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STRATFORD ON AVON DISTRICT COUNCIL

CONSERVATION AREA REVIEWS

LONG COMPTON

(Revised Oct. 1997)

DECEMBER 1996

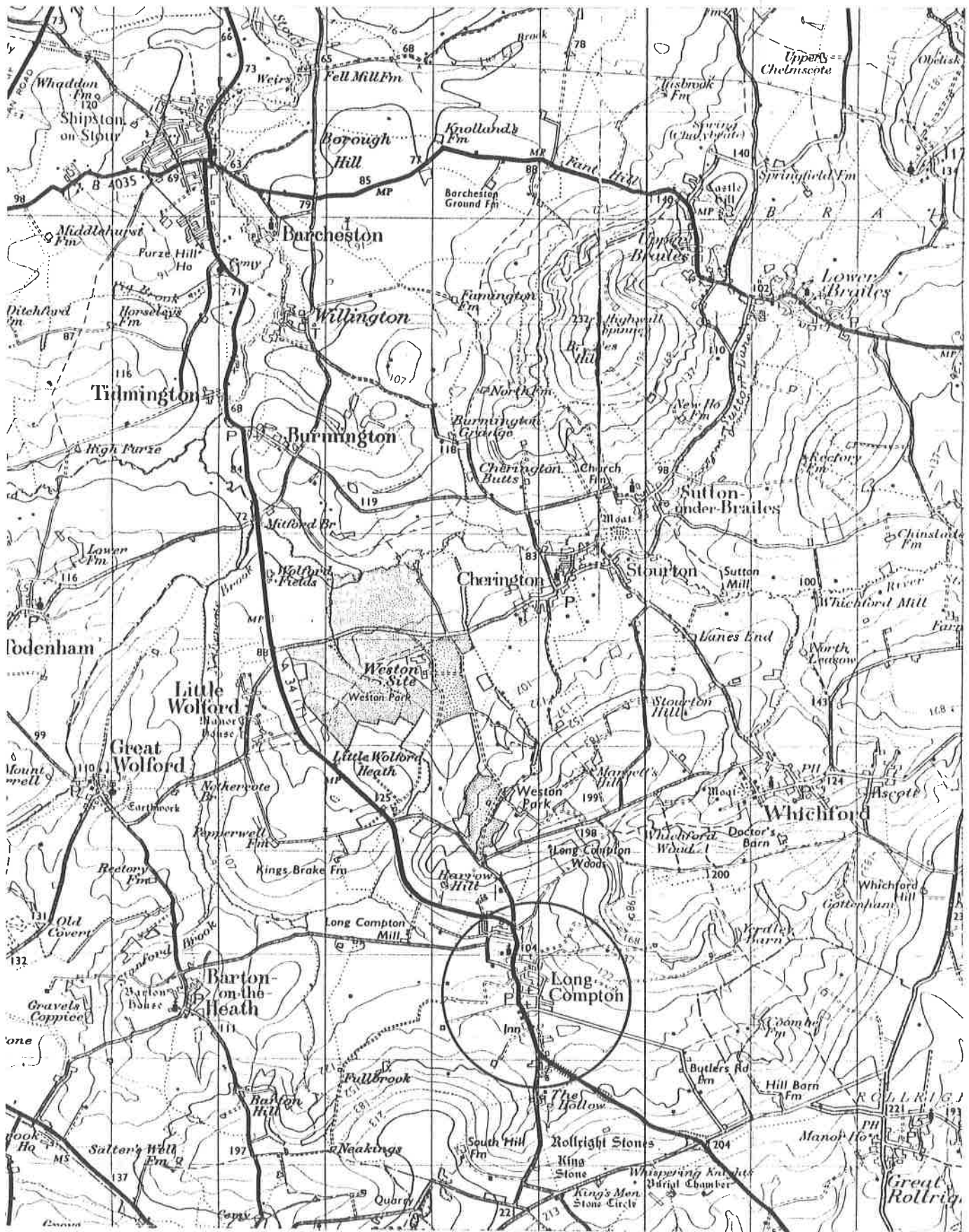
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LONG COMPTON - Area Location Map - 1:50,000

1. INTRODUCTION

LONG COMPTON is a large village nestled in the bottom of a deep valley at the foot of the Cotswold scarp. It is straddled across the A3400 about five and a half miles south of Shipston on Stour and it stretches for nearly a mile along this main Stratford upon Avon to Oxford road. The A3400 carries a substantial volume of traffic and it is the one factor which spoils this otherwise idyllic Cotswold fringe village. It does mean, however, that Long Compton is noted and enjoyed by many travellers passing through and commuters in the area.

The main road approaches into the village are both down long hills giving fine views of the settlement, particularly the south approach down Long Compton Hill, and the surrounding landscape is delightful rolling countryside enclosed on three sides by the Cotswold scarp. Long Compton, therefore, forms a prominent settlement group of buildings within this broad, uncluttered rural landscape.

The core of the village is an ancient settlement . The Church of SS.Peter & Paul dates from the early 13th century and it is known that a small church existed on this site before that. However most of the older surviving buildings date from the 18th century. They are all built in the local Cotswold Oolitic limestone originally with stone slated or thatched roofs. Long Compton has a large group of surviving thatched stone built cottages at least ten of which are on or visible from the main road. The distinctive and picturesque character of roadside stone built thatched cottages is the one overriding impression that one gets passing through Long Compton underlined by the prospect of the thatched lychgate to a large majestic parish church.

There are eleven streets or lanes which meet the main through road within the village eight of which are from the east side. The main road cuts decisively through the village, crossing over the Nethercote Brook, almost imperceptibly at Crow Bridge just north of the church. The older buildings seem to be scattered randomly along the whole length of the village, some in small groups and some quite isolated. There is now much post war infill housing between and around the older buildings which have consolidated the village and given it the appearance of a substantial settlement to the

passer by. In fact the heracy of service and community buildings is of a small village character. Residents must rely heavily on the nearest service centres of Chipping Norton, Shipston on Stour and Moreton in Marsh.

Apart from Crockwell Street and the parish church, the ancient settlement is almost wholly on the east side of the main through road. There is a ribbon of cottages on the west side from opposite East Street to the church and the Red Lion pub stands isolated, apart from a number of well spaced modern houses, further south on the west side. From the Shipston Road approach the open landscape on the west side seems to penetrate right into the village south of Crockwell Street

The streets off the main road are narrow and winding and there is much stone boundary walling to the street frontages which adds to the sense of enclosure and intimacy. There is no definable village centre although the main road, between the old cross and the church and, has some stronger sense of place, as do individual streets such as Crockwell Street, East Street and Butlers Road. There are many small pasture land, old orchard or farmyard type open spaces within the built up area of the village which can be identified from the main road. There are, in fact, six or seven farmstead groups within the village area. Long Compton was, like many villages in this area, a rural farming community but it is now largely a commuters' dormitory village.

In addition to the parish church, Long Compton has a village J and I school, a village hall, a post office and general store, a local butcher, a pub - The Red Lion - and one independent church still in use as such.

The Conservation Area was designated in 1969 and covers most of the old village settlement area. There are 31 listed buildings, including the church which is Grade I, and the village cross. There are also 82 buildings considered, by this report, to be of local architectural and/or historic value to the Conservation Area.

2. SETTLEMENT HISTORY AND DEVELOPMENT

High up on the scarp slope about one mile due south of Long Compton is a Bronze age stone circle and a large isolated standing stone collectively known as the Rollright Stones. There are a number of myths and legends surrounding these mainly to do with witchcraft. Long Compton and its surrounding hills has, just like Quinton and its hill (Meon Hill) 10 miles to the north-west, a very long and ancient association with witchcraft in south Warwickshire which has its roots in Saxon and Norman culture.

Little is known about these ancient settlements in this area but there is reported to have been a Saxon Church somewhere within the present village site in the late 6th century.

At the time of the Domesday Survey the Manor of Long Compton was an important one and was in the possession of Geoffrey de Mandeville, Earl of Essex. The church was well founded at this time and a priest in residence is recorded at Long Compton. There was also a Mill recorded in the Domesday Survey which was probably on or near the site of the present Long Compton Mill on the Nethercote Brook, 1/4 mile west of the churchyard.

In 1140 the church advowson was given by Geoffrey de Mandeville, to his foundation of Waldon Abbey in Essex and there it remained until it was surrendered to King Henry VIII. Subsequently the rectory and advowson were granted to Eton College by Thomas Cromwell in 1547 and the college retained them until 1907 when the advowson was conveyed to the Bishop of Worcester from whom it passed in 1918 to the Bishop of Coventry who now holds patronage.

The Manor stayed with the Mandeville family until 1227 when it passed by descent and marriage, to the Earl of Hereford. It stayed with Roger Dantsey and his descendants until the mid 15th century. It then had a number of overlordships until it came into the ownership of William, Earl of Northampton in about 1600.

Long Compton seems to have undergone a time of growth and expansion during the 17th century. There are a number of surviving buildings dating from this period, including Butlers House (datestone:1663), the Lych gate (formerly a cottage), Vyners Cottage and Yerdley Farmhouse, and the church was greatly enlarged during this time and a new rectory built (now known as the Old Vicarage, Vicarage Lane).

The manor of Long Compton, together with the manor of Compton Wynyates remained with the Earl of Northampton until about 1820 when the then Marquis of Northampton sold Long Compton to Sir George Philips, bart., who died in 1847. It then passed, by marriage of his daughter to Adam, 2nd Earl of Camperdown.

