

**Stratford-on-Avon  
District Council**

*Lighthorne Conservation Area*

*Amended Version*

DRAFT



*Shankland Cox*

*October 1994*

# **Stratford-on-Avon District Council**

## **Lighthorne Conservation Area**

**DRAFT**

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## 1 AN INTRODUCTION TO LIGHTHORNE

Lighthorne is a small South Warwickshire village nestling along a narrow steeply sided valley extending on an east to west axis; the village buildings lie adjacent to three roads, Church Lane, Old School Lane, Post Office Lane and The Bank.

There are several updated references to roads and locations from the previous conservation study. These comprise the following:

### Past

School Lane, West Lighthorne  
Central area of the village  
Rising land to the east of the village  
Rising land to the south of the village  
St Lawrence's Church

### Present

- The Bank
- The Green
- Tansy Hill
- Bishop's Hill
- St Laurence's Church

In respect of the names and spelling of listed buildings the list in Appendix A is the statutory list and as a consequence remains in its existing form as part of this review.

The main access into the village is from a small country road that links with the Banbury Road B4100 in the north and Wellesbourne to the west. The centre of Lighthorne is at a point where the village roads meet and is known locally as The Green.

To the west of The Green, Church Lane follows the valley floor with The Bank and Post Office Lane running parallel but on higher ground to the north and south respectively.

To the east of the centre, Old School Lane extends along the valley floor and then rises to Tansy Hill at the eastern extremity of the village.

The floor of the valley is some 17 metres below the high ground to the north and south; Bishop's Hill lies to the south of the central part of the village and Church Hill lies to the extreme western end of the village where there is a minor road leading to Moreton Morrell.

There are two distinct parts of the village - the first, comprising the traditional parts of the village with infill development follows the east-west axis and the second, recent residential development on the slopes of Bishop's Hill which follows a more modern scale and form. The traditional buildings are mainly two storey stone built cottages, farmhouses and converted farm buildings; new development is mixed in scale, form and materials and does not always blend in well with the older parts of the village.

The hub of the settlement is at the main road junction where Church Lane and Old School Lane meet the road from the B4100 at The Green. At this point the village has attractive stone building facades, open green areas, magnificent trees and the local public house, The Antelope Inn.

Development within the village varies considerably in visual quality and materials; Lighthorne is a village of surprises and disappointments. There are few buildings of exceptional architectural merit; St Laurence's Church, The Old Rectory, Dene Hollow and Church Farm are the most interesting with the remainder comprising modest cottages, farmhouses and outbuildings. The exceptions being The Antelope Inn, the Rectory, now called Northbrook House, and the Old Stables.

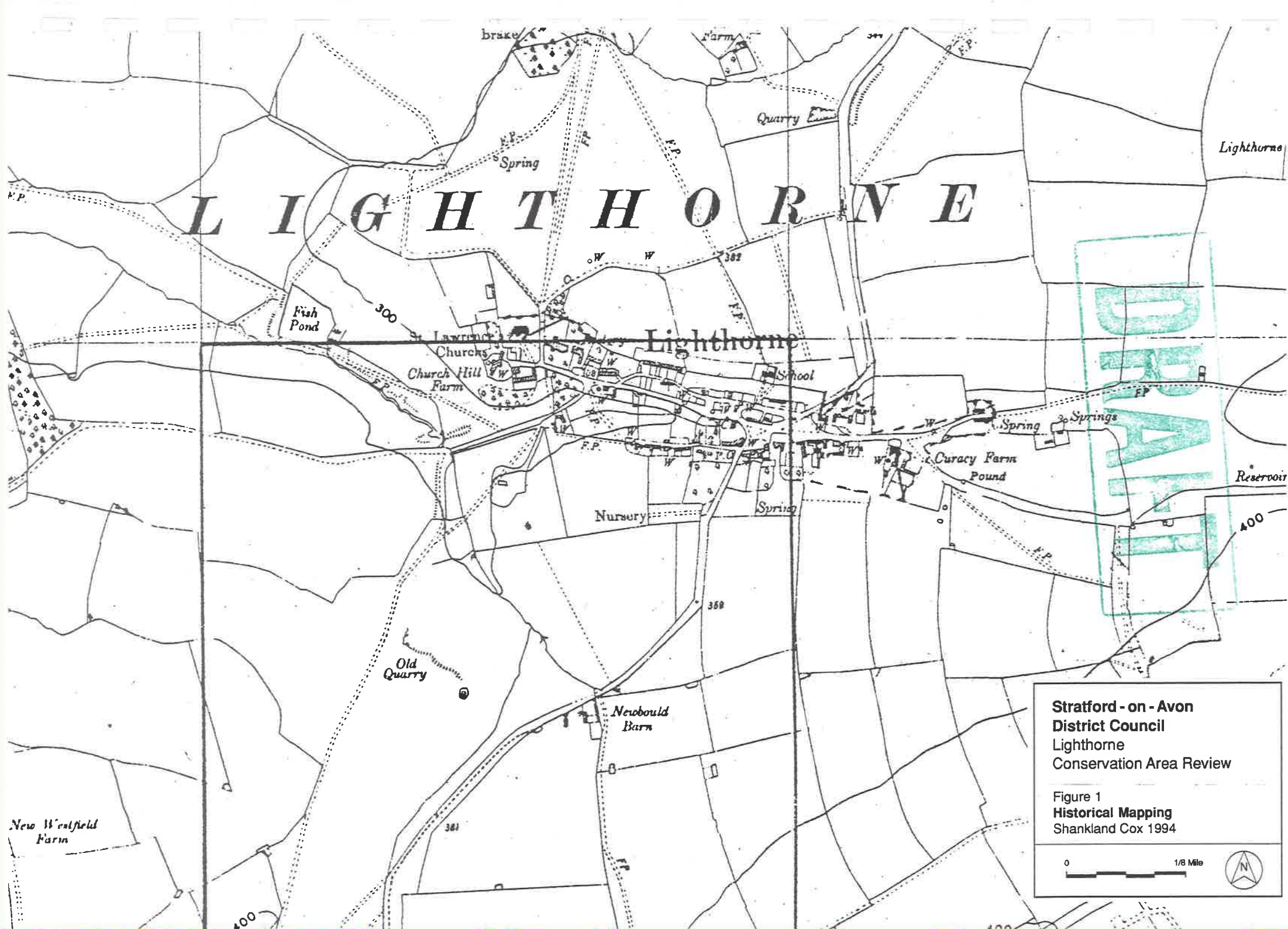
## **2 HISTORICAL BACKGROUND**

The village map in 1886 shows that Lighthorne stretched along the valley from the church at the western end to the rising land, referred to as Tansy Hill, to the east. The village at that time was not densely developed but the overall form, without the inclusion of recent Bishop's Hill development, has remained.

Records from 1086 state that William Buanvasleth held Lighthorne and in 1277 it was subsequently sold to the Earl of Warwick and then on to the crown in the reign of Henry VIII. Under Henry VIII Lighthorne was one of the Warwick manors where the stewardship was granted to a successor of counties. In 1529 it was leased to Roger Wigston, in 1544 to Sir Thomas Pope, Treasurer of the Court of Augmentations.

The village extended eastwards along the valley from the 17th Century onwards up to Tansy Hill. Development, however, was not continuous with the Church and adjacent buildings forming one part of the village; the development of the south side of Post Office Lane and the present day central area formed another part of the village with Curacy Farm and the School House on Tansy Hill on the eastern extremities. It is not clear why there were breaks in the continuity of development in the village. Most 20th century development has tended to take place between the church group and the central group along Church Lane and The Bank.





**Stratford-on-Avon  
District Council**  
Lighthorne  
Conservation Area Review

Figure 1  
**Historical Mapping**  
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### **3 CHARACTERISTICS OF THE CONSERVATION AREA**

#### **3.1 General Characteristics**

The Lighthorne Conservation Area envelopes most of the village with the exception of new development on Bishop's Hill. The borders extend to the rear of properties on each side of the valley but do not extend on to the higher ground beyond.

Lighthorne has two main attractive locations within the conservation area. The Green and the St Laurence Church area. The areas between are not as attractively developed and as a consequence the integrity of the traditional built form of the village is lacking. The link between The Green and the Church area is weak with insensitive development adjacent to Church Lane and The Bank.

In order to review the quality of the village it has been sub-divided into eight distinct character areas for analysis:

- A The Green
- B Church Lane
- C Moreton Morrell Lane
- D Old School Lane
- E Tansy Hill/Old School Lane
- F The Bank and Church Lane
- G Post Office Lane
- H Bishop's Hill

#### **3.2 Area A - The Green**

This area includes the road junctions between Old School Lane, Church Lane and Post Office Lane with the main through road from Pratt's Hill to Bishop's Hill. The small grassed island at the end of Church Lane opposite The Old Forge forms the main focus of the area with old stone cottages, mature trees and The Antelope Inn overlooking it. Visitors to Lighthorne form their first impressions of the village from the central area.

The land rises to the north and a terrace of cottages with first floor exposed timbers, Hill Cottage and Doone House form the backdrop when viewed from the south.

Buildings are mixed in age and architectural merit; materials are fairly consistent in this area comprising mainly stone elevations and tiled roofs, Smithy Cottage has a thatched roof.



Bishop's Farm (1726) to the south of the area, is well screened from the road by mature trees. Dene Hollow is of particular interest; the north elevation, overlooking open ground, has not been altered to the same extent as the rear of the house since it was built in the early 17th century. This fine stone building with stone mullions and large brick chimney stacks is a major attraction in the south-eastern part of the village. Views from the central area up Old School Lane to the east and Church Lane to the west are attractive with village scale buildings, grassed banks, trees and shrubs.

The sloping land behind Dene Hollow on the side of Bishop's Hill comprises fields and mature trees forming a backdrop to the development along Old School Lane.

### **3.3 Area B - Church Lane**

This area includes Church Hill the Parish Church of St Laurence, The Old Rectory, Church Cottages, The Old Stables and Church Cottage, Church Hill Farmhouse, the recently built Church Hill Court and several new houses.

This is a particularly attractive part of Lighthorne comprising a mature landscape, stone buildings and walls. A small country road extends from Church Lane towards Moreton Morrell adjacent to Church Cottage, a converted building with exposed timbers. Opposite Church Cottage, to the west, an open grassed area with a wide range of mature trees, including a magnificent 30 metre high Wellingtonia, provides a setting for the church and The Old Rectory.

A new complex of residential buildings has been built in the area between the church and Church Hill Farmhouse; these are sensitively designed stone buildings following traditional farm building forms. They include one detached residence, one pair of semi-detached houses and a long terrace of five small cottage style houses. The stone has not yet mellowed and these buildings should improve with age, albeit that they are slightly over-scale in this part of the village. The roadway in this area is tarmacadam but within the curtilage of the new development areas it changes to crushed stone and brick pavings. Walls are also Cotswold stone that differs slightly in colour from the buildings.

The 17th Century Old Rectory has been remodelled in the late 18th and early 19th Century; it is a large building with a long facade which is partially screened from the road by stone walls on the perimeter of the garden.

St Laurence's Church has a tower built in 1771; the church was built in 1875 - 76. The building is attractively sited in the churchyard among mature pine trees. The Rectory, a recent building, has been sensitively located adjacent to the churchyard observing the traditional street pattern and old stone walls.

Church Hill Farmhouse dates back to the early to mid 16th Century and has had subsequent alterations up to the present day; one of the features of this old building is the fine array of chimney stacks.

### **3.4 Area C - Moreton Morrell Lane**

This area includes the Moreton Morrell road from Church Lane from the entrance to the Rectory and downhill to White Gates. The land falls away from Church Lane southwards with new infill development between Church Cottage and White Gates on the south side of the road. The north side comprises woodland and two small cottages. The area benefits from an abundant landscape of trees and hedges that successfully camouflage the most recent development. Land to the south of Church Cottage is undeveloped with a footpath crossing it.

### **3.5 Area D - Old School Lane**

This area comprises houses and farm buildings adjacent to Old School Lane. The land to the north and east of Pratt's Farm comprises grazing paddocks; grassed verges and lanes to farms and open farmland.

New residential development, Tansey Court, has taken place in the vicinity of Pratt's Farm which has been sensitively designed to fit into the landscape using reconstituted stone and building forms following the scale of farm buildings.

Curacy Farm comprises a Grade II listed farmhouse which is in need of maintenance and several outbuildings in varying stages of disrepair.

The area to the north and east is generally open with vistas to the north east up Tansy Hill; cottages and farm building varying in form and scale set in an attractive rural landscape.

### **3.6 Area E - Tansy Hill/Old School Lane East**

At the extreme eastern end of the conservation area The Old School House and Stonecroft and Ivy Cottages form a small area of development with a gated access to Tansy Hill and beyond.

