



Newbold Pacey

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 hamlet village of Newbold Pacey, 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

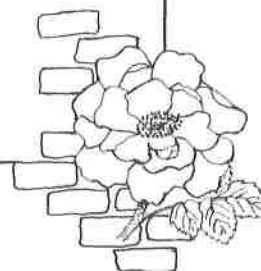
Stratford-on-Avon District Council

by

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April 1991

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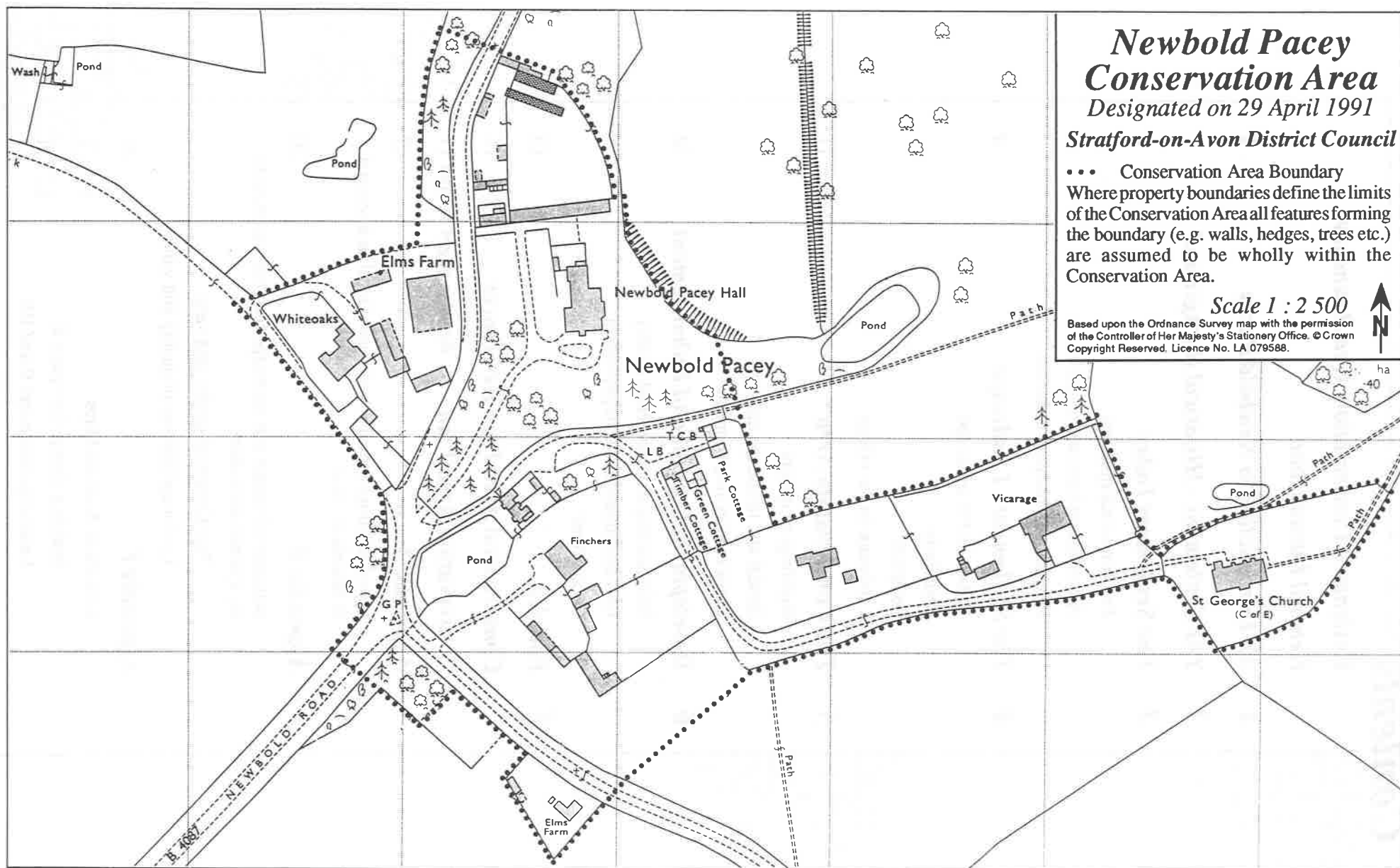
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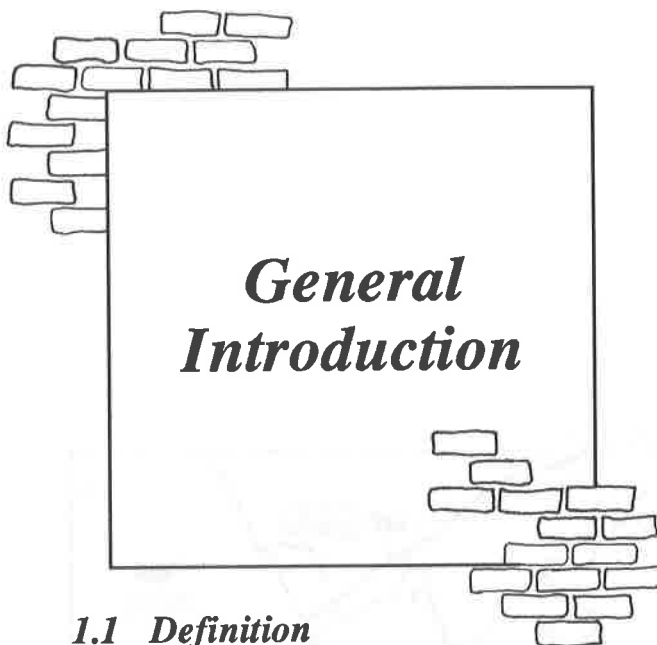
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Contents

