



Little Kineton

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 hamlet of Little Kineton in the parish of Kineton, 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

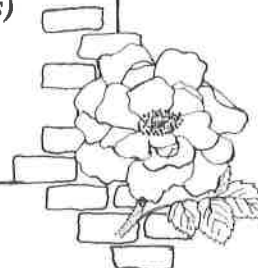
Stratford-on-Avon District Council

by

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April 1991

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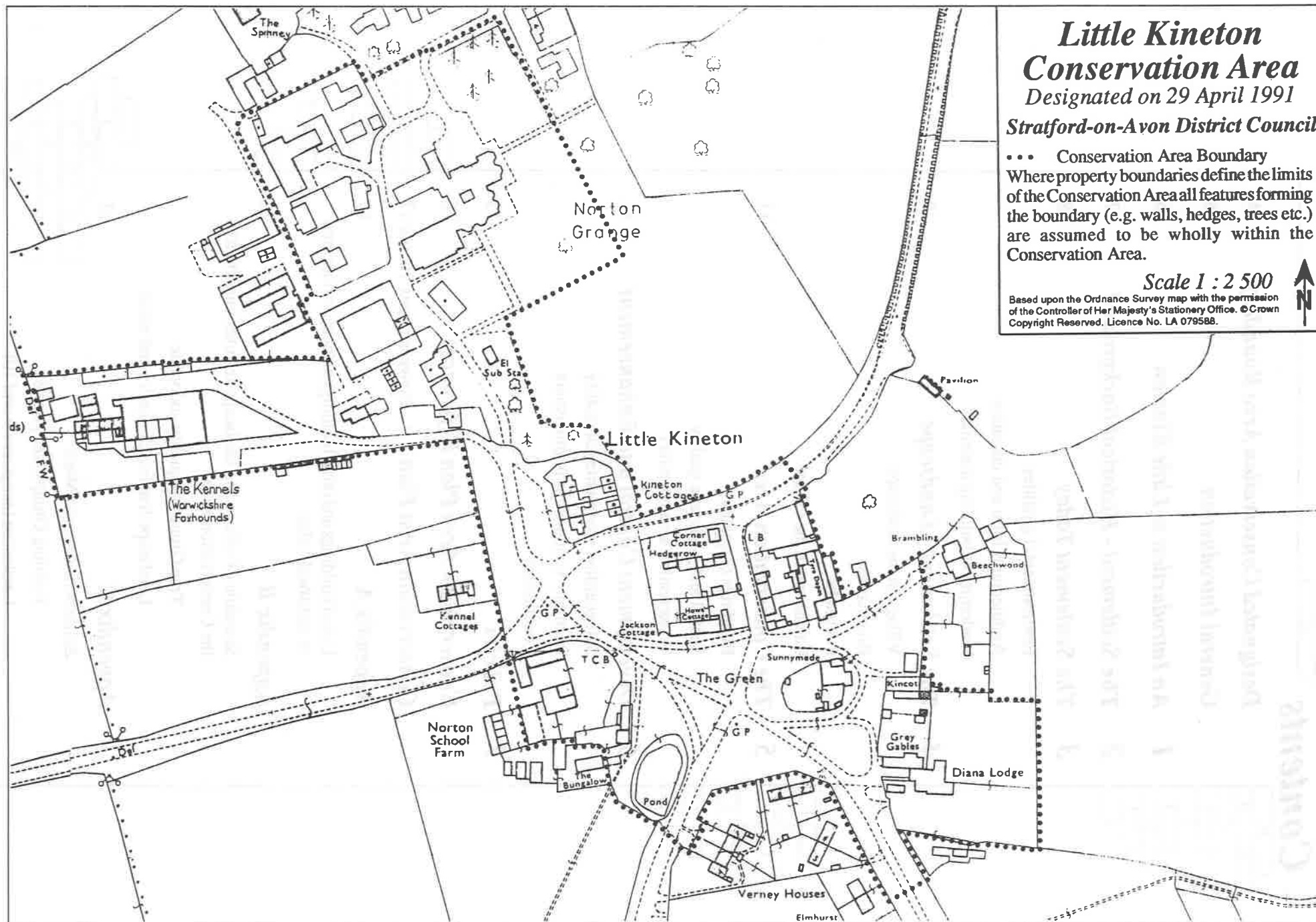
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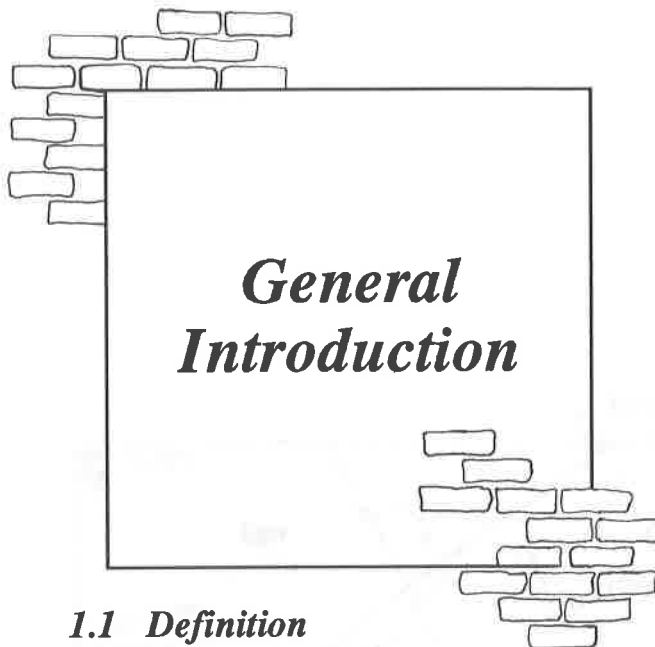
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General Introduction

