



**Disclaimer to accompany the AVON DASSETT CONSERVATION AREA REVIEW**

This 1999 Roger Evans Associates report is the result of an independent survey and analysis of the buildings and landscape form of Avon Dassett.

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 08/02/1999.

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.

*final draft*

*issued 30 September 1999*

***AVON DASSETT***  
***Conservation Area Review***  
***January 1999***  
***for Stratford on Avon District Council***

**ROGER EVANS ASSOCIATES**

# 1. General Introduction

## 1.1 Definition

The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A village green or features of archaeological interest may also contribute to the special character of an area. It is however the character of areas, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with conservation areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78).

## 1.2 Designation

Avon Dassett conservation area was designated in 1970 under the Civic Amenities Act 1967. With the passage of time it has become appropriate to assess the character of the area to decide whether the boundary should be redefined to take account of changing circumstances.

Designation should be seen as only a preliminary stage in the conservation process as the Town and Country Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.

## 1.3 Pressures

If we do not take steps to protect and preserve buildings of value, either in their own right or because of the contribution they make to a pleasant townscape or village scene, they may well be lost, and once lost, they cannot be replaced. It should, however, be remembered that our heritage is the product of many centuries of evolution and it will continue to evolve. Few buildings exist now in the form in which they were originally conceived. Conservation allows for change as well as

preservation and our architectural heritage has to be able to accommodate not only changes of use but also building nearby. This can be done, if policy permits, provided the new buildings are well designed and follow fundamental architectural principles of scale and the proper arrangement of materials and spaces and show respect for their neighbours. Conservation means breathing new life into buildings, sometimes by restoration, sometimes by sensitive development, sometimes by adaptation to a new use and always, by good management. Taking decisions on matters concerning listed buildings and conservation areas involves balancing many factors.

## 1.4 Response

Historic buildings and conservation areas are vitally important to the environmental quality of life in this country. Buildings of architectural and historic merit should receive very special attention. Local authorities stand in the vanguard of those protecting historic buildings and areas. The Secretary of State expects them to make diligent use of all the powers available to them. Public opinion is now overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene and it is expected that authorities should take account of this when framing their policies affecting historic buildings and conservation areas.

## 1.5 Review

In 1990 Stratford-on-Avon District Council began a complete review of existing conservation areas. This report is a result of that exercise. It is divided into 5 sections dealing with location; history and development; characteristics of the conservation area; landscape features; the future of the conservation area; in addition are listed building and settlement analysis appendices and the conservation area policies leaflet.

*This document is not exhaustive, and further advice and information can be obtained the Planning Department, Stratford-on-Avon District Council.*

## 2. Introduction

### 2.1 Location

Avon Dasset is a small village of some two hundred residents (191 in 1991) in the south-east of the county. It lies a kilometre or so east of the B4100 Banbury to Warwick Road, some 10 kilometres north of Banbury. The primary approach is from the south from the Warwick Road, now passing over the M40 motorway, which separates the village and the old road. The main street passes through the village and leads north to Fenny Compton. The second lane leads eastwards from the south end of the village to Farnborough.

### 2.2 Topography

The limestone geology which forms the Cotswold Hills continues north eastwards into Northamptonshire, creating a more localised landscape with prominent scarps and ridges above 200 metres: Edge Hill to the south and the Burton Dasset Hills to the north are the closest such features.



View from Warmington

A broad valley separates these two high points, and Avon Dasset occupies an elevated south-facing site between them, overlooking the valley and facing Edge Hill. The valley represents the watershed between major river systems draining north and west to the Avon and Severn, and south and east to the Cherwell and the Thames. It is also a natural route, established historically between Warwick and Banbury, and exploited in the late 20th century for the M40 motorway.

Although the village is relatively small, its physical character reflects the sudden topographical change of its location, with broad flat sites in the southern half, and a remarkably steep backdrop to the North. Viewed from Warmington on the opposite side of the valley, the steeple of St John the Baptist's Church stands out against the rising wooded slopes

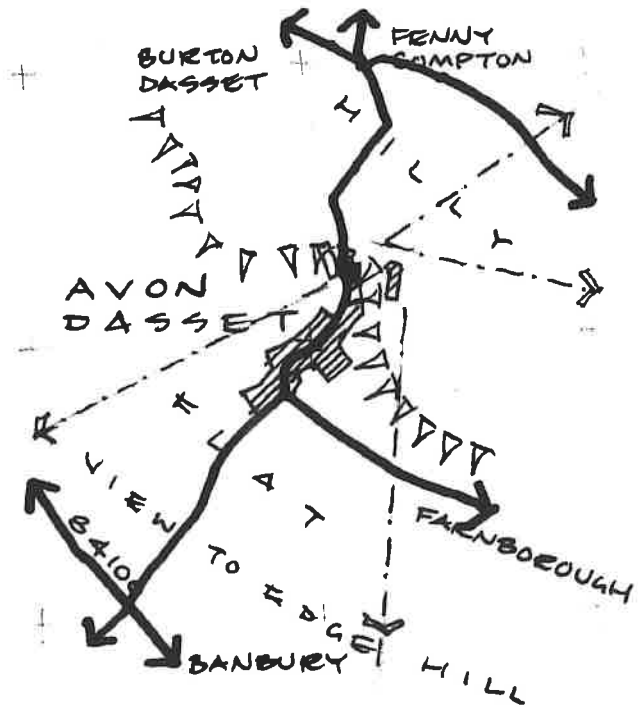


Figure 2.1, Location

of the hills. The landscape character above the village is very distinctive, being particularly densely dissected by valleys and coombes, creating numerous small hills and rapidly changing vistas as one travels through them. A dozen or so are named – such as Church Hill, Oat Hill, and Rye Grass Hill, arcing around the north-east. The scale of the landscape here is in contrast to the broader upland character more usually associated with the ironstone fringe (see landscape, section 5).

### 2.3 Special Land Classifications

Avon Dasset has a broad prospect of Edge Hill from Warmington to Arlescote, which forms the northern tip of the Cotswold Area of Outstanding Natural Beauty. The AONB fractionally overlaps the parish at the Arlescote crossroads on the Banbury Road, but the village itself is not in the area. The Conservation Area includes three designated Ecosites, at Bitham Hall (ref. 15/45), St. John the Baptist Church (ref. 48/45), and St. Joseph's RC Church (ref. 10/44).

### 2.4 Morphology

The morphology of a settlement is its physical form and structure, influenced by its setting and topography, and by its historical and cultural development. Avon Dasset is essentially a single street. Its oldest remaining buildings are fairly widely

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and evenly spaced between The Old Rectory in the north and Yew Tree Farm in the south. Names such as Hillside Farm, Knight's Farm, and Home Farm tell an obvious story about the agricultural origins of the village. Subsequently many of the gaps between the main farmsteads have been filled with cottages that front closely on to the street, providing the strong definition and continuity of space that is such a vital element of the attractiveness of traditional villages.

The medieval core of the village can reasonably be expected to have been the parish church and manor house, although neither survives. However the present Victorian church replaced a relatively primitive earlier structure on the same site, and it is believed that there was a manor house in the general area of Bitham Hall until the 18th century. The origins of the Rectory have been dated to the 13th century, supporting a theory of the upper village as the original centre. It still possesses a water pump (see section 4) and there is a path to Hill Top Farm and other earthworks above the church that suggest a focus of once greater activity.

Not unnaturally, a later node of development has built up at the only significant junction of lanes in the village, at Lower End Cottages. This location has been reinforced in the 19th and 20th centuries with further development, including the "Old Council Houses", and by incidental features like the stone public water point and the nearby war memorial.



*Frontage onto village street*

The infill of the rest of the village street has been a fairly steady process, including both fine buildings, like St. Joseph's Roman Catholic Church and Presbytery, and simple cottages. There is an enormous variety of building forms in the main street, but they are presented in a unified way through the consistent relationship of buildings to the street. Traditionally street frontage was valued, so that buildings were either on or close to the road. Utility areas, private gardens, outhouses etc. were kept out of sight behind the main buildings. In fact, at Avon

Dassett there are unusually shallow plots (e.g. the Post Office Group), but the position of buildings relative to the street is much the same. Where houses are set back further, the front boundaries take over the role of defining the street, and its stone boundary walls are a good feature of Avon Dassett. This has been the cue to enable the reasonably successful incorporation of some modern houses into the village, so that the parking areas and garaging that so dominate typical modern designs are not forced uncompromisingly into immediate view (e.g. the new house north of Hillside Farm). Traditionally, such areas would surely be classed as utility areas, and kept out of sight behind the main buildings.

Avon Dassett is notable for two large houses, although neither is in fact the manor (Bitham Hall may be near its site). Nor is either a significant built element in the main village scene, but set respectively at the north-west and south-east edges of the village their extensive gardens and parkland are important in the overall setting of the village. They are both now divided into apartments: Avon Carrow's "college quadrangle" arrangement has lent itself particularly well to the change.

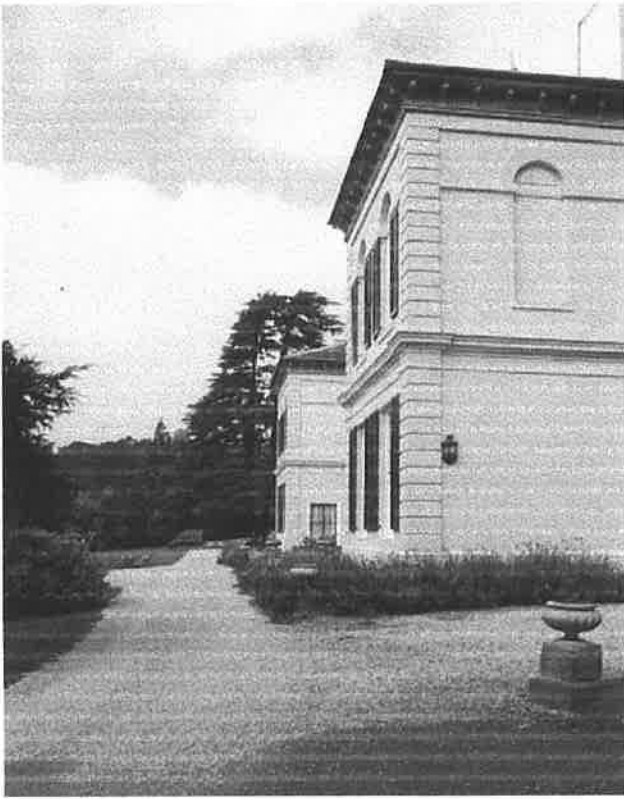
### 2.5 Building Forms And Materials

The main building material in Avon Dassett is the red brown ironstone that is still quarried locally at Hornton, after which it is named. In fact most of the stone of which Avon Dassett is built was probably obtained very locally at quarries within sight of the north of the village. It is employed for boundary walls and for buildings, in which both coursed rubble work and ashlar masonry are used. There is not much evidence of the dry stone work for boundary walls that is typical in areas a little to the south-west.

There is some brickwork in the village in 19th century buildings, of soft orange-red colours that have mellowed well alongside the Hornton stone. More recently, the new council houses are in a brick that has been chosen well for its colour. A point illustrated by the brick reading room next to the post office is that great care should be used in selecting paint colours. Its ivory white was no doubt chosen as looking clean and smart, but the natural hues of Avon Dassett are earths and ochres, against which very light colours can look stark and intrusive. Painting "self-coloured" materials like brick should always be considered carefully in any case, because the need is then established for a continuing cycle of maintenance.

At Bitham Hall similar comments can be made about colour, although the building is completely separate from the main village scene, and it was

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*Italianate architecture of Bitham Hall*

designed from the outset to stand alone. It would be interesting to know what its original colour scheme was in the context of its Italianate style: possibly self-coloured render or a Mediterranean ochre wash. Certainly a softer colour would suit both its architecture and its setting.