The Old School House has been sensitively converted into a single residential unit with views to the south across the valley. This area is isolated from the main part of the village as there is no building continuity between the two.

### **3.7 Area F - The Bank and Church Lane**

This area extends from Church Cottages in the west to the Smithy Cottage to the east. To the north it includes properties to the north of The Bank. The topography of this area comprises land falling from The Bank to the valley between Church Lane and Post Office Lane.

Development within this area varies considerably in design, quality and materials. It ranges from well designed stone built housing set into the landscape to concrete garages adjacent to stone and brick buildings. There is poor continuity of built form and materials in The Bank.

This area is a disappointing link between Area A The Green and the western end of Church Lane.

The development in the area offers little to the fabric of the Conservation Area but because the link is important it has to be included.

There is little opportunity to improve the situation as there is very little scope for new buildings or landscape to reinforce this area and create a greater impression of visual continuity and environmental consistency. Materials, styles and landscape are in disarray. Development to the north of Church Lane is largely well screened by grassed banks and hedges; development to the south is generally poor and screens the valley floor. Recent development on The Bank is suburban in character; Larkins and Stoneybank are over scale and out of context with the village effectively appearing to be three storeys in height creating a vertical rather than horizontal emphasis.

### **3.8 Area G - Post Office Lane**

This area includes old cottages to the south side of the road which contribute to the general visual quality of the area; these small scale buildings are generally well maintained and where extensions and improvements have taken place these have been done successfully using similar materials and building forms.

Buildings to the north of Post Office Lane meet criteria in respect of scale and materials but sit uneasily with older stone buildings on the south side of the road; they comprise mainly bungalows with long ridge lines, low profile pitched roofs and large picture windows.

### **3.9 Area H - Bishop's Hill**

Most of this area includes more recent development than the traditional parts of the village and lies outside the conservation area; the form and scale of development makes no pretence to match and follow traditional forms. Two houses and adjacent woodland are included in the conservation area; the trees provide an important edge to the traditional parts of the village.

#### **3.10 Architectural Form and Materials**

The Parish Church of St Laurence and The Old Rectory are mentioned by Pevsner in his buildings of England. The church tower was built in 1771 by Samuel Eglinton and the rest of the church by John Gibson in 1875 - 76; details are based on early 14th Century design and are described by Pevsner as rather dull. The location and layout of the Churchyard and the scale of the building, however, are now not dull at all and contribute towards the attractive village-scape. The Old Rectory, to the south east of the church, was built in the 17th Century with 18th Century additions and by contrast to the church has the appearance of a large and more dominant building; it is partially screened by stone walls adjacent to Church Lane.

The buildings of local stone give the village its character and charm but unfortunately there is a lack of continuity from one end of the village to the other with many recent buildings introducing new materials and low pitched roofs.

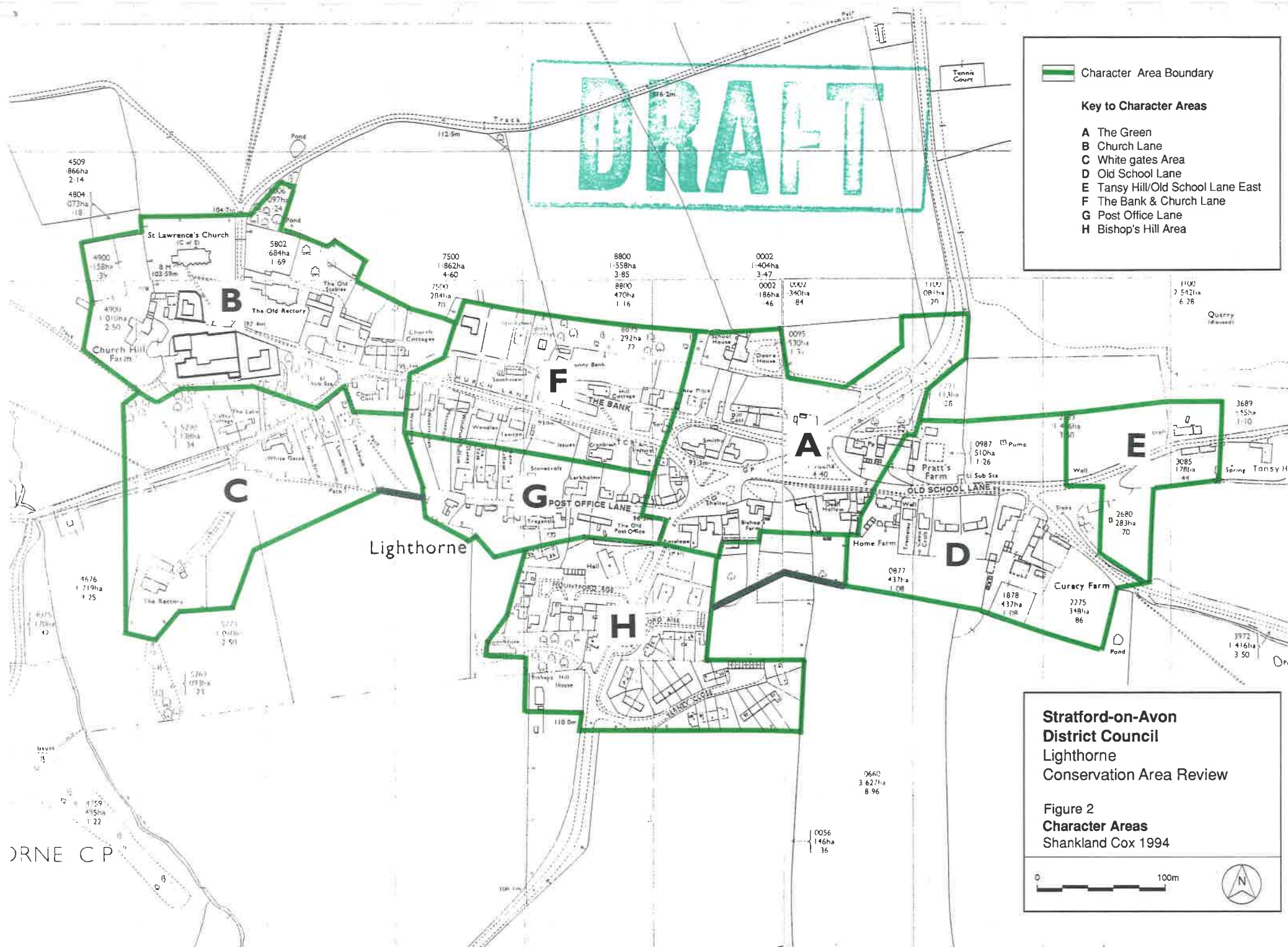
Conversion of old buildings and new buildings near Church Hill Farm and Pratt's Farm follow traditional forms and materials and even though they appear substantial in scale will in time, mellow and become absorbed into the texture of the older parts of the village.

There are 20 Grade II listed buildings in Lighthorne; there is also a listed headstone in the churchyard, a listed pump near Pratt's Farmhouse and a wellhead in Church Lane.

The former range of stables adjacent to The Antelope Inn are listed buildings; these structures are very close to other buildings, inaccessible to the public and visually screened by fencing from The Antelope Inn car park. They have been listed for group value but at present do not contribute much to the attractiveness of the village.

Unfortunately there is very little opportunity to visually enhance the conservation area by the introduction of new development and landscape. This is mainly due to the intensity of existing development, buildings located close to roads and hedgerows only occurring within residential land ownerships.





Character Area Boundary

**Key to Character Areas**

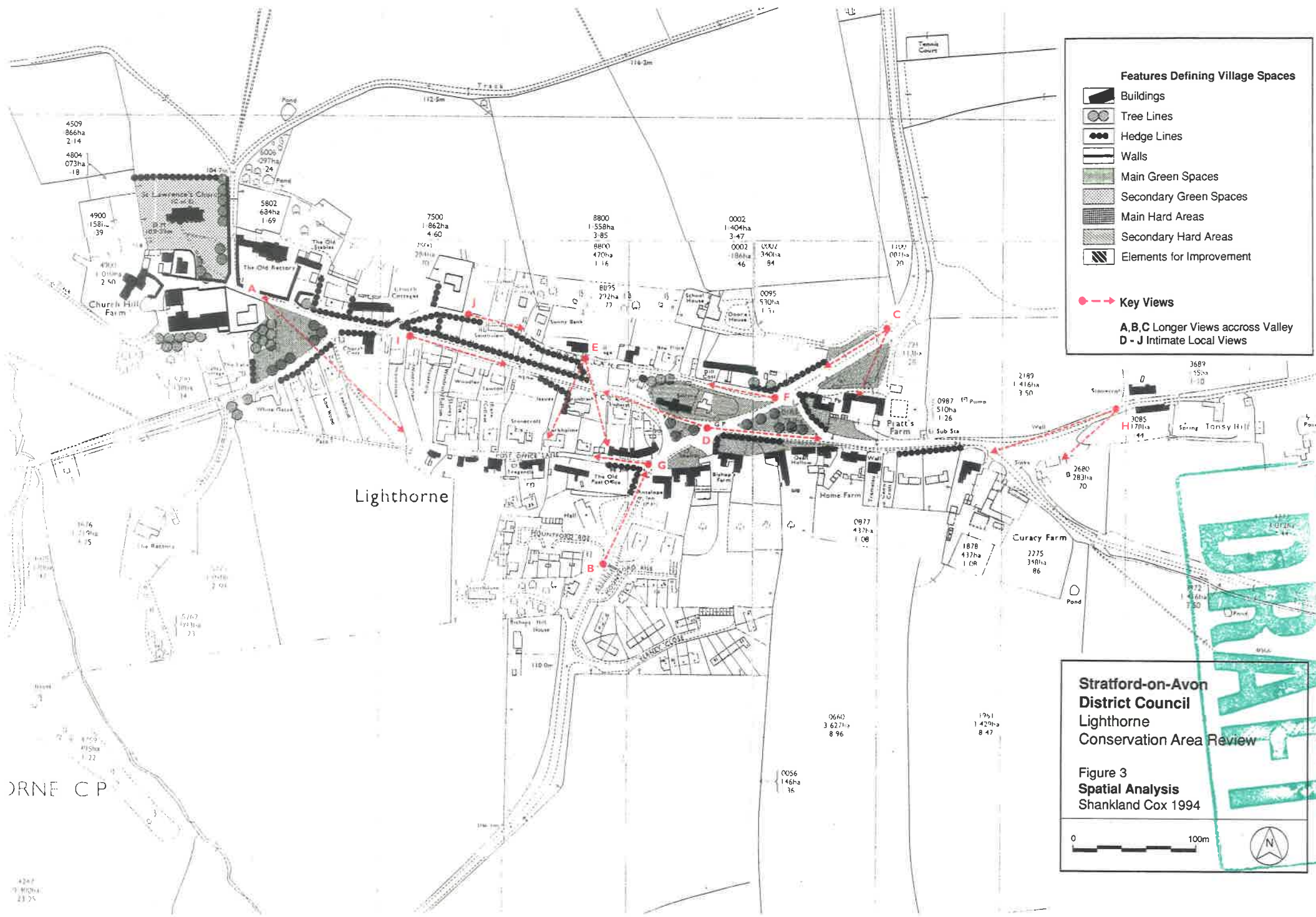
- A** The Green
- B** Church Lane
- C** White gates Area
- D** Old School Lane
- E** Tansy Hill/Old School Lane East
- F** The Bank & Church Lane
- G** Post Office Lane
- H** Bishop's Hill Area

**Stratford-on-Avon  
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Lighthorne  
Conservation Area Review

Figure 2  
**Character Areas**  
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**Features Defining Village Spaces**

- Buildings
- Tree Lines
- Hedge Lines
- Walls
- Main Green Spaces
- Secondary Green Spaces
- Main Hard Areas
- Secondary Hard Areas
- Elements for Improvement

**Key Views**

A, B, C Longer Views across Valley  
 D - J Intimate Local Views

**Stratford-on-Avon District Council**  
**Lighthorne Conservation Area Review**

Figure 3  
**Spatial Analysis**  
 Shankland Cox 1994

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# Lighthorne

Weak Areas

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The Bank (north side)



Church Lane (south side).



