



# *Binton 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 Binton, 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.

This study was undertaken for and on behalf of

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

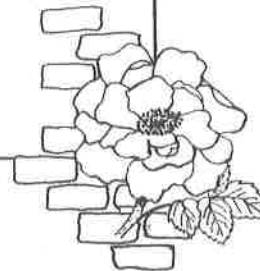
by

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***March 1991***

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# Contents

	<i>Designated Conservation Area Boundary</i>	4
	<i>General Introduction</i>	5
<b>1</b>	<i>An Introduction to Binton</i>	6
<b>2</b>	<i>The Settlement - Historical Background</i>	7
<b>3</b>	<i>The Settlement Today</i>	8
	Environmental qualities	
	Architectural form and character	
	Predominant building materials	
<b>4</b>	<i>The Settlement - Landscape</i>	9
	Village in the landscape	
	Boundaries	
	Landscape in the village	
<b>5</b>	<i>The Conservation Area</i>	11
	Buildings of quality	
	Spatial and landscape quality	
	1987 Conservation area boundary	
	Present Conservation area boundary	
<b>6</b>	<i>Development Control and Enhancement</i>	12
	Safeguarding environmental quality	
	Recommendations for improvement	
	Conclusions	
<b>7</b>	<i>Policies</i>	13
	<i>Conservation Area Plan References</i>	16
	<i>Conservation Area Plan</i> <i>Between pages 16 and 17</i>	
	<i>Appendix A</i>	17
	Listed buildings and other buildings of local architectural or historical value	
	<i>Appendix B</i>	22
	Schedule of village and landscape features important to the Conservation Area	
	Tree Groups of quality and value	
	Landscape features of quality and value	

# Binton Conservation Area

Amended on 4 March 1991  
This map shows the designated boundary of  
the Conservation Area.

## Stratford-on-Avon District Council

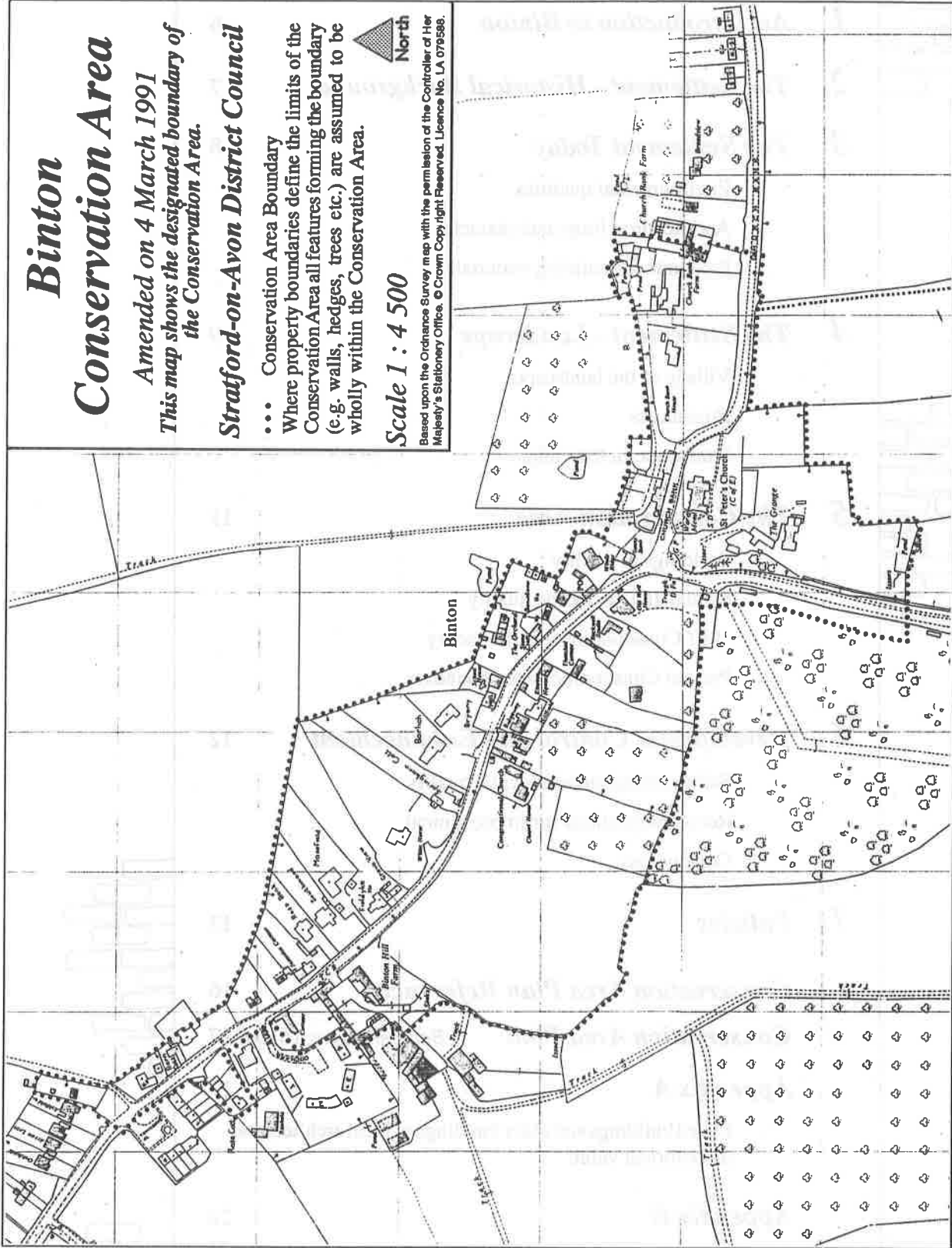
- Conservation Area Boundary
- Where property boundaries define the limits of the Conservation Area all features forming the boundary (e.g. walls, hedges, trees etc.) are assumed to be wholly within the Conservation Area.

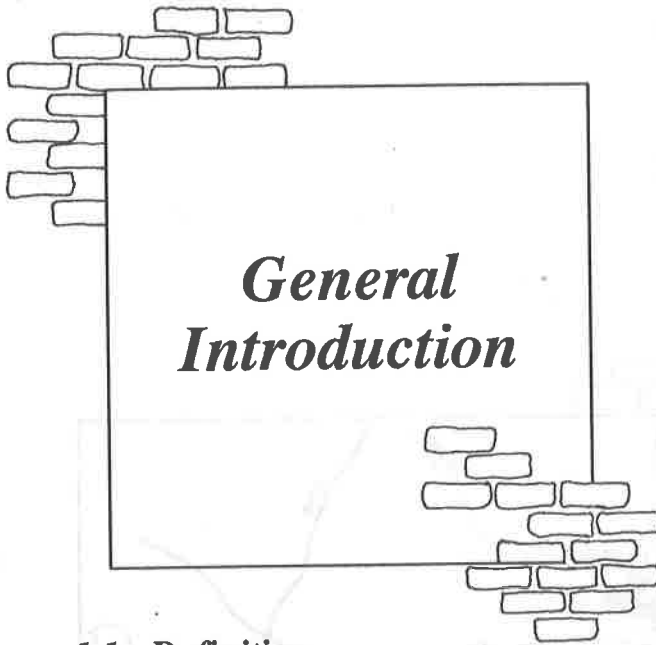


North

Scale 1 : 4 500

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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).

