



### **Disclaimer to accompany the HASELOR AND WALCOTE CONSERVATION AREA REVIEW**

This 1997 Roger Evans Associates report is the result of an independent survey and analysis of the buildings and landscape form of Haselor and Walcote.

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 03/07/1998.

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.

Version with  
comments

***HASELOR and WALCOTE***

***Conservation Area Review***

***Draft Report - October 1997***

***for Stratford on Avon District Council***

**ROGER EVANS ASSOCIATES**

## ***General Introduction***

*Standard text as other SDC Conservation Area reports*

### **1.1.1 Definition**

### **1.1.2 Designation**

### **1.1.3 Pressures**

### **1.1.4 Response**

### **1.1.5 Further Advice**

## 2. Introduction

### 2.1 Location

Haselor and Walcote is a group of three villages in the centre of the parish of Haselor centred around the Church of St. Mary and All Saints, which sits on a prominent hill between them. The largest element is Upton, known also as Upton Haselor, with Old Haselor lying a little to the east, and Walcote distinctly separated on the north-east side of the church hill. The parish is neatly defined by natural features; Hollas Hill and Haselor Hill to the east and south, and the River Alne to the north and west. *(Note: Haselor Hill is well to the south of the village, and is not to be confused with the hill at the centre of the settlement, referred to in this document as "the church hill").*

The settlement is about a kilometre north of the A46 Stratford to Alcester trunk road, and some 3 km due east of Alcester town. There is another, direct link into the centre of Alcester via Stratford Road, not to be confused with the A46. Other connections are northwards from lanes to Great Alne along Pelham Lane (1.5 km) and Aston Cantlow via Mill Lane (2 km).

### 2.2 Topography

Within the settlement the church hill is the dominant topographical feature, rising to 70 metres above sea level, compared with a general level of 50 to 55 metres around it. The scarp which defines the south-east side of the parish is however a bigger feature, rising to a level ridge at about 115 metres. Steep sides drop some 50 metres, supporting a ribbon of woodland from Aston Grove in the east to Oversley Wood.

The River Alne is also of wider importance, some 3 km north-west of the escarpment, flowing west to Alcester to meet the River Arrow, and thence southwards into the Avon and Severn. In this context the church hill is one of a number of a similar features which together form large undulations in the Alne valley. It provides a vantage point for fine views on all sides, and particularly northwards across the Alne valley to woodland on Carmore Hill behind Great Alne. Surmounted by the church, it is also a focus for the most important views and vistas within the settlement.

Upton is separated from the hill by the valley of a brook which flows north to the Alne. Upton itself is on ground that rises both from the brook, and up the valley to Manor farm. The valley provides a swathe of low lying open land that both emphasises

the height of the church hill and preserves the breadth of views to it from Upton.

### 2.3 Special Land Classifications

There are no special land classifications.

### 2.4 Morphology

By morphology is meant the physical form and structure of the settlement. The main elements have already been introduced - the three original villages of Upton, Haselor and Walcote. Each has a different pattern of development, reflecting the growth and change that is described in chapter 3, following.

Taken all together, the plan of the settlement is unusual, with the church sited remotely from either a manor house or village houses. If one adds to the existing pattern of lanes and streets in the villages surviving footpaths and bridleways, a rectilinear pattern emerges, which connects elements such as Manor Farm and Lower Haselor into a network with the rest of the settlement. It is tempting to infill the pattern with ancient development, now gone, that might have existed between Lower Haselor and the Church, and the unevenness of the ground in this area suggests that this may indeed have been the case.

Lower Haselor is now the smallest area of settlement, comprising North Lodge Farm and other associated buildings that are now in separate ownership. It is at the end of what is no longer a through-lane, but on T-junction with an important path that links north-south between the church and the A46 Stratford Alcester road. It has a loose but rectilinear layout, in which some of the key buildings abut the lane and define it very clearly.

Upton is strung out along Main Street between Manor Farm and the cross-roads of the old Stratford Road to Alcester. Most of the older buildings are situated on or close to the roadside, which gives it its distinctive village feel. They are generally on deep, narrow plots, which would have provided cottagers with a good kitchen garden and work area. Other groups of buildings, such as those north of Upton Manor and behind Crown House (formerly the village pub), were farmyards. They enclose a work area, again with buildings on or close to the roadside to shield the yard keeping utility areas off the public highway and out of sight.

The village was not densely developed, and the continuity of these frontages was maintained by boundary walls and hedges on the roadside. More recent development has ignored this discipline, not

valuing road frontage or requiring separation of working areas. An example of this is of two newly built houses, Barnhouse Cottage and its neighbour, where building groups, which abutted the road and had yards behind them, have been demolished. The new sites are open at the front, breaking down the continuity of the street scene, and with no mitigation using either walls or hedges. The structural quality of new buildings relative to the old (which may have been simple and derelict) is not the main issue here - it is the loss of definition of the public space onto which they face.

Walcote is a more compact village, but issues relating to the siting of older buildings are similar to those at Upton. The zigzag street pattern is a remnant of a rectilinear layout of routes, again still reflected in surviving byways and field boundaries: the most heavily used routes being upgraded and eventually asphalted. Boundary walls and hedges are particularly important in Walcote in defining the public highway. They mitigate recent development like "The Bungalow" and "Lime Gables", which are sited without reference to street frontage, but are fortunately all but invisible behind their strong plot boundaries.

## 2.5 Building Character and Materials

There are two traditions in Haselor and Walcote that run side by side. Local stone, a light grey lias (a fine grained limestone), is used up to ground floor or window sill level for many buildings. On this plinth foundation the structure of the building was erected in an open box frame of timber, characterised by wide square spacing of members and few if any diagonal braces. Stiffening of the structure is achieved by infilling the frame with brick or stone, which is then frequently whitewashed. This produces the black and white style so characteristic of Warwickshire.



In other early buildings stone is used for the whole supporting structure. Typically the lias is roughly cut, sorted by size and laid in courses of random depth. This construction is very widely used, particularly in Walcote, in boundary walls, where diagonally cut stones are laid on end in coping courses, often laid almost dry or with very little mortar. This mixture of materials and techniques creates a distinctive and balanced character.

After the 18th century brick became the commonest material. The traditional colour is light red / orange, but in many places it has been whitewashed to match the infill of framed buildings. Brown clay plain tiles have also come to be the norm, even though mediaeval buildings would originally have been thatched. There are some good examples of brick façades, notably Upton House with strong vertical emphasis in its tall classical window openings and overall height.

Until the 20th century building forms were strongly influenced by the structural constraints of available materials and technologies. Thus the size of timbers that could reasonably be obtained and lifted dictated that structural spans were no more than 5 or 6 metres. Buildings were planned as assemblies of simple rectangles of this dimension or less. Roofs are pitched to at least 45° and are a strong feature of buildings, while their moderate spans limit their height and avoid over-dominance. Window openings are generally simple and squarish, fitting into the structural grid in framed buildings.

Modern techniques and materials allow much greater structural spans and lower roof pitches. There is less need to articulate the plan when it can all be got under one roof. Window openings tend to be much wider than they are tall, with large areas of brickwork between ground and first floor windows, and eaves tend to be high. The result can be a very boxy appearance, and there is a tendency to mitigate this effect by adding on superficial features, where older buildings would create interest naturally through the composition of smaller structural units.

### 3. *History and Development of the Settlement*

It is established that the district was occupied in prehistoric times, although it is difficult to say if the villages themselves were settled until after the Roman era. The A46 is a Roman Road, Alcester was a Roman settlement, and Roman coins have been found in Alcock's Arbour, a wood beside the road south of Haselor.

During the Saxon period the area would have been heavily wooded, and much woodland remains around the southern boundaries of the parish. The Domesday Book records two Saxon manors, Upton and Haselor. Upton was held by "3 men of Leofric", while Haselor was held by Ulviet and Alvrice, until it passed into the possession of "Nicholas the Crossbowman" after the conquest. The manor of Haselor comprised present day Lower Haselor and the manor of Walcote, which was always included within the chief manor of Haselor. Perhaps a lower standing in this relationship is implied in the meaning of the name Walcote, "cottages of serfs".

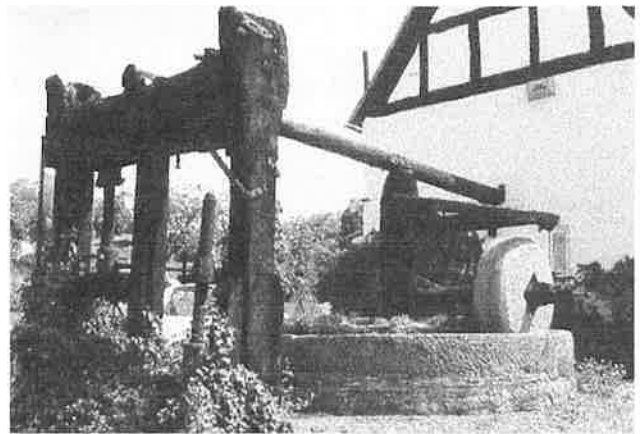
It is not clear whether there was a church in the early Norman period, but the origins of the present building date from between 1100 and 1135, when Henry I endowed a rectory house to serve Upton and Haselor. It was consecrated as St. Lawrence's, and it is not known when the name changed to St. Mary and All Saints. Records from 1349 showing three rectors of the parish imply that the villages must have suffered impact from the Black Death. In 1394 the church and Haselor Manor was given to the Collegiate Church of Warwick.

At the Dissolution in the early 16th century, the estate passed into Crown hands. Properties were subsequently leased and sold many times in the 16th and 17th centuries, and neglect of the manor is evidenced by the frequency with which there was no resident priest. In other Warwickshire villages the secular sell-off after the Dissolution coincided with the eviction of villagers to demolish their houses and enclose land for sheep grazing. It is possible that this happened to Lower Haselor, which would explain the distance between the church and the village and also the remaining earthworks. It is known that some enclosure took place as early as the 13th century, although the Act of Parliament for Haselor was not given until 1766.

Throughout this period many landlords lived elsewhere, although the Throckmartons were associated with both manors from 1540 to the mid 19th

century, and the Greville family owned Haselor for some time. Walcote Manor remained part of Haselor Manor until it was sold off separately in 1807.

The villages grew up around farmsteads, and the dispersed layout of the settlement today reflects these origins. There were still 8 or 9 farmhouses actively engaged agricultural activities as late as the 1980s. There would also have been associated farming trades - blacksmiths, wheelwrights, millers, and a cider press which survives in Walcote and is still occasionally used. A Mill was recorded at Haselor in the Domesday Book, and a water mill in 1325: Hoo Mill on the Alne still exists. There was a fishery in 16th century - could the ponds east of Lower Haselor be the remains?