The Bank (north side)



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## Lighthorne

Sensitive New Development and  
Refurbished Buildings

The Rectory



Church Hill Court  
Refurbished buildings  
and walls opposite church

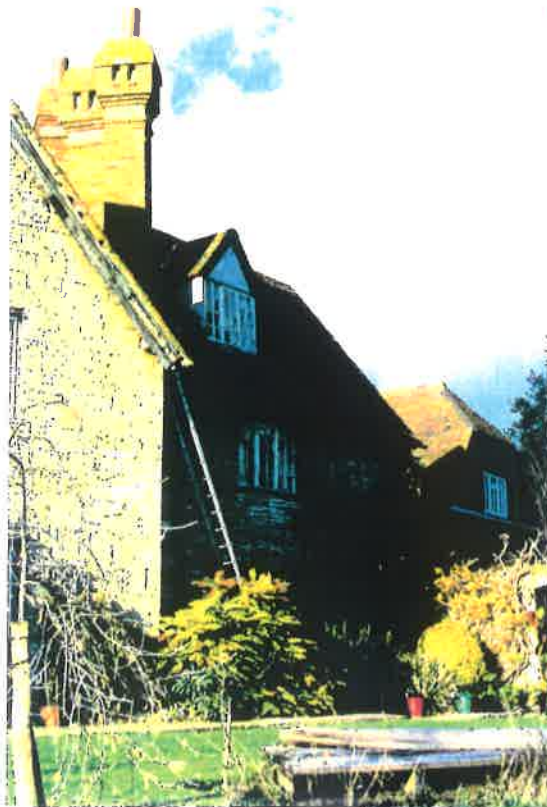
Brambles Cottage, Post Office Lane,  
sensitively maintained.



# Lighthorne

## Architectural Details and Artefacts

Church Hill Farmhouse,  
Chimney Stacks



Broadwell Spring, Church Lane



Church Lane Pump.



## **4 LANDSCAPE SETTING**

### **4.1 Landscape and Topography**

Lighthorne nestles within a valley and is not visible from the higher land to the north and south of the village until the periphery of the village is reached. Development is compact and well contained within the valley with the higher ground forming a backcloth to the village on the northern side. On the southern side recent development on Bishop's Hill forms part of the backdrop when viewed from The Bank.

Church Hill to the west and Tansy Hill to the east form the ends of the village; the land on the higher ground is in agricultural use following a typical Warwickshire field pattern with hedges and few trees defining the field pattern.

The village has a more diverse landscape with mature trees at the centre, on the slopes of Tansy Hill and in the vicinity of the Church on Church Hill.

Development to the south, on Church Lane screens the valley floor preventing the natural topography and potential attractiveness of this part of the village from being seen. This is partly due to the design and materials of some of the buildings, but mainly due to the fact that development to the south side of the road has taken place between Church Cottage and Elmhurst. Properties to the north side of Church Lane in this area are screened by attractive grass banks and hedges with the exception of Stepping Stones which is a long bungalow very close to the road.

The central part of the village, The Green, comprises open grassed areas and mature trees creating an attractive focal point to the village.

Land to the east along Old School Lane, to the east of Pratt's Farmhouse and Tansey Court is undeveloped with fields bordering the road on the northern side and beyond Curacy Farmhouse, to the southern side as well. This part of the village is undeveloped and rural in character; The Old School House and Stonecroft and Ivy Cottages on Tansy Hill are physically separated from other built development in the village but are included within the conservation area.

The Bank to the west in the vicinity of the village centre, is generally attractive with cottage scale development cut into the hillside. Development to the west, however, is significantly less attractive with two recent houses built above garages, effectively three storeys in height and sited high on the northern hillside. The emphasis of these buildings is vertical, rather than horizontal; it will be extremely difficult to develop adjacent infill sites attractively as these two houses are suburban in form, quality and scale.



## **4.2 Key Landscape Features**

### **The Green**

Groups of trees on the open grass areas comprise mature Sweet Chestnut, Sycamore, Beech and Yew. Bishop's Farmhouse is screened by a young Laurel hedge with mature Yew, Pine, Beech and Holly trees behind.

The small island at the end of Church Lane opposite The Old Forge comprises a grassed area with a small group of mature pollarded Sycamores.

The Antelope Inn car park is bordered by Weeping Willow, Sycamore, Ash, Hawthorn and Leylandii.

Hedges extend around the end of dwellings on the western side of Church Lane from Elmhurst round to the end of Post Office Lane; these comprise a 1.5 metre Lonicera hedge with newly planted Leylandii trees. To the north side of The Old Forge there is one metre high Berberis and Beech hedge with Yew, Ash and Hawthorn trees behind.

Hedges adjacent to the Old Post Office comprise tall managed Privet, Leylandii, Lonicera and Cotoneaster.

### **Church Hill and Moreton Morrell Lane**

In the area between Moreton Morrell Lane and Church Lane there is rich and diverse range of species including a magnificent Wellingtonia, mature Japanese Red Cedar, semi-mature Sorbus and young Hawthorn trees. A small copse comprises tall and mature Sitka Spruce, Corsican Pine, Yew, Poplar and Sycamore. There is also young Ash and Flowering Cherry with an understorey of Forsythia and Ivy.

In the Churchyard there are tall Sycamore and Yew trees, Ash, Weeping Ash and a damaged Western Red Cedar. Semi-mature species include Sycamore, Birch, Hawthorn and a tall Japanese Red Cedar. Yew flank the entrance to the churchyard; shrubs include Viburnum and Laurel.

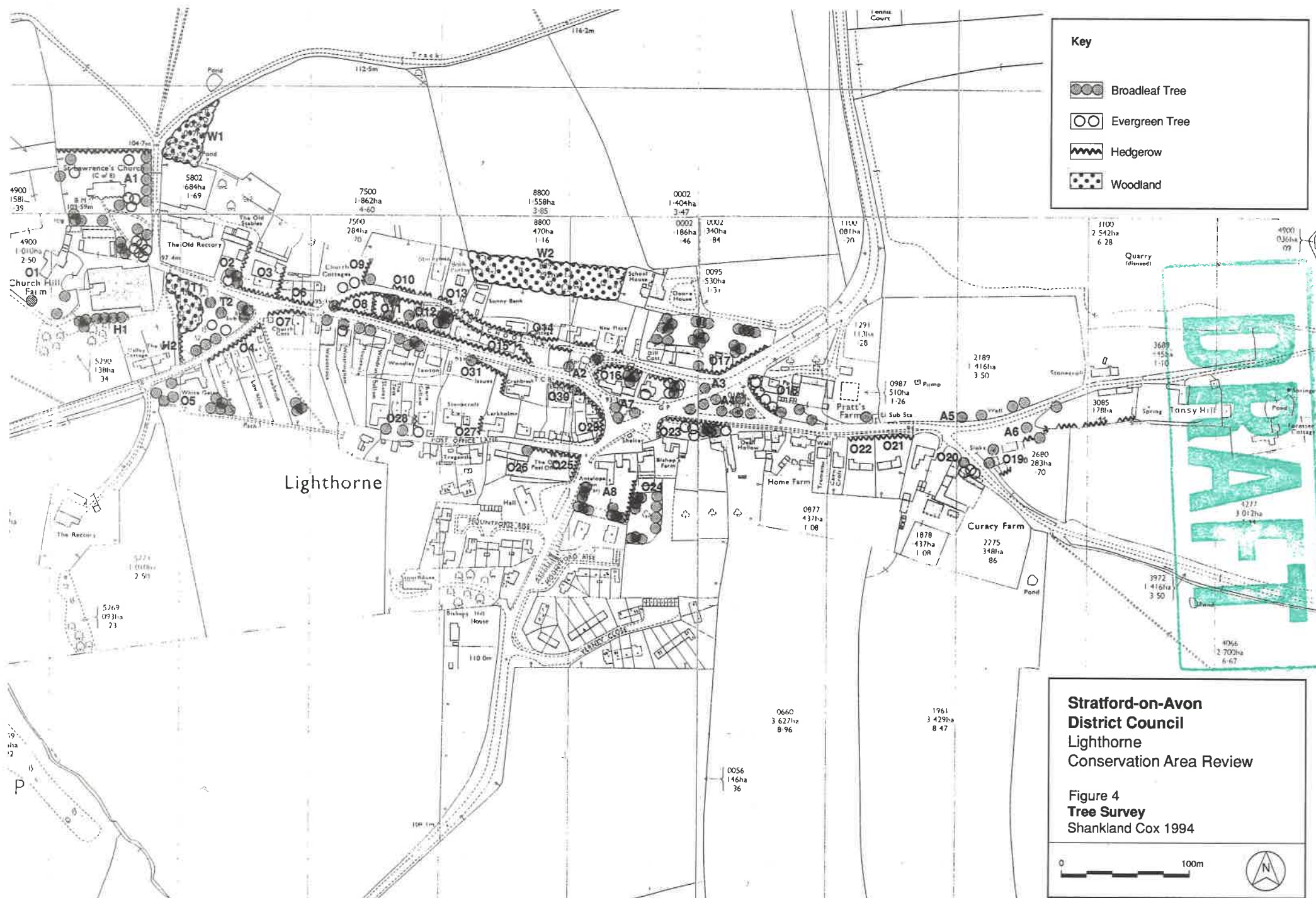
At the south-western edge of the Conservation Area in White Gates garden there are mature Ash, Field Maple and a row of Leylandii. To the south of the recent buildings to east of Church Hill Farmhouse there is a hedgeline of young Horsechestnuts.

**Church Lane and The Bank**

In this area hedges are prevalent with Leylandii, Hawthorn, Laurel, Ivy, Elder and Privet. There are the remnants of an old orchard near the junction between Church Lane and The Bank with semi-mature Poplar, Willow, Robinia, Young Larch, Pine and Cypress trees. Apple and Holly trees are also in evidence.

**Old School Lane**

As Old School Lane rises to the east it is bordered by tall Sycamore trees to the north with Sycamore and Sweet Chestnut trees on the land opposite Curacy Farmhouse. There is a small cluster of Leylandii and a young Western Red Cedar adjacent to the farmhouse.



ITEM	<div> <div>DRAFT</div> <div>WOODLAND KEY COMMENT</div> </div>
	<p><b>WOODLAND</b></p> <p><b>W1</b> Small block of trees and scrub. Area contains mature Oak, semi-mature Sycamore, young Willow and Hawthorn.</p> <p><b>TREES</b></p> <p><b>T1</b> Mixed, diverse tree copse: Tall mature Sitka Spruce, Corsican Pine, Yew, Poplar and Sycamore. Young Ash and Flowering Cherry trees with an understorey of Forsythia and Ivy.</p> <p><b>T2</b> Dominant tall mature Wellingtonia, mature Japanese Red Cedar, semi-mature Sorbus and young Hawthorn trees. New planting protected with guard rails.</p> <p><b>AMENITY PLANTING</b></p> <p><b>A1</b> Mixed planting: Varying species, age, size and condition. Isolated or grouped as in a row or cluster. Churchyard centre, dominated by a tall, mature Sycamore and Yew tree. Other mature species include Ash, Weeping Ash, Sycamore, Yew and a damaged Western Red Cedar. Semi-mature species include Sycamore, Birch, Hawthorn and a tall Japanese Red Cedar. Two rows of young fastigate Yew flank the pedestrian entrance and a tall Leylandii hedgerow borders to the rear of the Churchyard. Notable shrubs include Viburnum and Laurel.</p> <p><b>A2</b> Dominant tall Weeping Willow tree. Dense group of Laurel and a cluster of young Ash trees.</p> <p><b>A3</b> Tall Mature Beech tree.</p> <p><b>A4</b> Mature tree group consisting of Sweet Chestnut and Sycamore.</p> <p><b>A5</b> Row of tall mature Sycamore trees and a young Hawthorn tree.</p> <p><b>A6</b> Dispersed tall mature Sycamore and Sweet Chestnut trees. An overgrown hedgerow consisting of Hawthorn, intermittent Ash, Ivy and a tall semi-mature Alder.</p> <p><b>A7</b> Small group of tall mature pollarded Sycamore trees.</p> <p><b>A8</b> Dominant mature Weeping Willow. Groups of mature and semi-mature trees; species include Sycamore, Ash, Hawthorn and Leylandii.</p> <p><b>A9</b> Cluster of semi-mature deciduous trees. Species include Alder, Ash, Birch, Weeping Willow and Hawthorn.</p> <p><b>HEDGEROWS</b></p> <p><b>H1</b> Young Horse Chestnut hedgeline.</p> <p><b>H2</b> Dense, species rich, intact hedgerow containing Hawthorn, Lilac, Buddleia and Dog Rose species.</p> <p><b>ORNAMENTAL PLANTING</b></p> <p><b>O1</b> Individual mature trees: Weeping Ash, Oak and Ash.</p> <p><b>O2</b> Notable tall mature Leylandii, mature Beech, Cherry trees and Laurel shrubs behind a manicured Beech hedge.</p> <p><b>O3</b> Manicured Privet hedge along a stone wall, semi-mature Leylandii and Fruit trees.</p> <p><b>O4</b> Tall manicured Privet hedge.</p> <p><b>O5</b> Mature Ash, Field Maple trees and a row of young Leylandii.</p> <p><b>O6</b> Manicured Lonicera hedge along a stone wall.</p> <p><b>O7</b> Manicured Laurel hedge along a stone wall.</p> <p><b>O8</b> Isolated semi-mature Ash tree adjacent a managed Hawthorn, Laurel, Ivy, Elder and Privet hedge.</p>