	<i>Designated Conservation Area Boundary</i>	4
	<i>General Introduction</i>	5
1	<i>An Introduction to Newbold Pacey</i>	6
2	<i>The Settlement - Historical Background</i>	7
3	<i>The Settlement Today</i>	8
	Environmental qualities	
	Architectural form and character	
	Predominant building materials	
4	<i>The Settlement - Landscape</i>	9
	Village in the landscape	
	Boundaries	
	Footpaths	
	Landscape in the village	
5	<i>The Conservation Area</i>	11
	Buildings of quality	
	Spatial and landscape quality	
	Conservation area boundary	
6	<i>Development Control and Enhancement</i>	12
	Safeguarding environmental quality	
	Recommendations for improvement	
	Conclusions	
7	<i>Policies</i>	13
	<i>Conservation Area Plan References</i>	16
	<i>Conservation Area Plan</i> <i>Between pages 16 and 17</i>	
	<i>Appendix A</i>	17
	Listed buildings and other buildings of local architectural or historical value	
	<i>Appendix B</i>	20
	Schedule of village and landscape features important to the Conservation Area	
	Tree Groups of quality and value	
	Landscape features of quality and value	
	<i>Appendix C</i>	21
	Settlement Analysis Maps	
	Building Groups (see page 8)	
	Landscape (see pages 9 and 10)	





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

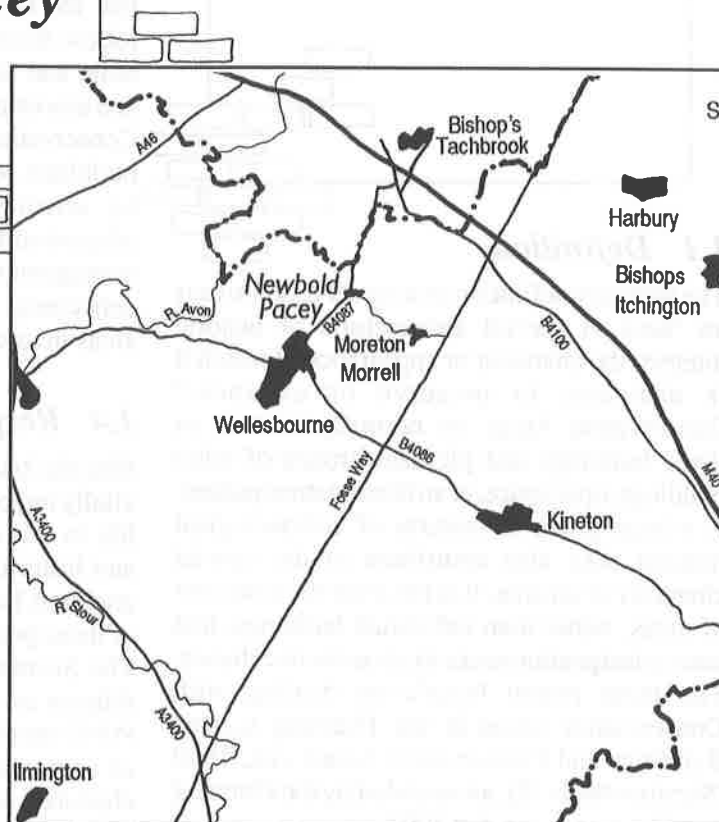
In 1990 Stratford-on-Avon District Council began a complete review of existing and potentially new conservation areas. This report is the result of that exercise.

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 Newbold Pacey



Newbold Pacey is a small hamlet on a road junction of the B4087 Wellesbourne to Bishop's Tachbrook road and a minor road running south east to Moreton Morrell. It is about 1½ miles north east of Wellesbourne on an upland plateau in an open rural landscape.

The settlement is centred around Newbold Pacey Hall, a late 18th century manor house and seat of the Little family.

Beside the hall, its grounds and outbuildings there is a fine parish church, a vicarage, two farmstead groups and seven other cottages, only 2 of which are post 1900. The settlement, therefore, has changed very little in the last century.

Although Newbold Pacey is the parish village, its sister village in the parish, Ashorne, which lies about ¾ mile north east is now much larger in terms of resident population.



Landscape Feature Q

Newbold Pacey is therefore, essentially a manor house and home farm group with 'estate' cottages and church.

2

The Settlement - Historical Background

Newbold Pacey is an ancient settlement in the Kington Hundred. Newbold is mentioned in the Domesday Book. The Pacey family held the manor from 1221 (Adam de-Pacey) to 1372 when Richard Pacey passed it on. The lords of the manor since then were :

Elizabeth Verner	1585 - 1664
William Bishop and Henry Smith	1664 - 1720
William Chomley	1720 - 1789
Thomas Little	1789 - 1834
Rev. Geo. Howman-Little	1834

The Reverend Howman-Little's great grandson, Col. John Little, is the present owner of the manor.

