



Disclaimer to accompany the HALFORD CONSERVATION AREA REVIEW – DRAFT REPORT

This 1996 Roger Evans Associates report is the result of an independent survey and analysis of the buildings and landscape form of Halford.

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-on-Avon District Council. The report was used to inform boundary alterations to the conservation area that were approved by the District Council's Planning Committee on 21/01/1998.

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.

18th draft

HALFORD
Conservation Area Review
Draft Report - December 1996
for Stratford on Avon District Council

ROGER EVANS ASSOCIATES

General Introduction

Standard text as other SoA DC CONSERVATION AREA reports

1.1 Definition

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1. Introduction

1.1 Location

Halford lies about 5 km north of Shipston-on-Stour, and is on the Fosse Way close to the junction with the A429 to Warwick. One km south of the village, the important A3400 Stratford-Oxford road crosses the Fosse Way. Its position on the Fosse Way, Roman Road, is unusual: many villages lie close to the route, but only the major centres are actually on it. The parish area is relatively small, and most of its 300 or so population is concentrated in the village.

1.2 Topography

Halford is located on a spur of land around which the valley of the meandering River Stour flows on its course northwards to the Avon. The ancient river crossing, Halford Bridge, just to the south of the village was significant in its development. Halford lies more or less between the 60 and 65 metre contour levels and undulating, relatively open country rises gently to the east. Westwards, the landscape is a little flatter as the Stour valley opens out to the Avon. Northwards, the countryside is well wooded, particularly around Ettington. More significant landscape features lie to the south where the northern edges of the Cotswolds approach as far as Ilmington, and the stone typical of the region contributes strongly to the character of Halford.

1.3 Morphology

By morphology is meant the village form and layout of Halford, particularly the shape of the network of its lanes and paths, and the pattern of its building plots and other development. As far as roads are concerned, Halford is dominated by the Fosse Way. It divides the historic centre from later areas to the east.

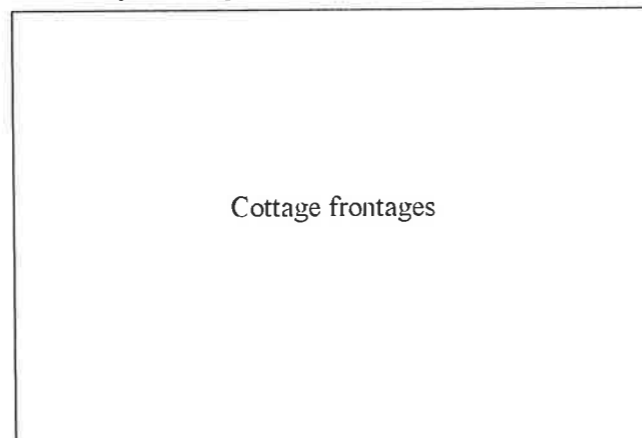
However a brief glance at a large scale Ordnance Survey plan of the village shows a noticeably concentric layout, with its centre in the impressive central space in Queens Street (see 3.2), offset from Fosse Way. The Roman route in fact appears to follow an arbitrary line across the settlement. Mill Street, Queens Street, Paradise Row and Idlicote Road all radiate from the centre, and the Fosse Way north and south out of the village appears to follow the same pattern. Mill Street and Paradise Row could even be the line of an old main street, leading to the mill and possibly even crossing the river to continue towards Armscote. Field

boundaries still form a continuous edge along this alignment.

The northern part of Queens Street, routes through the churchyard and between Mill Street and Fosse Way partly encircle the village centre. Newer development has followed old field boundaries, so that Roman Way and Stour View continue the circular pattern, and a footpath from the close to the lane to Stepmoles Farm and the lane itself virtually complete the circuit. This arrangement is influenced by the contours of the site, and may in places be a chance occurrence, but it certainly emphasises the compact and centralised character of the village.

The primary characteristic of building plots in the older areas of the village is the positioning of the main buildings right on the street. This, more even than the architecture of the buildings themselves, creates the scale and character of the conservation area. Until the mid 20th century, site frontage was highly valued, giving direct access to the public highway, and expressing the prestige of the building in its facade. Stabling, storage, workshops, animal housing and kitchen-garden plots would be sited behind: space would not be wasted at the front. This arrangement tends towards long narrow plots, and this is more or less the pattern at Halford. Most importantly for the street scene, it creates tight, continuous lines of building frontages.

Later the combination of cottages may have obscured the original plot shape, but the character of the street frontage is little changed. Streets tend to be substantially lower in level than the building plots, and the height separation enhances the effect of grass verges in achieving privacy into houses even though the street is close. 20th century housing, on the other hand, puts much greater emphasis on the areas in front of houses, even though the primary function is only vehicle access and garaging, and usually this is at the expense of both architectural quality and continuity of the general building line. Wider views



from the street to front windows reduces privacy into houses.

At Halford the result of 20th century site planning shows clearly in the areas east of Fosse Way off Idlicote Road. Its impact is limited within the older areas, but is illustrated most obviously where it intrudes into the earlier morphology. The new bungalow, Greystones, looks particularly inadequate next to the three-storey townhouse of Restways, in Queens Street: it fails to follow the building line, and adopts a totally alien building form (see 1.4 below).

1.4 Building Form and Materials

Halford's important buildings are built in a number of different structural materials, but by far the most dominant is grey-yellow Cotswold limestone. The evidence from The Old Manor, the earliest remaining secular building in the village, is that timber-framing would originally have been the commonest building technique, infilled by rendered or lime-washed masonry. By the late 16th century stone had become the usual material for most buildings, so that a large proportion of these buildings has survived.

Most stonework is coursed rubble work, and openings are frequently formed with simple exposed timber lintels. Some buildings, particularly later examples, have dressed stone quoins, opening surrounds and lintels, and the best quality work includes stone window mullions and fully moulded surrounds and drip-hoods. These details are often in a contrasting brown stone (possibly Hornton stone from quarries further east), most notably on St Mary's Church and Village Farm. Larger brown stones also occasionally occur in other walling, perhaps where re-used from earlier buildings.

The earliest buildings would mostly have been thatched, and a number of examples still exist in Halford. Better quality buildings would have been stone slated, and again a number of examples survive, including the Halford Bridge Inn, part of The Old Manor House, and The Old Cottage opposite it in Queens Street. In most instances thatch and stone slates have been replaced by modern roof tiles, and there are still two examples of outhouses re-roofed with painted corrugated iron. Remaining roof details, notably coped parapet eaves, are reminders of earlier roof construction, and Halford has many examples.

In later periods red brick was introduced, of which Restways' impressive three-storey Flemish bonded facade in Queens Street is a fine example, reminiscent of the town houses of Warwick. Halford

House, opposite, tries to match its urban grandeur with a stuccoed Regency facade, but even today it still obtrudes from the mellowness of the clay and stone materials that surround it. This highlights the important issue of colour in the village. Whites and creams are often used because they are perceived as clean and bright - in fact in large areas they are very obtrusive. Better colours are buffs and earths that reflect local natural materials. It is likely that Halford House was not originally painted, but left the colour of the natural fine aggregate in it.

Slate, too, became a common material, and is used both to re-roof older buildings and in 19th century construction. Idlicote Road has many examples of simple brick and slate buildings from the period.

The scale and form of pre-20th century buildings in Halford is greatly influenced by the simple hand-built technology available. This limited structural spans to 5 or 6 metres, and most buildings are composed out of simple rectangular units of this scale, joined together end-to-end or end-to-side. Even where a broader floor plan is required, for example at Village Farm, each structural unit is still visible in adjoining gables where they abut side-to-side.

In this respect Halford's buildings are typical of any contemporary rural example in the region, but they are unusual in the occurrence of so many three-storey buildings. This feature makes all the more awkward the choice of bungalows as the apparently preferred building type for more recent housing. There is a belief that lower roof levels make bungalows less intrusive than two-storey houses, but in order to achieve similar areas of accommodation, ground plans have to be much larger. Modern roofing techniques make this possible, but the structural discipline described above is lost, and buildings become boxy and over-dominated by roofs. The village plan shows clearly the contrast between the finer grain of the old buildings, and the bulk of the new. Taken with fundamentally different

Dominance of stone

morphology described in 1.3, new building presents a very alien appearance.

2 The Settlement - History and Development

Although Halford is on the Roman 'Foss Way' there is no evidence of Roman occupation. The name is of Saxon origin, but the settlement was not important enough to be mentioned in the Domesday Book. The first record is in 1166 in the 'Red Book of Worcester', when it had a population of about 80 and was held by William Gifford. The remains of a very minor castle exist due west of the Old Manor House close to the Stour. It probably had a wooden keep on an earth mound, possibly with a moat fed by the river, and was to defend the ford crossing on the Stratford-London road.

Because of its small size it was an ecclesiastical fief with no manor, rector or squire. Records from the Worcester diocese suggest that the church and parish were founded in 1150, corresponding with the earliest parts of the present building (the Romanesque north doorway). Both the bishops of Worcester and Kenilworth Priory appear to have had connections with Halford during the 13th century, and the mill is first mentioned in 1279. The bridge also existed by this date.

Little of significance in Halford is recorded until the Civil War when the bridge was the site of a skirmish in which Sir Charles Compton captured a Parliamentarian convoy. There are records of the villagers (who had Parliamentarian sympathies) throwing stones at his soldiers.

Halford took on greater significance in the 18th century when in 1753 the Fosse Way became a turnpike road. The Bell Inn, now called the Halford Bridge Inn, was a staging post, and supported local industries such as the nearby forge. The Bell's heyday was in the 1820's before state coaches became eclipsed by the railways. The other important local industry was lime-burning to produce building mortar from the limestone quarry north of The Leys on the east side of the village.

