



Darlingscote

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 Darlingscote in the parish of Tredington, Warwickshire. It identifies the architectural, historical and environmental qualities of the settlement and gives recommendations for the protection and enhancement of the Conservation Area.

The study was undertaken for and on behalf of

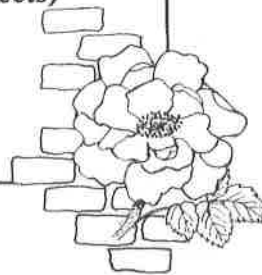
Stratford-on-Avon District Council

by

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in association with

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April 1991

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Darlingscote Conservation Area

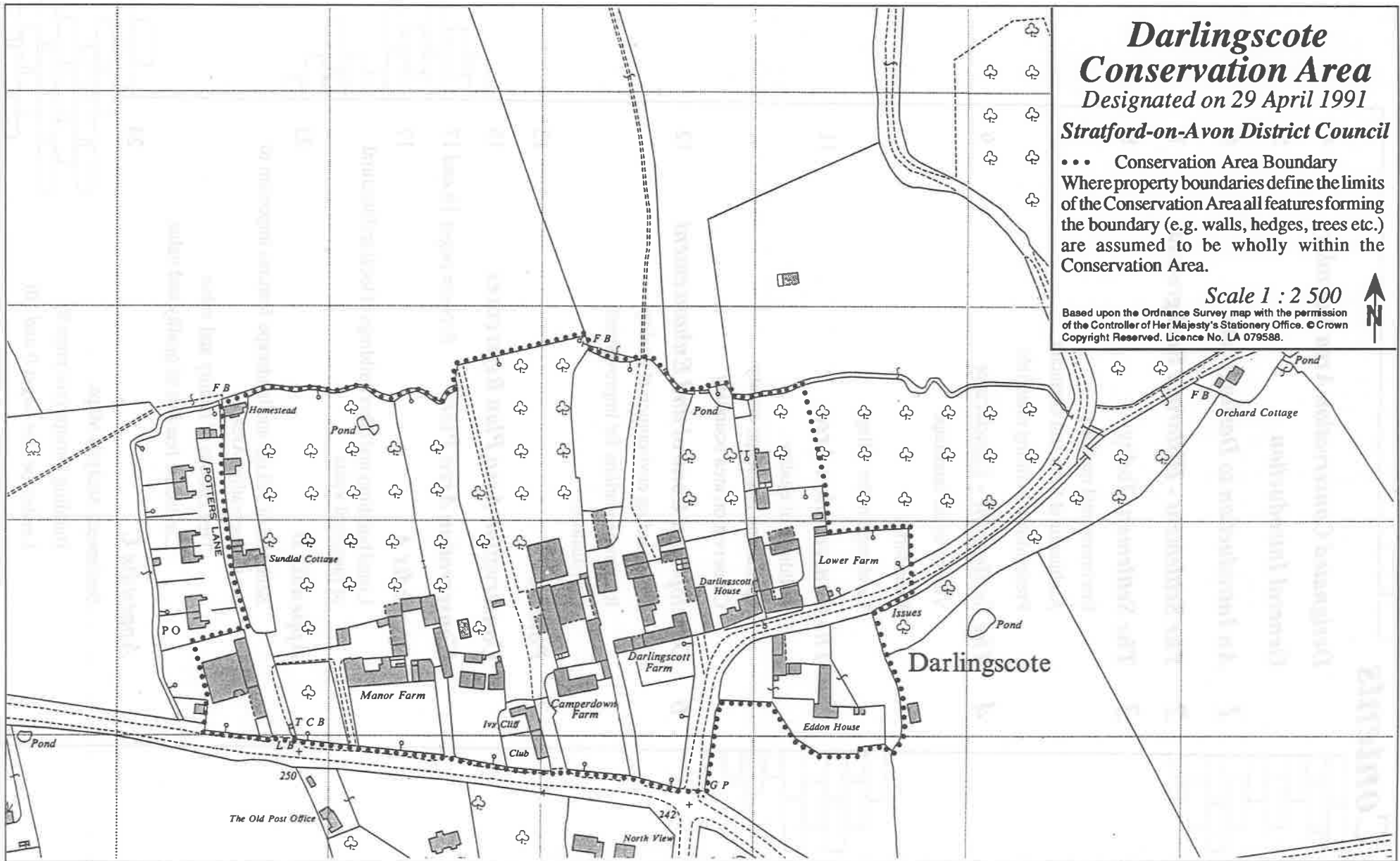
Designated on 29 April 1991

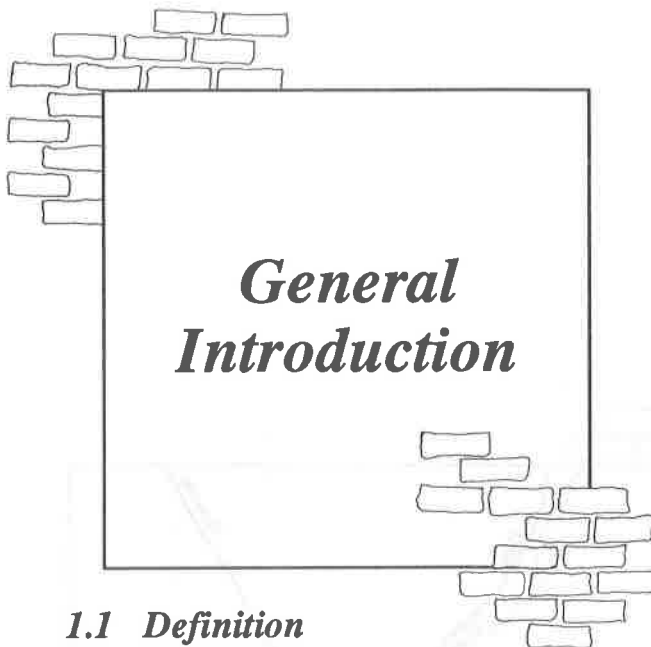
Stratford-on-Avon District Council

••• 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.