ITEM	<div> <div>DRAFT</div> <div>WOODLAND KEY COMMENT</div> </div>
O9	Semi-mature Western Red Cedar hedgeline.
O10	Tall Leylandii hedge and a small area of scrub.
O11	Semi-mature Poplar, Willow, Robinia and Young Larch, Pine and cypress trees with a Remnant Orchard behind. Other species include mature Apple and Holly trees.
O12	Group of semi-mature and young Ash, Hawthorn and Willow trees.
O13	Managed hedge containing Alder and Blackthorn trees with Ivy.
O14	Tall mature Willow tree behind a managed hedge comprising of Laurel, Berberis, Variegated Holly, Mahonia and Cotoneaster.
O15	Long managed 1.5 metre high Leylandii hedge with young Pine trees.
O16	Managed, 1 metre high Beech and Berberis hedge. Notable species behind the hedge include Yew, Hawthorn and Ash trees.
O17	Ornamental planting behind an overgrown hedge comprised of Privet and Ivy.
O18	Tall mature Yew, young Sorbus and Ivy laced Sycamore trees behind a managed 1.5 metre high Privet hedge.
O19	Mature Weeping Willow and semi-mature Ash trees. Tall Leylandii hedgeline.
O20	Small cluster of Evergreen trees, notably semi-mature Leylandii and a young Western Red Cedar.
O21	Semi-mature Willow trees behind a managed 1.5 metre high Privet and Ivy hedge.
O22	Tall semi-mature Leylandii trees behind a managed/topiary 1.5 metre high Privet hedgerow.
O23	Young Laurel hedge of varying height behind which are tall mature Yew, Pine, Beech and Holly trees.
O24	Tall semi-mature Sycamore and young Hawthorn trees behind a tall prominent Holly and Ivy hedge.
O25	Tall managed Leylandii hedge.
O26	Tall managed Privet, Lonicera and Cotoneaster hedge.
O27	Ornamental Cedar and young Horse Chestnut.
O28	Tall managed Laurel hedge and a young Birch tree.
O29	Semi-mature cherry tree behind a managed 1.5 metre high Lonicera hedge with a newly planted row of Leylandii trees.
O30	Tall managed Leylandii hedge punctuated with a semi-mature Staghorn tree. Semi-mature Birch.
O31	Managed 1 metre high hedge containing Lonicera, Berberis and Elder species adjacent a tall Leylandii hedgeline.
O32	Semi-mature planting. Species include Yew, Juniper, cherry and pollarded Birch.



# Lighthorne

## Vistas and Views

DRAFT



Church Lane, looking westwards  
landscape and topography screens  
development

View from Bishop's Hill, northwards  
looking down to village centre.



Approach to western end of village  
from Moreton Morrell Lane

## **5 THE CONSERVATION AREA**

### **5.1 Existing Defining Features**

The Conservation Area boundary extends behind the buildings that define the traditional settlement at the rear of properties on The Bank and Post Office Lane. The boundary on the west returns at Church Hill and includes White Gates on the road to Moreton Morrell. To the east, the boundary extends behind the Antelope Inn, Home Farm up to Curacy Farm buildings where it returns up to Tansy Hill. On the northern side it runs adjacent to east Old School Lane and returns behind Pratt's Farmhouse and farm buildings.

### **5.2 Review of Existing Quality**

The Conservation Area follows a logical form and encompasses the traditional parts of the village. It would appear that there is a presumption that no development is likely to take place between Tansey Court and Stonecroft and Ivy Cottages in the future, as the boundary is adjacent to the road.

The weak areas comprise the development to the south side of Church Lane between Church Cottage and Elmhurst and new development on The Bank that is over-scale, effectively three storeys in height and impacts poorly on the more attractive smaller scale cottages in the area; the two houses in question Larkins and Stoneybank, should never have been approved and it is difficult to understand why they were permitted either in their present form or materials as there is no obvious precedent for such development. Development on the north side of Post Office Lane, from Brook House westwards is out of character to the cottages and small scale buildings on the opposite side of the road; the topography and landscape make them less intrusive than the buildings on the south side of Church Lane in the foot of the valley.

The homogeneity of the traditional village has already been disrupted by too many buildings of insubstantial and mixed materials that are insensitive to traditional forms scale and materials.

### **5.3 Recommendations**

#### **Conservation Area**

The extent of the Conservation Area should be maintained; the only area which might be changed is to the north of Curacy Farmhouse where the boundary could extend from Pratt's Farmhouse and Tansey Court across to link up to the rear of Stonecroft and Ivy Cottages. It is essential to ensure that if infill development along Old School Lane takes place it can be successfully controlled.



There is no reason why new development adjacent to the road from Tansey Court eastwards should not be permitted provided it is sensitively designed and did not extend beyond Stonecroft and Ivy Cottages. This would "round-off" the eastern end of the village.

A number of local realignments to the boundary are recommended so that it coincides with actual boundary features. These occur behind the Old Stables, Post Office Lane, Mountford Rise, and behind Bishop's Farm and north of Pratt's Farm.

### **Buildings**

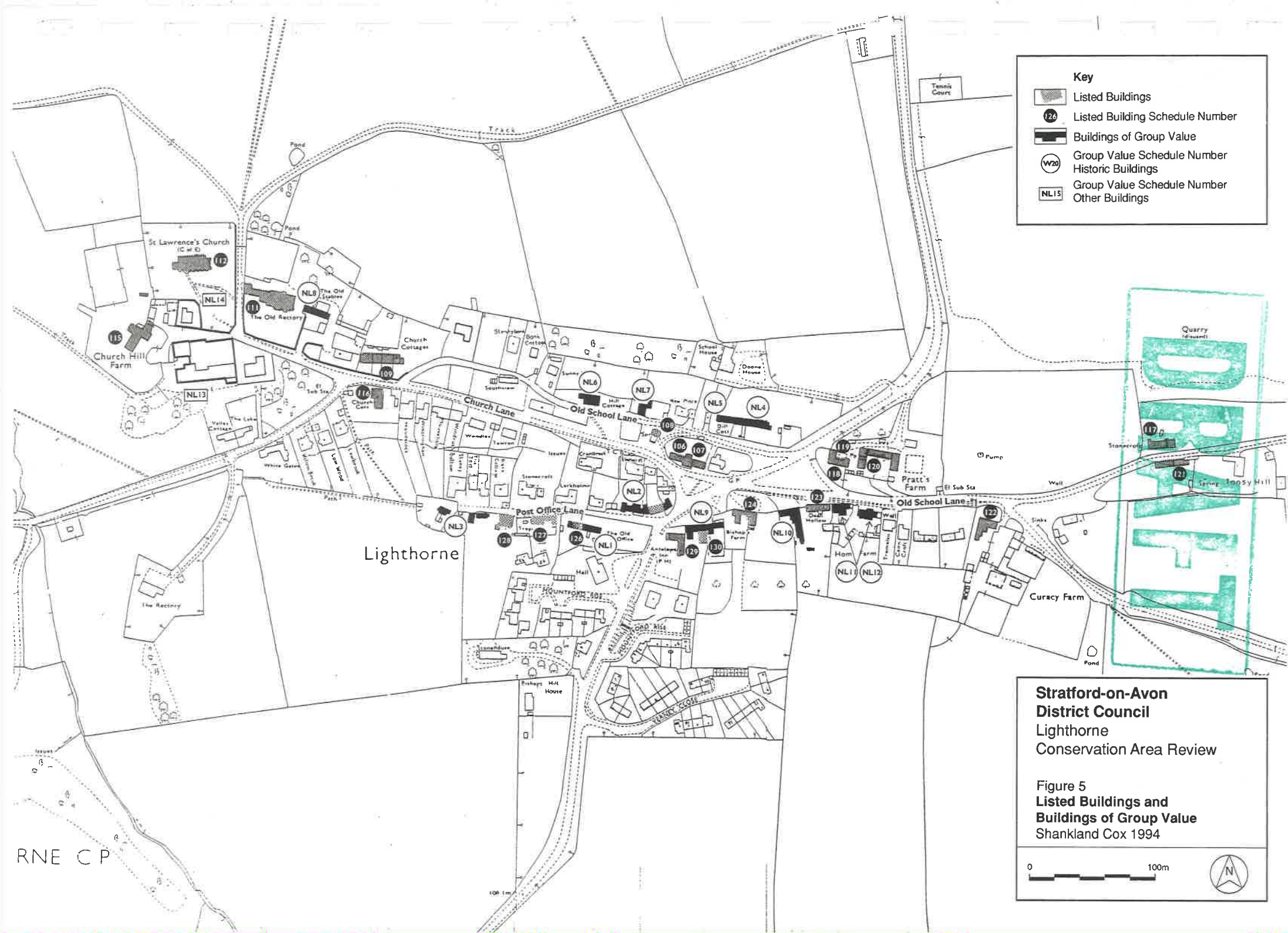
It is essential in Lighthorne that much more effort is made to ensure that new development respects traditional forms and materials if the quality of the village is not to be eroded further. It is interesting to note that in some ways new development that has respected traditional forms, with low eaves heights, is single storey and cut into the sides of the valley has largely failed through insensitive siting and poor materials. Many examples are bungalows or derivatives of bungalows with rooms in the roof; these are nearly always out of character with long ridge lines, low roof pitches and large picture windows and patio doors, none of which are conducive to fostering the charm and character of the older cottage style buildings of Lighthorne.

The stone built Church Hill Court development adjacent to the Church and Church Hill Farmhouse and Tansey Court next to Pratt's Farmhouse illustrate how, with sensitive design and detailing, the careful selection of materials and good site layout new development can harmonise with traditional development.

There are limited opportunities for further infill development at Lighthorne; when applications are made it is important to consider the precise location of the building footprint, the size and form of the building and the opportunities presented to landscape the development to fit into the local character of the area. The opportunity, for example, to build stone walls on road edges of sites can do much to enhance the visual quality of the streetscape and create a sense of permanence.

Applicants should be encouraged to consider how well their proposed development knits into the village-scape and harmonises with the topography and landscape of the village. The local planning authority should make resources available to give guidance to applicants to minimise the likelihood of further insensitive development.





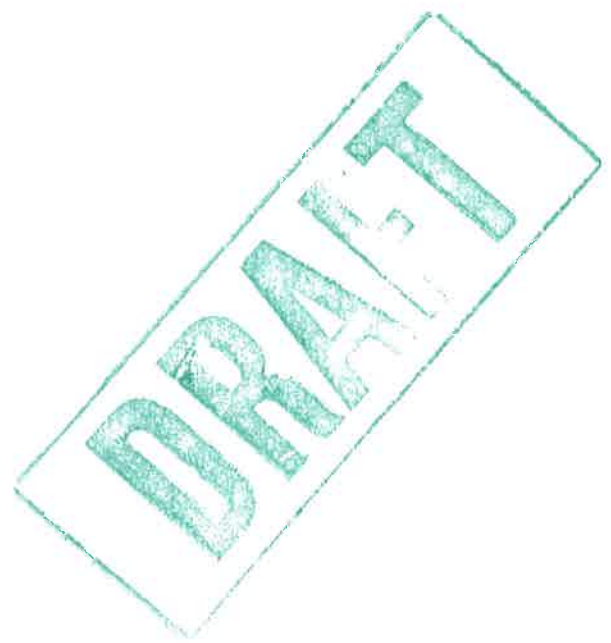
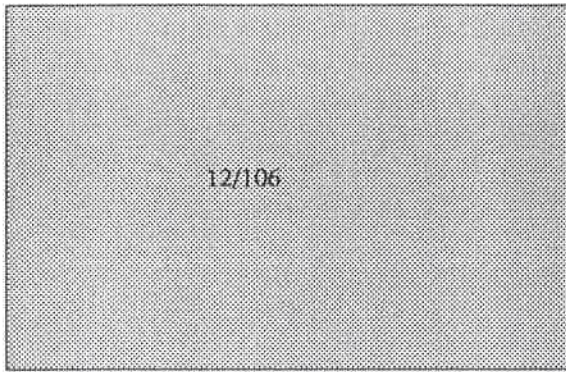




**DRAFT**

**APPENDIX A**

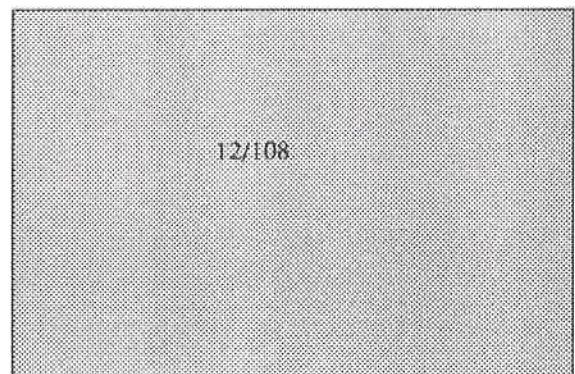
**Listed Buildings**



**Address:** The Smithy  
**Ref No:** 12/106  
**Grade:** II

#### Description

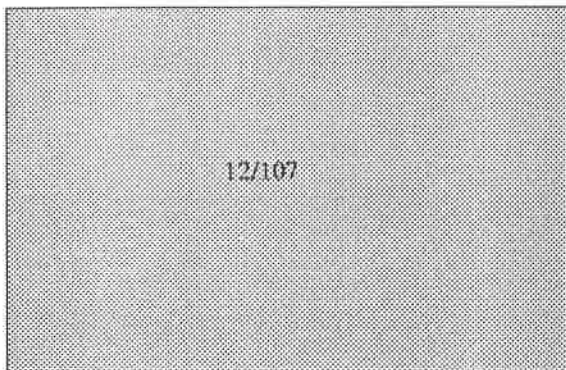
Forge. Early C19. Squared coursed limestone. Tile roof; brick left end stack. One storey; 2 bays. Double stable doors to right. 4-light leaded casement has plank shutters. Interior not inspected. Still a working forge. Adjoins Smithy Cottage (q.v.).



