



# *Temple Grafton 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 Temple Grafton, Warwickshire. It identifies the architectural, historical and environmental qualities of the settlement and gives recommendations for the continuing protection and enhancement of the Conservation Area.

The study was undertaken for and on behalf of

***Stratford-on-Avon District Council***

by

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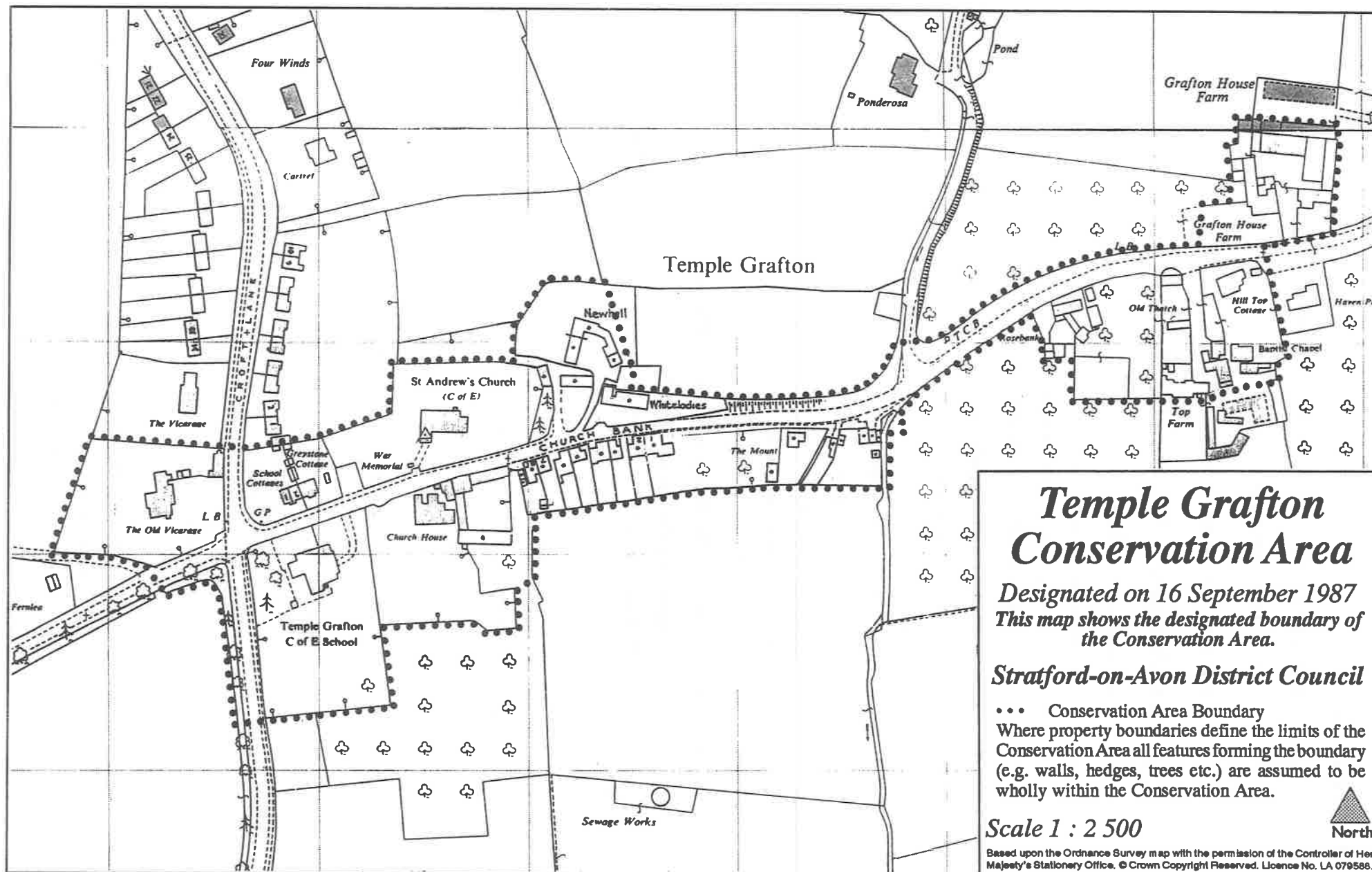
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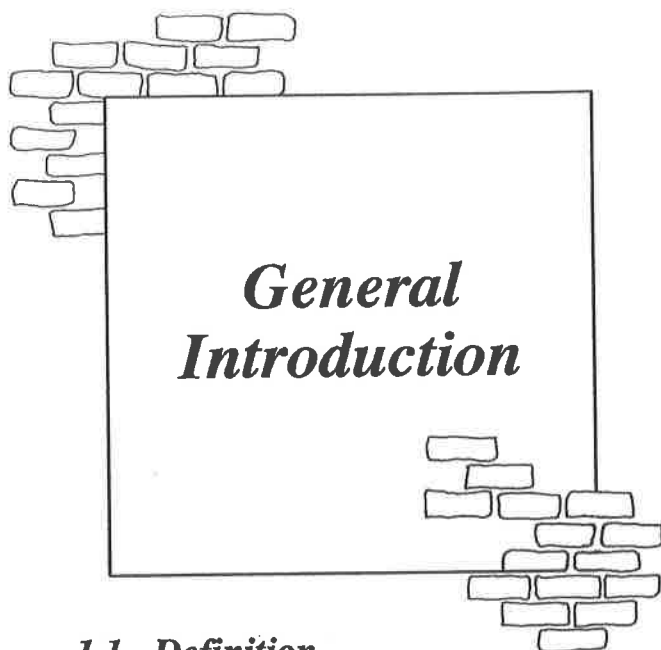
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## ***General Introduction***