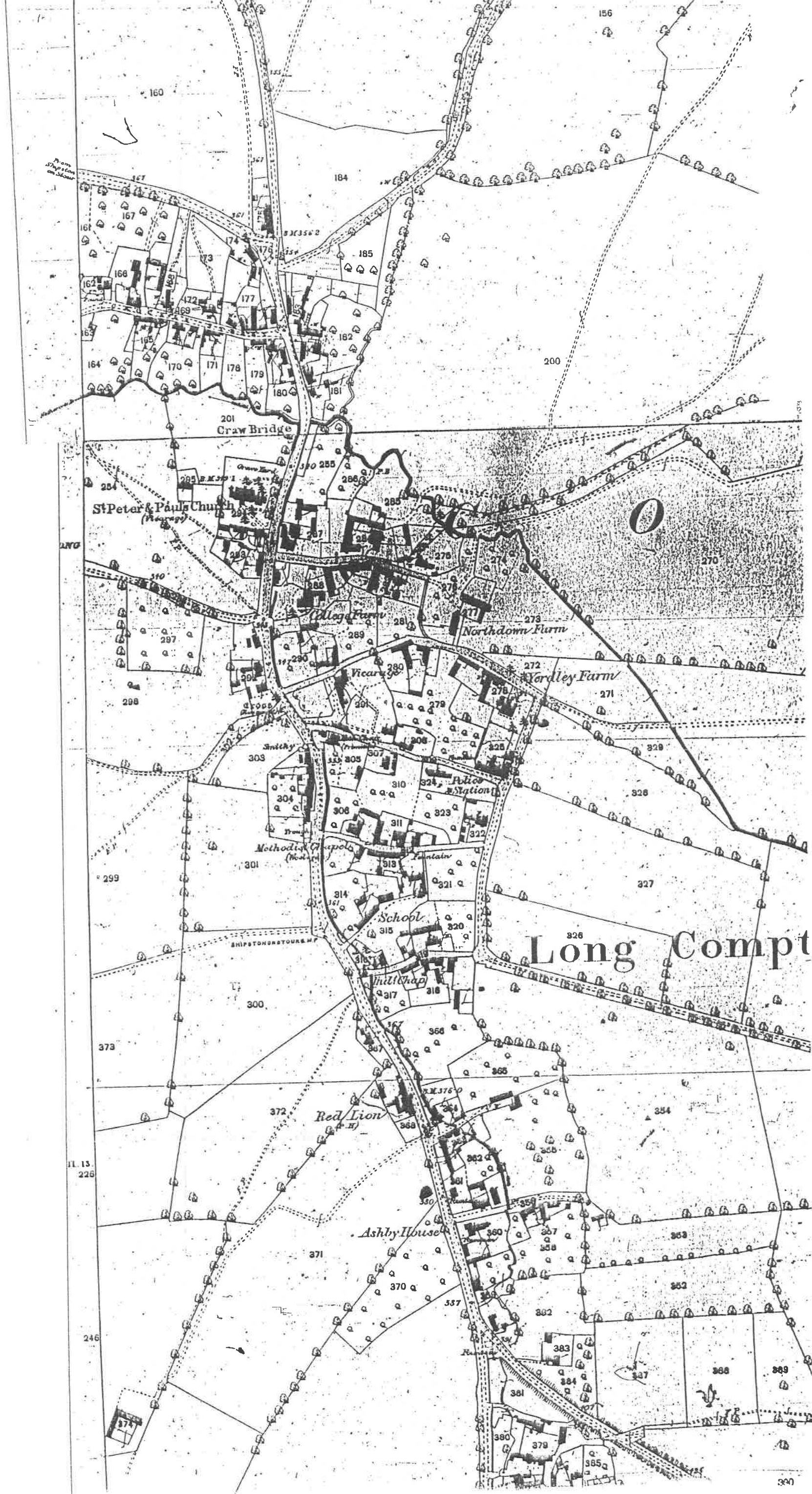
The village had another period of expansion in the mid to late 18th century and many of the surviving farmsteads and cottages date from this time.

The 1885 Ordnance Survey shows the layout and extent of the village very much as it is today, excepting the infill and housing expansion to the north and east. The street layout is unchanged and many of the plots and enclosing walls appear to have survived with little alteration.

In 1885 Long Compton had a village school, a police station, four independent chapels, a smithy and the Red Lion Inn was well established at that time. It also had an extensive water supply system by means of a number of well points or fountains set into roadside boundary walls, most of which are still in place (see para.3.2).

In 1885 the Manor was known as College Farm therefore it may have been established by and associated with Eton College, the then owners of the church advowson and rectory.

LONG COMPTON - Circa. 1884
 EXTRACT FROM 2nd. EDITION ORDNANCE SURVEY - 1885
 SCALE = 25" to 1 mile.



3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS

3.1 Heritage & Architectural Character

The make up of buildings in Long Compton ranges from small unpretentious cottages hugging the roadside to large solid but simple farmhouses and their outbuilding groups and then to a number of grand houses displaying a little 18th and 19th century classical detailing and set in generous well kept grounds. They are all united by the common use of Cotswold limestone for external walls and garden and boundary walls. The centrepiece of the village, however, is the large restored gothic Church of SS Peter & Paul, parts of which date from the 13th century. It has the presence and stature, in the main street, of the great Cotswold wool churches. The stocky C14th/15th century tower is an important landmark in the valley and, as it is situated on the west side of the village rather than being surrounded by it, the church has a commanding presence in the open rural landscape to the west.

This is by far the oldest surviving building in Long Compton and it sets the standard for the use of local Cotswold stone as the primary building material in the village for the following generations. Only in the last 150 years has any other walling material been used.

The next oldest surviving buildings, generally of late 16th and early 17th century origins, are a number of small stone built thatched roofed cottages, i.e. 15, Crockwell Road, Ferndale and Mole End at the south end of the village, Vyners Cottage, opposite Crockwell Street and the lychgate at the s/e corner of the churchyard. This was originally a small 2-storey thatched roofed, stone and oak-framed walled cottage.

The vicarage was originally built in the late C17th then altered in the C19th and C20th centuries.

The large farmsteads of Yerdley Farm, The Malthouse (formerly part of the College farm), Northdown Farm and Butlers House are substantial 17th century buildings and the farmsteads of Waterditch Farm and Kings

Stone Farm have some fine 18th century buildings. Some of these farmsteads may be of much greater age. It was common in the 17th, 18th and 19th centuries for farmhouses and barn ranges etc.. to be built and re-built on an ancient farmstead site. The village has become established and has grown around these ancient farmsteads which are sited near to the Nethercote brook. This probably explains why the village has developed mostly on the east side of the main road.

The late 18th and 19th centuries saw some settlement of wealthy merchants or land owners. The Harrow Hill, clearly of Eton College connections, is a fine double-pile mid 18th century house of classical proportions and vernacular detailing. The Manor house was re-fashioned in Victorian Gothick style, the Vicarage was given a neo-classical facelift and a fine neo-classical farmhouse at Yerdley farm (Yerdley House) was built during the 19th century.

The Woodlands in Malthouse Lane is a good 19th century farmhouse and barn / stable range group and there are a number of estate type dwellings either detached or in semi-detached pairs about the village also of mid to late 19th century construction, eg Hardewicke Cottage, Shirley House and 26&27, Crockwell Street, 40 & 50 and Ashby House, Main Street, Vicarage Cottages, Broad Street and South View & Police House, Old Hill. All these are built in the local stone in a variety of walling styles and 40 to 50 degree pitched tiled roofs and fit in well with the older vernacular cottages.

Long Compton must have been a thriving local community in the 19th century. A village school was built north-west of Butlers House Farm and no less than three further independent chapels (in addition to the Friends Meeting House, Malthouse Lane) were established in the village. Again these buildings have all been constructed in the local stone, apart from the Butlers Road Chapel which is part brick / part rendered and they harmonise well with the village architectural and settlement character.

The 20th century infill has not been so sympathetic to the village character. There are two pre-war council housing groups along Back Lane and Shipston Road which are of a quite sympathetic design of rendered walls with dressed stone quoins and window surrounds and fully hipped

blue slate roofs. This seems to have been the standard design for the south Warwickshire villages at the time. The post war housing at Butler Street and Compton Court is really quite out of character with the local vernacular although they are small and well spaced so they do not obviously detract from the predominant form and character of the village.

To summarise, Long Compton has a wide variety of type and status of buildings but they sit very well together as a harmonious groups in the streets of the village. The common use of dressed stone for buildings and boundary walls has a very strong co-ordinating effect.

There is not a great deal of architectural decoration. Openings are generally simple with segmental arches, timber facing lintels or dressed stone lintels on larger buildings. Eaves and verges are clipped with very simple eaves detailing. The original stone chimney stacks have survived on many of the pre-1900 buildings although some have been rebuilt in red brick. One building, Butlers House, has some fine stone mullioned windows with label mouldings. There are a good number of surviving original white painted wood sashes and casement windows, some with horizontal glazing bars and some fully multi-paned and some leaded lights and iron opening casements. However the replacement window trend is moving in with the usual vulgar pvc or stained tropical hardwood types.

The roofscape is quite varied in Long Compton mainly because there is such a range of sizes and heights of building. Most roofs are between 45 and 55 degrees pitch of clay tile, stone slate or blue slate and no less that 19 surviving thatched roofs! Long Compton must have one of the largest collections of stone built thatched cottages in the region.

3.2 Artefacts and Features.

Long Compton has a number of good landscape features which add considerably to the character and interest of the village as a whole. The most obvious of these is the converted thatched cottage lychgate to the churchyard which, because of its prominent location on the main street, has become 'the' landmark of Long Compton. Next to it, however, is a

simple stone paved seating area with an old grinding wheel base centrepiece.

