



Luddington

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 Luddington, 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

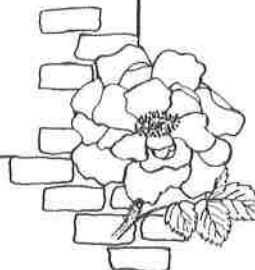
Stratford-on-Avon District Council

by

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April 1991

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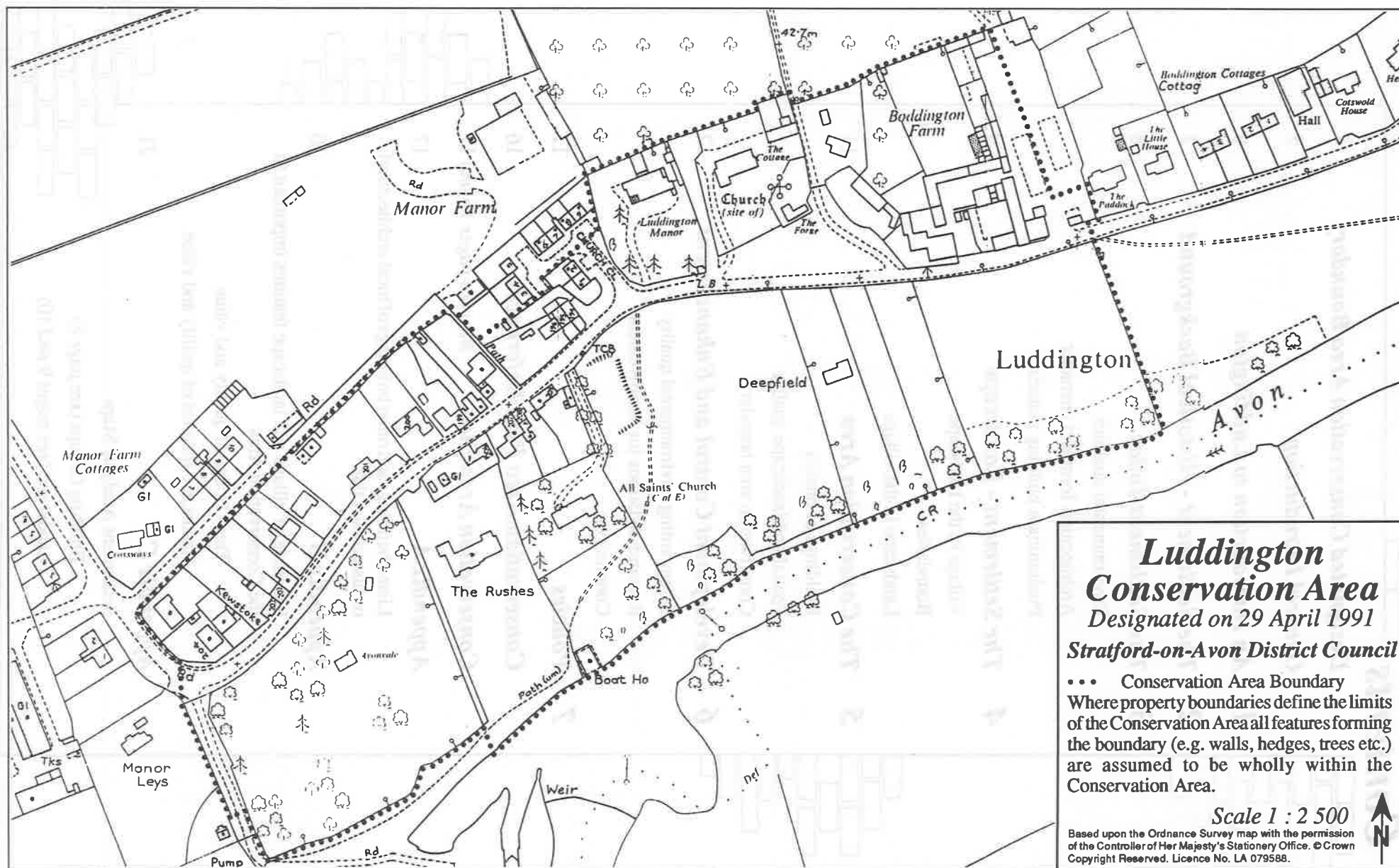
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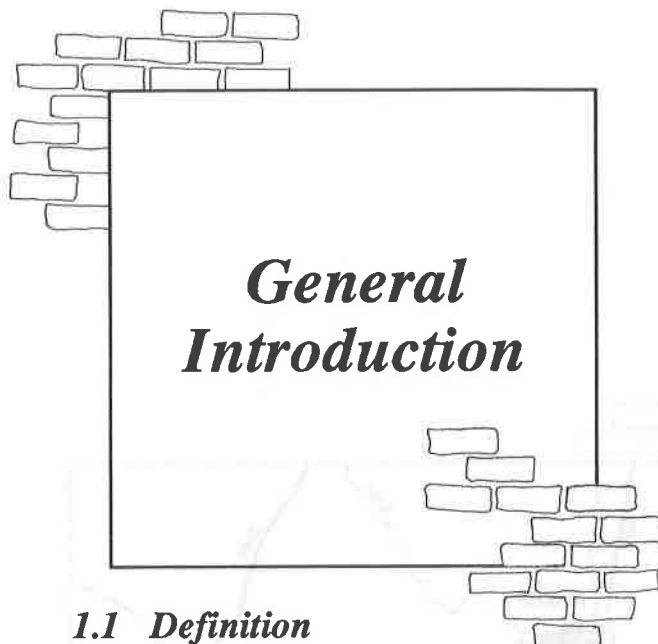
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General Introduction