It is rumoured that there were once many more cottages in Newbold Pacey but they were burnt down when their inhabitants fled across the Oozley Brook to settle in Ashome following an outbreak of 'plague' in Newbold Pacey.

There are a number of 17th century buildings in the settlement: the Vicarage, an early red brick house of vaguely Queen Anne style (extended and altered in 1720), the Vicarage cottage, a mid 17th century timber frame cottage and the main barn at 'the old stables' which is partly timber-framed - later rebuilt in brick (early C19.).

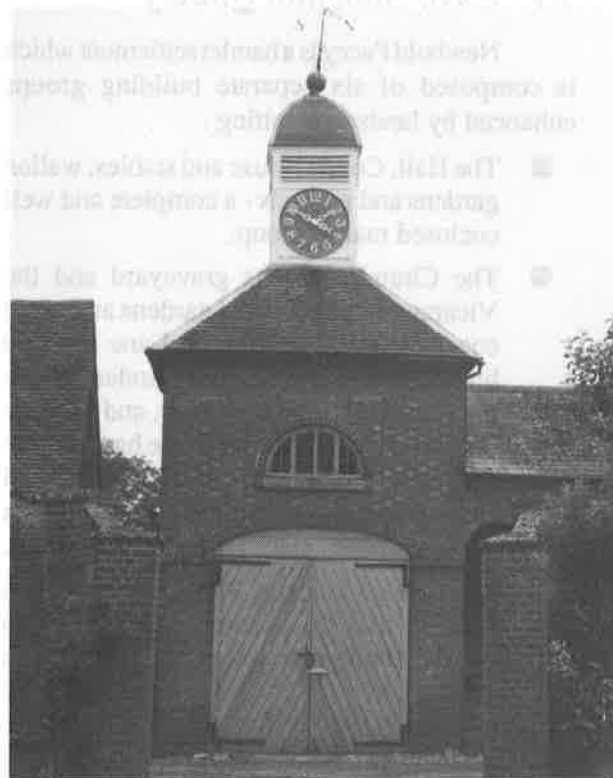
There was a period of modest expansion in the mid to late 19th century with the building of Elm Farm buildings, Pool Cottages, the 'Old Stables' farmstead group and the two cottages next to Vicarage Cottage, all probably built by the manor.

The Church of St. George was rebuilt in 1881, designed by J.L. Pearson (architect of Truro Cathedral) in an Early English style. It has a fine west front and porch tower. There is plate dating from 1600 and two monuments - dated 1668 (Edward Carew) and 1834 (William Little). There are also two re-used Norman (12th C) doorways, but there is no record of whether they came from an earlier Newbold Pacey church.

It is recorded that the early Newbold Church was given to the Yorkshire Priory of St. Oswald of Nostell in the 12th century, then to Queens College, Oxford in 1344. It was united with the parish of Moreton Morrell and continues in the gift of Queen's College.



Newbold Pacey Hall



Clock Turret of Stables and wall to Newbold Pacey Stables

The present Newbold Pacey Hall is late 18th century construction although it may be an extensive alteration and extension of an earlier building. The long stable range is of contemporary date as are the garden walls. There is also an icehouse in the grounds - an indication that this was indeed a wealthy manor in the late 18th and early 19th centuries.

3

The Settlement - Today

For Settlement Analysis
Building Group Map
see Appendix C

temporary repair of the stable range and the new prefabricated farm buildings to the north east.

- The farmstead group now known as 'The Old Stables' is prominent in the landscape from the east approach into the hamlet and is a good group of traditional farm buildings (although they are currently undergoing conversion to dwelling).

All these groups are united by a well wooded landscape encompassing the whole settlement.



Landscape Feature L

3.1 Environmental Quality

Newbold Pacey is a hamlet settlement which is composed of six separate building groups enhanced by landscape setting :

- The Hall, Coach House and stables, walled gardens and grounds - a complete and well enclosed manor group.
- The Church with its graveyard and the Vicarage with its walled gardens and small coach house. The Church Lane with its broad verge and tree lined boundary add to the setting of these buildings, and is a fine public promenade through the hamlet. The Church, being an almost isolated easternmost building in the settlement, is very prominent in the landscape to the east.
- The cottage group of Park Cottage, Green Cottage and the Vicarage Cottage with their outbuildings and open, treed green area to the west, makes a delightful little group in a rural setting.
- The village pond, Pond Cottages and Finchers with its large gardens, makes a delightful group in a purely rural setting.
- Elms Farm and farmhouse (Whiteoaks) are a very prominent, but well enclosed farm group as viewed from the B4087. It is marred by the corrugated sheeting

3.2 Architectural Form and Character

Newbold Pacey is a group of highly individual buildings ranging from the 17th century timber frame 'black and white' vernacular, early Georgian classical style, neo-Gothic of the Church to the grand villa mid-Georgian simple classical style of the Hall. The scale of building is equally diverse. Generally decorative detailing is simple and united by use of common materials. Steep roofs and gables are predominant as are the large red-brick chimneys.