The 19th century water supply system for the village is delightfully identified by a number of fountains or well points set in dressed stone surrounds, usually with an elegant gabled canopy and set on the roadside into the stone boundary walls. They are situated near Wheelright Cottage and the A3400 road junction at Hollows End, just to the north of Clarks Lane, in East Street and towards the west end of Crockwell Street. The main village centre fountain just south of the Post Office is surmounted by the base of a medieval market cross.

The stone boundary walls of Long Compton are also a special feature. Many of them are drystone laid and have stone-on-edge copings. On the east side of the main road between the Manor House and the village school there are sunken stone walls forming containment to the stream which runs between the back of pavement and the frontage gardens.

3.3 Predominant Building Materials.

The principal building material is Cotswold Oolitic limestone formerly quarried from the scarp slopes to the south of the village. It was obviously not such good freestone to allow much architectural decoration as the buildings are generally quite plain. Good building stone has clearly been easily available though until the turn of the century as there has been very little invasion of red brick building at all.

The walling style is generally chisel dressed, coursed, squared rubble with dressed stone quoins, reveal blocks, lintels and cills and all flush pointed in lime sand mortar.

Roofs are 55 degree pitched combed wheat reed thatch, Cotswold stone slates in diminishing courses, 45-50 degree pitched clay plain tile and Welsh blue slate on roofs of between 30 and 40 degrees pitch. One building at the south end of the village (South view & Police House) has red clay pantiles.

3.4 Landscape Setting & Village Form

The approach into Long Compton along the main road from the south is a long descent down the Cotswold scarp. After traversing the Cotswolds it acts as a haven and arrival point. Then there is a long winding route through the village most of which is on the east side of the road but the Church of SS Peter & Paul is on the west and is the most prominent landmark in the village scene. The tree cover is fragmented and there are no substantial tree groups or woodland areas but there are some Wellingtonias and Scots pines which make prominent landmarks within the village.

The landscape to the north is composed of large arable fields with some prominent shelter belts. One approaches from the north along the main road down a winding descent (not as high, steep or dramatically as the south approach) the village comes into view with the Church tower being the most prominent feature. There is an abrupt change from open fields to village settlement on the west side. South beyond Crockwell Street the main road is the transition line between open country and village. Apart from the group of terraced cottages from the church to East Steet, and a small number of modern houses beyond, the landscape to open off the main street to the west.

To most observers using the A3400 the route through the village is a pleasing experience. As the road snakes its way northward new aspects of the village open up round each bend.

Landscape in the village

Long Compton needs to be explored off the highway for it has much integrity in its landscape character which is derived principally from the use of local stone form buildings and stone boundary and frontage walls. Almost all these walls are drystone laid with random stones on edge copings which is a local vernacular style which is still being use in new work. The use of the local stone forms a strong uniting feature and fine backcloth that, although specimen trees are few, they are displayed well and attract attention.

There are three main areas in the village which show some individual landscape character (as identified on the inset diagram of the analysis map);-

Area A

The Church of SS.Peter & Paul dominates this area to the west of the main road and it is surrounded by pasture land, open to the rural landscape beyond, through which the Nethercote Brook flows. Most of the land, bounded by Crockwell Street and Bury Lane is a site of archaeological interest comprising of the earthwork remains of a moated medieval manor house and its associated fish ponds. Contained by stone walling, it provides a fine simple rural setting for the church.

Crockwell Street is well contained by buildings and walling with narrow pathways between giving glimpse views of the church and its setting. The streetscape is spoilt, however, by a significant intrusion of overhead wires crossing the street.

There are good views of the church and its setting from the Shipston Road, as one approaches the village, across an area of open pasture to the north of Waterditch farm. Some of this open area at least should be maintained to preserve this view and to define the setting of Crockwell Street from the north.

A prominent roadside group of cypress trees (group D) on the A3400 marks a significant bend in the main road. This group does form a screen around which a new view of the church opens up and it adds to the character of the area.

Another notable landscape feature of this area is the thatched 2-storey lych gate to the church yard entrance. It is situated on the road frontage and is very prominent in the streetscape. It is a feature that, when passing through Long Compton, you particularly notice and remember about the village. The yew trees in the church yard are also a prominent feature from the main road and a row of four tall (elm) stumps covered in ivy create a uniform feature along the road frontage.

Area B

This contains the main bulk of the old settlement. From Malthouse Lane, opposite the churchyard, towards Clarks Lane, at the south end of the village, the settlement is mainly contained on the east of the A3400. Back Lane encloses this area on its eastern side and forms a highway separation between it and the two pre-war council housing groups to the east. The village emanates a very rural character within this area and the noise from the main road is quickly left behind in these narrow winding and enclosed streets.

On the north - east side of this area Back Lane runs into Vicarage lane from where there are some distant views of the higher land to the north and east. In the foreground the remains of medieval ridge and furrow farming can be seen in the adjacent field. To the south - east, however the post war housing development east of Back Lane abruptly compromises this quite rural backwater of the village. It is also prominent in views of the village from the southern approach on the main road down Long Compton Hill.

Area C

This area is contained between the A3400 main road and the lane to Little Rollright. Here the main road is elevated above the natural ground level on both sides. On the west side there is a 'hollow' landform containing a large farmstead and several cottages. Kingstone farm has a fine farmhouse and outhouse range. There is a good stable and granary with a wagon shed now converted to a dwelling. There are also some fine cottages to the north and south of the farmstead which have some good specimens of ash, walnut and weeping ash in their grounds but the farmyard itself is scruffy working farm devoid of landscape interest. There are views to the outer landscape from Kingstone farm with good views to the high ground on the east side from the road junction.

Perambulation through the Village

Starting at Clarks Lane, which is located in a transitional zone between areas B and C, the main area of the village lies northward and eastward. Clarks Lane is a short, narrow road which dips sharply off the A3400 to the brook crossing point and up again to a small group of cottages on the south side and then it becomes a farm track. There is a good roadside

barn on the north side which adds enclosure to this area as its character changes rapidly from open main road junction to a quiet rural lane.

Butlers Road, which leads to the substantial farmsteads of Butlers Road Farm and Butlers House Farm, is narrow in parts and is enclosed by cottage frontages and boundary walls. There is no pedestrian footpath until it opens up at the junction with Back Lane from where there are distant views of the rural landscape to the east.

School Close is a delightful area composed of the small cottage scale Victorian school building along the north side frontage. Next to 'School Close' there is an early 18th century thatched cottage range and a pleasant well kept open lawned area with local stone walling all round. The setting is only marred by an unfortunate prefabricated 'temporary classroom' building at the east end of this area.

East Street is also flanked by cottage frontages and stone walls but it is spoilt a little by too much wirescape. It does not have the open fields prospect at the east end due to the presence of the post war housing estate but a view opens up, on the north side, of the enclosed rough meadow area between East Street and Broad Lane. The barn and chapel conversion group on the north side of the street have settled into the streetscene well and maintain the character of the village.

Broad Street becomes quite narrow and enclosed with high stone walls on each side within a short distance of the main road. It has a footpath on the north side from about half way along and views of the back land meadow open up on the south side. Views of the countryside beyond to the north-east then become visible as one approaches the east end of the street.

Vicarage Lane is perhaps the most characterful of these side roads. It leaves the main road with the large open lawned garden areas of the Old Vicarage on one side and Whittington House barns and the Manor House on the other. It then becomes very enclosed with high stone walls on each side and a new housing development on the north side which is not wholly successful in that the layout of the three detached houses is rather suburban and they have neo-vernacular detailing.

Further on Vicarage Lane takes on a very rural character. It is quiet with grass verges on both sides to which the stone boundary walls and frontage walls of the Yerdley Farm buildings abut. The lane then opens up completely on the north east side to reveal distant views of the landscape to the north and east across open remnant orchard land and 'ridge and furrow' meadows.

On the corner of Vicarage Lane and Back Lane the wellingtonia trees in the grounds of Yerdley House. These are a landmark and key feature of the expressive treescape associated with Long Compton.

Malthouse Lane has a more open character than Vicarage Lane but is also well bounded by stone boundary walls with occasional views out to the north. It terminates in a rural 'green' area (formerly orchard) bounded by paddock walls around Northdown Farm and its magnificent farmhouse. This is a special place of very good rural landscape which can be particularly enjoyed from the narrow footpath connecting Vicarage Lane to Malthouse Lane. Groups of scots pine trees give particular character to landscape views to the north.

The Nethercote Brook defines Area B on the east side. It is not prominent, or even noticeable but it does support groups of trees along its banks. The prominent buildings of this area are the Manor House, Yerdley Farm and Butlers Road farm and the Wellingtonias in the grounds of Yerdley House and the scots pines in the grounds of The Woodlands are landmarks within the village.

The landscape to the west of the main road between Butlers Road and Old Hill opens up fully with good views across the valley to the west. South of The Red Lion public house are views eastwards which become elevated above open meadow land. South of Butlers Road farm the village appears to end on the east side with views across to the open countryside. Then there is a mixed frontage of modern houses and older cottages up to the Old Hill junction.

4. CONSERVATION AREA REVIEW AND RECOMMENDATIONS

4.1 Boundary Alteration Recommendations

Long Compton Conservation Area covers virtually the whole village and it is considered that it is still a complete and justified area. There are, however, a number of small areas which it is considered should be included or excluded to regularise the boundary to existing hedge, fence or stone wall boundary lines, to incorporate the full landscape setting of a building group or to exclude open areas of little value or relevance to the landscape setting of building groups or the village as a whole. These are:-

i. Northdown Farm

EXCLUDE a small field area and INCLUDE a small field area to re-align the Conservation Area boundary to the existing hedge lines.

ii. East of The Old Orchard, Main Street

EXCLUDE open field area of little value to the setting of the road frontage buildings and re-align the Conservation Area boundary to the existing rear garden boundary lines.

iii. Field N/E of Whichford Road junction

EXCLUDE open field area which has little value to the setting of nearby buildings or to the village as a whole and is currently an arbitrary boundary line in the field. Re-align the Conservation Area boundary on existing roadside and garden boundary walls.

iv. Garden area north of Cornerways, Whichford Road.