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

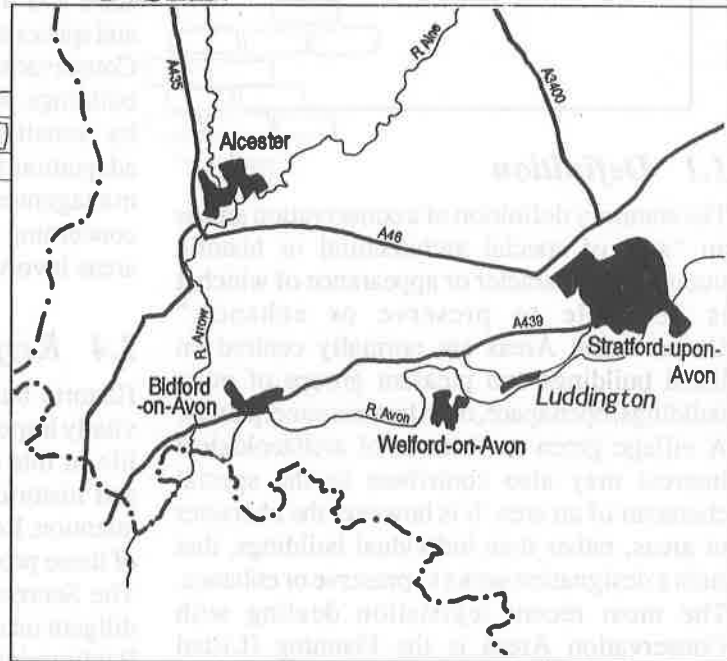
In 1990 Stratford-on-Avon District Council began a complete review of existing and potentially new conservation areas. This report is the result of that exercise.

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

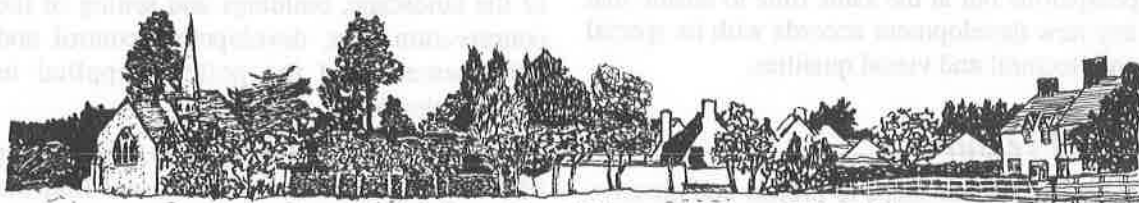
An Introduction to Luddington



The village of Luddington is a delightful little settlement about 3 miles downstream from Stratford-upon-Avon on the north bank of the River Avon. It is an ancient settlement which is still apparent by the number of timber-framed cottages which have survived. There has been substantial expansion of the village in the last 20 years and it is now basically a pleasant, quiet, commuter village for Stratford.

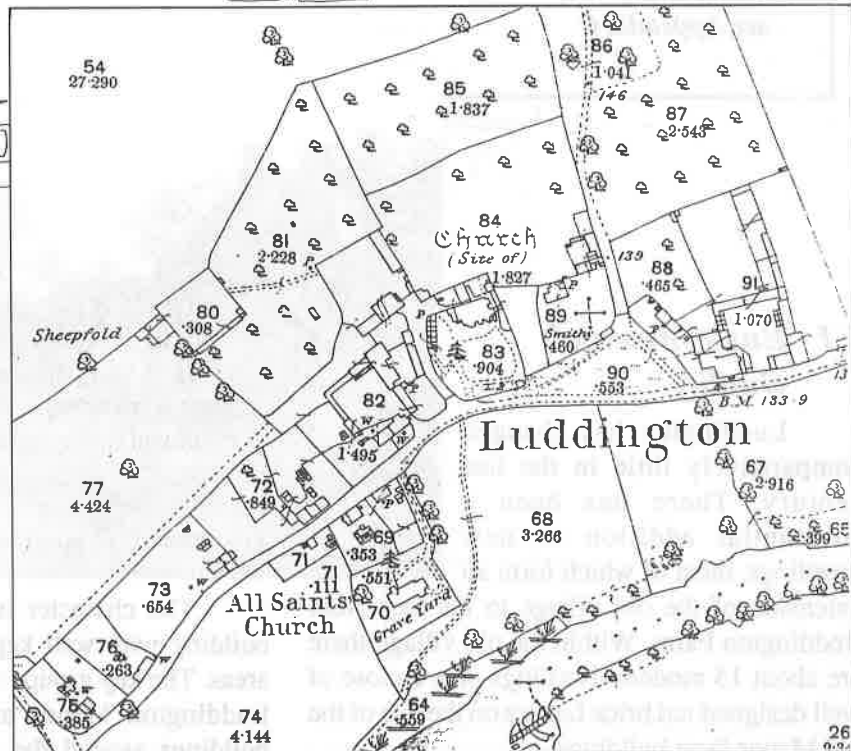
Luddington is on a loop road off the main Stratford to Evesham road, therefore, it is quiet and intimate with very little through traffic.