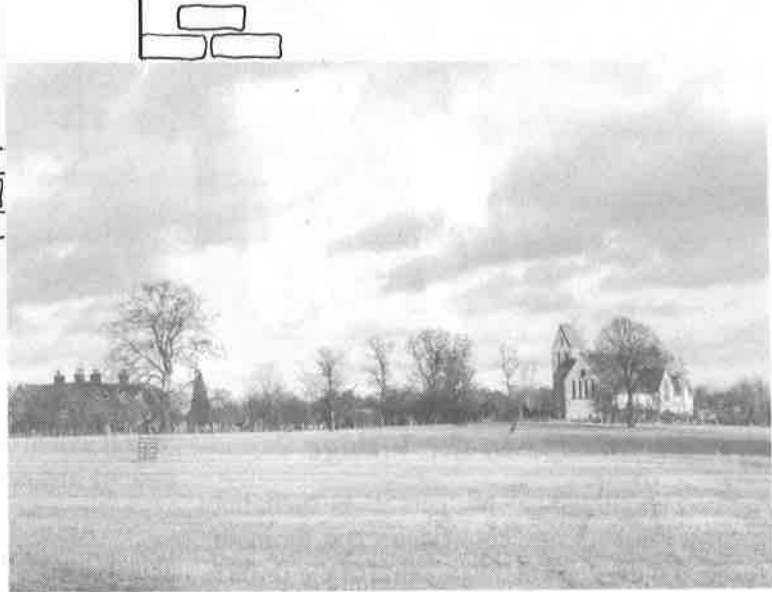
3.3 Predominant Building Materials

The orange/buff brickwork and red/brown plain clay tile are the local predominant materials. There are some long, high brick boundary walls around the Hall, the Vicarage and Elm Farm. The local stone is blue lias, but only the Church uses this apart from some stone plinths to Vicarage Cottage. There is some ironstone dressed stone detailing to the Church, the Hall, stables and the vicarage. Other materials include oak framing and wattle and daub and low-pitched Welsh slate roofing. There are some good examples of decorative brickwork (Pool Cottages) buff headers in bands or Flemish bond and bullnose detailing to the Elm Farm wagon shed building. Pool Cottages also have some fine beaver-tail tile decoration on the roof.

4

The Settlement - Landscape

*For Settlement Analysis
Landscape Map see
Appendix C*



Landscape Feature P

4.1 Village in the Landscape

Newbold Pacey lies on the 65 metre contour within a fold in the topography. It is therefore, fairly well concealed, only St. George's Church to the East being predominantly sited.

The majority of the settlement is to the east of the B4087 road and dominated by the woodland around Newbold Pacey Hall, with Elms Farm being the only building group to the west of the road. Surrounding land is mainly arable and fairly open with outlying small blocks of woodland further afield.

It is attractively approached from both south and north on a curving road alignment, well hedged and treed at the immediate entrance to the village. A minor road leads in from the south east towards the village pond.

4.2. Boundaries

Boundaries on the south are a mixture of open timber fencing and weak hedging. Around the Church the land falls away emphasising the siting of this prominent landmark.

To the north, the wooded grounds of Newbold Pacey Hall and a belt of roadside planting define the edge of the village.

On the west side the existing roadside woodland and some fruit trees along the access to Whiteoaks act as a boundary.

4.3. Footpaths

Public footpaths exist on the eastern side of the village along the church access and along the edge of the Hall woodlands. These connect to Ashome to the north east.



Landscape Feature J

4.4 Landscape in the Village

The village has no 'centre' as such, but there are attractive pieces of landscape, the main one being the pond at the junction of the B4087 and the minor road where cottages lie beyond and are reflected in the water. Silting up and choking of the water area is a problem and it needs regular cleaning if the reflective values are to be maintained.

Although not particularly attractive, mention must be made of the two concrete posts on the minor road. These have iron eyelets cast into them for some form of barrier across the road. The posts were put in place during World

War II so that the road could be blocked off in the case of invasion.

Around the pond a track leads down the side of the Hall woodland to a group of cottages around a small green dominated by a cedar tree. This is a delightful place which has an immediate link with the outer rural landscape and, as such, should be protected from insensitive improvement.

As the track proceeds around Pinecroft it arrives at the Vicarage, a brick building protected by hedging and a fine brick, stone capped wall with ornamental gateway cones. A wide grass verge outside the walls and a fine beech tree complement the setting.

At the Church itself the landscape features are a row of western red cedars on the north boundary and five clipped conical yews within the churchyard.

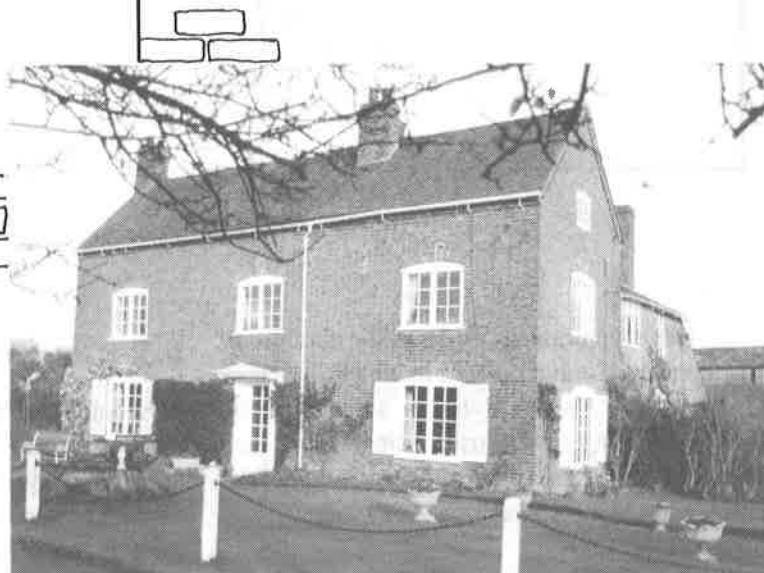
Elsewhere in the village the woodland around the Hall is the dominant element. It contains many unusual species, mostly coniferous, including cedar and yew of great age and stature. The roadside edge to the grounds is marked with an iron park railing with ornamental cast iron pillars at the entrance. Towards the north the grounds are bounded with a high brick wall leading to the stables. This wall, together with the woodland and the brick walling to Elms Farm, closes in on the road and serves to slow traffic.