Scale 1 : 2 500

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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), as amended by the Planning and Compensation Act 1991.

1.2 Designation

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

1.3 Pressures

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

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

1.4 Response

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

1.5 Further Advice

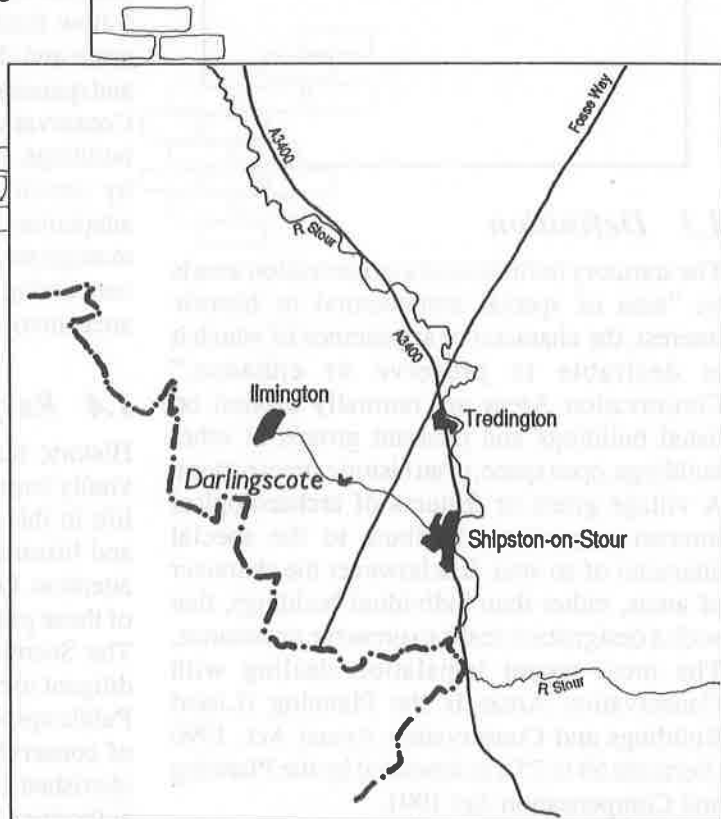
In 1990 Stratford-on-Avon District Council began a complete review of existing and potentially new conservation areas. This report is the result of that exercise.

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

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

1

An Introduction to Darlingscote



Darlingscote lies on the Shipston to Ilmington road some 3 miles from Shipston-on-Stour. It is an isolated rural hamlet of about 30 dwellings, (including three barn conversions currently in progress), including an unusually close grouped settlement of six substantial farmsteads. It is an outlying hamlet of the Parish of Tredington, together with Armscote and Blackwell.

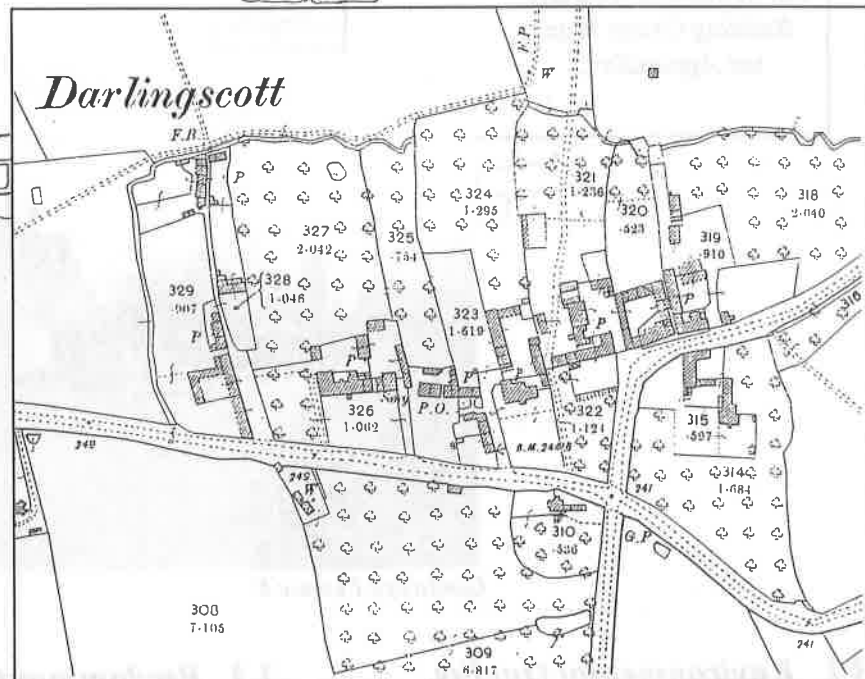
Darlingscote does not have an obvious village centre. There was a Post Office and shop which is now a private residence and a small Chapel of Ease, St. Georges Church, just outside the village to the west. There are very few modern houses apart from a number of barn conversions and a row of 6 semi-detached council houses along Potters Lane. Darlingscote is a fine group of stone buildings on the Cotswold fringe, including three outstanding farmhouses Listed as Grade II*.



Camperdown Farmhouse

2

The Settlement - Historical Background



Extract from 1884 Ordnance Survey Map

There is little readily available documentary information about the history and growth of Darlingscote. Tredington Parish, containing the hamlet of Darlingscote was, up to this century, an outlying parish of Worcestershire in the Oswaldslow Hundred.

The Manor of Tredington was originally held directly by the Crown - Henry II passed it to the Abbots of Evesham where it stayed until the dissolution of the monasteries. Darlingscote was not inclosed until 1846 which may account for such a close group of farmsteads, probably sharing a widespread tract of open pasture land around. The Victoria County History describes Darlingscote as containing many picturesque stone farm houses and cottages of early 17th century construction.