### **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.

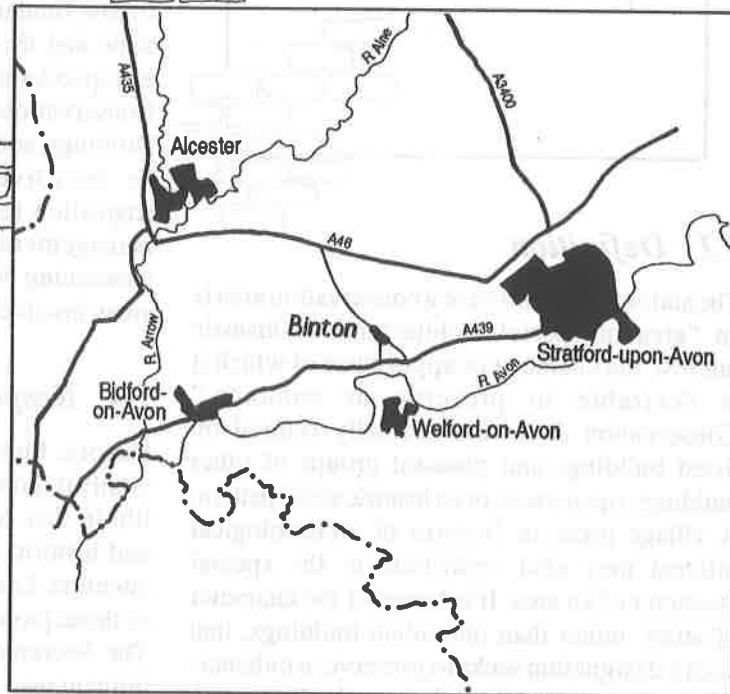
The report has been approved by the District Council on 4 March 1991 as its formal view on the conservation area. It is divided into 7 sections dealing with historical background; an analysis of the landscape, buildings and setting of the conservation area; development control and enhancement and the 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 Binton*



The village of Binton lies within its own parish 6km west of Stratford-upon-Avon. It consists of about 60 dwellings, 3 principal farmsteads, a Parish Church, School (now a village hall) and a Congregational Church (now converted to a dwelling). There were once two or three shops and a public house (The White Horse) but these have all now become private dwellings.

The village is a linear settlement along the road from Temple Grafton to Welford on a gently rising south facing bank.

The village street divides at the Church and the main road turns due south to the river bridge whilst the village street turns east to Lower Binton. The Church is a prominent landmark from the south and east approaches.

The Conservation Area, designated in 1987, encloses most of the village of pre-1900 construction. Its principal buildings are St. Peter's Parish Church, the Grange (formerly the Rectory), Church Bank Farm, and Binton Hill Farm. There are 15 listed buildings all in good

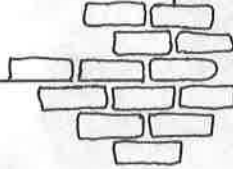
order and well cared for. Binton is basically a dormitory village today, but it has an active community and close relationship with the nearby village of Temple Grafton.



Visually, the village is characterised by lias stone cottages and boundary walls surrounded by rising farmland and woodland.

# 2

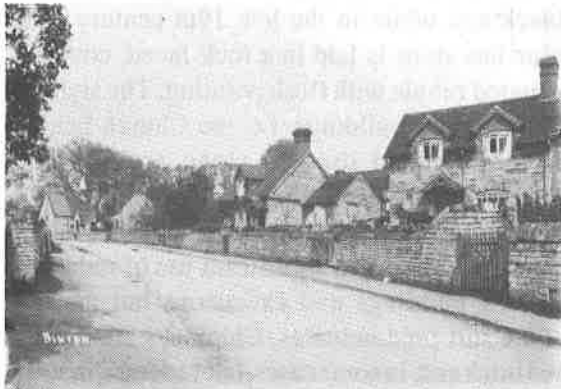
## *The Settlement - Historical Background*



The manor of Binton is first recorded as belonging to the Church of Evesham in AD708. The Domesday survey records 'Benington' having many holdings (or hides) including 2 mills on the river Avon. It had a chequered history in the middle ages and was eventually consolidated into two manors. Binton Manor and Binton Grange Manor, by 1300.

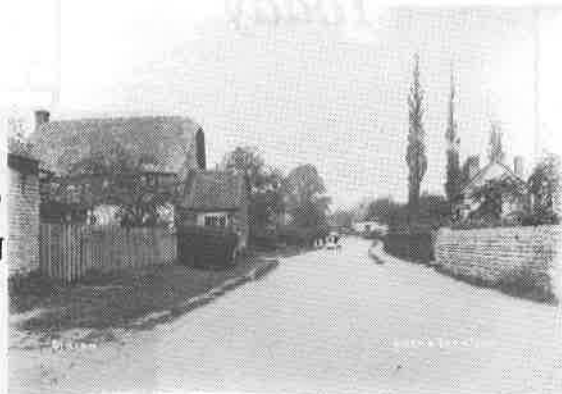
The Manor of Binton was held by the family of William de-Wynnecote from about 1256 to 1530 when it was sold to the Throckmortons of Coughton Court. The estate was then passed on by marriage etc. and eventually became the property of the Marquess of Hertford from 1683.

The Manor of Binton Grange was associated with Bordesley Abbey during the 13th and 14th centuries. During the 19th century the school was built for up to 76 children. An Independent Chapel was established and the Parish Church of St Peter was completely rebuilt in 1875 on the site of the 13th or 14th Century Church.



*View North up village street from Old Well House circa 1900 (SBT)*

As with Temple Grafton, quarrying was the main industry of Binton. Good lias limestone was extracted from the hillside although had more or less ceased by the late 19th century. There was a small manufacturer of needles and fish hooks in the 1850's and 60's. Whites Directory of 1874 records a blacksmith, wheelwright, fruiterer, beerhouse and farmworkers.

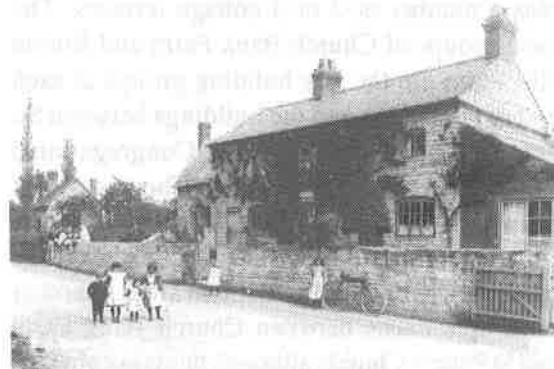


*View north/west up Main Street - Wheelwrights Cottage on left, circa 1900 (SBT)*

By the early 20th century the population was wholly involved in agriculture. The chief crops were fruit, wheat, barley, beans and turnips.



*View south east of Field Dyke House and The Grove - circa 1900 (SBT)*



*The Old Post Office, Main Street, circa 1900 (SBT)*

In recent times the village has expanded modestly with the creation of about 25 dwellings in the post-war period. The village has inevitably become gentrified but there is still the core of a local agriculture based working community.

# 3

## *The Settlement - Today*



*Landscape Feature K*

### **3.1 Environmental Quality**

The visual centre of the village is the leafy road junction of the Welford Road and Church Bank. Woodland to the west and to the entrance of The Grange dominates the road frontage together with the high stone wall containing drinking water troughs.

The blue lias stone walls to most of the road frontages are one of the principal characteristics of the village streetscape. The buildings are mostly set close to the road. They are mainly individual 1½ or 2-storey cottages plus a number of 2 or 3 cottage terraces. The farm groups of Church Bank Farm and Binton Hill Farm are the key building groups at each end of the village and the buildings between St. Peter's Church and the old Congregational Church make the village centre. There is a 'gap' between Binton Hill Farm and the Congregational Church which divides the village quite clearly into two settlement areas. Another open area exists between Church Bank Farm and St Peter's Church, although this is not obvious from the road because of the stone walls and high hedgerows.

The overall impression is of an 'open texture' settlement with neat stone walled frontages but no clearly definable centre or public open space.

### **3.2 Architectural Form and Character**

Binton is a settlement of small scaled and well cared for vernacular style cottages. They are generally simple in form parallel to the road with the occasional gable end to the road. A number of cottages have gable dormers but this feature does not predominate. There are two larger scaled red brick Victorian houses near to the road junction but they are a little out of place in the street scene.

The Parish Church, School Hall and Congregational Chapel are neo-Gothic in style. The Grange and red brick Victorian houses are neo-classical. Apart from these, the predominant architectural style is the regional rural vernacular dictated by construction materials.