Landscape Feature K

5

The Conservation Area



Whiteoaks

5.1 Buildings of Quality

There are 24 buildings in Newbold Pacey of which 5 are listed buildings and a further 15 considered to be of local architectural interest or group value. The principal buildings are the Hall, Whiteoaks, Pond Cottages, the Vicarage and St. Georges Church. The long brick boundary walls around the Hall, Elms Farm and the Vicarage are also primary features in the settlement.

5.2 Spatial and Landscape Quality

The primary landscape features are the grounds and garden of the Hall. The village pond is also a fine element as is the small green west of Green Cottage and Vicarage Cottage. Church Lane is a delightful walk to the Church, and the churchyard is a well cared for area with open views across the landscape.

5.3 The Conservation Area Boundary

The Conservation Area covers the whole of the hamlet settlement including the formal or

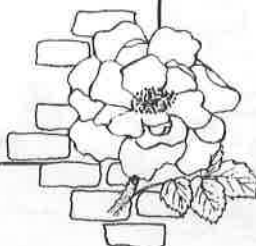
enclosed garden areas of Newbold Pacey Hall. It also includes some peripheral areas of woodland to the north west and south west boundaries as they are considered to be important to the character of the hamlet.



Landscape Feature N

6

Development Control and Enhancement



Development Control and the machinery for schemes of enhancement in Newbold Pacey 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 maintenance and management of the woodland and garden areas is the single most important criterion for the safeguarding of environmental quality. In addition, general maintenance to brick walls and fences should be done.

The buildings are generally little altered and have not undergone modern 'gentrification' such as replacement windows, roof tiling, 'add-on' porches etc. Therefore, the buildings have an unusual 'purity' which should be respected.

6.2 Recommendations for Improvement

There is very little, if anything, that needs improvement in the hamlet apart from an unfortunate flat-roofed 2-storey garage building to 'Finchers' and some unsightly prefabricated farm buildings at Elms Farm. The kitchen gardens and glass-houses of the Hall are becoming a little dilapidated and overgrown but this does not detract from the overall quality of the environment.

6.3 Conclusions

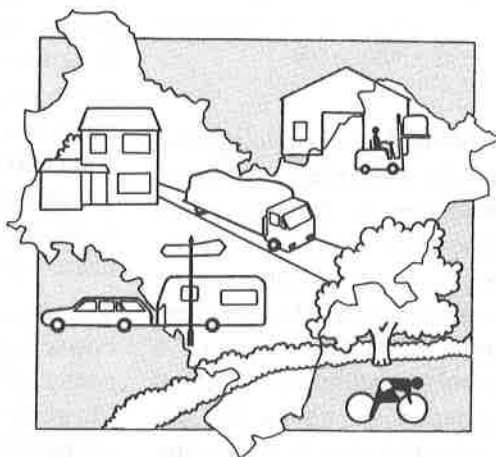
Newbold Pacey is essentially a rural manor hamlet group, for many years completely controlled by the owners of the manor estate. There has been some break up of the estate into separate ownership but this has not yet affected the purity of the buildings.

The hamlet is a fine group and well worthy of Conservation Area status. It is hoped too, that the designation of a Conservation Area will maintain some of its purity and simplicity.

References

Ordnance Survey	1905 Edition (1885 survey) Sheet XLV/2
M.M. West's Warwickshire Directory	1830
Victoria County History	Vol V pp 122
Buildings of England - Warwickshire	Nicholas Pevsner pp 361
The Warwickshire Village Book	WFWI pp 111
Newbold Pacey Parish Appraisal	Parish Council

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.