The 1884 Ordnance Survey map shows the hamlet to be surrounded by orchards. Little of these is still in existence today.

Although Darlingscote is isolated, it lies only a mile west of the Fosse Way, Roman road. Opened in the 1820s the G.W.R. Tramway (formerly the Stratford and Moreton Railway Company), from Stratford-upon-Avon to Moreton-in-Marsh, passed just south of the village with a stop at Longdon Road half a mile west of the village. The line was closed in the later part of the last century and the track removed during WW1.



Sundial Cottage

3

The Settlement - Today

*For Settlement Analysis
Building Group Map
see Appendix C*

The buildings are generally 2-storey with steeply pitched parapet gabled roofs and slender dressed-stone chimneys. Windows are iron casements in dressed stone surrounds or small multi-paned wood casements. Unlike the typical Cotswold village, most buildings are detached although quite closely spaced and in a curiously regular line from east to west. Stone boundary walls divide plots and feature prominently within the settlement. There is an underlying character of building form created by the farmstead group.



Landscape Feature K

3.1 Environmental Quality

Most of the village faces south to the Shipston/Ilmington road with almost a 'burgage' plot form. There are long well kept frontages enclosed with stone boundary walls and hedges except in the Blackwell road where the northside buildings site close to the roadside.

Darlingscote is a pretty hamlet unified by its singular use of the local lias limestone for buildings and boundary walls.

The verges are soft and well kept with a continuous footpath along the north side frontage of the main road.

The quality of the setting of buildings is high, most have well maintained private gardens. The north side periphery of the village is marred by the usual paraphernalia and prefabricated buildings of modern farm holdings.

3.2 Architectural Form and Character

The architectural character of Darlingscote is similar to that of a typical Cotswold village, except that it lies in an open, relatively flat landscape.

3.3 Predominant Building Materials

The dominant building material is limestone, but there is an even mixture of blue lias and Oolitic (Cotswold) limestone. Generally, the Cotswold stone is used for ashlar work and dressed stone windows, labels, quoins, copings, chimneys etc. Many roofs are Cotswold stone tiles in diminishing courses although a number have been replaced with Welsh slate. Also some later built farm buildings have lower pitched Welsh slate roofs. There are a small number of red clay tiled roofs and one thatched stable building at Lower Farm.

There is no red brick in the village apart from the 1950's council houses on Potters Lane and some minor farm buildings within the farmstead groups. Some of the stone buildings have red brick rebuilt chimneys or segmental arches.

4

The Settlement - Landscape

*For Settlement Analysis
Landscape Map see
Appendix C*



Landscape Feature F

4.1 Village in the Landscape

Darlingscote lies in low land between the Tredington Hills and the Cotswold edge to the west and south. Always in the background of the village views the land rises and visually contains the area.

The older part of the village sits well into the landscape, surrounded by trees so that only roofs and chimneys are visible. The warm stone buildings blend well with the natural colours of the landscape.

Later houses on the Ilmington road however, do not fit so happily, nor are they screened with vegetation. They detract from the appearance of the west approach to the village.

Darlingscote is a very small settlement based around three or four farms at a crossroads and originally surrounded by orchards, most of which are now either gone or are in a poor state.

4.2. Boundaries

North and West

The boundary lies north of the old orchards which surround the village and is marked by a ditch. There is some reasonable vegetation on this ditch line in its eastern parts but elsewhere there is very little apart from an occasional

group of trees. On its west side, where screening is most needed, there is nothing at all.

South and East

There is no strong landscape boundary, the village merges with old orcharding to the south and has hedged boundaries to the east around Eddon House and the road to Blackwell.

4.3 Landscape in the Village

The village is essentially stone built, with stone enclosure walls and hedged gardens, it is well endowed with small trees and a few of larger stature which show above the general built form.



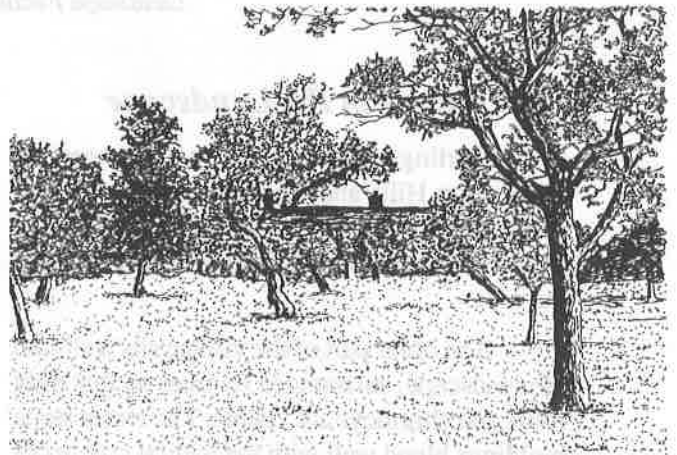
Landscape Feature J



Manor Farmhouse and Landscape Feature H

The presence of generous grass verges, neatly kept and usually without hard edgings, adds to the rural charm and in its detail of materials and planting, the village demonstrates a harmony of colour and texture.

The principal forms are the main attractions of the village scen; the abundant use of wall plants and climbers on the stonework of the farm houses adds much to the overall effect.



Landscape Feature L

The poor state of the old orchards has been mentioned; they suffer the same fate as farm ponds which are also not needed for the farm operations. Nevertheless, the land acts as a buffer between the built village and the countryside and is valuable in that respect. Development on such land should be resisted and alternative 'green' uses encouraged.



Lower Farm Stable Range

Conversion of outbuildings is taking place at Lower Farm where it is noted that the large sycamore on the site is being retained. The development looks promising but it could be marred by inappropriate external design such as has been done on the western edge of the village.

