Fine front entrance door with radial fanlight and portico. 50° pitched hipped clay tile roof with lead hip rolls. Modillion eaves. 3 large brick chimney stacks. Set in well laid out grounds with mature trees. High red brick boundary wall to road with gate piers. Principal building in village.

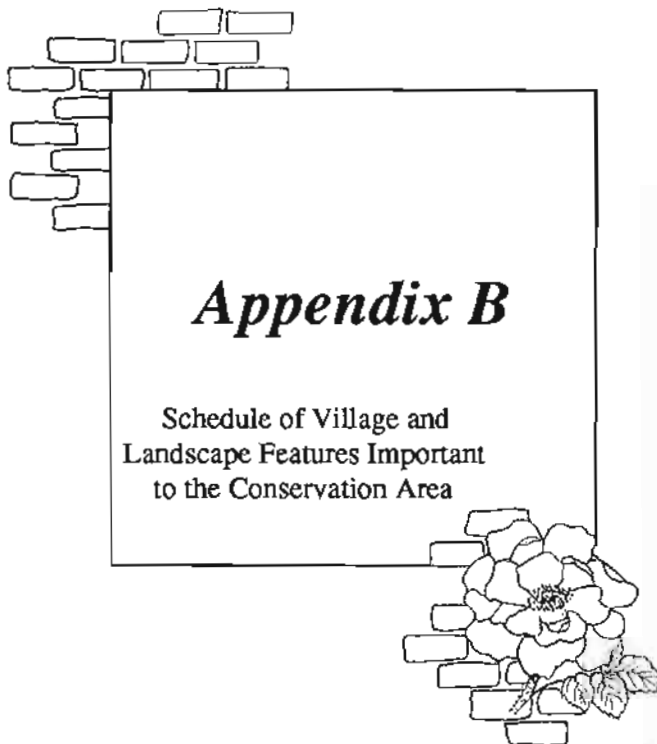


**27. Stable Range at Ashorne House
Main Street**

L-shaped single storey stable range - early 19th century. Orange brick, brown clay tile with iron ridge vents. Heavy, boarded doors. Group value with house.

**28. Stable and Tack-room at Ashorne House
Main Street**

3-bay early 19th century stable with hayloft - added 1-bay tack-room and store. Orange brick and clay tile roof. Group value with house. Key building in landscape from west approach into village.



Tree Groups

(See *Conservation Area Plan*)



Group A

A group of Corsican pines around the garden of 'Pinecroft'. These form an important feature of the village scene and should be protected.

Group B

A linear belt around the northern boundary of Ashome House, composed of beech, yew, conifer species and holly. An important feature of the village landscape.

Landscape features

(See *Conservation Area Plan*)

C. (photo page 11)

Approach to the village from the west.



D.

The gates to Ashome House.

E.

The village street bounded by the wall to Ashome House and the bank on the north side.

F. (photo page 12)

The coursed stone wall to a new house west of 'The Cottage'.

G. (photo page 7)

A general view of the main street from the Public House to the pine feature behind the Green.

H.

The minor enclosing land forms behind Jontone and Ivy Cottages.

J. (photo page 11)

The footpath and bridleway from Central Cottages to Ashome Hill. An important green corridor to the outer landscape.