In the main street of the village, building forms are varied, but fall into two broad categories. The main visual structure is formed by rows of relatively simple cottages, and a number of again simple older buildings that follow the same forward building line. Eaves run parallel to the street and are low, often barely more than a single storey with half dormers to

light an upper floor within the roof space. Some roofs are steeply pitched, reflecting an earlier thatch, but a number are shallow and slated. There is now no thatch in the main street, and tiling has generally replaced it. In these cottages, window openings tend to be simple and squarish, often with plain timber lintels.

The second category is a number of finer separate houses, often with ashlar facings and stone window surrounds, mullions and hood mouldings. They may be set back from the road behind substantial garden walls and planting, but their presence in the background is solid and sympathetic, reiterating all the key themes of colour, form and



*Traditional forms and materials*

material. Some indeed come forward as notable features in the streetscape - the Limes, for example, and even the Avon public house. There is of course a further grouping of unique buildings - Bitham Hall, Avon Carrow and the two churches - but visually only the churches have a direct bearing on the village scene as important landmarks.

### 3. *History of The Settlement*

There appear to be two theories to the origin of the name Dasset. The one preferred by the Warwickshire index of place names is from the Celtic words "dera cet", meaning oak wood. Certainly "Dercet" was a common spelling of the name until the 17th century. The alternative propounded by local historians is that it derives from the Anglo-Saxon "deor set", or deer fold. In both cases there is agreement that Avon comes from the even older root "afen" meaning water or a river.

The manor of Avon Dasset is mentioned in the Domesday Book. Before the conquest it was held by 3 thegns, and after 1086 by the Count of Meulan. The overlordship came to the Earls of Warwick, and it is recorded that William Gifford, the Earl's steward, held two Knights fees of him in 1166. Lands were also given to the Knights Templar before 1185. It passed to the Peche family and then to the Mountforts, until in 1495 Simon Mountfort was indicted for treason and his lands confiscated by the Crown. It was passed and sold through various hands from 1516 to 1550, when Sir Ralph Sadler sold it to John Woodward of Butlers Marston. It stayed with the Woodwards until 1744, when it was sold to the Holbech family of Farnborough Hall, where the title to the manor resides.

Records from 1674 of the 34 listed inhabitants (in effect heads of households) show a reasonably prosperous population. There was a charity to help the poor in 1617, and trusts survive today: notably John Freckleton's set up to 1783 to fund a school in Farnborough that also included Avon Dasset and Claydon. A description of the population at the time of the enclosures in 1779 shows a varied range of economic activity. Shadrack Taylor kept an alehouse at Lower End Cottages. There was a baker and a miller. Indeed the windmill that stood above the village was a feature for centuries - in 1284 a man was killed by the sails while eating his lunch!

The population followed a typical pattern of rapid expansion through the 19th century, from 174 in 1801 to 296 in 1871. By this time, however, only one in seven of the population was directly involved in agriculture. The building of Bitham House (later named Hall) and Avon Carrow led to the growth of a range of service trades, including butlers, footmen, laundresses, and dressmakers. There was an associated expansion of public buildings too. The Roman Catholic Church was built in 1854, the parish school in 1860, the Wesleyan Chapel (near Orchard Lodge) in 1862, and St. John the Baptist's Church was rebuilt in 1868.

After the 19th century population peak, levels declined to around two hundred; again typical of the general pattern in rural Warwickshire villages. In the twentieth-century the two country houses built by the Boyles and Profumos have been sold and divided into stylish apartments. The village itself has also retained a good proportion of small cottages, so that Avon Dasset is able to support more small households than most rural villages. Council houses were built in small groups on three small separate sites, ensuring that they are well integrated with the rest of the village. Avon Dasset now has a lively and active population, although not before St. John the Baptist's Church became redundant. The living itself had already been combined with Farnborough in 1933.

The village experienced a brief boom in the 1980s when a construction camp for the M40 motorway was located nearby, assuring the continued existence of the pub when many "locals" were closing in other villages. Pressure for private residences appears to have been absorbed by the conversions of Bitham Hall and Avon Carrow, so that the kind of speculative developer's housing that fits so uncomfortably in many villages has largely been avoided.

## 4. *The Character of the Conservation Area*

For the purpose of describing the village, it is useful to consider it in the three main areas shown on figure 4.1, plus the lower area around the southern part of the village and the high ground above it to the north.

### 4.1 South End

The south end of Avon Dasset is a very varied collection of buildings gathered around the only significant road junction in the village. On the map it looks to be a promising village space - almost a square between Lower End Cottages, The Laurels and Home Farmhouse - but in reality it is divided up by a mixed array of hedgerows and fences. Open space is limited to the triangle of grass in front of the council houses, and ground surfaces and edges here are fragmented and untidy. The unusual stone water point in the centre of the space could be the centrepiece of a much improved area, with better paving and more consistent boundary and hedgerow treatments.

An unmade track leads behind Lower End Cottages to the Thatches and Old Orchard House. Cottages beside Lower End, and indeed Lower End Cottages themselves, have undergone much alteration. Again there is a lack of definition of boundaries here: it is not totally clear, for example, which is the front or back of some of these properties, making the area a little messy. However the scale is cosy and intimate, and with some tidying up it could become a very pleasant corner of the village. This should include some attention to the unattractive row of garages, which are more or less screened by planting opposite The Thatches. At The Thatches and Old Orchard House, setts have been used on the ground surfaces, with excellent results that could be emulated elsewhere.



*Behind Lower End Cottages*

The track reduces to a path behind Orchard Lodge, which is bounded by a fine old stone wall. It

opens out into space beside Yew Tree Cottage, leading down to Yew Tree Farm. Although originally outside the conservation area the views from here south -west to Edge Hill, the garden setting of Yew Tree Farm, and the building group itself are excellent and worthy of conservation.

Opposite Lower End Cottages, The Laurels and Guy Cottage are two pleasant Victorian houses. The Laurels, and particularly its front boundary hedge and wall, form the entrance into the south end of the village. However Guy Cottage, and again in particular the dense, clipped evergreen hedge on its front boundary, are a point of focus on the long straight main approach to the village from the Banbury Road. The fine stone wall of Orchard Lodge, running parallel to the lane, and the high trim evergreen hedge below Lower End Cottages emphasise this axis impressively. Home Farm House, too, is a well proportioned stone building that defines the inside corner of the main street effectively.



*Approach from the south*

The approach from Farnborough, too, past the entrance to Avon Carrow, is also long and straight, though without anything to terminate it positively. An old oak on the roadside boundary of Lower End Cottages is the most significant focal feature. The corner of the junction, too, is relatively weak, with the grassy space of the children's playground creating a gap and lacking a strong boundary. In



compensation there is a broad view southwards to Warmington and Edge Hill. Nevertheless some strengthening of the hedgerows around the field and along the lanes would improve appearances greatly, while retaining the simple, white steel strap fencing that evokes the character of managed estate land.

## 4.2 The Central Area



*Main street northwards*

A visual break occurs in the street scene below the Limes, where regenerating woodland in front of Knights Farm yard on one side, and fine tall beech hedging around the war memorial on the other, make a break in the line to built development. From here, the main length of the village street rises gently, taking in a large proportion of the significant buildings.

In Knight's Farm yard an old barn has been converted to a dwelling, but stands in the open utilitarian surroundings of the yard and recent agricultural buildings. Now almost hidden by over growing woodland and undergrowth, a line of stone and brick stables and cart sheds forms the eastern edge of the yard. These are potentially very visible from the main street, and although badly run-down have potential for sensitive repair and re-use. The stone walls and the steep pitches of the corrugated roofs of the end structure are good traditional building elements.

The Limes, then, is the first significant building in this main area of the village, emphasised by its formal position and good stone detailing. Knights Farm, another listed building, lies opposite behind a high laurel hedge, but a wide grass verge and large specimen trees provide an ample foil to The Limes. The Avon pub, deceptively "unlike an inn" with its residentially styled gables and bay windows, punctuates the street scene with some effect.

The middle ground of the prospect up the main street is taken by St Joseph's Roman Catholic Church and its modest spire. Otherwise the line of stone

boundary walls, hedges and gardens behind them steadily plots the street frontage. Valuable buildings, such as the Presbytery and St Joseph's cottage are set back out of the scene. The rising wooded slopes of Fenny Compton Hill provide the backcloth.

St. Joseph's Church is also a fine marker for the impressive entrance piers and walls to the entrance of Bitham Hall opposite it. Here a long shaded vista stretches as a green tunnel below the canopies of huge trees that line the drive into the estate, with the high stone walls of numbers 1 to 3 The Drive on the left, and the daylight of open parkland at the end.

It should be noted that two council houses have been discreetly slipped into the main street south of The Drive with less impact than larger groups that are the more typical formula. Park Close has been extended behind them to provide three more small modern houses, but this development is less effective because it includes a large amount of untended space in front of the houses in the form of roadways, turning heads, pavements and garaging. At the same time the rear boundary of The Drive has been left wide open. This demonstrates so clearly the importance of observing traditional manners of enclosure, private/public space, and of the appropriate scale of street space.



*Access to Avon Carrow*

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South-east of the main street lie the extensive grounds of Avon Carrow. The main access beside St Anne's Cottage is surprisingly understated, even untidy, as the initial approach centres on a corrugated iron barn. The drive quickly swings right, however, between particularly fine curving stone walls, arriving apparently at the back of the building. This is however the only way into the courtyard, which is the main concept of the layout, delivering visitors to the main entrance within the courtyard. The plan nevertheless works well for sub-division into separate dwellings.

The front faces south over terraces and extensive grounds, and it is evident from earlier plans that the landscape was designed to give a broad prospect southwards, and that probably the front could have been visible from Farnborough Road. Now planting obscures the building from any external view, and the greatest impact the estate has is at its elegant wrought iron gates and stone abutment walls, which mark the eastern edge of the conservation area.



*Main street southwards*

From St Joseph's Church, the street steepens appreciably, and its character tightens with some significant rows of buildings from the post office group to Eva's Cottage on the west side, and Church Cottage to Rosemary Cottage and the roadside buildings of Hillside Farm on the east. Only the Rosary Cottage group is listed, but they all have a great deal of charm and small-scale variety. The group of out-buildings to Hill View, arranged in diminishing order of size, is particularly appealing.

The key to this success is consistency of scale and form. The buildings are either one and a half storeys with dormer windows, or two storeys with low upper windows. They are close to the street, and those on the west side have strong boundaries and a variety of hedges and walls, but to a consistent line. Many small improvements could be made: there are inappropriate building details and boundary materials

(see section 6.2, improvements), but as a whole composition they work well together. Street detailing, too, could be better but the stone sett curbs, brick retaining sections, and banked grass verges are all good elements that could be better set off with something other than tarmac for the footways.

### 4.3 North Area

North of Hillside Farm a new house has been built, which fits quite discreetly into its site, although it is in the centre of focus of views descending the road from the north. Its material and colour, and the retention of stone boundary walls assures that it does not stand out, although standard modern detailing leaves it a rather bland and boxy building.



*Steps to the church*

The main street bends at this point to rise sharply uphill past St. John the Baptist's Church. Hedgerows, garden walls and planting take over to define the street at this point, and make a break from the central area to the distinctive surroundings of the Church and the hillside. The dense mature trees of Bitham Hall and the churchyard arch to meet overhead. The Old Rectory and another newer house to the south stand in beautiful gardens, laid out between old kitchen garden walls, and spectacular planting. A pyramid-roofed brick summerhouse is visible from the path above the Church.

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*Golder's and Spike's Cottages*

The road continues to rise with the stone wall of Bitham Hall's gardens and woodland trees on the west, while the Mill plantation on the east forms a dense woodland rising high above the road and village. Golder's Cottage and Spike's Cottage, an eccentric pair (Golder's is much altered and cheaply modernised) are dwarfed beneath the hill and the canopy of trees. The last element of the village is an old cast-iron water pump set neatly in an alcoved stone retaining wall, but lost under the nettles.