In common with most of rural Warwickshire, the agricultural population grew until the mid 19th century, when it fell through emigration to urban areas and abroad. In 1801 the parish population was 306, 380 in 1852, but by 1931 it had dropped to 207 after a steady decline. During the 20th century the proportion of people working on the land has fallen dramatically, but has been more or less balanced by those commuting outside the village to work and by a growing retired population. The population has now levelled out at just over 200. Some new development has taken place, and a number of former agricultural buildings have been converted into dwellings. This is reflected in a slight rise in the population since 1971 when it was down to 176: occupancy levels of houses have also fallen significantly.

These changes have nevertheless meant that some of the commercial life of the community, e.g. shop and pub, has disappeared. This undoubtedly affects the character of the place, and Haselor is fortunate to have retained and enlarged its school.





## 4. Character Areas

Haselor is essentially a long, single street. It has different elements based on Manor Farm, the central area of Upton, and the lower area in the north around the school, but the linearity of Main Street is the dominating characteristic. Walcote is a much more compact village than Haselor. It feels well enclosed by the landscape, tucked between the church hill and the steep approach down Mill Lane from Aston Cantlow to the north-east. Between the two main villages is the open hill and brook, with Lower Haselor situated quite separately almost as an outlying farm. The following sections describe the character of these various parts of the Conservation Area in more detail.

### 4.1 Walcote Manor

Like Haselor, Walcote is just a single street, but the right angle bends at Walcote Manor Farm and Walcote Farm break up any linearity, and high walls and hedges add a sense of enclosure. Approaching from Mill Lane, the lane is narrow, with trees arching over the roadway from overgrown hedges each side. The lane drops unexpectedly at the entrance to the village, cutting deeply into a high grass embankment on the left-hand side. The first view is nicely framed by the very simple buildings of Walcote Manor Cottage and Rose Cottage, and as it unfolds it focuses on the road frontage formed by the variety of buildings in Walcote Manor Farm.



There is a distinct and "unimproved" character to this little corner, which does not depend on any fine architecture but on simplicity of scale and form. Indeed only the farm is a listed building, while the others are a blend of all the traditional materials and building techniques to be found in Walcote. They include a simple garage whose red-brick wall is the initial focus of view, an ordinary Dutch barn full of straw bales, and a disused corrugated iron stand for milk churns which is very utilitarian in appearance, but another expression of the working quality of the area. It is important that this is not lost by unnecessarily neatening up the area.

### 4.2 Walcote Farm



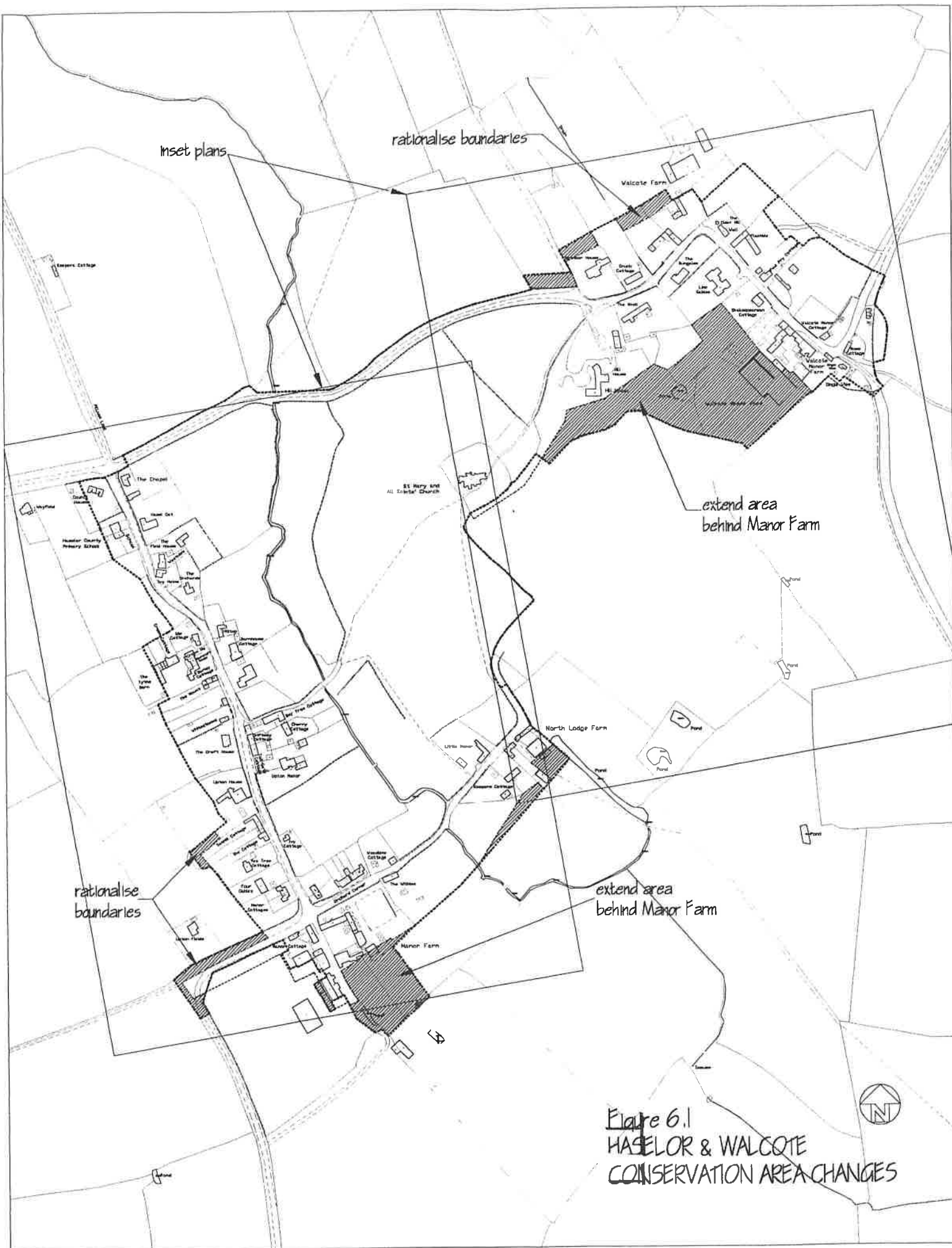
The lower half of Walcote is characterised by well ordered stone walls and hedgerows, with mature trees and planting in gardens. Along the main street "Paul Pry Cottage" and "The Cider Mill" are two timber framed buildings more or less on the roadside. The cider press beside The Cider Mill is a local landmark because of its unusualness, which catches the eye approaching from Haselor. Other important older buildings are set well back from the road: of these, Walcote Farm house closes the view out of the north side of the village. The road surfaces themselves in Walcote are good, with granite sett kerbs and grass verges, although overhead wires are particularly intrusive.

Two very simple buildings are important in defining the street itself: one is the gable end of the stable range to "Flaxhide" (itself a converted and much renovated box-framed barn), and the other a 19th century red-brick farm building to Walcote Farm, whose gable end meets the road to Haselor with two neatly detailed arched carriage doors. It is part of a range of classic Victorian farmyard buildings, which merit encouragement for re-use if they are to avoid falling into further disrepair. Otherwise this part of Walcote is dominated by trees and planting, particularly the approach road from Haselor.

### 4.3 The Church Hill

The church of St. Mary and All Saints sits in isolation on its hill overlooking Walcote and Haselor. The main approach is from Walcote, along a 200 metre footpath that climbs from "The Knoll" at the west end of the village, offering some splendid views northwards. Still without sight of the church, the path arrives in a small wooded area at the top of the







hill, and only then is there a first, surprise glimpse of the building between the trees.

This approach contrasts remarkably with the long, open views of the church from Haselor and the lane linking Haselor and Walcote. The situation of the church gives particular importance to the open fields and footpaths around it, and it is important this character and the many views to and from the church are preserved.

#### 4.4 Lower Upton

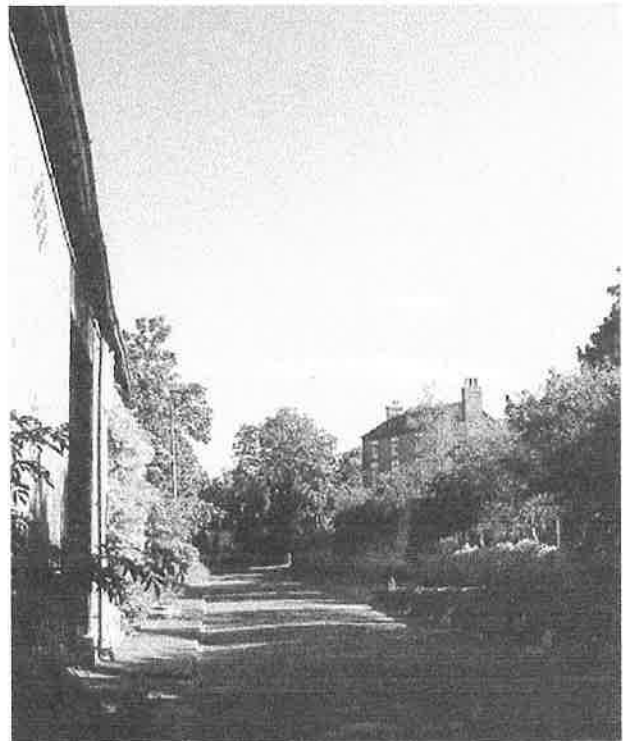
From Alcester both Walcote and Haselor are approached from the cross-roads at the north-west corner of the Conservation Area. The area on the southern arm of this junction is a 19th century extension of Upton Haselor, which includes the school and non-conformist chapel. It has no very distinctive character, but is important as the northern gateway into Upton. Rising southwards up the hill,



entry into Upton proper is marked at a pinch point where "West View" and "Ivy Holme", two simple brick cottages, abut the road, forcing it to kink around the corner of the buildings, and closing the view from lower Upton. Looking back from this point, there is a good vista over the Alne valley, in which the roof of the Victorian schoolhouse figures strongly. Its bulky modern counterpart (built 1997), now obscures the bell-cote on the old building from this view, but its tall chimneys still dominate.

#### 4.5 Upton

Although Haselor lacks a readily identifiable centre, Upton represents more or less the middle of the village. The significant built elements are building groups between The Mount and Crown House, converted buildings related to Upton Manor, and Upton House and the row of cottages south of it. There is a public green opposite Whitestones, from which there are excellent views eastwards to the church, but both the green and the views are cut off from Main Street by a field hedge and indirect access from the lane beside Bay Tree Cottage. A restored set of stocks on the corner is the main indication that this might be an important place in the village.