There are two principal farmsteads - Luddington Manor Farm and Boddington Farm - a small Victorian Church, and a village hall. There is no shop or pub within the village, but there is a former experimental horticultural station at the west end of the village which attracts a small amount of commercial traffic.



2

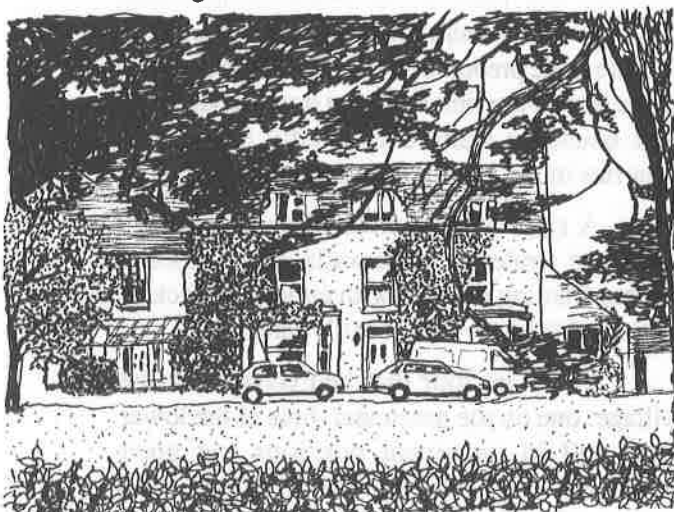
The Settlement - Historical Background



Extract from 1884 Ordnance Survey map

Luddington is identified in the Domesday book as being a Manor of the parish of Old Stratford and within the Barlickway Hundred.

The Manor was for several centuries, a holding of the Earls of Warwick.



Luddington Manor

During the 18th and 19th centuries the Manor was in the ownership of the Marquess of Hertford. A tithe map dated 1704 shows a small village of 10 to 15 cottages and a small chapel. There is one single roadway running due north out of the village along the line of the present public footpath from the village green.

By 1881 the population of the parish was about 100 people. The 1884 O.S. map shows that there were about 18 households in the village.

The original chapel, on a site north of the old smithy, was probably destroyed by fire during the 18th century. It was said to have been the Chapel in which the marriage of William Shakespeare to Anne Hathaway took place. The present church was built by public subscription on land donated by the Marquis of Hertford in 1872. This Church of All Saints, Luddington continues to be a chapelry of Holy Trinity, Stratford.

The Settlement - Today

*For Settlement Analysis
Building Group Map
see Appendix C*

3.1 Environmental Quality

Luddington has changed comparatively little in the last century. There has been a substantial addition of new dwellings, most of which form an extension of the old village to the east from Boddington Farm. Within the old village there are about 15 modern dwellings plus a close of well designed red brick houses on the site of the old Manor farm buildings.

The narrow winding lane with its ad-hoc collection of small timber-framed and brick cottages still retains that cosy rural village character, albeit now very neat and tidy.

The village green area, Luddington Manor with its long and prominent blue lias stone boundary wall, and the large courtyard group of buildings forming Boddington's farm are the main features of interest and environmental quality. The Churchyard and long tree-lined access walk are fine well-kept areas but out of view from the village street.

3.2 Architectural Form and Character

The predominant architectural form is that of small individual cottages hugging the street at the lower end and larger brick houses set back from the road or around the green at the eastern end of the village.



The character is of an open texture of building with well kept gardens and frontage areas. The key groups of Boddington Farm and Luddington Manor and the open group of buildings around the village green, give the village a highly individual form. Stone and brick frontage boundary walls are important to the upper end of the village.

3.3 Predominant Building Materials

A warm red/orange local brick and old red tile is the predominant form. The underlying stone is blue-lias limestone but stone in buildings and boundary walls undoubtedly came from quarries in the Binton or Temple Grafton area.

A significant number of buildings have whitened render or brick walls. Most exposed timber framing is black with either red brick or whitened brick or render infill panels.

There are four thatched cottages in the village: one on the green and three at the lower end - all in prominent positions and good examples. It is likely that thatch was once the main roofing material of the village.

