



Dorsington 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 Dorsington, 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.

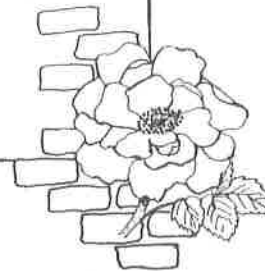
This study was undertaken for and on behalf of
Stratford-on-Avon District Council

by

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March 1991

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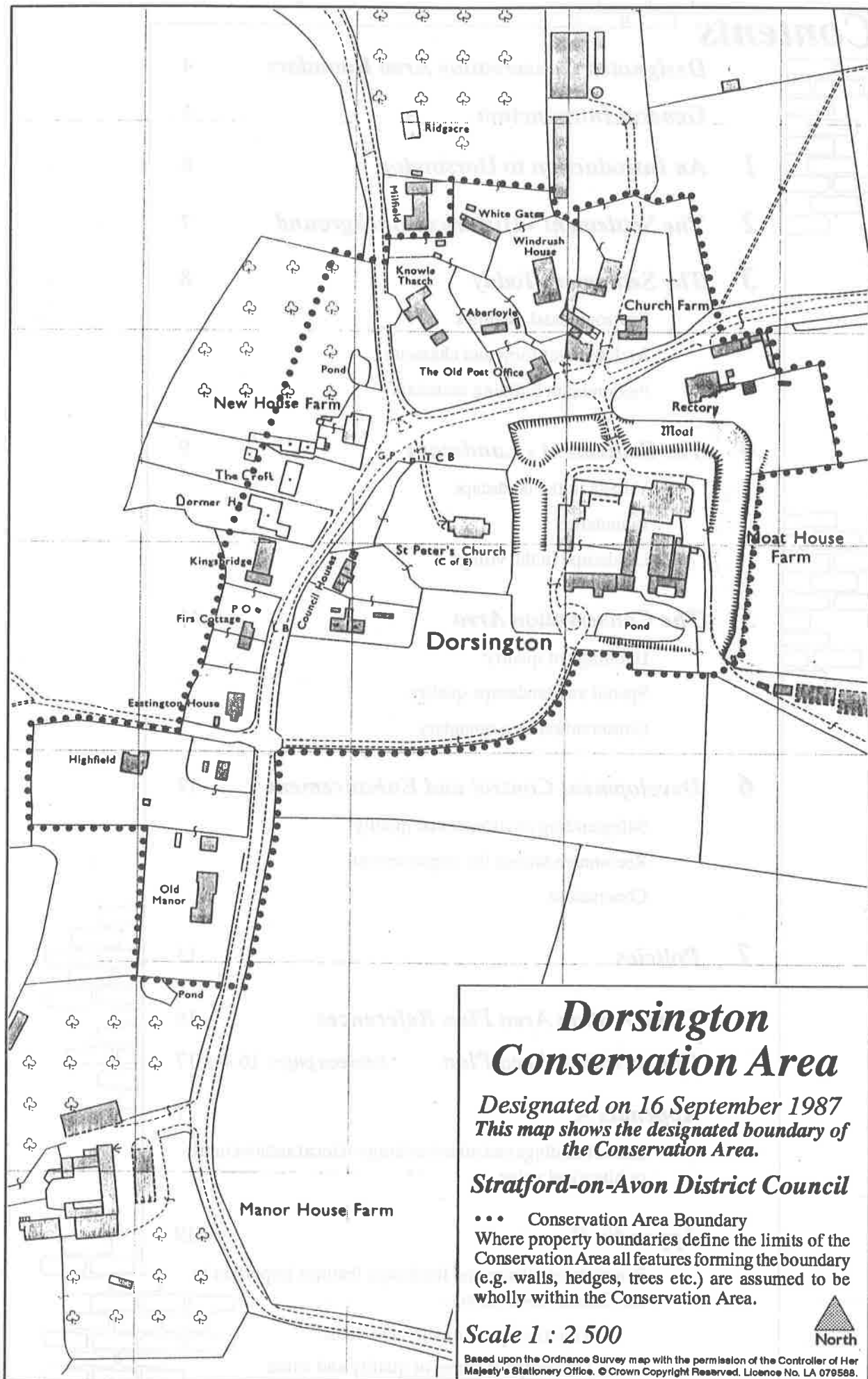
Telephone (0789) 260331