Photo - the old corn mill

Mediaeval bridge

The Enclosure Acts came late to Halford, in 1774, dividing up the fields alongside the Fosse Way and preserving the distinctive pattern of field and plot boundaries that is visible today. Halford was already diversifying from arable agriculture, and as well as lime production it was known for weaving, bull-rush matting for chairs and baskets, and its malthouse. A relatively prosperous community must have presented itself to the enclosure surveyors, and one of them, Thomas Webb, decided to stay and build 'The Folly' on Idlicote Road. In 1783 a wealthy local benefactor, Samuel Aylsworth, built houses for the poor on Idlicote Road, and the bowling club was officially inaugurated. It prospers to this day, and claims a history going back to 1595 when it was 'exclusive and aristocratic'.

The pattern of the settlement was thus well established by the end of the 18th century, and the 19th century brought consolidation of its main institutions. In 1862 and 1883 major restorations were made to St Mary's Church (a.k.a. Our Blessed Lady of Halford). A barn was converted to a school in observance of the 1870 Education Act, eventually closing in 1977 to be used as a village hall.

Halford's population peaked in the 1841 census with 425 in 77 houses. Through the rest of the century it followed a typical pattern of decline through rapid rural depopulation to only 255 in 1881. Significant physical expansion of the village occurred only in the second half of the 20th century, beginning with the construction of council houses along Idlicote Road in 1951, raising the number of houses to 115. Private speculative housing further increased housing numbers to 134 in 1985, but the population had still not recovered beyond 290, reflecting much lower occupancy levels. Almost all of this expansion has taken place east of the Fosse Way, separately from the village centre. This has helped preserve the character of the conservation area, but perhaps has created a divided community.

3 Character Areas

Halford falls very clearly into the more recent areas of housing development east of the Fosse Way, and the original village to the west. Within the older area, the village has a very distinctive central area based on the small village 'square' on Queens Street. The rest of the built up village half encircles the western side of the centre, emphasising its focal position. The Fosse Way itself strikes across the village from north to south, and is a distinct character area for the many who experience Halford on the drive past the village. The following paragraphs summarise these character areas, which are illustrated on figure 3.1.

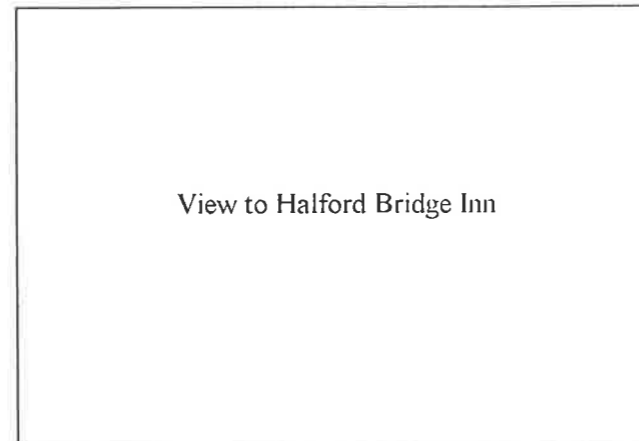
3.1 Fosse Way

The Fosse Way provides the most important approach to Halford from north and south. In both directions it is characterised by a fast straight road, lined by tall trees. From the south the new bridge over the Stour marks the gateway to Halford, perhaps not as notably or picturesquely as the old stone bridge it replaces, but nevertheless distinctively. From here the view uphill to the gable of the Halford Bridge Inn is similar to that seen by stage-coaches on their final climb to arrival at the old Bell Inn.

The approach from the north is fairly level. Trees which fill the grounds of the Manor House are visible from the roundabout on the Warwick road: on the east side the landscape is open, with the new buildings of White-gate the most prominent feature. New tree planting along the roadside balances those of the Manor House.

The road is designed for high speed, and motorists can be forgiven for seeing only the gaudy illuminated signs of the petrol station, lighted bollards marking a central traffic island, and perhaps the signs and flags on the front of the Halford Bridge Inn. The main building frontage is on the west side of the road, comprising the Inn at the south end and a group of fairly commonplace stone buildings on the corner of Queens Street which includes the post office. Nevertheless they are important in marking the corner, which is visible from a considerable distance on the northern approach.

North of the junction with Queens Street, Mill Street extends through the square in Queens Street (see 3.4), into what is now a narrow path called Paradise Row to the green at the top of the northern end of Queens Street. Cottages here front Fosse Way but have only limited impact on the street scene. The natural fall of the land is westwards from Fosse Way, and the main road has been gradually raised by

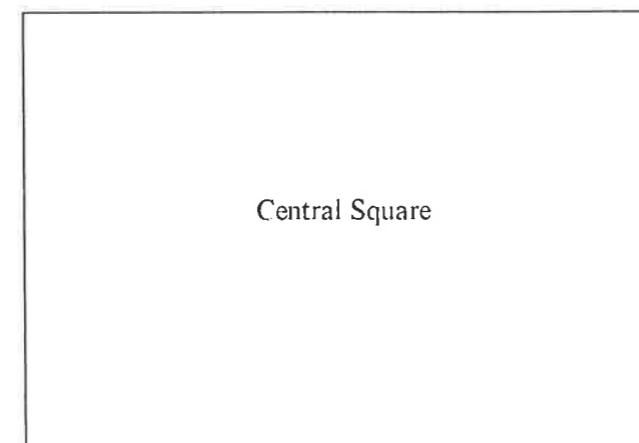


reconstruction and repair over the years, so that Paradise Row now lies at a significantly lower level. The cottages are hidden from sight by hedges and planting, and by a very unattractive area of parking and garaging on Fosse Way itself. They create a poor appearance for public view. The lane itself is intriguingly discrete: it is a shared access to the cottages, but has a very private air.

On the east side of the road the only buildings of note are 'Homestead', a nineteenth century brick and slate roofed house and a group of brick and stone workshops and outbuildings that form the corner of Idlicote Road. The garage shop and accommodation is in a range of buildings that is set back behind the forecourt and dominated by its garish canopy: they are simple colour-washed brick and stone. South of the garage the car-park is an open area of tarmac, screened by low stone walls and contained by neat privet hedges, and the bowling green is out of sight behind high hedges.

3.2 The Village Centre

There is the barest glimpse into Queen Street from its junction with Fosse Way, focusing on the corner of a three-storey building between Sykes House and Halford House. Trees on the right hand



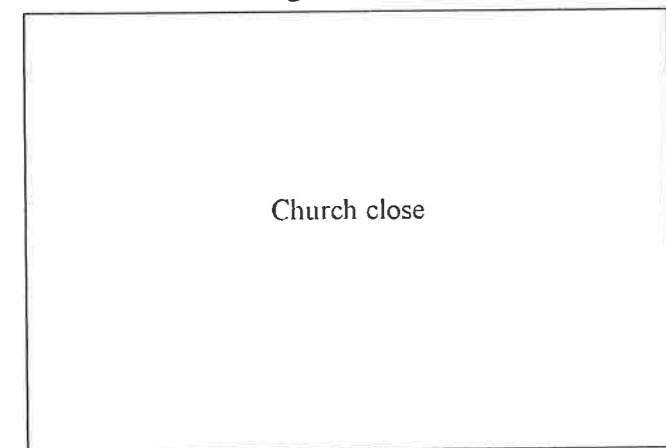
side obscure the front of Sykes House, and the gable of the old White Lion closes the left side. But just 20 metres from the traffic of Fosse Way a delightful and most unexpected and unusual village square opens up on Queens Street. This is undoubtedly the centre of Halford.

It is the urban quality of this space that makes it so remarkable. The enclosing buildings are three-storeys, notably Halford House and Restways. Their facades stand directly on the space, uninterrupted by front boundary walls. The road surface is wide and generous, with a broad grass verge in front of Restways. The square has a focal feature in a silver birch tree planted in the hard surface, and is closed at each end by trees and hedges, emphasised on the east by a red telephone box.

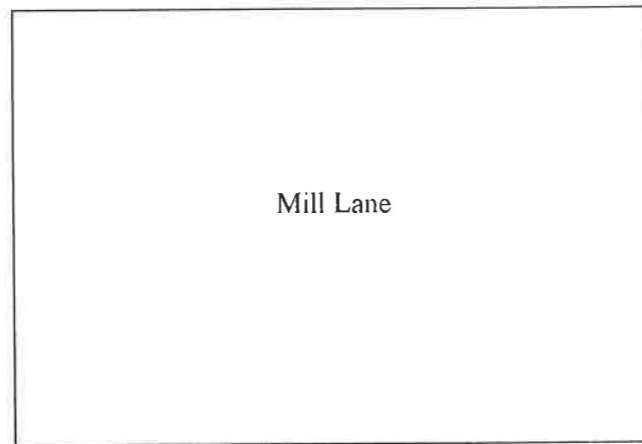
3.3 Church Area

From the central square Queens Street leads westwards, and Mill Lane south-westwards, both towards the river. St Mary's church lies in between, paths linking them through the churchyard. Mill Lane is an attractive street, bounded on its south side by simple one- and two-storey stone cottages and outbuildings, which sit above generous banked grass verges to create intimacy and privacy. The north side is bounded by the fine stone wall of the Rectory garden, from which trees and shrubs spill over to balance the cottages opposite.

Mill Street passes the end of the Rectory Garden wall, where the vista along the street is arrested by the facade of Millway, a simple brick cottage which faces back up the street. Beyond this point the lane becomes green and leafy, falling steeply between bushy hedgerows to the river. This key location is marked by a pinch-point between the end of the main row of buildings on the south side, and the gable of Millway (which has been painted cream - a little too bright).



It also gives pause to turn and take in the view which suddenly appears to St Mary's Church between



Millway and the Rectory garden wall. The short lane towards the church opens up into a further delightful space enclosed by Orchard House, Maryland, Corner Cottage and the churchyard itself. The scale and character again is intimate and private, in an informal mix of two-storey cottages, stone walls, gravel ground surfaces, neat verges and colourful flowering borders, climbers and shrubs.