4

The Settlement - Landscape

*For Settlement Analysis
Landscape Map see
Appendix C*



Landscape feature F

4.1 Village in the Landscape

Luddington is perched above the River Avon on the north bank, facing south. It is of linear form and on a minor road which is simply a loop off the A439.

The approach from the north is characterised by the massive, linear screens of cypress and poplar around the horticultural research station lands. These effectively conceal the village until the road drops suddenly into it. From the east, the approach is along a fairly built up lane with no sense of arrival at Luddington.

From across the river to the south, views of Luddington are broken up by the trees at 'Avonvale', around the Church, and along the river bank generally. Landmarks are the Church spire, the cedar at Luddington Manor, and the Wellingtonias in the churchyard.

The core of the village is around the green, Luddington Manor, and the Church. East of the green, the village character deteriorates and views open out to the river valley.

Although not strictly part of the village, mention must be made of the new river and lock

works on the Avon. This is a pleasant area, not seen from the village, and it attracts boat users. Any excessive development of the facilities here could erode the village character and restraints will be necessary.

4.2. Boundaries

North

This boundary is tight against the housing in the west where, unfortunately, the use of cypresses seems to have spread from the horticultural areas into the village. It is a species alien to the rural character. Elsewhere in the north there is a buffer zone of old orcharding, reasonably intact, and weak garden boundaries to the east.

South

The village's southern boundary is formed by the River Avon, over which valley the village looks. The open spaces between the road and the river are important in providing these views and any development on them would need to be carefully considered. Already, the trees in the valley have obscured the river views.



4.3. *Landscape in the Village*

Landscape Feature M

There is no quiet intimate public landscape in the village, apart from the churchyard, because of the presence of the road. There is an identifiable centre however, at the triangular green outside the 'Cottage'. Here, the stone walls of the 'Cottage', Luddington Manor, and the huge cedar in its grounds, create the identity. Neither is there a predominant building material - stone walls are few, although there is a variety of hedging and fencing enclosure (an interesting pale fence surrounds 'Avonvale').

Spectacular trees are around the green and the Church and on the Avon near the lock where there are some fine willows and corkscrew willows. There is also a large specimen of the latter on the main street almost opposite the Church.

Apart from the extensive poplar and mixed tree screen on the north bank of the Avon, there is an important large area of woodland which is the garden of 'Avonvale'. This garden contains many and varied species of trees, almost over the whole of its area. It is a valuable landscape asset and would make a good arboretum.

In detail there is little of special merit, except perhaps for the discreet use of granite setts for the road kerbs, and for the topiary in the grounds of Luddington Manor. On the adverse

side, there are obtrusive wires crossing the road regularly, and the timber post and rail fence on the south edge of much of the road is much too aggressive. No fence, or at least a metal rail, would be better for the landscape.



The Cottage

5

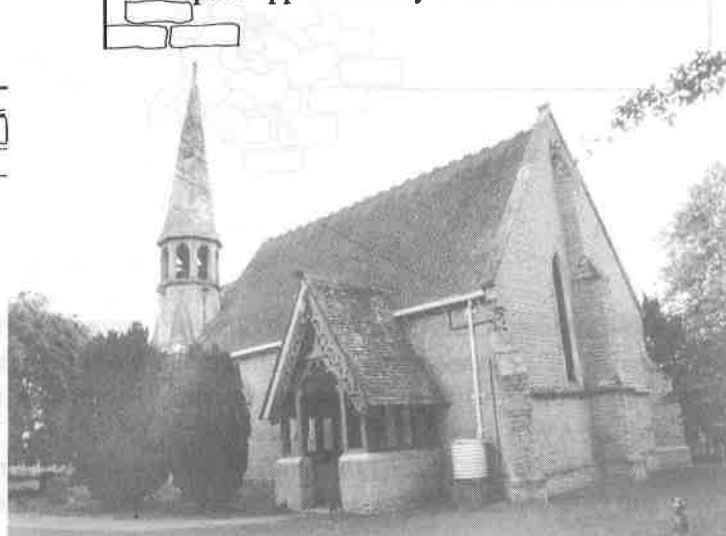
The Conservation Area

5.2 Spatial and Landscape Quality

The village green forms the natural centre of the settlement although it is more of a simple green open space than a recreational area.

The 'enclosed' spaces created by the frontages of the Manor, the 'Cottage' and the Boddington Farm group are important to the setting and environment of buildings in these areas.

The churchyard is a delightful 'hidden' space approached by a fine tree-lined walk.



All Saints Church

5.1 Buildings of Quality

The statutory list of Buildings of Architectural and Historic Interest describes Luddington as: "A number of 17th century timber framed cottages of no great individual merit but forming a quite attractive village group". There are 10 listed buildings within Luddington village and 11 other buildings which are of local architectural or historic interest in this area, as identified in *Appendix A*.

Boddington Farm is a substantial and complete 18th/19th century farmstead group. Also Luddington Manor retains its dominant presence as the Manor House of the village. The Church is a delightful building in the Early English Gothic style. It is not visible from the village street but its steeple is a fine landmark from south and east views.