There are no other spaces along Main Street to break its linearity, and its character is very dependent on the quality of the older buildings and the walls and hedgerows that run beside it. There are some valuable incidental features, like the red telephone box beside "Hilltop" and a "GR" letterbox in the wall of the old post office. Where this quality is lacking, e.g. in the new houses opposite The Mount and the council houses at Manor Cottages, the street scene

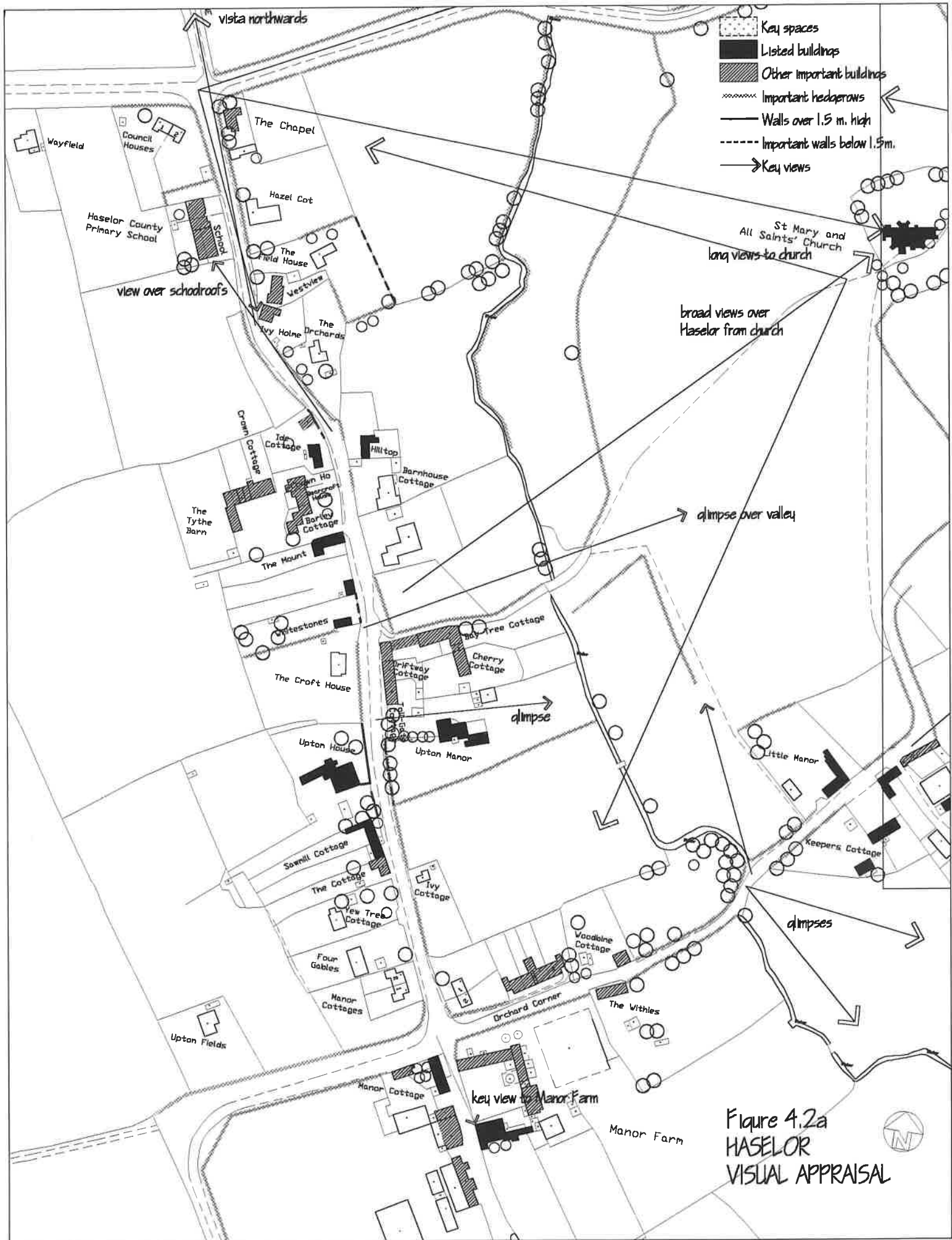


Figure 4.2a  
 HASELOR  
 VISUAL APPRAISAL



suffers significantly. A distinctive character is provided by the raised footpath on the west side of the street, which is retained by an embankment of massive rubble stones. It is planted with colourful alpine species and rock-plants, and is complemented by mature garden walls of brick and stone, with rich garden planting.

Recent development has been more successful where the original form of the building layout has been maintained. The Upton Manor buildings are a good example, and the use of the old barn door opening off Main Street into the former farmyard at Driftway Cottage has been very effective in retaining both the use and character of an important original feature.

#### 4.6 Manor Farm

Main Street terminates positively at its south end in a cross-roads at Manor Farm. This is an important approach into the village, from the A46. Both the road configuration and the positioning of buildings at the cross-roads make for a potentially



very strong village form, but it is seriously undermined by the poor condition of many of the buildings, boundaries and ground surfaces. The scale of the farmyard in front of Manor Farm itself is very good, and there are a number of buildings, including Manor Cottage and its outbuildings, which also have strong potential contributions to make to the group. However, the farmyard is overgrown, and the buildings are almost in a state of collapse. It is vital that this area receives attention, and that in doing so its scale and form is not lost.

The terrace opposite Manor Farm in Orchard Corner is a significant element in this part of the village set up on a bank above the road. It is again let down by the poor state of hedgerows and outbuildings in Manor Farm. More could be done, too, to improve the surroundings of the council houses which occupy the two northerly corners of the cross-roads, with strengthening of front boundary hedges and work to the overgrown orchard behind Manor Cottages.

#### 4.7 Lower Haselor

From its unpromising start at Orchard Corner, the lane to Lower Haselor changes character distinctly at its pinch-point between Woodbine Cottage and The Withies. These two brick cottages press hard onto the lane, suggesting that this is where it ends. Then beyond them it continues between overgrowing hedges, opening out to give views into meadows alongside the brook.



The group of buildings that forms modern Lower Haselor lies at the end of the lane, remote from the rest of Haselor. The main four or five buildings are early black and white timber framed structures, but loosely arranged without a consistent relationship to one another or to the lane. Nevertheless their shared architectural style provides visual unity, and an undoubtedly different character from other parts of Haselor.



## 5. Landscape



The built-up areas of Haselor and Walcote are not densely developed, and in many places landscape provides the main continuity and visual linkage between built elements. The church area, which forms a large part of the Conservation Area, is itself open landscape with no building in it apart from the church and churchyard. Maps show that thirty years ago orchards were widespread in the area, and it is evident from this survey that very many of them have been neglected, allowed to die, or removed. This is a significant loss to the overall landscape character of the villages.

For ease of reference the same character areas are used as in section 4.

### 5.1 Walcote Manor



The approach to the south end of Walcote is dominated by overhanging hedgerows of alder and ash. Emerging from the lane into the village, three heavily pollarded lime trees face the approach beside Walcote Manor Farm. The road turns sharp right into the main street, while a track leads southwards past Dingle View into meadows behind the house. The view into these meadows is cut off by rising land

and the strong line of a hedgerow curving across the line of sight. The corner field behind Walcote Manor Cottage has a number of old apple trees, the last remains of a significant orchard, but its main aspect is now very open, and the area is grazed pasture.

### 5.2 Walcote Farm

Mature trees and gardens dominate the northern half of Walcote. The corner site opposite Walcote Farm and the Cider Mill was formerly an orchard, and is now filled with dense garden planting surrounding two nondescript bungalows. The old hedges remain, dominated by alder and hawthorn and outgrowing their earlier field hedge character. Huge trees on the boundary of Shakespearean Cottage and Lime Gables dominate the centre of Walcote.



Mature trees on the boundary of Astmoor House, including lime, beech and horse chestnut, also lend much of the character to the western approach from Haselor. Their height, and their relationship to stone boundary walls give a stately scale to this area.

### 5.3 The Church Hill

The hill and meadows surrounding St. Mary's church form the most distinctive landscape area in Haselor and Walcote. A neat mixed deciduous hedge runs up from Walcote and screens any view into the extensive grounds of Hill House, concentrating the outlook over the Alne valley to the north. The wooded area east of the church again is mixed deciduous, including young elm and horse-chestnut; there is a serious problem of rabbits burrowing into the earth and grazing it bare. The woodland adjoins the more traditional churchyard planting of yews and holly around the church, and together they make a strong contrasts with the open slopes of the surrounding hillside.

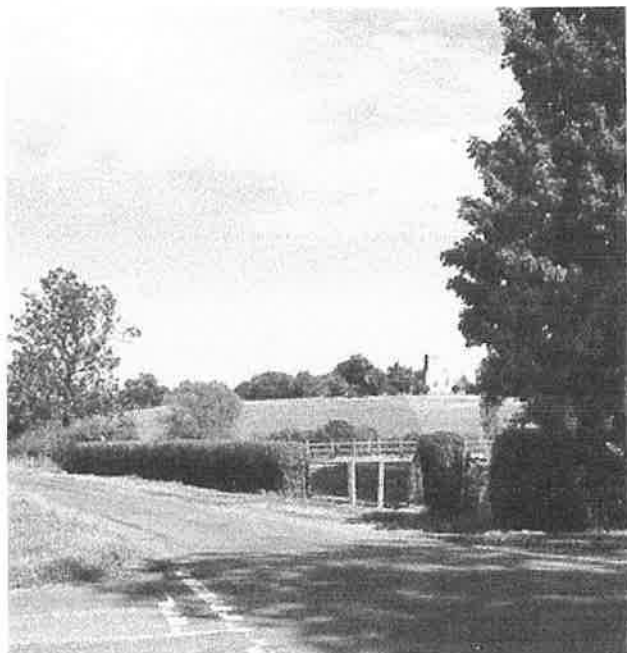
The open space on the west side of the hill is a very important amenity to the villages. Its character is similar to estate parkland, with recent specimen trees (mostly horse-chestnut and poplar) planted



along the footpath towards Upton green. The area is crossed by a number of field hedges of hawthorn and other deciduous species, and the banks of the brook are densely lined by species which include hawthorn and willow. The character is similar to the north, but to the south views from the church are interrupted by hedgerows which have been allowed to grow tall. New planting has taken place in the field south of Hill House, extending its gardens and including a number of non-indigenous species.

## 5.4 Lower Upton

The landscape character of the northern approaches into the villages is set by neat field boundaries. In the northern part of Haselor, this continues as garden hedges which form property boundaries onto Main Street. Tree planting is low key, with small ornamental species typical in front gardens. Climbing the hill towards Ivy Holme, hedgerows are high and overgrown on banks.