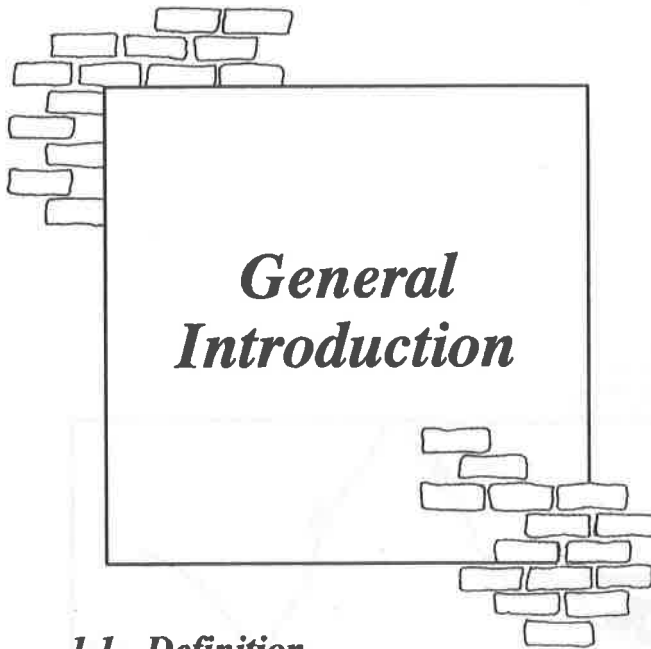
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General Introduction

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

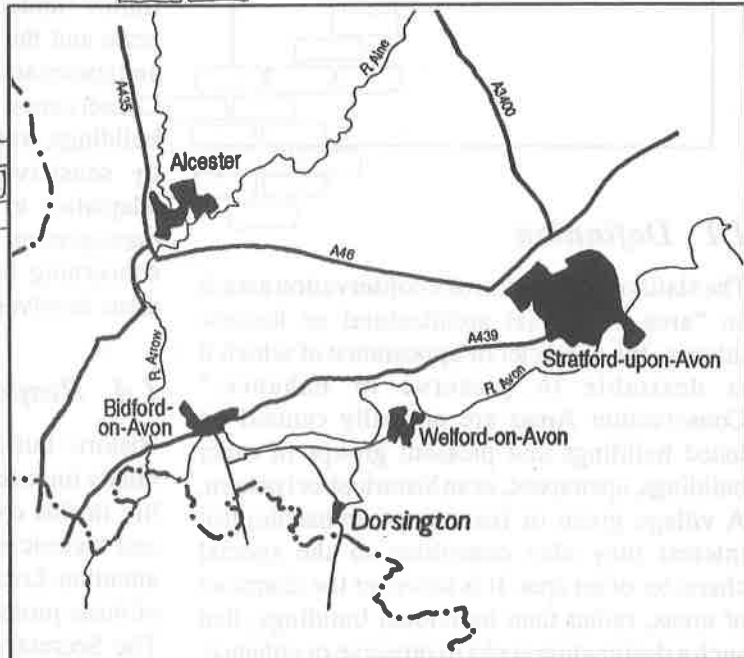
In 1990 Stratford-on-Avon District Council began a complete review of existing and potentially new conservation areas. This report is the result of that exercise.

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 Dorsington



Dorsington is a hamlet of three closely grouped farms:

- Moat House Farm,
- Church Farm,
- New House Farm,

around a three-way road junction, plus the Manor House Farm just out of the village to the south. It is an isolated rural community of 23 dwellings lying in a fairly flat plain between the river Avon and Pebworth to the south. There is

contrast between the large farmhouses of the Moat House, the Rectory, New House Farm and the Old Manor and a scattering of small cottages and late 19th and 20th century dwellings in a setting of fine mature trees. The little red brick Church, in its relatively large grassed churchyard, and village green frontage, form the centre-piece of this group.

The Conservation Area designated in 1987 encloses virtually the whole village except for Manor House Farm which is isolated by orchards and fields.