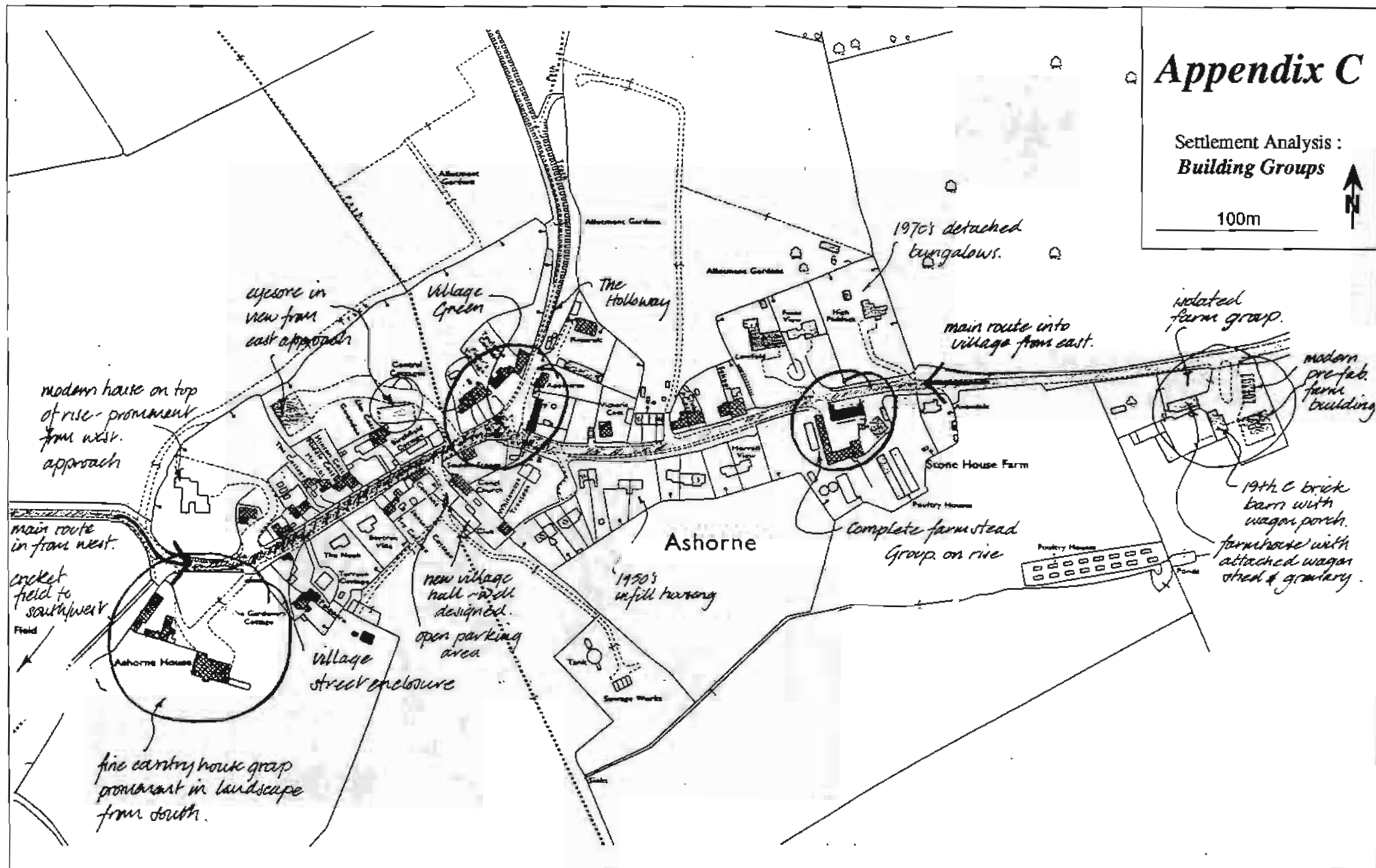
K. (photo page 9)