The north side of the churchyard and Rectory is much less intimate in character. Queens Street runs between stone walls from the square, terminating at Old Manor Lodge. The boundary walls are not everywhere in good condition, and have been poorly repaired by rendering over in places. Old Manor Lodge is an unsympathetically proportioned chalet, which is at least mitigated by a high stone wall and planting in front of it. Its roof is too big, the upper part is rendered and painted cream, which is too bright, and the natural stone used on the ground floor is too yellow with mortar which is too dark!

3.4 Queens Street, north

At St Mary's Church Queens Street turns sharply right and curves back towards Fosse Way. It is an unusual arrangement described in 1.3. At its west end, the street character is tight and well enclosed between the stone walls of cottages south of the Old Manor and their boundary walls. A narrow pinch-point between Stone House and the stables opposite frames a southward vista to the nave of St Mary's church: its tower is visible only on passing further along the narrow street. Although building faces are very close to the road in this section of the street, there is a strong sense of privacy, with relatively few windows opening onto the public space, and limited views into those that there are.

Past the Old Manor House the street changes to a much more open character, running between wide grass verges. Its curved alignment places importance on the outer side, and a succession of

View back to church

buildings from Halford Cottage to the Manor House stables, including Gable End and The Malthouse, provide effective closure of the street space. On the inner (south) side there are no buildings for much of the length of the street, but high rubble-stone boundary walls contain the street space and maintain its orderly appearance. It is spoiled a little by an untidy garage opposite Gable End, and by a section of the wall opposite The Malthouse which has been removed and/or filled in with blockwork and a pair of rough boarded gates for a site access: however, their impact is not great.

The curving line of Queens Street generates some interesting changing perspectives. The westerly section is notable for some long vistas to the Old Manor House, and back to the new Manor House at the east end, seen above the roofs of its stables and outbuildings on the street frontage next to The Malthouse. The Old Manor House is a charming group of buildings, most notable for its early black-and-white timber-framed wing, which has an oversailing eaves roofed in stone slates. North of it is a simple white painted brick cottage with an old slate roof, appropriately named "The White House", which closes the view northwards from the churchyard. There are glimpses into fields towards the river past the Old Manor House and The White House, keeping one well aware of the rural setting of the village.

View to Old Manor

The building group around the new Manor House is less successful - an extension to the stable block intrudes, although it is only single-storey, because of its very wide spanning roof and brightly painted boarded gable. Closer up, the high stone boundary walls are prominent and successfully screen the building. The house itself is very large, reputedly built in 1904 (in manorial style) on the site of an old 17th century cottage. Its grounds contain very tall trees, particularly beech and lime either side of the main driveway from Fosse Way. These have tremendous impact within and outside the village, providing a backdrop for many views, and a landmark on approaches from the north.

Queens Street curves round eastwards to meet the Fosse Way north of Paradise Row. This section slopes steeply down from the main road focusing on the corner of the Manor House Stables. An ash tree on the triangular green at the road junction is the focus for the vista back to Fosse Way: the main road itself is just out of sight beyond the steep lip of the slope down into Queen's Street. This gradient makes the green itself more or less unusable, except as a pleasant visual feature.

View towards the Manor House

Although Queens Street is well contained by the walls and mature trees of the Manor House on the north side, and the buildings of Village Farm on the south, the street has an empty character, with very little interest or activity on it. Village Farm house is the only building that directly addresses the street, with its carefully balanced facade of grey stone and ironstone details. The long walls of one and a half storey outbuildings extend north along the edge of the street, providing excellent containment but little incident, punctuated only by brown painted access doors in an otherwise blank elevation.

3.5 South of the village

One can speculate that Mill Lane might once have crossed the millstream, the water meadows and the river, and continued onwards towards Armiscote.

Now it stops at the Mill House, and is a private drive over most of its length south of Millway. A new development of detached houses, Roman Way, has been built to take advantage of a beautiful southerly aspect, and a parkland area now extends down the steep slope to the millstream, with views across the wooded valley of the river. One or two older buildings exist behind the tall hedgerows of Mill Lane: Millbank is a pleasant Victorian brick villa built opposite the end of Roman Way, for which it provides a strong visual stop. The river and steep slopes down to it provide a natural limit for the village on its south and west sides, and it is important that this character is retained and protected.

3.6 East of Fosse Way

The 19th century saw some expansion along Idlicote Road, and the character of the western end reflects this with a number of simple brick cottages

built close to the road on both sides. Enfield House and Pound Cottages opposite narrow the street scene and represent the limits of the 19th century village before it passed into the countryside. Some of the brickwork has been painted, and a row of new houses, Aylsworth Cottages, has been introduced into the street with great success, following the scale and line of the older labourer's cottages beside it.

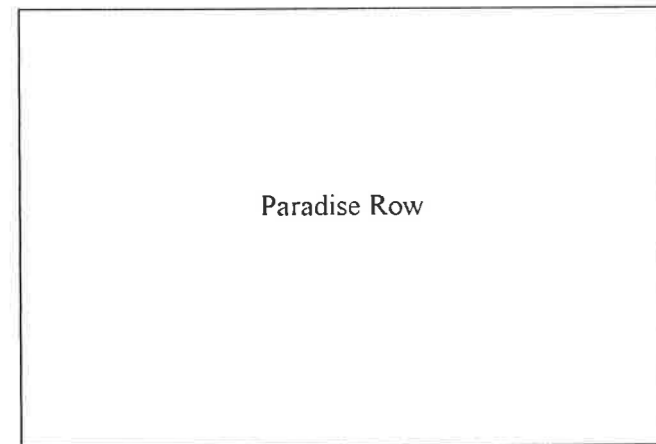
Beyond Pound Cottages 20th century development sprawls across Stour View, The Leys and The Close. Its general characteristics are described in 1.3. In mitigation, Stour View does now create an outward facing edge to the village, with pleasant aspects over the Stour valley, which should preserve this as the permanent limit of the village. The Close and The Leys are introverted, backs of houses visible over the field boundaries that surround them. Further development to adjacent fields could be envisaged.

4 Landscape Features

The built form of the centre of Halford is particularly strong, and in many places landscape and trees are secondary to it. On the other hand trees are particularly important on the north and south approaches to the village, around Mill Lane and the church, and as a backdrop to the village on its northern side in the grounds of The Manor. The following paragraphs note significant trees and hedges within the character areas shown on figure 4.1. Appendix C gives the key to the main species and hedgerow descriptions.

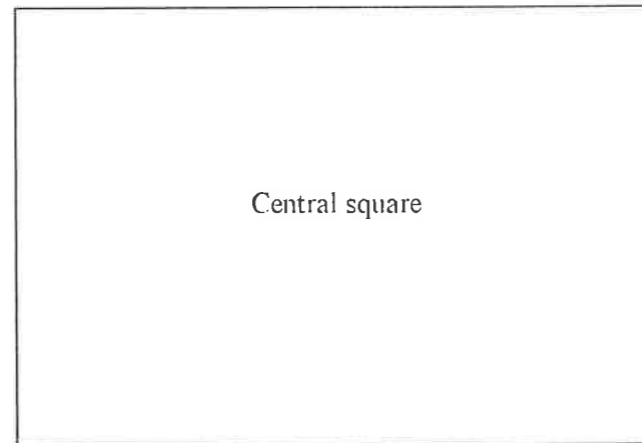
4.1 Fosse Way

The central section of Fosse Way through the village, indicated on figure 3.1, has a noticeable lack of trees. The main groups are at the bowling green and Paradise Row. The bowling green group is a significant landmark at the top of the climb from the river crossing, with a mix of yew, sycamore, ash and horse-chestnut, some of which are over 20 metres tall.



The area in front of Paradise Row appears to have become overgrown and neglected since the 1970 Conservation Area study. It includes ash, hornbeam, laburnum, rowan and beech, which are strongest on the south side along Queens Street, but the rest is straggly and marred by the garages and hardstandings described in 3.1. It seems likely that this was once a more open green area that has become colonised, and it could have been an important landscape asset to the village.

Garden trees help reinforce the visual effect of boundary walls between the Halford Bridge Inn and the post-office group, including a number of Lawsons Cypress, a silver birch and an Indian Bean Tree (Catalpa). On the other side of the road low privet hedges edge the Halford Bridge Inn car-park, and a maturing group of plane trees occupies the corner of Idlicote Road opposite Paradise Row.



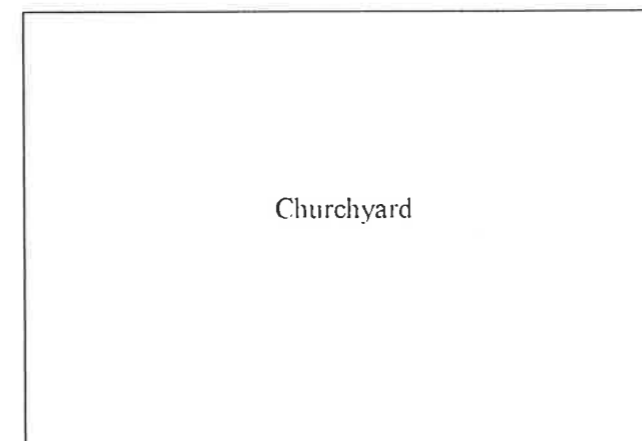
4.2 Village Centre

The key tree in the central area is a silver birch that occupies the square. In some respects it is a pity that it is not a larger, more robust species, but it has good visual effect. Consideration should be given to protecting it from damage, as it is exposed to passing vehicles. Apart from a yew in front of Halford House it is the only significant tree.