The map shows how close Bitham Hall is to the Church, but its long winding woodland approach from the village centre makes it seem distant. It was built in the mid-19th century and sited to enjoy the magnificent southward view. While the house is unashamedly Italianate (a theme made popular by Victoria and Albert at Osborne House on the Isle of Wight), its grounds are romantic English, and the park character remains today. The public footpath from Park Close to Burton Dasset allows a fine view up to the house from the grazing land below it.

### 4.4 Southern Surroundings



*Yew Tree Farm in its setting*

The main elements of the surroundings of the lower part of the village have been touched upon in description of the village areas. The primary concern is the importance of the full extent of landscape gardens related to Bitham Hall and Avon Carrow, and also of Yew Tree Farm and its surroundings.

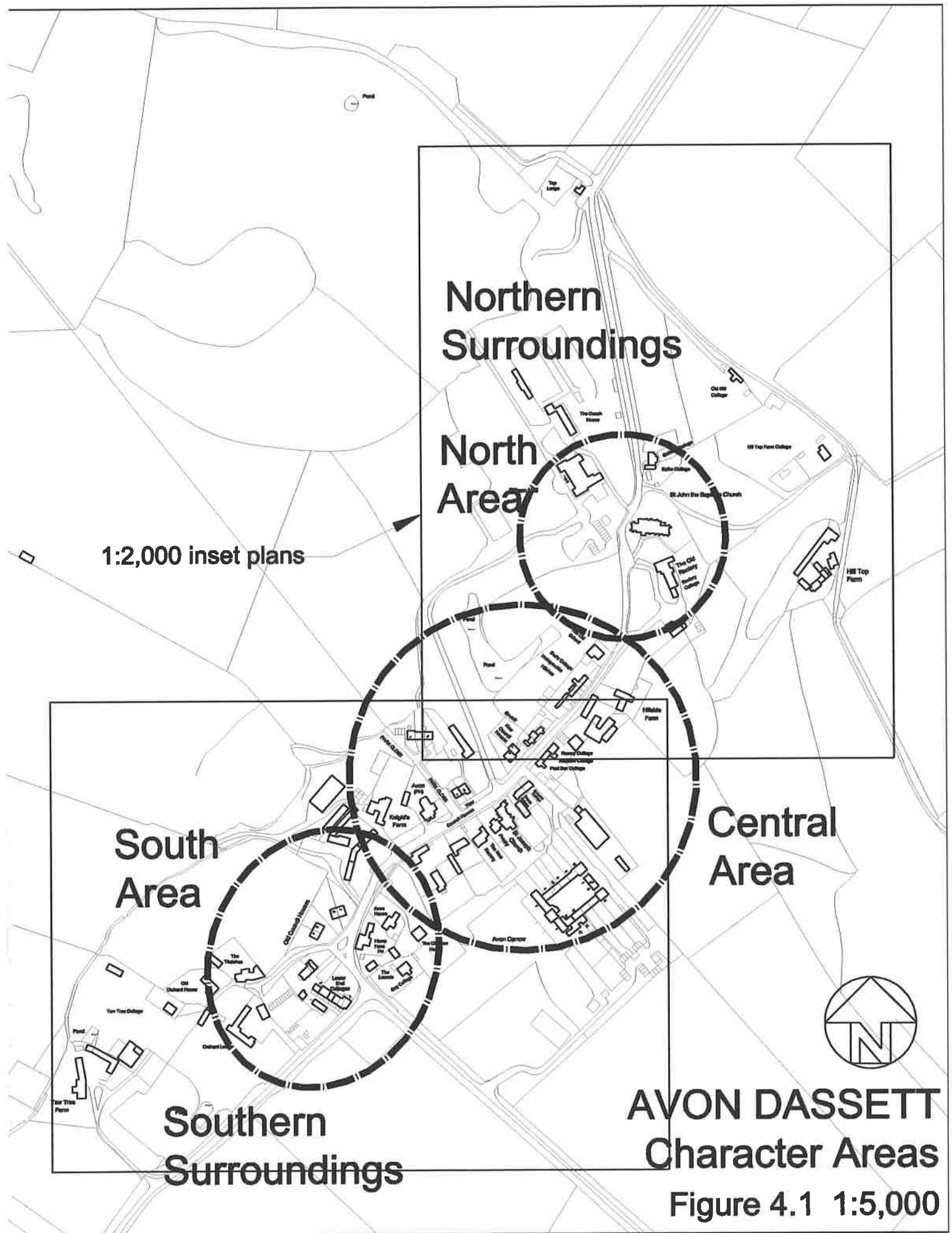
### 4.5 Northern Surroundings

The conservation area extends northwards to include Top Lodge, an attractive gatehouse to the Bitham Hall grounds, which no longer provides access to them. Nevertheless, approaching from the north, it still appropriately marks the entrance into Avon Dasset at the point where the open views of the surrounding hills change to the shaded descent through woodland into the village. This woodland is itself very important to the broader setting of Avon Dasset, and it extends to Hill Top Farm and the lane that serves it. There are three unremarkable houses



*Top Lodge*

along this lane including Hill Top Farm, but there are magnificent views to the high ground of south Northamptonshire to the east. The foreground is marred, it has to be said, by quarry workings.



**Northern Surroundings**

**North Area**

**Central Area**

**South Area**

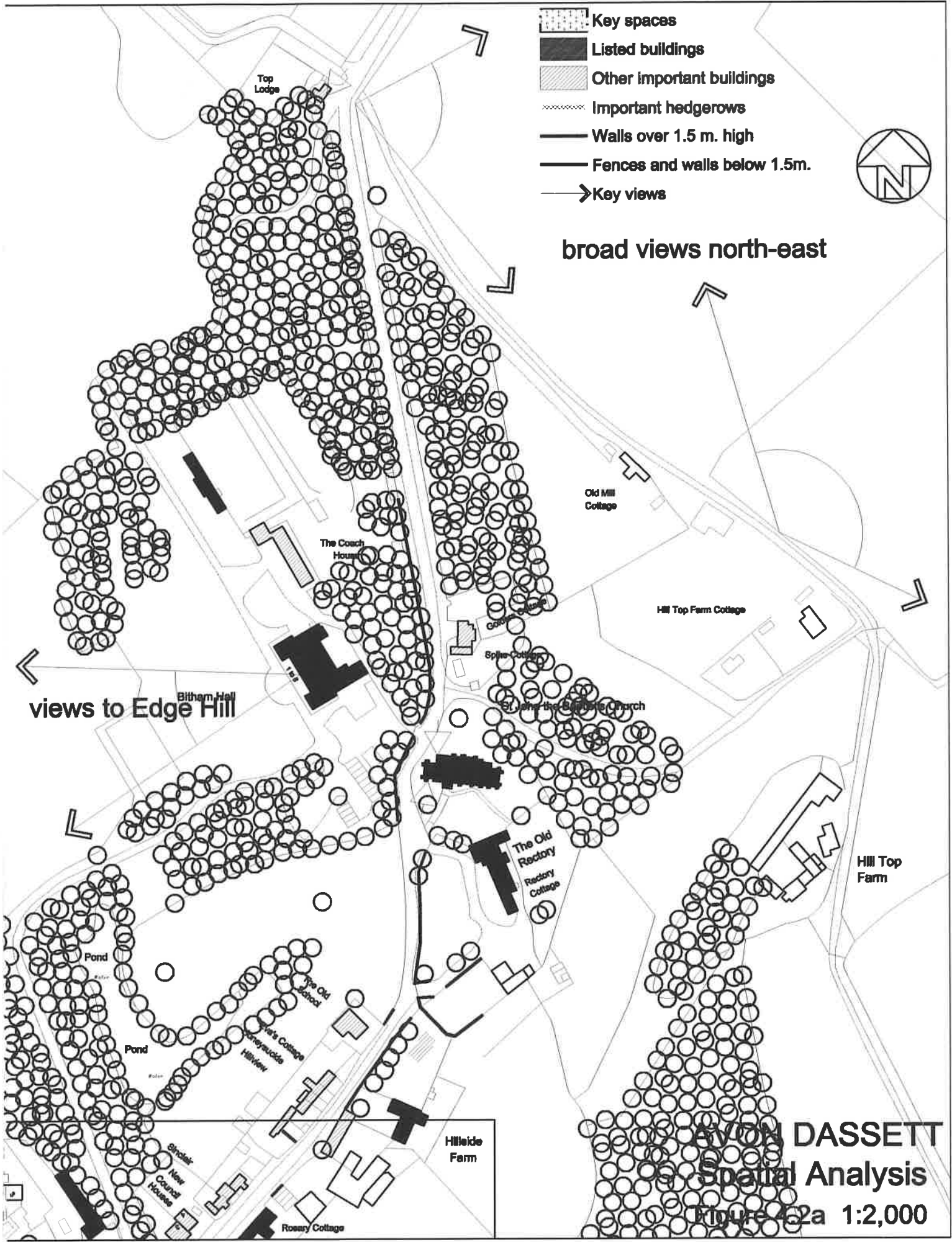
**Southern Surroundings**








1:2,000 inset plans

**AVON DASSETT  
Character Areas**

Figure 4.1 1:5,000





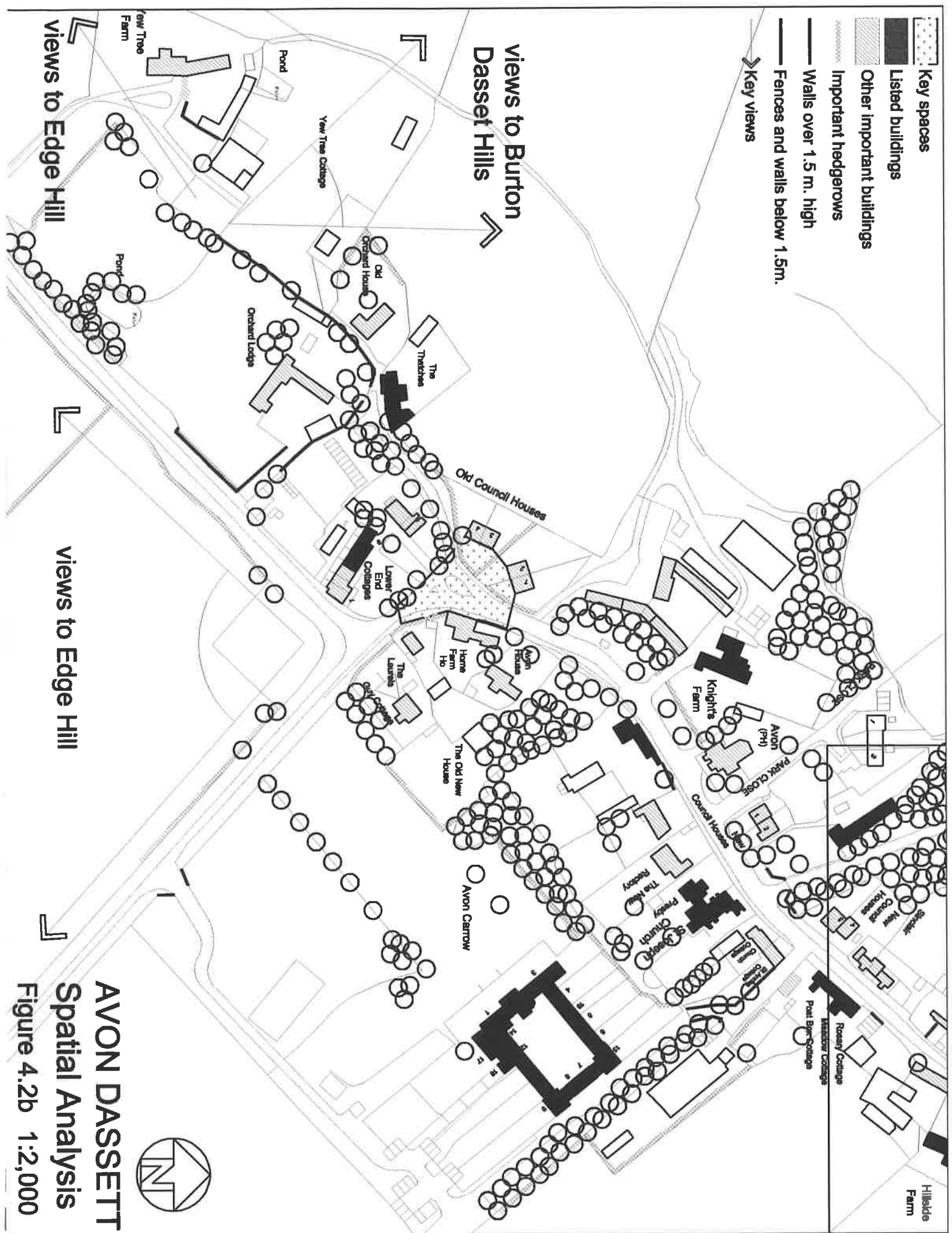
-  Key spaces
-  Listed buildings
-  Other important buildings
-  Important hedgerows
-  Walls over 1.5 m. high
-  Fences and walls below 1.5m.
-  Key views



broad views north-east

views to Edge Hill

**AVON DASSETT**  
**Spatial Analysis**  
 Figure 4.2a 1:2,000



**AVON DASSETT**  
**Spatial Analysis**  
 Figure 4.2b 1:2,000



## 5. Landscape

In terms of its effect on the character and setting of Avon Dassett, the village has three broad kinds of landscape. In the upper areas dense woodlands cover the hillsides, providing an essential backdrop. The two country houses have extensive ornamental gardens, also with large scale tree planting designed for strong visual impact, although less visible from the village itself. And within the village there is the more domestic scale of garden planting, including hedges and some important specimen trees that feature strongly in the streetscape.