### ***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***

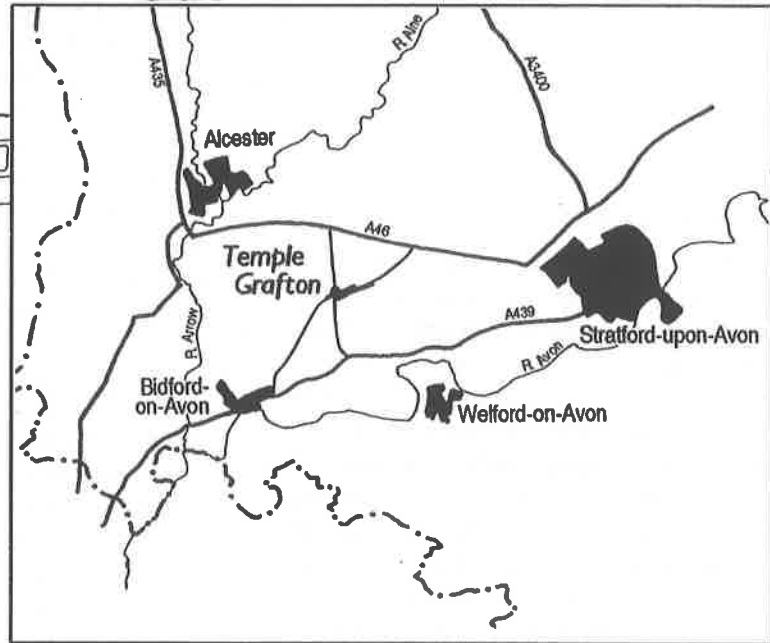
In 1990 Stratford-on-Avon District Council began a complete review of existing and potentially new conservation areas. This report is the result of that exercise.

The report has been approved by the District Council on 4 March 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 Temple Grafton*



The village of Temple Grafton is situated on an east/west-running ridge north of the river Avon. It is a linear settlement along the road between Red Hill crossroads (on the main Stratford to Alcester road) and Bidford. It is an active community of about 60 dwellings and the village has a Church, a manor, village hall, school and an outlying pub. Once a farming community, its residents now work in nearby towns but the surrounding landscape is still fully cultivated. William Shakespeare penned the nick-name 'hungry' Grafton possibly because of the poor stoney soil. It is also said to be the village where Shakespeare was married (though this is not proven and the old Church has since been demolished).

The manor - Grafton Court - is well outside the village but it still has an influence on village life. The old established cricket club still plays on its original ground at the court.

A Conservation Area was designated in 1987 which encloses most of the village proper and extends to include the hamlet around Top Farm and Grafton House Farm.

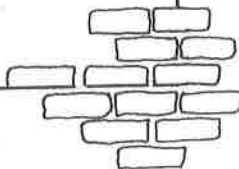


*Top Farm*



# 2

## *The Settlement - Historical Background*



The Manor of Grafton is alleged to have been granted to Evesham Abbey in AD 710. It is mentioned in Domesday and described as having a number of different ownerships. During the 12th century the principal land owners were the 'Grafton' family. At this time some of the land was granted to the Knights Hospitallers. The Knights subsequently held the manor from 1316 until the suppression of their Order in 1540.

During the Middle Ages, the village was known variously as 'Over Grafton', 'Grafton Superior', 'Church Grafton' or 'Grafton Major'. The name 'Temple Grafton' first occurs in 1535 but there seems to be no actual connection with the Knights Templars.

The manor passed to the Crown in 1540, then it had a number of principal land owners up to 1867 when James William Carlile bought it and was subsequently responsible for the expansion of the village as it is today. He built the Church, in 1875, the school in 1874, the new vicarage, many of the cottages in the village and then rebuilt Temple Grafton Court in 1876 replacing the ancient manor house which was destroyed in 1804. William Carlile died in 1892 but the estate stayed in his family until it was broken up in 1921.

There is a small Baptist Church near Top Farm, which was built in 1841. In 1838 a 'National School' was erected on the site of what is now the church car-park which became a village hall or reading room following the opening of William Carlile's school.



*View up Church Bank (west) from valley bottom 1900 (SBT)*



*View down Binton road from Old Thatch (west) - 1900 (SBT)*



*View east from Ardens Grafton Road - 1900 (SBT)*

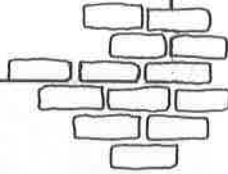


*View east along village street from crossroads - 1900 (SBT)*

Maps of 1840 and 1886 show the village before and after J.W. Carlile's period of building. Apart from an estate of council houses built along Croft Lane in the 1930's the village has changed very little since 1876.

# 3

## *The Settlement - Today*



### **3.1 Environmental Character and Qualities**

Temple Grafton village is in two distinct parts separated by a dramatic valley through which a small tributary to the River Avon passes. The village proper centres around Church Farm, St Andrews Church and Church House Farm. It is on the hilltop with dramatic views of the surrounding countryside to the north and south. There is an open, spacious quality around the Old Vicarage, the school, the school cottages, and the church. Further east buildings are huddled around the top of Church bank creating a contrasting enclosure down this east slope. There is then a landscape gap which has the character of a narrow 'leafy' lane (except for 'The Mount') to the rise of the next hill to the east upon which sits another group of buildings centred around Top Farm and Grafton House Farm. This latter group is clearly a farmstead cluster again. To the west the village proper is dominated by the Church spire, whilst Top Farmhouse itself dominates the easterly building group.

The Top Farm/Grafton House Farm group is very informal and rural with grass verges broken with gravel tracks and drives. Grafton House Farm out-buildings are being converted to residential use. They will soon therefore, take on a very tidy domesticated character. The village proper is, in contrast, quite formalised with kerbed footpaths and neat hedges and blue-lias stone boundary walls. The crossroads is hard and well defined with stone and brick boundary walls turning the corners on the north side. Leafy lanes lead off to the west and south from here whereas Croft Lane takes on a more suburban character.

### **3.2 Architectural form and Character**

Blue lias stone and red brick vernacular is the dominant architectural form but the crossroads is characterised by contrasting individual buildings. The Church, school and Old Vicarage are in Victorian neo-Gothic style. There is no identifiable consistency of architectural form, even the scale of building varies considerably from small stone and timber-framed/thatched cottages, to a grand classical scale represented by the Old Vicarage, Top Farmhouse and Grafton House Farm. Gables and chimneys dominate the roofscape, although, again there is no consistency of form.

There are only six listed buildings in Temple Grafton but a good proportion of the remaining buildings are of local architectural and historic interest.