**Address:** Wellhead  
**Ref No:** 12/108  
**Grade:** II

#### Description

Wellhead. Mid C18, with C20 alterations. Regular coursed rock-faced limestone with ashlar dressings. Round-arched niche has stone surround with imposts and keystone. Circular stone basin. Altered shaped gable has C20 moulded coping, and shaped sunk panel with moulded surround and coat of arms. Shallow concave walls to left and right. Built into hillside.

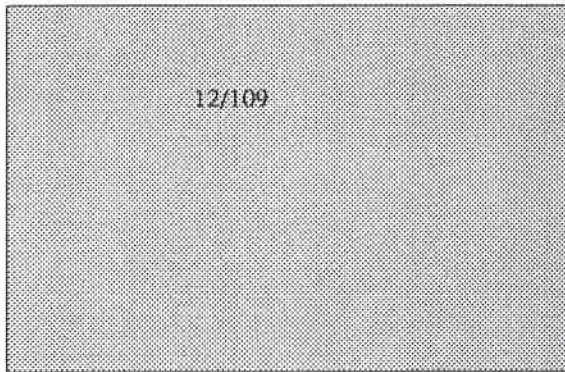
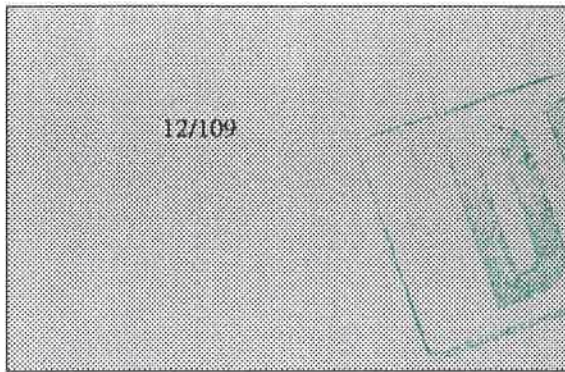


**Address:** Smithy Cottage  
**Ref No:** 12/107  
**Grade:** II

#### Description

Cottage. Mid C18; probably raised slightly late C18. Squared coursed limestone. Thatched roof; brick end stack. 2-unit plan. 2 storeys. 2-window range. Entrance to rear. Ground floor has leaded single light, and two 3-light casements. Blackened wood lintels. Window on right has second much larger and rougher lintel above. First floor has 4-light and 2-light casements. Horizontal glazing bars throughout. Small C20 single-storey addition to left. Interior not inspected. Adjoins the Smithy (q.v.).

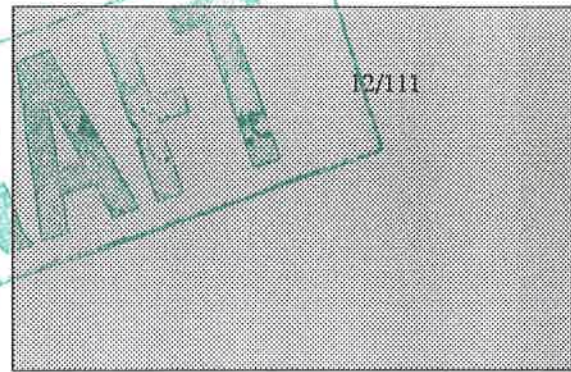




**Address:** Nos.1 to 4 (consecutive)  
Church Cottages  
**Ref No:** 12/109  
**Grade:** II

#### Description

Row of cottages. Mid/late C18, with earlier origins; No.2 said to be dated 1642 on chimney. Squared coursed limestone. Mid C20 tile roof; brick ridge and end stacks. Nos.1 and 3 are 2-unit plan; Nos.2 and 4 are one-unit. 1 storey and attic; 7-window range. No.1 on left has central plank door. C20 three- and 2-light ground floor casements with glazing bars and painted wood lintels. First floor has 2 old 2-light casements, on left part-ledged. No.2 has 6-panelled door. Old 2-light leaded casements. Single light to right of door, and small 2-light staircase casement above. Large wood lintels. No.3 has late C20 glazed porch. Nos.3 and 4 have late C20 part-glazed doors and 2 and 3-light casements with wood lintels. Shallow eyebrow dormers throughout. Interior: No.2 has open fireplace and ceiling beams.



**Address:** The Old Rectory  
**Ref No:** 12/111  
**Grade:** II

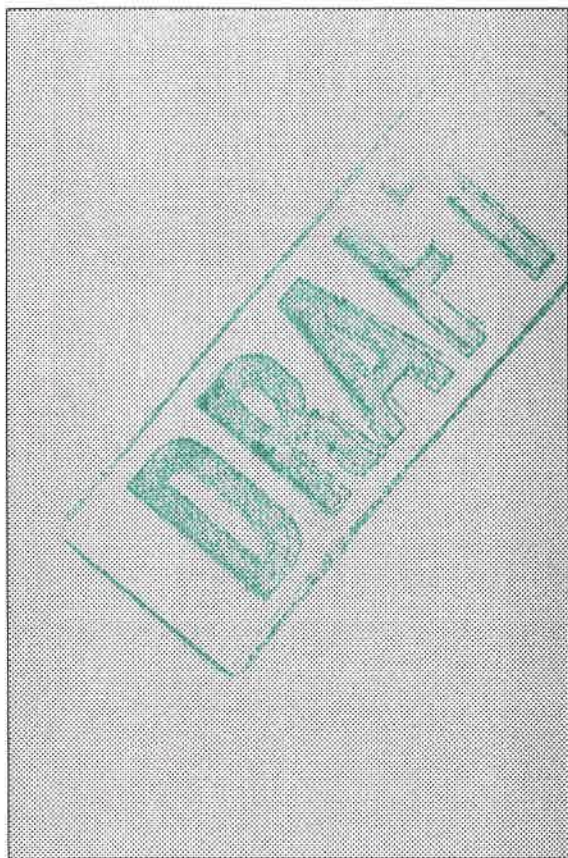
#### Description

Former rectory. C17, remodelled early/mid C18 and late C18/early C19. Minor mid/late C19 alterations and additions. Regular coursed limestone with ironstone quoins and dressings. Painted moulded cornice. Double-span tile roofs have coped gable parapets to garden front; brick ridge stacks, and external stack to rear. Complex double-depth U-plan. 2 storeys and attic. Main front to garden, formerly entrance front, is 1:3:1 bays. Recessed centre has projecting late C18/early C19 ground floor. 6-panelled door and fanlight on left, in painted moulded stone architrave with keystone. The bays follow a different rhythm above. Sashes, in painted stone architraves with keystones. Left wing has tripartite sash with cornice on ground floor. Right wing has large rendered bay window of c.1840 with tripartite sash, flat band across and pedimental gable. Wings have string course between first floor and attic. 9-pane attic sashes have architraves without keystones. Central roof dormer has C20 casements. Irregular left return range. C18/early C19 single-storey range set far back has C20 glazed door. 2 late C19 four-pane sashes in block surrounds. Hipped old tile roof. Small C19 one-window range attached to right return side has first floor casement only. Irregular return side has plate glass sash in former doorway. Narrow staircase window. Rear, now entrance front, is a 6-window range, with gable on left. Right range probably late C18/early C19. Large stone porch to third bay has attached unfluted Doric columns and pedimented roof. Part-glazed flush 6-panelled door. Mid/late C19 brick projection to left has partly blocked basket archway with 2 narrow round-arched sashes. Similar sash to right has brick arch. Above is an external stack between two 9-pane sashes. To right, ground floor has 2 old 3-light casements with horizontal glazing bars, stone flat arches and old shutters. Blocked doorway. First floor has sashes with moulded frames. Sixth bay has early C19 Gothic curved iron railing. Most openings have stone lintels with keyblocks. Two large C19 roof

Continued...



dormers, on left with horizontal sash, on right with centre-hung window. Single-storey range to right has recessed entrance of C19 and C20 brick. Plank door and overlight, and 2-light casements with glazing bars. Old horizontal sash with glazing bars, stone flat arch and shutters. Blocked doorway has stone lintel with keystone. Interior: old plank door. 2-panelled and 6-panelled doors. Heavy ceiling beams, plastered in some rooms. Room on garden front has simple Gothic plaster cornice. 2 rooms have late C18/early C19 Neoclassical fireplaces with painted details. Early/mid C18 dog-leg staircase has turned balusters and moulded handrail to first floor, and cut-out wavy balusters, possibly late C17, to attic.(Buildings of England: Warwickshire, p.340).

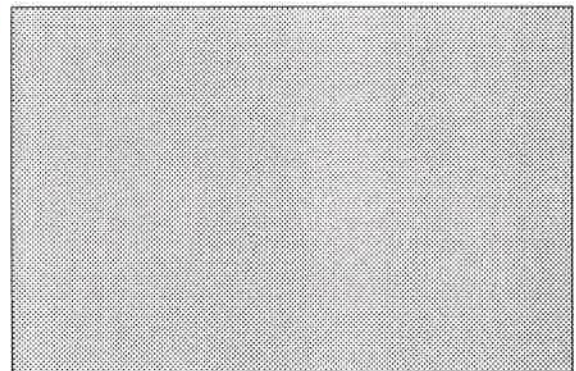


**Address:** Church of St. Lawrence  
**Ref No:** 4/112  
**Grade:** II

#### Description

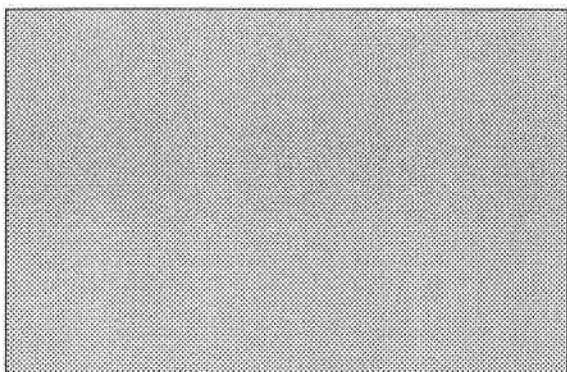
Church. Tower 1771 by Samuel Eglinton. Church 1875-1876 by John Gibson. Tower of limestone ashlar with contrasting limestone dressings. Church of regular coursed rock-faced limestone with ironstone dressings. Tile roofs have coped gable parapets. Chancel, nave, north aisle and chapel, south porch, west tower. 3-bay chancel, 4-bay nave. Gothic revival Decorated style. Splayed plinth, buttresses of 2 offsets, moulded

sill course and splayed cornice throughout, except tower. Chancel has 3-light east window with bar tracery. Sill course stepped down to left and right. Buttresses flush with north and south walls have gablets. South side has narrow door in chamfered surround, with wider hood mould. 2-light windows have cusped intersecting tracery. Open-fronted south porch of stone and timber has arch and glazed panels. Double-leaf doors in chamfered surround. Nave and aisle have 2-light windows with reticulated tracery. Chapel has 2-light east window. North window of 3 small trefoiled lancets. Tower of 3 stages has splayed string courses. Gothic 4-panelled south door in moulded 4-centred surround. Second stage has large blind quatrefoil. West side has large quatrefoil window. Second stage window and bell openings have Y-tracery. Leaded lights, and louvres. Crenellated parapet with moulded cornice. Interior: chancel and nave have sill course continued over doors and arches as hood mould. Arched scissor-braced roofs with subsidiary braces and moulded stone corbels. Chancel has quatrefoil frieze below east window. South piscina.