Moat House Farmhouse

2

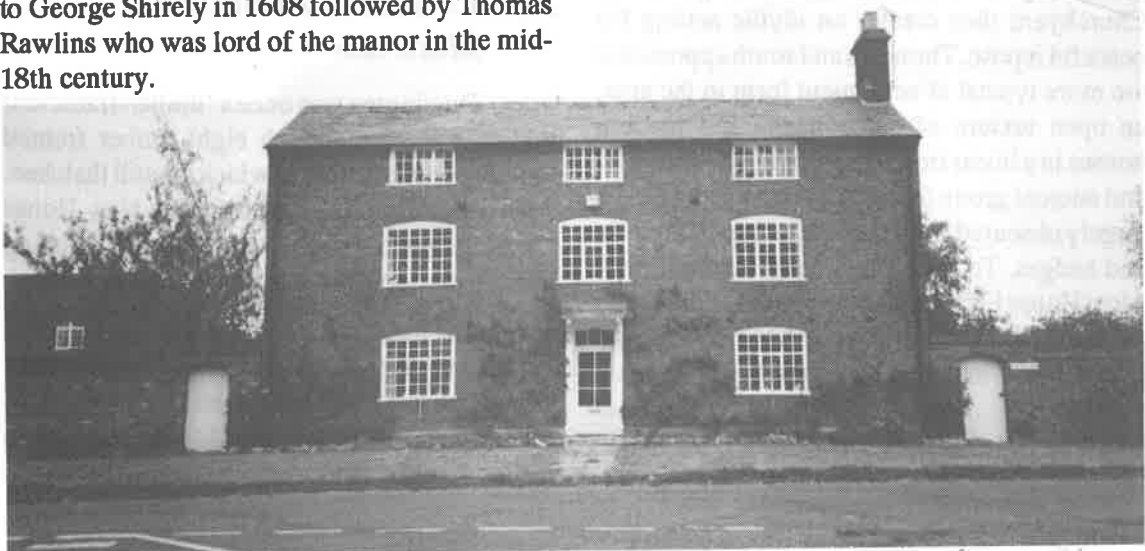
The Settlement - Historical Background



The Old Manor

Dorsington is an ancient settlement mentioned in the Domesday book. It was, until the 1930's in the County of Gloucestershire within the Kiftsgate Hundred which also encircled Welford-on-Avon. The parish is still within the rural deanery of Chipping Campden. For several centuries the manor was in the ownership of the Earls of Warwick then it passed to George Shirely in 1608 followed by Thomas Rawlins who was lord of the manor in the mid-18th century.

The village was virtually surrounded by orchards at the turn of the century. It is probable that Dorsington has always been a self-contained community working on the land. Only in very recent times have residents worked away from the village. It had a shop, school, smithy and church supplying all the needs of the villagers.



Little is recorded about the village in the 18th and 19th centuries although it is apparent that two more substantial farmsteads were established in the mid 19th century, New House Farm and Church Farm.

New House Farm

Some council houses were built in the 1930's and 1950's and eight detached houses have been built since about 1960.

3

The Settlement - Today



3.1 Environmental Character and Qualities

The eastern approach into the village from Welford-on-Avon is the most delightful streetscape. New House Farmhouse is the focal feature at the village centre road junction, the view of which is framed by fine mature trees and grass verges. The broad grass verge to the Churchyard then creates an idyllic setting for peaceful repose. The north and south approaches are more typical of settlement form in the area; an open texture of old cottages and modern houses in a linear frontage pattern. The principal and ancient group forming Moat House Farm is largely obscured from the village streets by trees and hedges. To the north side of the road from Moat House Farm is an apparently random group of dwellings, including 'Aberfoyle' and 'Whitegates' serviced by a private driveway.

3.2 Architectural Form and Character

Dorsington is a complete mixture of ancient and modern 'vernacular'. There is no dominant form, although the black and white facades of the Old Manor House are quite striking as is the dominant 3-storey red brick facade of

New House Farmhouse. Essentially most of the houses are detached and in fairly spacious settings, which creates an 'open texture' settlement form. The scale of building is low 1½ to 2-storey (with the exception of New House Farm) and the substantial number of mature trees have prominence in the village centre.

3.3 Predominant Building Materials

Dorsington was once a 'timber-frame and thatch' village of which eight timber framed buildings survive, five of which are still thatched. Also a modern bungalow opposite New House Farm, 'Knowle Thatch' is also thatched, making this the predominant roofing material.

The local stone is blue lias limestone but, apart from the Moat House and the Rectory which are coursed rubble built, the stone is confined to foundation plinths and one or two gable ends and chimneys.

Red/orange brick is the predominant 19th century walling material with an even mix of clay tile and Welsh slate roof coverings. The Church, which once had a stone slate roof now has 'reconstructed stone' concrete slate which is not weathering and looks 'not quite right'!

4

The Settlement - Landscape



4.1 Village in the Landscape

Dorsington Village lies in a fairly flat agricultural landscape of open arable fields, hedged and punctuated with hedgerow trees. Just to the west of the village, Noleham Brook runs through the fields and the village is sited on a slight eminence in the land form.

It is quite an inward looking village, most of the edges being well endowed with vegetation and as such it is fairly inconspicuous in the landscape. The approaches are attractive, leafy lanes and just sufficiently winding to give a sense of anticipation.

Landmarks are few, even the diminutive brick tower of St Peter's Church is masked by the large limes and plane within the churchyard. The few landmarks are provided by large trees, not only those in the churchyard but also the lombardy poplar on the roadside near 'Highfield', the large sycamores within the same plot and the group of wellingtonia, fir and cedar in the Rectory grounds.

