



**Disclaimer to accompany the HONINGTON CONSERVATION AREA REVIEW**

This 1998 Roger Evans Associates report is the result of an independent survey and analysis of the buildings and landscape form of Honington.

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.

***HONINGTON***  
***Conservation Area Review***  
***August 1998***  
***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

Honington Conservation Area was originally designated in 1969 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 reserve buildings of value, either in their own right or because of the contribution they make a pleasant townscape or village scene, they may well be lost, and once lost, they cannot be placed. It should, however, be remembered 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 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.

The report has been approved by the District Council on 3rd July 1998 as its formal view on the amended Conservation Area. 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, 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

Honington lies half a kilometre east of the former A34 trunk road between Stratford upon Avon and Oxford (now the A3400), 2 km north of the local town of Shipston on Stour. The parkland estate of Honington Hall occupies a large part of the Conservation Area, and the western edge of the settlement is defined by the estate wall, which runs alongside the A3400. To the north, the estate almost adjoins the village of Tredington, separated only by the River Stour. The main approach to the village is from the A3400 Stratford Road, entering the village over Honington Bridge on the Stour, and leaving towards Idlicote 2 km to the north-east. Lesser lanes lead northwards to Halford (3 km via Granby Road) and southwards (Fell Mill Lane).

Honington Parish is extensive but only lightly populated. It forms most of the eastern boundary of Shipston on Stour, and stretches to Brailes in the south-east. Some  $\frac{2}{3}$  of the 150 or so residents live in the 40 houses of the village itself, which is tucked into the north-west corner of the parish.

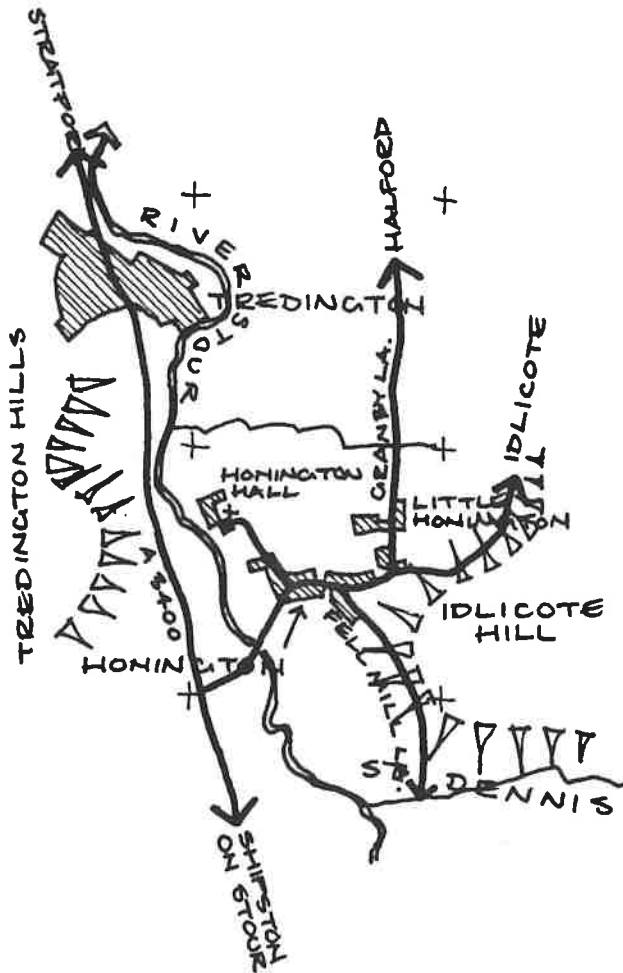


Figure 2.1 - Location Plan

### 2.2 Topography

The most important natural feature at Honington is the River Stour. It is a mature river, meandering through gently hilly country until it meets the River Avon 10 km or so to the north. Honington itself lies in a broadening of the river valley between Tredington Hills a kilometre to the west and a spur of high ground which extends to Idlicote Hill one to two kilometres to the east.

Most of the parish, south-east of the village, rises steadily to high ground around Brailes. The broad, peaceful valley of St. Dennis occupies much of the area, rimmed by natural springs that feed Cod Brook and Tus Brook, which flow into the Stour a kilometre or so above the village. To the north west the landscape falls gently, opening out beyond Tredington into a broader, more undulating character.