Arched north recess has attached shafts. Large and small chamfered arches to chapel. Chancel arch of 2 chamfered orders with hood mould has half-round shafts with half-octagon capitals. 4-bay arcade has chamfered arches and round shafts with moulded capitals; no responds or imposts. Double-leaved doors to tower in chamfered arch, in double-chamfered straight surround. Inscription above. Treated as one composition with 2-light traceried balcony opening above. Quatrefoil balustrade. Aisle has tie-beam roof. Chapel has coupled rafter roof. Fittings: mosaic reredos. Encaustic tile sanctuary floor. Wrought iron altar rails. Octagonal font with attached shafts. Late C19/C20 Perpendicular style pulpit. Contemporary lectern, stalls and pews. Stained glass: chancel east, nave south-east and central and chapel east windows c.1875. Chapel north windows c.1894. Aisle east window has re-set old armorial glass. Headstone attached to chancel south wall. 1714. Carved limestone. Scalloped top with winged head and 2 bosses. Panel in shaped scrolled pedimented frame with drops.(V.C.H.: Warwickshire, Vol.5, p.117; Buildings of England: Warwickshire, p.340).

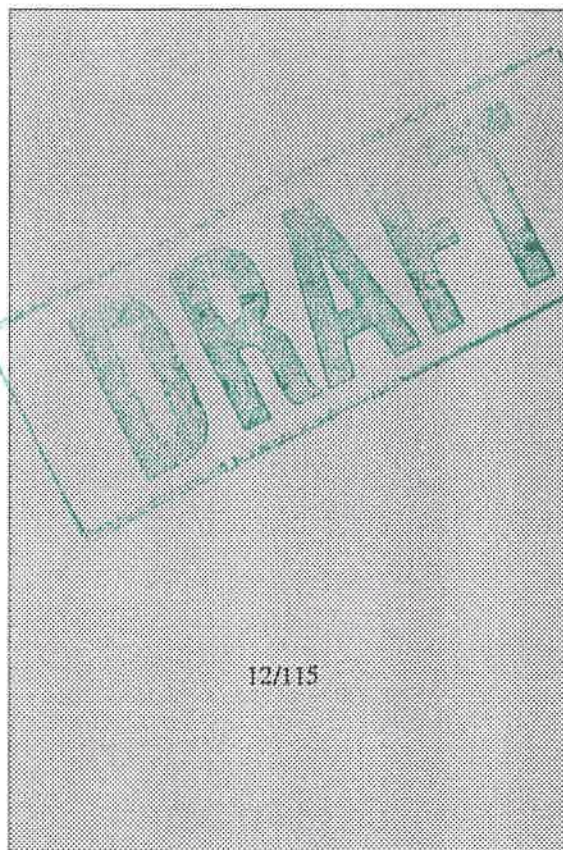




**Address:** Churchyard cross base approx. 7m.  
S of chancel S door of Church of  
St. Lawrence  
**Ref No:** 2017  
**Grade:** II

#### Description

Churchyard cross base. Medieval. Limestone. Square base chamfered to octagon, and stump of shaft.



**Address:** Headstone approx. 1.5m. E of porch  
of Church of St. Lawrence  
**Ref No:** 2018  
**Grade:** II

#### Description

Headstone. 1686. Carved ironstone. Winged head and swag. Fielded panel in moulded frame with volutes and drops. Inscription to Thomas Green.

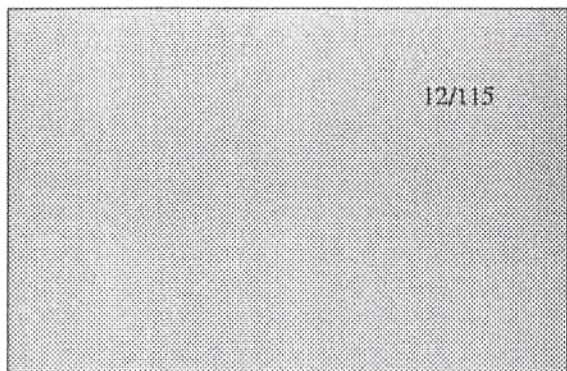
**Address:** Church Hill Farmhouse  
**Ref No:** 12/115  
**Grade:** II

#### Description

Farmhouse. Early/mid C16, extended early/mid C17; late C17 wing set back at angle to right. Late C18/early C19 and mid C20 alterations. Early/mid C19 attached stable range to right, altered and converted late C20. Regular coursed limestone; central wing of fine coursed, almost ashlar, limestone. Old tile roof; stone internal stack with 3 rebuilt brick shafts. Complex plan. One and 2 storeys and attics; 4-window range. Left range has mid C20 plank door and recessed porch on left. 2 small windows and 4-light leaded casement. 2 dormers with C20 three-light metal casements. Central and right wings have late C18/early C19 three-light casements with glazing bars. Central wing has French window and 2-light attic window. Stone flat arches. Left return side has 2-light casement. Panelled shutters. Former external stack to right has quoins. Tall diagonally-set square shafts. Right wing has C20 half-glazed door. Roof dormer. Rear irregular.

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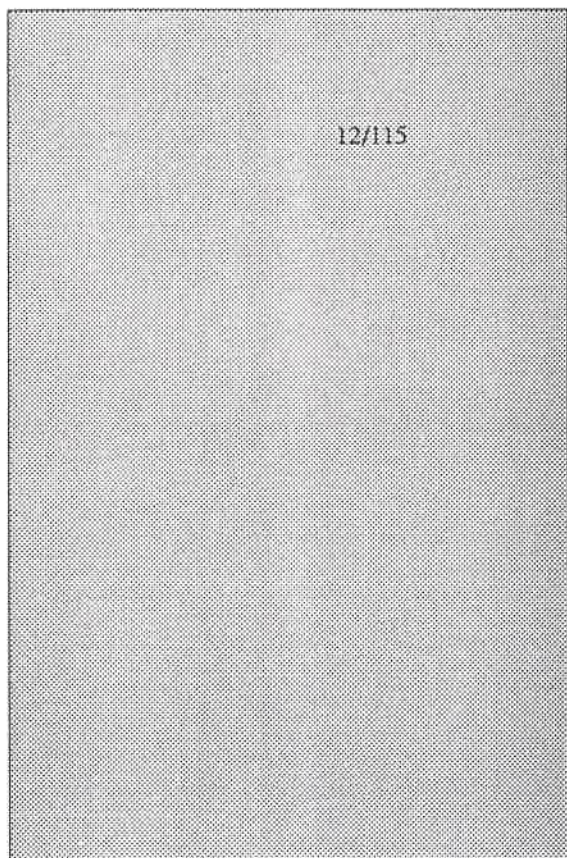




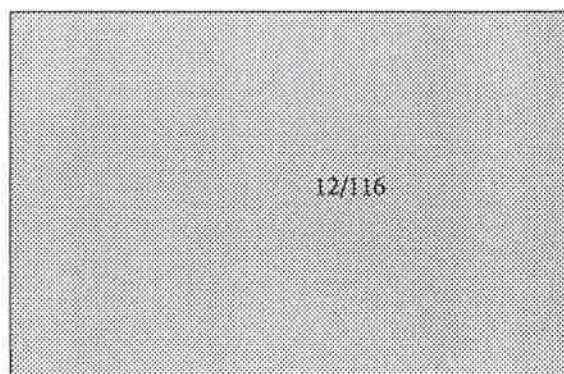
12/115



Former stable range has mid C20 double-leaf doors and flanking windows and C20 casement inserted in former doorway. Quoin surrounds. Late C20 half-hipped gable. Interior: V.C.H. records heavy ceiling beams and original roof timbers with heavy cambered tie beam and curved windbraces. (V.C.H.: Warwickshire, Vol.5, p.117).



12/115



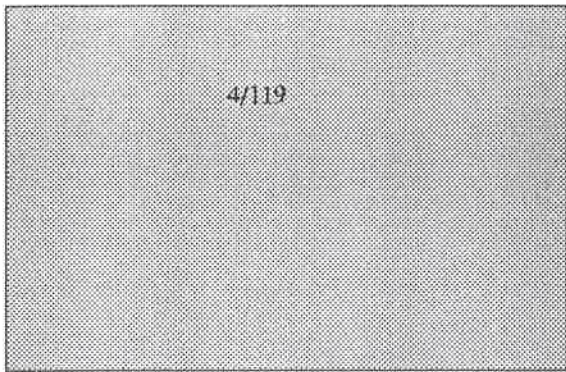
12/116

**Address:** Church Cottage  
**Ref No:** 12/116  
**Grade:** II

#### Description

Cottage. Early/mid C17; partially rebuilt and substantially extended to rear late C20. Timber framed with whitewashed brick infill; additions of whitewashed brick. Late C20 tile roof; brick ridge stack. Formerly 2-unit plan. One storey and attic; 2 ground floor windows. Entrance in left return side. Small leaded 2-light windows. Left return side has jowled posts. Wall underbuilt in whitewashed brick; rendered gable. Sides and rear have C20 leaded casements: irregular C20 wing has part-glazed plank door. Right return side has jowled post to left. Some timbers replaced. French windows. Interior: room to left has ogee stop-chamfered ceiling beam. Open fireplace with ogee stop-chamfered bressumer and bread oven, back-to-back with open fireplace with cambered bressumer in room to right. Heavy ceiling beam. First floor has some exposed timber framing. Old purlins. Included for group value.



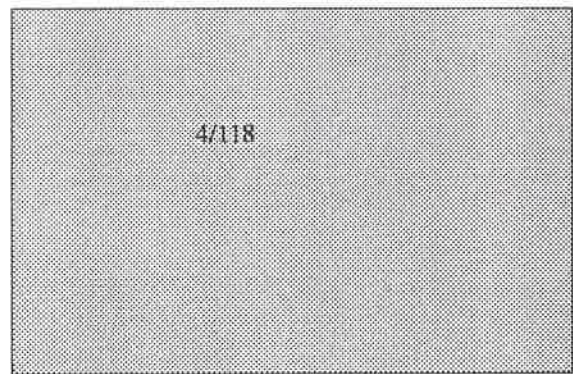


**DRAFT**

**Address:** Pump approx. 2m. N of  
Pratts Farmhouse  
**Ref No:** 4/119  
**Grade:** II

#### Description

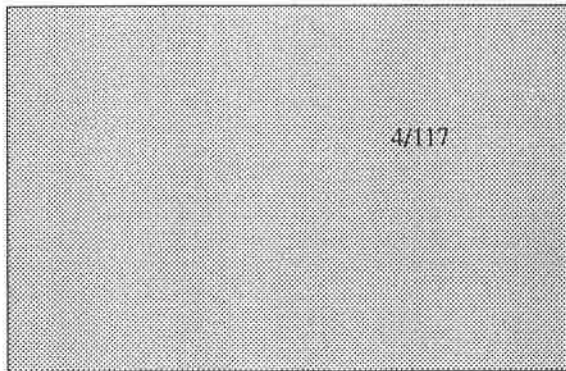
Pump. C19. Cast iron. Fluted top section with fluted domed top and finial. Included for group value.



**Address:** Pratts Farmhouse  
**Ref No:** 4/118  
**Grade:** II

#### Description

Farmhouse. Mid/late C18. Regular coursed limestone. Old tile roof; partially rebuilt brick end and ridge stacks. L-plan, with wing on right to rear. 2 storeys and attic; 3-window range. 6-panelled door between first 2 bays. Leaded 3-light casements. All openings have contrasting stone lintels with keyblocks. Left return side has long narrow staircase window. 2-light casements to wing and attic. C20 windows inserted. To rear: 2-panelled door. Open porch and C19 brick lean-to. 2-light casement. Wing has plank door and 3-light casements with painted wood lintels. Interior not inspected.



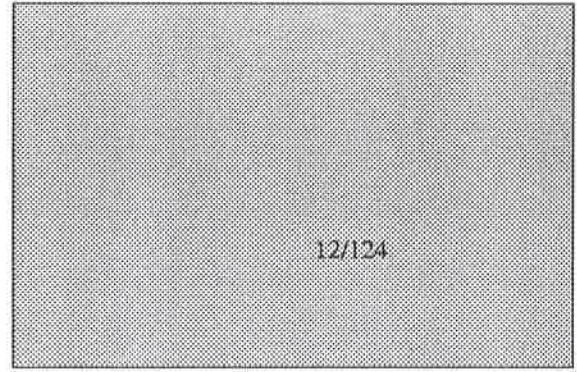
**Address:** Stonecroft (fine Ivy Cottage)  
**Ref No:** 4/117  
**Grade:** II

#### Description

Row of 3 cottages converted to one house. Late C18/early C19; converted late C20. Regular coursed limestone. Slate roof; brick left end and large ridge stacks. Each cottage was originally one-unit plan. 2 storeys. 6-window range. Late C20 porch between second and third bays has part-glazed panelled door. Sixth bay has half-glazed 6-panelled door. Old 2-light centre-hung leaded casements. All openings have stone flat arches, on first floor of contrasting limestone. 4 first floor windows have old plank shutters. Interior noted as having 2 open fireplaces.