Old orcharding exists to the north and west of the village and there is a new plantation of standard trees south of the drive to the Moat House, which may develop into a significant landscape feature.

4.2 Boundaries

North

The north boundary of the Conservation Area follows property boundaries alternately hedged or open fenced and is not clearly defined.

East

The eastern boundary follows the Rectory garden to a thick belt of elm and elder saplings around the site of the old moat to an open stretch across the south front of Moat House. The boundary then follows the avenue planting of prunus along the drive to Moat House. It may be advisable to move this boundary to the outside of the new plantation mentioned previously. The boundary continues southwards along the Pebworth roadside where it is marked by a mixed hedge of thorn, prunus, elm and bramble with some small maples.

West

The western boundary again follows property boundaries varying from conifer/ash, to dense mixed tree cover, and to a line through old orcharding where it does not appear to be defined.

4.3 *Landscape in the Village*

As with most of the smaller villages, Dorsington relies on the street to provide the main public space. In this case, however, the village has the benefit of a much more open street. There are noticeably few lias stone walls except those around the Rectory and the Churchyard (the latter being nicely clad in ivy).



Instead, the village has, in its main part at the road junction, generous grass verges and a grassed open space in front of the Church. This space is a happy combination of large lime trees, a central oak with a seat and a pleasant topiary walk to the west door. It is a pity that the scene is marred by the clutter of telephone kiosk, notice board and transmission pole all in one place. The old signpost would be quite enough on its own.



Other boundaries on the street tend to rather open consisting of post and rail fences, picket fences and a fine clipped yew hedge to the Old Manor. Mention must be made of the clipped laurel and hawthorn hedge around 'Knowle Thatch', which leads to a pleasant little hedged walk to 'Aberfoyle', this is an unusual feature, as it is quite clearly an original hedge which has been backed later with laurel.

The other very attractive feature in the centre is the small piece of orchard on the west side of the churchyard wall. This is fronted by a well maintained hawthorn hedge and is a feature of great value.

The churchyard of St Peter's is well contained by stone and brick walling. In addition to the limes and sycamore on the north side, the path to the west door is marked by four clipped yews on each side leading to one mature unclipped yew opposite the door. For such a small church, the grounds are noteworthy.

There are a good number of fine trees in the village which are identified. In addition to the churchyard and Rectory trees there is a fine ash just outside 'Millfield' to the north, two walnuts, small and large horse chestnuts and large sycamores towards the south. Moat House itself is not endowed with many trees of stature, but attempts are being made to plant beech etc. around it.

Mention must be made of the boundary to the two new houses opposite the council houses, where cypresses have been used. This practice seems to be prevalent, because of their rapid screening qualities, but it is not a species which is sympathetic to village character.

The other development which is noted is the expansion of the Moat House garden into tennis courts and a new walled formal garden. The former are obtrusive in the village scene and the latter is noted to be very badly detailed.

The absence of formal footpaths makes for a pleasant character with wide uninterrupted grass verges. Some consideration to reducing the road surface areas at the junction outside the church should be given.

5

The Conservation Area



The Old Post Office

5.1 Buildings of Quality

There are nine listed buildings in Dorsington and a further six buildings of local architectural or historic interest which are of group value in the Conservation Area. This is out of a total of about 25 buildings in the village.

The Old Manor, New House Farm, St Peter's Church and the old Post Office are most prominent in the village streetscape.

5.2 Spatial and Landscape Quality

The centre-piece of Dorsington is its little 'village green' are in front of the church. It is shaded by large mature trees but the green triangle at the road junction and the broad grass frontage to New House Farm combine to create a spacious, yet intimate, open space.

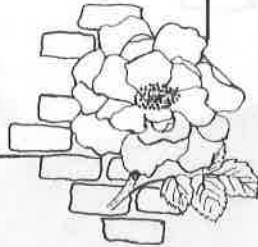
5.3 The Conservation Area Boundary

The designated Conservation Area boundary encloses virtually the whole village and a substantial amount of open space around St Peter's Church, Moat House Farm and the Rectory.



6

Development Control and Enhancement



Development control and the machinery for schemes of enhancement in Dorsington Conservation Area will be as set out in the South Warwickshire Local Plan under 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 and hedgerows is paramount in order to preserve the quality of the village environment. There are a number of evergreen hedgerows and trees, not indigenous species which are out of character with the 'natural' landscape. The proliferation of non-indigenous species should be resisted in boundary hedgerows etc. if at all possible. The simple informal grassed verges are a particular feature of the east approach road which should be retained and enhanced. (Hard kerb lines should be avoided). Some buildings have undergone unfortunate extensions or alterations which have a detrimental effect upon the quality of the streetscape.