1.1 Definition

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

1.2 Designation

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

1.3 Pressures

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

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

1.4 Response

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

1.5 Further Advice

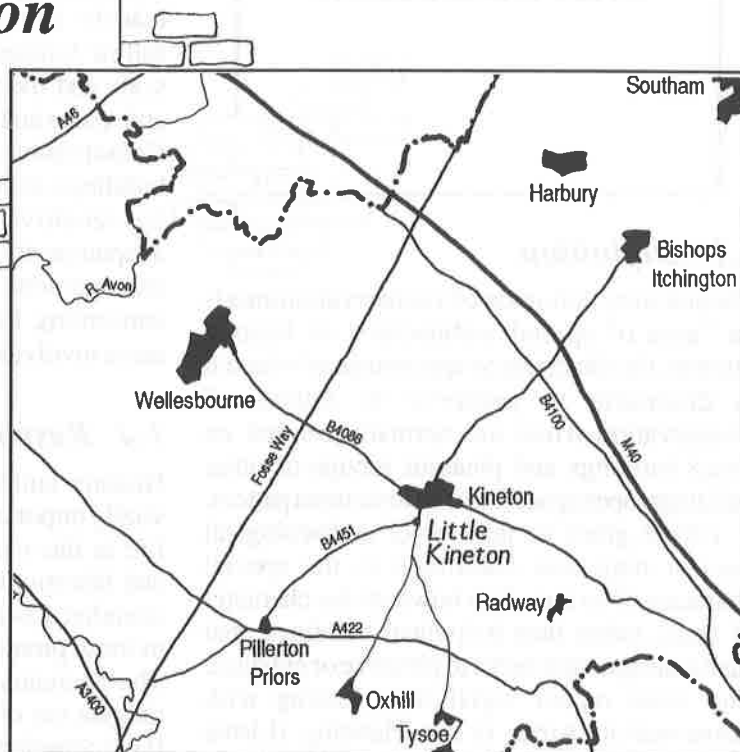
In 1990 Stratford-on-Avon District Council began a complete review of existing and potentially new conservation areas. This report is the result of that exercise.

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

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

1

An Introduction to Little Kineton



Landscape Feature K

Little Kineton is a village hamlet on the southern outskirts of the large parish village of Kineton. It is centred around the meeting of three lanes, one from Pillerton Priors (B4451), one from Oxhill/Tysoe and a bridle way from Radway. From Little Kineton, the road crosses the Dene valley via an ancient bridge over the brook into Kineton.

The village is set in a flat open landscape interrupted to the north east by the Dene brook valley. It is a delightful group of 18th and 19th century stone and brick cottages around a very large open and well-kept village green. To the north is the former Kineton House, a large stone manor house with a substantial stable range and walled gardens. Just to the west of the Manor House group is 'The Kennels', home of the Warwickshire Foxhounds since 1839. South-east of the village is a large farmhouse known as Diana Lodge. These then are the principal buildings of the settlement. The village has more than doubled its size and population since the war with new housing infill, the latest being the substantial redevelopment of the Kineton House group (formerly Norton School) to create about 50 new dwellings.

2

The Settlement - Historical Background



Kineton House

Little Kineton has always been part of the parish of Kineton in the Kington (or Kineton) hundred.

There is some reference to the manor in the Domesday Book and it is recorded that part of Little Kineton manor was held by Nicholas de Segrave in 1279, together with the main manor of Kineton.

After the dissolution Richard Andrews and Leonard Chamberlyn 'land speculators' acquired the manor of Little Kineton in 1542 from the Monastery of Kenilworth. In 1576 Lord Henry Berkely conveyed the manor to William Burton. From this time Little Kineton manor had a number of owners :

Sir John Puckery (Keeper of the great seal)	1596-1638
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Sir David Cunningham-bart	1638-1652
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Charles Bentley	1726-1740
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Bentley Gordon	1765-1786
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Richard Hill (demolished the Elizabethan manor house and built new one (Kineton House?) in 1790 which he never finished	1786-1825
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Lord Willoughby de Broke of Compton Verney (with main manor of Kineton)	1825-
---	-------

Little Kineton has been closely associated with the history of hunting in Warwickshire. The Hunt Stables and Kennels of the Warwickshire Foxhounds were built in the grounds of Kineton House in 1839 by Hugh Williams for 60 couples of hounds. They are still there today.

Kineton House must have been a large and extensive manor house group in the 19th century and it is likely that a number of cottages were built and occupied by people in service to the manor; i.e. Kineton Cottages, the Gardeners cottage and Kennel Cottages. Farm outbuildings within the village probably belonged to the manor. In recent years it has been used as a remand school. This created some substantial additional building in the grounds. The school closed down in the early 1980's and the Manor House group has now been redeveloped as an 'up-market' housing development. The original principal buildings, i.e. house, stables and walled garden, however, are still there.

3

The Settlement - Today

*For Settlement Analysis
Building Group Map
see Appendix C*



3.1 Environmental Quality

The most striking feature of Little Kinton is its large, open village green area with cottage terraces set well back off the extensive road frontage created by the junction of four roads. Also, the cottages are small in scale with few enclosed front gardens, therefore making the village green area appear even larger. The village pond in the west corner of the green, alongside the Tysoe road, is an important feature and one of the few remaining such ponds.

The Kinton House group is not really apparent from the village proper until one comes to the north-west corner. The Manor House driveway and north side of the Kinton Road are well wooded and form a prominent 'green' back-cloth to the north side of the village.

The green was open to the south until a group of semi-detached council houses were built between the two south roads in the 1950's.