5

The Conservation Area



Intimate enclosure of Blackwell Road

5.1 Buildings of Quality

There are nine listed buildings within the hamlet settlement and a further sixteen buildings considered to be of local architectural interest or group value, two of which fall outside the Conservation Area. This accounts for virtually all the buildings on the north side of the main road, apart from modern prefabricated farm buildings.

5.2 Spatial and Landscape Quality

There are no particular open spaces which could be singled out as being of special quality. The neat intimate enclosure of the Blackwell road from the crossroads is worthy of mention. Otherwise, the quality of the environment in Darlingscote is contained within the private garden areas. They are generally informal and contain mature trees and hedges which add greatly to the environmental quality.

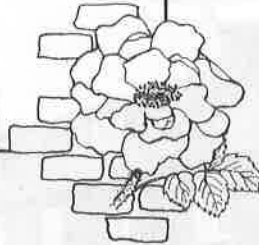
5.3 The Conservation Area Boundary

The Conservation Area contains virtually the whole of the village. Houses to the west of Potters Lane and south of the main road are excluded and the Church, of course, is some way out of the settlement group.

The boundary of the Conservation Area follows the established boundaries of the building curtilages although a large area of the old orchards to the north of the settlement is included as it is considered to be important to the complete setting of the farmstead groups.

6

Development Control and Enhancement



Development Control and the machinery for schemes of enhancement in Darlingscote 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

The 'listed' status of many of the buildings will provide for the proper protection of the group but the character of the farmstead groups is being significantly changed by the conversion of farm buildings to residential use. This needs to be carefully controlled to avoid over 'gentrification' of this essentially rural group.

The maintenance of stone walls, soft verges and trees and hedge lines are important to the setting and overall character of the settlement.

6.2 Recommendations for Improvement

Overhead wires are a persistent eyesore in rural villages and no less so in Darlingscote. It would be a delight to see some of the surrounding orchards rejuvenated. The working farmsteads could be enclosed by further tree and hedge planting to reduce their impact upon the northern periphery of the village. Any new development should be resisted apart from sensitive conversion of redundant farm buildings

etc. To summarise, there is little of particular concern in Darlingscote. The designation of a Conservation Area would safeguard the quality of the environment for the future.

6.3 Conclusions

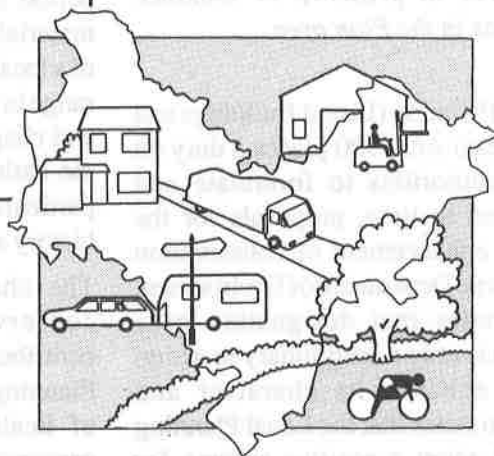
Darlingscote, although not a proper village in terms of its layout and hierarchy of buildings, is an exceptional group of fine listed buildings in an isolated rural area. The designation of a Conservation Area is a recognition of this special quality and should help to ensure the continuing survival of this unique group of buildings in its proper setting.

References

- | | |
|--|------------------------------|
| Victoria County History - (Worcestershire) | Vol. III
pp. 541 |
| Ordnance Survey | 1884 Survey
25" to 1 mile |

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 currently the Draft Stratford-on-Avon District Local Plan (Part 1) which provides guidelines over the control of development within Conservation Areas. The following policies are particularly important:

Policy ENV 24

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

Explanation

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

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

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

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

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

Policy ENV 25

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

Explanation

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

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

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

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

Policy ENV 26

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

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

Explanation

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

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

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

Policy ENV 27

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

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

Explanation

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

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

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

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

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

1. Alterations should utilise similar, preferably reclaimed, materials and matching architectural style. Extensions should be built in sympathetic architectural style and materials, although these need not necessarily exactly match those used on the existing building. It is important to be able to see the form of the original building after a modern extension has been added. (The District Planning Authority's Conservation Architect and the Warwickshire Museum can advise on sources of suitable natural building materials).
2. The symmetry and traditional divisions of elevations must be observed.
3. Historic detailing needs to be preserved.
4. Existing openings should not be widened or heightened out of proportion to an elevation.

5. Windows need to be of appropriate design and to use existing openings.
6. The original shape, pitch, cladding and ornament of roofs need to be retained.
7. Interior features of interest should be respected and left in-situ wherever possible.

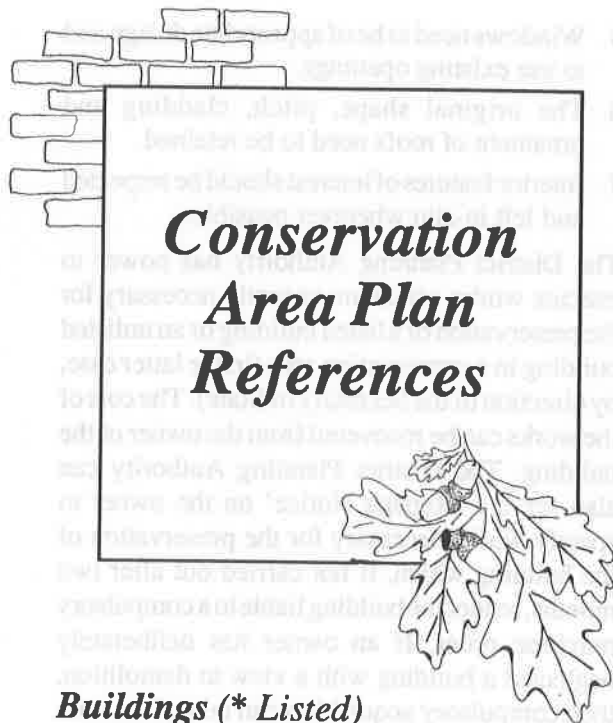
The District Planning Authority has power to execute works which are urgently necessary for the preservation of a listed building or an unlisted building in a conservation area (in the latter case, by direction of the Secretary of State). The cost of the works can be recovered from the owner of the building.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