Regarding the broader landscape setting, the Warwickshire Landscape Guidelines places Avon Dassett in the Cotswolds area, described as a sparsely populated region of limestone and ironstone uplands, characterised by open wolds, large walled fields and distinctive stone villages. Avon Dassett lies just within the sub-region named "Plateau Redlands and Edge Hill". Its overall character and qualities are a rich agricultural landscape of red soils and small ironstone villages, lying on a flat but deeply incised tableland. Its characteristic features include steep wooded slopes associated with the edge of the marlstone escarpment, large arable fields with red soils, small nucleated villages built of the local orange coloured limestone, and unimproved grassland and scrub on steep valley sides. Although away from the tableland referred to here, most of these features are relevant to Avon Dassett.

Within the village, the following more detailed commentary relates to the character areas described in section 4, above.

### 5.1 South End

The southern area of the village is characterised by residential gardens, some of them quite extensive and containing some complex areas and tree groups (Yew Tree Farm, Orchard Lodge). In the lane behind Lower End Cottages, there is a fair amount of wild growth, for example the group helping to obscure the row of garages. In parts this planting could be improved with maintenance and strengthening, particularly to the boundaries of some houses and paddocks.

The triangular village space described in 4.1 is dependent on the hedgerows and trees that contain

Lower End Cottages' gardens and again some strengthening and improvement could help appearances. Beside Knight's Farm a small tree group is developing densely, again perhaps needing management, but making a distinct break in the street



*Drive to Bitham Hall*

scene to separate the southern end of the village from the main length of the village street. It is balanced on the opposite side of the street by the hedge and ornamental planting behind the war memorial.

### 5.2 Central Area

In the main length of the street, there are few significant tree specimens – Limes on the verge in front of Knight's Farm and at Hillside Farm are the main ones. However, very mature planting, both in the parkland of Bitham Hall and in woodland on the east side of the village, provide a dense backcloth to the main street. These are important elements in the scene.



*Bitham Hall grounds*

The grounds of Bitham Hall are very well wooded, with a wide variety of species that support a great deal of wildlife, including deer. A detailed analysis is not appropriate to this report, but the main elements are mapped on figure 5.1 and keyed in appendix C. The character of the grounds of Avon Carrow is different – less of a grand landscape and more that of a well tended garden. In both cases the house is set out with a south-westerly prospect. At Avon Carrow the design is more controlled, and two straight lines of horse chestnut create the main landscape space. At Bitham Hall the view is over informal grazed meadows, carefully staged nevertheless.

### 5.3 Northern Area

The upper village is dominated by dense woodland, particularly from the churchyard onwards. The typical range of woodland trees includes some parkland species such as Cedar and Wellingtonia. A small area due east of the church has been recently felled, leaving one mature specimen (a beech) amidst regrowth and new trees, which are dominated by ash.

### 5.4 Southern Surroundings

The area south of the Avon is open and flat arable land. It gives a relatively featureless approach to the village. The playground, as already mentioned, takes out a key corner at the village entrance, again without anything but rather scrappy field hedges to mark what should be an important location. There is some



*Uphill to the church*

regeneration of multi-stemmed ash and elm trees in the adjoining hedgerows, but they could do with some strengthening.

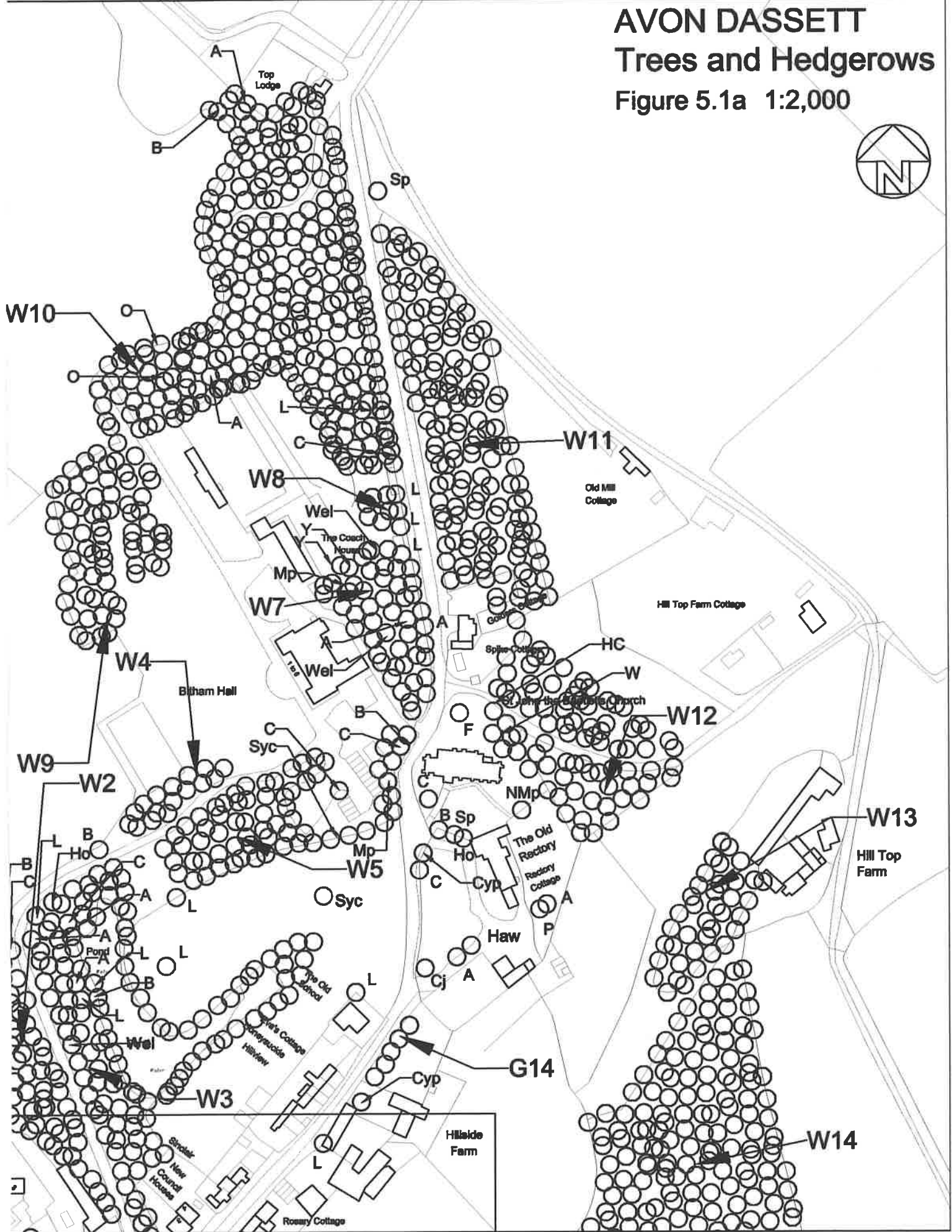
### 5.5 Northern surroundings

Beyond the woodlands of the north of the village is the kind of hilly incised landscape described by the Warwickshire Landscape Guidelines. Around Hilltop Farm, a number of hedgerows have been removed, and at this elevation the surroundings feel a little exposed. Some very large evergreen hedges have been planted near the houses on the lane to Hill Top Farm, but clearly this is not the right answer to the problem. As compensation, the open views now afforded are magnificent!



# AVON DASSETT Trees and Hedgerows

Figure 5.1a 1:2,000





## 6. *The Future of the Conservation Area*

The conservation area drawn up in 1969 enveloped the main buildings and included the woodland above the village, which is so important to its wider setting. There have been no major development changes within the village since then, except the intensification of use at Bitham Hall and Avon Carrow. However this will hopefully assist in preserving these buildings, and their extensive grounds also. The redundancy of St John the Baptist's Church has been a less propitious change.

### 6.1 Amendments

The main issues considered in this report for review have been to do with the extent of landscape associated with the built environment in the village, and the inclusion of Yew Tree Farm and its surroundings. A number of relatively minor adjustments to align the boundary with currently recognisable features have also been considered. Figure 6.1 shows the following proposed changes, which are listed below.

#### Yew Tree Farm

It is proposed to include the whole of Yew Tree Farm, and the open paddock to the north, including Yew Tree Cottage. This would recognise the group value of Yew Tree Farm and its associated outbuildings, and the value of its immediate garden setting and open views to Edge Hill.

#### The Thatches

It is proposed to extend the conservation area to the property boundaries of The Thatches. This would rationalise the conservation area boundary to an identifiable feature.

#### Knight's Farm yards

It is proposed to rationalise the conservation area boundaries to recognisable identifiable features, omitting an area now occupied by new agricultural buildings and yards: these are no longer of the quality of the conservation area.

#### Avon Carrow

It is proposed to extend the conservation area to include the whole of the grounds of Avon Carrow. Previously the boundary cut across the area and this change will rationalise the boundaries to coincide with identifiable features, considering the gardens in their entirety.

#### The Playground

It is proposed to limit the area to the boundary of the playground itself, in order to rationalise the conservation area boundary to an identifiable feature, observing that the adjacent field has little relation to the setting of adjacent buildings or the settlement as a whole.

#### Bitham Hall

It is proposed to extend the conservation area to include the parkland associated with the house, and below it, visible from the public footpath; acknowledging the importance of this landscape to the setting of Bitham Hall and the village as a whole. The park itself extends northwards further, but as woodland of which the southern edge forms a strong visual containment to the broad open setting in front of the Hall. This makes a logical boundary to the Conservation Area.

#### Mill Plantation/Hilltop Farm

It is proposed to extend the area to include the woodland and footpath above St. John the Baptist's Church, behind Hilltop Farm Cottage. This would rationalise the conservation area to include all of the woodland valuable to the setting of the village on the skyline. It was argued whether the area should extend as far as the lane to Hill Top Farm, to take account of the excellent open views eastwards here. On balance it was felt that the immediate area around Hilltop Farm and the buildings themselves lacked sufficient merit, and were not directly part of the village setting.

### 6.2 Improvements

The visual quality of Avon Dasset is very mixed, and the character of the village is dependent on the vitality that this imparts. It is not a chocolate box village. Nevertheless, there are a number of areas where small improvements or repairs could help, or where opportunities are being missed. Most are not in the gift of the public authorities, but encouragement can be given to the owners to make changes and improvements in a sympathetic way. It is also noted that certain areas have a car parking problem, while there are unused and dilapidated garages.