### **3.3 Predominant Building Materials**

Blue lias limestone is the principal building material extracted from the local quarries - mainly in the 18th and 19th centuries. Before this, oak and elm for timber framing was more readily available. Therefore, the buildings surviving from the 16th and 17th centuries (8 or 9 in the village) are oak frame on lias stone plinths originally with wattle and daub infill and thatched roofs, but later replaced in most cases with brick infill and clay tile roofing, and painted black and white in the late 19th century. The blue lias stone is laid in a rock-faced, coursed, squared rubble with flush pointing. The stylised 19th century buildings, i.e. the Church School have Cotswold dressed stone architectural details. The local red/orange brick from Stratford or Evesham was used from the mid-19th century onwards. There is a significant use of red brick in new buildings and extensions but the lias stone still predominates. Chimneys are mostly red brick and, in some cases, later added windows in stone walls have segmental arches in red brick.



# 4

## *The Settlement - Landscape*

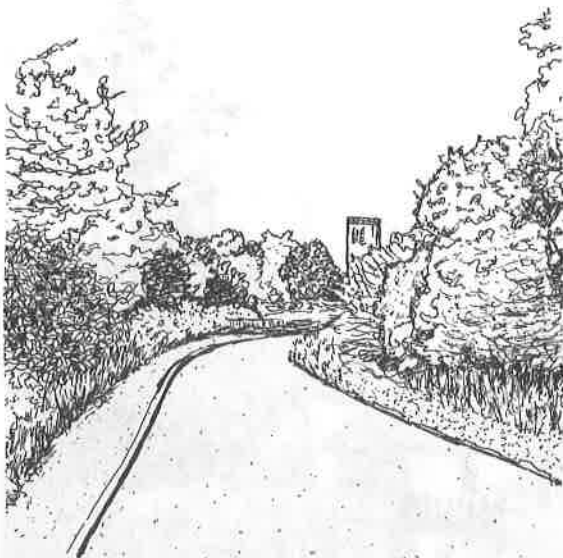
As with many of the Warwickshire villages, the edges are characterised by old orchards, most of which are incorporated into private gardens and some, unfortunately, are being eroded by use as horse paddocks and other uses.

These informal buffers between the settlement and the agricultural land give the village a relaxed, informal character and should be kept and renewed if at all possible.

### *4.1 Village in the Landscape*

Binton is a linear village lying comfortably at the foot of Binton Hill on the side of the Avon Valley. The presence of this wooded hill gives a good relationship between the settlement and the landscape and affords some protection from South West winds.

The most extensive views from the village are obtained South Eastwards from the churchyard, otherwise views are very limited due to the generous vegetation cover in and around the village.



Because of the abundant vegetation, focal points from a distance are confined to the Church tower and the larger trees. Buildings in the landscape only show as glimpses.



*Landscape Feature G*

### *4.2. Boundaries*

#### **North**

This boundary abutting arable land is a mixture of stone wall, open fence and indigenous hedge. The hedge boundary, consisting of thorn mainly with some fruit is around the old orchard land North of White Horse. Left uncut it is becoming thin at the base in parts and will need some management. Nevertheless, it is a strong landscape element.

#### **South/West/East**

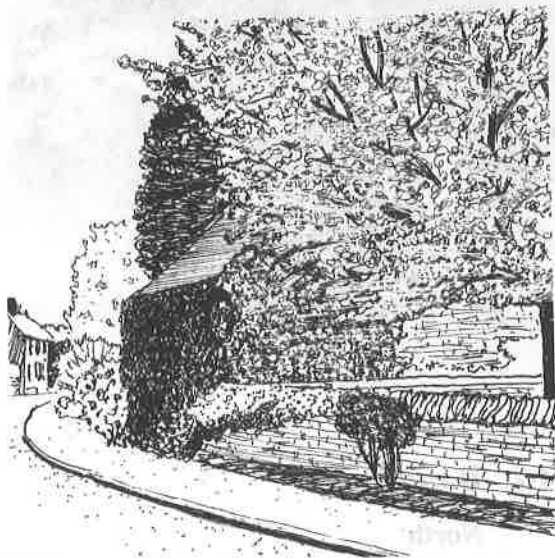
In the North the boundary runs through garden land or along the roadside and does not form a significant feature. Where the boundary is made around open land it consists of a weak, gappy hawthorn hedge on rising ground.

Through the wooded Binton Hill the line is also lost until it emerges and runs along the East side of the Welford Road where it is formed with a dense belt of mature trees. It then follows the boundaries of The Grange, to a walled enclosure which forms an extension of the churchyard and thence alongside the roadside hedge.

Around the East and North of Church Barn Farm the boundary incorporates a pond which, at the time of the survey, was dried out.

### 4.3. *Landscape in the Village*

The climax of the village landscape is at the road junction outside St. Peter's Church. Here, the wooded Binton Hill merges, across the Welford road with the tree belt alongside The Grange. The yews overhanging the stone wall containing the spring water troughs lend a touch of drama to the scene. As with many villages, the tree cover reduces once away from the Church. Nevertheless, the village is furnished with many fine trees, including an inevitable Walnut and fine specimens of sycamore, horse chestnut, yew and ash. Some of the most impressive trees are in the grounds of The Grange.



*Landscape Feature M*

It is not only the mature trees which are important but also the small middle age trees which will replace those that eventually die off. There are many such small trees in the village, ones that are recorded are, a small cherry on the



*Landscape Feature J*

raised lawn of 'Millfield' where its relationship to the ivy clad stone barn alongside is perfect, a small yew at 'Benintone' a beech at Church Bank House, and a group at Church Bank Farm.

Although the road at times carries a high and fast traffic volume it has not as yet spoilt the satisfying character of enclosure by low lias walls, good hedges and belts of trees. There should be great resistance to any proposals to widen or 'improve' the highway - and certainly there should be a speed restriction. The over use of cypresses as hedges or screens seems to have been avoided at Binton, which is welcome as they are completely out of character.

The churchyard is walled completely and extends to the South where it is protected by a mature tree belt extending into the countryside. Apart from the belt of mature trees on its West side, the churchyard has only a few small elms and yews within it, but there are two fine yew trees straddling the path from the East. Views from the churchyard are good. The main entrance to the Church from the west has a pillared gate and an interesting set of steps over the wall at the side.

There is no public open space in the village except for the road/path verges and some small space outside the church gates which could be made more useful. The only other opportunity is perhaps in the, at present, rough pasture between Binton Hill Farm and the old Congregational Church. As has been mentioned, it is important to keep this area free of building because it is a good link with the woodland and outer landscape, but some limited public use (even if only a pleasant path away from the road) may be possible.

# 5

## *The Conservation Area*



*St. Peter's Parish Church*

### **5.1 Buildings of Quality**

There are 15 listed buildings within the village including the Church and the principal farmhouses; The Grange (once The Rectory), Church Bank Farmhouse and Binton Hill Farmhouse. There are 25 other buildings considered to be of architectural or local historical interest and which make a positive contribution to the quality of the environment. They are generally well maintained and sensitively altered or 'modernised'.

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

Binton is a very pleasant 'drive' along the main street. There are no particular places of recreation or repose for the pedestrian and no easily identifiable village centre. The village street is well defined due to its stone boundary walls, although the abundance of hedges and trees maintain the rural character. Church Bank and the main street between the old Congregational Church and Binton Hill Farm have a softer leafy lane character on the one side but the footpath and stone wall continue along the other. The Welford road into the village from the south is a very heavily wooded approach right up to the road junction. It is the most delightful approach into the village.

### **5.3 The 1987 Conservation Area Boundary**

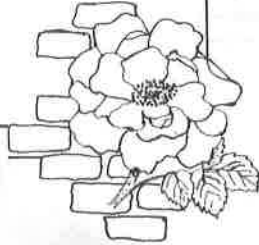
The Conservation Area was designated in 1987. It includes a greater area of open landscape than is usual; in particular the area between the Congregational Church and Binton Hill Farm and that around the White Horse because these areas are crucial to the quality of the rural environment encapsulating the village. A number of new dwellings have been built in recent years either side of the White Horse. They are set well back off the road but the open landscape divide between the two parts of the village has been weakened as a result. The Conservation Area boundary should include the frontages between Vine Cottage and Bay Cottage to prevent unsympathetic alteration of the frontage affecting the character and appearance of the Conservation Area. Secondly, the open-sided animal shed at Church Bank Farm (marked 20A on the Conservation Area Plan) should be included in the Conservation Area for completeness of that farmstead group.