6.2 Recommendations for Improvement

There is little in Dorsington Conservation Area in obvious need of improvement. Some overhead cables around the New House Farm and Church Farm areas should be undergrounded. Management of the trees and hedges is required as is careful maintenance and sensitive improvements to the older buildings.

The modern prefabricated farm buildings to Moat House Farm and Church Farm detract from the views of the village in the landscape but they are not apparent within the village. Some screen planting would improve these views.

6.3 Conclusions

Dorsington is an isolated rural hamlet typical of many in the English Countryside but its antiquity and substantial survival of the ancient settlement makes the Conservation Area designation worthwhile. Its qualities are rooted in its simple rural setting. The essence of conservation and enhancement in Dorsington should be to maintain the status quo and to restrain the 'gentrification' of the village.

References

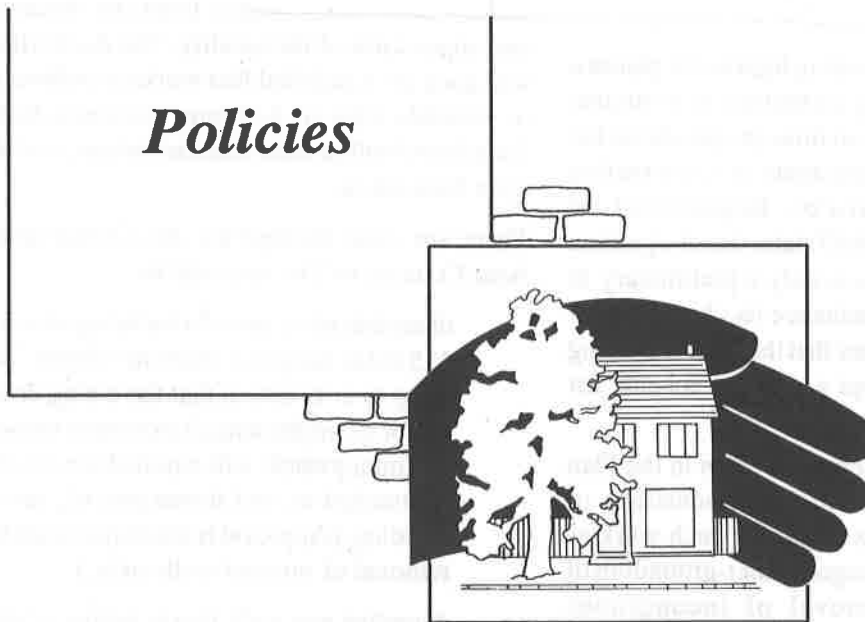
- | | |
|---|---------------------|
| Victoria County History | |
| Buildings of England :
Warwickshire | Nicholas
Pevsner |
| Statutory List of Buildings
of Historic Interest | |
| History and Antiquities
of Gloucestershire | |
| Ordnance Survey | 1914
25" = 1mile |

7

ERRATUM

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

SOUTH
WARWICKSHIRE
LOCAL
PLAN



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

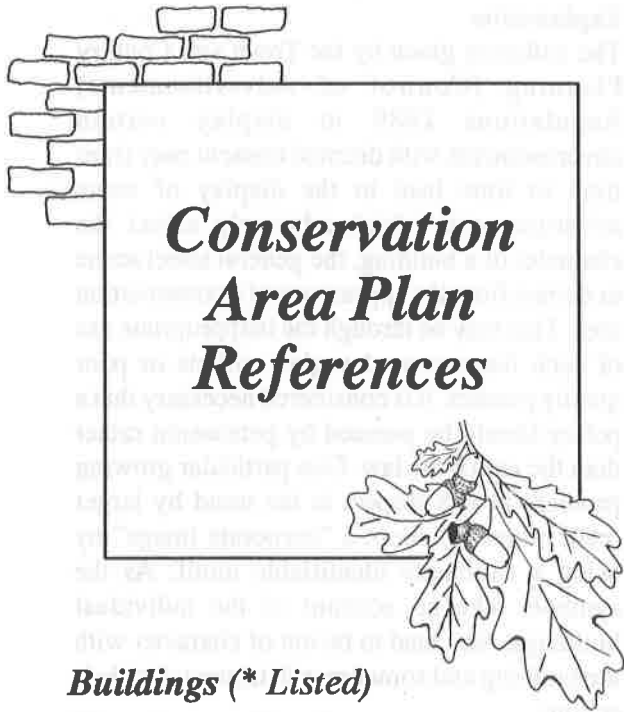
Part of the character of the streets in the centre of many villages is the close-knit urban form, combined with a range of building styles, variable ridge lines and facades. The appearance of advertisements across more than one such traditional frontage can be detrimental to the character of the street 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.* Moat House Farm
- 3.* Barn at Moat House Farm
- 4.* The Old Post Office
- 5.* Aberfoyle Cottage
- 6.* White Gates Cottage
- 7.* The Firs Cottage
- 8.* The Old Manor
- 9.* The Old Rectory
10. The Old School
11. New House Farm
12. Outbuildings at New House Farm
13. Barn and stables at The Old Rectory
14. Barn at Moat House Farm
15. Church Farm

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

Tree Groups

(see Conservation Area Plan)

Group A

Mixed belt of small elm, elder and cherry.