#### Figure 4.2 locates the following points

1. Ramshackle garage: ideally rebuilt.
2. Exposed side boundary: New native hedgerow could enclose garden.

3. Play area exposed and open: new native hedgerow to improve screening
4. Broken surfaces and verges: resurface and consolidate the verge edges.
5. Old council houses: cheerful existing colour scheme that could be co-ordinated.
6. Old garages: to be rebuilt/ removed/screened.
7. Exposed side: consider planting hedges, setting out new parking areas and vehicle access.
8. Historic water point: preserved as a focus for general environmental enhancements in this area
9. Open boundaries: complete new boundaries and surfaces following current building work.
10. Old sheds and stables: restore and enhance landscape on main street side.
11. Tarmac footways: higher quality materials in future?
12. Open boundaries behind houses and pub: consider hedge/picket fence; improve garages.
13. Agricultural building: unattractive building dominates entrance.
14. Larch lap fencing on key approach: higher quality treatment/hedging?
15. Yard: scope for improvements to yard surfaces, garages and out buildings.
16. Front boundaries: some sections (e.g. mesh) could be of higher quality.
17. Exposed concrete/tarmac parking areas: some enclosure, higher quality finishes?
18. The village pump: restore and maintain.
19. Degraded holly bank: replant.

### 6.3 Control

The rather long list of possible improvements indicates that there may be a problem of finishing things off rather than basic bad design or planning in Avon Dassett. It has been noted that new households have been formed by conversion of the two large houses in the village, and this has perhaps relieved pressure that would otherwise have existed for new development.

There appears however to be a fair amount of alteration and extension to many of the smaller cottages. It is important that smaller buildings are not over-extended, and that changes are sympathetic to the quality of the rural environment, even when the particular building is not of especial merit. It would be easy for the village scene to become visually too busy and cluttered from the agglomeration of small

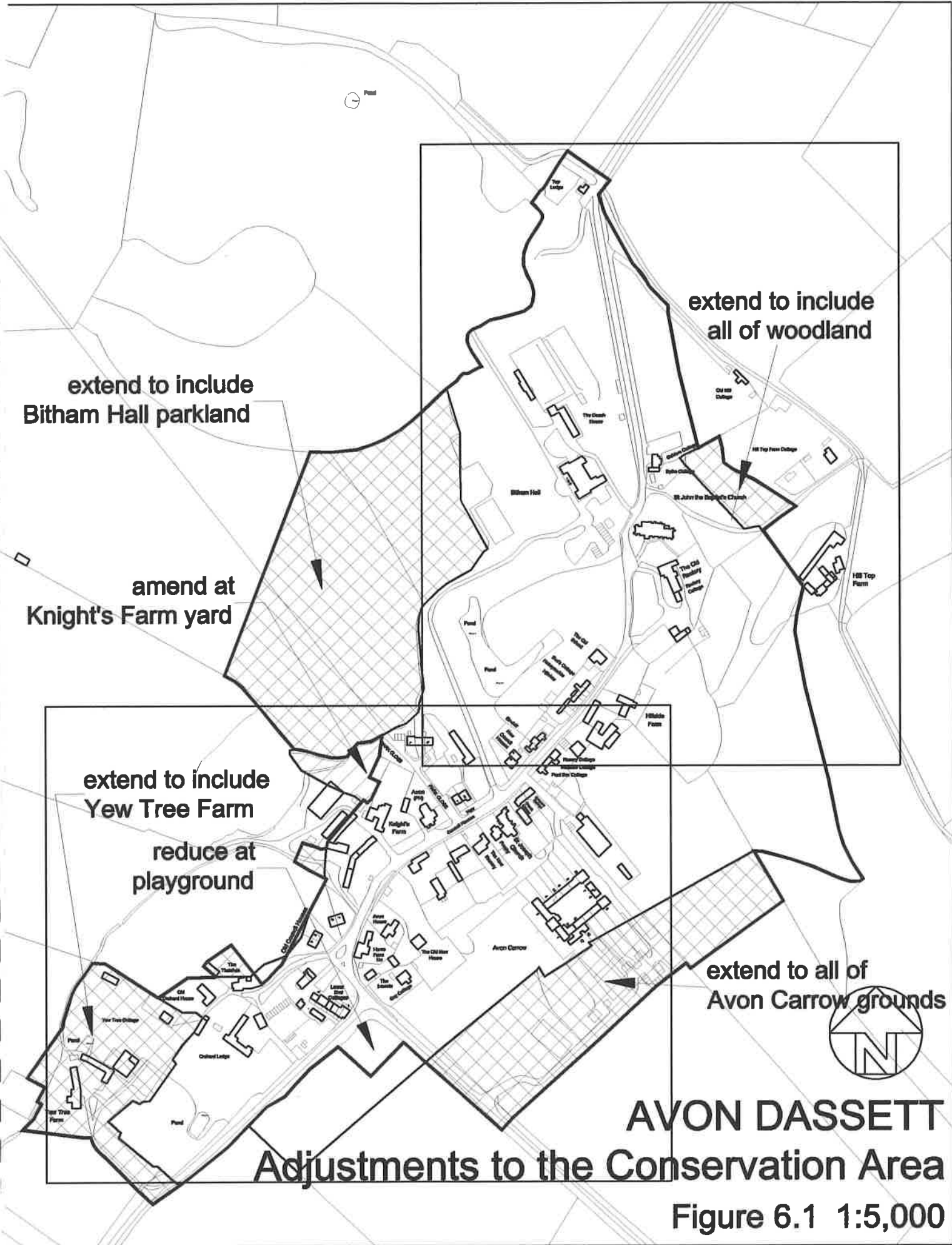
uncoordinated changes. This busyness is part of Avon Dassett's charm but it could get overdone.

Possibly in association with these changes, parking and access generally may become a problem. It is important that proper control is kept over accesses onto the highway, and indeed that landscape schemes are carried out when required with approved building projects. It is quite likely that many of the minor works under way have unwittingly not gone through the approval process that is necessary in the conservation area.

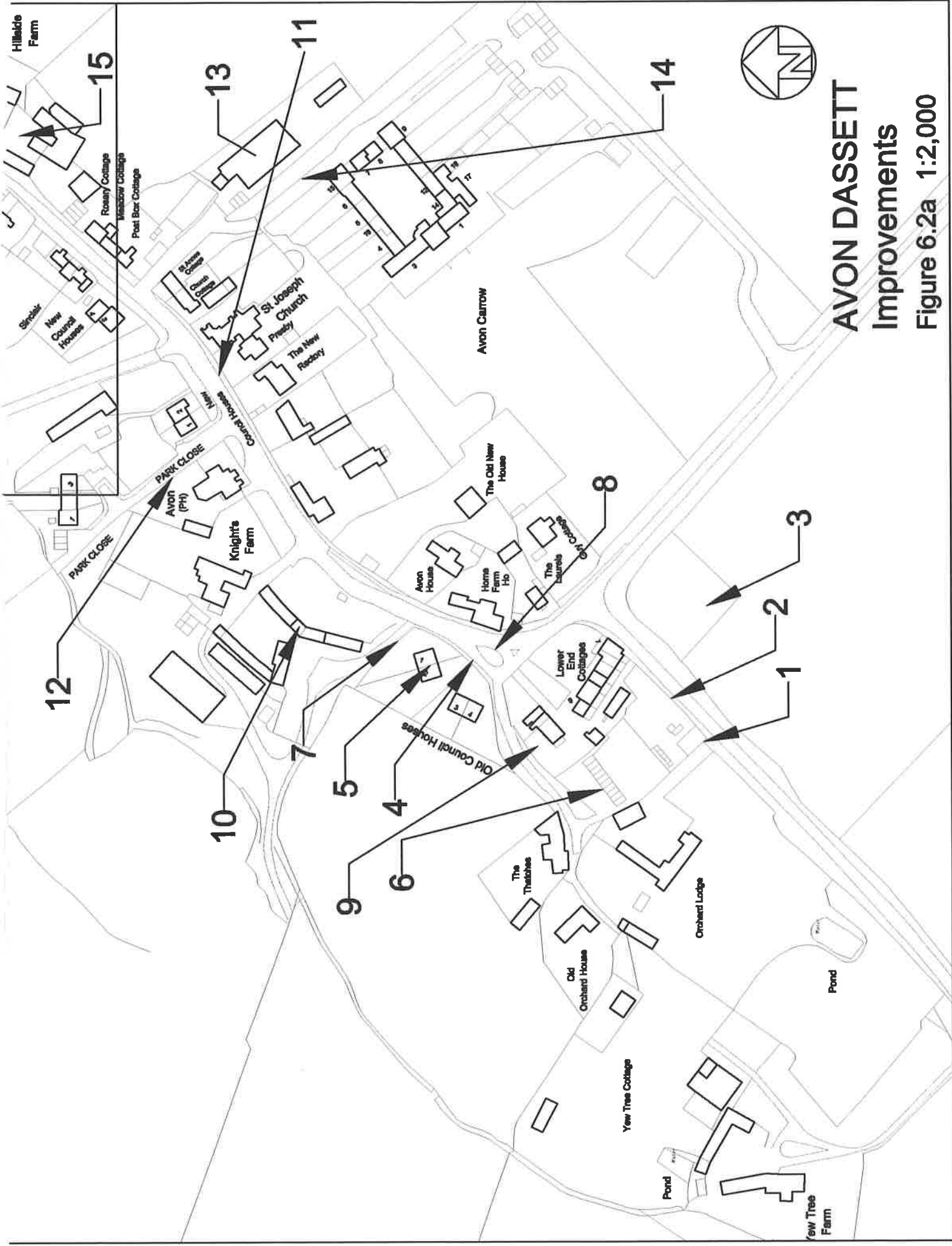
### 6.4 Conclusion

Avon Dassett appears to be a lively and varied community. This character is strongly related to the wide range of dwelling types and sizes, and such variety is a valuable asset. At the same time, it creates pressure on the fabric of the village. While there is variety, it should not be taken as "anything goes" in terms of development and change. This review has shown how, in fact, there is considerable consistency in the scale and quality of the attractive parts of the village, but that that does not mean uniformity. In particular, there are certain very important principles, which affect the way buildings are accessed from and form boundaries to public areas.