### **5.4 The Present Conservation Area Boundary**

On March 4 1991 the District Council formally adopted the recommendations set out in 5.3 above together with an amendment, proposed through local consultation, and endorsed by the consultant, that the 'leafy approach' along the west side of the Welford Road should also be included.

# 6

## *Development Control and Enhancement*



Development Control and the machinery for schemes of enhancement in Binton Conservation Area will be as set out in the South Warwickshire Local Plan - policies ENV 7, ENV 8, ENV 9, ENV 11, ENV 19, ENV 20 and ENV 21 (refer to 7. *Policies*) under the provisions of the Town and Country Planning Act 1990.

### *6.1 Safeguarding Environmental Quality*

The careful management of trees, hedgerows and 'backcloth' woodland is paramount in order to preserve the quality of the village environment. Special attention too, should be given to the lias stone boundary walls to ensure their upkeep and discourage disturbance by permitted development etc. A scheme of local advice and grant aid would be appropriate. Refurbishment of existing buildings has generally been sensitive but there are one or two inappropriate window replacements. Publication of guidelines for stonework repair and repointing, tile re-roofing and replacement windows would go a long way to promote sensitive repair and maintenance.

### *6.2 Recommendations for Improvement*

Binton is well ordered and tidy. Overhead wires are not predominant but some undergrounding of cables along the north-east periphery would improve the outlook to the east.

The following local improvements are recommended :

- Village Hall car-park - tidy up, re-surface and repair boundary wall, some planting would enhance this area.
- There is some 'verge' space next to the Church gate which could be set out as a park bench seat area, with some simple paving and planting.
- The drinking water springs and troughs in the west boundary wall opposite the Church are a unique feature of the village. In the 19th century the water was regarded as the finest drinking water in the locality. The wall and recesses require some repair and trimming back of vegetation. The setting of these features is now quite poor because of the close kerb line and blind bend in the road. They deserve some further consideration.

### *6.3 Conclusions*

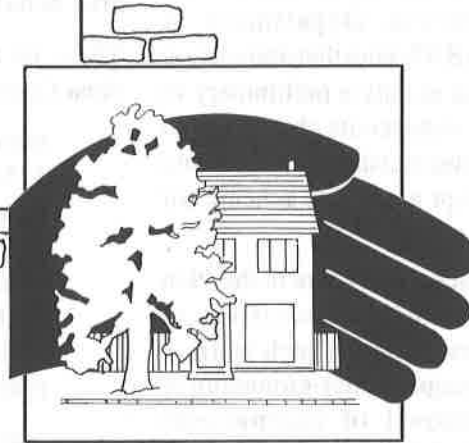
Binton is an ancient settlement but it has never had a strong identity in the locality. It has always been a community of farm workers and tradesmen. The character of a simple working community still pervades despite the inevitable gentrification of the last 15 or 20 years. Development restraint, good management of landscape and attention to local improvements as identified in 6.1 and 6.2 above will maintain its qualities and character.

## *References*

- |   |                             |
|---|-----------------------------|
| Victoria County History   | Vol III<br>pp. 63/64        |
| Whites Directory 1874   |                             |
| Ordnance Survey   | 1866 survey<br>25" = 1 mile |
| Historical Photos reproduced by kind permission of the Shakespeare Birthplace Trust |                             |

# 7

## *Policies*



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 the South Warwickshire Local Plan which provides guidelines over the control of development within Conservation Areas. The following policies are particularly important:

### ***Policy ENV 7***

*The Planning Authorities will only permit development in or adjoining conservation areas which is compatible with the preservation and enhancement of those areas. The design and siting of new development in conservation areas will be expected to enhance their character. New development should be in scale and character with adjacent buildings.*

#### **Explanation**

Interpretation of the law suggests that to be acceptable in a conservation area, it must be demonstrated that a proposed development will not harm the area, and will preserve and enhance the conservation area. It is considered that there is very limited scope for further development which would actually enhance such areas rather than simply be acceptable.

In order to provide clear guidance for potential applicants, as well as to create a basis for the appropriate Authority to carry out its duty of enhancing conservation areas, special regard will be paid to Parish or Village Appraisals as a factor in identifying the local importance of any particular site or feature.

In considering any application in a conservation area it is unlikely that outline planning applications will 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. For instance, flat roof extensions will not be permitted.



## **Policy ENV 8**

*The Planning Authorities will consider any effective measures to preserve and enhance conservation areas in the Plan area.*

### **Explanation**

Town and Country Planning legislation 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.

## **Policy ENV 9**

*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 granted 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 Planning Authorities wish to avoid demolition in conservation areas, giving rise to derelict sites which detract from the character and appearance of the locality. The Authorities 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.

There are some exemptions, but Conservation Area Consent will be required to:

- demolish all or part of a building which is 115 cubic metres or more in volume. The thing to note here is that the taking down of, for example, a small extension or even a chimney stack, will require Consent if it is attached to, and forms part of, such a building. (Approval is not required for the removal of internal walls only.)
- demolish any wall, fence, railing or gate which is 1 metre or more in height and abuts a highway (including a footpath, bridleway or public open space) or is 2 metres or more in height in any other location.

Exemptions are:

- unlisted buildings of lesser volume than stated above;
- walls, fences, railings or gates of lesser height;
- a building in use, or last used, for agricultural or forestry purposes, or for an industrial process;
- buildings subject to certain statutory orders or agreements;
- churches or chapels in use for worship.

It is sound advice to discuss proposals first with a Conservation Officer as to whether Consent is needed before going to the expense of preparing drawings. If Consent is required it is a criminal offence not to apply.

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.

Town and Country Planning legislation requires anyone proposing to do work on trees in a Conservation Area, which are not already

protected by a Tree Preservation Order, to give the local planning authority six weeks notice of their intention. (A register of applications is kept and there are penalties for contravening this requirement similar to those for contravening a Tree Preservation Order).

### ***Policy ENV 11***

*The Planning Authorities will actively pursue the conservation of buildings of architectural or historic interest in the Plan area. They will do this mainly by:*

- 1. Refusing applications for the demolition of listed buildings.*
- 2. Requiring the most sensitive design and treatment of alterations or extensions to all buildings of architectural or historic interest.*
- 3. Taking measures to effect the repair of neglected buildings.*
- 4. Assisting the finance of repairs to buildings of architectural or historic interest.*
- 5. Refusing any application which will not be in keeping with, remove key features of, or otherwise detrimentally affect a garden of special historic interest.*

#### **Explanation**

The Planning Authorities strongly support the safeguarding of buildings of architectural or historic interest in the Plan area. These are visible evidence of the past, helping to make the area a pleasant and interesting locality in which to live. These old buildings are also part of the national architectural and historic heritage which successive Governments have been anxious to preserve. This is witnessed in the enactment of legislation designed to prevent wanton destruction of this aspect of the national heritage, together with the publication of circulars advising local authorities on the implementation of the legislation. The measures listed in this policy are a reflection of such advice.

### ***Policy ENV 19***

*The Planning Authorities will require the use of appropriate design, colour and materials in the display of all advertisements. Where such features are considered to be inappropriate in the interests of amenity or public safety, action may be taken to require the removal of advertisements displayed with deemed consent.*

#### **Explanation**

The authority given by the Town and Country Planning (Control of Advertisements) Regulations 1989 to display certain advertisements with deemed consent may from time to time lead to the display of some advertisements which adversely affect the character of a building, the general street scene or detract from the appearance of a conservation area. This may be through the inappropriate use of such features as day-glow effects or poor quality plastics. It is considered necessary that a policy should be pursued by persuasion rather than the use of the law. One particular growing problem in this respect is the trend by larger retail outlets to adopt a "corporate image" by using a nationally identifiable motif. As the symbols take no account of the individual buildings, they tend to be out of character with the building and sometimes detrimental to their setting.