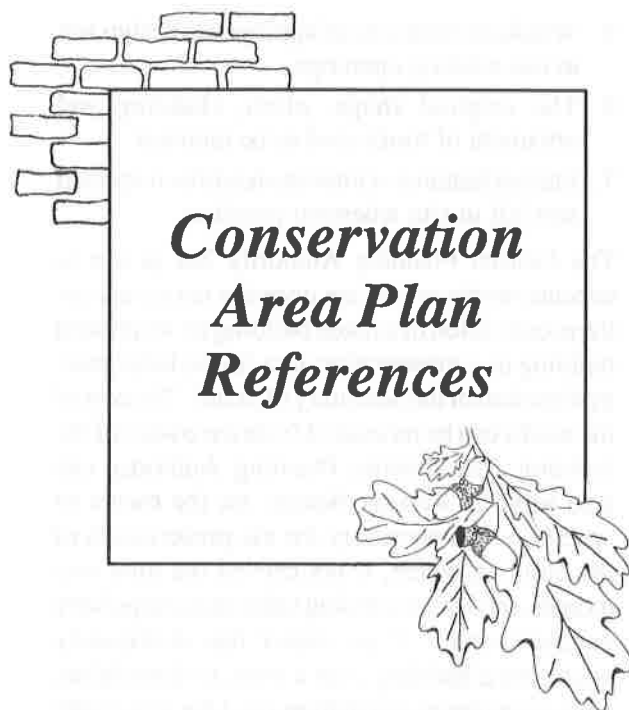
The District Planning Authority has power to execute works which are urgently necessary for the preservation of a listed building or an unlisted building in a conservation area (in the latter case, by direction of the Secretary of State). The cost of the works can be recovered from the owner of the building. 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.* Church of St. George
- 2.* The Vicarage
3. Coach House and Stable at The Vicarage
4. Park Cottage
5. Green Cottage
- 6.* Timber Cottage
7. Outbuildings to Green and Vicarage Cottages
8. Outbuilding to Park Cottage
9. Pool Cottages
10. 'Finchers'
11. Stable Range at 'The Old Stables'
12. Barn Range at 'The Old Stables'
13. Animal Shed Range at 'The Old Stables'
14. Elms Farm
15. Whiteoaks
16. Stable Range at Elms Farm
17. Barn at Elms Farm
18. Cartshed Range at Elms Farm
- 19.* Newbold Pacey Hall
- 20.* Stables at Newbold Pacey Hall

Landscape - Individual Features (See Appendix B)

Tree Group

Group A

Roadside group of mixed age ash, oak, sycamore, holly and coppiced species.

Group B

Roadside corner group of mature oak, beech and ash with coppice growth of ash and sycamore and specimens of larch and holly.

Group C

Major woodland around Newbold Pacey Hall, on the roadside consisting mainly of mature oak, with yew, holly and sycamore, and along the south boundary many unusual conifer species of great stature supported by yew and sycamore.

Group D

Small group of conifers and sycamore.

Group E

Belt of mixed conifers along Pinecroft boundary.

Group F

Recently planted belt of young conifers, beech and cherry.

Group G

Medium aged ash, yew and holly mainly.

Group H

Group of conifers, robinia and sycamore.

Landscape Features

J.

The village pond from the south.

K.

The concrete marker posts on the minor road.

L.

Enclosure of through road by brick walls and woodland.

M.

Ornamental entrance gates to Newbold Pacey Hall.

N.

The green at Park Cottage, with woodland backing and a fine cedar.

P.

The Church on higher land, from the south.

Q.

The Vicarage with brick garden wall, a fine beech tree, and generous grass verge.

R.

The conical clipped yews in the churchyard.

Newbold Pacey 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

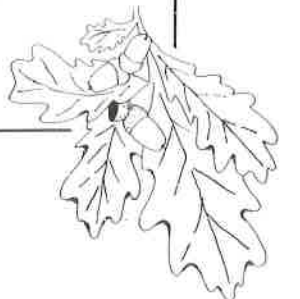


Landscape

- Hedges (width denotes stature)
- Fences (close boarded)
- Walls: Stone
- Brick
- Banks
- 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	Y	Yew
C	Cedar		
HC	Horse Chestnut		
O	Oak		
P	Pine		
POL	Lombardy Poplar		
PS	Scots Pine		
SY	Sycamore		



Appendix A

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



2. **The Vicarage**
Church Lane
(Listed Building Ref. 15/52 - Grade II)

Fine late 18th century house surrounded by brick boundary wall. Prominent in landscape.

Listed description : "Late C17 red and black brick house with alterations and additions done in 1720, comprising a 2 storey brick south-east facade with 4 sashes with flat arches, keystones moulded sills with aprons. Rusticated quoins and keystones, parapet with aprons, stone coping. Pedimented trellis porch".



1. **Church of St. George**
Church Lane
(Listed Building Ref. 15/51 - Grade B)

Victorian neo-Gothic Church on eastern periphery of village. Very prominent in open rural landscape.

Listed description : "Nave, chancel, south aisle, north porch and steeple. Site of medieval Church. Rebuilt in C13 style by J.L. Pearson in 1880-2. Good example of Gothic Revival work in C19 with 2 original C12 Norman doorways re-set. Monuments, including 1668 Carew monument with bust, and 1834 Little monument with bas relief. East window by Hardman".



3. **Coach House and Stable at The Vicarage**
Church Lane

3-bay early 19th century brick coach house with stables each side. Orange/buff brick. Hipped tile roof - later added timber sliding door - group value with Vicarage.

4. **Park Cottage**
Church Lane

Late 19th century 'estate' house - orange/buff brick, 2-storey, T-plan. Red/brown clay tile - 50° pitch, segmental arches and wood casement windows. Group value.

**5. Green Cottage
Church Lane**

Late 19th century 'estate' cottage. Large 'orange' bricks. 47° plain tile roof. 2 bays, symmetrical, segmental arches. Wood casement windows. Fine timber entrance porch. Group value.



**6. Timber Cottage
Church Lane
(Listed Building Ref. 15/53 - Grade II)**

Timber framed cottage in terrace with Green Cottage - very picturesque.