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

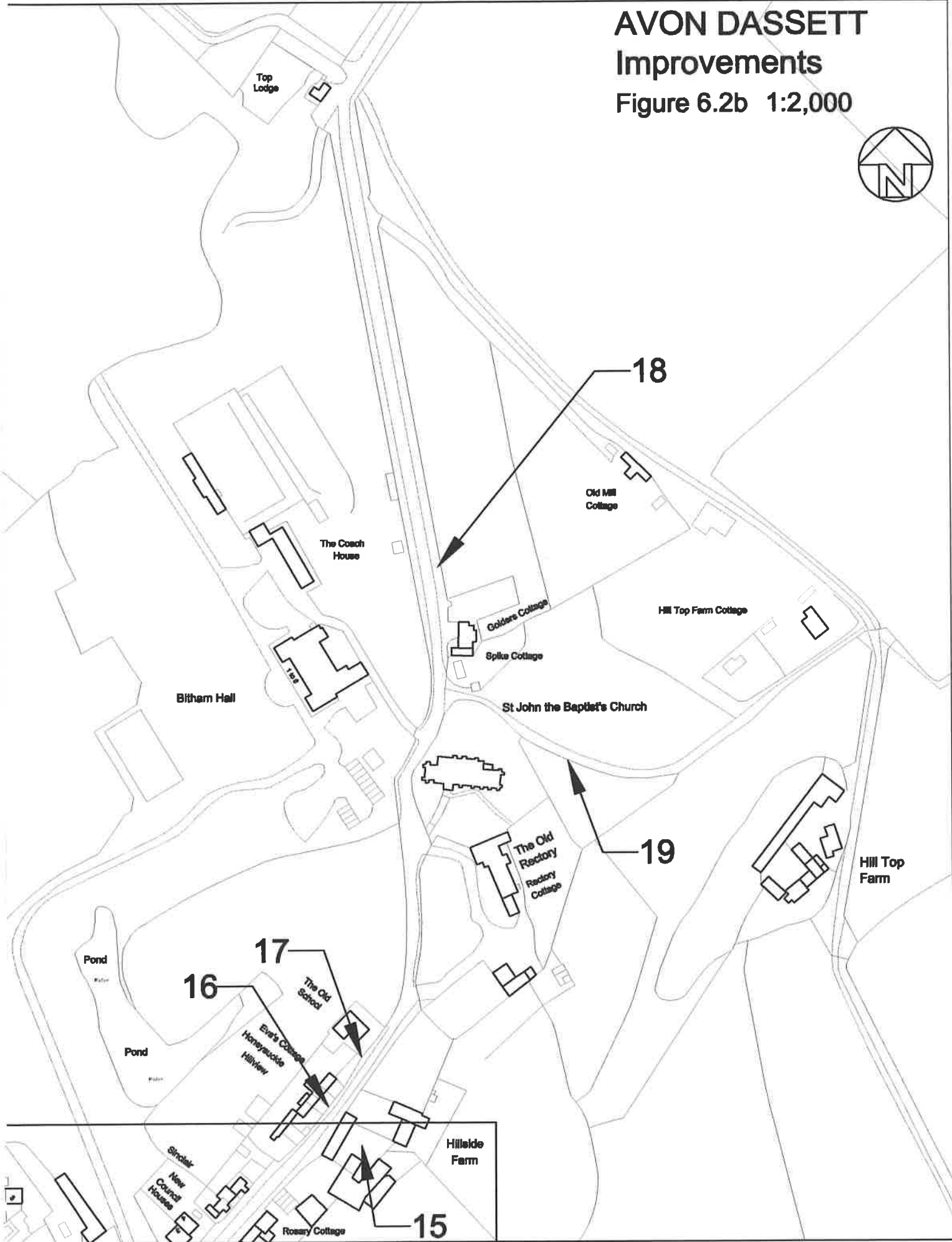






**AVON DASSETT**  
**Improvements**  
**Figure 6.2a 1:2,000**

# AVON DASSETT Improvements Figure 6.2b 1:2,000



## Appendix A – Listed Buildings

### Church of St. John the Baptist

(Ref. 7/1- Grade II\*)



Church. Rebuilt 1868. Ironstone ashlar. Tile roofs have coped gable parapets; stone stack. Chancel, nave, north aisle and vestry, south porch, and west tower. Gothic Revival C13 style. 3-bay chancel and nave. Buttresses and angle buttresses with offsets. Splayed plinth, sill course with fillet and hood moulds with block stops. Chancel has 3-light east window with Geometrical tracery. Cross finial. 2-bay north and 3-bay south sides have 2-light windows with cusped Y-tracery of alternating designs, hood moulds and block stops; windows become longer moving westwards. North side without buttresses. South porch has doorway of 2 chamfered orders, the inner with half-shafts and moulded capitals with nail-head and hood mould with head stops. Return sides have trefoiled round arched lights.

South door of 2 chamfered orders, the outer with nook shafts and moulded capitals, and hood mould with foliage stops. Single light to left and two 2-light windows to right have Geometrical tracery. Dated foundation stone. 3-bay north aisle has 2-light windows with cusped Y-tracery to north and west. Vestry has chamfered arched plank door and east and north trefoiled lights. Stack with round shaft. Roofs of aisle and vestry continue from nave and chancel without a break, but at a different pitch. Tower of 3 stages. Massive angle buttresses with 3 offsets. Double splayed plinth. 4-light west window has intersecting tracery. North and south sides have 2-light windows with plate tracery. Second stage has trefoiled circle to 3 sides. North-east stair turret has square first stage with string course, and semi-circular second stage with stone half-conical roof. Slit windows. Bell stage has nook shafts with shaft rings. 2-light bell openings have trefoiled plate tracery and central shaft with stiff leaf capital. String courses and frieze of blind arcading. Broach spire with lucarnes. Interior: V.C.H. records C14 recess reset beneath chancel north-west window. Grey stone with moulded jambs, cinquefoiled ogee arch with ballflower and hood mould with head stops. North-west arch to organ chamber and vestry. Chancel arch of 2 chamfered orders and shafts with moulded capitals and bases. Nave has Romanesque style 3-bay north arcade with square responds and round pillars, scalloped capitals and moulded bases, incorporating some 12 fragments. North aisle has east arch of c.1300, of 2 chamfered orders, the inner with detached shafts. Fittings: C19 marble font. Stained glass: west window has fragments of C15 glass. Monuments: chancel recess has C13 stone coffin lid carved in high relief with effigy of deacon in canopy with tabernacle work.(V.C.H.: Warwickshire, Vol.5, pp.68-9; Buildings of England: Warwickshire, p.80). Amended from Grade II to II\* 14.12.88.

#### Headstones in the graveyard of Church of St. John the Baptist

##### Against S wall of nave of Church of St. John the Baptist (Ref. 7/2 - Grade II)

Double headstone. 1687. Carved ironstone. Moulded segmental top. 2 winged heads and convex roundels framed by wreaths. Included for group value.



**Approx. 9m. SE of SE corner of chancel of Church of St. John the Baptist (Ref. 7/3 - Grade II)**

Headstone. Mid/late C17. Carved ironstone. Shaped top with central and end finials. Entablature and shafts. Inscription to Frances Perkins. Worn, and sunk. Included for group value.

**Approx. 4.5m. S of chancel of Church of St. John the Baptist (Ref. 7/4 - Grade II)**

Headstone. 1699. Carved ironstone. Swan neck pediment with central finial. Winged head and festoon, framing scrollwork convex cartouche with grotesque mask at base. Inscription to James ?neel.

**Approx. 5m. S of chancel of Church of St. John the Baptist (Ref. 7/5 - Grade II)**

Headstone. 1681. Carved ironstone. Top has winged head and festoon framing sunk panel with moulded architrave. Inscription to Richard Glover, and to Ann Glover 1685.

**Chest tomb approx. 4m. S of SE corner of nave of Church of St. John the Baptist (Ref. 7/6 - Grade II)**

Chest tomb. Mid C17. Ironstone. Moulded panels and top. Sunk. Included for group value.

**Approx. 6m. S of nave of Church of St. John the Baptist (Ref. 7/7 - Grade II)**

Headstone. 1706. Carved ironstone. Moulded segmental top. Winged head. Convex cartouche framed by wreath of flowers. Inscription to Richard Hitcockes. Eroded. Included for group value.

**Approx. 8m. S of nave of church of St. John the Baptist (Ref. 7/8 - Grade II)**

Headstone. 1719. Carved ironstone. Segmental top. Central flowers and 2 heads with small swags below. Foliage scrolls, flowers and fruit. Plain fielded panel. Inscription to Joseph Haines. Included for group value.

**Row of 3 approx. 5m. S of nave of Church of St. John the Baptist (Ref. 7/9 - Grade II)**

Row of 3 headstones. Late C17. Carved ironstone. Left headstone: 1669. Moulded top with winged head and swag. Moulded fielded panel and cable twist shafts. Inscription to Thomas Hitchcocks. Centre: 1675. Shaped moulded top with 4 scrolls and central roundel. Sunk shield panel surrounded by flowers and foliage. Shallow relief. Inscription to Thomas Dodd. Right: 1666. Open segmental pediment with ball finial. Panel framed by festoons. Edges have drops.

## Bitham Hall

**Bitham Hall  
(Ref. 7/17 - Grade II)**



Country house. Mid C19. Imitation ashlar render with moulded stone string courses and rusticated pilasters, probably of stone. Slate hipped roofs; central range has parapet, wings have deep eaves with bracket cornice; rendered ridge and lateral stacks. U-plan. Italianate style. Symmetrical 2-storey, 5-window centre, taller 2-window wings. Ground floor of central range has banded rusticated angles and pilaster strips flanking 3 central bays. Entrance has glazed double doors and overlight. First and fifth bays have French windows. Ground floor windows have moulded wood architraves. Most windows have plate glass sashes and louvred shutters. First floor has round arched sunk panels flanking first and fifth bays. Round arched windows with blind tympana throughout. String course between springing of arches. Moulded parapet with 4 ball finials. Wings have rusticated angle piers. Inner sides have French windows in angles. Return sides 2-window range, mostly blind. External stack, rusticated on ground floor; left wing stack has window with moulded architrave. Irregular service wings to rear. Interior not inspected. Central range formerly had loggia; stone bases for supports remain.

**Hothouse approx. 60m. NW of Bitham Hall  
(Ref. 7/18 - Grade II)**



Hothouse. c.1860. Cast iron, glass and wood and brick rear wall and base. Pointed arched roofs. Symmetrical. Taller projecting central range. Dado of shaped pierced panels with plank infill throughout. Central 4-centred arched dormer has double leaf sash

doors. Roofs have remains of wood cresting to gables. Return sides have 4-centred sash doors. Interior: thin cast iron shafts. A large unaltered example.

**Right gatepier, walls, and gate to Bitham Hall  
(Ref. 4/19 - Grade II)**



Gatepier, gate and walls. Mid C19. Limestone ashlar. 2 square piers with steep moulded pyramidal caps and ball finials; gatepier similar but taller. Coped straight and quadrant walls. Cast and wrought iron gate has quatrefoil circular panels and Romanesque-inspired scroll ornament. Anthemia cresting.

**Left gatepier, walls and gate to Bitham Hall  
(Ref. 4/20 - Grade II)**

Gatepier, gate and walls. Mid C19. Limestone ashlar. 2 square piers with steep moulded pyramidal caps and ball finials; gatepier similar but taller. Coped straight and quadrant walls. Cast and wrought iron gate has quatrefoil circular panels and Romanesque-inspired scroll ornament. Right edge has Wyvern finial. Anthemia cresting.

**The Drive Nos.1,2 (The Post Office) and 3  
(Ref. 7/24 - Grade II)**



Row of 3 cottages. Nos.1 and 2 dated 1707, raised early C19; No.3 on left mid C18. Nos.1 and 2 of regular coursed ironstone, No.3 of ironstone ashlar, with moulded cornices. Nos.1 and 2 have slate roof, No.3 has tiles, all with coped gable

parapets and kneelers; brick ridge and end stacks. L-plan, with short slightly-projecting wing forming No.1 on right. 2 storeys and attic; 5-window range. No.3 has one storey and attic range on left, partly an outbuilding. Hipped roof. C20 stable door and open porch. Casement dormer above. Mid C18 range has entrance to No.2 in right corner: C18 single moulded panelled ledged door in painted chamfered wood frame with stone flat arch. No.1 has blocked 2-light and No.2 a 4-light stone-mullioned window with hood moulds. First floor has C18 leaded 3-light casements, with stone flat arch to left and wood lintel to right. C20 light above door. No.1 has C20 door in left return side, and C20 casements. Catslide roof. Right return side of No.1 has 3-light and 2-light attic mullioned windows with hood moulds, and C20 attic casement. To rear, to The Drive: blocked doorway to former through passage and blocked doorway on right have small windows inserted. Mullioned windows with hood moulds. Nos.1 and 2 are 2-window range, with 4-light, 3-light and 2-light attic windows. No.3 has 4-light windows, and two C19 two-light casement roof dormers. Fish scale tiles. Interior: No.2 has open fireplace with cambered chamfered bressumer. Stepped-stop broad-chamfered ceiling beams, and chamfered joists. Cupboard with butterfly hinges. First floor room has similar ceiling beams and cupboard, and door of 2 vertical panels with wooden latch.