4.3 Church Area

Within the village the area around the church and Mill Lane is the most densely planted. The grounds of the Rectory, in particular, are filled with trees and a group in the angle of Mill Lane and Queen Street provide strong enclosure of the square (4.2), with laburnum and horse-chestnut, hornbeam, hazel and yew. Alongside Mill Lane a row of eight mature lime trees runs behind the boundary wall (refer also to 3.3), but they have been severely pollarded. Further west along the boundary the tree planting weakens, with a poor specimen of spruce and smaller trees such as hazel and dying elder, opposite Millway.

The churchyard is well endowed with familiar trees, particularly along its eastern boundary with the



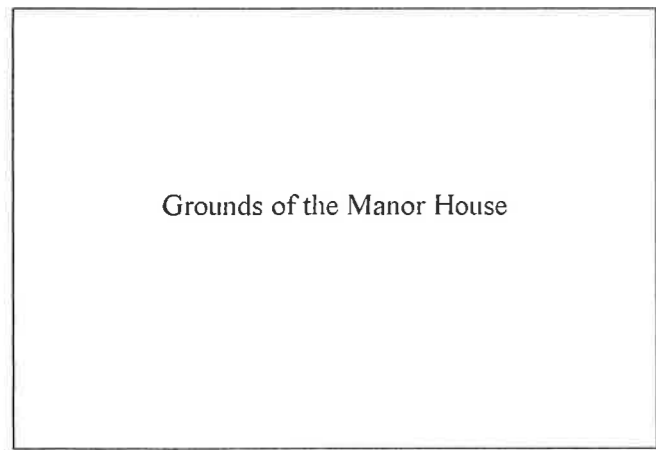
Rectory, including large beech and oak, silver birch, apple species, holly and yew. On the Queens Street side of the churchyard very tall limes provide a focus to close the view from Queens Street to the north.

Mill Lane descends towards the river, becoming leafier and more overgrown as it goes. There are some interesting garden trees contributing to the mass, including a Catalpa species and copper beech on the north side, otherwise the background cover is a typical range of Malus (apple) and Prunus (cherry), sycamore, elder and other vigorous species.

4.4 West side of the village

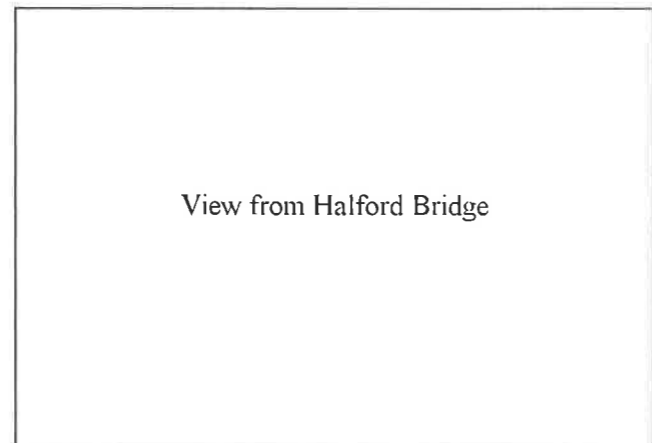
West of the Old Manor, the land falls towards the river, with areas of open fields bounded by tree groups in hedgerows. Near to the old castle mound crack willows line the river edge and less healthy specimens occur in hedgerows running back to the Old Manor. Straggly blackberry and elder also clog the hedgerow, but the prime specimen is a very large (30m) ash.

A similar range exists around Henry's Field, again including large specimens of ash and some orchard trees in the upper areas with crack willow in the lower areas towards the river. Tree cover continues in private gardens behind Queens Street into the grounds of the Manor House. There are again some very large groups and specimens that are visible over roof-tops from many parts of the village. The full range is shown on figure 4.1, but the most significant are 20 metre tall beeches in front of the house along Queens Street, and conifer species alongside Fosse Way that include some very tall Lawsons Cypressess.



4.5 Fosse Way approaches

The approaches from north and south along Fosse Way are particularly important in landscape terms, and are described separately from the general character areas shown in figure 3.1. From the north the mass of trees in The Manor House are visible from a long distance, although the hedgerows on the approach are a little scruffy, including Wych Elm and elder. On the east side an avenue of various species flanks the road, with views between them into the fields beyond. Oak, horse-chestnut, field maple, copper beech, holly, yew and Lawsons Cypress are all represented. On the green at the top of Queens Street, a single ash marks the location.



From the south the trees around the bowling green have a similar effect. The approach before and after the Stour bridge is also lined with plantations of limes/poplars on the east side, with wilder, low woodland in the marshy river valley on the west. This area provides a fine outlook for new housing in Roman Way, and has partly been managed as a park-land.

5 Future of the Conservation Area

5.1 Amendments to the Conservation Area

Halford's present conservation area was designated in 1970 following the 1967 Civic Amenities Act. It identified the prime qualities of Queens Street, but noted that the area around the square in the centre of the village was then in poor condition. The boundary was drawn to note also the importance of landscape down to the river in the west, and along the Fosse Way approaches.

Since then new developments at The Close, Stour View and Roman Way have been built. They have had no direct impact on the conservation area, but they are in a style which would not be appropriate in the village centre. Clearly there is the potential for some infill within the village, particularly on the south side of Queens Street. New development also highlights the sensitivity of the edges of the village and their relationship to the surrounding landscape. The south side of Halford, overlooking the Stour, has important qualities especially for distant views to the village. The developments at Roman Way and Stour View create a 'defensible' edge, and the steep natural contours below them give added protection. The north-east quarter is less obviously complete and could come under pressure for development - refer to 5.3, below.

Issues confronting the conservation area have therefore changed in balance perhaps, but not in substance. Radical changes to its boundaries are not proposed and only minor alignment changes are recommended on the east side, listed below and shown on figure 5.1:

Fosse Way

Rationalisation of the boundary from its north-east corner to Idlicote Road, following the loss of a former listed barn and the construction of White-gate. Where the boundary runs along field lines, all hedgerows, trees and structures within it are deemed to be included, so that the avenue approach from the Warwick Road is preserved.

Homestead

To extend the Conservation to the rear boundary of the plot, in order to take in the outhouses and boundary wall on Idlicote road and align with current property boundaries.

Bowling Green

To include the bowling green and its surrounding hedges and landscape, in recognition both of its historical significance and the value of the surrounding trees as a landmark on southern approaches to Halford.

5.2 Improvements

As in any conservation area, there are a number of features that detract from its highest standards. Most relate to buildings or other features that one cannot reasonably expect to be improved immediately, but for which encouragement can be given for change in the longer term. Locations are noted on figure 5.2 using the following numbers:

- 1 **Gulf Garage:** The standard coloured illuminated flat canopy is intrusive: possibly a different design concept could be considered in any future re-fit. The buildings behind are simple but potentially interesting: again a future re-fit might consider making more use of them.
- 2 **Fosse Way:** The highway is designed as a fast through route, and the carriageway width is at its broadest (up to 12m) through the village. Hazards occur from vehicle access to the Halford Bridge Inn and car park, the petrol station and Queens Street and Idlicote Road, so that there is justification for designing it to 30 mph standards. The carriageway could be substantially narrowed to allow footway improvements on both sides and a more generous environment in front of the Inn and post office, and tree planting could help to alter the character of the road from a motor-dominated highway to a village street.
- 3 **Halford Bridge Inn car-park:** The car-park is screened at low level by a wall, but tree planting and other landscape could break up the visual expanse of the space and appearance of parked cars. Such a scheme could be designed in conjunction with point 2, above.
- 4 **Post Office Buildings:** Alterations have raised the height to good effect, but flat roofs to the dormers are ungainly. Future renovation, likely with flat-roofed construction, should consider pitched roofs.
- 5 **Idlicote Road corner buildings:** The group of garages and other outbuildings form a prominent corner, and are interesting, if simple, buildings. Future renovation should encourage retention of many details, and removal of modern up-and-over garage doors.

- 6 Meeting room, Mill Lane:** An old pre-cast concrete structure with a corrugated iron roof. It is well set back so that its visual impact is limited, but clearly future redevelopment should seek a more traditional and permanent form.
- 7 Outbuildings, The Manor:** Single-storey, flat roofed, lean-to type structures protruding above the stone boundary wall. Encourage removal/improvement.
- 8 Outbuildings, The Old Cottage, Queen Street:** Opposite Gable End, possibly an original old building but much altered to make a garage. Encourage improvement.
- 9 Old garage, Queens Street:** Opposite Gable End, possibly an original old building much altered to make a garage. Encourage improvement.
- 10 Site entrance, opposite Gable End:** Section of stone wall infilled with blockwork which matches in colour but not quality. Probably temporary site gates.
- 11 Garages, Paradise Row:** A group of rendered blockwork garages, accessed directly off Fosse Way. Sensitive re-planning is the only real solution because the site is so prominent but constrained.

5.3 Control

A number of development control considerations are evident in Halford. The most common is probably the alteration of buildings and boundaries within the conservation area. In this respect there are few examples of downright bad alterations, although there are a number of flat-roofed dormers inserted into roofs here and there: the Post Office buildings mentioned above are probably the worst example. As everywhere cottage windows have been replaced with clumsier modern casements, but Halford has a high proportion of well restored sashes, leaded lights and other traditional patterns. The loss of a weatherboarded barn at the corner of Idlicote Road, which was formerly a store and wheelwright's, is much criticised by the community: it was demolished and removed from the list in 1986.

Relatively little new building has taken place within the conservation area since 1970. However, examples that have emerged are disappointing. Infill of the character of 'Greystones', next to 'Restways' in the village centre has been commented upon - similarly Old Manor Lodge - and they should not be seen as the model for future village development. Aylsford Cottages (see 3.6) are a far better example

of sensitive infill, although they are much simpler buildings and outside the conservation area.