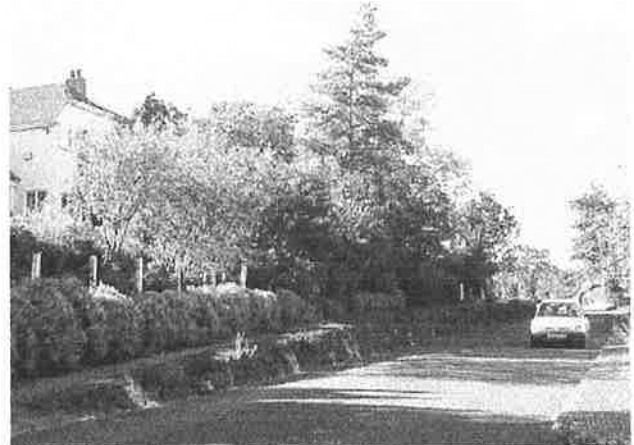


## 5.5 Upton

The central area has a much more mature character than lower Upton. There is a particularly dense area of trees around Upton House including large ash, lime and copper beech. There are other

large specimens in the gardens on the west side of Main Street, which provide a backdrop to the houses and frame the street scene where they are close to front boundaries.

The east side of Main Street is open, with low boundary walls and hedges allowing views out in many places. The public green known as Upton Green is described in 4.5. Again most of the area between Main Street and the brook was formerly orchards, and old plum and other fruit trees can still be identified.



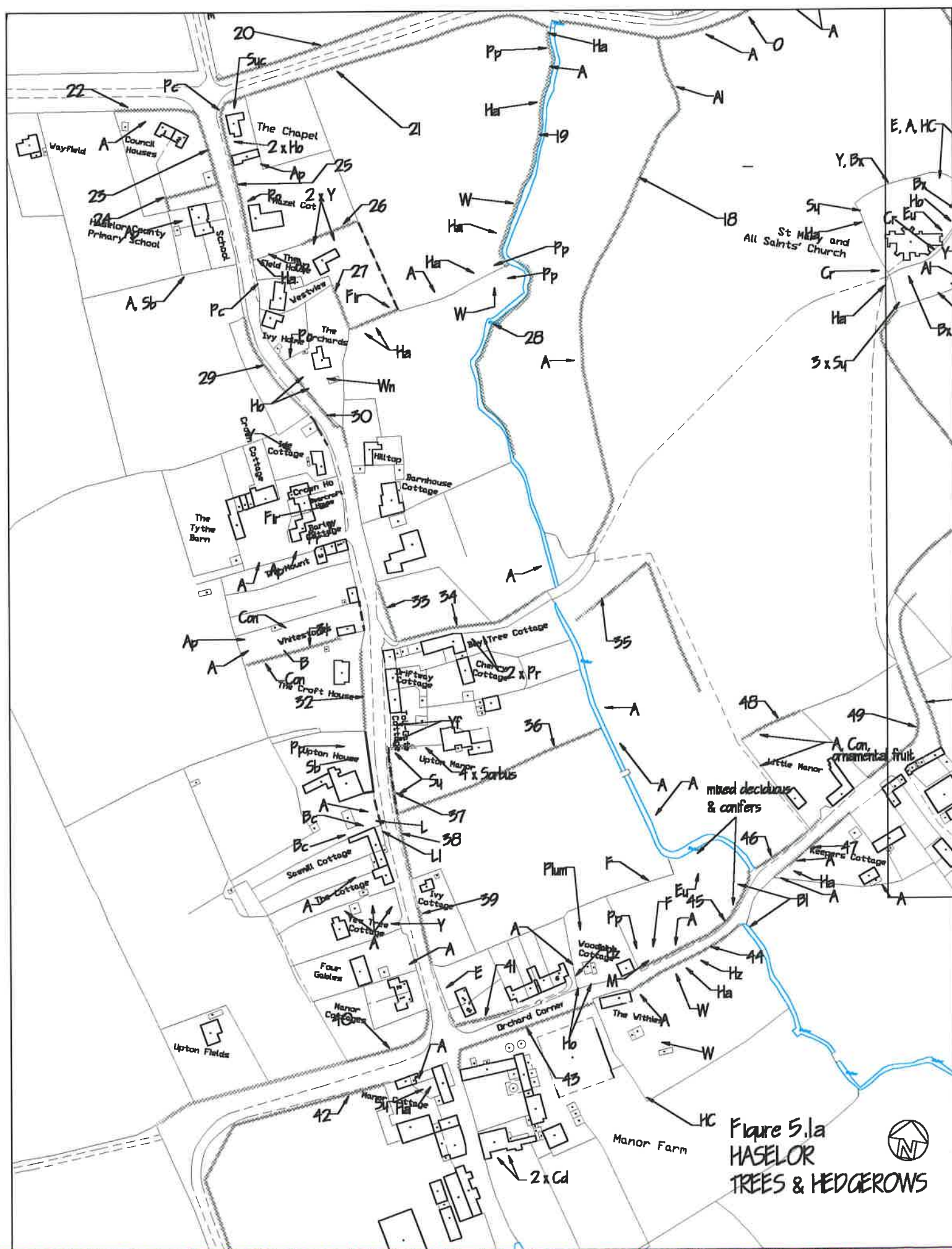
## 5.6 Manor Farm

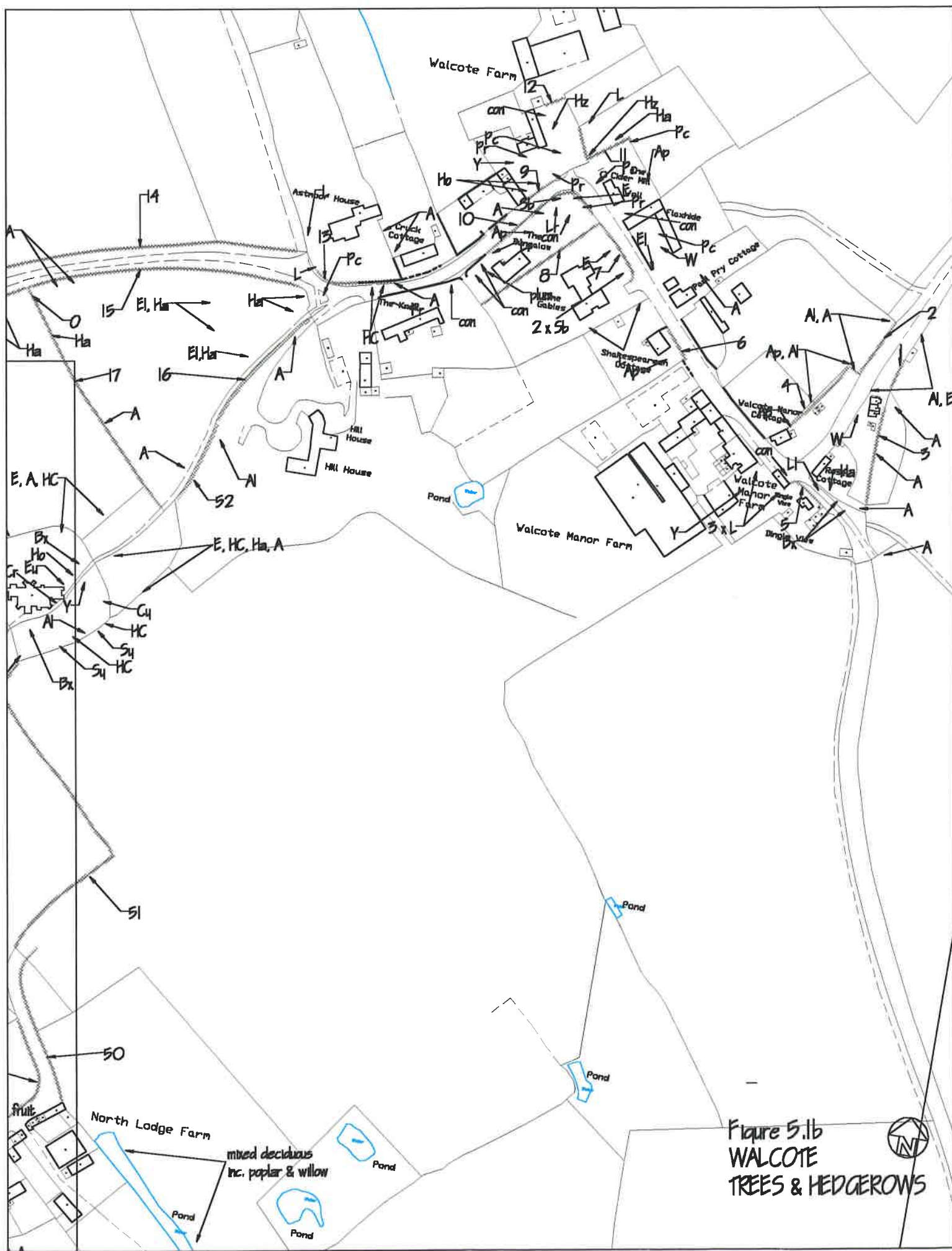
Like the buildings, the landscape around Manor Farm suffers serious neglect. The importance of the area as the main approach to Haselor from the A46 has already been noted. Initially passing between field hedges, the lane turns sharply right before arriving at the cross-roads at Manor Farm. From a mature and rural quality, the character becomes scruffy and poorly maintained: there is another derelict orchard behind Manor Cottages. The front gardens of the council houses at the cross-roads could be better landscaped to give more definition to the corners. Behind Manor Farm house there were previously three cedar trees, but only two remain.

## 5.7 Lower Haselor

Orchard Corner, leading down to Lower Haselor from Manor Farm, is largely defined by landscape. Field hedges have grown up to 5 metres and more, so that specimens of blackthorn, ash and field maple have grown into trees. They form into a small wood where the lane crosses the brook, framing views along the watercourse in both directions. There is little planting around many of the buildings, giving a very open aspect to the area, but again as the lane turns to become a path up to the church, hedgerows have been allowed to grow over. The character becomes rather untidy, and it is an unsatisfactory termination to this very old part of the village.







## 6. *Future of the Conservation Area*

### 6.1 Alterations

The two villages of Haselor and Walcote were combined in a single Conservation Area in the original designation made in 1969/70. This encompassed all of the built up areas of the villages, and recognised the importance of the area of St. Mary's and All Saints' Church and its hill and surrounding meadows as a linking feature. It is interesting that at that time fields to the south of the church were not included, although the survey noted the importance of views from the churchyard over the area. In fact now trees and hedgerows have grown up sufficiently to remove those views, and so the relationship between the church and the two villages is strongest on the north and west sides of the hill.

#### The Church Hill

The most significant consideration in reviewing the Conservation Area has been whether more land should be included as part of the church setting on the south side of the hill. On balance it is felt that a large extension of the Area is not justified, but a clearer line needs to be set out to define it on this side following changes in boundaries around Hill House. The reasoning is that it is not the primary purpose of a Conservation Area to protect landscape, except where it is fundamental to the setting and character of built development, and the existing Conservation Area around the church hill broadly achieves this. There is some concern, too, that following the development of Hill House which was formerly an orchard, there is further encroachment of its gardens on the meadow character of the adjacent landscape.

Figure 6.1 shows an adjustment of the Conservation Area boundary to presently existing boundaries south of Hill House. It also includes an area behind Walcote Manor Farm which has been developed since 1970 with agricultural buildings: designation should thus also provide some protection to the setting of Walcote Manor Farm.