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

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

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

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



Conservation Area Plan References

Buildings (* Listed) (See Appendix A)

1. Homestead Cottage
- 2.* Sundial Cottage
3. Manor Barn (*de-listed 1991*)
- 4.* Manor Farmhouse
5. Stable at Manor Farm
6. Barn at Manor Farm
7. Rose Cottage
8. Outbuilding to Rose Cottage
- 9.* Camperdown Farm Cottage
- 10.* Ivy Cliff and The Club
11. Barn Range at Camperdown Farm
- 12.* Camperdown Farmhouse
13. Stable Range at Camperdown Farm
- 14.* Darlingscote Farmhouse
15. Cartshed at Darlingscote Farm
16. Stable Range at Darlingscote House
- 17.* Darlingscote House
- 18.* Eddon House
19. Stables at Eddon House
- 20.* Lower Farmhouse
21. Stable and Hayloft at Lower Farm
22. Stable Range at Lower Farm
23. Barn to rear of Lower Farm

Buildings outside the Conservation Area

24. The Old Post Office
25. Manor Close

Landscape - Individual Features (See Appendix B)

Tree Group

(see Conservation Area Plan)

Group A

Group of young conifers, a walnut and others.

Group B

Field edge group of willow and ash.

Group C

Corner group of young conifer, cherry and ash.

Group D

Group of common willows

Group E

Field edge group of willows around dried up pond.

Landscape Features

(see Conservation Area Plan)

F. (not shown on Plan)

The village in the landscape.

G.

New development on western edge, poor external details. Contrast with Manor Farm in distance.

H.

Manor Farm, illustrating importance of wall plants.

J.

Manor Farm garden wall with robust stone copings.

K.

Darlingscote Farm with mulberry tree.

L.

Part of the northern orchards. Transition between village and countryside.

Darlingscote 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

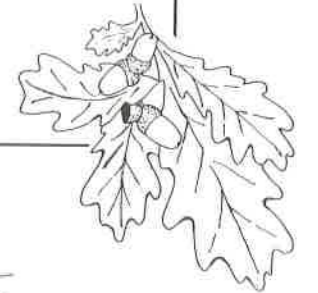
- Landscape**
- Hedges (width denotes stature)
 - Fences (close boarded)
 - Walls: Stone
 - Brick
 - Roads: Surfaced
 - Unsurfaced
 - Footpaths
 - Individual Trees (See *Trees*)
 - Woodland Groups
 - Grass Areas
 - Old Orchard
 - Tree Groups (See *Conservation Area Plan References*)
 - F Features (See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

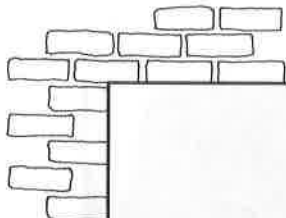
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Trees

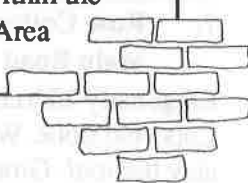
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|-----|-----------------|----|----------|
| A | Ash | SY | Sycamore |
| C | Cedar | W | Willow |
| F | Fir | WA | Walnut |
| HC | Horse Chestnut | | |
| L | Lime | | |
| M | Mulberry | | |
| MA | Maple | | |
| PE | Pear | | |
| PO | Poplar | | |
| POL | Lombardy Poplar | | |





Appendix A

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



1. Homestead Cottage
Potters Lane

3-bay cottage, 2-storey circa 1800 or earlier, blue lias limestone, 55° roof with gable parapets - Welsh slate roof (formerly stone slate) modern iron windows. Group value on fringe of village.

2. Sundial Cottage (*photo page 7*)
Potters Lane

(Listed Building Ref. 13/257 - Grade II)

Very fine 4-bay farmhouse well kept. Garden enclosed by high Leylandii hedge.

Listed description : "House. Dated 1681 but of 2 building periods. Squared, coursed lias rubble with ashlar quoins, mullioned windows and stone coped gable to right. Stone slate roof with rendered ridge stack and limestone and brick external stack to rear. Four-unit, lobby entry plan. 2 storeys plus attic; 4-window range. To centre a C20 door with old wood lintel. C20 wood porch. To either side of door a 4-light stone mullioned window with double chamfered surround, the central mullion also double chamfered. To ground and first floor left and right a 2-light mullioned window with double chamfered surround. To first floor centre left and centre right a 3-light mullioned window with double chamfered surround. All windows have hood moulds with label stops. Window to first floor centre right has original leaded lights, one inscribed 1673. The central light has old iron casement. C20 hipped dormers. To centre left of wall a sundial dated 1681. C20 one-storey range to rear. Interior: 2 open fireplaces with bread ovens, one blocked. Timber bressumers with ogee stops. Chamfered spine beams with ogee stops to ground and first floors. Some original plank doors and plank and moulded muntin partitions. Further fireplace to first floor with timber bressumer and stepped stop. Stone flagged lobby. Some roof timbers replaced".