The possibility of further infill within the conservation area has been mentioned, and it is vital that any new development reflects the character of Halford in layout and morphology (see 1.3) as well as in its building materials and details. This means avoiding the dominance of open frontages for car parking and garaging, using buildings and boundary walls to enclose space, and where possible, aligning front elevations along streets to show off *well designed* facades. Design briefs for key sites could help set the parameters before commitment to detailed designs is made.

A further aspect for development control is in new housing areas outside the conservation area. The principles which contribute to the character of the older parts of the village should not be ignored in new development. The qualities of the conservation area are an amenity for all the village, and a selling point for new houses, so that some reciprocation of design standards is reasonable. Possibly new development can partly fund enhancements of the conservation area where relevant and appropriate: environmental improvements to the Fosse Way, for example.

5.4 Conclusion

Halford is an unusual village in many ways. Its position on the Fosse Way is unique in the area, and its concentric/radial street plan is also distinctive. It has pleasant village lanes that are fairly typical of the north Cotswolds, but its central square is quite remarkable in scale and character. It is reassuring that this focus of the village has been cared for and restored since the first Conservation Area Report in 1970. Within the village centre there is a high density of listed buildings, and a strong character which derives from very consistent use of rubble stone walling for buildings and boundaries.

This Conservation Area review seeks to provide an analysis of the village's character expressed in its structure and public realm, not just in its individual private buildings. Design which respects these aspects of the village environment, and the materials and scale of the buildings and landscape, which are already here, will, with guidance, make a positive contribution and enhancement to Halford.

Appendix A - Listed Buildings

Milestone at intersection of Queens Street

Fosse Way

(ref. 7/82- grade II)

List description: Milestone. C19. Metal. Triangular section. Painted white with raised lettering: WARWICK/13/MILES, MORETON/9/MILES. Left end broken.

Holego House

Fosse Way

(ref. 7/83 - grade II)

List description: House. Early C18 with C19 alterations. Regular coursed limestone rubble. Rendered left end. Steeply pitched red tile roof. Stone coped gables. Brick end stack on stone base. T-plan. 2 storeys. 2-window range. Elevation to road: entrance to right has 6-panelled door, wooden door frame and over-light. 3-light wood casement to left. Two 3-light wood casements to first floor. All windows have stone sills and wood lintels. Wrought-iron casement fasteners and springs. Date plaque with shield over door SS/1884. Interior not inspected.

Halford Bridge Inn

Fosse Way

(ref. 6/84 - grade II)

List description: Shown on Ordnance Survey map as The Bell Public House. Inn. Late C18. Regular coursed limestone rubble. Stone slate roof laid to diminishing courses. Ashlar ridge and end stacks. Stone coped gables. 2 builds. To left, 2 storeys plus attic; to right, 2 storeys; 6-window range altogether. Left part: central entrance has panelled door with wood door-frame and over-light. Flat roofed porch on square wood supports. 2 sashes to left with key-block heads. A canted bay window to right with horned sashes. 3 sashes to first floor with wood lintels. 3 smaller sashes to attic. All windows have glazing bars, some with horns. Right part: carriage entrance to left has elliptical keystone head and C20 door and windows. Canted bay window to right has sashes with horns. 3 sashes to first floor have glazing bars and key-block surrounds. Two C20 skylights. Interior not inspected.

Halford Bridge

Fosse Way

single arched span to right

(ref. 6/85 - grade II)

Bridge. Late C17. Regular coursed limestone rubble. Single pointed arch. Stone coping. Northernmost span of Halford bridge (q.v.).

Halford Bridge

Fosse Way

(ref. 6/86 - grade II)

List description: Bridge. Medieval with later repairs. Limestone ashlar. 4 pointed arches with brick repairs. Stone parapet and coping. Brick part of bridge to right has moulded stone coping. The scene of a civil war skirmish in 1645. Further detached span to left (q.v.).(V.C.H.: Warwickshire, Vol. V, p.303).

The Folly

Idlicote Road

(ref. 7/87 - grade II)

List description: Folly, now house. c.1790, with later alterations and additions. Limestone ashlar front with squared coursed limestone rubble to sides and rear. Hipped slate roof. Renewed stone lateral stack. 2 storeys. 2 octagons placed side by side. Entrance to right with hipped porch on slender supports. Sashes with stone lintels and stone sills to each floor. Flat bands to first and second floors. Limestone single-storey extension with gabled stone slated roof to left. Early C19 ashlar extension to rear. Interior: C18/early C19 fireplaces and stair. Cellar.(Buildings of England: Warwickshire, 1981, p.304).

Rectory

Mill Lane

(ref. 6/88 - grade II)

List description: Rectory. C18. Regular coursed ironstone rubble. Steeply pitched hipped and gabled red tile roofs. Brick ridge stacks. L-plan. 2 builds. 2 storeys plus attic. 2-window range. Ground floor has sash windows with glazing bars and key-block stone surrounds. 2 similar windows to first floor. 2 gabled eaves dormers. Ironstone quoins. 3-window range to rear, has C20 and wood casement windows, 6-panelled door with 2 glazed panels. Interior not inspected.

Cobblestones and attached wall, doorway and outbuilding**Mill Lane****(ref. 6/89 - grade II)**

Outbuildings to right-hand side have corrugated iron roofs.

List description: House, once a butchers shop. Late C17 with later additions. Coursed limestone rubble. Steeply pitched red tile roof. Stone coped gables. Rendered brick end stacks. 2-unit plan. Single storey plus attic. Entrance to left has C20 door, wood door-frame and gabled hood. Entrance is flanked by bow windows with C19 red brick bases. Single gabled half-dormer with opening light. Interior: stop-chamfered beams, winder staircase, inglenook with chamfered bressumer. Panelled door. Attached wall, doorway and outbuilding. To right: wall of limestone rubble. Doorway has wood frame, wood lintel and plank door. Outbuilding: C18, of coursed limestone rubble with steeply pitched corrugated-iron roof. Brick to right end wall. Stone end stack with brick cap. Two 2-light wood casements with chamfered lintels. Semi-circular bread oven projection to left has stone slate roof. Entrance to rear. Interior: inglenook with chamfered beam and bread oven. Stop-chamfered beam. Wide plank door. Stone and tiled floor.

Fairview**Paradise Row****(ref. 7/90 - grade II)**

List description: Cottage. Mid - late C18, with C19 alterations. Regular coursed limestone rubble to right end and rear. Red brick to front. Thatched roof. Brick end stack. L-plan. Single storey plus attic. Entrance to right has panelled door, doorway with segmental-arched head and rustic porch. A 3-light wood casement to right has glazing bars and brick segmental lintel. A 3-light wood casement window with leaded lights and crown glass in swept dormer above. Thatched single-storey kitchen range to rear. Part of a row of 3 cottages. Interior not inspected.

Rose Tree Cottage**Paradise Row****(ref. 7/91 - grade II)**

List description: Cottage. Mid - late C18. Regular coursed limestone rubble. C20 tile roof. Brick end stack. 2-unit plan. Single storey plus attic. 3-window range. Central entrance has plank door, wood door-frame and wood lintel. Entrance is flanked by a 3-light and a 2-light casement window with glazing bars and wood lintels. Attic has two 2-light

and a 3-light wood casement window with leaded lights. Some windows have crown glass. Part of a row of 3 cottages. Interior not inspected.

Rose Cottage**Paradise Row****(ref. 7/92 - grade II)**

List description: Cottage. Mid - late C18. Regular coursed limestone rubble. Thatched roof. Brick end stack. 2-unit plan. Single storey plus attic. 2-window range. Central entrance has a 6-panelled door with 2 glazed panels, wood door-frame, wood lintel and C20 rustic porch. Entrance is flanked by 3-light wood casements. Attic floor has 2 swept dormers with 3-light wood cames and leaded lights. Some windows have crown glass. Part of a row of 3 cottages. Interior not inspected.

Sykes**Queen's Street****(ref. 7/93 - grade II)**

List description: Farmhouse, now house. Late C17. Squared coursed limestone rubble. Steeply pitched red tile roof. Stone ridge and end stacks, the one to left rendered. 2 storeys. T plan. Elevation to road: 2-window range, main part with projecting wing to right. Main part: wide entrance off-centre to right has C20 plank door and wood lintel. To left a wood casement with hood mould and label stops. To right a 3-light stone-mullioned window with hood mould and label stops. First floor has two 3-light stone mullioned windows with hood moulds and label stops. Fire plaque above first floor window. Wing: single storey plus attic. 3-light stone-mullioned windows with hood moulds and label stops to both floors. Stone coping. Sundial at base of end stack. Interior: said to have inglenook, beams and wattle and daub partition in attic.

Halford House**Queen's Street****(ref. 6/94 - grade II)**

List description: House. Early C19. Stuccoed stone. Brick left end stack and rendered ridge stack. Slate roof. Stone coped gables. Double-depth plan. 3 storeys. 3-window range including central 3-storey bay window with hipped slate roof and containing entrance. Recessed doorway with panelled reveals, moulded wood door-case with decorated spandrels and 6-panelled door. Ironwork balcony on slender supports. Sash windows throughout mostly with glazing bars and small panes and key-block heads. Flat bands to first and second floors. Moulded wood cornice. Rusticated quoins. Interior not inspected.

Stone House**Queen's Street****(ref. 6/95 - grade II)**

List description: Shown on O.S. map as Stone Cottage. House. Early C18. Finely jointed coursed limestone rubble. Steeply pitched C20 tile roof. Brick end stacks. 2 storeys. 3-window range. Central entrance has wide plank door with moulded wood door-frame and gabled rustic porch. Entrance is flanked by a 2-light wood casement and a 3-light wood casement. First floor has two 3-light casements and a 2-light wood casement. All windows have wood lintels. Some have wrought-iron springs. Single-storey red tile extension to left. Interior not inspected.