#### Other adjustments

Some other more minor adjustments are recommended to the Conservation Area in order to make its boundaries clearer. These are also shown on figure 6.1. At Walcote Farm the Area is moved to align with the rear boundary of the property, and is extended on the same alignment behind Astmoor House.

At **Manor Farm** (Haselor) the boundary is extended to include fields to the south of the

farmhouse, rather than skimming the edge of farm buildings. The boundary is also aligned with field hedges on the approach road from the A46 - it is always intended that where a boundary is shown along a hedge, wall or fence, that the feature itself is included. There are similar adjustments behind **Sawmill Cottage** and **Upton House** to include trees on the boundary, and behind **Keeper's Cottage** and **North Lodge Farm** in Lower Haselor.

### 6.2 Improvements

The Conservation Area in Walcote is fairly cohesive, and there are only minor points where improvements could enhance its character. Of general concern here is the abundance of overhead wires: every opportunity should be taken to put them



underground.

At Haselor the quality of the area is much patchier, and there are some very significant improvements that should be undertaken. The main area for attention is at Manor Farm, crucial at the entrance to the village. In the public realm, street improvements could be undertaken such as better paving and surfacing at the cross-roads, but much of the necessary work is the responsibility of private owners. Support and encouragement of appropriate plans for re-use or renovation should be given. This and other potential improvements are listed below with reference to figure 6.2.

1. Rebuilding of cottages has left the area in front of them open and suburban looking: define the front boundary with a wall or hedge.
2. Small red brick garage is notable in view from Mill Lane, but overgrown: tidy up.
3. Attractive Victorian cart shed, requiring re-use to preserve it.



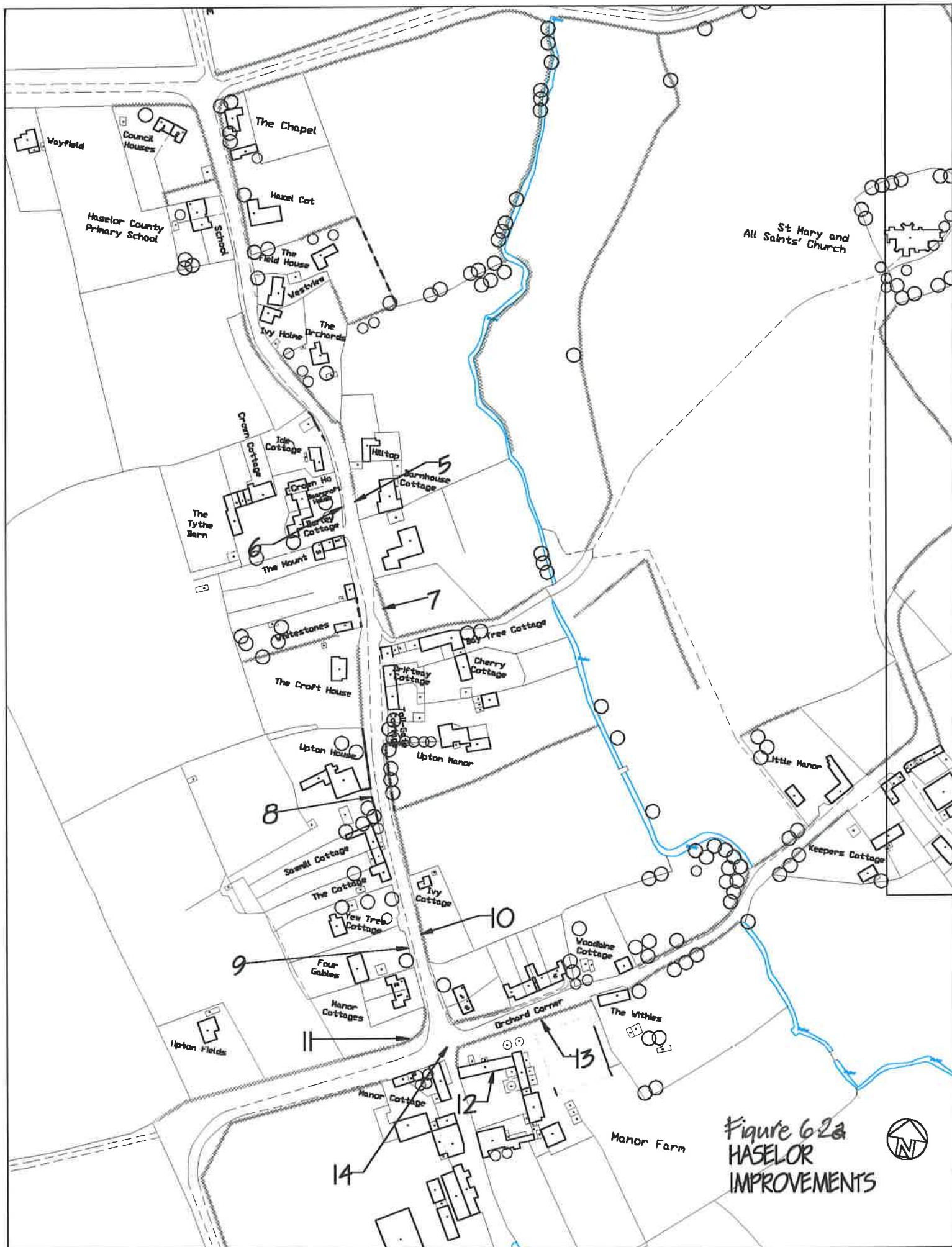


Figure 6.2a  
**HASELOR  
 IMPROVEMENTS**







4. Yard adjacent to 3 with original pavings and surrounded by attractive walls: requires renovation.
5. Inappropriate hedge species, inappropriate building form (Barnhouse Cottage): encourage planting of more substantial native hedge.
6. Renovated housing left with open, suburban looking front gardens: wall or native hedge required to define street.
7. Upton Green: hedges make access indirect and obscure wider views over valley to church. Consider landscape schemes to open up the green and bring it more into the village scene.
8. Some clearance of overgrown multi-stemmed trees required.
9. "Suburban" garden requiring better definition of front boundary, in keeping with other parts of Main Street.
10. Long, dull Leylandii hedge on top of stone retaining wall. Replacement with native species would be better long term.
11. Tidying up and strengthening of hedgerows and old orchard at entrance to village.
12. Manor Farm yard and buildings in urgent need of repair / renovation / re-use.
13. Untidy hedge and adjacent paddock and farm buildings. Management would improve outlook of Orchard Corner.
14. Street surfaces: tighter definition of carriageway with kerb setts and footpath paving could help appearance at entry to village.

### 6.3 Control

There has not been a great deal of change in Haselor and Walcote since the Conservation Area was first designated. In Walcote the main new additions are Lime Gables and Hill House, both of which are well hidden in extensively landscaped plots with intact wall or hedgerow street boundaries. For large houses this is an appropriate way of avoiding

detrimental visual impact, although it is no excuse for poor or unsympathetic architecture. In Haselor there are a number of newer houses of a smaller scale, which development control has not been able to deflect from the suburban estate style. Impacts of new houses opposite the old Post Office are noted in section 2.4 (Barnhouse Cottage), particularly the way in which they fail to respond to the street character in the treatment of boundaries and the positioning of buildings relative to the street.

In both villages there are some good examples of building conversion and re-use. The former farmyard buildings of Upton Manor are a notable example where the original village form has been preserved: this again underlines the importance of the proper siting and planning of buildings in accordance with the existing morphology of the village. A number of buildings have also been identified where future re-use should be encouraged in order to preserve them because of the contribution they make to village form.



Ensuring "appropriate" design is often taken as primarily a matter of specifying sympathetic building materials. Indeed this is important, and sensitive examples have met with village approval - e.g. Flaxhide in Walcote. In Haselor and Walcote a broad range of materials has traditionally been used, and most are readily reproducible today. Common to both the mediaeval and later styles are light red bricks, brown clay tiles and pale earth colours, and there is no need to introduce unnecessarily textured or "rusticated" materials and details. The light yellowish-grey lias stone that occurs throughout the villages is harder to emulate. Brickwork and artificial materials cannot provide the same texture, and so attempted colour matches fail. Painted render can be made to blend in, but with care. White is used with the distinctive black timber framing in older buildings, but in large areas is likely to be too prominent. Warm greys and pale ochres are more likely to sympathise with traditional materials.