Group B

Group of beech and yew backed by a stone wall.

Group C

Large trees, mainly of willow and beech, with corner group of ash near the road. Screen to churchyard of alder, hawthorn and plum.

Group D

Group of willow, birch, elm, and horse chestnut.

Group E

Overgrown hawthorn and ash hedge. Will form significant boundary.

Group F

Old orchard, mainly apple.

Group G

Small collection of miscellaneous trees important to Moat House boundary.

Group H

Large sycamore, ash and beech.

Group J

Native species boundary of ash, hawthorn and sycamore.

Group K

Sycamore and ash boundary to the Old Manor.

Group L

Ash and hawthorn with mature horse chestnut and willow.

Landscape Features

M.

The green outside the churchyard

N.

The approach from the east.

P.

Churchyard gate, off the green.

Q.

The churchyard topiary yews.

R.

Hedged and walled orchard to the west of the churchyard.

S.

Post box outside Firs Cottage. Unsympathetic boundary treatment and poor detailing.

T.

New House Farm frontage.

Trees

- | | | | |
|----|----------|----|----------------|
| A | Ash | PL | Plane |
| B | Birch | PO | Poplar |
| BE | Beech | PR | Prunus |
| C | Cedar | R | Rowan |
| CH | Chestnut | SP | Spruce |
| CY | Cypress | SY | Sycamore |
| F | Fir | WA | Walnut |
| L | Lime | WE | Wellingtonia |
| M | Maple | WI | Willow |
| O | Oak | WW | Weeping Willow |
| PE | Pear | Y | Yew |



Landscape

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

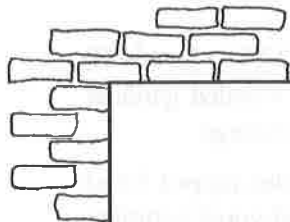
Dorsington Conservation Area

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*)

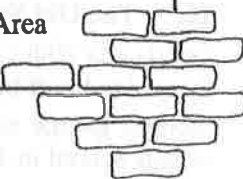
- Listed Building
- Individual Local Interest and Local Group Value
- Others
- Main Streetscape Views
- Important Open Space

100m



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
(Listed Building Ref. 23/1 - Grade B)

Very unusual Church - early brickwork - roof replaced in concrete 'stone' slates. Large churchyard, fine setting.

Listed description : "1754-8. Brick church with C19 (1870) interior. Main item of interest is simple tower of red brick with small stone pinnacles; stone "Gothic" windows, stone plinth and stone slate roof. C15 octagonal font bowl. Jacobean pulpit with ornate foliated carving to panels".

2. Moat House Farm
(Listed Building Ref. 23/2 - Grade II)

Ancient farmstead group lying back off village street - Farmhouse not visible from village street.

Listed description : "Attractive C17 2 storey house of coursed rubble. Large gable on left hand side and 2 smaller gables. Extensive sympathetic restoration with modern stone mullioned windows and arched doors".



3. Barn at Moat House Farm
(Listed Building Ref. 23/2A- Grade II)

Barn now converted to Architect's studio - set back off village street.

Listed description: "Barn is partly of timber framing and rubble".

4. The Old Post Office
(Listed Building Ref. 23/3- Grade II)

Delightful cottage on road frontage formerly village shop and post office. Important position - approach into village from east. Modern extension at rear.

Listed description : "Pair of C17 timber framed cottages, now one. One storey plus attic. Thatched roof. 4 small casement windows. Colour washed brick nogging. Stone side gables. Brick back addition".



5. Aberfoyle Cottage
(Listed Building Ref. 23/4- Grade II)

Set well back from village street - thatch roof prominent - rather crude modern 2-storey extension to east. Formerly incorporated Smithy workshop.

Listed description : "Timber framed, thatched cottage. 2 doers. 2 casements with glazing bars. One storey plus attic. C16 or early C17. Colour washed brick nogging".

6. White Gates Cottage

(Listed Building Ref. 23/5 - Grade II)

Small cottage up private drive, well away from village street. Once three cottages.