Halford Forge**Queen's Street****(ref. 6/96 - grade II)**

List description: Forge. Early C19. Regular coursed limestone rubble. Hipped and gabled red tile roof. Brick ridge and end stacks. Single storey. C20 entrance on right end. 2-light wood framed window to left and a small 3-light window to right, both with wood lintel. Interior: brick forge. Prominent corner site. Included for group value.

Vine Cottage**Queen's Street****(ref. 6/97 - grade II)**

List description: House. Late C18/early C19. Regular coursed limestone rubble. Hipped slate roof. Brick end stacks. 2 storeys. 2-window range facing right. Central entrance has plank door, wood door-frame and fanlight with Gothick glazing bars. Key-block head. Entrance is flanked by 3-light wood casements with glazing bars, stone sills and cambered heads. 2 similar windows to first floor. Fire plaque above doorway at first floor level. Interior not inspected.

The Old Cottage**Queen's Street****(ref. 6/98 - grade II)**

List description: House. Late C17 with later alterations. Finely jointed coursed limestone rubble. Steeply pitched stone slate roof laid to diminishing courses. Brick end stack to left. Stone end stack to right partly renewed. Moulded stone copings. Ironstone quoins. 2 storeys. 2-window range. T-plan. Semi-circular stone steps to entrance, off-centre to left with wood door-frame, 6-panelled door with 2 glazed panels and stone lintel. Iron boot-scraper to left. To right a 3-light casement with stone surrounds, hood mould and label stops. First floor has three 3-

light wood casement windows with glazing bars and wrought-iron springs. Wood lintels. Two C20 roof dormers. Rear has gabled bay of 2 storeys plus attic. Interior not inspected.

Grasmere**Queen's Street****(ref. 6/99 - grade II)**

List description: House. Late C17. Finely jointed coursed limestone rubble. Steeply pitched C20 tile roof. Brick end stack to left. Single-unit plan, plus single-storey extension to right. 2 storeys plus attic. Single-window range. Entrance to right has moulded wood door-frame, plank door and gabled C20 porch. Ground floor and first floor each have a 3-light stone-mullioned window with opening lights, hood moulds and label stops. C20 roof dormer. Extension to right has limestone wall to road, brick to right end. Stone slate roof and brick end stack. Interior not inspected.

Village Farmhouse**Queen's Street****(ref. 7/100 - grade II)**

List description: House. Early C19. Regular coursed limestone rubble. Slate roof. Brick or stone end stacks. Stone copings. Double-depth plan. 2 storeys. 3-window range. Central entrance has arched stone surround, recessed 6-panelled door and fanlight. 16-pane sashes flank entrance. Two 16- and one 12-pane sash to first floor. Left end has 2 sashes to first floor and a blocked window opening. All windows have glazing bars. Ironstone plinth and dressings to window and door dressings. Interior not inspected.

The Malthouse**Queen's Street****(ref. 6/101 - grade II)**

List description: House. Late C17 with later additions. Finely jointed regular coursed limestone rubble. Steeply pitched C20 tile roof. Brick end stacks on rendered bases. Stone copings with moulded stone kneelers. T-plan. 2 storeys plus attic. 2-window range. C20 central entrance porch has hipped C20 tile roof. Entrance is flanked by a 3-light and a 4-light stone-mullioned window with hood mould and label stops. First floor has 2 similar windows. 3-light windows. Wrought-iron springs and casement fasteners. 3 gabled C20 roof dormers. Conservatory attached to right. Interior not inspected.

Gable End**Queen's Street****(ref. 6/102 - grade II)**

List description: House. Early/mid C17 with later alterations. Regular coursed limestone rubble. Steeply pitched red tile roof. Brick ridge and end stacks, partly renewed. 3-unit plan. 2 storeys plus attic. Entrance off-centre to right has moulded wood door-frame and plank door. Chamfered wood lintel. To left a 3-light wood casement window. Small C20 window to right. First floor has a 3-light wood casement window. To right a wood casement window with lead comes. Window to left has iron bar. Wood lintels. 2- and 3-light stone mullioned window to right and facing road have hood moulds and label stops. Windows to rear include a 3-light stone-mullioned window of cavetto section to first floor. Interior: stop-chamfered beams, chamfered joists, inglenook fireplace with bressumer and opening for bread oven. Upper part of wood spiral staircase to loft. Straight flight with quarter-turn staircase. Trenched purlin roof. Lath and plaster partition and cob partition in loft. Stone flag floors. Said to have been used as a butcher's shop in C20 and once to have formed part of Halford Manor.

Halford Cottage**Queen's Street****(ref. 6/103 - grade II)**

List description: Farmhouse, now house. Mid/late C17. Regular coursed limestone rubble. Steeply pitched red tile roof. Buff coloured brick ridge stack on stone base. 3-unit plan. 2 storeys. 2-window range. Entrance off-centre to left has doorway with chamfered stone surrounds, hood mould and label stops. Wood door-frame. 6-panelled door with 2 glazed panels. Recess for wrought-iron boot-scraper to right. A 5-light stone-mullioned window with hood mould and label stop with 2 opening lights to right. First floor has a 2-light and a 4-light stone-mullioned window with opening lights. Wrought-iron casement fasteners. Ironstone quoins. C20 skylights.

Old Manor House**Queen's Street****(ref. 6/104 - grade II)**

List description: Manor house now house. C16 with mid/late C17 and C20 extensions. Timber-frame and finely regular jointed coursed limestone rubble. Steeply pitched red tile and stone slate roofs. Brick ridge and end stacks. L-plan. Early part: ground floor of regular coursed limestone rubble. Upper floor of close studded timber-frame and

plaster. Renewed wood windows. Plank door and wood door-frame. C17 part to right: 2 storeys. 4-window range. Narrow part to left between C16 and C17 builds has C20 windows. 2-unit main part with a further unit on the right. Ground floor has a 4-light stone-mullioned window with king mullion, cavetto section and small opening lights. A 3-light stone-mullioned window to right, of cavetto section. First floor has three 3-light stone-mullioned windows, 2 of ovolo section and one of cavetto section. All mullioned windows have hood moulds and label stops. Stone coping to right. Later part has stone slate roof. Interior not inspected. (Buildings of England: Warwickshire, 1981 ed., p303).(V.C.H.: Warwickshire, Vol. V, 1949, p89).

Cottage and stable range approx. 2m. SW of Old Manor House**Queen's Street****(ref. 6/105 - grade II)**

List description: Barn and stables, now workshop, cottage and stables. Late C17/early C18. Regular coursed limestone rubble. Steeply pitched hipped thatched roof. Brick ridge stacks. Long rectangular plan. Single storey plus attic. 6 entrances and a blocked entrance. Plank or stable doors with wood door frames and wood lintels. 4 wood-mullioned windows, some with opening lights and wrought-iron casement fasteners. Glazing bars. 3 half-dormers with C20 casements. Included for group value.

Church of St. Mary**Queen's Street****(ref. 6/106 - grade II*)**

List description: Church. C12 and C13, much restored in 1862 and 1883. Regular coursed ironstone rubble. Steeply pitched tile roof. Stone coped gables. Ironstone quoins. Nave, chancel, south aisle, south-west tower. Chancel. Renewed 2-light lancets to north and south, renewed 3-light east window with cusped heads and quatrefoils. Nave. An unusual 3-light lancet to north in sandstone with repairs in limestone. C19 hood mould and label stop. Small Romanesque window with renewed stonework. Decorated west window of 3 lights with cusped heads and hood mould. North doorway. Romanesque. Tympanum shows one of the earliest known examples of a half-length figure. Gabled porch with round headed entrances. South aisle. Romanesque south doorway badly weathered. C20 plank door. To right a 3-light Decorated window with hood mould and label stops. Similar east window. South-west tower: 3 stages. Lancets to ground and first floors. Pairs of lancets to bell-stage. Embattled parapet with

finials. Interior: Romanesque chancel arch with C12 niche to right. Chancel has C19 roof supported on foliated corbels. Squint in west wall. Renewed 3-bay south arcade. C14 octagonal stone font with carved oak cover. Monuments in chancel to Francis wife of George Granger d. April 14, 1674, and Mary and Anthony Apperley d.1783 and 1799. Marble wall tablet in nave to Mary Plumb d. 1763. Romanesque north doorway noted as the finest in the county.(Buildings of England: Warwickshire, 1981, p.303).(V.C.H.: Warwickshire, Vol. V, 1949, pp 90-92).

Chest tombs and headstones in churchyard:

(ref. 6/107 - grade II)

List description: Chest tomb approx. 4m. NE of chancel of Church of St. Mary. Limestone. Dated 1790. Memorial to Will. Harrison. Plain with inscribed side panels and moulded, chamfered ledger slab.

(ref. 6/108 - grade II)

List description: Chest tomb approx. 12m. NE of chancel of Church of St. Mary. Limestone. Dated 1799. Corner balusters. Moulded chamfered ledger slab.

(ref. 6/109 - grade II)

List description: Headstone approx. 1m. SE of S aisle of Church of St. Mary. Limestone. Dated 1682. Scrolled head and shoulders with plain inscribed panel.

Orchard House

adjacent St. Mary's Church

(ref. 6/80 - grade II)

List description: House. Probably C17 with C18 alterations. Coursed limestone rubble. Red tile roof. Brick end and ridge stacks. 3-unit plan. 2 storeys. 4-window range. Entrance off-centre to right has glazed door with moulded wood door-frame. Gabled hood with bargeboard and finial. To right a sash with 4 large panes and wood lintel. To left a similar sash and a 3-light wood casement window with wood lintel. First floor has three 3-light and a 2-light wood casement window one with a wood lintel. Single-storey part to right has red tiled roof and C20 window. Limestone quoins. Upper 3 courses and first floor of larger squared blocks of ironstone. Interior: stop-chamfered beams, chamfered joists, wood winder stair, straight flight stair. First floor has chamfered beams and joists. Interior timber-frame partition with wattle and daub. Timber-framing to bay to left only. Included for group value.