Honington itself is on a level site at about 65 metres above Ordnance Datum (a.o.d.). It is in a sheltered position, protected by high ground, which rises to over 110 metres a.o.d. at Tredington Hill and over 130 metres a.o.d. at Idlicote Hill. On the southern horizon the landmark of Brailes Hill (232 metres a.o.d.) can be seen from many viewpoints, while to the north the spire of Tredington Church appears surprisingly close.

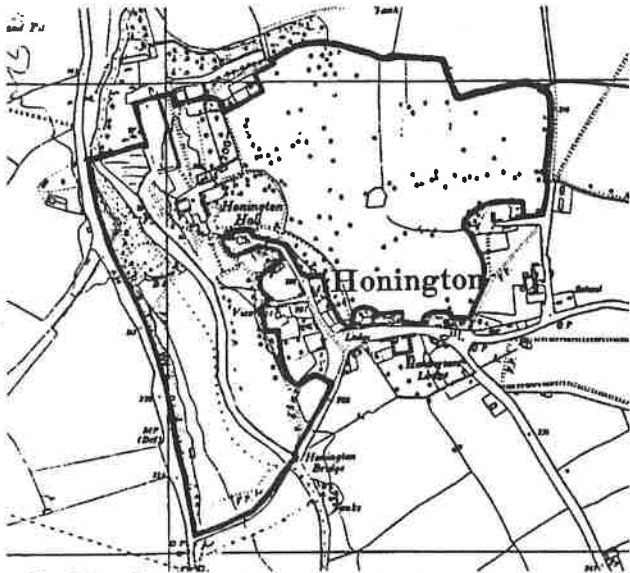
### 2.3 Special Land Classifications

Although the Cotswolds Area of Outstanding Natural Beauty (AONB) extends to Brailes Hill, it does not reach as far as Honington Village. Nevertheless, the landscape of most of the parish is of very high quality. Within the village, the parkland surrounding Honington Hall is included, listed Grade II\*, in the Register of Parks and Gardens of special historic interest compiled by English Heritage. Honington Bridge is a Scheduled Ancient Monument, and there are 42 listed buildings and other structures in the parish, 37 in the village and two of Grade I status.

### 2.4 Morphology

The morphology of a settlement describes its shape and layout, expressed by the configuration of its roads and paths and by the arrangement of its buildings. All aspects of a village's development are likely to be reflected in its morphology - its history, its geography, its economic background, and so on. Moreover, its morphology may be a greater influence in its present day character than even its architecture,

## HONINGTON



*Registered Garden, Honington Hall – English Heritage 1992* describing whether it has broad streets, narrow lanes, dominant frontages, open public spaces, etc.

Honington is a small settlement, consisting essentially of one street. The presence of Honington Hall, although it has relatively little visual impact on the main village street, is dominating, and has probably been a strong controlling influence on the village, limiting the amount of development that has historically taken place. Development is of a low density, leaving many gaps and open spaces within the village, that in another situation might have been filled.

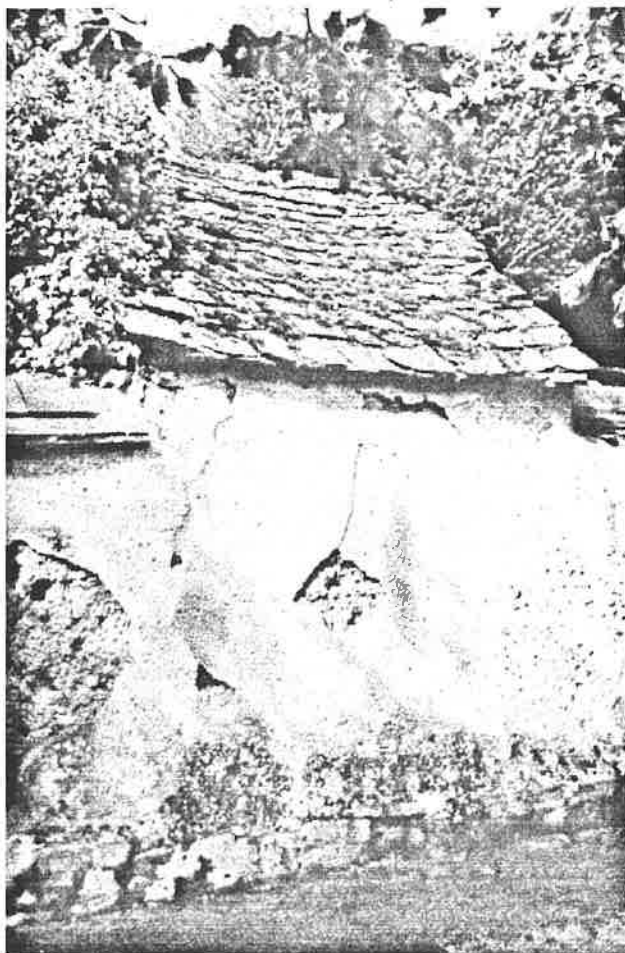
Present day names attest to the farming origins of almost all of the original buildings on the main street. They include some substantial former farmhouses, and others of related functions such as