3. Manor Barn
Potters Lane

(De-listed 29 October 1991)

Range of barns and stables along roadside - originally to Manor Farm. Now extensively altered and converted to residential use - concrete slates on roof. Former listed description : "Barn. Dated 1662. Squared, coursed limestone with corrugated iron roof. Weatherboarded right gable end. 5 bays. To centre a plank door, the other door of the pair removed. Corresponding opening on opposite side. Above, to either side of barn, horizontal ventilation openings with large, rough timber mullions and weatherboarding. To rear a slit vent, splayed inside, with wood lintel. Some brick patching to front and rear. To lower front a long stone inscribed 'WILLIAM EDEN HIS BANE BILT IN/THE YEARE OF OUR LORD GOD ANO.DOM. 1662'. Interior: queen strut roof with collars. Original purlins and ridge piece. Replaced rafters. Stone flagged threshing floor. Included for group value".

**4. Manor Farmhouse (illustration page 10)
Main Road**

(Listed Building Ref. 13/250 - Grade II)

Very fine farmhouse set back off road with farmstead group behind it.

Listed description: "Farmhouse. Mid/late C17 with mid C18 alterations and additions. Limestone ashlar, and squared, coursed limestone rubble to rear. Plinth and coped gables. Stone slate roof with ashlar end stacks and restored ashlar ridge stack. L-shaped plan. 2 storeys plus attic; 5-window range. To centre a C18 refaced plank door with moulded wood surround and painted lintel and keyblock. Stone gabled porch with coping. To ground floor a range of 3 four-light ovolo-moulded mullioned windows, with king mullions. To ground floor right, and to first floor a 5-window range of 3-light, ovolo-moulded mullioned windows. All windows have hood moulds with label stops. To left and right of roof a C20 dormer. To centre left of first floor a stone sundial dated 1757. Lead County 'Britannia' firemark to right. Further ovolo-moulded mullioned windows to left facade and to rear. Blocked staircase to rear. Interior: large, part blocked open fireplace with timber bressumer with run out stops. Chamfered spine beams with ogee stops. Some stone flagged floors. Old plank first floor. Restored C18 staircase with original barley sugar balusters".

**5. Stable at Manor Farm
Potters Lane**

2-bay stable and hayloft to Manor Farmstead. Cotswold stone, may be early 19th Century, late 19th Century roof of Welsh slate. Group value with farmhouse.



**6. Barn at Manor Farm
Potters Lane**

3-bay threshing barn with some fine stonework, banded lias and Cotswold with dressed stone quoins. Centre midstrey - doors missing. 35° Welsh slate roof - group value with farmhouse.



**7. Rose Cottage
Main Road**

Large early 20th century house. 2-storey, 2 bays Cotswold stone. Wood casement windows. Red clay tile roof. Group value in streetscape.

**8. Outbuilding to Rose Cottage
Main Road**

Small red brick and Welsh slate cart shed. Group value with Rose Cottage and farmstead.



**9. Camperdown Farm Cottage
Main Road**

(Listed Building Ref. 13/251 - Grade II)

Fine ancient stone cottage. Very picturesque. Slightly devalued by replacement of old stone slates with red clay tile roof.

Listed description: "House. Late C17. Limestone ashlar to front, and squared, coursed rubble. C20 tile roof with brick end stack. 2-unit plan. One storey plus attic; 2-window range. To centre a 4-panelled door with wood lintel. To left and right a 3-light mullioned window, that to left with the mullions recently replaced. To left and right a gabled dormer each with a 2-light mullioned window. All windows have hood moulds and label stops. Further 3-light mullioned window to rear with leaded lights. Part rebuilt

range to rear has one 2-light mullioned window with iron glazing bar. 8-pane casement above. One-storey C20 kitchen/bathroom range to rear. C20 mullioned windows to right gable end and range to rear. Interior: noted as having timber or plaster partition wall, chamfered spine beam, joists and large open fireplace with timber bressumer and bread oven”.

**10. Ivy Cliff and The Club
Main Road**

(Listed Building Ref. 13/247 - Grade II)

Very prominent 6-bay cottage range at right angles to main road. Club now being converted to private house.

Listed description : “Cottage, now social club. C18. Squared, coursed limestone with C20 tile roof and C20 stone end stack. 2 storeys plus attic; 2-window range. To centre a C18 plank door with semi-circular glazed panel. C18 wood surround and worn ovolo-moulded lintel. To left a C20 casement with wood lintel. Further C20 casement to first floor right. Two C20 dormers to roof. Attached to left, C18 cottage of squared, coursed limestone and brick. Tile roof with brick end stack to right. 2 storeys plus attic; 2-window range. To right an old plank door. To left, and to first floor left and right a 3-light wood casement with blue brick sills and wood lintels. One C20 gabled dormer to roof. Attached to right a C18 cottage, much modernised C20. Interior: social club noted as having chamfered spine beam, joists and large open fireplace. Attached cottage noted as having chamfered spine beam, joist and large open fireplace with timber bressumer. Old plank door. Included for group value”.



**11. Barn Range at Camperdown Farm
Main Road**

5 bay barn with central midstrey - Cotswold stone with 30° Welsh slate roof now converted to house. 3-bay wagon shed and granary and

2-bay addition. Cotswold stone. Red brick arched openings. Welsh slate roof. Group value with farmhouse.

**12. Camperdown Farmhouse (photopage 6)
Main Road**

(Listed Building Ref. 13/243 - Grade II*)

Fine farmhouse set back off road with stone walls enclosing frontage.