*Landscape Feature G*

### **3.3 Predominant Building Materials**

Temple Grafton is basically a blue-lias limestone village. There were a number of quarries along this ridge. Of the 29 householders given in Kelly's Directory of 1854, no less than 10 were quarriers and stone masons. In the later 19th century, however, the quarries had almost expired and red/buff brick was the most commonly used building material. There are at least five buildings which are wholly or partly timber framed of 17th century date or earlier.

The roofing materials are predominantly red/brown plain clay tiles but wheatstraw thatch, shingles and Welsh slate are represented.

Lias stone boundary walls form a dominant characteristic of the village proper. Grafton House Farm also has a substantial stone boundary wall. An imposing red brick wall encloses two sides of the Old Vicarage.



# 4

## *The Settlement - Landscape*



### **4.1 Village in the Landscape**

Temple Grafton is basically a linear hill top village, divided into two parts by a valley. It therefore, tends to be rather exposed to winds from all directions.

Surrounding agricultural land approaches the boundaries of the Conservation Area but is buffered on the South by old orchard remains. The land rises gently to the North of the main village and falls away to the South, with extensive views towards the Cotswolds.

Landmarks within the village are few. Those which are noticeable from outside are the spire of St Andrew's Church, Top Farm, and some of the larger trees.

The whole village, from a distance, appears to be well ensconced in tree cover, mainly of sycamore. Indeed, it is only the vegetation in the 'leafy lane' link which holds the two parts together. It will be important to protect and enhance the planting in this area.



### **4.2 Boundaries**

#### **South**

Defined, in its western part, by fairly open, partly fenced land, buffered in part by old orchard remains, and thence eastwards by hawthorn hedge and roadside tree belts, with again old orchard land towards the outbuildings of Top Farm.

#### **North**

Strong enclosure to the West exists via the brick walls of the Vicarage, the ivy clad stone walls of the Church and thence to the roadside belt of ash, sycamore and hawthorn. Further East the remnants of orcharding define the roadside boundary, leading to a hawthorn hedge and the outbuildings of Grafton House Farm.

#### **East**

The boundary is defined by the outbuildings of Grafton House Farm, then across the road to the South to a weak boundary between 'Haven Pastures' and Hill Top Cottage.

#### **West**

The Vicarage boundary is well defined with brick walling and fencing, whilst across the road to the South the tree lined road provides a strong landscape feature.

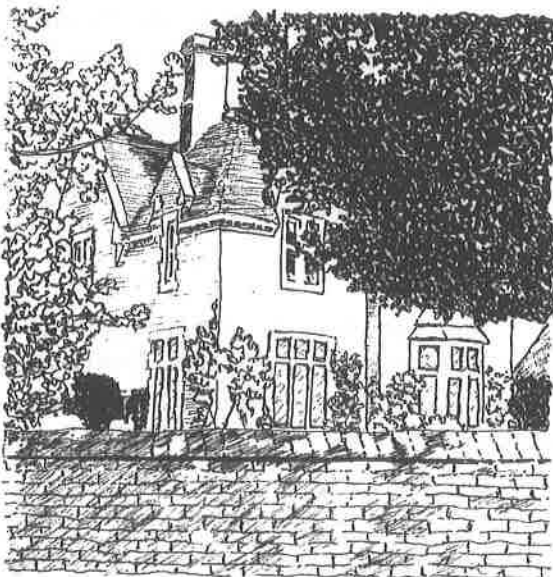
### 4.3 Landscape in the Village

Although pleasant, the village lacks coherence and any sense of a centre. This is due to there being no public space except the road verges and the churchyard. Coupled with this is the fact that the road is quite heavily trafficked, thus requiring the provision of tight footpaths. Perhaps the village car-park, improved, could contribute to the open space provision.



*Landscape Feature J*

The 'leafy lane' link referred to previously, and from which the rising land to the north forms a good enclosure to Church Farm, has an edge varying from reasonable ash, sycamore and elm, through gappy hawthorn, to an open aspect on the south side of the road. Some limited development in the valley on the south side of the road to replace temporary buildings, might well be advantageous, whilst orchard or woodland planting on the north side would benefit the village.



*The Old Vicarage*

It is fortunate that the Vicarage presents a good appearance from the west, for at the east end the development of Grafton House Farm Barns presents a rather bleak prospect especially as the area is dominated by a plethora of wirescape.

The majority of tree cover exists at the west end of the village and, together with the presence of stone walls, hedges etc., sets a good image from this side. Further east the landscape character of the village deteriorates. St. Andrew's churchyard is the main piece of open space, surrounded by stone walls and having the interest of Irish yews near the West front. It is next to a group of pleasantly dormered and walled stone cottages. These, together with the Vicarage and the school set the character of the village. It is unfortunate that the Church is hidden behind the holly hedge on top of the roadside wall.

In general it would be recommended that old orchards be retained, and even reinstated wherever possible, that some limited development be allowed across the south side of the valley, and that all new development be accompanied by a policy of retaining existing vegetation, walls etc. Any new planting forming part of development should be designed to be in accord with the native species found in the area.

## *The Conservation Area*



*Landscape Feature H*

### **5.1 Buildings of Quality**

Besides the 6 listed buildings, all of the other buildings within the Conservation Area are considered to be of architectural quality or local historical interest. Most of them are of blue lias stone or 19th century red brick construction. The row of semi-detached houses on Church Bank are included despite their unfortunate alterations (inappropriate windows etc.) because they are estate houses built by William Carlike and they have a dramatic streetscape effect upon Church Bank.

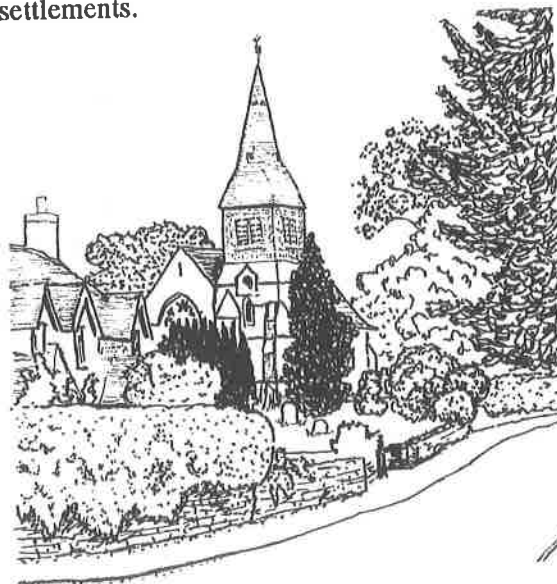
The farmstead buildings at Church Farm have been converted to residential use and those at Grafton House Farm are undergoing this process.