INCLUDE whole garden area to building of local interest and re-align CA boundary to existing garden boundary walls.

v. Garden and meadow areas north of Crockwell Street.

INCLUDE whole of garden areas to buildings of local interest and listed buildings and include meadow lands to Waterditch farm as important landscape setting area to Crockwell Street and Waterditch Farm and to protect important views of church from main road.

- vi. **Buryway Lane**
INCLUDE whole of lane, verges and hedge/fence lines both sides to contain the whole boundary feature to this important open space area around the church and its ancient meadow.
- vii. **Land west of Post Office**
INCLUDE whole of rear garden area and setting this building of local interest and re-align CA boundary to existing field fence line.
- viii. **Small land areas west of main road**
INCLUDE contained land areas to village hall, Doddys Bank and The Red Lion and part of open field area and EXCLUDE small field area to regularise CA boundary and relate to existing fence and hedge lines.
- ix. **Open field area and Service Station west of Old Hill**
EXCLUDE open field area, service station area and modern house and grounds, the buildings of which which have little importance to the character or setting of the Conservation Area and the area as a whole belongs more to the open rural landscape than to the village settlement. This change will also rationalise the CA boundary to the back of the existing roadside hedge/fence line.
- x. **Woodland area south of Wheelright Cottage, Old Hill**
INCLUDE this small woodland area because it makes a good natural stop and enclosure to the garden area of a building of local interest and key feature to the boundary of the village at this point.
- xi. **Farmyard area to Kingstone Farm, Old Hill**
EXCLUDE low grade farmyard area and open field area of little importance to the setting of the Conservation Area and re-align CA boundary to existing fence/building lines.

4.2 Areas for Improvement

Long Compton is, on the whole, a fine well - kept village but the biggest single issue is that of the through traffic. The effect upon the character and environment of the Conservation Area is that the road is maintained to main trunk road standards with large 'hard line' concrete kerbs, bold road markings and the maintenance of good visibility by keeping hedges cut back etc.. The traffic itself creates noise and atmospheric pollution and grime thrown up makes the roadside cottages look permanently dreary and scruffy. There is probably some structural damage to important buildings, from time to time, both from accidents and vibration.

The wirescape in some areas, notably in Crockwell Street, at the north end generally, East Street and School Close, is excessive and detracts from the quality of the environment.

The farmstead area of Butlers Road Farm is scruffy, as are most farmsteads but this area is rather exposed to open views from the elevated main road to the west. Some further stone wall and planting enclosures would help to shield the working farm area from the open countryside view.

4.3 Conservation Area Planning Control since Designation

Since 1969 there has been some infill housing development; notably Compton Court and Weston Court neither of which are very sympathetic in terms of architectural form or building materials but they are small scale and on the periphery of the village proper.

The two modern houses and the garage site either side of The Red Lion PH have reduced the impact of the open landscape on the west side of the main street which is unfortunate.

In recent years a number of barn conversions have taken place in Vicarage Lane, East Street and Kingstone Farm and a number of others have been given planning permission.

4.4 Future Development in the Conservation Area

Long Compton is defined as a Category 2 (2) settlement in the Stratford on Avon District Council : Stratford-on-Avon District Local Plan (Deposit Draft) : January 1993. There is a site allocated for future social housing and some limited infill may be permitted.

Long Compton does have a number of 'backland' open spaces which are important to the character of the village therefore future infill development must respect the character of the streets and the open views to these spaces obtained from them.

The west side of the main street is a sensitive area. Although little open area on this side is contained within the Conservation Area (apart from the church meadow), its openness is very important to the character of the village as a whole, and its setting in the landscape. Infill on this side must be carefully considered and avoided if it would reduce, in any way, the already compromised relationship of the village to the landscape westward.

Clearly the strong local tradition of building Cotswold stone should be promoted, as indeed it has been with recent infill developments. The appropriate walling style should be used and the architectural detailing kept simple and of good quality. Roofs should be generally plain clay tiles.

Local stone boundary walls are important. Larch lap, and even close boarded fencing would be quite out of place in Long Compton.

4.5 Conclusions

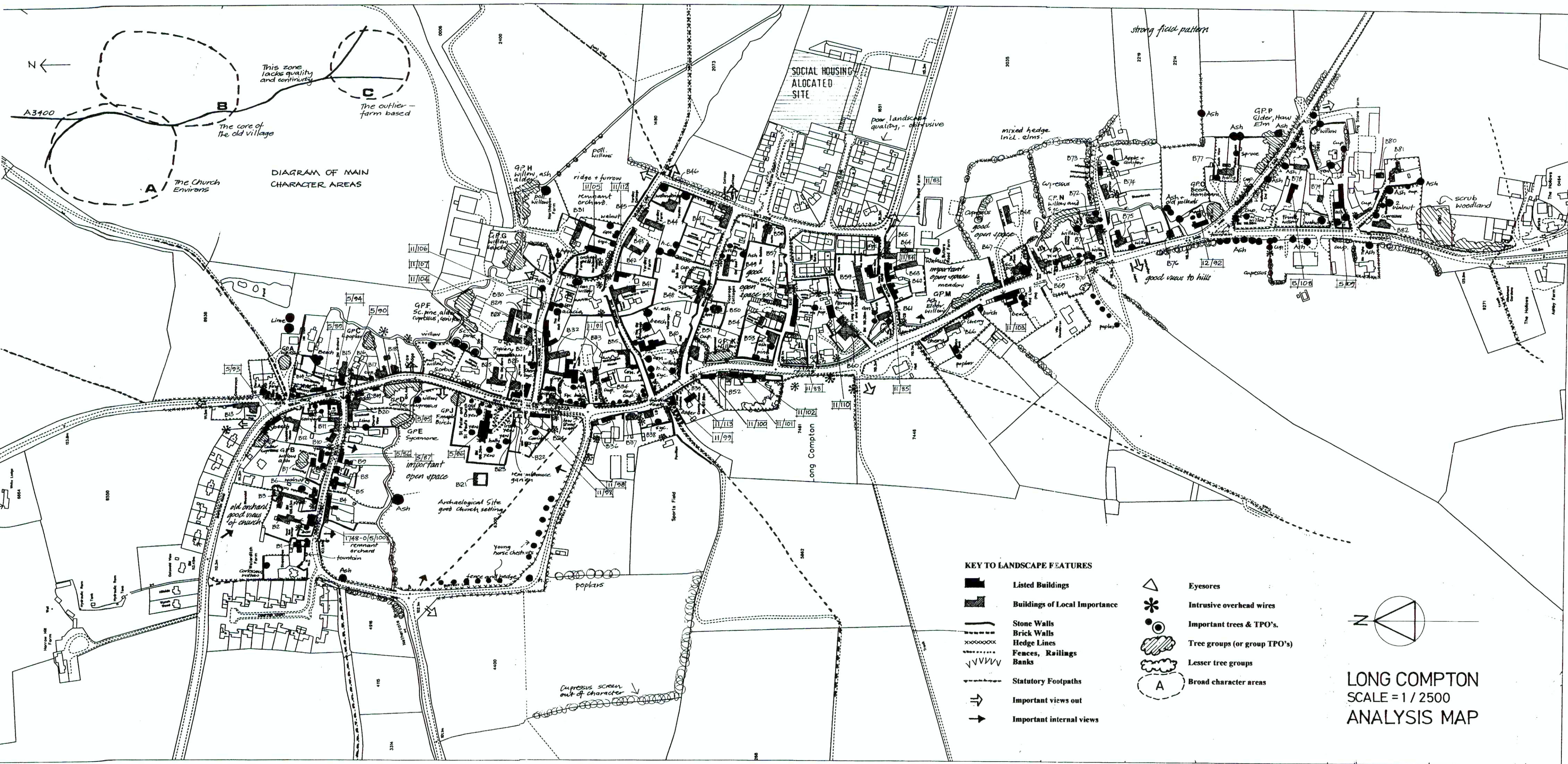
The biggest single threat to Long Compton and the quality of the village and its environment is the through traffic. The A3400, although no longer a trunk road, is still a busy through route even though this has been relieved by the opening of the M40. The predictions are that the traffic on our roads is set to carry on increasing year by year to well into the next century.

It is unreasonable to expect people to live right next to a busy main road and to be constantly faced with substantial cleaning and repair commitments due to the effects of the passing traffic. The long term consequence of continuing and increasingly heavy traffic may well be significant devaluing of these delightful roadside stone built thatched cottages and their consequent deterioration. A by-pass maybe the only permanent solution to this problem (but not on the west side).

The quality of the village environment within the side streets and backlands does not suffer so much from the main road traffic, therefore there is no reason why the character and quality of the conservation area should not be maintained or even enhanced in the future.

It will be important to resist the present trends for replacement windows and modern roof coverings and to promote the use of the local vernacular building materials. Long Compton has not suffered to much from these trends so far therefore there is still time to act on these points.

The landscape of simple rural farming land and local trees and shrubs should be respected and new planting schemes carefully considered.



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5. STRATFORD ON AVON DISTRICT LOCAL PLAN
(Deposit Draft) Jan.1993
6. LONG COMPTON VILLAGE APPRAISAL 1993 - Long Compton PCC

APPENDIX Ai.