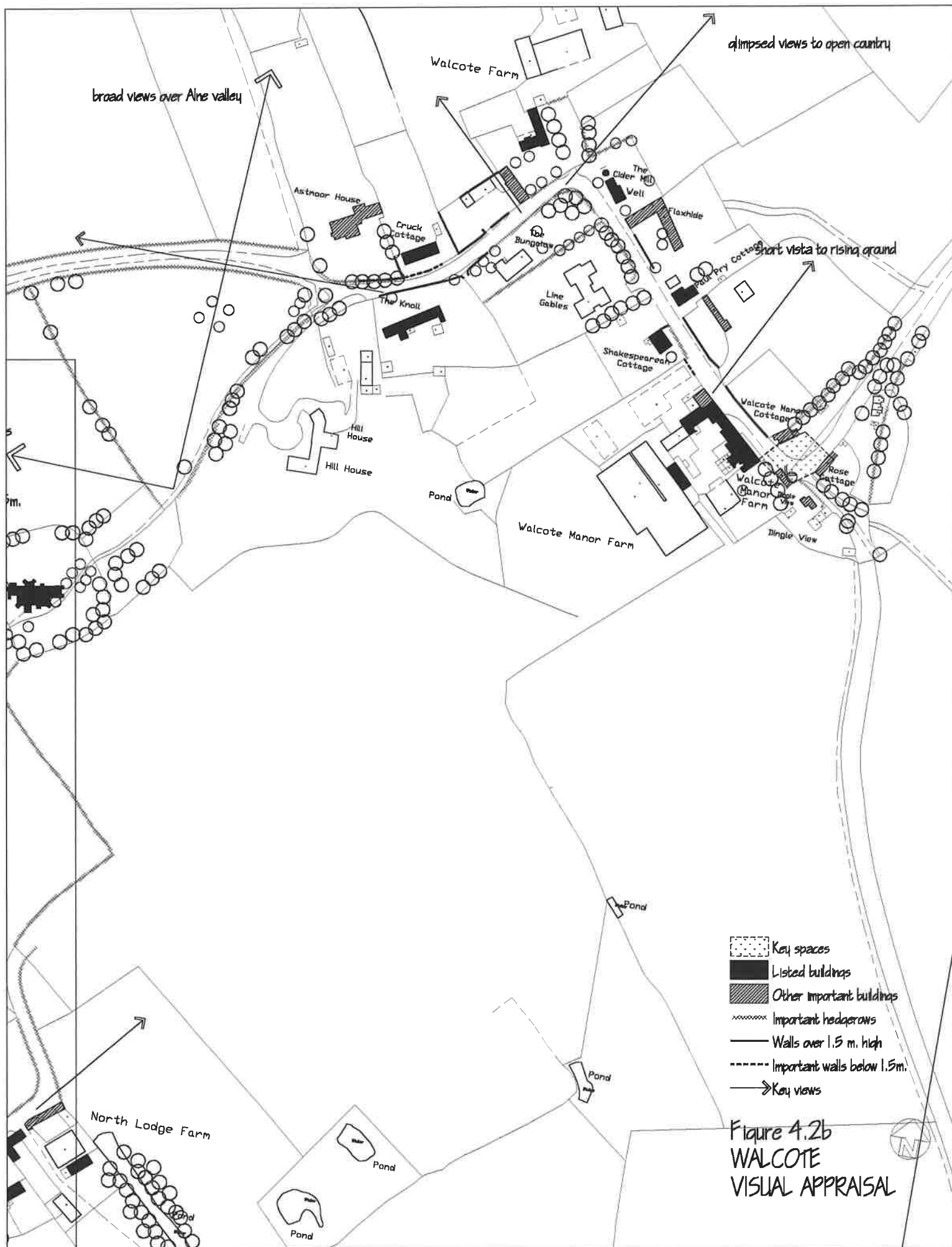


## 6.4 Conclusion

There are distinctive characteristics to each of the three elements that make up modern day Haselor and Walcote. Walcote and Lower Haselor are successfully retaining their qualities as small, quiet places. Upton, the main part of Haselor, is perhaps less comfortable. Having evolved as a ribbon of development along Main Street, it is more vulnerable to change. There has been a subtle erosion of the quality and character of the street, which is the main morphological feature of the village, as further development has taken place along it. The situation is not helped by the neglect of a key area around Manor Farm. Main Street is the back-bone of the

conservation area in Haselor, and it is important that attention is given to it to ensure that the Conservation Area remains cohesive as a whole.

This Conservation Area Review seeks to provide an analysis of the villages' character, expressed in their structure and public realm, not just in their 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 Haselor and Walcote.



## ***Appendix A - Listed Buildings***

### **Church of St. Mary and All Saints (Ref. 7/86 - Grade II\*)**

Church. C12 tower and south arcade; early C13 chancel; early C14 south aisle. Upper part of tower dated 1622. North wall rebuilt and vault chamber added 1869. Restored 1883 and 1892. Chancel of regular coursed lias; aisle and upper part of tower of coursed lias rubble; upper part of tower has oolite dressings. Tile roofs. Irregular nave and chancel, south aisle and chapel, south porch and west tower. 3-bay nave, 2-bay chancel. Arched south doorway with chamfered jambs and doorway. Double-leaf doors with decorative ironwork. Open porch said to be C19 (VCH). Lias ashlar and timber. Roof structure has re-used C15/C16 work, with moulded tie beams and arched braces. Chancel has 2 east buttresses. C19 three-light Decorated east window. North wall has blocked doorway and late C12 two-bay arcade to demolished north chapel. Round pillar with simple capital. Two 2-centred arches of 2 chamfered orders; east respond has leaf capital. 2-light window. South side has 2-light Decorated eastern window with trefoiled ogee lights and quatrefoil, and hood mould. Trefoiled lancet in western corner. Buttresses between chancel and nave. Nave has two C19 Decorated north windows. Gabled vault chamber in centre of north side has diagonal buttresses. 3-light window with elaborately crocketed ogee tracery, hood mould and head stops. South aisle has diagonal buttresses and single south buttress. Blank east wall. 3 much renewed C14 south windows of 2 trefoiled ogee lights; eastern window also has quatrefoil. Hood moulds. C19 west lancet. Tower of 2 stages. Stones below parapet on south side inscribed with names of churchwarden and workmen and dated 1622. Diagonal buttresses to west. C14 west window of 2 trefoiled ogee lights and quatrefoil. Upper stage has plain round-arched bell openings. C19 crenellated parapet with string course. Interior: Chancel south-western lancet has rere-arch. South transeptal arch has C13 half-round shafts with moulded capitals, and C19 arch and east respond. Fine C15 roof with curved braces, coupled rafters and central rib between collars. No chancel arch. Nave has simple late C12 three-bay south arcade of square piers with chamfered angles and imposts and single-chamfered 2 centred arches. North arch to vault chamber. Open timber roof with C16 moulded tie beams, and braced collars with central rib. Tower arch has plastered jambs and remains of C12 arch. Ceiling of C18 pew panels. Aisle windows have rere-

arches. Arched braced roof with collars and 4 tie beams, the easternmost moulded. Fittings: Font, probably C12, in aisle has tapering cylindrical bowl and moulded base. Chancel has Jacobean panelling, possibly from pews. Date-stones below parapet on south side of tower are said to be inscribed with the names of "Richard Skukar", Churchwarden and "Henry Lane, Henry Hemminge, William Vaughan and John Tompkins, Workemen". (V.C.H.: Warwickshire, Vol.III. pp.113-114; Buildings of England: Warwickshire, p.408).

### **Church of St. Mary and All Saints, cross base approx. 100m. NE (Ref. 7/87 - Grade II)**

Cross base. Medieval. Stone. Square base, cut back to octagon. Remains of stump of cross shaft. The whole approx. 60 cm high.

### **Church of St. Mary and All Saints, coffin lid 2m. S of nave (Ref. 7/88 - Grade II)**

Coffin lid. C13 (VCH). Stone. Keeled top carved with foliated cross. (V.C.H.: Warwickshire, Vol. III, p.107).

### **Church of St. Mary and All Saints, chest tomb approx. 4m. S of nave (Ref. 7/89 - Grade II)**

Chest tomb. 1802. Stone. Moulded base and top. Square corner balusters. Incised square panels, 2 to each long side, one to short side. Inscription to Mary Haysens, died 1802. Included for group value.

## **Haselor**

### **Main Street**

#### **Hill Top (Ref. 7/102 - Grade II)**

Cottage. C17. Timber framed with whitewashed brick infill. Tile hipped roof; brick internal stack. L-plan. One storey and attic with dormer; 4 ground-floor windows. Flat 4-panelled door with simple hood. C19 casements, mostly with glazing bars. To rear: Wing on right largely rebuilt in C19 brick. Interior: Central room has inglenook fireplace with seats and boxed bressumer. Broad-chamfered ceiling beams in 2 rooms. Exposed framing.

### **Main Street**

#### **Upton Manor (Ref. 7/103 - Grade II)**

Shown on O.S. map as Manor House. Manor house. C16 (VCH), with C19 and C20 alterations and additions. Timber framed with some close studding and lath and plaster infill, and high brick

plinth; some rebuilding in brick. Tile roof; massive central lias stack with diagonally-set brick shafts. L-plan. 2 storeys and attic; 3-window range. Wing on right rebuilt in brick, but retains jowled corner posts. Staircase block in angle has gable with lattice framing. C20 brick porch and panelled door. Late C20 casements with glazing bars. Right return side to street has exposed framing throughout; 3-window range. Left return side of C19 brick, built out on ground floor with brick dentil cornice and slate roof. Rear mostly of C19 brick. Interior: Exposed framing. Stop-chamfered ceiling beams. 2 open fireplaces, one largely blocked, back-to-back. Queen post roof with curved wind braces. (V.C.H.: Warwickshire, Vol. III, pp. 108-109).

### Main Street

#### Manor Farmhouse (Ref. 7/104 - Grade II)

Farmhouse. c.1600, largely rebuilt c.1810. Said to have stone on south side inscribed ISH 1810 (VCH). Timber framed with lath and plaster infill; mostly rebuilt in whitewashed brick. Old tile roof; brick ridge lateral and internal stacks. Complex plan. 2 storeys; 4-window range. Entrance in right return side. Front to farmyard has 3 adjoining gabled ranges. Left range timber framed with ornamental panelling to first floor and gable. Ground floor under-built, but retains posts with remains of square pilasters, and curved brackets. First floor jettied, with moulded bressumer. Curved oriel with painted sham framing. Jettied gable has bressumer with remains of scroll pattern. Projecting wall-plates with large original moulded pendants. Other gables of simple brick. C19 casements with glazing bars, some under segmental brick arches. Blocked window on left on ground floor, corner window above. Large central stack of thin bricks has 6 shafts with V-pilasters; tops rebuilt. Right return side has early C19 part-glazed 6-panelled door with over-light and trellis porch. Irregular fenestration. Irregular left return side has two 2-panelled doors. Irregular garden front with 4 gables with attached one storey and attic outbuilding beyond. Interior: Broad chamfered ceiling beams. 2-panelled and 6-panelled doors. (V.C.H.: Warwickshire, Vol. III, p.109; Buildings of England: Warwickshire, p.308).

### Main Street

#### Ide Cottage (Ref. 7/105 - Grade II)

Cottage. C17 with C19 and C20 alterations. Timber framed with brick infill and lias plinth. Right end and right return side under-built in regular coursed lias. Tile roof; brick ridge, end and external stacks. 3-unit baffle-entry plan. One storey and attic; 3-window range. C20 brick porch with stable door.

C19 casements with many glazing bars. C19 dormers. Left return side under-built in brick. Right return side has C19 external stack. Interior not inspected.

### Main Street Nos. 1 to 3 (consecutive)

#### The Mount (Ref. 7/106 - Grade II)

Row of 3 cottages. C17 and C18. Timber framed with brick and some lath and plaster infill, and brick; No. 2 has brick dentil cornice; all whitewashed. Old tile roofs; brick ridge and end stacks. L-plan. 2 storeys on right. No. 1: Two-window range. Central C19 plank door. C19 casements with glazing bars, and one leaded light. Ground floor openings under segmental brick arches. No. 2: Two-window range with C20 door, casements and half dormers. No. 3 on left forms cross wing, with its main front to left return side. Exposed framing with jowled posts. Ground floor and attic windows only. Right return side of whitewashed brick has C19 casements. Left return side has whitewashed brick infill, C20 glazed door and casements. To rear: No. 1 has exposed framing. No. 2 has painted sham framing. No. 3 has framing with tension braces, jowled posts and gable. Interior not inspected.

### Main Street

#### Haselor Post Office (Ref. 7/107 - Grade II)

Cottage, *formerly village post office*. C17/early C18. Timber framed with whitewashed brick infill on high brick and lias plinth. Corrugated iron roof; C19 brick end stack. 2-unit plan. One storey and attic; one-window range. C19 casements. C19 brick raked-roof dormer. Entrance in right return side has C20 door in deeply-recessed porch. Jowled posts. Right corner under-built in coursed lias. Left return side rebuilt in whitewashed brick but retains jowled posts. To rear: Exposed framing. Interior not inspected.