### ***Policy ENV 20***

*The Planning Authorities will usually not permit the display of advertisements where they are proposed to cut across two or more traditional frontages, especially in conservation areas.*

#### **Explanation**

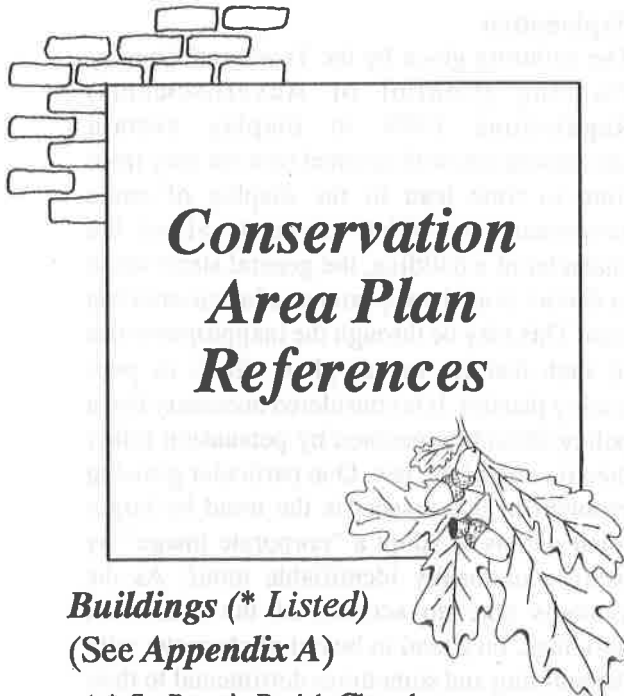
Part of the character of the streets in the centre of many villages is the close-knit urban form, combined with a range of building styles, variable ridge lines and facades. The appearance of advertisements across more than one such traditional frontage can be detrimental to the character of the street scene, and detract from the general relationship of buildings to one another.

### ***Policy ENV 21***

*The Planning Authorities will not permit proposed advertisements which use obtrusive modern materials, garish colours or illumination in conservation areas, in the countryside or where they would be of detriment to the character or setting of listed buildings.*

#### **Explanation**

Certain contemporary fashions in advertisement design conflict with the need to preserve the character of historic areas and buildings and the amenity of the countryside. Modern trends in advertisement design are tending to favour very conspicuous materials which can have detrimental visual effects in environmentally sensitive locations. The District Council has produced a design guide on "Signs and Advertisements in Conservation Areas."



## *Conservation Area Plan References*

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

- 1.\* St. Peter's Parish Church
- 2.\* The Grange
- 3.\* Stable range at The Grange
- 4.\* Church Bank Farmhouse
- 5.\* Barn range at Church Bank Farm
- 6.\* Inglenook Cottage
- 7.\* Walnut Tree Cottage
- 8.\* Binton Hill Cottage
- 9.\* Littledene Cottage
- 10.\* Grove View and adjoining cottage
- 11.\* White Horse
- 12.\* Nos. 1-3 The Orchard
- 13.\* Vine Cottage (formerly Wheelwrights Cottage)
- 14.\* Binton Hill Farmhouse
- 15.\* Thatched Cottage
16. Stable range at Church Bank Farm
19. Cartshed range at Church Bank Farm
20. Barn range at Church Bank Farm
- 20A. Animal shed range at Church Bank Farm
21. Sunny Bank Cottage
22. Spring Cottage
23. The Cottage
24. Stone Croft
25. Village Hall (School)
- 25A. School House
26. Cottage (formerly Village Store)
27. Kington House
28. Buckwell
29. Old Well House
33. Barn Cottage
34. Barn/outbuildings to Bay Cottage
35. Bay Cottage
36. The Old Post Office
37. Barn range at Binton Hill Farm
38. Field Dyke House
39. Spring Barn Cottage
40. Congregational Church and Chapel House
41. Benitone House

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

#### *Tree Group*

##### **Group A.**

Group of mature oaks, ash and horse chestnut.

##### **Group B.**

Small group of large horse chestnuts and beech forming part of the Conservation Area boundary.

##### **Group C.**

Roadside belt of horse chestnut, beech, yew, poplar, acacia and elm contains a small ravine with spring outlets.

##### **Group D.**

Small group of young sycamore, birch, rowan and elm.

##### **Group E.**

Large woodland some broad leaved species and a number of conifers, chiefly yews and mixed age, broad leaved ash, sycamore etc., with some conifers important to the general setting of the village.

##### **Group F.**

Important small group of ash, hawthorn and young elm and some buddleia.

#### *Landscape Features*

##### **G.**

Main water trough dated 1866 in lias limestone.

##### **H.**

Churchyard gates and mounting steps .

##### **J.**

East gates to churchyard.

##### **K.**

Walled frontages to main street.

##### **L.**

Open ground between Binton Farm and the Congregational Church.

##### **M.**

Cherry Tree at 'Millfield', stone walls, ivy and barn. Obtrusive telephone siting.



# Binton 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)

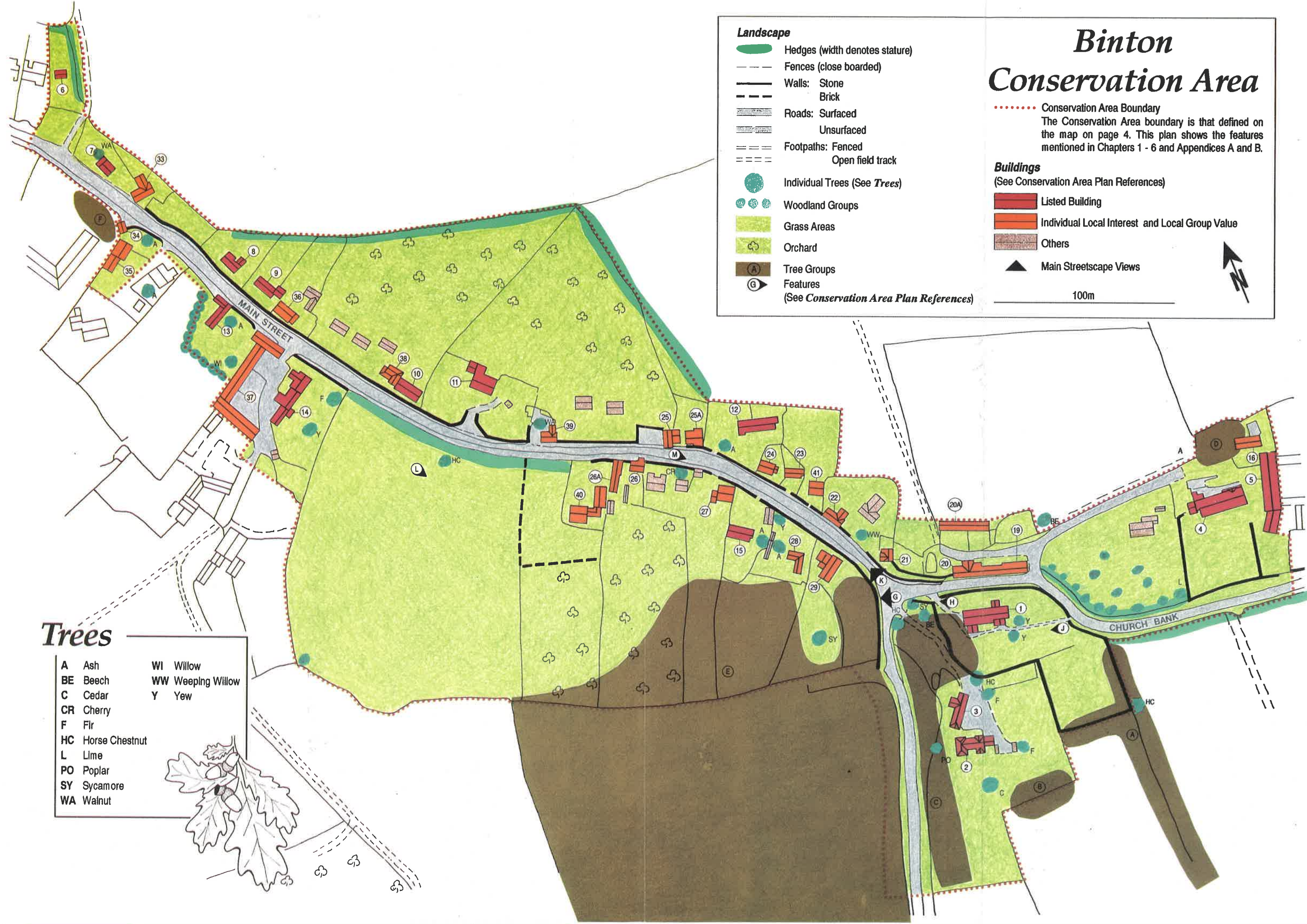
- Listed Building
- Individual Local Interest and Local Group Value
- Others