SCHEDULE OF LISTED BUILDINGS IN LONG COMPTON CONSERVATION AREA

| Ref.No. | Description |
|---------|-------------|
|---------|-------------|

| | |
|---------|--|
| 11 / 83 | Butlers House, Butlers Road (Listed Building Ref. 11 / 83 - Grade II) |
|---------|--|



House. Dated 1663. Fine squared coursed limestone with quoins. C20-tile roof with moulded stone ridge and end stacks. 3-unit plan. 2 storeys plus attic; 3-window range of 3- and 4-light mullioned windows with hood moulds and labels. 6-panelled door within C19 stone gabled porch to centre-right. Moulded datestone to first floor right is inscribed in bas-relief: 'IS/1663'. Three C20 gabled dormers. Interior not inspected but likely to be of interest.

11 / 84

**Butlers Road Farmhouse, Butlers Road
(Listed Building Ref. 11 / 84 - Grade II)**



Farmhouse. Dated 1722, with C19 alterations. Fine squared coursed limestone with quoins. C20-tile roof with brick ridge and end stacks. 3-unit plan. 2-storey, 3-window range of C18 cross casements with stone flat arches. 6-panelled door with stone flat arch to centre-right. Moulded datestone with hood to first floor centre-right is inscribed: 'LH/H/RK/1722'. Further cross casements to left gable end and stone lean-to to rear with 3-light mullioned window. C19 stone gabled extension to right of one storey plus attic. Interior not inspected but likely to be of interest.

11 / 85

**Nos. 58 and 59 Butlers Road
(Listed Building Ref. 11 / 85 - Grade II)**



Farmhouse. Dated 1722, with C19 alterations. Fine squared coursed limestone with quoins. C20-tile roof with brick ridge and end stacks. 3-unit plan. 2-storey, 3-window range of C18 cross casements with stone flat arches. 6-panelled door with stone flat arch to centre-right. Moulded datestone with hood to first floor centre-right is inscribed: 'LH/H/RK/1722'. Further cross casements to left gable end and stone lean-to to rear with 3-light mullioned window. C19 stone gabled extension to right of one storey plus attic. Interior not inspected but likely to be of interest.



Crockwell Road shown on Ordnance Survey map as Crockle Street.Cottage. C17/C18. Squared coursed limestone with thatch roof and stone end stack. 2-unit plan. 2-storey, 2-window range of C19 three-light casements and two C20 casements. Ground floor windows have wood lintels. Plank door in C20 one-storey stone extension to right. Stone and brick buttress to centre. C20 one-storey stone lean-to to left. Interior not inspected but likely to be of interest.

5 / 87

**No. 28 and No. 29 Crockwell Road
(Listed Building Ref. 5 / 87 - Grade II)**



Crockwell Road shown on Ordnance Survey map as Crockle Street. House. Mid C18. Fine squared, coursed limestone with quoins and coped gable to right. C20-tile roof with part-renewed stone end stacks. 3-unit plan. 2 storeys plus attic; 3-window range of C18 two-light casements to first floor and C20 two-light casements to ground floor. Windows have stone flat arches. C19 plank door with stone flat arch to centre. Two C20 gabled dormers. One-storey stone lean-to to rear. Attached to left a C18 cottage (No.29) of squared coursed limestone and thatch roof. Now garage. 2-storey, one-window range of C19 three-light casements with wood lintels. C19 plank door with strap hinges and wood lintel to right. Interiors not inspected but likely to be of interest.

11 / 88

**Solomons, East Cottage and Eastville, East Street
(Listed Building Ref. 11 / 88 - Grade II)**



Row of 3 cottages. Mid C18. Squared coursed limestone with thatch and C20-tile roofs and brick and stone ridge and end stacks. 2- and 3-unit plans. 2-storey, 7-window range of C19 two- and 3-light casements (some with original leaded lights) with segmental and flat arches. Small C20 casement to far left and far right. C20 door to right gable end, and C19 plank doors with segmental and flat arches to centre and left. Interior not inspected but likely to be of interest.

5 / 89

**Appletrees, Main Street
(Listed Building Ref. 11 / 89 - Grade II)**



Cottage. Mid C18. Squared coursed limestone with quoins. Thatch roof with stone and brick end stacks. 3-unit plan. 2-storey, 3-window range of C19 and C20 three-light casements with wood lintels to ground floor. C20 door in C20 lean-to porch to rear. Interior not inspected but likely to be of interest.

5 / 93

**Byeways, Main Street
(Listed Building Ref. 5 / 93 - Grade II)**



Cottage. Mid C18. Squared coursed limestone with quoins. Thatch roof with stone end stacks. 3-unit plan. 2-storey, 3-window range of C20 two- and three-light casements with wood lintels to ground floor. C20 door in thatched porch to centre. One-storey thatched stone range to left has C20 casement. Interior: spine beams and open fireplace.

5 / 96

**Church of St. Peter and St. Paul, Main Street
(Listed Building Ref. 5 / 96 - Grade I)**



Church. Early C13, with late C13 or early C14, late C14 and C15 alterations and additions. The church was restored 1862-3 by Woodyer, and again early C20. Coursed, some also squared, limestone rubble with ashlar chantry chapel and parapets. Stone-slate chancel roof. Lead nave roof. Chancel, nave with north aisle and west tower. Chancel rebuilt late C13 or early C14, with much C19 restoration. 3 bays, with chamfered plinth, quoins and coped gable to east with cross at apex. To east a C19 window in C14 style of 3 lights and geometric tracery. Hood mould with labels. To north and south two restored late C13 or early C14 windows, each of 2 lights with cusped geometric tracery. Chamfered surround, and hood mould with labels. Also to north a C19 doorway, now blocked, to a planned vestry. To left a C19 brick and ashlar stack. To south, between windows, a C15 chantry chapel, now vestry, of 2 small bays with stone flag lean-to roof. Moulded plinth with offset buttresses and coped embattled parapet. Coped half-gables to east and west. To east a pointed window of 2 lights with central mullion

rising to apex, and cusped tracery. Hollow-chamfered surround. To south, divided by a buttress, 2 square-headed 2-light windows with central mullion and cusped tracery. Hollow-chamfered surround. Window to left is restored. Early C13 nave, with early C14 north aisle and clerestory of early C15. 4 bays, with quoins, an offset buttress, double weather-course to south, and hollow-moulded eaves cornice. Embattled parapet. To apex of east gable a bell-cote with ogee-headed openings to east and west. Crocketed pinnacles. Bell-cote is surmounted by a pyramid-shaped pinnacle with crocketed finial. To south, late C14 gabled porch with stone-slate roof and coped gable. Double-chamfered doorway with C17 double plank doors with muntins and rail forming panels. On western leaf a date in lead bas-relief: 1620. To north and south a blocked window. Stone benches with very worn C14 or C15 tomb to east. Part-restored early C13 doorway of 2 orders. The outer order has chamfered jambs, with stops below a moulded abacus, continuing into a hollow-chamfered and edge-rolled semi-circular head. The inner order has chamfered jambs continuing into a trefoiled head. On east abacus a scratched sundial. C19 plank door. Porch has C19 queen-post roof. To west of porch, and to 2 openings east of porch an early C14 window of 2 cusped lights and quatrefoil within chamfered surround. Hood mould and labels. To early C14 north aisle 3 similar windows, but without hood moulds and labels. To east a C19 window of 2 lights with Y-tracery. Hood mould with labels. To north, towards west, a C13 segmental-headed doorway with edge-roll surround. Plank door. To north and south of C15 clerestory 5 square-headed windows, each of 2 lights with cusped tracery. Hollow-chamfered surround. Hood mould with diamond-shaped labels. West tower of 3 stages, the first 2 stages of late C13 and now rendered, the top stage C15. Moulded plinth, offset diagonal buttresses rising to C15 stage and a string course to each stage. To east angle a C13 flat buttress. Below parapet a moulded eaves cornice with gargoyles to north and south. Pierced, embattled parapet with crocketed pinnacles to corners. To south-west a C20 simple plank door, with a single chamfered lancet above, and hood mould. Also to west, above first string course, a single round-headed light. To south a pointed, chamfered doorway with loop above to left. Single round-headed light above first string

course. Towards top of each face of second stage a C13 window of 2 lancets with central polygonal shaft with moulded capital and unpierced spandrel. Hood mould. All windows are now fully blocked except that to east which has one glazed light. C15 square-headed bell-chamber openings, each of 2 lights. Stone-slate louvres. Hood mould with labels. Interior: C19 cusped piscina beneath the easternmost window of south wall of chancel, with stone seat to immediate right. Also to north a restored doorway leading into chantry chapel, with late C13 or early C14 window directly above, now hidden externally by chapel, but identical to those to either side and in north wall. Chantry noted as having moulded corbel supporting chamfered rib of roof. To west of westernmost window in south wall a late C13 trefoiled recess. Restored late C13 chancel arch, double-chamfered, with polygonal responds and moulded capitals. All windows to north and south walls of nave have chamfered rere-arches. North arcade of 4 bays with slender octagonal piers with responds to east and west, with moulded bases and capitals. Double-chamfered arches continuing into single splays above capitals. Below clerestory windows to north and south a moulded string course. Clerestory windows have chamfered rere-arches. Triple-chamfered west tower arch with imposts to outer chamfers. Inner chamfered order is supported on polygonal stiff-leaf corbels. Hood mould above arch with carved head labels. West window of tower has 2 rere-arches. C19 crown-post chancel roof. Reconstructed C15 low-pitched nave roof with moulded tie-beams, braces and purlins. Hammer-beams supported on polygonal moulded capitals with carving, including foliage, angels, a woman's head and a mitred bishop. Also a priest with a chalice and a book set into the wall on either side. C19 north aisle roof is supported on plain corbels. C19 stained glass in chancel and tower windows. C19 font. C19 stone pulpit incorporating some C15 panels (perhaps from former font) of ogee-headed tracery with crocketed pinnacles. Wall tablet on north aisle wall to John Rawlings and Elizabeth his wife, who died in 1778 and 1775. C19 wall tablet in north wall. In south nave wall a tablet to the Reverend Thomas Clarke, M.A., of "Brazen-nose College, Oxon" who died in 1837. (V.C.H.: Warwickshire, Vol.5, pp.55-57; Buildings of England: Warwickshire, p.342).