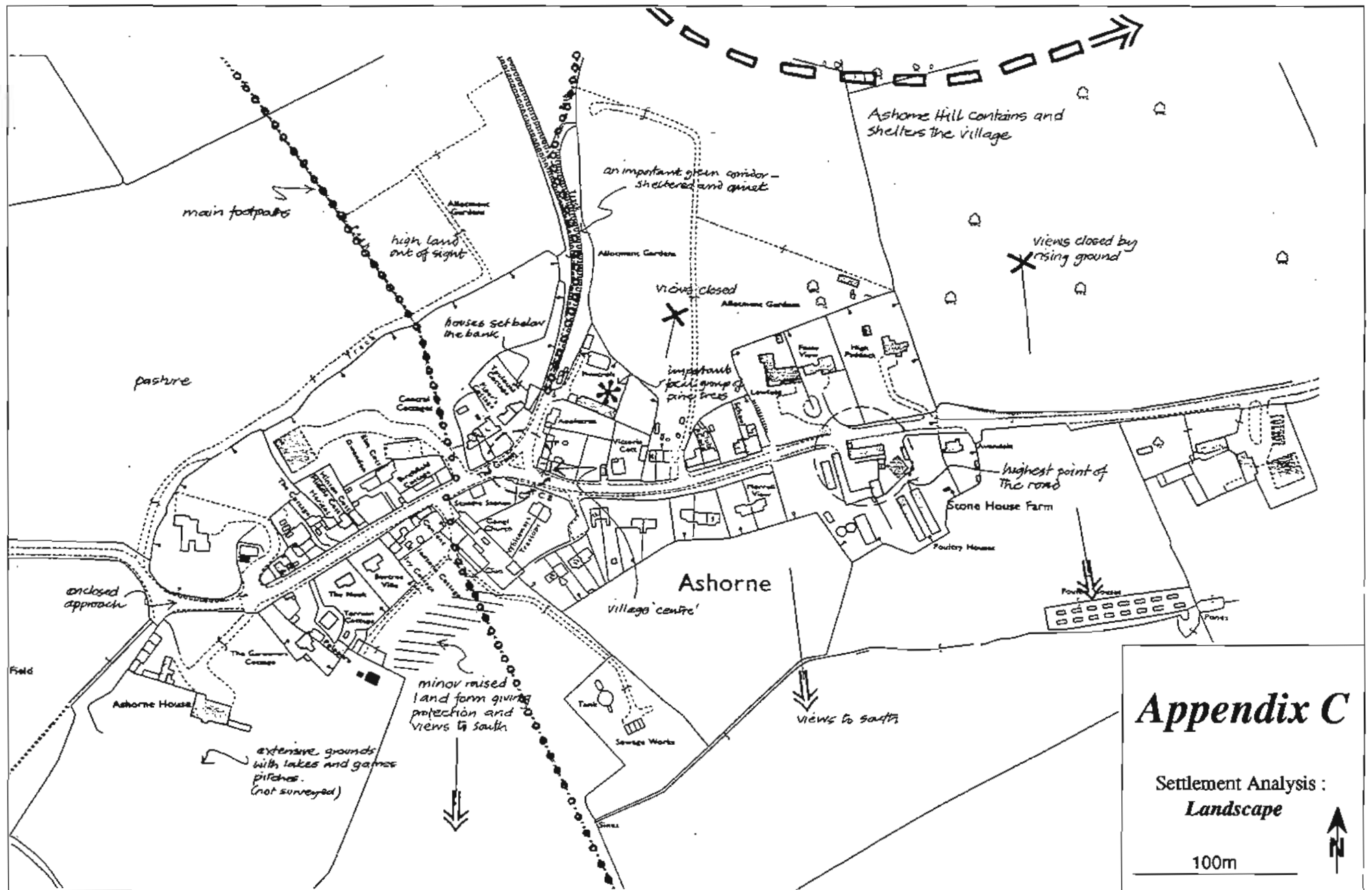
The village green towards 'Appletrees' and the important Corsican Pine feature.



L.

From the allotments towards the enclosing feature of Ashome Hill.



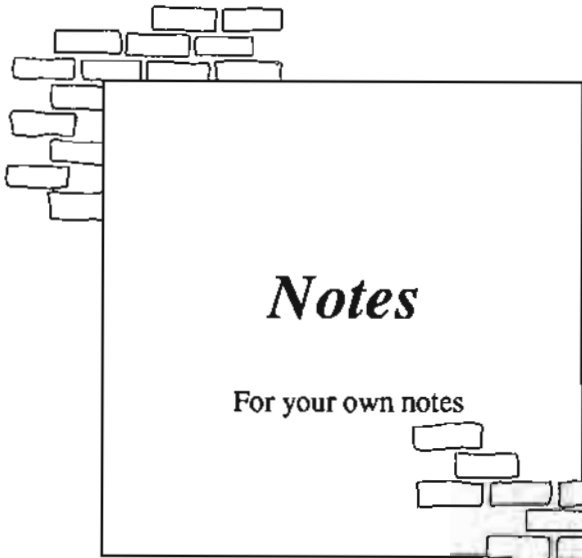


Appendix C

Settlement Analysis :
Landscape

100m





Notes

For your own notes