### **5.2 Spatial and Landscape Quality**

The essential character and quality of the environment within Temple Grafton village is derived from the boundary walls and hedges etc. There is a transition from neat regular brick and stone walls at the west end, the enclosure of the 'leafy lane' through the valley to open grass verges and open frontages at east end. The setting of the Old Vicarage, the school, Church House and St. Andrews Church are very pleasing and well kept.

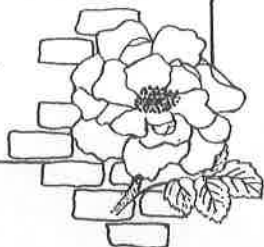
### **5.3 The Conservation Area Boundary**

The present Conservation Area excludes the 1930's development along Croft Lane and a number of peripheral dwellings to the west and east to encapsulate the principal established groups of buildings. The link between the two groups of buildings is included for simplicity and to protect and enhance the 'leafy lane' link. Development within this link will be resisted but it is also very important to retain the tree and hedgeline enclosure. A change to open fields would visually split the village in two separate settlements.



# 6

## Development Control and Enhancement



Development control and the machinery for schemes of enhancement in Temple Grafton 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

Apart from the village car-park and the area behind, the village proper is well ordered. Garish signs and temporary buildings are not a problem in Temple Grafton. Good management of the existing environment is all that is needed to maintain its quality. Most of the buildings and surrounding areas are in private ownership. The public areas are confined to narrow verges and footpaths - all part of the highway.

Grafton House Farmstead, an area of low quality at the moment, is undergoing refurbishment and should, therefore, result in a neat and picturesque entrance to the village from the east. Some planting of indigenous trees and hedges may be needed to enclose the new domestic curtilages.

The buildings are generally in good order and sensitively maintained. The row of estate houses on Church Bank, however, has suffered from the insertion of inappropriate windows, overscaled extensions etc. This could perhaps be deterred in the future by the publication of detailed design guidance notes by the Local Planning Authority.

### 6.2 Recommendations for Improvement

There are a number of areas which would benefit from some enhancement work to improve the quality of the Conservation Area. These are:

- Surface/walling improvements to village car-park, together with some 'enclosure' planting behind it.
- Management of tree/hedge line from Church Bank to 'Rosebank' Cottage.
- Replacement of standard concrete kerbs to Church Bank and frontage of Grafton House Farm with a more in keeping granite sets or 'countryside kerb'.
- The Old Thatch and the apparently redundant barns at Top Farm and Rosebank are all in poor condition and could do with repair in the near future.
- The prefabricated farm buildings and surroundings to Top Farmhouse, its barn and the Baptist Chapel would benefit from landscape improvements.

### 6.3 Conclusions

Temple Grafton is an ancient settlement although the village today is predominantly as created by William Carile in the late 19th century. It is prominent in the landscape and has an active close-knit community. Little is required apart from caring local management and sensitive development control to ensure its quality and endurance.

## References

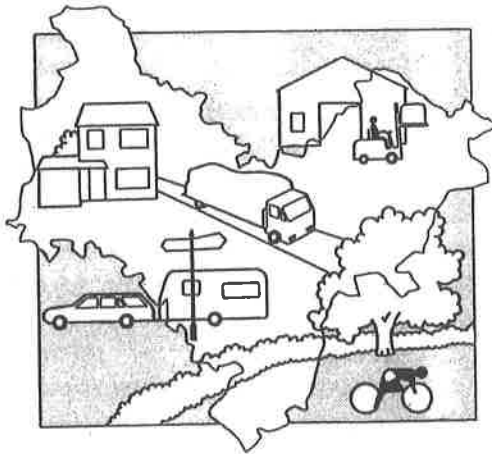
Victoria County History	Volume III pp 94-100
The Warwickshire Village Book	WFW1
Whites Directory	1874
My Village in England Sonia and Tim Gidal -	1963
Dugdale - Warwickshire	1817
Kelly's Directory	1900
Ordnance Survey	1886 25" = 1 mile
Historical Photos reproduced by kind permission of the Shakespeare Birthplace Trust	



## 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.

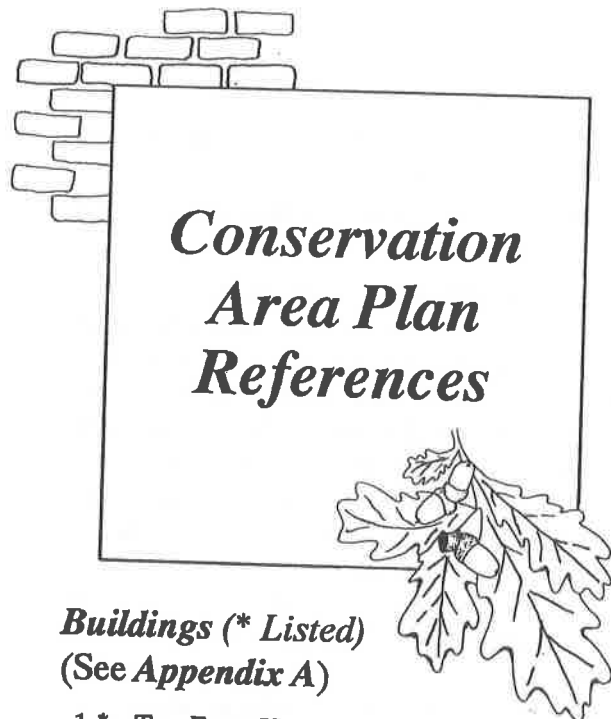
On the positive side, since 1980 the District Planning Authority has grant-aided essential repairs to listed buildings. Grants vary with the importance and situation of the building concerned, with listed buildings in conservation areas having the highest priority. The grants are mainly between 20% and 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.

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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*).