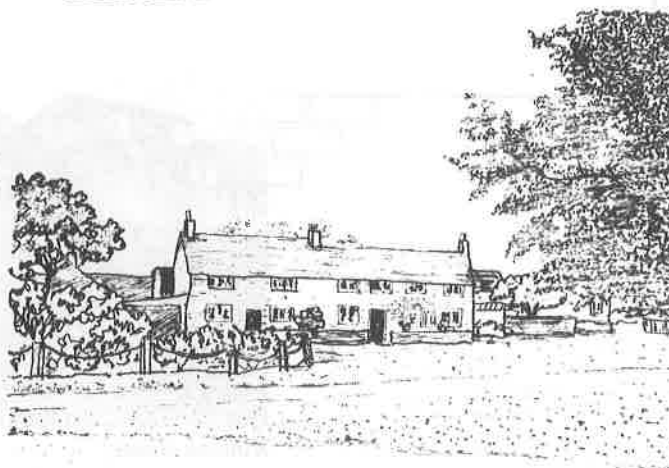
3.2 Architectural Form and Character

The predominant form in the village is the short two-storey cottage terrace with small white painted casement windows and orange/brown or blue clay tiled roofs. Because of the nature of the road layout there is no clear street frontage pattern to the massing of buildings. The large buildings of Kinton House and Diana Lodge are partly hidden by trees and hedges and are, therefore, not prominent to the village group. There are a number of single detached cottages

which add to the general impression of open space and small scale.

The new housing development on the Norton School farm site echoes the scale and form of the vernacular but it is far too long a terrace and rather dominates the west view.

The buildings are generally simple and robustly detailed. Only Diana Lodge exhibits some fine decorative dressed stone work, decorative windows and chimney stacks.



The new dwellings of the Kinton House development which are typical 1980's neo-vernacular do not impinge upon the main area of the village as they are tucked into the well-wooded Manor House group and there has been a great deal of additional planting as part of the development which should improve the screen and enclosure over the years.

3.3 Predominant Building Materials

The underlying rock is blue lias. The prime building form in the area up to the mid 19th century was blue lias limestone coursed, generally squared, rubble walling. Brown lias was also available not far away, in the Edgehill area, and was a better free-stone, therefore its use has been restricted to decorative details such as quoins and window/door surrounds.

The roofs were probably mainly thatched up to the late 18th century when bricks and plain tiles were introduced. Tiles are now the prominent roofing material but are all colours from orange to brown and blue. There is a significant amount of blue Welsh slate. The 19th and early 20th century building is mostly red/orange brick though there is some yellow/buff brick used in detailing around openings and for chimney stacks.

4

The Settlement - Landscape

*For Settlement Analysis
Landscape Map see
Appendix C*

fences or weak hedge lines. There is strong definition to the north around the B4451 and Kinton Cottages by a woodland belt of deciduous and coniferous species which leads to the land form of the Norton School area.

The northern extremity of the village is well contained by the large trees in the grounds of the former school and by the built form itself.



Landscape Feature E

4.1 Village in the Landscape

Little Kinton lies on flat land just to the south of Kinton itself. The B4451 goes through part of the village and dips down following the land form to the brook between the two villages.

There are two distinct parts to the village, south and north of the B4457. To the south the village is centred around the Green and to the north an area based on Norton School (now developed as residential).

The buildings in the village are fairly prominent in the landscape because of the lack of topographical features. The only dramatic land form is to the north east of the Norton School development where the buildings lie on a raised plateau above the parkland character of the meadows leading to the brook. A significant landscape contribution is made by the large trees leading to and contained within, the Norton School area, which form a strong skyline feature.

4.2. Boundaries

Approaches from the south are generally along low hedged lanes with grass verges, and boundaries are generally fairly open, formed of

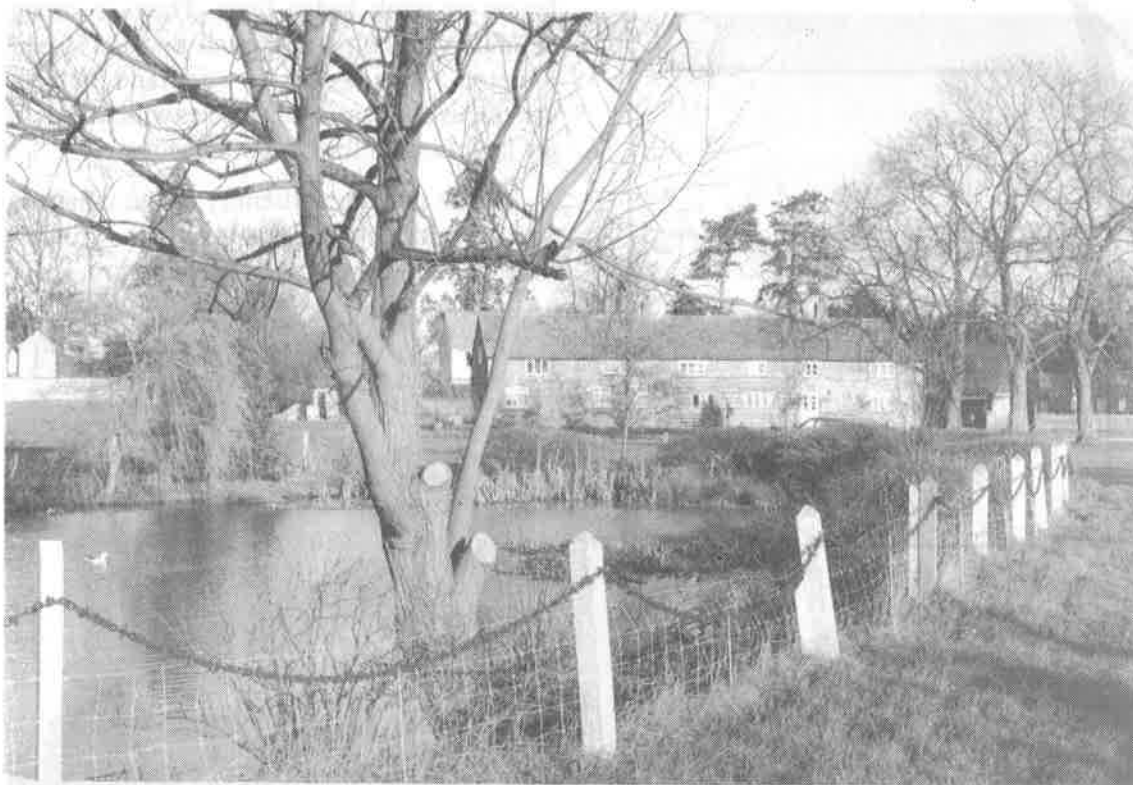
On a limb out to the west, the Warwickshire Foxhounds Kennels are defined mainly by enclosing walls in brick and various outbuildings. These premises are conspicuous by the absence of any trees.