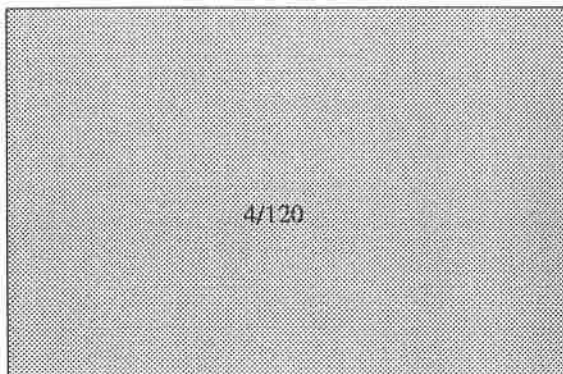
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**Address:** Bishops Farmhouse  
**Ref No:** 12/124  
**Grade:** II

#### Description

Former farmhouse. Dated 1726; mid C19 alterations and additions. Squared coursed limestone. Tile roof; brick ridge stacks. L-plan extended to F-plan, with wings to rear. 2 storeys and attic; 4-window range. Mid/late C19 half-glazed 6-panelled door in second bay. Mid/late C19 chamfered painted wood open porch in simple Gothic style. 2-light C19 casements throughout. Large ground floor windows have horizontal glazing bar. First floor windows and dormers have glazing bars. Contrasting sandstone stone lintels with keystones. Four 2-light roof dormers. Left return side is a 3-window range. C19 half-glazed 4-panelled door and another Gothic porch. 2-light casements with horizontal glazing bar. 2 gabled half-dormers. Right return side has date and initials EH and RI scratched on a corner stone. Plank door. 2-light casements. To rear: centre has half-glazed 6-panelled door. C18 leaded 3-light casement. Similar 2-light casement beyond left wing. First floor has 2-light casements with glazing bars. 2 leaded 2-light roof dormers. Wings have C19 and C20 casements. Interior: hall has floor of diagonally-set flags and small quarry tiles. C19 staircase. Room to left has run-out chamfered ceiling beam. Room to right has open fireplace with chamfered bressumer. Smoke cupboard with open fret door and remains of bread oven inside. C18 flagged floors. C19 panelled doors and shutters. First floor room has cross beams. Divided stairs to attics. Old wide floor boards. 2-panelled plank doors with H-L hinges. Some stud partitions. Trenched purlin roof.

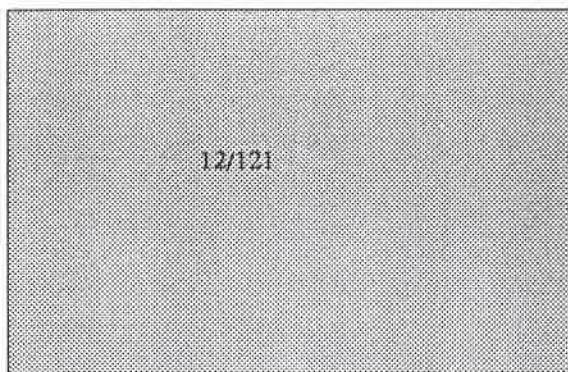


**Address:** Stable and cowhouse approx. 10m.  
E of Pratts Farmhouse  
**Ref No:** 4/120  
**Grade:** II

#### Description

Stable and cowhouse. Mid/late C18, with some mid C19 alterations. Squared coursed limestone; cowhouse on left has right end wall and gable rebuilt in brick with brick corbelling. Old tile roofs. 2 adjoining ranges. Taller left range, probably cowhouse, on left has central plank door. Small C19 window. Blackened wood lintels. Right return side of stable has hayloft door. To farmyard to rear, stable has stable door and small window. Cowhouse has small window. Included for group value.

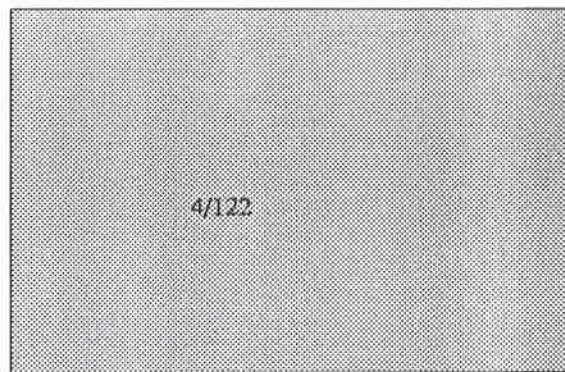




**Address:** Nos.1 and 2 The Old School and former school  
**Ref No:** 12/121  
**Grade:** II

#### Description

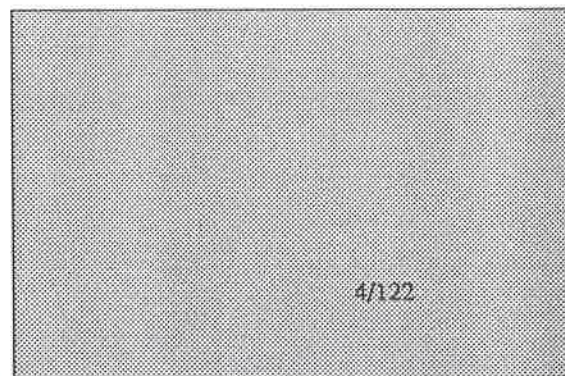
2 cottages and former school, now partly incorporated into No.2. Mid C18, with minor mid/late C19 alterations. Small late C18/C19 addition to schoolroom. Squared coursed limestone with string course; right end wall of school partly rebuilt in C19 brick. Corrugated iron roofs; brick ridge and end stacks. Addition of Flemish bond red brick. Old tile roof; brick end stack. No.1 on left is 2-unit plan; No.2 is one-unit. 2 storeys and attic; 3-window range. Plank doors throughout. No.1 has mid/late C19 slate hood with chamfered woodwork and fretted bargeboards. No.2 has simple gabled hood. Mostly old 2-light leaded casements, some centre-hung. No.1 has C19 one-, 3- and 2-light casements with horizontal glazing bar on ground floor. Former schoolroom attached to right. One storey, 4-window range. Entrance to right. 2 small C19 two-light casements. Nos.1 and 2 have 2-light attic casements to return sides. Rear to road: 3-window range. Ground floor has single lights. Former school has plank door and 3-light C19 casement. Interior: No.1 has boxed ceiling beams. 6-panelled doors. No.2 noted as having ceiling beams and plank doors.



**Address:** Curacy Farmhouse  
**Ref No:** 4/122  
**Grade:** II

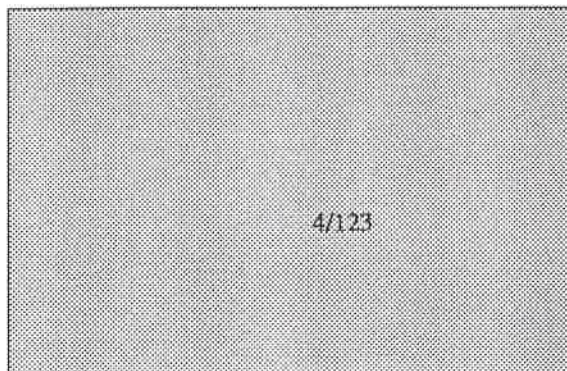
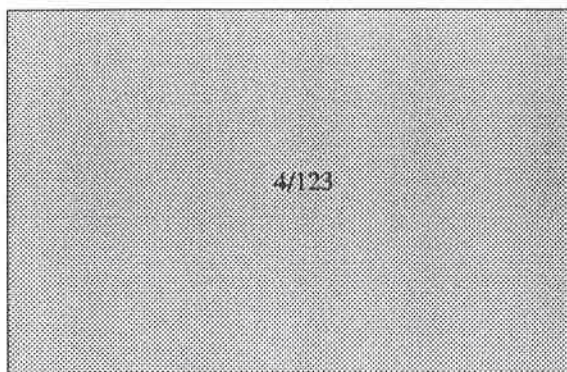
#### Description

Farmhouse. Mid C18, with mid/late C19 alterations. Regular coursed limestone. Slate roof; rear wing has old tiles; brick ridge and right end stacks. L-plan, with wing on left to rear. 2 storeys and attic; 3-window range. Entrance between second and third bays has part-glazed flush 6-panelled door and panelled reveals, with moulded wood surround. Mid/late C19 painted chamfered woodwork open porch has finial. C19 casements with horizontal glazing bar, of 3 lights to ground floor and 2 lights above, have moulded cement surrounds. Return sides have small leaded attic windows.



To rear: 2-window range. Lean-to in angle. 2-window wing has plank door. 3-light casement with horizontal glazing bars. 2-light first floor windows have cross glazing. Interior: partitioned hall has open fireplace with old bressumer and C19 segmental-arched wood surround. C19 moulded 6-panelled doors. Boxed beams. Kitchen has blocked open fireplace and ogee stop-chamfered beam. Rear wing has several 3-plank doors with strap hinges.

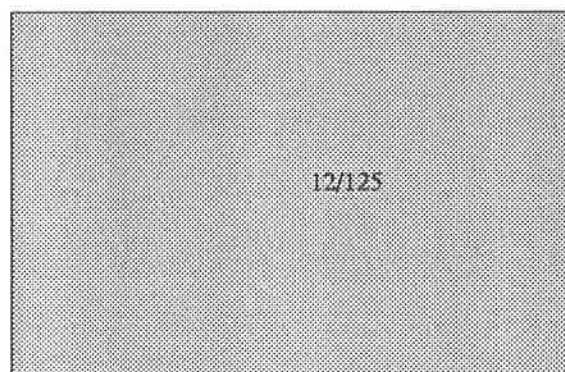




**Address:** Dean Hollow  
**Ref No:** 4/123  
**Grade:** II

#### Description

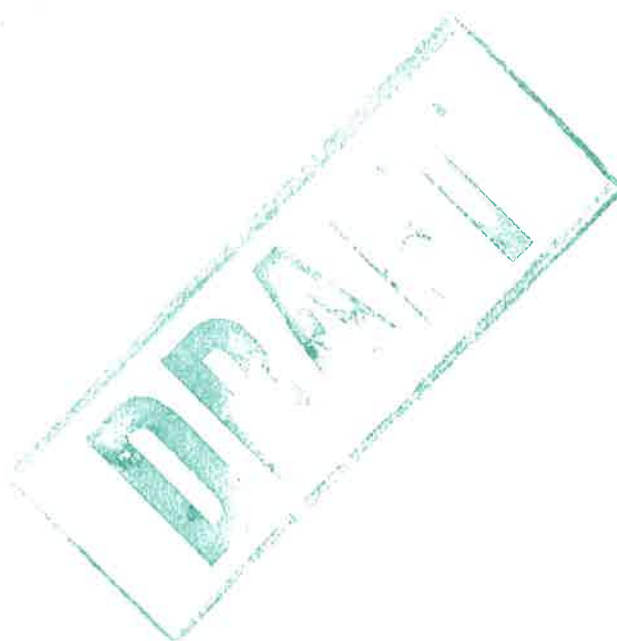
House. Late C16/early C17. Small late C18 central rear wing. Regular coursed limestone, with contrasting limestone dressings and alternating quoins. Mid C19 decoratively-laid slate roof has original stone coped gable parapets with moulded kneelers; stone ridge and end stacks have brick shafts. 4-unit plan. 2 storeys and attic; 4-window range. C19 fielded 4-panelled door in moulded basket arched surround with moulded spandrels, and hood mould with lozenge stops. 3-light recessed-chamfered stone mullioned windows with hood moulds. Stacks have quoins and brick dog-tooth cornices. Paired diagonally-set square shafts with cornices; some rebuilding. Irregular rear has 6-panelled door corresponding to front door. Part-glazed plank door in right corner. C18 leaded 2-light casements. French window. Wing has brick external stack. C20 roof dormers. Interior: fine ogee stop-chamfered ceiling beams. Room to left has moulded 4-centred fireplace. Another room has early C18 moulded arched fireplace, and flanking cupboards with C18/C19 panelled doors. C19 straight flight staircase.