▲ Main Streetscape Views

100m

**Landscape**

- Hedges (width denotes stature)
- Fences (close boarded)
- Walls: Stone
- Brick
- Roads: Surfaced
- Unsurfaced
- Footpaths: Fenced
- Open field track
- Individual Trees (See *Trees*)
- Woodland Groups
- Grass Areas
- Orchard
- Tree Groups
- Features (See *Conservation Area Plan References*)

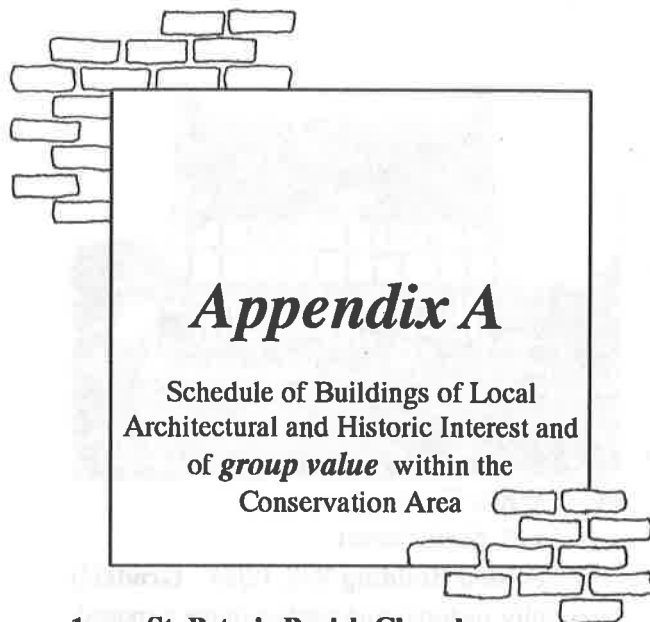


## Trees

- |    |                |    |                |
|----|----------------|----|----------------|
| A  | Ash            | WI | Willow         |
| BE | Beech          | WW | Weeping Willow |
| C  | Cedar          | Y  | Yew            |
| CR | Cherry         |    |                |
| F  | Fir            |    |                |
| HC | Horse Chestnut |    |                |
| L  | Lime           |    |                |
| PO | Poplar         |    |                |
| SY | Sycamore       |    |                |
| WA | Walnut         |    |                |







# Appendix A

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

**1. St. Peter's Parish Church**  
Church Lane (photo page 11)  
(Listed Building Ref. 17/50 - Grade C)

Church with surrounding graveyard, lias stone boundary walls, fine entrance gate. Building replaced medieval Church (of which nothing remains). West window by Kempe is dedicated to Scott's polar tragedy. Scott married rector's daughter. Strong connections with Greville family - Sheriff of County 1480.

Listed description : "1875-6 by F. Preedy. Nave, chancel, south-west porch and tower. West window by Kempe. Decorated style. Early C19 brass."

**2. The Grange**  
Welford Road  
(Listed Building Ref. 17/51 - Grade II)

Fine house, formerly the rectory, set in own well wooded grounds - obscured from village street views.

Listed description : "Mid C18. 2 storeys, 3 windows. Wall rendered in plaster and colour washed, brickwork underneath. Sashes in cased frames. North elevation has parapet and entrance with semi-circular projecting hood and fanlight. Symmetrical south elevation has projecting wings. Hipped tile roof".

**3. Stable range at The Grange**  
Welford Road  
(Listed Building Ref. 17/51A - Grade II)

5 bay building - remaining from pre 18th century manorhouse. Completely obscured from village street.

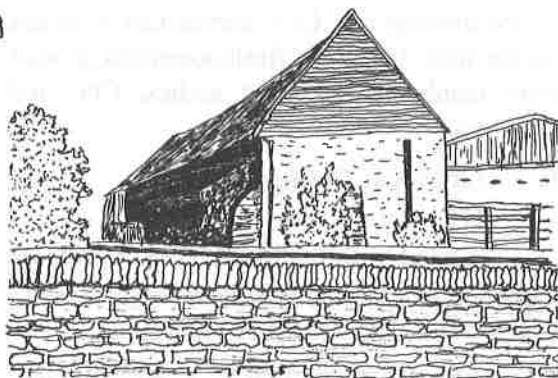
Listed description : "C18 stable block of square timber framing and hipped tile roof. Colour washed brick nogging".

**4. Church Bank Farmhouse**  
Church Bank

(Listed Building Ref. 17/52 - Grade II)

Fine old house set well back off road on rising ground - good 4/5 foot stone boundary walls - entrance group to village approach from east.

Listed description : "Probably early C17 in origin. 2-storey farmhouse of local lias stone. L-shaped plan. Half hipped cross wing on right hand side. Some timber framing to gable head on west end. Two chimney stacks of old brickwork, one and 3 diagonal shafts. C19 gabled porch. Old tile roof. Modern fenestration with brick arches, casements and glazing bars".



**5. Barn range at Church Bank Farm**  
Church Bank

(Listed Building Ref. 17/52A - Grade II)

Very long range - gable end to road - 7-bays plus 2-bay stable extension towards road. 19th C brick and modern pre-fabricated extension to east side. Very prominent in landscape.

Listed description : "Long barn, part of local lias stone and part of timber framing. Old tile roof".



**6. Inglenook Cottage**  
167, Main Street

(Listed Building Ref. 17/150 - Grade II)

2-bay cottage set well back off road.

Listed description : "C17 or C18. Coursed rubble ground floor, timber framed 1st floor with plaster infilling, tiled roof. 2 stores, 2 flush casements with glazing bars".



**7. Walnut Tree Cottage**  
**168A, Main Street**  
**(Listed Building Ref. 17/151 - Grade II)**

Cottage prominent on roadside. Listed description misleading - 18th C. cottage extended in 19th C. with brick cross wing - all modern windows.

Listed description : "C17 or C18, altered. Coursed rubble, tiles. One storey and attic, flush casements with glazing bars under cambered red brick arches, gabled dormer".

**8. Binton Hill Cottage**  
**169, Main Street**  
**(Listed Building Ref. 17/152 - Grade II)**

Listed description : C17, altered C19. Coursed rubble, tiles. 2 storeys, 2 flush casements, ground floor cambered red brick arches. C19 tiled doorhood.

**9. Littledene Cottage**  
**170, Main Street**  
**(Listed Building Ref. 17/153 - Grade II)**

Delightful one-bay cottage elevated from road - enveloped by modern crude extensions.

Listed description : "C17 or C18, much altered. Coursed rubble, thatch. 2 storeys, 2 flush lattice casements, ground floor cambered arch. Modern gabled doorhood".



**10. Grove View & adjoining cottage**  
**171 & 172, Main Street**  
**(Listed Building Ref. 17/154 - Grade II)**

2 cottages in four bays - on roadside with stone boundary wall - very prominent in street scene.

Listed description : "C17 or C18, much altered. Coursed rubble, thatch. One storey and attic, 3 C19 gabled dormers, 3 casements under cambered arches. Modern porch to No 171, C19 hipped roofed doorhood to No. 172".



**11. White Horse**  
**173, Main Street**  
**(Listed Building Ref. 17/55 - Grade II)**

Now fully restored and timber frame exposed, modern 2-storey extension to N/E. Set well back off road but with very long open frontage and stone wall to road - in landscape 'gap' between upper and lower village.

Listed description : "Small C17, 2 storey plus attic house. Timber framing covered with rough cast. 1st floor overhang underbuilt with brick piers on road elevation. Lattice casement windows. Projecting stone chimneys to side elevations with offsets. Tile roof. Formerly White Horse Inn".