The village street has two distinctive characters; the 'enclosed' space of the lower end, with buildings, hedges and trees on both sides and the open-sided situation of the upper end with expansive views to the south across the river valley.

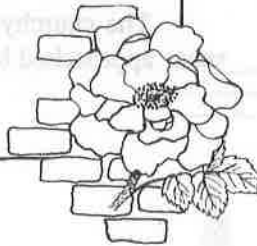
5.3 The Conservation Area Boundary

The boundary is drawn along rear property boundaries on the north side and along the river bank on the south side. An area of open fields is included between 'Avonvale' and the Churchyard and to the east of it as it is considered that this open space is important both from the views and setting of the village as a whole from the south, and for views of the open countryside from the village.

The curtilage land of 'Avonvale' is included to ensure the fine split-oak paling fence and adjacent fine group of trees are protected as essential to the character and enclosure of this part of the village street.

6

Development Control and Enhancement



Development Control and the machinery for schemes of enhancement in Luddington 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 natural landscape is very important to the environmental quality of this village. It should be maintained and managed carefully to ensure its upkeep. The buildings are generally well maintained but greater powers of development control are brought into force by the designation of a Conservation Area. However, some design guidance in respect of replacement windows, roofing materials and external painting etc. would help considerably towards the maintenance of the quality of the streetscape.

6.2 Recommendations for Improvement

Overhead wires are the most intrusive feature of the village. Removal of these would transform the general streetscape views within the Conservation Area.

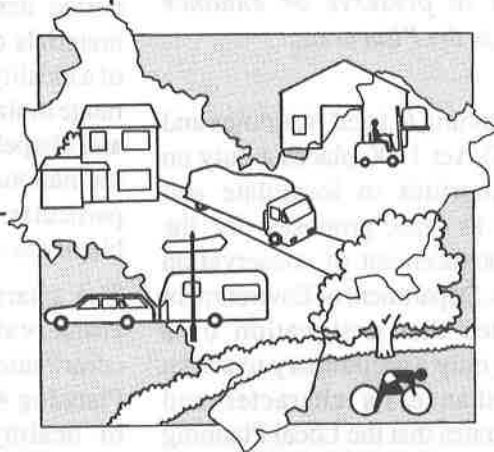
There are unsightly prefabricated buildings which detract from the quality of the building group at Boddington Farm but a certain

amount of this is unavoidable to maintain a working farm (which is more desirable than, for instance, a residential conversion of the farm buildings). The village green area has some potential for improvement as a place of repose and enjoyment of the landscape views.

6.3 Conclusions

Luddington is an isolated and secluded village on the river side. It is not particularly a tourist attraction, but the pressure for further residential development must be great due to its location and environmental quality. The long-term maintenance of this quality and recognition of its status as an ancient village can best be safeguarded by its designation as a Conservation Area.

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.

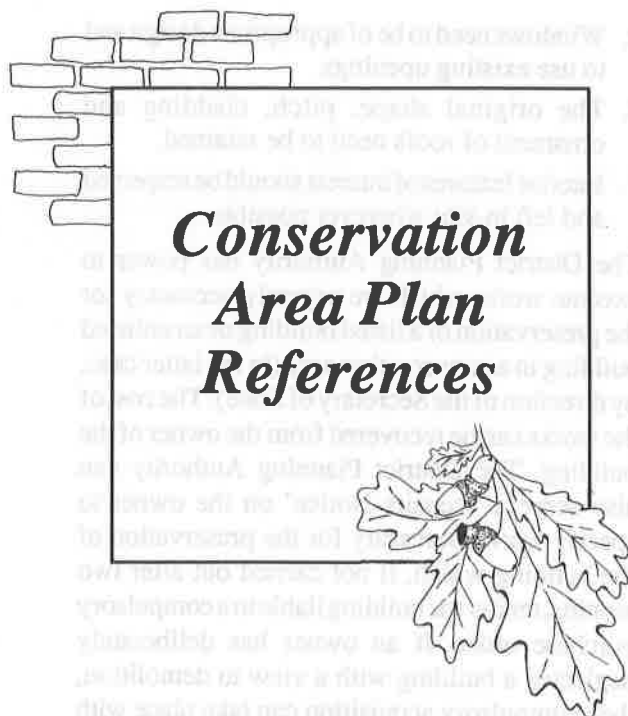
The District Planning Authority has power to execute works which are urgently necessary for the preservation of a listed building or an unlisted building in a conservation area (in the latter case, by direction of the Secretary of State). The cost of the works can be recovered from the owner of the building. 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. Cartshed at Boddington Farm
2. Wagonshed at Boddington Farm
- 3.* Boddington Farm
4. Stable Range at Boddington Farm
- 4A. Stable Range north of Boddington Farm
5. Stable and Hayloft at Boddington Farm
- 6.* Thatched Cottage
7. The Forge
- 8.* The Cottage
9. The Barn
- 10.* Luddington Manor
- 11.* 194 / 195 Luddington
12. 196 Main Street
- 13.* 209 Main Street
- 14.* All Saints Church
15. 207 / 208 Main Street
- 16.* Ye Old Cottage, 206 Main Street
- 17.* 197 / 198 / 199 Main Street
18. Garage to Cottage, 199 Main Street
19. 'Vinatage', 201 Main Street
- 20.* 202 Main Street
- and
- 21.* 203 Main Street
22. 204 / 205 Main Street

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

Tree Group

Group A

Small group of lime, beech and cypress.