Landscape Feature M

4.3. Footpaths

There are no statutory footpaths to the north of the B4451, but two which approach the village from the east and one from the west, which skirts the village pond. The green however, forms an informal pedestrian link between all southern parts of the village.



Landscape Feature H

4.4. Landscape in the Village

Building materials are mainly brick or stone; there is no definite demarcation where one begins and the other ends. However, with boundary walls the main material seems to be stone of coursed rubble in various styles. The only exception are the brick walls around the kennels which vary from plain brick with brick copings to pierced brick with infill railings. There are a number of wooden picket fences around the greens and towards the kennels which are pleasantly restrained and subdued in colour.

The green itself is dissected by routes through, yet retains a cohesive character because of the absence of hard kerbing. It is a pleasant landscape and fringed by a variety of boundaries. Within it there is primarily a village pond edged with rushes and waterside shrubs and with a chain on white posts near the road. This is a nice prospect and is only marred by additional sheep wire on the roadside. Centrally the green has three fine horse chestnut trees, a seat, and a silver jubilee pillar box in stone. Elsewhere there are some limes and a horse chestnut.

As the green leads across the B4451, the wide verges are dominated by mature lime trees forming an avenue towards the old Norton School where there are large specimens of chestnut, cedar, yew, beech and sycamore retained within the development.

The only woodland feature within the village is a belt of deciduous and coniferous trees which link this new development to the north of Kineton Cottages with the B4451 where it forms a strong and prominent element. It will be important to protect the integrity of this group.



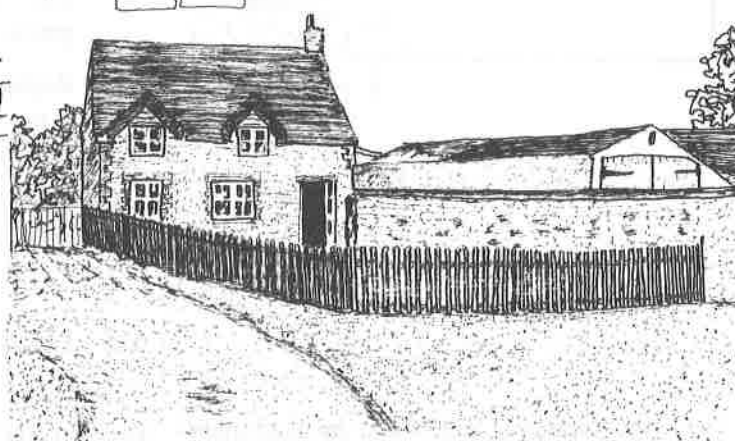
Landscape Feature F

5

The Conservation Area

5.3 The Conservation Area Boundary

It is recommended that a Conservation Area be designated to enclose the whole of the village settlement area. The Kineton House (Norton School) development is included because the primary elements of the original group, i.e. the Manor House, stables courtyard and walled garden are retained as have been most of the mature trees. It is important historically to the village and therefore, should not be left out.



Kincot

5.1 Buildings of Quality

There are only three listed buildings, the Warwickshire Hunt Stables, Nos. 1, 2 and 3 Tysoe Road and 'Kincot' on the east side of the green. The Manor House and its stable building is important to the village for its historical significance and its relationship to the settlement form. Diana Lodge is a large building and an architectural delight. It also encloses the south-east corner of the village green. The various stone terraces and individual cottages are not of great architectural quality in their own right but, collectively, they form 'Little Kineton' spaced around the green.

5.2 Spatial and Landscape Quality

To summarise, the large open village green, common land owned by the Parish Council, with its pond, few mature trees, unfenced dividing roads and open frontages to cottages, has a special and unique quality. The Conservation Area designation is deserved for this alone.

Also important to the character and setting of the village are the open fields surrounding and the prominent woodland belt on the north side along the Kineton road and up to the Manor House.

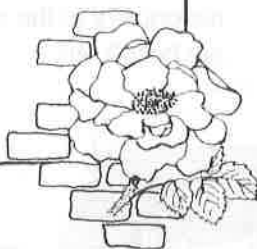
The Warwickshire Hunt Stables are included, even though they are out of the village proper, because of their importance to the village, their architectural and historic interest, their 'setting' and association with the Kineton House group.

The new development at Norton School Farm is included because of the prominence of the site to the village green and west approach areas, their local identity in terms of scale and detailing, and to ensure as far as possible, that any expansion or alteration is sensitive to the character of the village.

The council houses, 'Vemey Houses' have been excluded because they do not make any real contribution to the character and setting of the conservation area, although their front hedge line is included as being the southern boundary to the village green. Similarly Kennel Cottages have been excluded as they are an undistinguished 1940's rebuild of a cottage range originally on this site.

6

Development Control and Enhancement



Development Control and the machinery for schemes of enhancement in Little Kineton 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 village green and surrounding open frontage terraced cottages are of primary importance. At the moment, the green is simple and uncluttered which is really how it should remain.

The backcloth of trees around the Manor House group and trees generally, need to be maintained.

Recognising that there are a number of alterations which could be made to the external appearance of un-listed buildings, (i.e. window and roof tile replacements, painting of walls etc.) without planning permission, a local care and alterations guide could be produced to the mutual benefit of the residents' enjoyment of the Conservation Area.

6.2 Recommendations for Improvement

There are a number of areas of possible improvement which would consolidate and enhance the proposed conservation area :

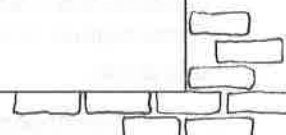
- Redevelopment and new use of the 'Tyre Depot' area behind 1 to 3 Tysoe Road.
- Further tree planting to boundaries around the Verney houses, and to western boundary west of the Kineton Cottages.
- Tidy up and kerb - with granite or brick sets - to rough driveway across village green.
- Replacement of heavy concrete kerbs with more appropriate granite sets or 'countryside kerbs'.
- Undergrounding of overhead wire on south and east sides of the village green.