Listed description : “Farmhouse. Mid C17. Limestone ashlar with plinth, quoins and moulded coped gables with finials. Concrete tile roof with ashlar ridge stacks, the flues diagonally set. 2 storeys plus attic; 3-window range. L-shaped plan. To centre a gabled porch with 4-centred moulded arch, hood mould and carved label stops. Small squint below, and in gable. Plank door. Behind porch the original hood mould with carved labels. Part-observed moulded datestone above, now illegible. 3 ground floor openings are 4-light, ovolo-moulded mullioned windows with king mullions. 3 first floor openings are 3-light ovolo-moulded mullioned windows. All windows have hood moulds, label stops and iron casements with glazing bars. Above door in porch a lead sundial. Right gable end facade has 2 four-light mullioned windows to ground floor, 3 three-light mullioned windows to first floor and a 2-light mullioned window in gable end and in further gabled dormer. All windows are of ovolo mould, those with 4-lights have king mullions. All have hood moulds and label stops. First floor central window has original leaded lights. Further leaded casement to gable window. To rear a C17 plank door within ovolo-moulded, 4-centred arched surround with hood mould. Further plank door within ovolo-moulded, 4-centred arched surround in wing. To ground floor left an old plank door with hood mould and label stops. Further 4-light, 3-light and 2-light ovolo-moulded mullioned windows with hood moulds and label stops. One 3-light and one 2-light window have original leaded casements. Above door in wing, to left, an ovolo-moulded staircase light with hood mould. Interior: 2 stone 4-centred arched ashlar fireplaces with ovolo moulded surrounds, and ovolo-moulded mantel. C17 and C18 doors. Plank and muntin partition. Oak turned baluster staircase rising to attic. Said to have original roof timbers, but with some dated 1700”.

**13. Stable Range at Camperdown Farm
Main Road**

One and two storey range of blue lias stone outbuildings to Camperdown Farm. Mid 19th century. 30° Welsh slate roofs. Group value with farmhouse.

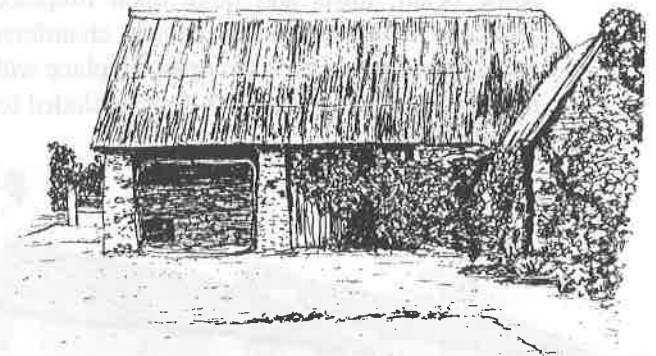


14. Darlingscote Farmhouse
Blackwell Lane
(Listed Building Ref. 13/245 - Grade II*)

Fine farmhouse set back off road with red brick enclosing wall to frontage. Welsh slate roof replaces original stone slate roof.

Listed description : "Farmhouse. Early C17, with early C18 alterations. Squared, coursed lias with ashlar windows, quoins, coped gables and C18 string course. Slate roof with ashlar ridge and end stacks and bases, one with 2 flues. 2 storeys plus attic; 4-window range. L-shaped plan. To centre left a C18 two-panelled door set a little back from original position, the original hinges remaining. Wood sill. Early C18 doorway with chamfered surround and mullioned overlight above. Datestone with hood mould above is inscribed 'WBM/1716'. Range of 3 four-light mullioned windows with single transoms. 3 windows have single casements. Four C19 slate hung dormers. Above door to right a sundial. To rear ground floor left a 4-light mullioned window, with king mullion. To right a 3-light part-blocked mullioned window with a quarry of heraldic stained glass. To first floor 2 three light mullioned windows. To right facade ground floor a 4-light ovolo-moulded mullioned window. 3-light ovolo-moulded mullioned window above. Windows to right facade and rear have hood moulds with label stops. C20 one-storey lean-to to rear. To left of house a C19 coach house with living accommodation above, now converted to flat. Further outbuildings, now residential units to left. Interior: to right of lobby a room with chamfered spine beam with arrow shaped stepped stop. Large open fireplace

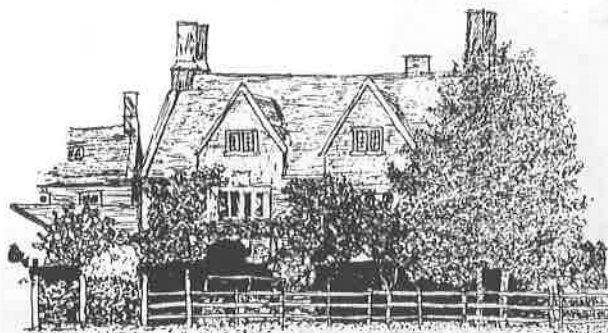
with chamfered stone surround and chamfered timber bressumer with stops. Blocked bread oven, and salt cupboard with ogee head. Room to left of passage has chamfered spine beam with partition mortices. In corner an ashlar, ovolo-moulded fireplace with 4-centred, moulded lintel. Some stone flagged floors. In lobby a C18 winder staircase with bobbin balusters, rising to attics. First floor has a further ashlar, ovolo-moulded and 4-centred arched fireplace. Further chamfered and stopped spine beams. Main range divided from wing by timber and plaster partition on both floors. Stick baluster staircase in wing. Throughout house C18 two panelled doors, those to main rooms with moulded rails. Blocked inglenook in kitchen, the timber bressumer remaining. History: heraldic quarry in main living room window shows probably the arms of Thomas Overbury who was born in Ilmington in 1581 and was an associate of Robert Carr. He was knighted in 1603, but was later imprisoned in Tower of London, where he was poisoned to death. It is believed this house was built by Overbury".



15. Cartshed at Darlingscote Farm
Blackwell Lane

2-bay open sided cartshed with small later added stable. Interesting circular tapered stone columns. Corrugated sheeting on roof - may have been originally stone slates or thatch. Group value with farmhouse.

16. Stable Range at Darlingscote House
2/3 bay 2-storey range in Cotswold stone and red brick with Welsh slate roof. Old boarded doors and timber casement windows. Group value with Darlingscote House and in streetscape.



17. Darlingscote House
Blackwell Lane
(Listed Building Ref. 13/246 - Grade II)

Fine Cotswold stone building on road frontage.