Group B

Group of lombardy poplar and rowan.

Group C

Garden of 'Avonvale' contains cedar, ash, yew, lime, horse chestnut, maple, poplar, beech and willow.

Group D

Consists of fairly small trees in a riverside swathe from alder to more ornamental species.

Group E

River bank poplars and typical river valley vegetation.

Landscape Features

F.

From the south across the river.

G.

Palisade fencing around 'Avonvale'.

H.

The main street from the west.

J.

The lime walk to the Church.

K.

The gateway to Luddington Manor with a fine yew on the corner.

L.

Stone wall and capping at Boddington Farm.

M.

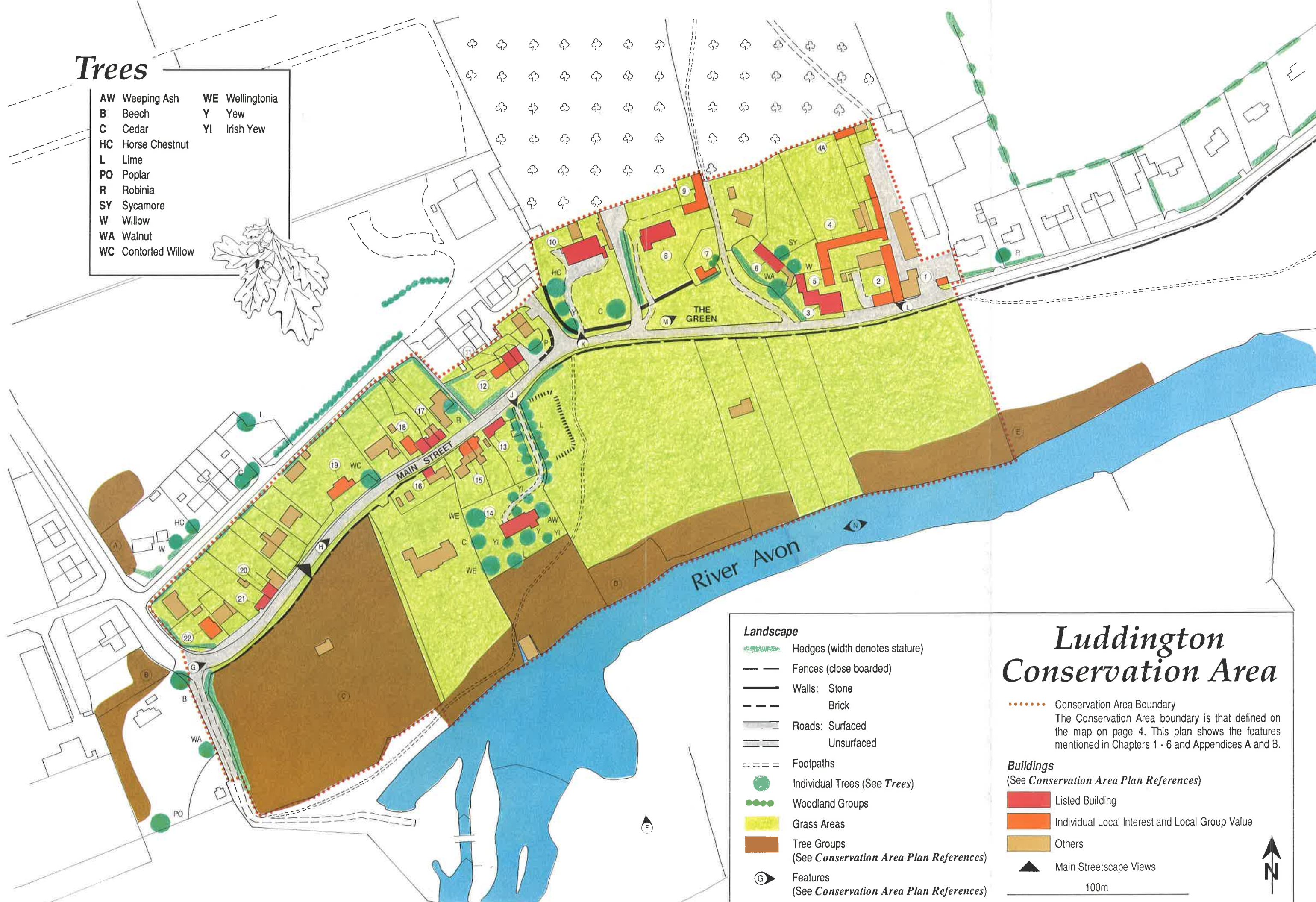
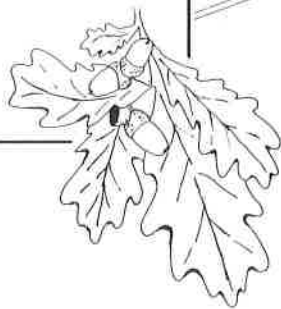
Village Green forming a centre to the village.