Listed description : "C17. Restored timber framed and thatched cottage. Large central brick chimney stack. Whitewashed brick and plaster infilling. One storey and attic. Casements".



7. The Firs Cottage

(Listed Building Ref. 23/6 - Grade II)

Once two cottages now well restored as one cottage. Modern 2-storey extension to rear - in keeping.

Listed description: "C17. 2 storey cottage of square timber framing with massive stone chimney breast at north end. Thatched roof. South end has bressummer now built under in brick. Small casement windows with glazing bars. Cottage adjoining "Firs Cottage" unoccupied at time of survey".

8. The Old Manor

(Listed Building Ref. 23/10 - Grade II)

Prominent on entry into village from south. Immaculately kept frontage garden.

Listed description : "Formerly a range of 5 cottages, known as Manor Cottages. Added to on north and east with alterations. C16 or early C17, much restored, timber framed with thatched roof. One storey and attic, lattice casements".

9. The Old Rectory

(Listed Building Ref. 23/11 - Grade II)

Fine building set in heavily wooded gardens. High lias stone wall to road frontage.

Listed description : "C18. Ashlar, hipped Welsh slate roof with paired bracketed wooden cornice, central pediment. 2 storeys, 3 sashes in reveals, ground floor 2 French windows, central C19 casement. C19 north side wooden porch, original 6 fielded panel door, oblong fanlight with ornamental glazing bars. C19 red brick east wing".

10. The Old School

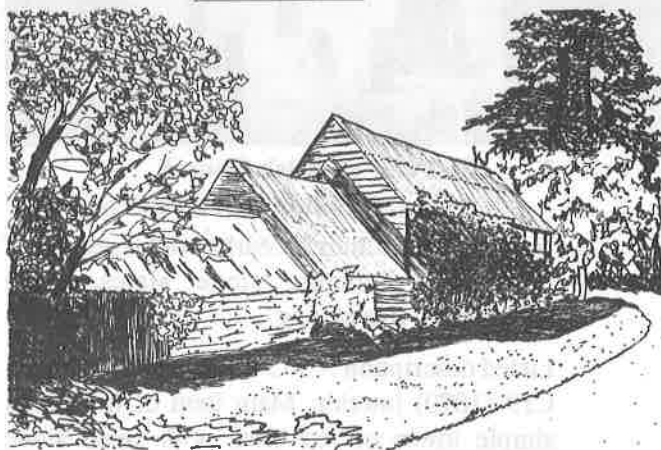
Good early 20th century house. 2-storey double fronted red/buff brick with clay tile roof. Large modern garage extension to north. In use as village school in 1920's.

11. New House Farm

Early 19th century red-brick farmhouse - 3 storeys with 2-storey rear wing. Slate roof. Very prominent key position on road junction. Focal point from east approach. High brick walls to either side.

12. Outbuildings at New House Farm

Range of 3 adjoining single-storey outbuildings to New House Farm - red brick and clay tile. Forms enclosure to group from south approach.