**Avon Dassett Road**

**The Old Rectory  
(Ref. 7/10 - Grade II)**



Rectory, now house. Early C13 origins, with C17, C18, C19 and C20 additions and alterations. Regular coursed limestone and ironstone, with some ashlar and splayed plinth. Tile roofs with moulded coped gable parapets; stone and brick, and brick ridge and end stacks. Complex T-plan, with cross wing on left. 2 storeys and attic; 5-window range. C20 battlemented porch in re-entrant angle has 4-

centred arched doorway and plank door. Cross wing has angle buttresses with 2 offsets, sill course and string course. Early C20 leaded stone-mullioned windows throughout. Main range has a 4-light and two 2-light windows with transoms, and 2-light windows above. Cross wing has 4-light transomed windows, and 2-light round arched attic window. To rear: cross wing has lower wing added to front, with C20 half-glazed door inserted into blocked window of 2 chamfered lancets. Left return side has blocked cellar lancet. Cross wing has slit window. Above is a C13 two-light window of chamfered lancets and shaft with stiff leaf capital; the arch and sub-arches have roll hood moulds. Main range has old leaded cross window, and leaded casements. Mid C20 additions. Interior: straight flight staircase has square shaped balusters, probably C20. Two panel and 3-plank doors. C20 three-window range to right is not of special architectural interest. (V.C.H.: Warwickshire, Vol.5, p.67; Buildings of England: Warwickshire, p.80).

**Hillside Farmhouse**  
(Ref. 7/11 - Grade II)



Farmhouse. Mid C18. Regular coursed ironstone, with string course. C20 tile roof and coped gable parapets with kneelers; old brick ridge stacks have string courses. T-plan, with cross wing on left. Regular balanced design. 2 storeys and attic; 4-window range. Entrance in main range has double-leaf 4-panelled door in moulded architrave. Flanking single lights with transoms. Window to right. Leaded cross windows, some original, throughout. 2-window cross wing has single attic window. Right return side of wing one-window range. Late C20 roof dormer. Return sides have irregular fenestration. Interior not inspected.

**Rosary Cottage, Victory Cottage and Post Box Cottage**  
(Ref. 7/12 - Grade II)



Row of 3 cottages. Post Box Cottage on right, mid C18; Rosary and Victory cottages possibly substantially rebuilt and all re-roofed late C19. Regular coursed limestone. Tile roofs: Post Box cottage has gable parapet to right end; brick end and ridge stacks. Each cottage is 2-unit plan with separate roof, at different levels due to hillside site. One storey and attic; Rosary and Post Box Cottages are one-window range, Victory Cottage 2-window range. Each has central doorway and 2 windows. Casements, mostly with leaded lights. Painted wood lintels. Rosary Cottage on left has 2-light casement in partially blocked doorway; entrance now to rear. 3-light casements. Victory Cottage in centre has C20 plank door and wood lintel. 3-light casement to left, 2-light C20 metal casement to right. Post Box Cottage has C20 part-glazed door, and to left original leaded cross-window under continuous lintel. To right horizontal sash with glazing bars. Small rendered gabled roof dormers throughout. Return sides and sides and rear have irregular fenestration. To rear Victory Cottage has twin gables. Interior: Post Box Cottage has chamfered cross beams, open fireplace with heavy rough bressumer, and bread oven.

**Nos. 1 to 16 Avon Carrow  
(Ref. 4/13 - Grade II)**



Country house now divided into separate houses. Late C19. Built for Captain Boyle. Ironstone ashlar with moulded plinth and cornices. Tile roofs have moulded gable parapets; ashlar ridge stacks have moulded string courses and cornices and square shafts. Courtyard plan. Tudor style. 2 storeys and attic; 6-window range. Entrance range has recessed one storey and attic centre with 3 chamfered 2-light windows. Moulded 4-centred carriage arches with gables to left and right. Higher 2-window corner pavilions have windows of 3 basket-arched lights set high up. Pyramid roofs have large gabled half dormers with ball finials and C20 casements in basket arches. Louvred square lanterns with lead bell-cast roofs and weathervanes. Front to courtyard similar, but centre has two 5-light windows. One storey and attic wings to courtyard have basket arched plank doors and windows of 3,4 and 5 lights. Some C20 doors, windows and roof dormers inserted. Further taller one storey and attic wings have half-dormers with gable parapets and ball finials to gables and kneelers. Basket-arched doors. Mullioned windows have hood moulds on ground floor. All wings regular but asymmetrical. Entrance front has crenellated parapets throughout. Central 3-storey tower and high 2-storey wing projecting forward from it with shallow gable parapet. Ribbed moulded double doors in richly moulded 4-centred arch under

straight head; spandrels have quatrefoils and mouchettes. Large carved panel above has heraldic device, initials CB and CDB and motto. Large hood mould with lozenge stops, stepped up around panel. Canted 2-light oriel window corbelled out above. Leaded stone mullioned windows with Tudor-arched lights. Sill course continued across wall. Coped parapet. Tower behind has 3-light second floor window, buttress and single. Left re-entrant angle has quadrant turret supported on corbelling and buttress carved with owl. Right re-entrant angle has canted projection with single light, and 2-light staircase window with central transom to canted side. Late C20 entrances to left and right, inserted into former windows have panelled doors, glazed panels and hoods, with original hood moulds above. Right entrance has reused Jacobean style caryatids. 3-light window above. Left angle of courtyard has square projection with pyramid roof and 2-light staircase window. Garden front is 8-window range, with one storey one-window wing on left. Balanced but asymmetrical. Ground floor has string course stepped up over windows as hood mould. Entrance in first bay has 36-pane glazed door in moulded architrave, with stone hood on shaped brackets. Central 2-storey tower has octagonal turrets. Very large 6-light canted bay with central transom. 2-light canted bay above. 3-pane glazed door in right turret. Second and

seventh bays have 4-lighted canted bays with string courses, in second bay corbelled back to 3-light. Gables behind crenellated parapet have 2-light attic windows. Right corner has 5-light polygonal bay, corbelled back to round 3-light bay on first floor. One-, 2- and 3-light windows. Single-storey wing has 3-light window with hood mould. Left return side has 5-light segmental bay, and 3-light window in gable. Lateral stack to rear has 2 shafts. Interior: central room noted as having 4-centre arched double doors, C16 style panelling and large fireplace with stone hood. No.12 noted as having panelled library. No.3 has fine drawing room with painted C16 style panelling. Chimney breast with Ionic piers on pedestals. French marble fireplace, recently imported. Single-storey wing has similar painted and gilt panelling with Ionic pilasters on pedestals with lozenges. 4-centred arched fireplace. Panelled basket-arch to bay has decorated spandrels. 2-bay Gothic roof has arched-braced truss with paired trefoiled lancets. No.1 has fine mahogany panelled doors. Arthurian stained glass in some windows. Very high quality joinery, bronze widow catches etc.(Peter Reid: Burke's and Savill's Guide to Country Houses, Vol.2: Herefordshire, Shropshire, Warwickshire and Worcestershire, p.129).

**Roman Catholic Church of St. Joseph and attached presbytery  
(Ref. 4/14 - Grade II)**



Roman Catholic church and attached presbytery. 1854. By Myers. Coursed squared ironstone. Concrete tile roofs; tower and presbytery have slate roofs; coped gable parapets with kneelers and decorated crosses. Nave, chancel, south chapel and north-west porch tower. Gothic Revival style. Chamfered lancets throughout. 1 bay chancel, 4-bay nave. Chancel has diagonal buttresses with 2 offsets. East window of 3 stepped lancets. North window of paired lancets. Small polygonal projection in north



west angle. Nave has buttresses with 2 offsets. 3 windows to north and south sides. West front has splayed plinth. South diagonal buttress. Window of 3 stepped lancets with continuous hood mould. Splayed sill course. West door in tower has deep splayed arch and simple hood mould. Double-leaf door. Tower of 2 stages. Splayed plinth and angle buttresses with 2 offsets. Lancet with hood mould above door. North side has lancet. Square projection in north-east angle. Deep splay to second stage. West front has 2 lancets with clock above and between. Other sides have single lancet. Moulded cornice, taken up as arch above clock. Steep bell-cast pyramidal roof with lead flashing and decorated iron cross. South-east chapel has east window of paired lancets. Single south lancet. Interior: arches of 2 chamfered orders without imposts throughout. Chancel has arch to chapel. Segmental-pointed arch and stairway to pulpit. Scissor-braced roof. Nave has scissor-braced roof with wall posts and corbels. Chapel of 2 bays with arch between. Coupled rafter roofs, running east-west in sanctuary, but north-south in outer bay. Piscina with trefoiled lancet and moulded bowl. Fittings: finely carved and moulded Early English style reredos and altar, with 2 reliefs and stiff-leaf capitals; altar has 4 shafts. Pulpit in north-east corner of nave, entered from chancel, is of stone: 3 sides of octagon, each pannelled with quatrefoil with subsidiary cusps.



## AVON DASSET - APPENDICES

Font of moulded plaster has compound shaft and moulded frieze. Stained glass: complete set of windows, attributed to Hardman (Pevsner). The presbytery is attached on the south side. T-plan, with cross wing on right. 2 storeys; 2-window range. Lean-to porch in angle has chamfered cambered arched doorway and plank door with decorative iron hinges. Wing has paired lancets on ground floor. Paired shouldered arched lights with cambered relieving arch on first floor. Blind trefoil in gable. Main range has large external stack with 4 offsets and large, deep blind arch; 2 chamfered squared shafts with moulded cornices. Lancet to left on first floor. Right return side has lateral stack; shaft rebuilt in brick. 2-storey, 2-window lean-to wing. To rear: wing has 2-light windows. Lean-to range flush with front. The founder was Joseph Knight. Myers was A.W.N. Pugin's builder. Pevsner questions whether he was the architect. (Buildings of England: Warwickshire, p.80; Kelly's Directory of Warwickshire, 1892, p.26).

### St. Joseph's Cottage and The Old House (Ref. 4/15 - Grade II)



House; now divided into two. Dated 1679, with early C19 wing (Wood-Jones). Regular coursed ironstone, with alternating wide and narrow courses; left return side of wing is of brick with brick dentil cornice. Old tile roofs; main range has coped gable parapets and C19 ashlar end stack to right; other end stacks of C20 brick. 3-unit plan with later through-passage, extended to L-plan by wing added to front at angle on left. Wing and left bay form The Old House. Main range 2 storeys and attic; 2-window range. Wing 2 storeys; front windowless. Doorway has moulded jambs. Moulded shallow 4-centred arch with sunk moulded spandrels, large lintel and elaborate hood mould with lozenge stops. Original ribbed and studded oak door. Moulded datestone above has initials I.A.D. 3-light mullioned window with hood mould to left and right and to rear; ground floor window on right is 4-light, with lowered sill. Right return side of wing a one-window range, with 3-light casements and painted wood lintels. Left return side

has door and casements under segmental brick arches. Sash on first floor. To rear: formerly 3, now 4-window range, with mid C20 mullioned windows inserted between first and second bays. Central doorway has C19 ribbed door and overlight, with painted wood lintel beneath hood mould. C19 lean-to with slate roof to left bay. 4 late C19 gabled roof dormers have 2-light casements with glazing bars. Interior: stop chamfered ceiling beams. Noted as having staircase with flat shaped balusters, probably earlier C17 and imported. Principal bedroom noted as having fine angle fireplace with moulded arch similar to entrance and cornice. According to Wood-Jones the doorway "provides the last dated example of a four-centred arch" in the Banbury region. Said to have been used as a convent.(R.B. Wood-Jones: Traditional Domestic Architecture in the Banbury Region: 1963, pp.115-118, 267, 268, 270, 275, 292 Buildings of England: Warwickshire, p.80).