N.

The River Avon forming the southern boundary to the Conservation Area.

Trees

AW	Weeping Ash	WE	Wellingtonia
B	Beech	Y	Yew
C	Cedar	YI	Irish Yew
HC	Horse Chestnut		
L	Lime		
PO	Poplar		
R	Robinia		
SY	Sycamore		
W	Willow		
WA	Walnut		
WC	Contorted Willow		



Luddington 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*)



Appendix A

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



Front portion is early to mid C19, red brick, tiled roof with corbelled cornice. 2 storeys, 3 sashes with glazing bars and cutter flat arches. Central door, modern porch".

1. Cartshed at Boddington Farm Main Street

2-bay brick and tile cartshed on roadside. Hipped old tile roof, boarded wagon doors - mid 19th century. Group value with Boddington Farm.



2. Wagonshed at Boddington Farm Main Street

3-bay wagon shed with stable on roadside - red brick and clay tiles - some fine blue lias walling remaining. Sliding boarded doors. Original building probably late 18th century. Rebuilt mid 19th century. Group value with Boddington Farm.

3. Boddington Farm Main Street (Listed Building Ref. 18/1- Grade II)

Fine medium sized farmhouse of two building periods with a complete original farmstead group. On road frontage with old iron railing boundary fence.

Listed description : "Farmhouse has circa 1600 2 storey rear portion with timber framing and white-washed brick infilling. Roof of old tiles.

4. Stable Range at Boddington Farm Main Street

Long L-shaped single-storey stable range of blue lias stone. Old tile roof originally open sided - later brick infill and alterations. Group value with farm, encloses farmyard.

4A. Stable Range north of Boddington Farm Main Street

3-bay stable range, red brick and tile. Rear of farmstead group circa 1850, forms enclosure with brick boundary walls, not visible from village street. Group value.

5. Stable and Hayloft at Boddington Farm Main Street

2-bay red brick and tile, recently restored. Group value with farmstead.



6. Thatched Cottage The Green, Main Street (Listed Building Ref. 18/2 - Grade II)

Very picturesque, prominent position on green.

Listed description : "Block of 3, 2-storey cottages being partly of C17 timber framing with colour-washed infilling. Thatched roof. Lattice casements, modern doorhood and bay window".

7. The Forge

The Green, Main Street

2-bay single storey brick and tile with extension and rear wing of 1960's to convert village forge into house. Lost most of original character. Group value. Prominent on green.

8. The Cottage (photo page 10)

The Green, Main Street

(Listed Building Ref. 18/11 - Grade II)

Large house set back from green with stone boundary walls.

Listed description : "C17, altered. Whitewashed plaster, old tile roof. 2 storeys and attic, casements with glazing bars, 2 gabled dormers with modern casements. Lower gabled back wing. Single storey modern wing on left".

9. The Barn

The Cottage, Village Green

L-shaped barn range to the Cottage. Timber framed and weatherboard, red brick and tile, 5 linked volumes - 6 bays. Group value with the Cottage. Currently being converted to house - substantial rebuilding.

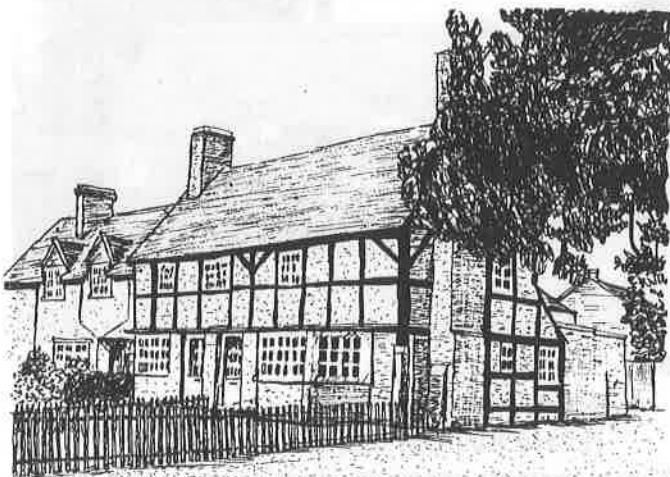
10. Luddington Manor (illustration page 7)

Main Street

(Listed Building Ref. 18/3 - Grade II)

Large Manor House with late Victorian facade - set back from road - low stone boundary wall. Fine garden setting with outbuildings.

Listed description : "Mid C19 front is of little interest but rear is probably C17, and has timber framed gable head facing east, tiled roof, brick and plaster infilling".