12 / 92

**Ferndale, Main Street
(Listed Building Ref. 12 / 92 - Grade II)**



House. Mid/late C17. Squared coursed limestone with thatch roof and stone and brick ridge and end stacks. 4-unit plan. One storey plus attic; 4-window range of C19 two- and 3-light casements, some with original leaded lights. Wood lintels to ground floor casements. C20 door in C20 gabled porch to left gable end. Interior not inspected but likely to be of interest.

11 / 91

**Manor House, Main Street
(Listed Building Ref. 11/ 91 - Grade II)**



Shown on Ordnance Survey map as College Farm.House. Early C19. Part-rendered, squared coursed limestone with slate roof and rendered and brick ridge and end stacks. T-shaped plan. 2-storey, 4-window range of 2-light Gothick casements with wood lintels. Some fragments of coloured glass visible. French doors to left have margin bars. Gothick panelled-glazed door in angle to centre within decorative porch. Further Gothick casements and plain casements to rear. Interior not inspected. History: windows are said to have originally come from Weston House, now demolished.

5 / 95

**No. 34 Sumach Cottage, Main Street
(Listed Building Ref. 5 / 95 - grade II)**



Cottage. Dated 1763. Squared coursed limestone with quoins to left. Thatch roof with stone end stacks. 2-unit plan. 2-storey, 2-window range of 2- and 3-light casements with stone flat arches to ground floor. Original doorway with stone flat arch to centre now blocked: door now in C20 one-storey stone range to right. Offset buttress to right of main range. Datestone to first floor centre is inscribed in bas-relief: 'T/IM/1763'. Moulded hood. C20 one-storey stone extension to left. Interior not inspected but likely to be of interest. (V.C.H.: Warwickshire, Vol.V, p.53).

11 / 100

No. 53, Main Street
(Listed Building Ref. 11 / 100 - Grade II)



Cottage. Mid/late C18, altered C20. Squared coursed limestone with quoins to right. C20-tile roof with C20 stone end stacks. 2-unit plan. 2-storey, 2-window range of C20 two-light casements with original stone flat arches. C19 four-panelled door with stone flat arch to centre. One-storey stone extension to right with two 2-light casements. Interior not inspected but likely to be of interest. Included for group value.

11 / 98

**Nos. 48 and 49, Main Street
(Listed Building Ref. 11 / 98 - Grade II)**



Row of 2 cottages. Mid C18, with C20 alterations. Squared coursed limestone with C20-tile roofs and brick ridge and end stacks. 2-unit plan. 2-storey, 7-window range of 3-light casements with stone flat arches. 6-panelled door with stone flat arches within C20 porches to left and centre. One gabled dormer to far left. Interior: noted as having chamfered spine beams. Included for group value.

11 / 102

**Old Beams and cottage attached to right
(Listed Building Ref. 11/ 102 - Grade II)**



2 cottages. Early/mid C18. Squared coursed limestone with quoins to left. Thatch roof with stone end stacks. 3-unit and 2-unit plans. One storey plus attic; 4-window range of C19 and C20 two-, 3- and 4-light casements with stone flat arches. C20 plank doors within C20 porches to centre-left and centre-right. C18 cottage extension to left is now garage. Interior: Old Beams has chamfered spine beams, an open fireplace with chamfered bressumer and stone flags throughout ground floor. Cottage attached to right has chamfered spine beam and open fireplace with chamfered bressumer. Original spiral staircase recently removed.

**11 / 103 Red Lion Inn, Main Street
(Listed Building Ref. 11 / 103 - Grade II)**



Public house. Dated 1748, of 2 stages of building. Squared coursed limestone with quoins. Artificial stone-slate roofs with stone and brick ridge and end stacks. 5-unit plan. 2 storeys plus attic; 5-window range of C19 and C20 two- and three-light casements with stone flat arches and wood lintels. C20 door with stone flat arch to centre-right, with C20 bay window to immediate left. Moulded datestone to first floor right is inscribed in bas-relief: 'WW/1748'. One C19 gabled dormer. Large early C19 two-storey stone range and C20 one-storey range to rear. Interior: chamfered spine beams.

11 / 99

Village Cross, Main Street

(Listed Building Ref. 11 / 99 - Grade II)



Base of cross. Medieval. Limestone base and part of polygonal shaft raised on C19/C20 coursed limestone plinth with spring to east. (V.C.H.: Warwickshire, Vol.V, p.53).

11 / 97

**The Lychgate, Main Street
(Listed Building Ref. 11 / 97 - Grade II)**



Cottage, undercut to form lychgate. Late C16/early C17. Squared coursed limestone and some timber framing with rendered and C20 brick infill. Thatch roof with stone end stack. 2-storey, one-window range with one 3-light casement to front and two 2-light casements with wood lintels to right facade. Left facade has remaining wall of a former adjoining cottage. Opening under first floor has one chamfered spine beam with ogee stop. (V.C.H.: Warwickshire, Vol.V, p.53; Buildings of England: Warwickshire, p.342).

5 / 94

**Toll Cottage and stone walls, Main Street
(Listed Building Ref. 5 / 94 - Grade II)**



2 cottages. Mid C18. Squared coursed limestone with quoins to left. Thatch roof with stone end stacks. Two 2-unit plans. 2-storey, 4-window range of C20 two- and three-light casements with wood lintels. C20 door of Toll Cottage in stone and thatch extension to right. Door of Stone Walls in C20 stone porch on left gable end. Eyebrow dormers visible to rear. Interiors not inspected but likely to be of interest.

5 / 90

**Vyner's Cottage, Main Street
(Listed Building Ref. 5 / 90 - Grade II)**



Cottage. C16/C17. Squared coursed limestone with thatch roof and stone and brick ridge stack. Originally an L-shaped plan. 2-storey, 3-window range of C20 casements with wood lintels. C20 stable door with wood lintel to centre. C20 two-storey stone and thatch extension to left. Range extending to rear left had round bread oven projection to rear. Interior: chamfered spine beams and 2 open fireplaces. Some stone flags in ground floor. Original tie-beam trusses, though roof raised, perhaps C18.

11 / 101

**White Hart Cottage, Main Street
(Listed Building Ref. 11 / 101 - Grade II)**



House. Dated 1766, of 2 stages of building. Squared coursed limestone with C20-tile roof and stone and brick ridge and end stacks. 3-unit plan. 2 storeys plus attic; 3-window range of C18 and C19 three-light casements, some with original leaded lights, and wood lintels. 4-panelled door in C20 gabled stone porch to centre left. Above porch to first floor a datestone with moulded hood is inscribed: 'W/IM/1766'. Two C19 gabled dormers. Interior not inspected but likely to be of interest. (V.C.H.: Warwickshire, Vol.V, p.53).

**11 / 106 Friend's Meeting House, Malt House Lane
(Listed Building Ref. 11 / 106 - Grade II)**



Malt House Lane shown on Ordnance Survey map as Clarendon Street. Meeting House, now outbuilding. Probably built 1670. Squared coursed limestone with quoins. Stone-slate roof. 3 bays. Three 3-light casements with segmental-arched heads to front. C19 plank door with stone flat arch in right gable end. Interior: said to have no original internal features. Included for group value. (Buildings of England: Warwickshire, p.342).

11 / 104

**Harrow Hill, Malt House Lane
(Listed Building Ref. 11 / 104 - Grade II)**



House. Mid C18. Fine squared coursed limestone with chamfered plinth, plain storey band, moulded eaves cornice and coped gables. Stone-slate and C20-tile roofs with moulded stone end stacks. Double-depth plan. 2 storeys plus attic; 3-window range of three-light casements. The ground floor windows have stone lintels with keyblocks. C19 four-panelled door with lintel and keyblock and flat hood to centre-left. Four C20 gabled dormers. Interior not inspected but likely to be of interest.

11 / 105

**Northdown House, Malt House Lane
(Listed Building Ref. 11 / 105 - Grade II)**



Malt House Lane shown on Ordnance Survey map as Clarendon Street. Farmhouse. Dated 1688, altered 1868. Limestone ashlar with quoins and coped gables with finials. C20-tile roof with moulded stone ridge stack. 3-unit plan. 2 storeys plus attic; 4-window range of 2- and 3-light mullioned windows with hood moulds and labels. One mullioned window is replaced by a 3-light casement. One small chamfered light to far right. C20 plank door to centre-left with C20 porch. Further 2- and 3-light mullioned windows with hood moulds and labels to left gable end. One 2-light mullioned window, casements and stair-turret projection to rear. Moulded datestone with hood inscribed in bas-relief: 'H/RS/1688' in apex of left gable end. Tablet below dates restoration of house: 1868. Interior: one ovolo-moulded spine beam. Further chamfered spine beams with ogee stops. Large open fireplace.

**11 / 107 The Malt House and attached outbuilding, malt House Lane
(Listed Building Ref. 11 / 107 - Grade II)**



Malt House Lane shown on Ordnance Survey map as Clarendon Street.Farmhouse. Dated 1703. Fine squared coursed limestone with coped gable to left. Stone-slate roof with stone end stacks. 3-unit plan. 2 storeys plus attic; 3-window range of C18 cross casements to first floor and 2- and 3-light casements to ground floor. Windows have stone flat arches. Panelled door with overlight to centre. Datestone to first floor right is inscribed: 'G/NM/1703'. Moulded hood. One C19 gabled dormer. C19 three-storey brick range to right with one sash window to each floor. Attached to left a stone outbuilding with 2 leaded-light casements and C20 garage doors. Interior not inspected.(V.C.H.: Warwickshire, Vol.5, p.53).