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## Conservation Area Plan References

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

- 1.\* Top Farm House
- 2.\* Baptist Chapel at Top Farm
3. Top Farm Barn
- 3A.\* Top Farm Cottage
- 4.\* Hill Top Cottage
- 5.\* Old Thatch
- 6.\* Church Farm House
7. The Old Vicarage
- 8.\* School Cottages
9. St. Andrews Parish Church
10. Barn and stable range at Church Farm
11. Cart shed at Church Farm
12. Whiteladies Cottage
13. Grafton House
14. Barn and stable range at Grafton House
15. Farm
16. Barn at Grafton House Farm
17. Barn next to 'Rosebank'
18. Rosebank Cottage
19. The Mount
20. 1 and 2 Church Bank
21. 3 and 4 Church Bank
22. 5 and 6 Church Bank
23. 7 and 8 Church Bank
24. Barn range at Church House Farm
25. Church House Farmhouse
26. Stable/hayloft and feed shed range at Church House Farm
27. Temple Grafton School

### ***Landscape - Individual Features*** ***(See Appendix B)***

#### **Tree Groups**

##### **Group A**

Roadside group forming a strong boundary to the Conservation area. Mainly medium age sycamore.

##### **Group B**

Within the school grounds, an important group of large horse chestnut, lime and yew.

##### **Group C**

Strong boundary to the school grounds consisting of medium age sycamore, with some poplar.

##### **Group D**

A churchyard corner group consisting of medium age sycamore, yew etc.

##### **Group E**

Roadside group of young ash, sycamore and elm, overhanging the road.

##### **Group F**

Although outside the Conservation Area, this tree lined track forms a valuable feature in the landscape. Mainly ash and sycamore.

#### **Landscape features**

##### **G.**

Greystone Cottage and School Cottage and Church enclosed by walls.

##### **H.**

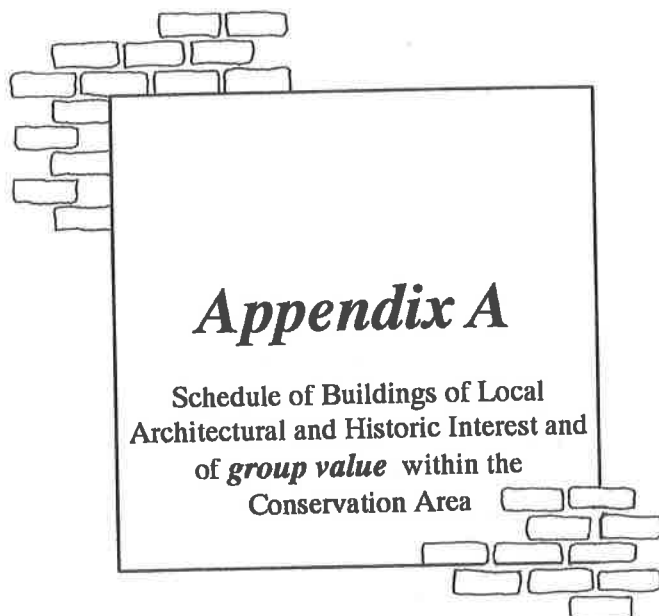
Churchyard wall and stone barns on roadside.

##### **J.**

The 'leafy lane' towards Top Farm.

##### **K.**

Grafton House Farm. The new wall and barn development beyond.



## Appendix A

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

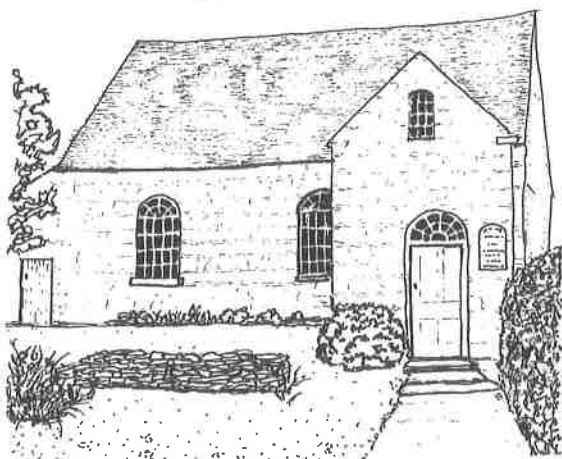
### 1. Top Farm House (photo page 6)

**Binton Road**

**(Listed Building Ref. 17/61 - Grade II)**

Lofty farmhouse on hilltop making it a very prominent feature of the landscape. Modern single storey extension to east side.

Listed description : C18. Tall 2 storey house with attic. Red brick. The main facade facing away from the road has brick pilasters, sash windows and dormers. Facing road are projecting wings with hipped roofs and windows with wood mullions and transoms and cambered heads.



### 2. Baptist Chapel

**Top Farm, Binton Road**

**(Listed Building Ref. 17/62 - Grade II)**

A delightful little building - thick and thin stone courses. Iron casements. Surrounded by farm buildings. Now has plain tiled roof - in need of repair - setting poor.

Listed description : 1841. A simple building of local lias stone with semi-circular headed windows and entrance. High gabled porch. Welsh slate roof.

### 3. Top Farm Barn

**Top Farm**

2-bay barn with outshots to south and east. Blue lias, and timber frame with brick infill. Midstrey. Tiled roof with half-hip - very poor condition.

### 3A. Top Farm Cottage

**Top Farm**

**(Listed Building Ref. 17/63 - Grade II)**

Cottage now rather 'over-restored' hard painted render, modern casement windows. Lean-to modern extension.

Listed description : Small cottage adjoining Chapel. Coursed rubble thatch. 1 storey and attics. Casements.



### 4. Hill Top Cottage

**Binton Road**

**(Listed Building Ref. 17/64 - Grade II)**

Fine well kept 3-bay cottage in prominent position on south side of road. Low coursed lias boundary wall.

Listed description : C17. One-storey plus attic. Part of timber framing and part of local lias stone. Thatch.

### 5. Old Thatch

**Binton Road**

**(Listed Building Ref. 17/65 - Grade II)**

Delightful 'unaltered' 2-bay cottage. Formerly village general store. Low blue lias stone boundary wall. Prominent on brow of hill - especially from west approach. Now in need of sensitive repair.

Listed description : C17. One-storey plus attic. Part of timber framing. Thatch roof.

**6. Church Farm House  
Church Bank**

**(Listed Building Ref. 17/66 - Grade II)**

3-bay farmhouse - ancient farmstead. Building recently fully restored - modern windows - brick E addition rebuilt. Set back off road. Low stone wall to frontage.