11. 194 / 195 Luddington

(Listed Building Ref. 18/4 - Grade II)

Pair of cottages set back from road frontage.

Listed description : "Much restored with machine

tiles but heavy square timber framing remains of first floor. 2 storeys, red brick nogging, ground floor flat roofed modern front addition. Casements with glazing bars.

Nos. 194, 195, 198, 199 and Nos 206 and 209 form a group".

12. 196 Main Street

2-bay cottage in terrace with Nos 194 and 195. Orange/buff brick. Group value in streetscape.



13. 209 Main Street

(Listed Building Ref. 18/8 - Grade II)

Very picturesque cottage on frontage to street - very prominent.

Listed description : "Mainly rebuilt in brick but thatched roof. One storey and attic, canted ground floor bay with tiled roof. Casements".

Nos. 194, 195, 198, 199 and Nos 206 and 209 form a group".

14. All Saints Church (photo page 11)

(Listed Building Ref. 18/9 - Grade II)

Delightful little parish Church in secluded churchyard behind street cottages. Steeple is a landmark from distant views.

Listed description: "Nave, chancel, North East steeple, North porch. 1872. Replaces the church in which Shakespeare is believed to have been married in 1582. Early English style of circa 1300. Architect: J Cotton".

15. 207 / 208 Main Street

Late 19th century red/orange brick cottages - 2-storey clay tile roof, on road frontage. Old casement windows to first floor. Group value in street.



- 16. Ye Old Cottage**
206 Main Street
(Listed Building Ref. 18/7 - Grade II)
 Ancient cottage with modern roof, on street frontage.

Listed description : "Small portion of heavy timber framing facing the street. Mansard roof of modern sand-faced tiles. One storey and attic. Modern casements with glazing bars".

Nos. 194, 195, 198, 199 and Nos 206 and 209 form a group".



- 17. 197 / 198 / 199 Main Street**
(Listed Building Ref. 18/5 - Grade II)
 Fine cottage range on street frontage - little altered.

Listed description : "An attractive block with colour-washed brick infilling, 3 gabled dormers and old tiles. One storey and attics. Casements with glazing bars. Coursed rubble lias plinth. Doorhoods".

Nos. 194, 195, 198, 199 and Nos 206 and 209 form a group".

- 18. Garage to 199 Main Street**
 2-bay whitened brick and clay tile roofed single storey building - gable end to street. Identified on 1885 map as Methodist Church. Group value.



- 19. 'Vinatage'**
201 Main Street

Very picturesque 2-bay thatched cottage with modern single storey extension. Whitened render - some timber frame. Original cottage circa 1750. Set back with open lawned frontage. Prominent in streetscape.

- 20. 202 Main Street**
(Listed Building Ref. 18/6 - listed with number 203 Main Street - Grade II)

Single storey and attics 2-bay cottage with rear wing. Whitened brick with modern clay tile roof. On road frontage. Group value with No. 203 Main Street.

- 21. 203 Main Street**
(Listed Building Ref. 18/6 - listed with number 202 Main Street - Grade II)

Picturesque thatched cottage on street frontage. Listed description : "No. 202 has tiled roof and colourwashed brick work. 2 storeys. No 203 is one storey and attic with timber frame white-washed brick nogging, thatched roof. 4 casements with glazing bars".



- 22. 204 / 205 Main Street**
 Fine orange brick pair of cottages. 2-storey - early 19th century. Blue clay tile roof. Old wood casement windows. Panel front doors with tiled canopy. Prominent position on street corner.

Appendix B

Schedule of Village and
Landscape Features Important
to the Conservation Area

Landscape features

(See *Conservation Area Plan*)

F. (photo page 9)

From the south across the river. Note the landmarks of the wellingtonias, church spire, and the cedar, and the river bank tree screen.

G.

Palisade fencing around 'Avonvale' of a character and scale perfectly in keeping with the woodland.



H.

The main street from the west. Note the contorted willow in the foreground, and the neat granite kerb.



J.

The lime walk to the Church.

K.

The gateway to Luddington Manor with a fine yew on the corner.

L.

Stone wall and capping at Boddington Farm.

M. (photo page 10)

Village Green forming a centre to the village.

N.

The River Avon forming the southern boundary to the Conservation Area.

Tree Groups

(See *Conservation Area Plan*)

Group A

A small group of lime, beech and cypress. Marks the edge of the village.

Group B

A group of lombardy poplar and rowan which defines the bend in the road.

Group C

The garden of 'Avonvale' is almost completely treed and contains a great variety of species such as cedar, ash, yew, lime, horse chestnut, maple, poplar, beech and willow. It forms a sizeable woodland at the edge of the village.

Group D

Consists of fairly small trees in a riverside swathe from alder to more ornamental species, not of any great size but forming a good screen.

Group E

River bank poplars forming a landmark from most viewpoints, and typical river valley vegetation.

Appendix C

Settlement Analysis :
Building Groups

100m