Listed description: "C17. Timber framed cottage of one storey plus attic. Stone plinth. 2 gabled dormers. Machine tile roof. Casement windows".

**7. Outbuildings to
Green and Vicarage Cottages
Church Lane**

Small T-plan brick and tile outbuildings, circa 1860 - group value with cottage.



**8. Outbuilding to Park Cottage
Church Lane**

Small 2-bay outbuilding - brick and tile with large gable and chimney. Wagon doors and shuttered window. May have been a smithy. Group value with cottages.



**9. Pool Cottages
Church Lane**

4-bay terrace of 2 cottages, late 19th century. Decorative blue bands and motifs in red brick wall. Fine timber porches. Beaver-tail blue tile pattern in red tile roof. Important position- very picturesque behind village pond.

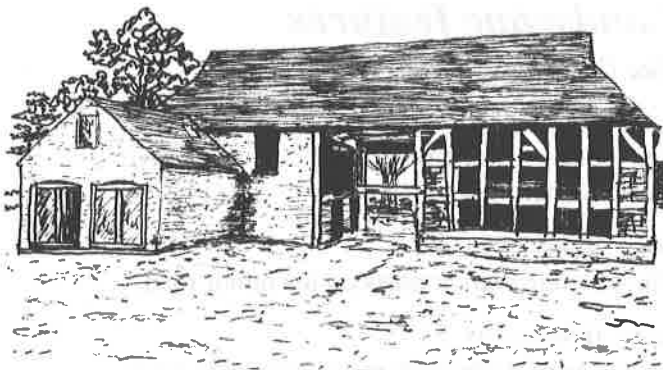


**10. 'Finchers'
Moreton Road**

Large early 19th century house. 3-bay front, orange brick with buff headers. Wood multipane windows with segmental arch heads. Modern porch and extension to east. Fine setting in large garden next to village pond.

**11. Stable Range at 'The Old Stables'
Moreton Road**

3-bay late 19th century stable and hay loft. Red/orange brick and 50° clay tile roof. Undergoing conversion to a single dwelling. Group value with other farm buildings.



**12. Barn Range at 'The Old Stables'
Moreton Road**

5-bay threshing barn. Part 17th century (timber frame), part late 19th century (red brick). Central midstrey. 50° hipped clay tile roof. Gables recently added. Single storey rear cartshed extension. Undergoing conversion to residential use. Group value.

**13. Animal Shed Range at 'The Old Stables'
Moreton Road**

Long low range of 7 bays - open sided to farmyard, orange brick and blue clay tile roof. Group value with other farmstead buildings.

**14. Elms Farm
Moreton Road**

Late 19th century 2-bay brick and tile house. Symmetrical front - gable dormers, brick end stacks, prominent in open countryside on fringe of hamlet. Key building on entrance into settlement from east.

15. Whiteoaks (photo page 11)

Large farmhouse with 3-bay range of 2 storeys and attics. Lower 2-storey wings to rear - one of which is timber framed. Late 18th century house with earlier 17th century. Old red/orange brick dentil course, segmental arches. Old red clay tile roofs. Picturesque set well back off road - part of farmstead group.

16. Stable Range at Elms Farm

Long 6 or 7 bay orange brick stable range with haylofts or granary. Slate roof replaced by corrugated sheeting. Little architectural interest but of some group value to farmstead group.

17. Barn at Elms Farm

3-bay orange brick threshing barn - high clay tile roof, central midstrey with gabled projecting doors, pattern of vent holes in gable ends. Group value - prominent on roadside.

18. Cartshed Range at Elms Farm

5-bay open sided cartshed of late 19th century construction. Large orange/buff bricks to rear and side elevations. Timber bay posts. 47° hipped clay tile roof. Good condition. Group value in farmstead group.

19. Newbold Pacey Hall (photo page 7)

Newbold Road

(Listed Building Ref. 15/55 - Grade II)

Large country villa set in extensive grounds enclosed by red brick boundary wall on west side and iron railings and hedging on south and east side. Fine wrought iron gateway with c.i. piers.

Listed description : "Late C18 house in the manner of Henry Holland. Simple facade mainly faced in Roman cement. 3 storeys, 5 sash windows in cased frames. Central Doric portico with 2 columns in antis. Cornice and blocking course. Low pitched hipped roof of Welsh slates. Venetian window on east elevation. Interior: contemporary staircase and fittings.

Newbold Pacey Hall and Stables form a group"



20. Stables at Newbold Pacey Hall

Newbold Road (photo page 11)

(Listed Building Ref. 15/55A - Grade II)

Long range to north of Hall, gable end to road and enclosing formal gardens of Hall.



Listed description : "C18 block of stables built in red brick with clock turret and weathercock.

Newbold Pacey Hall and Stables form a group".

Appendix B

Schedule of Village and
Landscape Features Important
to the Conservation Area

Tree Groups

(See *Conservation Area Plan*)

Group A

A roadside group of mixed age ash, oak, sycamore, holly and coppiced species. Serves as a valuable definition to the village approach.

Group B

A roadside corner group of mature oak, beech and ash with coppice growth of ash and sycamore and specimens of larch and holly. Again a valuable definition to the village edge. In need of woodland management.