Restways

Queen's Street

(ref. 6/110 - grade II)

List description: House. Late C18. Red brick laid to Flemish bond. Slate roof. Brick end stacks. 3 storeys. 3-window range. Central entrance. 3 semi-circular stone steps. Doorway with open pedimented fluted door-case, panelled reveals, 6-panelled door and fanlight. Entrance is flanked by 16-pane sashes with key-blocks and rubbed brick heads. First floor has 2 similar windows and a blocked fake window. 3 similar smaller windows to second floor. All windows have stone sills and glazing bars. Moulded and chamfered stone eaves cornice. Interior not inspected.

White Lion

Queen's Street

(ref. 7/111 - grade II)

List description: House. Late C17 with mid/late C18 additions. Regular coursed limestone rubble. Steeply pitched tile roof. Stone coped gables with moulded kneelers. Brick end stacks. L-plan. 2 storeys plus attic. 3-window range including gable-fronted bay to right. Ground floor has sashes with glazing bars and key-block stone surrounds. C20 bay window to right with hipped roof. First floor has sashes with glazing bars and stone heads. Sash to right has stop-chamfered wood lintel. Entrance to rear. Brick extension to rear. 2 gabled roof dormers with lead comes and crown glass. Interior: wood winder staircase, open fireplace in kitchen, stone fireplace in main room, 4-centred arched wood door-frame on first floor, C18 roof. Formerly the White Lion Public House.

Appendix B - Significant unlisted buildings in the Conservation Area

House north of Cobblestones

Mill Lane

2½ storey house in coursed limestone rubble. Simple metal casements with timber lintels. Slate roof. Second storey windows formed as flat roofed dormers breaking through caves line. Important for continuity of street frontage.

Village Hall

Mill Lane

1½ storey limestone rubble building, formerly a school, and a barn before that. Steep tiled roof. Important for continuity of street frontage.

Thatch Cottage and Mill Cottage

Mill Lane

Range of coursed limestone rubble cottages built hard against edge of lane. Important for continuity of street frontage.

Millway

Mill Lane

Simple two storey nineteenth century brick cottage, slate roof, dentil-coursed eaves. End gable elevation painted brickwork. Important as a closure of long views down Mill Lane from Queen Street.

Millbank

Mill Lane

Victorian brick villa. Marks junction of and closes view from Roman Way.

Maryland, Yew Tree Cottage and connecting walls

South of St. Mary's Church

1½ - 2 storey stone cottages. Provide definition to close.

Corner buildings

Fosse Way / Idlicote Road

Range of coursed rubble and red brick workshops and garages. Corner building has corrugated iron roof and steel garage door in gable end facing Idlicote Road. Others are red brick with slate roofs, and attached stone walls returning down Idlicote Road. Two storey section to right hand side, red brick, slate roof with half-hipped gable and corbelled timber/slate weather hood across front. Possible formerly a shop. Important in forming the street corner.

Homestead

Fosse Way

Early nineteenth century villa-style two storey house. Symmetrical Flemish bond red-brick façade with central door and blank window panel over. Large flat-roofed bay either side to ground floor, and vertical sliding sash windows above, with flat arches and profiled voussoirs. Railings to front boundary. Useful contribution to street scene.

Corner buildings north of Post office

Fosse Way

1½ - 2 storey range of stone buildings, in various former commercial uses. Very important location in street scene, visible from northern approaches to the village.

Barn south of Holego House

Fosse Way

1½ storey stone barn, steeply pitched roof, full height barn doors on street elevation. Important for continuity of street frontage and as an unspoiled example of its kind.

Telephone Box

Queens Street

Red K6 pattern cast iron telephone box located at east end of central square. Important street feature and focus for this side of the space.

House east of Halford House

Queens Street

3 storey town house, shallow slate roof, Flemish bonded red-brick façade modernised paned casement windows. Very important in defining central square with Halford House.

White House

Queens Street

Simple two storey white painted brick cottage with old slate roof. Closes view along Queens Street from church.

Manor House, grounds and boundary walls

Queens Street

Very large stone mansion built in 17th century style (1904). Upper storeys visible from Queen Street. Boundary walls and tree very important to village setting.

Manor House stables

Queens Street

Range of single storey stone buildings and attached boundary walls. Right hand building has parapet gables, slate roof and wrought iron weathervane. Left hand side is tiled. End gable to left hand side is painted timber boarding. Buildings have attached single storey lean-to storage are of poor appearance. Very important group on outside curve of street, and focal position on approach from Fosse Way and green.

Attached outbuildings and boundary walls

Village Farm

Queen Street

1½ storey coursed limestone rubble, with shallow slate roof. Long wall with few openings provides important definition of street space.

Appendix C - Tree Species**Trees**

A	Ash	<i>Fraxinus Excelsior</i>	L	Lime	<i>Tilia Europaea</i>
Ap	Apple sp.	<i>Malus sp.</i>			<i>Tilia Cordata</i>
B	Beech	<i>Fagus Sylvatica</i>	Lb	Laburnum	<i>Laburnum Anagyroides</i>
Bl	Blackthorn, Sloe	<i>Prunus Spinosa</i>	Lc	Larch	<i>Larix spp.</i>
Ch	Cherry sp.	<i>Prunus sp.</i>	M	Field Maple	<i>Acer Campestre</i>
Cl	Lawson Cypress	<i>Chamaecyparis Lawsoniana</i>	O	Oak	<i>Quercus Robur</i>
Cp	Bignonia	<i>Catalpa spp.</i>	Pn	London Plane	<i>Platanus x Hispanicus</i>
El	Elder	<i>Sambucus Nigra</i>	Pl	Lombardy Poplar	<i>Populus Nigra Italica</i>
Ew	Wych Elm	<i>Ulmus Glabra</i>	Ro	False Acacia	<i>Robinia Pseudoacacia</i>
Ha	Hawthorn	<i>Crataegus Monogyna</i>	R	Rowan	<i>Sorbus Acuparia</i>
HC	Horse chestnut	<i>Aesculus Hippocastanum</i>	Sb	Silver Birch	<i>Betula Pendula</i>
Hb	Hornbeam	<i>Carpinus Betulus</i>	Sp	Spruce	<i>Picea Albies</i>
Ho	Holly	<i>Ilex Aquifolium</i>	Ww	Weeping Willow	<i>Salix Chrysocoma</i>
Hz	Hazel	<i>Corylus Avellana</i>	W	Crack Willow	<i>Salix Fragilis</i>
			Y	Yew	<i>Taxus Baccata</i>

Hedgerows

1. Wych Elm and elder 2.7m, scruffy
2. Privet 1.5m
3. Yew: 6m
4. Holly 4m
5. Privet 1.8m, only fair
6. Privet 2m
7. Leylandii: 2.5m
8. Leylandii: 6m
9. Lawson Cypress 1.5m, young
10. Mixed deciduous inc. ash

FIGURE 5.2
IMPROVEMENTS



FIGURE 5.1
AMENDMENTS TO THE
CONSERVATION AREA



FIGURE 4.1
TREES AND HEDGEROWS



FIGURE 3.2 SPATIAL ANALYSIS

KEY:

- LISTED BUILDINGS
- ▨ SIGNIFICANT BUILDINGS
- OTHER BUILDINGS
- ← KEY VIEWS
- ▲ KEY VISUAL STOPS
- TREES
- ◀▶ PINCH POINTS
- WALLS
- ▤ KEY SPACES