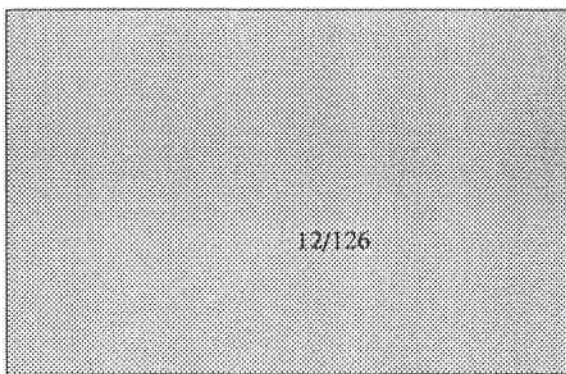
**Address:** No.2 (Brambles Cottage)  
**Ref No:** 12/125  
**Grade:** II

#### Description

House; part of row. Mid C18. Regular coursed limestone with ashlar quoins. Slate roof has coped gable parapet on right. C19 brick end stacks. 2-unit plan. 2 storeys. 2-window range. Late C20 plank door to right. Late C20 casements with glazing bars, of 3 lights to ground floor and 2 lights above. Blackened wood lintels. Interior not inspected. Included for group value.



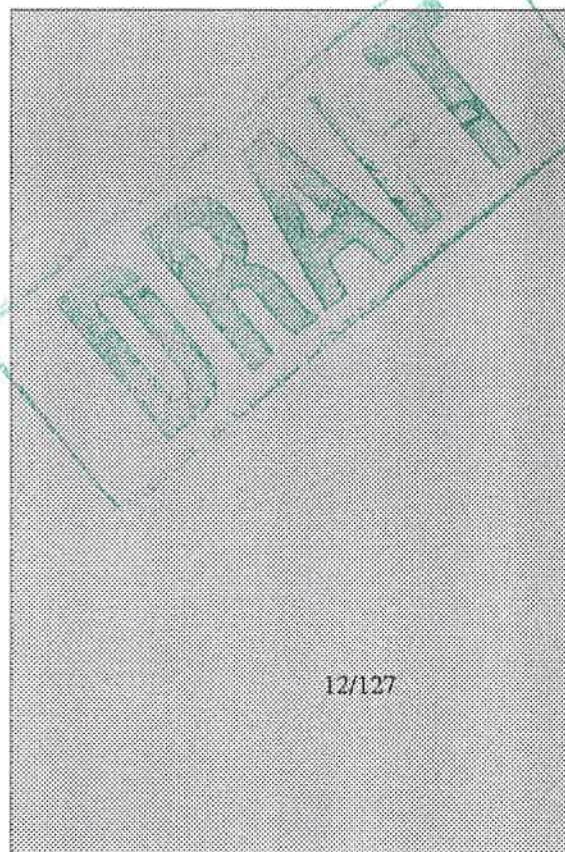
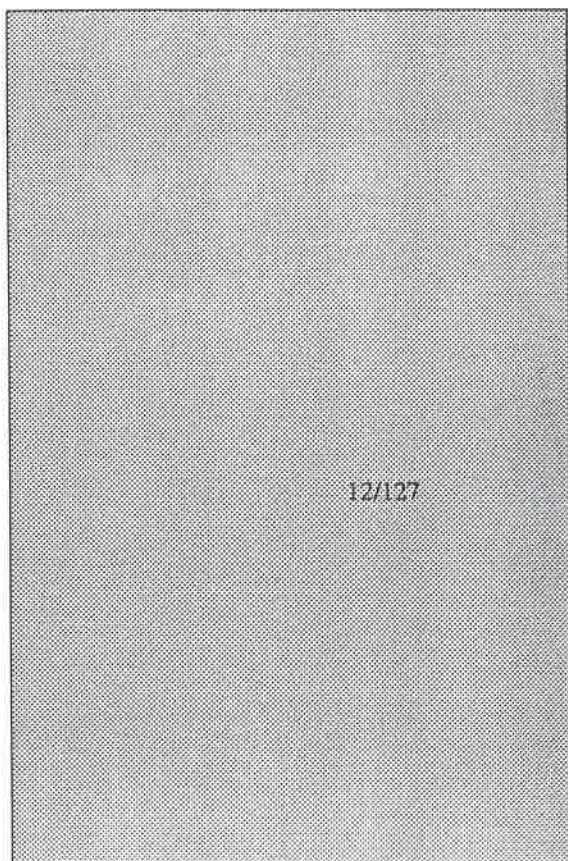




**Address:** Yew Tree Cottage  
**Ref No:** 12/126  
**Grade:** II

#### Description

Semi-detached cottage. Dated 1662 (?); altered or partly rebuilt late C18. Squared coursed limestone. Thatched roof; brick end stacks, on right C19/C20. Two-unit plan. One storey and attic; 2-window range. Central flush 6-panelled door has simple pitched hood on shaped brackets. 2-light leaded casements throughout. Painted wood lintels. Roof dormers have glazed apex and tile roofs, and tiles below. Date incised on front wall. C20 one-bay addition to right. Interior not inspected, but said to have open fireplace.



**Address:** Tanglewood Cottage and  
cottage adjoining  
**Ref No:** 12/127  
**Grade:** II

#### Description

Pair of cottages. Late C18. Squared coursed limestone. Tanglewood Cottage has old tile roof; cottage to right has concrete tile roof; brick ridge stack. Each is one-unit plan. 2 storeys. 4-window range. Tanglewood Cottage has entrance in mid C20 addition to left. Small single-light and 2-light leaded casements. Fixed-light windows with glazing bars above. Adjoining cottage has plank door with wood lintel to right. Two 2-light casements and C20 fire window. 3-light and 2-light casements above. Leaded lights, mostly C20, throughout. Both cottages have blackened wood lintels to ground floor. Interior: cottage to right noted as having open fireplace, possibly altered. Included for group value.



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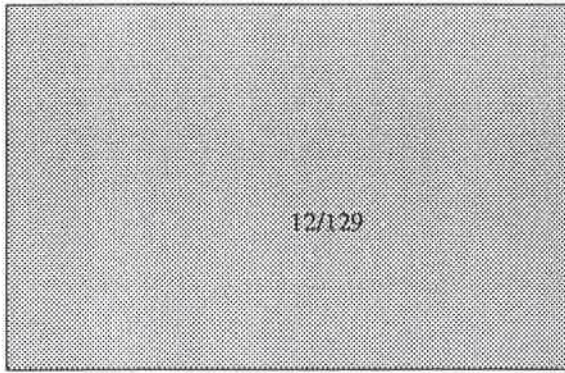
12/128

**Address:** Olde Rose Cottage and cottage adjoining  
**Ref No:** 12/128  
**Grade:** II

#### Description

2 cottages, probably originally one house. C17/C18. Olde Rose Cottage possibly partly mid C18. Late C20 alterations. Squared coursed limestone. Concrete tile roof; brick end stacks. L-plan, with Olde Rose Cottage to left and cross wing running to rear forming adjoining cottage. One storey and attic. Cottage is one-window range. Central part-glazed old plank door. Fixed-light window to left has old bottom-hinged shutter. Old 3-light casement to right has horizontal glazing bar. Painted wood lintels. C20 brick single-storey addition. Late C20 two-light roof dormer. Left return side to road has blocked opening. C20 two-light casements have blackened wood lintels. To left to road Olde Rose Cottage has late C20 leaded 3-light casement with painted wood lintel. Old 2-light leaded staircase window. Left return side has late C20 leaded 2-light casements with painted wood lintels, on ground floor inserted in former doorway. Entrance in late C20 single-storey addition. Interior: Olde Rose Cottage has broad-chamfered ceiling beam. Old winder stairs. Fielded 2-panelled stable door with H-L hinges. Through purlin roof. Adjoining cottage is said to have open fireplace.

12/128

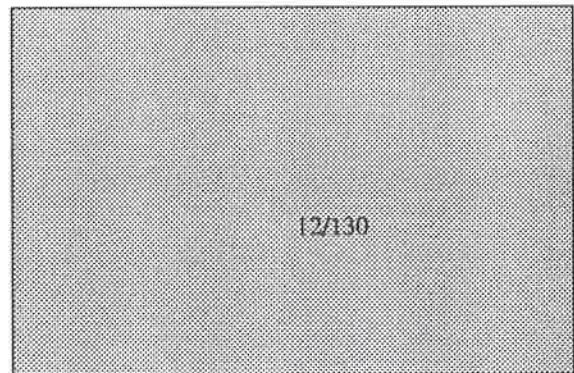


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**Address:** The Antelope Inn  
**Ref No:** 12/129  
**Grade:** II

#### Description

Inn. Early C18. Squared coursed limestone. Old tile hipped roof; partly-rebuilt brick right end and rear ridge stacks. L-plan, with wing on right to rear. 2 storeys and attic; 3-window range. Late C20 flat-roofed porch attached to right side has glazed door and panel. Cross windows with glazing bars and painted wood lintels. 2 dormers have C20 window on left and 2-light casement with horizontal glazing bar on right. To rear: 3-light casement on first floor. Wing has mid/late C20 door, open porch and casement on ground floor, and 2 original cross windows above.



**Address:** Former stable range approx. 1m.  
E of the Antelope Inn  
**Ref No:** 12/130  
**Grade:** II

#### Description

Former stable range. Early C19. Coursed squared limestone. Old tile roof, hipped to left; brick ridge and end stacks. U-plan, with wings to rear. 2 storeys; 4-window range. 3 plank doors. 4 small windows. Timber external staircase between first 2 bays to stable door on first floor. Large window to second bay. All windows boarded-up. Roof has small ventilation louvre to left. Interior not inspected. Included for group value.



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## **APPENDIX B**

### **List of Buildings With Group Value**

## APPENDIX B - LIST OF BUILDINGS OF GROUP VALUE

- \* **Note:** References marked by an asterisk are buildings of traditional and historic interest. Other buildings are included for their importance in contributing to the village environment. These differences are shown in Figure 5.

### Lighthorne

#### Location : Post Office Lane

- NL 1\*     -     The Old Post Office  
             -     Wishing Well House
- NL2\*     (i)     Terrace of cottages to the west of Brambles Cottage comprising:
- Dormer Cottage  
             -     Craftman's Cottage  
             -     Hasely Cottage
- (ii)    Cottage to the east of Brambles Cottage - One Post Office Lane
- NL3\*     Cottages at western end of Post Office Lane
- Robin Cottage  
             -     Rosemary Cottage

#### Location : The Bank

- NL4\*     Long terrace of cottages near junction with main road including:
- Greystones  
             -     Pleasant View
- NL5\*     Continuation of long terrace comprising:
- Dill Cottage
- NL6\*     Hill Cottage
- NL7\*     School Bank

#### Location : Old School Lane

- NL9\*     Building group overlooking main road junction at heart of village including:
- Malthouse Cottage  
             -     Bishop's Farm Cottage
- NL10\*    Two recent cottages next to the west of Dene Hollow form a continuous band of development with stable block to rear.

NL11\* Continuation of built facade on south side of Old School Lane to the east of Dene Hollow comprising - Home Farm Cottages 1 and 2.

NL12\* Continuation of south side facade - Home Farm.

**Location : Church Lane**

NL8\* The Old Stables and walls form built edge on the northern side of Church Lane next to The Old Rectory.

NL13 Large recently built and renovated building group built within walls that form enclosure to the western end of Church Lane comprising:

- Church Hill House; new stone built detached house
- No 7 Church Hill Court - renovated terraced
- Lychgate Cottage - renovated terraced
- The Rafters - renovated terraced
- No 4 Church Hill Court - renovated terraced
- Pigs Hollow - renovated terraced
- No 1 and 2 Church Hill Court - new built semi-detached
- Walls to all the above

NL14 The Rectory - stone built detached, sensitively sited follows traditional forms and is carefully located within walls observing traditional street pattern.

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106.



108.





109



109.





111



115A.

115. B



116.





117.



4/118.



4/119.



122.





122 A.



121.



124



125.





126.



127 A.



127B



128 A





128 B.



129.







## DRAFT CONSERVATION FOR LIGHTHORNE - REVIEW

“This 1994 report is the result of an independent survey and analysis of the buildings and landscape form of the village of Lighthorne. It identifies the architectural, historical and environmental qualities of the settlement and gives recommendations for the continuing preservation and enhancement of the Conservation Area. It was undertaken for and behalf of Stratford-upon-Avon District Council by architect Richard Crook. The report was used to inform boundary alterations to the conservation area that were approved by the District Council’s Planning Committee on 25 January 1995. The Committee also resolved that the contents of the report should form the basis of a fully published document, available for purchase from the District Council. Whilst the formal publication was never produced for purchase the contents of the draft report has been accepted as material consideration to inform planning decisions and appeals.”