Listed description: C17. One storey plus attic. Square timber framing. Stone plinth. Some wattle and daub infilling, remainder brick. 3 dormers. Thatch now replaced by wood shingles.

**7. The Old Vicarage (illustration page 10)  
Croft Lane**

Built as 'new' by William Carlile in 1875 possibly by F. Preedy (architect of St. Andrews Church). Tall 2-storey red brick building with dressed stone detailing. Jacobean character. Set in own grounds with red brick boundary wall. Landmark on village crossroads.



**8. 1, 2 and 3 School Cottages  
Church Bank**

**(Listed Building Ref. 17/70 - Grade II)**

Set back from road. Old stone boundary wall to frontage. Picturesque.

Listed description: "Mid C19. Built as 4 cottages but Nos 3 and 4 now combined. Coursed stone with plain tile roof with gable ends. Two storeys. Four window range. First floor windows under small gables. Two light (horizontally sliding?) casements with diamond panes in plain chamfered openings with stone sills. Two porches with stone coping to gables and two small shouldered arch windows with carved shield above. Central and end chimney stacks with brick tops.

**9. St. Andrews Parish Church  
Church Bank**

Built in 1875 by F. Preedy for William Carlile. Nave, chancel and side tower with timber bell stage and elegant shingle broach spire. Early 19th century Gothic style. Spire very prominent in landscape. Large open churchyard. Lias stone wall to road frontage and to N. boundary.

**10. Barn and stable range  
Church Farm, Church Bank**

5-bay barn and 3/4 bay stable/wagon shed range of circa 1800 date. Blue lias/red brick, red clay tiles. All converted to 2 dwellings, garage extension to stables. New gravel access drive from Church Bank. Prominent group in landscape from east. Obscured from village street.

**11. Cart shed  
Church Farm, Church Bank**

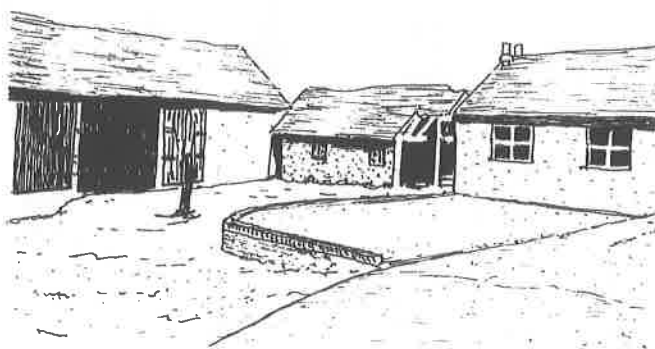
Low single-storey 2-bay farm building in lias stone and clay tile roof. Now used as domestic garage. Important to completeness of old farmstead group and setting of Churchyard.

**12. Whiteladies Cottage  
Church Bank**

4 or 5 bay cottage, single storey with attics. Rough-cast render, 19th century and modern detailing but could be much older. V.C.H. states 'further east (of Church Farmhouse) are 3 small cottages, one stone, others timber framed all of the same century' (17th). Set back and elevated from road. Thick high hedge to road.

**13. Grafton House  
Binton Road**

3-storey lias stone farmhouse, prominent on hill top with courtyard group of farm buildings. Early to mid 19th century construction. Slate roof. Formal symmetrical frontage, sash windows. Frontage opened up with access layby. Fine recently built (or rebuilt) stone boundary wall further to west.



**14. Barn and stable range at  
and 15. Grafton House Farm, Binton Road**

6-bay long barn range on N side - 18th C. 3-bay lias stone with midstorey. 3-bay red brick 19th C. extension, 2/3 bay stable in corner, timber framed. 3-bay stable on east side converted to dwelling. All with clay tile roofs - red with blue bands. Poor condition - permission for conversion to residential use.

**16. Barn at Grafton House Farm**

3-bay late 19th century brick cowhouse, tile roof now converted to dwelling. Very prominent to east approach into village - integral part of Grafton House Farmstead group.

**17. Barn next to 'Rosebank'**

**Binton Road**

2-bay stone barn of early 19th century date and later red brick rebuilding of side walls. Tile and slate roof. Farm group with Rosebank Cottage. In poor condition.

**18. Rosebank Cottage**

**Binton Road**

3-bay cottage prominent on roadside and elevated by 4 to 8 feet. 19th century extensive renovation of 17th century timber framed and stone cottage. Blue lias single-storey outbuilding at rear probably bake house or cider house.

**19. The Mount**

**Church Bank**

Red brick house of circa 1900 construction. 2-storey with semi-basement. Recently refurbished. Very prominent position in bottom of valley.

**20. 1 and 2 Church Bank**

Red brick and tile estate house built by William Carlile. No. 1 virtually doubled in size by modern extension. Probably 1866/67. Group value.



**21. 3 and 4 Church Bank**

Red brick and tile estate house built by William Carlile. Date stone 1868, basically original. Group value.

**22. 5 and 6 Church Bank**

Red brick and tile estate house built by William Carlile circa 1870. Degraded by modern windows. Crude 2-storey extensions to road frontage. Group value.

**23. 7 and 8 Church Bank**

Red brick and tile estate house built by William Carlile. Date stone 1872. Modern replacement windows - crude 2-storey extension to road frontage to No. 7. Group value.



**24. Barn range at Church House Farm**  
**Church Bank**

5-bay timber framed barn range on lias stone plinth, weatherboarding. Later brick infill and brick rebuilding - clay tile roof. Part of original farmstead group. 17th/18th century. Not visible from road.