**12. Nos. 1-3 The Orchard**  
**Main Street**  
**(Listed Building Ref. 17/53 - Grade II)**

Now 3 cottages - set back off road - at an angle. Low stone wall to front.

Listed description : "Range of 4 C17, - one storey plus attic cottages, mainly of square timber framing. Varying types of in-filling, some ancient wattle and daub, some modern cement and some brickwork, and part of local lias stone. 4 gables dormers in tiled roof. Casements with glazing bars. Modern wood porches".

**13. Vine Cottage**  
**(formerly Wheelwrights Cottage)**  
**Main Street**  
**(Listed Building Ref. 17/56 - Grade II)**

Very prominent in street scene from north approach. Large modern addition to west.

Listed description : "Restored C17, 2 storey cottage built at right angles to road. Lower storey of local lias coursed rubble. Lattice casements. Upper storey has square timber framing but gable end facing road covered in modern roughcast. Thatch. Tiled roofed single storey modern addition towards road".

**14. Binton Hill Farmhouse**  
**Main Street**  
**(Listed Building Ref. 17/59 - Grade II)**

Farmhouse within complete farmstead group. Principal group of buildings to 'upper' village. High house, gable to road.

Listed description : "C17, altered C19. Coursed rubble, tiles. 2 storeys and attic, 3 C19 flush casements under cambered red brick arches. Central doorway in architrave surround and trellis porch" .



**15. Thatched Cottage**  
**Main Street**  
**(Listed Building Ref. 17/54 - Grade II)**

Now single dwelling set well back off road, heavily restored. Referred to in VCH vol. III pp 63.

Listed description : "A pair of one storey plus attic cottages, probably C16 in origin. Road front rebuilt in C19 brick. Thatched roof. Gable end has timber framing and retains original cruck construction. Formerly 2 dwellings".

**16. Stable range at Church Bank Farm**  
**Church Bank**

3-bay 18th century stable range - later brick alteration. Part of Church Bank group - set well back off road.

**19. Cartshed range at Church Bank Farm**  
**Church Bank**

Late 19th century 6-bay open sided cartshed range. Blue lias/clay tiles. Long range with barn on N side of Church Bank Road - very important group with Church.

**20. Barn range at Church Bank Farm**  
**Church Bank**

18th century 5-bay barn with midstrey and wagon porch on N. side. Blue lias, red clay tiles. Very prominent group with cartshed range opposite church.

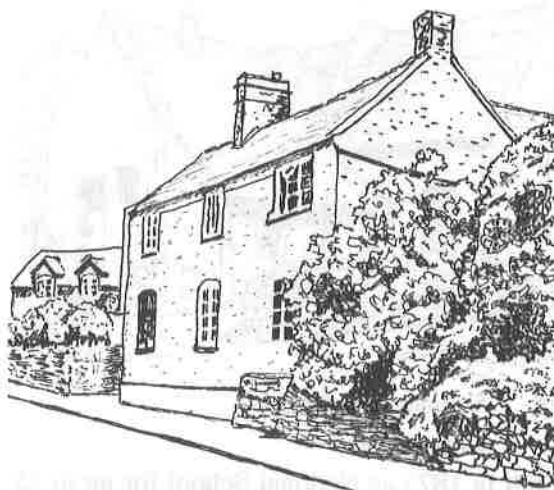
**20A. Animal shed range at Church Bank Farm**  
**Church Bank**

8-bay low, open sided animal shed range with stone fold pen enclosing walls. Late 18thC. blue lias with red brick addition. Clay tile roof. Not apparent from road - in group with barn range.



**21. Sunny Bank Cottage**  
**Main Street**

2-storey L-plan stone cottage - late 19th century. Very prominent position. Focal position in street scene from south approach. Elevated from road, stone boundary walls.



**22. Spring Cottage**  
**Main Street**

3-bay, 2 storey cottage on road frontage. Mid and late 19th century red brick construction, clay tile roof - modern wing to rear. Some original windows. Stone wall to garden boundary.

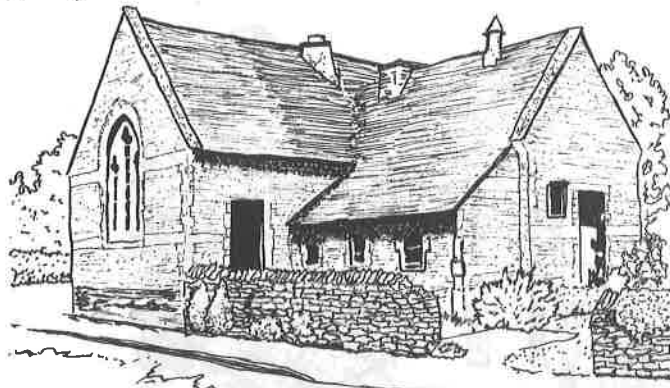
**23. The Cottage**  
**Main Street**

Late 18th century single-bay cottage - altered and extended in 19th century, at angle to road stone wall frontage boundary. Blue lias stone later red brick additions, clay tile roof.



**24. Stone Croft**  
**Main Street**

Late 18th century 2-bay stone cottage. Single storey and attic. May have been stable, barn or tradesman's workshop etc. Prominent in street. Low stone wall to roadside.



**25. Village hall (School)**  
**Main Street**

Built in 1875 as National School for up to 75 children. Simple Gothic style. Gable to road with wing to south. Lias stone with Cotswold stone dressings. Gable parapets. Dressed stone windows, clay tile roof. Very prominent in street scene.

**25A. School House**  
**Main Street**

School master's house circa 1875. 2-storey double-fronted house lias stone, clay tile roof, gable dormers. Fine timber casement windows, entrance porch. Low stone wall to roadside. Group value with school.

**26. Cottage (formerly Village Store)**  
**Main Street**

Late 18th century 2-bay stone cottage. Extensively altered and rebuilt in 19th century in red/buff brick and Welsh slate roof. Lean-to addition for 'shop' front. On road frontage prominent position.

**26A. Stable at Village Store/Cottage**  
**Main Street**

2-storey stable and hayloft to village store cottage. Blue-lias with slate roof. Gable end to road. Contemporary with cottage - roof possibly altered.



**27. Kington House**  
**Main Street**

Late Victorian double-fronted house. White painted brick, blue clay tile roof, stone front boundary wall.

**28. Buckwell**  
**Main Street**

19th Century 2-storey red-brick house set well back off road. 'L' plan, clay tile roof.

**29. Old Well House**  
**Main Street**

Large late 19th century red-brick house. 2 storey plus attics - double-pile plan. Clay tile roof. Elevated and set back off road. Stone and high brick wall to road frontage.

**33. Barn Cottage**  
**Main Street**

Originally stable and outbuilding range to large house (replaced with modern house) converted to single dwelling. Gable end to road frontage.

**34. Barn/outbuildings to Bay Cottage**  
**Main Street**

Small 2-bay barn or stable to road frontage. Blue lias stone with clay tile roof, poor condition and overgrown.



**35. Bay Cottage**  
**Main Street**

Stone cottage. Rebuilt late 19th C. in red brick and Welsh slate. Refurbished again recently white painted - modern windows. Set back obscured from road. Forms 'boundary' group to conservation area.

**36. The Old Post Office**  
**Main Street**

Early 19th C. cottage. 3-bay/2 storey. Once village post office. Smithy at rear. Blue lias stone walls. Welsh slate roof. Prominent in street scape. Stone boundary wall to frontage. Modern windows.



**37. Barn range at Binton Hill Farm**  
**Main Street**

Complete farmstead building range in 'U' plan late 18th and 19th century construction. 2-bay stable, 3-bay main barn, 6-bay stalls and loose boxes, 3-bay barn along roadside. Mainly blue lias stone walls and tile roofs, some later brick alterations. Very good farm group. Key group in conservation area.

**38. Field Dyke House**  
**Main Street**

Late 19th century 'L' plan cottage addition to 'Listed' cottage terrace. 2 storey red brick and tile with single storey addition. Mostly modern windows. Stone boundary wall to frontage.