"The Old Forge" and "The Malthouse". Almost invariably they are situated right on the edge of the street, although the neatly asphalted roadway and wide mown grass verges are a modern treatment of the space. Many factors would have contributed to this arrangement. Enclosure was important, clearly defining public space, and in practical terms keeping other people and their animals out of private yards and owners' animals in. Most of the domestic necessities of life could be provided from the average village plot. The quality of building frontage was important, and stabling, kitchen gardens, outhouses and other utility areas would be kept behind and out of sight: there would be little purpose in having space of no practical use in front of the house. Where building frontage was not continuous, boundary walls were necessary, and in Honington, where there is plenty of space between buildings, they are an important feature, providing visual continuity between the main buildings.

Modern development has generally ignored all of these principles. Prestige is attached not so much to the frontage of buildings as to the expanse of space in front of them. (Interestingly, the only historic house in Honington to follow this pattern is the Hall, whose owners would have been among the very few who had the resources to indulge in and maintain such a space). Plots are usually understood to have only a residential function (although they still have service and utility needs), so that the disciplines that might previously have applied to their layout no longer do so. Houses consequently tend to be set back behind front gardens which in recent times have



*The Green, showing Ivy Cottage and The Lodge*



*Cob wall and slated outhouse to Ivy Cottage*  
brickwork, in Flemish bond with red stretcher bricks contrasting with darker "burnt headers".

Despite this surprising array of materials in such a small village, its character retains a strong cohesiveness. This is due in large part to the widespread use of natural materials. Stone colours range greatly from cool blues to rich oranges, but overall they balance around a base colour of warm light greys and buffs. The light ochre of the cob used in a number of boundary walls, dashed with river gravels, fits into this range. Traditional brickwork does not employ artificial colourings, and local clays fire to produce soft reds and oranges that correspond with the warmer colours of ironstone and complement the liases.

Until the 20th century vernacular 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 (note the addition of simply constructed outhouses to Rose Cottage and Cobblestones Cottage to extend the house plan). 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. Steep angles assisted with the weathering of thatch and stone-slate roofs: Honington retains a number of examples of both.

Thatch would have been the general material for roofing simpler buildings and cottages. Rose Cottage, Cobblestones Cottage and Holts Cottage are all typical, the thatching sweeping over and between dormer windows and the main elevations reaching no higher than the first floor window sills. Structural openings are kept simple, square and relatively small with timber lintels and divided into two or three wooden casements.

Honington is characterised by the proportion of its older houses of higher quality construction. The structural principles are much as for cottages, but wider window openings are possible using stone mullions and surrounds, and full two-storey elevations are preferred. Masonry will generally be more evenly and squarely coursed, and possibly ashlar faced. Stone-slates were widely used on roofs, although often re-roofed with slate or plain clay tiles.

In comparison, 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.

Fortunately there has been little intrusion of this kind of development into Honington, but vigilance is needed to ensure that modern construction habits are not applied inappropriately to buildings in the village. Even thoughtless maintenance can be detrimental - the example of raised pointing to the masonry of The Garden House is a builder's fad which one sees increasingly, deriving presumably from suburban fashions for fake stonework.

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

Honington is known from 1043, as an endowment of the Priory of Coventry founded by the Earl Leofric (who was married to Lady Godiva). In the Domesday Book (1086) it is recorded as "Hunitone", having four mills. The foundations of All Saints' Church date to the 13th century. The west tower was constructed between 1275 and 1300, and the upper parts were rebuilt in the 15th century. The manor remained in ecclesiastical hands until the Dissolution in the early 16th century, when it was sold to the Gybbes family. They retained it until 1670, when it was sold to Sir Henry Parker, and development of the estate and the village as we know it today effectively began.

It seems likely that the area of the lane from Magpie House, the oldest secular building in the village, to the Church was important in the early village. There is an area of possible deserted mediaeval settlement around Magpie House (and, incidentally, another west of Old Farm). The Glebe (Honington Glebe) suggests a focus for the economic activities of the church estate, and it is known that in 1578 there were three water mills on the river. The manor house was typically sited close to the church but its acquisition of adjacent land for the estate appears to have prevented development of ordinary village housing there, and perhaps is associated with desertion of mediaeval settlement. Before this, possibly the lane continued northwards to Tredington, arriving near Tredington church.