13. Barn and stables at The Old Rectory

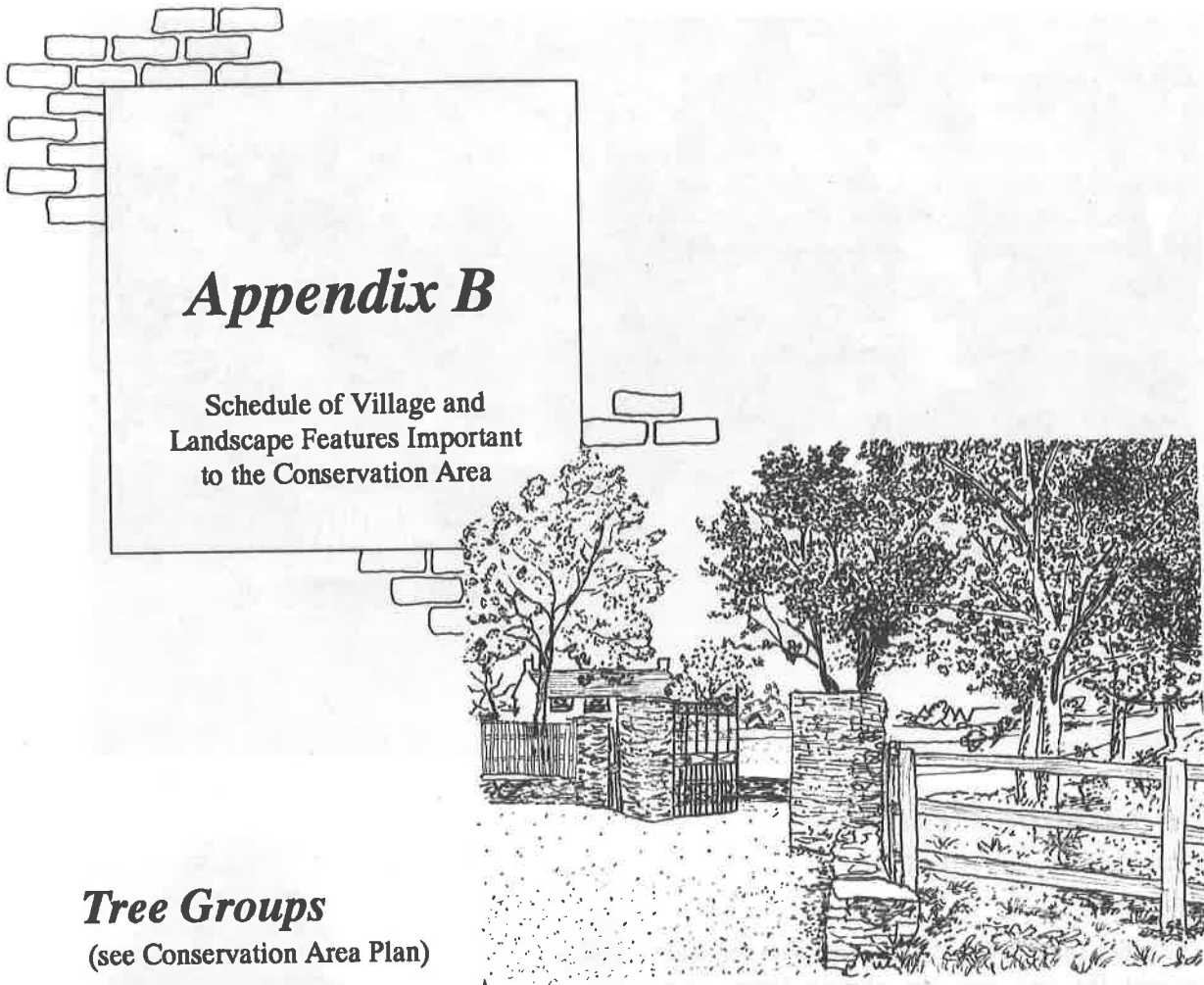
18th century 3-bay timber framed barn. One bay stable and 2-bay cart shed, all along roadside. Corrugated sheet roofing, probably originally thatch. Group value with old rectory on entrance to village from east.

14. Barn at Moat House Farm

Long barn and stable range 'L'-shaped brick and tile. Obscured from village street. Completes group enclosure of Moat House Farmstead.

15. Church Farm

19th century brick building with slate roof - heavily restored - modern extension to east.



Tree Groups

(see Conservation Area Plan)

Group A

A mixed belt of small elm, elder and cherry on the Rectory boundary. A valuable screen from the east.

Group B

A group of beech and yew forming the east boundary of the grassed open space in front of the Moat House, backed by a stone wall.

Group C

Large trees planted on the old moat site consisting mainly of willow and beech, with a corner group of ash near the road and a screen to the churchyard of alder, hawthorn and plum.

If the moat is reinstated these trees would be threatened.

Group D

A group of willow, birch, elm, and horse chestnut around the old pond, which has now disappeared.

Group E

A tall overgrown hedge line of hawthorn and ash. As it develops into mature trees it will form a significant boundary.

Group F

The old orchard referred to previously. A very important feature in the village, mainly apple.

Group G

A small collection of miscellaneous trees which, although young, are important in defining the boundary of the Moat House.

Group H

An impressive and noticeable group of large sycamore, ash and beech with three larger sycamores separately identified on the track frontage.

Group J

A native species boundary consisting of mixed medium age ash, hawthorn and sycamore, with some mature ash trees within it. This is an overgrown agricultural hedge and is inevitably developing an open base. Nevertheless it is a valuable landscape feature.

Group K

A group of medium age sycamore and ash forming a good boundary to the Old Manor.

Group L

A group of ash and hawthorn around a much reduced old pond, together with more mature horse chestnut and willow and regrettably a cypress and conifer screen to the post and rail fence.



Landscape Features

(See Conservation Area Plan)

M.

The green outside the churchyard, with the seat around the oak and the church limes and secondary gate in the wall. A priceless asset.

N.

The approach from the east.

P.

The churchyard gate, off the green. An unfortunate collection of clutter.



Q. The churchyard topiary yews leading to the gate.



R.

The hedged and walled orchard to the west of the churchyard. A unique asset to the village scene.

S.

The post box outside Firs Cottage. An example of unsympathetic boundary treatment and poor detailing.

T.

New House Farm frontage. Great potential for improvement by reduction of the road surface, and reinstatement of the left hand chimney stack.