Listed description: "House. Mid C18. Limestone ashlar with quoins, moulded stone eaves cornice, moulded string course and coped gable. Squared, coursed lias to rear. Slate roof with tiles to rear. Stone ridge and ashlar ridge and end stacks, that to left said to incorporate a headstone. Each stack of 2 flues, linked by moulded cornice. 2 storeys plus attic; 5-window range. L-shaped plan. To centre right a 4-panelled door set slightly back, with glazed overhead and margins. Elliptical arch doorway. To ground floor a range of 4 wood cross casements. To first floor a range of 5 cross casements. All windows have flat arches. To centre left of first floor a stone sundial dated 1621, reset. To first floor left a painted lead 'Sun' firemark, inscribed with the number 40743. Further cross casements to rear, one with leaded lights. French doors, C20 casements and C20 one-storey brick lean-to also to rear. Interior: stone flagged lobby and passage. Chamfered spine beams to ground and first floors. Open fireplace with chamfered timber bressumer, the other open fireplace removed. Timber and plaster partition between main range and rear wing. Original purlins remain".

18. Eddon House
Blackwell Lane
(Listed Building Ref. 13/248 - Grade II)

Fine stone farmhouse set in isolated position facing main road - set well back and surrounded by meadow. Prominent on east approach into village.

Listed description: "House. Mid C17. Limestone ashlar with quoins and coped gables. Stone slate roof with ashlar end and external stacks, the flues diagonally set. 2 storeys plus gabled attic; 2-window range. 2-unit plan. To centre a C20 glazed door with C20 lintel. To left and right a 4-light mullioned window, with king mullion. Identical 4-light mullioned window to first floor left, that to right a 3-light mullioned window. Walls continue up into 2 gables, each with a 2-light mullioned window. 2 two-light mullioned windows to ground and first floor of each gable end, with further one-light stone window to top of right gable end. All mullioned windows have hood moulds and label stops. Painted lead 'Sun' firemark to rear, inscribed 84282. Large C20 stone range to rear is not of special architectural interest. Interior not inspected, but likely to be of interest".



19. Stables at Eddon House
Blackwell Lane

Stables/loose box range - 5 bays - modernised but side and rear walls in local stone - Group value with Eddon House.

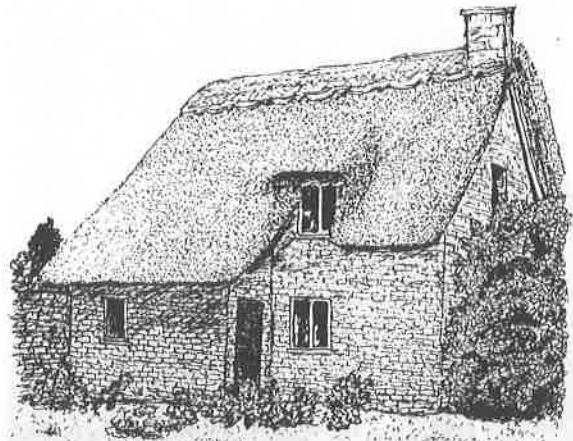


**20. Lower Farmhouse
Blackwell Lane
(Listed Building Ref. 13/249 - Grade II)**

Substantial farmhouse on road frontage. First building group from north east approach into village.

Listed description : "Farmhouse. Mid C17 with early C19 range to right. Squared, coursed limestone to front, with lias rubble to sides and rear. C17 gable end faced in cement [*now removed*]. Slate roof with brick ridge and end stacks with stone bases. 2 storeys plus attic in gable; 4-window range. C17 wing has gable end with one 4-light mullioned window to ground and first floor, the ground floor window has king mullion. One 2-light mullioned window in attic. Mullioned windows have hood moulds with label stops. C19 range to right has 6-panelled door with chamfered stone surround. To left and right and to first floor C19 three-light casements with round-headed arches. Further 3-light mullioned window with hood mould and label stops to right of C17 wing. To left facade of C17 range a further 2-light and 3-light mullioned windows with iron glazing bars. One 3-light

mullioned window above. All have hood moulds and label stops. Further wing to rear of C19 range has 2 two-light mullioned windows. Interior: chamfered spine beams with ogee stops in C17 range, with chamfered joists in kitchen. Part blocked open fireplace with chamfered timber bressumer with ogee stops, faced with C19 wood".



**21. Stable and Hayloft at Lower Farm
Blackwell Lane**

Red brick/blue lias stone 2-bay building with new thatch roof, undergoing conversion to single dwelling. Group value with farmhouse. Good lias wall to rear of garden with central archway.

**22. Stable Range at Lower Farm
Blackwell Lane (photo page 10)**

L-shaped stable range - Cotswold stone - undergoing major reconstruction to form dwelling. Group value with Lower Farmhouse.

**23. Barn to rear of Lower Farm
Blackwell Lane**

Small, thatched, timber-framed barn, probably C17, with C19 cartshed beyond. Recently converted to dwelling with linked extension.

Appendix B

Schedule of Village and
Landscape Features Important
to the Conservation Area

Landscape features

(See *Conservation Area Plan*)

F. (photo page 9)

The village in the landscape.



Tree Groups

(See *Conservation Area Plan*)

Group A

A group of young conifers, a walnut and others well cared for and a future landscape feature.

Group B

A field edge group of willow and ash, conspicuous from the countryside.

Group C

A corner group of young conifer, cherry and ash.

Group D

A group of common willows.

Group E

A field edge group of willows around a dried up pond, probably of limited life.

G.

New development on the western edge, with poor external details. Contrast with Manor Farm in the distance.

H. (illustration page 10)

Manor Farm, illustrating the importance of wall plants.

J. (photo page 9)

Manor Farm garden wall with robust stone copings.

K. (photo page 8)

Darlingscote Farm with mulberry tree. Note absence of kerbs giving informal character.

L. (illustration page 10)

Part of the northern orchards. Transition between village and countryside.