### Main Street

#### Whitestones (Ref. 7/108 - Grade II)

Cottage. C17 with C19 alterations. Timber framed with lath and plaster and whitewashed brick infill; lias plinth. Left return side to street rebuilt in whitewashed brick. C20 tile roof; brick end stacks. 2-unit plan, with lean-to on right. One storey and attic; one-window range. Gable end to street. C19 plank door and open timber porch. C19 casements with glazing bars. C19 timber-framed raked-roof dormer. Left return side has C19 and C20 casements. Right return side has C20 casements. Retains most of original gable framing. Interior noted as having exposed timber framing.

**Main Street**

**Upton House and attached barn (Ref. 7/109 - Grade II)**

House. C17 with late C18 front range. C17 rear range timber framed with whitewashed brick infill and lias plinth. Tile roof. Front range of brick with brick dentil cornice. Slate roof; brick end stacks. 2 parallel ranges: Rear range 3-unit, front range central staircase plan. 3 storeys; 3-window range. Flat six-panelled door and fanlight with decorative glazing in reeded wood door-case with simple consoles and open pediment. Sashes, 16-pane on ground floor, under rusticated rendered flat arches with key-blocks. Left return side rear range has jowled posts and brick infill. To rear: One storey and attic, 2-window range with dormers, and taller 2-storey one-window range. C19 casements with glazing bars. Small C19 brick range. Interior: Rear range has exposed framing and ceiling beams, some chamfered, throughout. Open fireplace with bread oven in kitchen. Open fireplace in sitting room has smoke cupboard with grille door. 2-plank door with H-L hinges. Winder stairs of old boards. Attached 3-bay barn at right angles to rear, now partially incorporated into house. Timber framed with brick infill; rear weatherboarded. Plank doors, and garage doors inserted into end bay. End wall has jowled posts. Queen strut roof. C20 single storey addition in re-entrant angle. (V.C.H.: Warwickshire, Vol. III, p.109).

**Main Street**

**Sawmill Cottage and adjoining cottage (Boxwood Cottage) (Ref. 7/110 - Grade II)**

Two cottages, formerly row of three. C17; Sawmill Cottage has C19 and C20 alterations and additions. The unnamed cottage to left is timber framed with lath and plaster infill, on lias plinth. Sawmill Cottage re-fronted and extended in colour-washed brick, but with one exposed post; small amount of late C20 weatherboarding below eaves. Central brick and lias bread oven projection. C20 tile roofs; brick ridge stacks, largely rebuilt. Unnamed cottage 2-unit plan. 2 storeys; 2-window range. Old plank door. Leaded-light casements. Interior: Exposed framing and ceiling beams. Open fireplace. Sawmill Cottage formerly 2 one-unit cottages, converted and extended to 3-unit. One storey and attic with 2 storey addition; 3-window range. C20 half-glazed door with hood. Late C20 casements with glazing bars, under segmental brick arches on ground floor. Two C20 dormers. Interior: Exposed framing and broad-chamfered ceiling beams.

## Main Street

### Manor Cottage and adjoining cottage (Ref. 7/111 - Grade II)

Two Cottages. C18. Whitewashed brick with brick string course band. Old tile roof; brick ridge stack. 3-unit plan. One storey and attic; 3-window range. Central entrance has 2-panelled door and trellis porch. Sashes, 16-pane on right, with gauged brick flat arches. Blocked window to right of door. First floor has C19 casement dormers with glazing bars. Interior not inspected. Early C19 former cottage on left of brick with brick dentil cornice. Tile roof with gable parapet. 2 storeys; 2-window range. Entrance in left return side has plank door. Casements.

## Lower Haselor

### Little Manor (Ref. 7/97 - Grade II)

House, formerly 5 cottages. C17, converted late C20. Timber framed with rendered brick infill. Late C20 tile roof; brick internal stack. L-plan. One storey and attic, and 2 storeys; 6-window range. Entrance to rear. Late C20 casements with glazing bars. 4 dormers. Cross wing has jowled posts. Right return side has 3 dormers. Left return side has jowled posts and tension braces. To rear, three C20 glazed doors. Irregular fenestration. Interior not inspected.

### North Lodge Farmhouse (Ref. 7/98 - Grade II)

Farmhouse. C17. Timber framed with lath and plaster infill. C20 tile roof; C19 brick central stack. 2 unit-plan. 2 storeys and attic; 2-window range. 2 blocked doorways; entrance now to rear. C19 casements with glazing bars. Right return side weatherboarded; single storey wing has colour-washed brick infill. Left return side has jowled posts. C19 brick lean-to. To rear: C20 glazed door and porch. Single storey wing faced in brick to side and rear. Interior not inspected.

### Barn approx. 40m. E of North Lodge Farmhouse (Ref. 7/99 - Grade II)

Barn. Late C17/C18. Timber framed with brick infill, some late C20; high brick plinth. Old tile roof. 3 bays. Doors missing, but plank doors to rear. Left and right return sides have jowled posts. Interior: Low retaining walls and braces. Jowled posts. Queen strut roof with through purlins. C19 brick lean-to on left.

### Barn approx. 30m. S of North Lodge Farmhouse (Ref. 7/100 - Grade II)

Barn. C17 and C18. Timber framed with brick infill and some weatherboarding, on lias plinth. Corrugated iron roof. 3 bays, with fourth bay added on right. Part of front rebuilt in brick on left. Doors missing. Right return side has half-hipped gable and weatherboarding. Interior: Queen strut roof. Included for group value.

### Barn Cottage (Ref. 7/101 - Grade II)

Cottage. C17, largely rebuilt C18/C19. Timber framed with whitewashed brick infill, largely rebuilt in whitewashed brick. Tile roof; brick stack. 2-unit plan. One storey and attic; 2-window range. Left half of front has exposed framing. Entrance in C20 single storey rear addition. C19 and C20 two-light casements with glazing bars. 3-light casement on ground floor on right has cambered brick arch. Dormers. End stack to right. Left corner and return side have clasping buttresses. Interior: Broad-chamfered ceiling beam. C20 single storey addition on right has sham framing. Included for group value.

## Walcote

### Paul Pry Cottage (Ref. 7/115 - Grade II)

Cottage. C17 with late C20 additions. Timber framed with whitewashed brick infill; left return side under-built in whitewashed brick. C20 tile roof; brick ridge stack. 2-unit plan, extended to L-plan with gable to road. One storey and attic; one-window range, excluding addition. Entrance in C20 wing. C19 and C20 casements, some with glazing bars. C20 dormers. Left return side has ground floor window under segmental arch. Interior: Exposed timber framing and chamfered ceiling beams. Inglenook fireplace.

### Cider Mill Cottage (Ref. 7/116 - Grade II)

Cottage. C17, with late C20 alterations, and additions on left re-using old timbers. Timber framed with lath and plaster and plastered infill. Old tile roof, and C20 tiles; brick ridge stack and C20 end stack. 2-unit plan, extended to 3-unit. One storey and attic; 3-window range. Entrance in addition has late C20 door with hood. Window in place of former door. Late C20 casements with glazing bars and dormers. Right return side has framed gable, under-built in whitewashed brick. Interior not inspected. (V.C.H.: Warwickshire, Vol. III, p.109).



**Cider mill and press approx. 2m. NW of Cider Mill Cottage (Ref. 7/117 - Grade II)**

Cider mill and press. Probably C18/C19. Cider mill has stone trough and roller, with wood post and arm. Cider press has stone base and wood post and beam.

**Walcote Farmhouse and attached stable (Ref. 7/118 - Grade II)**

House. C17 with C18 cross wing. Timber framed with lath and plaster infill on lias plinth; cross wing of colour-washed brick with lias quoins and brick dentil cornice. Old tile roof; brick ridge, lateral and end stacks. T-plan. 2 storeys and attic; 3-window range. 6-panelled door and C20 open porch. C18/C19 casements with glazing bars. Cross wing windows have cambered brick arches with keystones. Right return side has lower timber framed section on right with leaded-light casements. Interior not inspected, but noted as having exposed framing. Stable with hayloft above attached to rear of cross wing. Coursed lias. Slate roof. Door with segmental arched head, and 2 small windows. Hayloft door.

**Cruck Cottage (Ref. 7/119 - Grade II)**

Cottage, formerly three. C15, right section refaced or added and dated 1726 on stone with initials IHS; remainder refaced C18/C19. Timber framed with some lath and plaster infill; refaced in whitewashed brick. Right section has regular coursed lias to sill height, and brick string course. Old tile roof; brick internal and end stacks. 3-unit through-passage plan. One storey and attic, right section 2 storeys; 3-window range. Studded plank door. C18, C19 and C20 casements with glazing bars. 2 long narrow windows in place of doors. 2 dormers. Most ground floor openings have segmental brick arches. Window on right has cambered brick relieving arch. Left return side has some exposed framing with whitewashed brick infill. To rear: Exposed timber framing. Original 5-light wood mullioned and transomed window of rough timbers. C20 outshut. Interior: 2 pairs of exposed crucks. Exposed timber framing. Lias open fireplace with broad-chamfered bressumer and bread oven. C20 one storey and attic addition on right.

**Walcote Manor Farmhouse (Ref. 7/120 - Grade II)**

Farmhouse. C17 origins, but very largely rebuilt early C19. Right return side partly timber framed with jowled post and whitewashed brick infill. Front of whitewashed brick with string course and brick dentil cornice. Tile roof; brick end stack. 2

storeys; 4-window range. 6-panelled door and over-light with glazing bars, and wood door-case of baseless Tuscan half-columns with hood. Mostly C19 casements with many glazing bars under segmental brick arches. C20 leaded-light casements on right; window above has grilles, with small opening below. 2 ground-floor windows have old external shutters. Left return side has external stack. Forms part of an interesting group with stables and farm building (q.v.) and barn (q.v.).

**Stables and farm building attached to Walcote Manor Farmhouse (Ref. 7/121- Grade II)**

Stables and attached farm building. C17/ early C18, with C19 outshut; farm building C18/C19. Timber framed; square framing with tension braces and brick infill; lias plinth. Brick outshut. Old tile roof. L-plan. 2 storeys. Stable has central paired stable doors, and hayloft door. Farm building at right angles on left. Front to road has whitewashed brick infill. 3 pitching holes with doors. Farm building whitewashed. Casement dormer. Interior: Divided into 2 separate stables. One retains stalls, wooden troughs and hayracks. Interior of farm building not inspected. Forms part of an interesting group with Walcote Manor Farmhouse (q.v.) and barn (q.v.).

**Barn approx. 70m. SW of Walcote Manor Farmhouse (Ref. 7/122 - Grade II)**

Barn, now animal housing. C17/C18. Timber framed: square framing with tension braces and brick infill; high lias plinth. Corrugated iron roof. Doors filled-in with corrugated iron. Right return side has jowled posts and some plastered infill. Left return side has renewed framing. Interior not inspected. Forms part of an interesting group with Walcote Manor Farmhouse (q.v.) and stables and farm building (q.v.).