### The Limes (Ref. 4/16 - Grade II)



House. Dated 1702; altered late C19 (Wood-Jones). Regular coursed ironstone with moulded eaves cornice. Tile roof has coped gable parapets with moulded kneelers; ashlar ridge and end stacks. 3-unit baffle entry plan. 2 storeys and attic. 3-window range. Entrance between second and third bays has hollow chamfered lintel and plank door. Original stone canopy on shaped brackets. 2-light window to left. Chamfered stone mullioned windows, mostly 3-light, throughout. Small single-light staircase window between first and second bays. Moulded fielded datestone has initials HTM and elaborate though badly eroded cornice with winged head. Rear largely similar. Door has cambered stone arch. Interior not inspected. According to Wood-Jones the moulded eaves cornice is "the earliest to be recorded" in the Banbury region.(R.B. Wood-Jones: Traditional Domestic Architecture in the Banbury Region: 1963, pp.186,187,191,263 and 270).

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### **Knight's Farmhouse (Ref. 4/21 - Grade II)**



Farmhouse. Mid/late C18, with C19 additions and alterations. Regular coursed ironstone, with simple cornice. Concrete tile roof has coped gable parapets; brick ridge and right end stacks. T-plan, with wing to rear. 2 storeys and attic; 4-window range, with additional first floor window inserted. Entrance in centre of right half has mid C20 half-glazed door with glazing bars. Fanlight with decorative glazing. Wood doorcase with fluted pilasters, dosserets with triglyphs and open pediment. Late C19/early C20 canted bay windows to left and right have plate glass sashes. Widely spaced sash windows, on ground floor under lintels with keyblocks. Brick and stone lean-to on left has slate roof. To rear: irregular C19 brick wing with slate roof. Old 4-plank single-panelled door. Roof dormer.

plan. 2 storeys; 2-window range. C20 plank door in reduced doorway; concrete tile hood. Late C20 casements. Ogee stop-chamfered wood lintels throughout. No.6 is set back on right. Early C19. Small 2-unit plan. 2 storeys; 2-window range. C20 part-glazed door on left has concrete tile hood. Small window to right. Leaded light casement and painted wood lintels. Interiors not inspected.

### **Thatches (Ref. 4/23 - Grade II)**



Cottage; possibly formerly two. C18. Coursed ironstone rubble. Thatched roof; brick ridge stack. 2-unit plan. One storey and attic. 2-window range. Entrance on left has late C20 glazed door with painted lintel. Open thatched porch with rough posts. Small C20 window to right. Right half has 2-light leaded casement with wood lintel, and C20 glazed door with painted lintel. 2 small swept roof dormers, on left with 2-light leaded casement, on right with C19 casement. Right return side has attic casement. Interior not inspected.

### **Lower End**

#### **Nos.3 to 6 (consec) (Ref. 4/22 - Grade II)**



Row of 4 cottages. C18 and early C19, with some C20 alterations. Regular coursed ironstone. Concrete tile roofs; brick ridge and end stacks. Nos.3 and 4 on left are a pair. Each one-unit plan. 2 storeys; each a one-window range. No.3 has C20 French window with glazing bars. C19 casement above. No.4 has C20 plank door and concrete tile hood. 3-light leaded casement. Mid/late C20 casement on first floor. Painted wood lintels. No.5 is larger and taller. 2-unit

*Appendix B – Unlisted buildings of significance*

Main Street



**St. Annes Cottage, Church Cottage**



**Gate Piers, Avon Carrow**



**Hill View to The Old School**



**Post Box and Hand Pump**



**The Old School**



**Yew Tree Farm**



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**Spike Cottage**



**Yew Tree Farm, garden wall**



**Top Lodge**



**The Old Rectory, Summerhouse**



**Orchard Lodge**



**Old Council Houses**

AVON DASSET - APPENDICES



**Home Farm House**



**War Memorial**



**Guy Cottage**



**The Reading Room**



**The Laurels**



**The Prince Rupert Pub**

## Appendix C – Key to Tree Species and Hedgerows

### Key to Figures 5.1 a and 5.1b

A	Ash	<i>Fraxinus excelsior</i>	L	Lime	<i>Tilia species</i>
Ap	Apple	<i>Malus species</i>	Lpop	Lombardpoplar	<i>Populus nigra "Italica"</i>
Bi	Birch	<i>Betula Pendula</i>	MP	Monkey Puzzle	<i>Araucaria araucana</i>
B	Beech	<i>Fagus sylvatica</i>	Nmp	Norway Maple cultivar	<i>Acer platanoides species</i>
Bc	Copper Beech	<i>Fagus sylvatica "Purpurea"</i>	Ns	Norway Spruce	<i>Picea Abies</i>
C	Cedar	<i>Cedrus</i>	O	Oak	<i>Quercus robur</i>
Cj	Cryptomeria	<i>Cryptomeria Japonica</i>	P	Pine species	<i>Pinus species</i>
Cyp	Cypress type	<i>Cypressaceae family</i>	Pl	Plane	<i>Platanus species</i>
Ch	Cherry	<i>Prunus species</i>	Pp	Purple leafed Plum	<i>Prunus cerasifera "Atropurpurea"</i>
E	Elm	<i>Ulmus procera</i>	Py	Pear	<i>Pyrus communis</i>
Eo	Evergreen Oak	<i>Quercus Ilex</i>	Sc	Sweet Chestnut	<i>Castanea sativa</i>
Eu	Eucalyptus	<i>Eucalyptus</i>	Sp	Scots Pine	<i>Pinus sylvestris</i>
F	Fir	<i>Picea</i>	St	Strawberry Tree	<i>Arbutus species</i>
Fag	Golden False Acacia	<i>Robinia pseudoacacia "Frisia"</i>	Syc	Sycamore	<i>Acer pseudoplatanus</i>
Haw	Hawthorn	<i>Crataegus monogyna</i>	Wa	Walnut	<i>Juglans regia</i>
Ha	Hazel	<i>Corylus avellana</i>	Wel	Wellingtonia	<i>Sequoiadendron giganteum</i>
HC	Horse Chestnut	<i>Aesculus hippocastanum</i>	Wp	Pussy Willow	<i>Salix caprea</i>
Ho	Holly	<i>Ilex aquifolium</i>	Ww	Weeping..Willow	<i>Salix x chrysocoma</i>
Lab	Laburnum	<i>Laburnum anagyroides</i>	Y	Yew	<i>Taxus baccata</i>

### Woodland and cultivated tree groups

- |    |   |     |  |
|----|---|-----|--|
| W1 | Woodland adjacent to stream-containing A, El, Ha, Ho, Sp  | W7  | Mature trees in parkland woodland belt adjacent to the road, with many Y, Ho, B and Syc.   |
| W2 | Parkland woodland belt dominated by A & Syc, with some L, Cyp and Y.  | W8  | 2 x L stand-on. the park, boundary with Y and Ho   |
| W3 | Parkland woodland, which includes a number of other species, i.e., A, L, Y, B, Bi, Ch, Syc, Ns with a dense understorey of laurel and snowberry with much regeneration. | W9  | A parkland woodland containing. A number of individual specimens noted on plan amidst B, A, Y, Cyp, Ho, Haw, E.  |
| W4 | C and B dominate the parkland woodland. Ho of various ornamental varieties provides dense understorey with Y and St.  | W10 | A very dense almost- impenetrable woodland with an evergreen, dark, thick understorey of St, Ho, Laurel, and Snowberry. Apart from individual trees already noted on the plan, woodland contains a number of Sp. |
| W5 | An interesting parkland woodland mix of L, Cyp, C, with understorey of St, Ho and Laurel  | W11 | An important woodland forming the backdrop to the village and following the skyline. Mostly deciduous, and dominated by A, B and Syc, it also contains some parkland species such as-C and Wel.                  |
| W6 | Mature trees in parkland woodland belt adjacent to the road, with many Y, Ho, B. Individuals noted on plan.   |     |  |

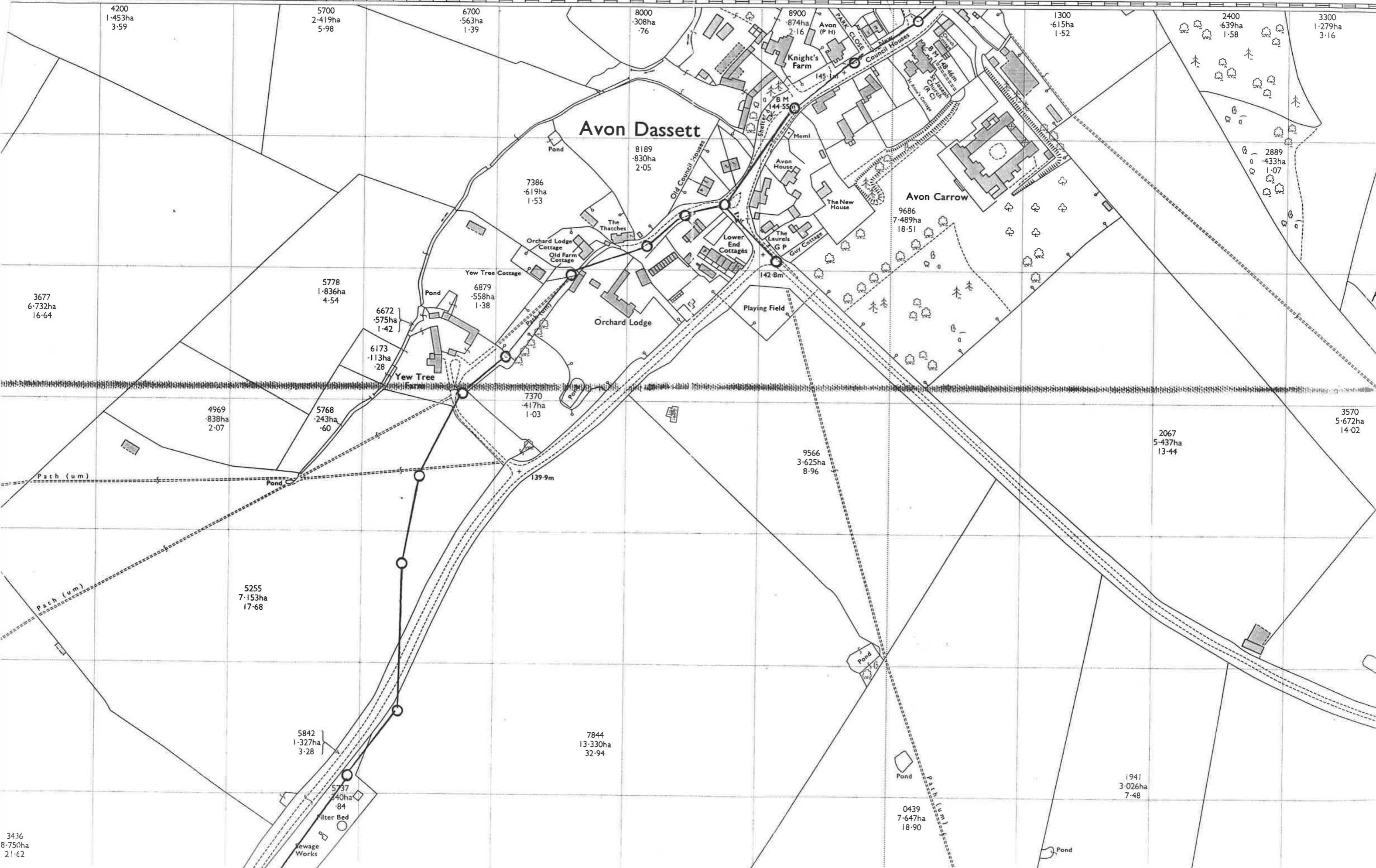
# ORDNANCE SURVEY

WARWICKSHIRE

SP 4050-4150

SOUTHAM R D

404 405 406 407 408 409 410 411 412 413



3436  
8.750ha  
21.62

5255  
7.153ha  
17.68

5842  
1.327ha  
3.28

5737  
2.40ha  
84

7844  
13.330ha  
32.94

9566  
3.625ha  
8.96

0439  
7.647ha  
18.90

1941  
3.026ha  
7.48

2067  
5.437ha  
13.44

3570  
5.672ha  
14.02