6.3 Conclusions

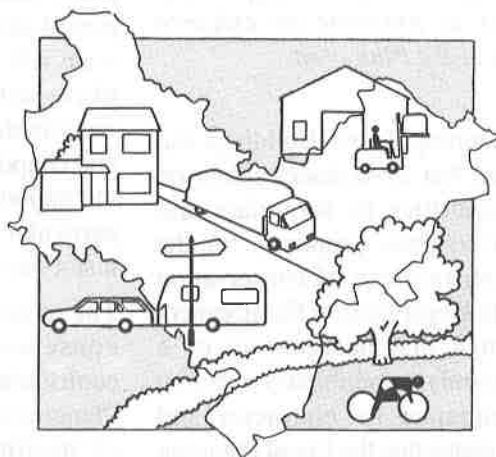
Little Kineton lies in the shadow of Kineton and is in danger of becoming simply a residential 'annexe' to the main village. It does have a distinctive and quite different character of its own. There is sufficient of environmental and architectural quality to warrant the designation of a Conservation Area as described in the foregoing chapters. It is important too, therefore, that the open green swathe of the Dene Valley be maintained to separate the two villages.

References

- | | |
|--|---|
| Ordnance Survey - | 1905 Edition
Sheet L1/3 and
L1/4
Surveyed 1885 -
Scale 25" = 1 mile |
| Victoria County
History | Vol. V
pp 103 to 108 |
| Kelly's Warwickshire
Directory 1900 | |



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.

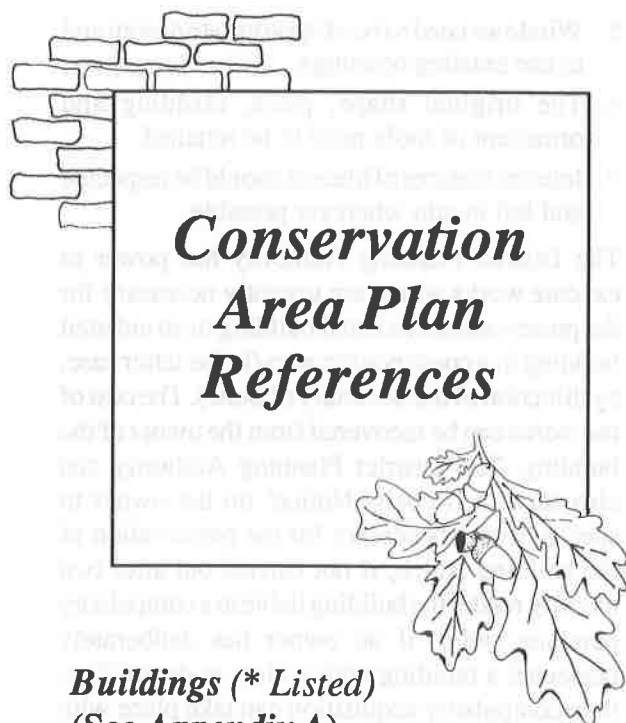
The District Planning Authority has power to execute works which are urgently necessary for the preservation of a listed building or an unlisted building in a conservation area (in the latter case, by direction of the Secretary of State). The cost of the works can be recovered from the owner of the building. 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. Diana Lodge
2. Grey Gable
- 3.* Kincot (Cottage)
4. Jubilee Cottage
5. 'Sunnymead' (Two Cottages)
- 6.* 1, 2 and 3 Tysoe Road
7. Garage and Store to Cottage
8. Howe Cottage and Greenside
9. 4 Cottages : 'Hedgerow' and others
10. Corner Cottage
11. Old Stable Range
12. Green Cottage and Pool Corner
13. Kinton Cottages
14. Gatehouse Cottage
- 15.* Warwickshire Hunt Stables and Kennels
16. Coach House and Stables at Kinton House
17. Kinton House

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

Tree Group

Group A

Major woodland group consisting of scots pine, yew, sycamore and lime.

Group B

Narrow belt of horse chestnut, sycamore and poplar.

Landscape Features

(See Conservation Area Plan)

C.

The village from the south (Tysoe Road)

D.

The village approach from Red Road. Important poplars and yews.

E.

The Green with the horse chestnuts and the pillar box.

F.

Pillar box.

G.

The Green from Grey Gables.

H.

The village pond from the south.

J.

Grey Gables and the exit road via Red Road. Important lime and yew trees.

K.

Towards Norton School residential area. Important lime trees.

L.

Approach from the north. Woodland group A.

M.

The Norton School development from the north-east, 'parkland' character and raised terrace.

N.

Brick walling to The Kennels.

Little Kington Conservation Area

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

Buildings (See *Conservation Area Plan References*)