**Shakespeare Cottage (Ref. 7/123 - Grade II)**

House. C17; restored, partly rebuilt and extended late C20. Timber framed with brick infill. C20 tile roof; brick ridge stacks. L-plan, extended to U-plan. 2 storeys, and one storey and attic; one-window range, but with 3 ground floor windows. Entrance in right return side has C20 half-glazed door and late C19 trellis porch. C19 leaded-light casements, 2 with simple wooden hoods. Right return side under-built in brick; gable has plastered infill. Timber framed range beyond has small lias projection, probably a bread oven. Left return side rebuilt in brick. Some exposed framing to rear. Interior not inspected.

**The Knoll (Ref. 7/124 - Grade II)**

## HASELOR & WALCOTE - DRAFT

House. Late C16/C17; central section refaced or rebuilt C18/early C19; mid C19 alterations. Timber framed with colour-washed brick infill; cross wing has curved tension braces and liais plinth. Central section faced, and left end under-built, in colour-washed brick. C20 tile roof; brick internal stacks. L-plan. 2 storeys; 3-window range. Central C18/early C19 recessed 6-panelled door and over-light, with moulded wood surround and shallow hood. C19 and C20 casements with glazing bars. Central

section has symmetrically-placed canted bay windows on ground floor. Blank window above door. Cross wing has gable with vertical boarding and mid C19 open-work barge boards and finial. Right return side has exposed framing. Left return side has jowled post. To rear some exposed framing, but mostly faced in brick. Interior: Exposed framing and ceiling beams. Open fireplace with smoke cupboard. Roof has curved wind braces.

## ***Appendix B - Significant Unlisted Buildings within the Conservation Area***

### **Haselor**

#### **Main Street, The Chapel**

Former non-conformist chapel, in important corner location at northern entrance to Haselor. New roof, retaining overall form, bell-cote, and incorporating lay-light roof windows

#### **Main Street, The School**

Attractive 2-storey Victorian school, comprising original double height school room and adjoining staff house, now all one school building. Double height assembly hall extension added 1997. Steeply gabled front elevation, in decorative red brick with blue and buff details. Double height 2-centred arch window to main school room. Patterned plain roofing tiles to school room, decorative ridge tiles and timber bell-cote with spire roof. 2 prominent brick chimney stacks. Important landmark building at north end of Main Street.

#### **Main Street, Ivy Holme**

Simple 19th century brick cottage, 2 bay plan, large segmentally arched casement windows to ground floor, rectangular to first floor. Plain tile roof and gable end chimney stack. Provides important closure of view on initial approach into village.

#### **Main Street, Crown House and adjacent buildings**

Former Public House now converted to dwellings. Interesting stepped building form, with Crown House 3 storey element at north end. Much restored. Provides useful building mass on west side of Main Street between Ide Cottage and The Mount.

#### **Main Street, K6 telephone call box**

Red K6 style cast iron kiosk. Feature in street scene.

#### **Main Street, Wall postal box**

Red cast iron postal box, GR, mounted in wall of old post office.

#### **Main Street, village stocks**

Restored timber stocks, adjacent to Upton Green. Feature in street scene.

#### **Main Street, Upton Manor, former farmyard buildings**

Group of 19th century brick barns and outbuildings converted to dwellings. Retain many features from original use, and overall farmyard

form. Main double height cart gate is a distinctive feature on Main Street, and is retained as access into the courtyard development.

#### **Main Street, The Cottage**

Single storey rendered cottage adjoining Boxwood cottage. Small timber casement windows, pitched tile roof with gable dormer. Part of Sawmill / Boxwood Cottage group.

#### **Main Street, brick outbuilding to Manor Cottage**

Simple brick, slate roofed building and adjoining brick wall. With manor Cottage forms strong corner at south end of Main Street

#### **Manor Farm, farmyard buildings**

L-shaped single storey range of agricultural buildings in front of Manor Farm. Round brick arches forming arcade, with dentil course below eaves. Roof plain tiled in structural distress. Two storey brick return range. Interesting buildings in very visible village location and related to Manor Farm group.

#### **Orchard Corner, Nos. 3 - 6.**

Mid 20th century terrace of cottages. Form useful enclosure to street

#### **Orchard Corner, Woodbine Cottage**

Simple 19th century 2 storey red brick cottage, with segmentally arched triple casement in gable end. Corner forms important enclosure / pinch point in lane to Lower Haselor

#### **Orchard Corner, The Withies**

Simple 19th century single storey red brick cottage, with gabled dormers in plain tiled roof. Segmentally arched triple casements in ground floor, one with tapered voussoirs. With Woodbine Cottage, forms important enclosure / pinch point in lane to Lower Haselor.

### **Walcote**

#### **Rose Cottage**

Originally two cottages. Right side timber box frame with rendered infill, simple timber casements set in frame on lias stone plinth. Modern shallow pitched tiled roof. Left side of similar proportions in lias stone. Important landmark, closing view at south end of street.

### **Walcote Manor Cottage**

Simple 2 storey bright red brick cottage, originally a pair. Each a single bay plan, with segmentally arched triple casement in ground floor, rectangular double casement above. 4 panelled half glazed door to right hand side, left hand side now blocked. Rear extended, creating an over-square form. Key corner plot.

### **Brick buildings south of Paul Pry Cottage**

Range of brick outbuildings with plain tiled roofs. Remnants of former yard, provide some closure of scene to east side.

### **Flaxhide and outbuildings**

Former barn with exposed box frame timber structure, infilled with buff painted render. Second

hand plain tiles to roof. Return range of lias stone stables converted to garaging

### **Outbuildings and yard to Walcote Farm**

Red brick Victorian range of buildings, with pair of elliptically arched cart doors opening onto street. Hay loft at rear with first floor loading door, single storey range at rear. Stone cobbled yard to west side.

### **Astmoor House**

Imposing colour-washed 2 storey brick Victorian villa, with slate roofs. Shallow 4-point Gothick arches to windows at ground and first floor. Large bay window to ground floor west elevation. Brick string course and dentil details. Marks village entrance on approach from Haselor.

## Appendix C - Key to tree and hedge species

### Key to figure 5.1

#### Trees

A	Ash	<i>Fraxinus Excelsior</i>	Ll	Lilac	<i>Syringa spp</i>
Al	Alder	<i>Alnus Glutinosa</i>	Lr	Larch	<i>Larix Decidua</i>
Ap	Apple	<i>Malus spp</i>	Ly	Leyland Cypress	
B	Beech	<i>Fagus Sylvatica</i>			<i>Cupressocyparis Leylandii</i>
Bc	Copper Beech	<i>Fagus Sylvatica Purpurea</i>	M	Field Maple	<i>Acer Campestre</i>
Bl	Blackthorn, Sloe		O	Oak	<i>Quercus Robur</i>
		<i>Prunus Spinosa</i>	Pc	Cherry Plum	<i>Prunus Cerasifera</i>
Blp	Purple Cherry	ditto "Purpurea"	Pp	Poplar	<i>Populus Nigra</i>
Bx	Box	<i>Buxus Sempervirens</i>	Pr	Prunus	<i>Prunus spp</i>
Cd	Cedar spp	<i>Cedrus spp</i>	Ro	Rowan	<i>Sorbus Acuparia</i>
Cr	Crab Apple	<i>Malus</i>	Sb	Silver Birch	<i>Betula Pendula</i>
E	English Elm	<i>Ulmus Procera</i>	Sy	Sycamore	<i>Acer Pseudoplatanus</i>
El	Elder	<i>Sambucus Nigra</i>	W	Willow	<i>Salix Fragilis</i>
Eu	Eucalyptus	<i>Eucalyptus spp</i>	Ww	Weeping Willow	
HC	Horse Chestnut	<i>Aesculus Hippocastrium</i>			<i>Salix Chrysocoma</i>
Ha	Hawthorn	<i>Crataegus Monogyna</i>	Wn	Walnut	<i>Juglans Regia</i>
Ho	Holly	<i>Ilex Aquifolium</i>	Y	Yew	<i>Taxus Baccata</i>
Hz	Hazel	<i>Corylus Avellana</i>	Yf	Yew	<i>Taxus Baccata Fastigiata</i>
L	Lime	<i>Tilia x Europaea</i>			

#### Hedgerows

- Field Hedge dominated by elm suckers and ash
- Field Hedge dominated by alder and ash
- Field Hedge dominated by ash, include some young trees
- Old apples, remainder of orchard, with some alder
- Ornamental coniferous; inappropriate for this location
- Dense clipped coniferous, 2.5m
- Garden hedge dominated by elm
- Garden hedge, clipped yew
- Garden hedge, clipped privet 1m
- Field Hedge, now outgrown with many small trees
- Beech hedge
- Oversized cypress hedge, 5m and bulky
- Coniferous garden hedge, 1.8m
- Low field hedge, mixed deciduous
- Ditto, mainly hawthorn and elder
- Hawthorn hedge and fence, well clipped and maintained, 1.8m
- Field hedge including hawthorn, ash and elder
- ditto
- Hedgerow growing into small trees along brook, inc. Hawthorn and ash
- Mixed deciduous field hedge, neatly maintained, 1.5m
- Ditto
- Mixed deciduous garden hedge, neatly maintained, 1.5m
- Ditto
- Coniferous garden hedge
- Mixed deciduous garden hedges, neatly maintained, 1.5m
- Beech hedge
- Beech hedge
- Hedgerow growing into small trees along brook, inc. Hawthorn and ash

## HASELOR & WALCOTE - DRAFT

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| 29. Mixed deciduous hedge, becoming overgrown                                      | 41. 1.5m garden hedge, part conifers, mostly hawthorn, very scrappy in places                              |
| 30. Clipped cypress garden hedge, 1.8m   | 42. Mixed deciduous hedge on bank, elm with some hawthorn and ash  |
| 31. Conifer garden hedge   | 43. Scrappy mixed deciduous hedge on bank  |
| 32. Garden planting of mixed evergreen and deciduous shrubs                        | 44. Overgrown mixed deciduous  |
| 33. Field hedge of elder, blackthorn and elm, 1.5m clipped                         | 45. Overgrown, hawthorn and blackthorn   |
| 34. Ditto elder, elm, hawthorn   | 46. Mixed deciduous, mostly hawthorn   |
| 35. Hawthorn field hedges  | 47. Ditto  |
| 36. Ditto, mixed deciduous   | 48. Mixed deciduous, mostly grey (?) alder   |
| 37. Clipped yew garden hedge   | 49. Ditto  |
| 38. Mixed deciduous hedge and trees  | 50. Ditto inc. Old oak and hawthorn  |
| 39. Coniferous garden hedge  | 51. Old overgrown hedge, formerly mostly hawthorn, now replanted behind with mixed deciduous and conifers. |
| 40. Mixed deciduous hedge allowed to overgrow into small trees, inc. ash and alder |  |