**25. Church House Farmhouse**  
**Church Bank**

Large farmhouse blue lias and slate roof - 2-storey twin rear wings facing road. 18th century main range probably rebuilt early 19th C. Key farmstead group in village. Long old stone boundary wall to road. Undergoing sensitive repairs/re-roofing

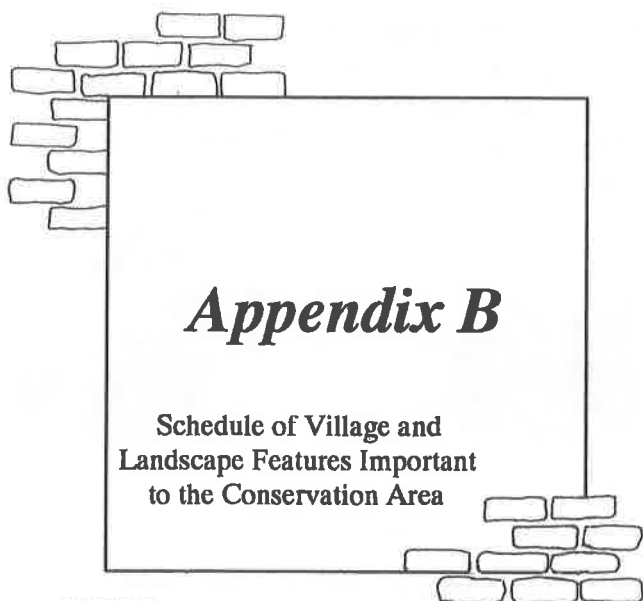
**26. Stable/hayloft and feed shed range**  
**Church House Farm**

2-bay stable - single storey and attic. 3-bay open sided feed store range. Blue lias with clay tile roofs. Very prominent position on roadside on brow of hill.



**27. Temple Grafton School**  
**Church Bank**

Village school built by William Carlile - date stone 1874. Fine 3-bay neo-Gothic building. Blue lias stone with Cotswold stone dressings. Tile roof. Possibly designed by F. Preedy. Later brick extensions. Prominent setting in open school grounds in centre of village.



## ***Tree Groups***

(See Conservation Area Plan)

### **Group A**

Roadside group forming a strong boundary to the Conservation area. Mainly medium age sycamore.

### **Group B**

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### **Group C**

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### **Group D**

A churchyard corner group consisting of medium age sycamore, yew etc.

### **Group E**

Roadside group of young ash, sycamore and elm, overhanging the road.

### **Group F**

Although outside the Conservation Area, this tree lined track forms a valuable feature in the landscape. Mainly ash and sycamore.

## ***Landscape features***

(See Conservation Area Plan)

### **G. (photo page 8)**

Greystone Cottage and School Cottage and Church enclosed by walls.

### **H. (photo page 11)**

Churchyard wall and stone barns on roadside.

### **J. (photo page 10)**

The 'leafy lane' towards Top Farm.



### **K.**

Grafton House Farm. The new wall and barn development beyond.