Group C

The major woodland around Newbold Pacey Hall, on the roadside consisting mainly of mature oak, with yew, holly and sycamore, and along the south boundary many unusual conifer species of great stature supported by yew and sycamore. Condition was not assessed but the woodland forms an important feature of the village.

Group D

A small group of medium age conifers and sycamore.

Group E

A belt of mixed conifers along the boundary of Pinecroft. Fairly young as yet but will form an important feature.

Group F

A recently planted belt of young conifers, beech and cherry which could develop into a good woodland.

Group G

A block of medium aged ash, yew and holly mainly. Neglected and in need of good management.

Group H

A fairly open group of conifers, robinia and sycamore.

Landscape features

(See *Conservation Area Plan*)

J. (photo page 10)

The village pond from the south. Reflective value of open water is important.

K. (photo page 10)

The concrete marker posts on the minor road.

L. (photo page 8)

Enclosure of the through road provided by brick walls and woodland.



M.

Ornamental entrance gates to Newbold Pacey Hall.

N. (photo page 11)

The green at Park Cottage, with woodland backing and a fine cedar. Note views to outer landscape.

P. (photo page 9)

The Church on higher land, from the south.

Q. (photo page 6)

The Vicarage with brick garden wall, a fine beech tree, and generous grass verge.



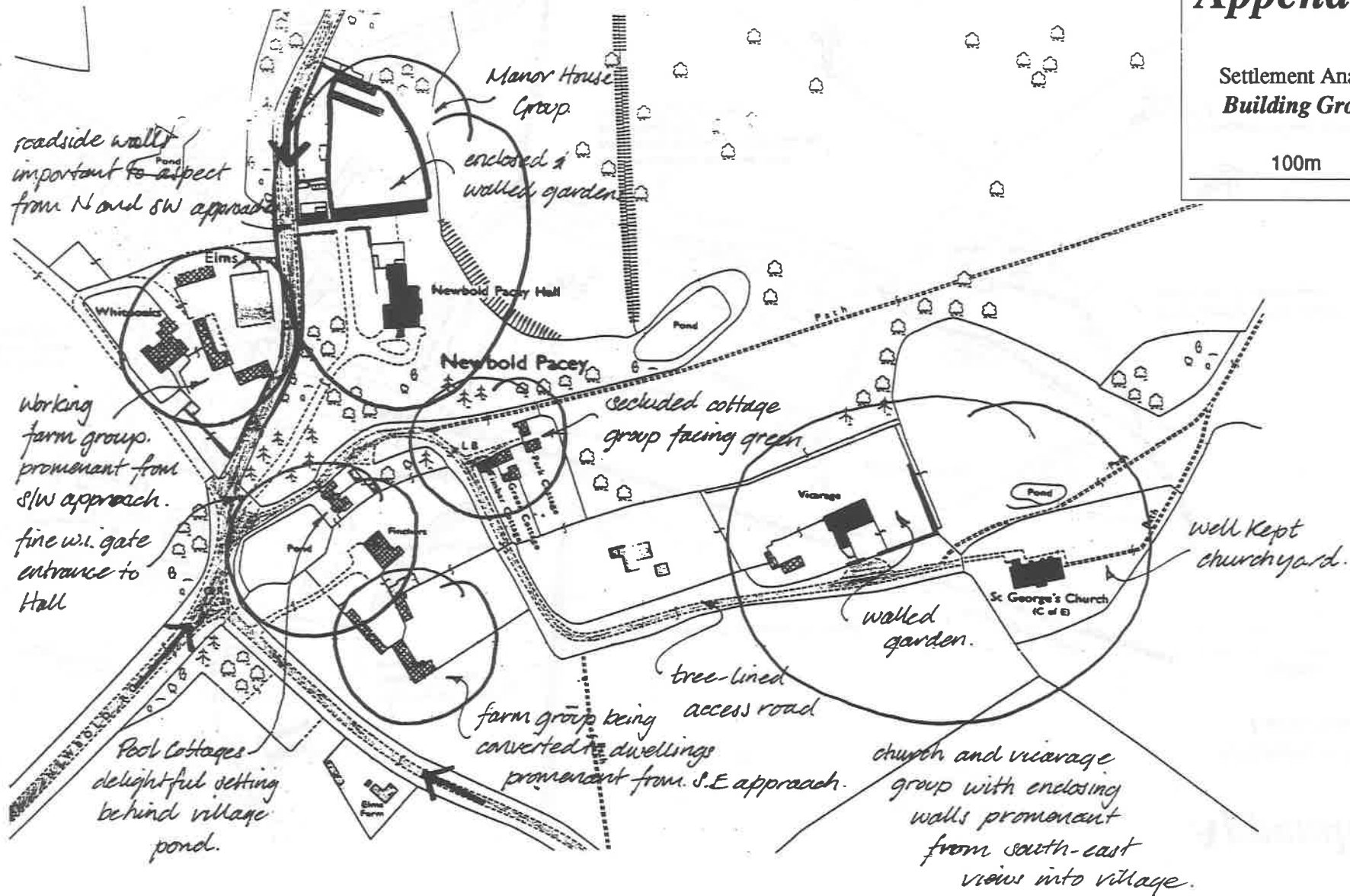
R.

The conical clipped yews in the churchyard.

Appendix C

Settlement Analysis :
Building Groups

100m



Appendix C

Settlement Analysis :
Landscape

100m