5 / 109

King Stone Farmhouse, Old Hill
(Listed Building Ref. 5 / 109 - Grade II)



Farmhouse. Mid C18. Squared coursed limestone with quoins and coped gables. C20-tile roof with moulded stone ridge and end stacks. L-shaped plan. 2 storeys plus attic; 3-window range of C20 three-light and cross casements with stone flat arches and keyblocks. C20 glazed door with hood to centre. 2 gabled dormers. Small stone lean-to to left. Further C20 casements in early C19 2-storey stone range to rear right. C20 stone extension also to rear. Interior not inspected but likely to be of interest.

5 / 108

Mole End, Old Hill

(Listed Building Ref. 5 / 108 - Grade II)

House, perhaps formerly 2 cottages. Late C17. Squared coursed limestone with thatch roof and stone and brick ridge and end stacks. L-shaped plan. One storey plus attic; 4-window range of C19 and C20 two- and three-light casements with old wood lintels. C20 plank door with old wood lintel to centre. C19 plank door with wood lintel to left facade, and further C19 and C20 casements with wood lintels to left and rear. One-storey stone range to right, now garage. Interior: noted as having chamfered spine beams and large open fireplace.

11 / 110

School Close, School Close
(Listed Building RE. 11 / 110 - Grade II)



House, formerly 2 cottages. Early C18. Squared coursed limestone with quoins. Thatch roof with stone ridge and end stacks. 3-unit plan. One storey plus attic; 3-window range of C19 two- and three-light casements with wood lintels. C20 door with wood lintel in C20 porch to centre-left. Blocked doorway, the wood lintel remaining, to centre-right. Interior: noted as having spine beams and open fireplace.

11 / 113

**The Old Vicarage, Vicarage Lane
(Listed Building Ref. 11 / 113 - Grade II)**



Vicarage. Late C17/early C18 with early C20 additions. Fine squared coursed limestone with rusticated quoins to original range. 2-storey bands and moulded eaves cornice and pediment. Slate roofs with stone and brick ridge and end stacks. Complex plan. 3 storeys and 2 storeys plus attic; 5-window range. Late C17/early C18 range has C19 sashes to ground floor and original sashes to first and second floors. All windows have eared architraves and keyblocks. Large C19/C20 range to right has sashes and one mullioned and transomed window. C19 four-panelled door in lean-to porch to centre of building. Rendered gabled range to rear is probably late C17/early C18, and has circular moulded stack. Interior not inspected but likely to be of interest. (V.C.H.: Warwickshire, Vol.V, p.53).

11 / 112 Yerdley Farmhouse, Vicarage Lane
(Listed Building REF. 11 / 113 - Grade II)



Farmhouse. C17. Squared coursed limestone with quoins and coped gables. C20-tile roof with stone ridge stacks. L-shaped plan. 2-storey, 3-window range of 2- and 3-light mullioned windows and C20 casements with wood lintels. C20 door in C20 stone porch, and C19 plank door with wood lintel in C20 porch to rear. C20 casements to left facade. Interior not inspected but likely to be of interest. Included for group value.

**1748-0/5/10001 - Waterditch Farmhouse, Crockwell Street
(Listed Building Ref.1748-0/5/10001 - Grade II)**



Farmhouse. Circa early C18th, extended circa C19th. Coursed limestone rubble. Concrete plain tile roof with gable ends. Gable end stacks with small stone shafts. PLAN: 3-room plan; parlour on left and kitchen on right, both heated from gable end fireplaces and an unheated central room with direct entry from doorway to left. Circa C19 outshuts at rear. EXTERIOR: 2 storeys. Asymmetrical 4-window south front with C18/19 3-light casements with iron frames and leaded panes, all with wood lintels, first floor windows smaller: doorway to left of centre with panelled door, top panels glazed and with C20 gabled porch: single-light window to right of doorway. At rear, large outshut on left and lower shallow outshut to its right.

APPENDIX Aii

SCHEDULE OF BUILDINGS OF LOCAL INTEREST AND IMPORTANCE TO LONG COMPTON CONSERVATION AREA

| Ref.No. | Description |
|-----------|--|
| B1 | Pound Bank Cottage, Crockwell Street Pair of C19th local stone cottages – concrete plain tile roofs |
| B2 | Barn range at Waterditch Farm, Crockwell Street C19th. Stone barn range – group value with farmhouse (LB) |
| B3 | Stable range at Waterditch Farm, Crockwell Street C19th. Stone barn and stable ranges – welsh slate and corrugated sheet roofs – group value with farmhouse. |
| B4 | 22 Crockwell Street Good early C19th cottage range on street frontage – local stone and plain tile roofs |
| B5 | House next west to Shirley House, Crockwell Street Early C20th semi-detached pair on street frontage – local stone, segmental arches, fine iron casement windows, decorative barge boards to gables. |
| B6 | Hardwicke Cottage, Crockwell Street Early C20th house on street frontage – local stone with plain tile roof – group value. |
| B7 | Outbuilding at Thatch Acre, Crockwell Street C18th thatched barn with local stone walls – converted to domestic use – group value with Thatch Acre (LB). |

- B8 Shirley House, Crockwell Street**
Late C19th cottage on street frontage – local stone with blue clay tile roof – decorative bargeboards to gables, dormers and porch.
- B9 Outbuilding to 28 Crockwell Street**
C19th local stone and slate outbuilding – group value.
- B10 Holly Cottage, Crockwell Street**
Early C19th cottage on street frontage – local stone and plain tile roof – group value.
- B11 Archway Cottage, Crockwell street**
Part late C18th cottage – much modernised – local stone – dressed parapet gables and chimney stack – very steep welsh slate roof – part of terrace group on street frontage.
- B12 Gadshire House, Shipston Road**
Prominent 2/3 storey C19th house – local stone but rendered and whitewashed, much altered – group value.
- B13 Grey Dormers & Cornerways, Whichford Road**
Much altered and extended C19th cottage – local stone and plain tiles – key building on street corner.
- B14 Victoria Cottage, Shipston Road**
C19th extension to C18th thatched cottage – local stone with thatch integral part of Appletrees (LB).
- B15 The Old Orchard, Shipston Road**
C18th or C19th addition to Vyner's Cottage (LB) – local stone with clay plain tile roofs – group value.
- B16 35/36 Shipston Road**
Two C18th cottages on street frontage – local stone and clay plain tile roofs – group value.

- B17 38, Shipston Road**
Mid C18th cottage range on street frontage – local stone walling with some early casement windows – steep plain tile roof (originally thatched). Group value.
- B18 40, Shipston Road**
Early C20th cottage on street frontage – local stone with plain tile roof – group value.
- B19 Cottage at Crockwell corner**
Early C19th cottage – key building on street corner – local stone and clay plain tile roof.
- B20 Crockwell, Crockwell Street**
C19th cottage range on street frontage – local stone plain tile roof – group value on street corner.
- B21 Stable & fold yard west of church**
Early C19th – local stone with sheeted roof – key building in open landscape.
- B22 Cottage west of 49 Main Street**
C19th cottage - local stone and plain tile.
- B23 Outbuilding range along south side churchyard wall**
C19th local stone and welsh slate outbuildings – leaning to churchyard wall – group value with lych gate.
- B24 Compton Garage, Main Street**
C19th former coach house to the Manor House – local stone with good dressed stone to openings and parapet copings and low welsh slate roof – prominent on frontage – gable end to street.
- B25 The Old Barn, Main Street**
Early C19th barn and stable range set back off road – local stone and clay plain tiles – converted to a single dwelling.

- B26 Stable annex to Harrow House**
C19th coach house and stable - local stone and blue plain tile roof
– converted and extended as domestic wing to Harrow House.
- B27 The Woodlands, Malthouse Lane**
Mid C19th farmhouse – local stone and plain tile roof – key building
in street group value.
- B28/29 Barn ranges at The Woodlands, Malthouse Lane**
Good mid C19th barn and stable ranges in local stone with orange
clay plain tile roofs – group value with The Woodlands.
- B30 Cartshed at The Woodlands, Malthouse Lane**
Early C19th cartshed on side of road – prominent in street – local
stone and tile – group value.
- B31 Barn & Stable range at Northdown Farm**
Late C19th stone barn and stable range – welsh slate roof – group
value with farmhouse.
- B32 Barn & Stable range at The Malt House, Malthouse Lane**
C19th farm buildings backing onto roadside – local stone with
welsh slate roofs – group value with the Malt House and the Manor
House.
- B33 Barn at the Manor House, Main Street**
C19th stone and welsh slate barn close to Manor House – group
value.
- B34 Converted stable south of The Manor, Main Street**
C19th stone and welsh slate barn to Manor House converted and
extended to form a dwelling – group value with Manor house.
- B35 Whittington House, Vicarage Lane**
Part late C18th and part late C19th farmhouse in key location in
street – local stone with welsh slate and plain tile roofs.