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

▲ Main Streetscape Views

100m

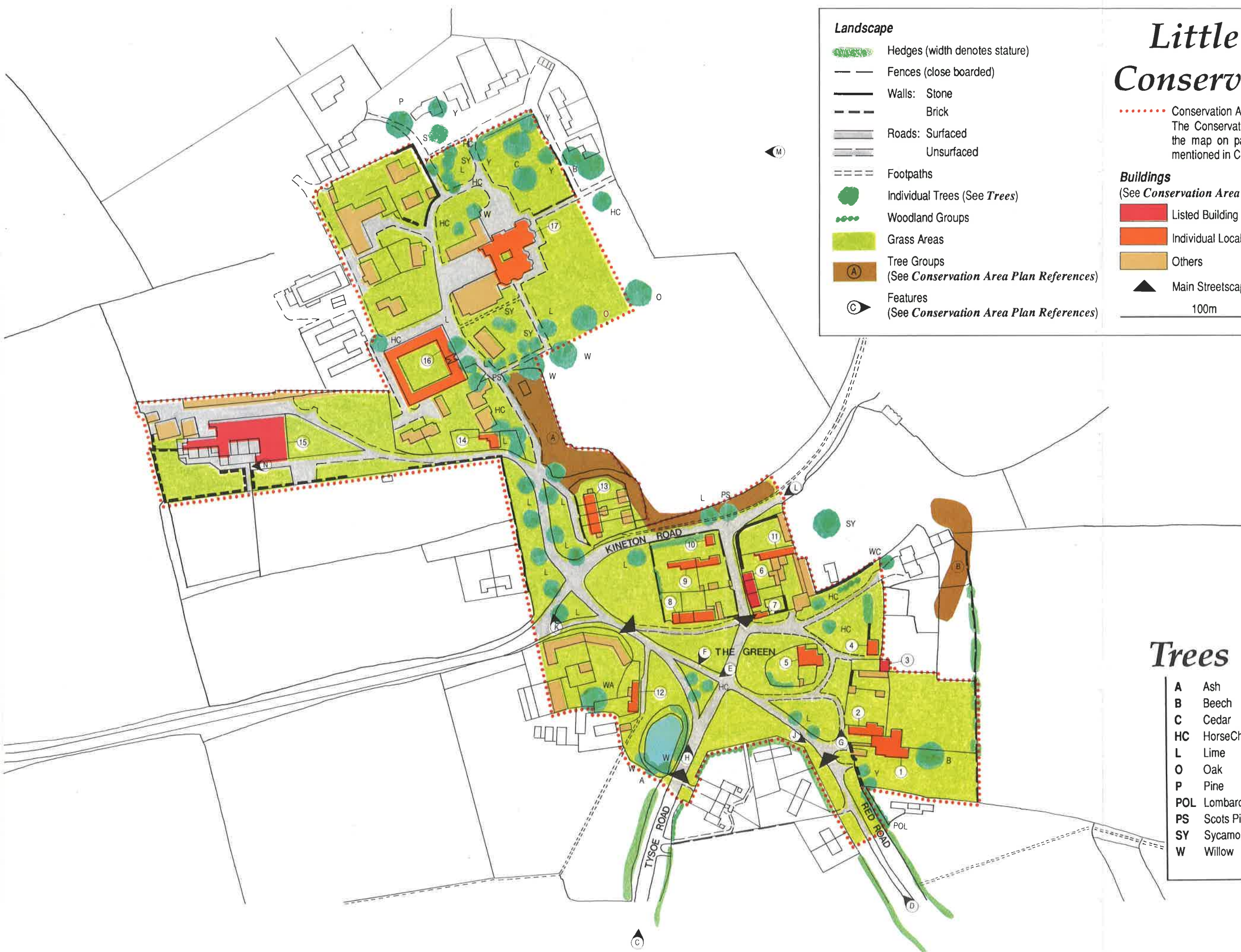
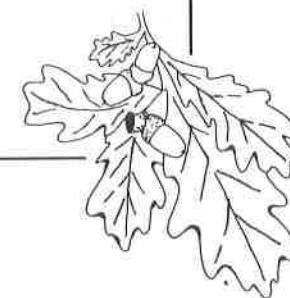


Landscape

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

Trees

- | | | | |
|-----|-----------------|----|------------------|
| A | Ash | WA | Walnut |
| B | Beech | WC | Contorted Willow |
| C | Cedar | Y | Yew |
| HC | Horse Chestnut | | |
| L | Lime | | |
| O | Oak | | |
| P | Pine | | |
| POL | Lombardy Poplar | | |
| PS | Scots Pine | | |
| SY | Sycamore | | |
| W | Willow | | |



Appendix A

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

1. Diana Lodge Red Road

Large 4-bay house of 2 storeys and attics of circa 1850 construction. It has 4 parapeted stone gables and a gabled porch. The detailing is neo-Jacobean in style and it has brown lias dressed stone windows, quoins and parapet copings. The roof is a steep 50° blue clay tile with high octagonal section yellow brick chimneys. It is a fine country lodge with some good dressed stone work.



2. Grey Gable Red Road

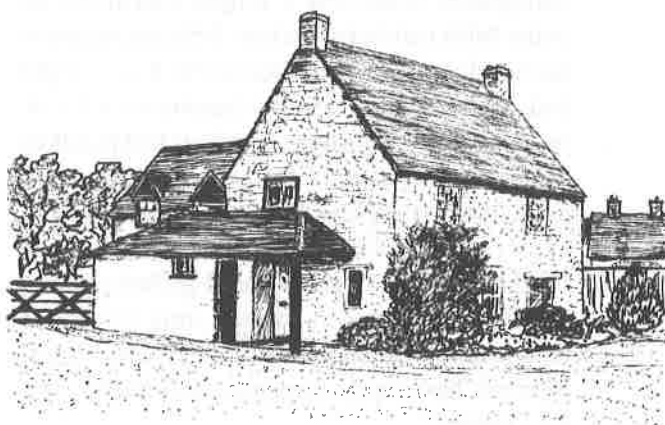
Originally the service and stable wing to Diana Lodge circa 1860. Now converted to a single dwelling. 3 bays with link to Diana Lodge. 2 storey. Blue lias coursed squared rubble with yellow brick quoins and window reveals. Decorative timber and iron casement windows. Parapet gable facing green - group value with Diana Lodge.

3. Kincot (Cottage) (illustration page 11) The Green

(Listed Building Ref.21/61 - Grade II)

Small detached cottage with stone boundary wall to south.

Listed description : "House. C18 with C20 alterations. Coursed rubblestone with ironstone quoins and C20 tile roof with brick right end stack. Single storey and attic; 2-window range of two 2-light casements under rendered stone lintels. C20 door to right. Two 2-light gabled half dormers over. To rear are 2-light casement, part-glazed door and flat roofed dormer together with small single-storey C20 extension. Interior: chamfered spine beam, open fireplace with bressummer, winder stair, plank door and 1 original truss visible".



4. Jubilee Cottage The Green

2-bay, 2 storey stone cottage of early 19th century date with modern rear wing and single-storey addition to north. Brown concrete tile roof - 60° pitch. Early lead-light windows to first floor. Group value in village green.