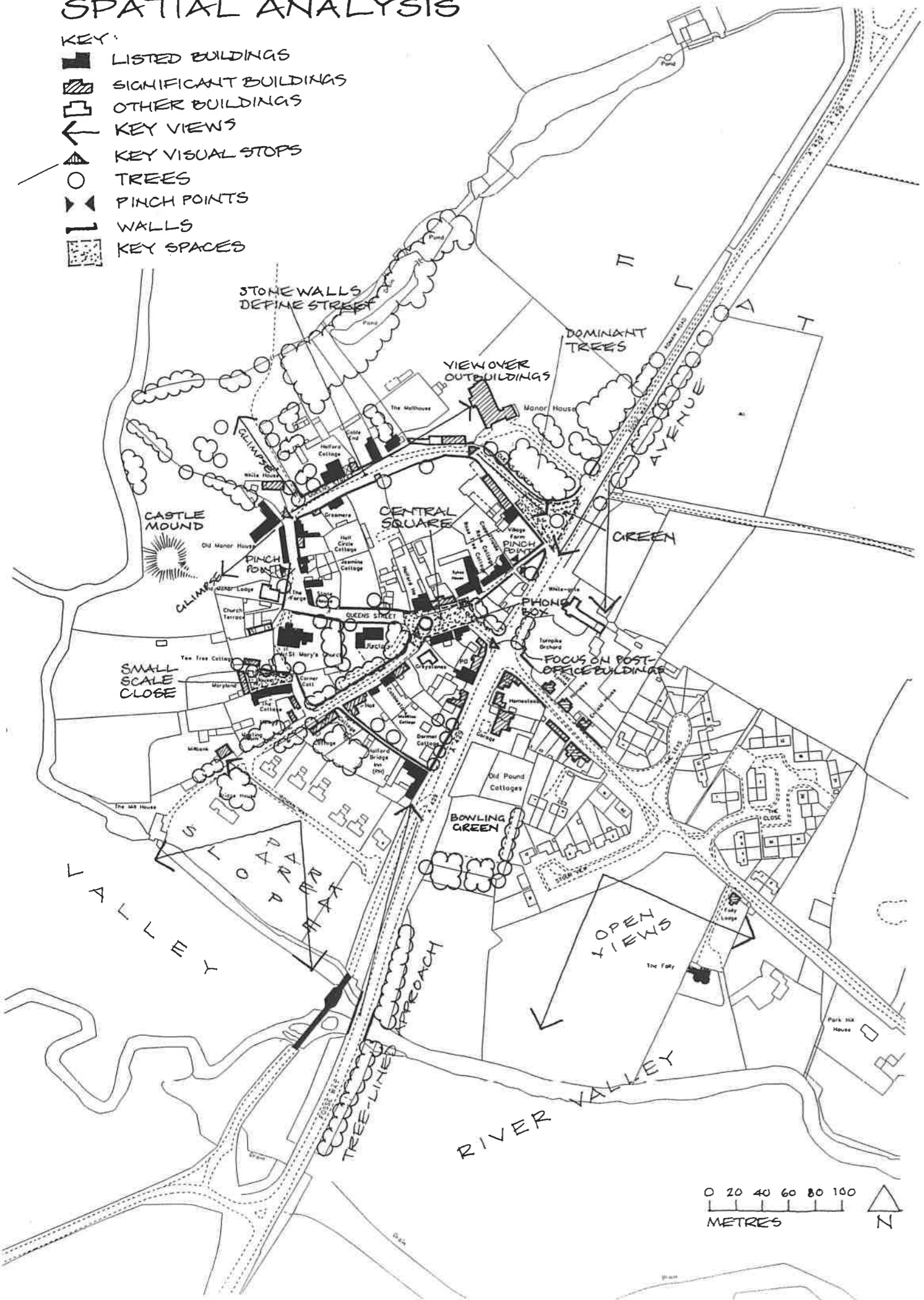
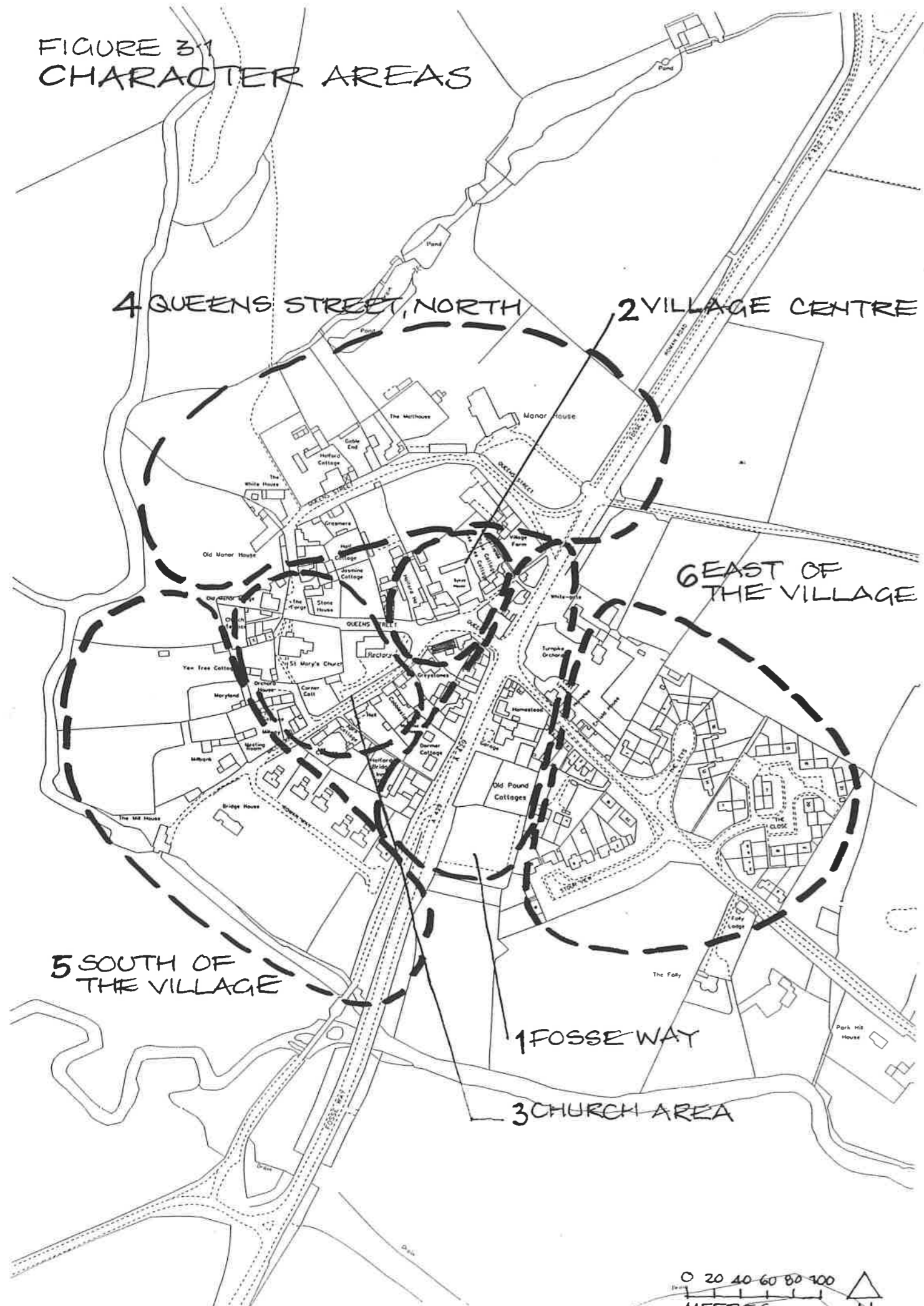
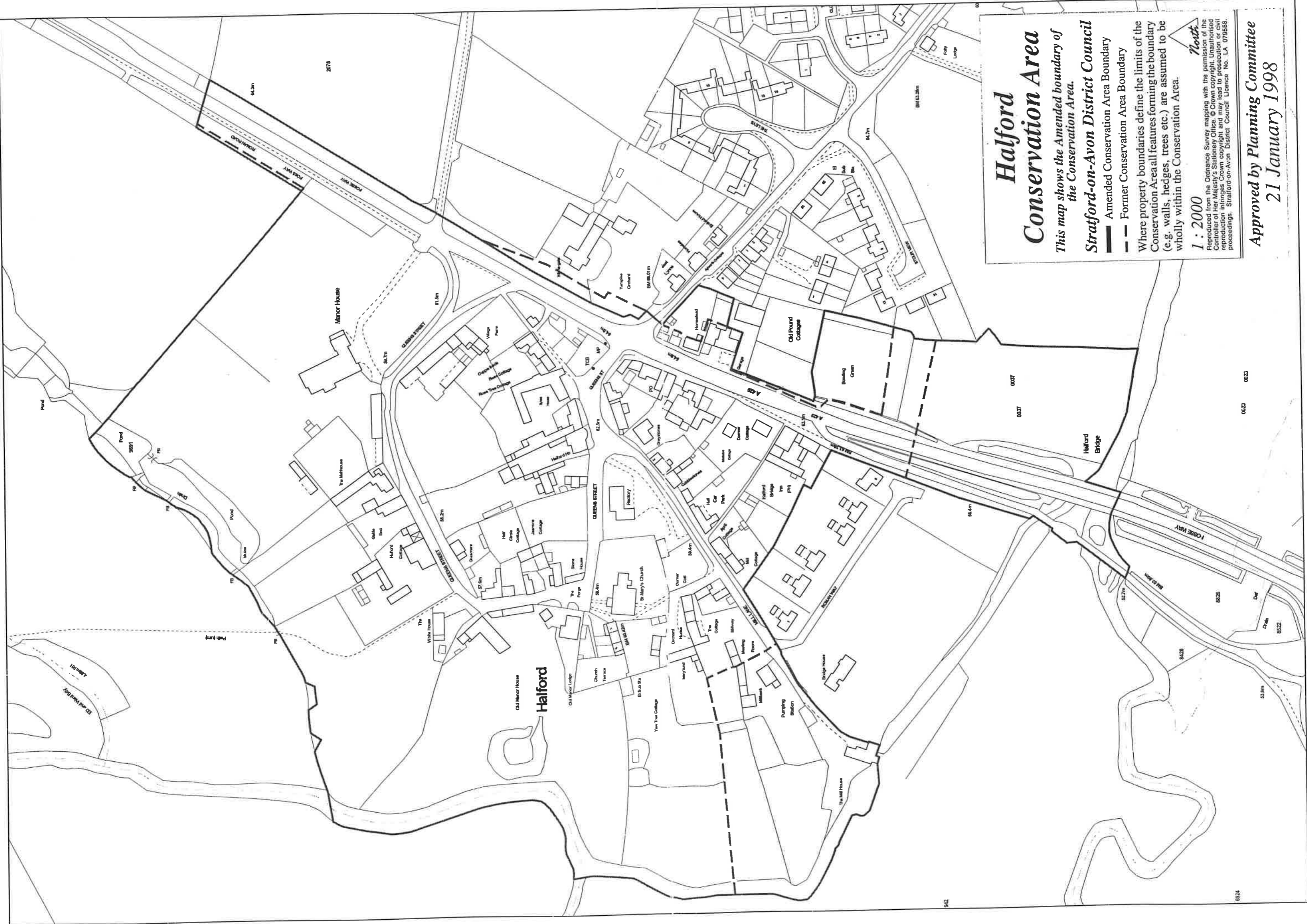


FIGURE 31
CHARACTER AREAS





Halford Conservation Area

This map shows the Amended boundary of the Conservation Area.

Stratford-on-Avon District Council

- Amended Conservation Area Boundary
- - - Former Conservation Area Boundary

Where property boundaries define the limits of the Conservation Area all features forming the boundary (e.g. walls, hedges, trees etc.) are assumed to be wholly within the Conservation Area.

1 : 2000

North

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Approved by Planning Committee
21 January 1998