**39. Spring Barn Cottage**  
**Main Street**

Formerly small 2-bay field barn. Lias stone with clay tile roof. Converted with rear extension to form dwelling. Prominent on road frontage.



**40. Congregational Church and Chapel House**  
**Main Street**

Congregational Chapel built in 1880's with adjoining cottage. 2-storey blue lias with 'banded' tile roof. Chapel has semi-circular arch window openings (all new windows). Very prominent and important group in landscape. Chapel now sensitively converted to house. Modern link joining chapel to house.

**41. Benitone House**  
**Main Street**

Double-fronted late Victorian red brick house date stone 1911 - very prominent in street scape. Stone boundary wall to frontage.

## *Appendix B*

Schedule of Village and  
Landscape Features Important  
to the Conservation Area



### **Tree Groups**

(See *Conservation Area Plan*)

#### **Group A**

This group is a belt of mature oaks, ash and horse chestnut which forms the first line of trees in the village when approached from the east. The trees have a visual connection with the wooded area of Binton Hill and are important landscape features.

#### **Group B**

This is a small group containing large horse chestnuts and beech which are separately identified, together with some understorey trees. As part of the Conservation Area boundary they are important.

#### **Group C**

This is a roadside belt of trees between the Welford Road and The Grange and extending in effect, into the Churchyard. The belt contains a small ravine in which the spring outlets run and it is a fine feature. Several of the larger trees are separately identified but the main species are horse chestnut, beech, yew, poplar, acacia and elm. It is very much complementary to the woodland on Binton Hill and frames the road approach.

Some removal of overmature species may be required and there should be careful management to ensure the continuance of this group.

#### **Group D**

This is a small group of young trees containing sycamore, birch, rowan and elm and is one which, with protection, will form a positive landscape feature.

#### **Group E**

This group is a large woodland extending from the main road, adjacent to the water trough wall and covering the hill to the south west of the village. For the purposes of this report the group can be split into two :

The first sub-group is the trees located immediately above and around the water trough wall. It comprises some broad leaved species and a number of conifers, chiefly yews, which overhang the road. Individually the trees are unremarkable but as a group they have great impact at this point in the village.

The second sub-group comprises the bulk of the woodland separated from the first sub-group by some garden clearance. These trees are important to the general setting of the village, being visible across the Avon valley to the south and when entering the village from the north.

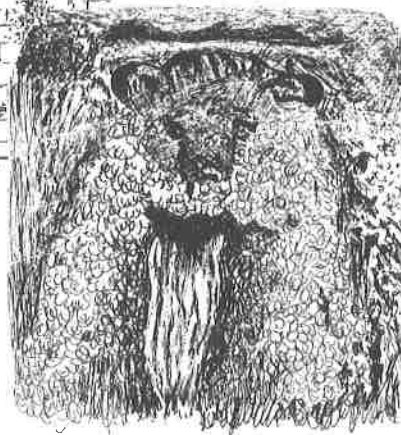
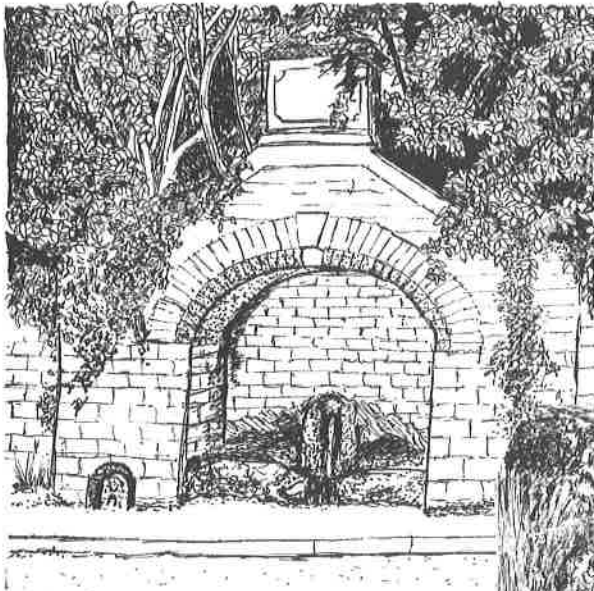
The trees appear to be of mixed age, broad leaved ash, sycamore etc., with some conifers.

Both groups are very important to the village setting and any clearance should be resisted. Owners should be encouraged to indulge in proper management to ensure their survival, if necessary by taking Forestry Commission advice, and grant aid as appropriate.

#### **Group F**

This is a small but important group of ash, hawthorn and young elm, together with understorey shrubs and some buddleia. As it lies at the entrance to the village it forms a valuable visual feature as well as being useful for nature conservation. Young elms are particularly valuable in the absence of mature specimens.





## *Landscape features*

(See *Conservation Area Plan*)

**G** (photo page 9)

The main water trough in the wall opposite the Church. Lias limestone with brick arch, and dated 1866.

**J** (photo page 10)

The east gates to the churchyard with pillars matching the main gates, in lias limestone.

**K** (photo page 8)

Looking north along the main street, showing the general character of the walled frontages.

**L**

The open ground between Binton Farm and the Congregational Church (now a dwelling), showing the wooded enclosing hill.



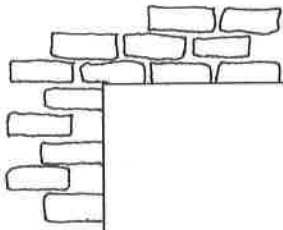
**H**

The churchyard gates with mounting steps at side and wrought iron arch over.



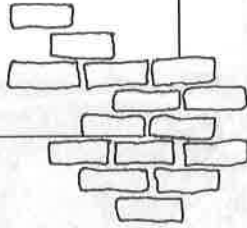
**M** (also illustration page 10)

The cherry tree on the raised lawn at 'Millfield' together with associated stone walls and ivy clad barn. Note the obtrusive siting of the telephone pole.



# Notes

For your own notes



## Landscape features

12th Century (St. Mary's)

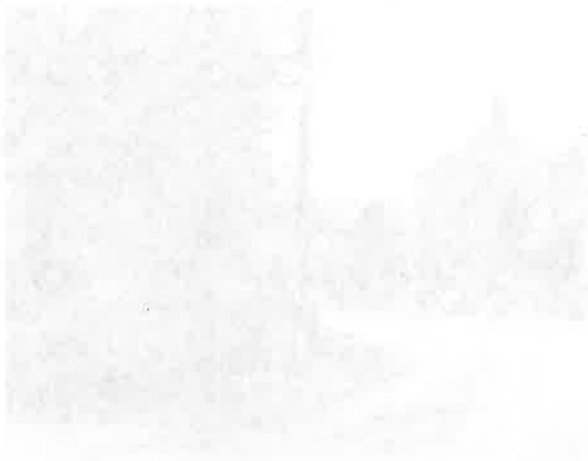
13th Century (St. Mary's)

The main body of the church is the work of the 12th century. It is a fine example of the Norman style with its massive walls and small windows. The tower is a later addition, built in the 13th century.

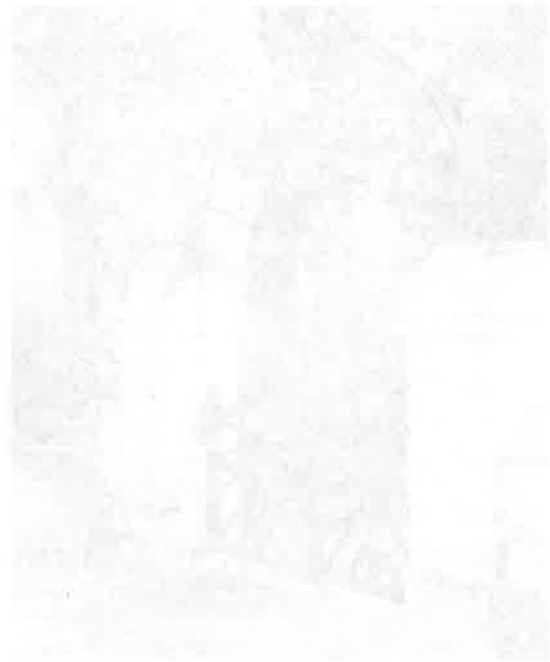
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