**5. 'Sunnymead' (Two Cottages)
The Green**

Early 19th century 2-bay blue lias stone cottages - single storey with attics - 2 dormer windows. Later red brick and slate rear wing and single storey lean-to. 50° red clay tile roof. Red brick chimneys, wood casement windows. Prominent and isolated in middle of Green.



**6. 1, 2 and 3 Tysoe Road
(Listed Building Ref. 21/55 - Grade II)**

Fine terrace row of stone cottages - rear elevation suggests that building may have originally been a coach house and stabling range.

Listed description : "Three cottages, perhaps originally a stable block. Mid C18, perhaps converted late C18. Coursed squared limestone and ironstone with ironstone quoins. Plain-tile roof, hipped to left; and three brick ridge stacks. 2-storey, 5-window range of 2-light casements under wooden lintels. On ground floor are 2 part-glazed doors and 7 2-light casements all under brick cambered arches. 2 casements are in former doorways. Entrance to No 3 is on right end. To rear are 5 2-light casements with, in between, the 4 ironstone round-arched heads of tall recessed arches. Ironstone impost band and brick infill to tympana. In centre a large rendered gable supported on ironstone brackets with blocked ironstone framed round-arched opening in middle. Various doors and irregular fenestration of casements to ground floor. Interiors have open fireplaces and queen-strut roof trusses".

**7. Garage and Store to Cottage
3 Tysoe Road**

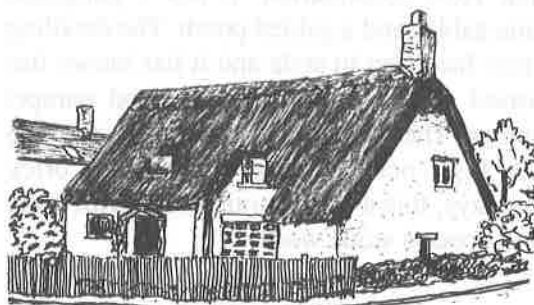
2-bay single-storey stone built out-building to cottage. Important group value with cottages and very prominent on corner of village green. Retiled with rather garish red clay tiles.

**8. Howe Cottage and Greenside
The Green**

Terrace of cottages - originally 3 - now 2. 2-storey, 6-bay, blue lias with brown lias bands in central two bays. 42° asbestos slate roof. Wood casement windows. G.F. windows in centre have stone mullions with label moulds - central section may be circa 1750 with 1850 extensions to each one. Very prominent on village green - open frontage - old village well to west.

**9. 4 Cottages : 'Hedgerow' and others
Tysoe Road**

Long 8-bay terrace, 2-storey range - middle 2 cottages - blue lias stone with old clay tile roof, east end 2 cottages - painted brick and Welsh slate roof. Group value. Construction date 1820 - 1930.



**10. Corner Cottage
Tysoe Road**

1-bay 18th century stone cottage with thatched roof. One bay extension to south - render - red brick chimney, modern iron casement windows. Important corner position. Group value.

**11. Old Stable Range
Kineton Road**

5-bay stable range of circa 1850 construction - stone on north side. Red brick on south side with red brick extension. 50° hipped Welsh slate roof with stone tile ridge and lead roll ridge. In poor condition - enclosed by high stone and brick boundary walls - group value with No. 1 to 3 Tysoe Road.

**12. Green Cottage and Pool Corner
The Green**

Terrace of two cottages. Blue and brown lias with red/blue plain clay tile roof. Later added windows and doors - modern brick gable end to south. 4-bay 2-storey - railings in front of Pool corner. Very important group value on green next to village pond.



13. Kineton Cottages
Kineton Road

Terrace of 2-storey cottages, circa 1920 construction with modern extension to south. Blue lias with brown lias quoins and window surrounds. Blue clay tile roof and red brick chimneys. Panelled front doors with flat lead roofed canopies. A robust, well designed terrace with simple open frontage and wrought iron fence - Group value.



14. Gatehouse Cottage
Manor House

Late 19th century 3-bay red-brick, 2-storey house with slate roof and brick end stacks. Symmetrical front. Large timber casement windows and panelled front door. Earlier 2-bay stone rear wing. Group value.

15. Warwickshire Hunt Stables and Kennels
(Listed Building Ref. 21/63 - Grade II)

On outskirts of village proper - no indigenous construction materials.

Listed description: "Hunt stables and kennels. 1839 by Hugh Williams (a hunt member). Flemish stretcher band brick; hipped Welsh slate roofs; brick ridge stacks. H-plan with central range of loose-boxes linking master of hounds house to front of kennels on left and head grooms house to front of long stable range to right. Each house has 2-storey, 2-window range front with

12 and 16 pane sashes set in eared stucco architraves. Stable block has 2-storey, 9-window range to right with segmental-arched panelled door to house, stable doors (including one to former blacksmith's shop to rear), 12 and 16 pane sashes, plank loft doors and louvred loft windows. One-storey kennels to rear left, with segmental arched doors opening onto walled yards. Interior: double row of loose-boxes to central linking range, with central passage running through to rear range with similar row of loose-boxes and stalls; built with 10 loose-boxes, 9 stalls for hunters and 4 stalls for hacks".



16. Coach House and Stables at Kineton House

Fine coach house and stable range in courtyard plan with central entrance arch into courtyard. Blue lias with brown lias quoins and opening surrounds circa 1840 construction. Now converted and extensively altered to form dwellings. Group value with Kineton House.

17. Kineton House (photo page 7)

Large manor house of circa 1840 date. 2-storey L-plan with added wings. Hipped tile roofs, bays. Blue lias with brown lias quoins and window surrounds. All windows replaced and extended in recent conversion to flats. Group and historic value (key building in village).

Appendix B

Schedule of Village and Landscape Features Important to the Conservation Area

Landscape features

(See *Conservation Area Plan*)

C.

The village in the landscape, from the south
(Tysoe Road).