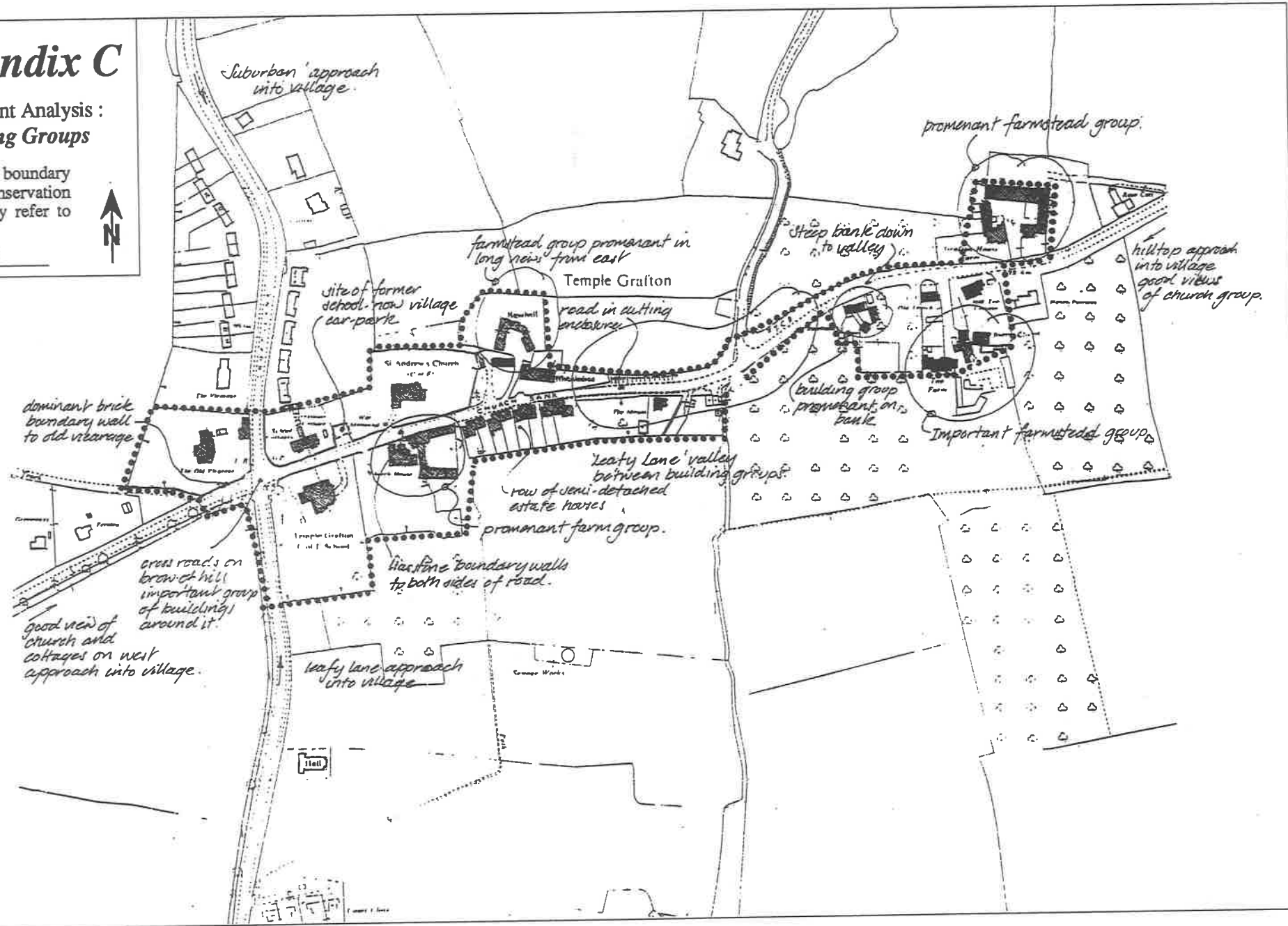


# Appendix C

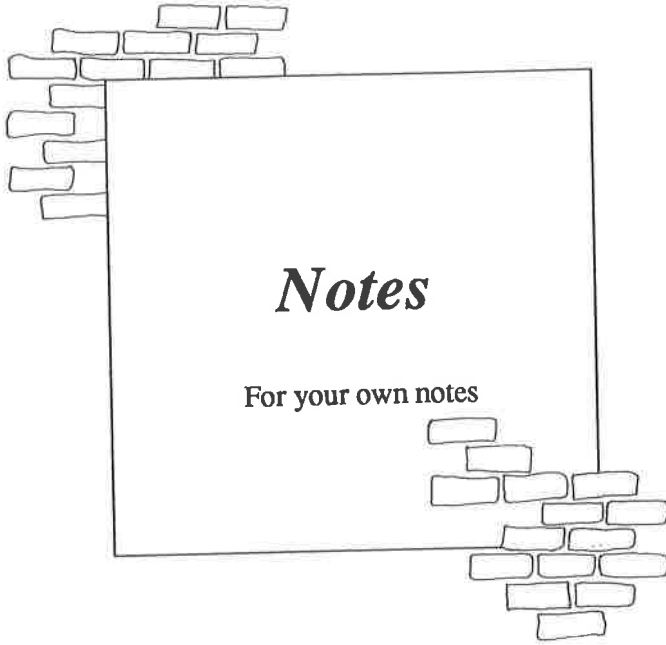
## Settlement Analysis : Building Groups

Analysis map boundary only. For Conservation Area boundary refer to page 4.

100m

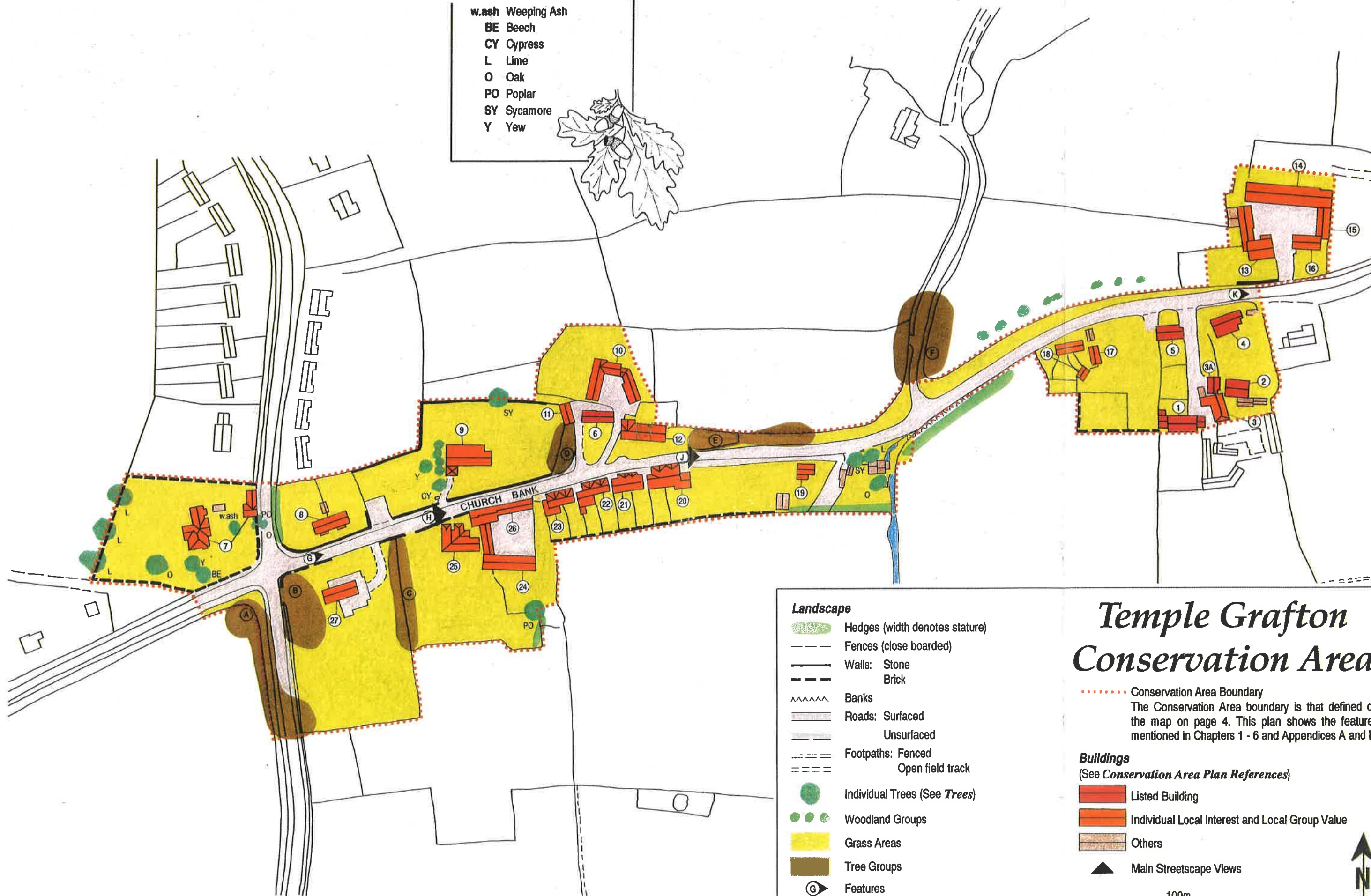






# Trees

w.ash Weeping Ash  
BE Beech  
CY Cypress  
L Lime  
O Oak  
PO Poplar  
SY Sycamore  
Y Yew



## Landscape

- Hedges (width denotes stature)
- Fences (close boarded)
- Walls: Stone
- Brick
- Banks
- Roads: Surfaced
- Unsurfaced
- Footpaths: Fenced
- Open field track

- Individual Trees (See *Trees*)
- Woodland Groups
- Grass Areas
- Tree Groups
- Features (See *Conservation Area Plan References*)

## Temple Grafton Conservation Area

Conservation Area Boundary  
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.

## Buildings

(See *Conservation Area Plan References*)

- Listed Building
- Individual Local Interest and Local Group Value
- Others

Main Streetscape Views

100m