- B36 Flatman Butchers, Main Street**
Early C19th house in prominent location on roadside – local stone with plain tile roof.
- B37 Cottage pair next north to Village Stores, Main Street**
Early C20th semi-detached pair of houses – local stone with plain clay tile roofs.- group value.
- B38 The Village Stores & PO, Main Street**
Late C19th 'Co-op' style shop and house in prominent position on street – painted brick with welsh slate roofs – some typical Victorian decoration.
- B39 Coome House, Main Street**
Early C20th large villa on main street – local stone with some dressed stone detailing – plain tile roof – group value.
- B40 The Old Village Hall, Broad Street**
C19th small public hall on street frontage continuous with stone walls – local stone with welsh slate roof – group value.
- B41 Granery House & Natterers Barn, Vicarage Lane**
Early C19th. 'L' plan Barn ranges along street frontage – now converted to two dwellings – local stone with welsh slate roofs – prominent buildings in street.
- B42/43/44 Barn Ranges at Yerdley Farm, Vicarage Lane**
Early C19th barn and stable ranges around farmyard and along street frontage – local stone with welsh slate roofs – parapetted gables with dressed stone copings – group value.
- B45 Yerdley Cottage, Vicarage Lane**
Mid C19th cottage along street frontage – local stone with welsh slate roof – group value.

- B46 Yerdley House, Vicarage Lane**
Fine early C19th classical style farmhouse – local stone with welsh slate roofs (double pile plan) - formal front with dressed stone parapet, large multi-pane casement windows with dressed stone surrounds, central porch with Gothick style front door. Good stone chimneys – Key building on east side of village.
- B47 Ashby, Kates & Lime Cottages, Broad Street**
C18th and C19th cottage group on street corner – local stone and plain tile and welsh slate roofs – prominent group on corner.
- B48 Perigrine House, Broad Street**
Mid to late C19th cottage range on street frontage – local stone with plain tile roof – unusual first floor semi-dormer windows with leaded hoods – large rain water hoppers between windows.
- B49 The Old Gaol, Broad Street**
C19th terrace set back off street frontage – formerly police house and village gaol – local stone with plain tile roof.
- B50 Vicarage Cottages, Broad Street**
Late C19th semi-detached pair of houses – right angles to street local stone with plain tile roof – decorative bargeboards.
- B51 Old Chapel and Wedgwood Cottage, Main Street**
Independent chapel dated 1881(now used as a workshop) – local stone with welsh slate roof.
- B52 Cottage next north to White Hart Cottage, Main Street**
Early C19th cottage – gable end to street – (recently fire damaged) local stone with plain tile roof – group value with chapel.
- B53 Ash House, Main Street**
Good mid Victorian villa set back off main road – local stone with sash windows and plain clay tile roofs.

- B54 Old Stable Cottages, East Street,**
Group of C19th farm buildings converted and extended to form three dwellings – local stone with welsh slate and plain tile roofs – group value with Wesleyan chapel.
- B55 The Wesleyan Chapel, East Street**
Late C19th independent chapel now converted to a dwelling – local stone with plain tile roof.
- B56 Windrush Cottage, East Street**
Mid C19th cottage on street frontage – local stone with welsh slate roof – group value.
- B57 Wagon Shed at Merlins, East Street**
C19th small wagon shed gable end to street – local stone large wagon doors, plain tile roof – prominent building in open area of street.
- B58 The Cobles & Merlines, Vicarage Lane**
Mid C19th pair of cottages – red/orange brick with blue and buff headers, dressed stone quoins and window lintels, plain tile roof – prominent building in street.
- B59 Barn Range at Butlers Road Farm**
C19th local stone barn range behind farmhouse – group value with farmhouse (LB).
- B60 Long Compton Primary School, School Close**
Fine mid Victorian school hall and masters house with sensitively designed modern extensions – local stone with welsh slate roofs – multi-pane windows and segmental arches.- prominent and important building in village.
- B61 Methodist Chapel & Ministers House, Butlers Road**
Mid C19th chapel and separate house – red brick – front rendered and ashlar scored – decorative gable to road with parapet and finials – prominent group in street.

- B62 Stable Cottage, Butlers Road**
C19th stable or cart shed on street frontage - converted to a dwelling – local stone and welsh slate roof – group value.
- B63/64/65 Barn & Stable ranges at Butlers Road Farm**
C19th barn ranges round farmyard and on road frontage – local stone and clay plain tile – group value.
- B66 Daddys Bank, Main Street**
Isolated early C19th cottage range on west side of main street – local stone with plain tiles - much altered and modernised – prominent building in street.
- B67 The Pines, Main Street**
C19th stable range converted to dwelling – local stone with plain tile roof – group value with cottages to south.
- B68 Barn Croft, Main Street**
Early C19th cottage range at right angles to street – local stone with plaintile roof – group value.
- B69 Fir Tree, Corner & Jasmin Cottages, Main Street**
Delightfull range of three cottages on main street frontage – C17th and C19th – local stone with roofs of plain tile and thatch.
- B70 Barn south of Jasmin Cottage, Main Street**
C19th or earlier large wagon shed – local stone with corrugated iron roof and weatherboarded gable ends – group value.
- B71 Barn north-east of Ashby House**
Good C19th barn on street frontage – local stone with clay plain tile roof – wagon porch and heavy boarded doors – group value.
- B72 Bry Leigh Cottage off Main Street**
C19th cottage – gable end to lane – local stone with plain tile roof – modernised – group value.

- B73 Stoneyroyd, Holmclose & Brooklyn Cottages**
C19th cottage range – much altered – local stone – group value.
- B74 Jupiter House, east of Ashby House**
C19th house – local stone with plain tiles – group value.
- B75 Ashby House, Main Street**
Early C20th villa on street frontage – local stone with deep yellow dressed stone quoins and window surrounds – plain tile roof – very prominent building in street.
- B76 66, Main Street**
C18th cottage on road frontage – local stone with steep plain tile roof, original dormer on front – prominent in streetscene.
- B77 South View & Police House, Old Hill**
Early C20th pair of police houses set back off road – local stone with dressed stone window surrounds and clay pantile roof – key building near road junction.
- B78 Converted wagon shed at Old Hill Farm**
C19th farm building within farmyard now converted to a dwelling – group value.
- B79 Dovecote at Old Hill Farm**
C18th large dovecote – local stone with plain clay tile roofing – group value.
- B80/81 Cottage group at Old Hill**
C19th farm cottages in secluded group off the road – local stone with plain tile roofs.
- B82 Wheelright Cottage, Old Hill**
Early C19th cottage with attached outbuilding range – local stone with stone slate roofing – first house in village from s/w approach.

APPENDIX Bi

SCHEDULE OF LANDSCAPE FEATURES OF IMPORTANCE TO LONG COMPTON CONSERVATION AREA

(annotated photographs on following pages)



1. Long Compton
Approach from the North.



2. Long Compton
Village in the landscape from the South.



3. Long Compton
Area C - below road level.



4. Long Compton
Church of St. Peter & St. Paul looking over archaeological site



5. Long Compton.
Church of St. Peter & St. Paul. Churchyard yew trees.



6. Long Compton.
Church of St. Peter & St. Paul. View from the South.



7. Long Compton.
Street character. Malthouse Lane.



8. Long Compton.
Paddocks to Northdown House, Malthouse Lane.



9. Long Compton.
Street character. Vicarage Lane.



10. Long Compton.
Views to the North from Vicarage Lane.



11. Long Compton.
Street character. Broad Street.



12. Long Compton.
Street character. Back Lane and landmark Wellingtonias.



13. Long Compton.
Street character. Crockwell Street - pleached limes.



14. Long Compton.
Street character. Clark's Lane.



15. Long Compton.
A typical farmhouse on the Rollright road.



16. Long Compton.
The Red Lion public house, with beech trees.



17. Long Compton.
The fountain in Crockwell Street.



18. Long Compton.
The fountain near Clark's Lane.



19. Long Compton.
The fountain on the Rollright road.



20. Long Compton.
The fountain at Coome House, Main Road. Associated with oak trees.



21. Long Compton.

The fountain at the corner of A3400 and the Rollright road.

APPENDIX Bii

LIST OF TREE GROUPS IDENTIFIED ON MAPS (including Tree Preservation Orders)

Note; *Individual trees are identified on the Analysis Map and TPOs are marked only where they correspond with the details and schedules held by the Local Planning Authority.*

There are no extensive tree groups in Long Compton Conservation Area but there is a spread of smaller groups which contribute to the village scene at boundaries, road and path junctions and in garden landscapes. Many of them relate to the line of the village brooks.

Map

Ref.

No. Description

- A** A small group of cupressus which, although not in character with the rural scene, do act as a focal point in the approach to Hill View.
- B** Willow and ash in the garden of 15 Crockwell Street.
- C** Lombardy poplars mark the presence of the stream to the east of Old Orchard.
- D** A roadside group of cupressus and conifers which define the bend in the main road at Craw Bridge. These trees have to be kept cut back to avoid interference with sight lines.
- E** A small group of young sycamores on the line of Nethercote Brook at the edge of the church meadow.
- F** A noticeable group of scots pine, alder, cupressus and other conifers on the edge of Nethercote Brook effectively demarcating the Conservation Area boundary.

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- G** Willow, ash and larch in the grounds of 'Summerfield' and on the brook mark to Conservation Area boundary.
- H** Willow, ash and alder in the grounds of Northdown Farm and on the brook define the Conservation Area boundary.
- J** A small group of young field maple and birch in the corner of the churchyard are a valuable visual component of the main road scene.
- K** A main road group of large willows fairly widely spaced near the corner of Broad Street and the main road. They form a point of interest in the streetscape but they need to be carefully managed.
- L** A main road line of ash trees near 'Cutty Sark' and behind the railings to the brook. They contribute to the road scene.
- M** A belt of mixed ash, elder and willow on the line of the brook running alongside the A3400 opposite the Red Lion PH. They enclose the meadow land behind.
- N** A brook line of willow and sycamore behind Jasmine Cottage.
- O** A group of young hornbeam and beech at the junction of the main road and Old Hill. These form a marker for the road junction.
- P** Young growth of elder, hawthorn, elm and ash form a roadside belt on a steep bank down from the A3400 as it leaves the Conservation Area. This group adds to the enclosure of the road corridor.