Tree Groups

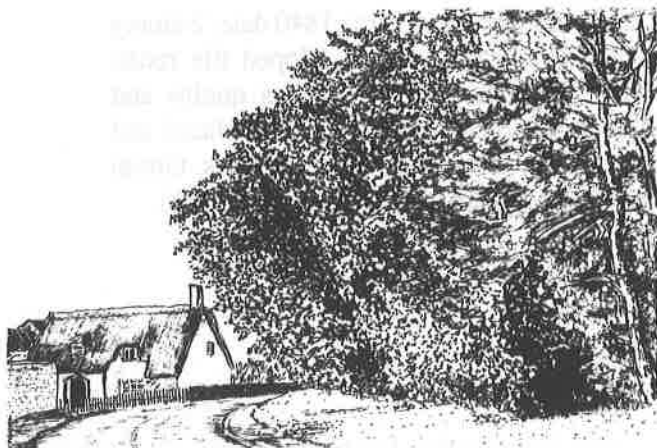
(See *Conservation Area Plan*)

Group A (illustration below)

The only major woodland group within the village, consisting of scots pine, yew, sycamore and lime and enclosing and forming the link between the two parts of the village. It is important that the integrity of this group is maintained.

Group B

A narrow belt of horse chestnut, sycamore and poplar which helps to define the eastern boundary of the village.



Landscape Feature L and Woodland Group A

D.

The village approach from Red Road. Important poplars and yews.

E. (photo page 9)

The Green with the horse chestnuts and the pillar box.

F. (photo page 10)

Detail of the pillar box.

G.

The Green from Grey Gable. Note the stone boundary wall and the obtrusive electricity transformer pole.

H. (photo page 10)

The village pond from the south.

J.

Grey Gable and the exit road via Red Road. Important lime and yew trees.

K. (photo page 6)

Towards Norton School residential area. Important lime trees.

L. (illustration left)

Approach from the north. Woodland Group A.

M. (photo page 9)

The Norton School development from the north-east showing 'parkland' character and the raised terrace.

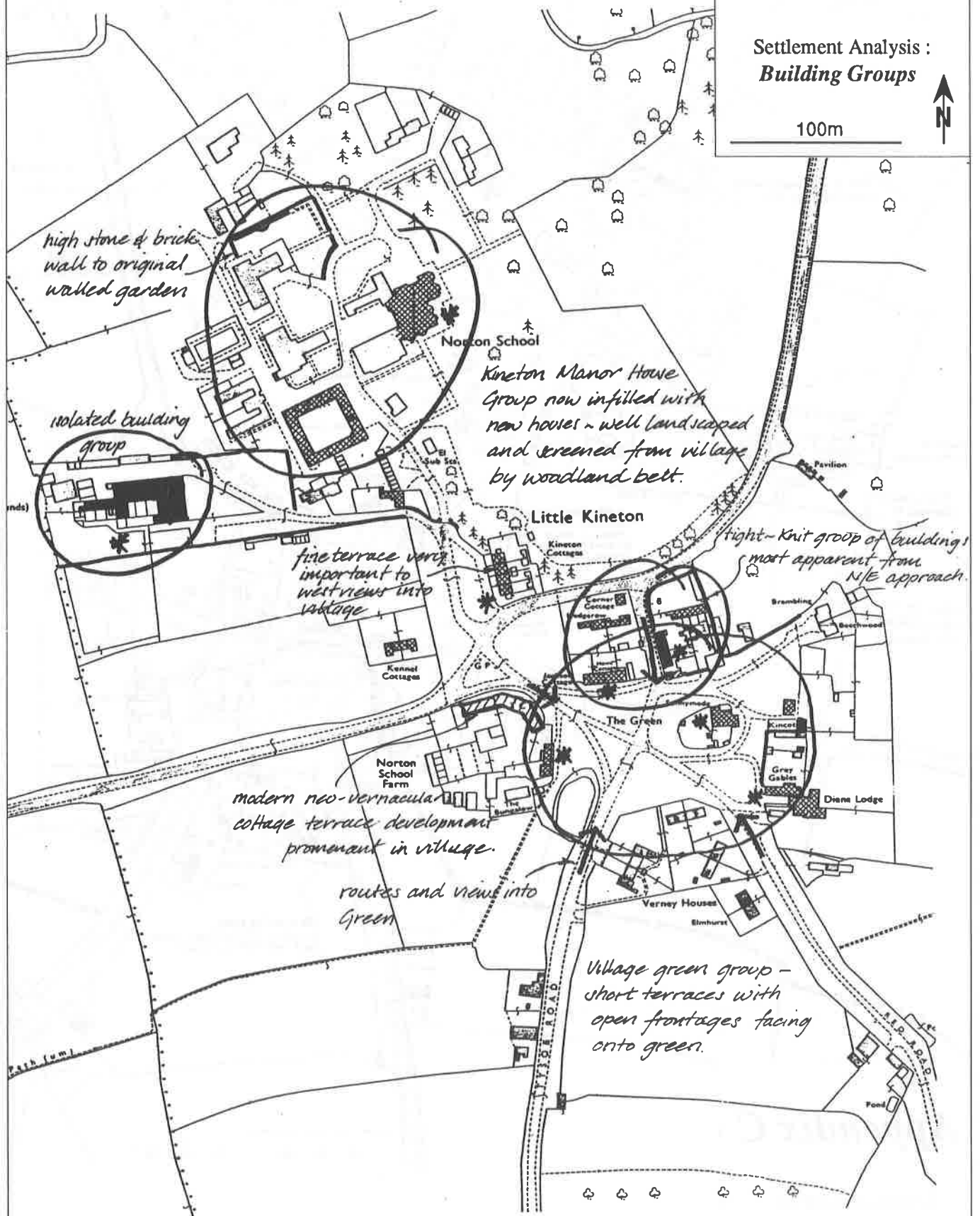
N.

Brick walling to The Kennels.

Appendix C

Settlement Analysis :
Building Groups

100m



* Principle buildings of quality prominent in the landscape and village streetcape.