Henry Parker quickly set about improving his new property, substantially rebuilding the church in the 1680s in the style of the plainer Wren Churches, and building the present manor house between 1682 and 1685. At the same time he established the grand approach from the Stratford Road through ornamental gate-piers at Toll Bar Cottage and over a rebuilt Honington Bridge on the Stour. The estate included a granary, a dovecote, a deer keeper's cottage and a lodge, which all remain today.



*Honington Hall – main front*

Development of the estate continued after its ownership passed to the Townsend family in 1737. Joseph Townsend commissioned significant further work to the house and grounds: in particular he added the flank walls and gateways to the main front of the house and many structures in the gardens. It is said that Sanderson Miller, who also worked at Farnborough Hall, Radway Grange (Edge Hill Tower) and Wroxton Abbey, was involved in the layout and design of the 60 acres of gardens between 1737 and 1780. There is a monument in the grounds to the more famous landscape architect Humphrey Repton, although his involvement at Honington is uncertain.

The layout of the village was subsequently strongly affected by the establishment of the park, as suggested above. Very many of the houses along the main street date from the mid to late 17th century and, except for Magpie House, there are none earlier. More houses and cottages were built during the 18th century, reinforcing development of the main street, and it seems that by the beginning of the 19th century the village had more or less reached its present limits. In 1801 the population of the parish was 287, and in 1851 it had peaked at 308, but this increase is small compared with the dramatic expansions seen in most villages in south Warwickshire. However, in common with the general trend, the population plummeted thereafter, through migration to cities and abroad. In 1901 there were only 150 recorded in the census, a level which has remained constant since.

Victorian social improvements led to the building of a school at the east end of the main street, which has now been converted to a house. A pair of estate cottages were built in the late 19th century, and eight council houses were built in the mid 20th century at Little Honington. Very limited infill has taken place in the late 20th century, and there has been some conversion of agricultural buildings for residential use (e.g. The Home Farm). There is now no pub, shop or community building, and Honington has become a very quiet, pleasant, residential village for the retired and those commuting to work in distant towns.

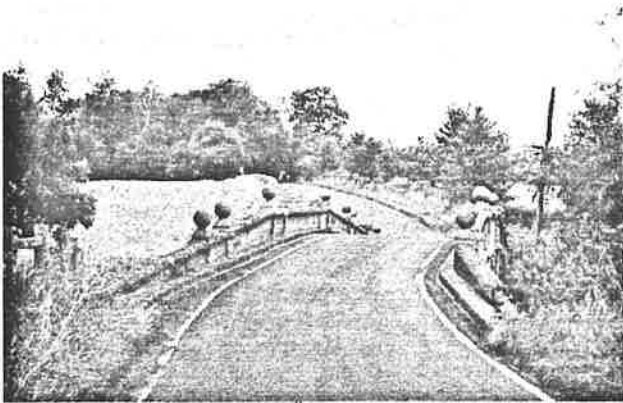


## 4. Character Areas

Honington falls into three clear development areas. The main street, based on two linked triangular greens, provides the most familiar image of the village; the building group of the church and Hall and their immediate landscape setting are perhaps the most distinctive part of the settlement; while Little Honington is hidden away as a separate area east of the village. Between these three main areas lies the open expanse of the park, and the western approach, over the River Stour past the southern area of the Honington Hall estate, is an important part of the setting of the village too. The following sections describe the character of these various parts of the Conservation Area in more detail.

### 4.1 Western Approach

The primary approach to Honington is from the A3400 Stratford Road. The main road is lined by a belt of trees, so that there is little indication of the park and village behind. Nevertheless, on reaching the junction with the lane to Honington, the village is indicated well in advance by a carefully composed



*Main approach over the 18<sup>th</sup> century bridge*

approach that starts with a pair of pineapple-topped stone piers at the old Toll House on the main road, framing a view over a gently sloping, curving country lane to Honington Bridge. The bridge itself is a deliberately romantic piece of landscape design, in honey coloured stone, set at an angle to cross the river, decorated with fourteen large spherical finials. From this key point on the approach, a view is created across the river and parkland up to the south side of Honington Hall. The lane itself continues towards the village, heading uphill to stands of tall trees that both mark and obscure the entrance to the centre of Honington.

### 4.2 The Green



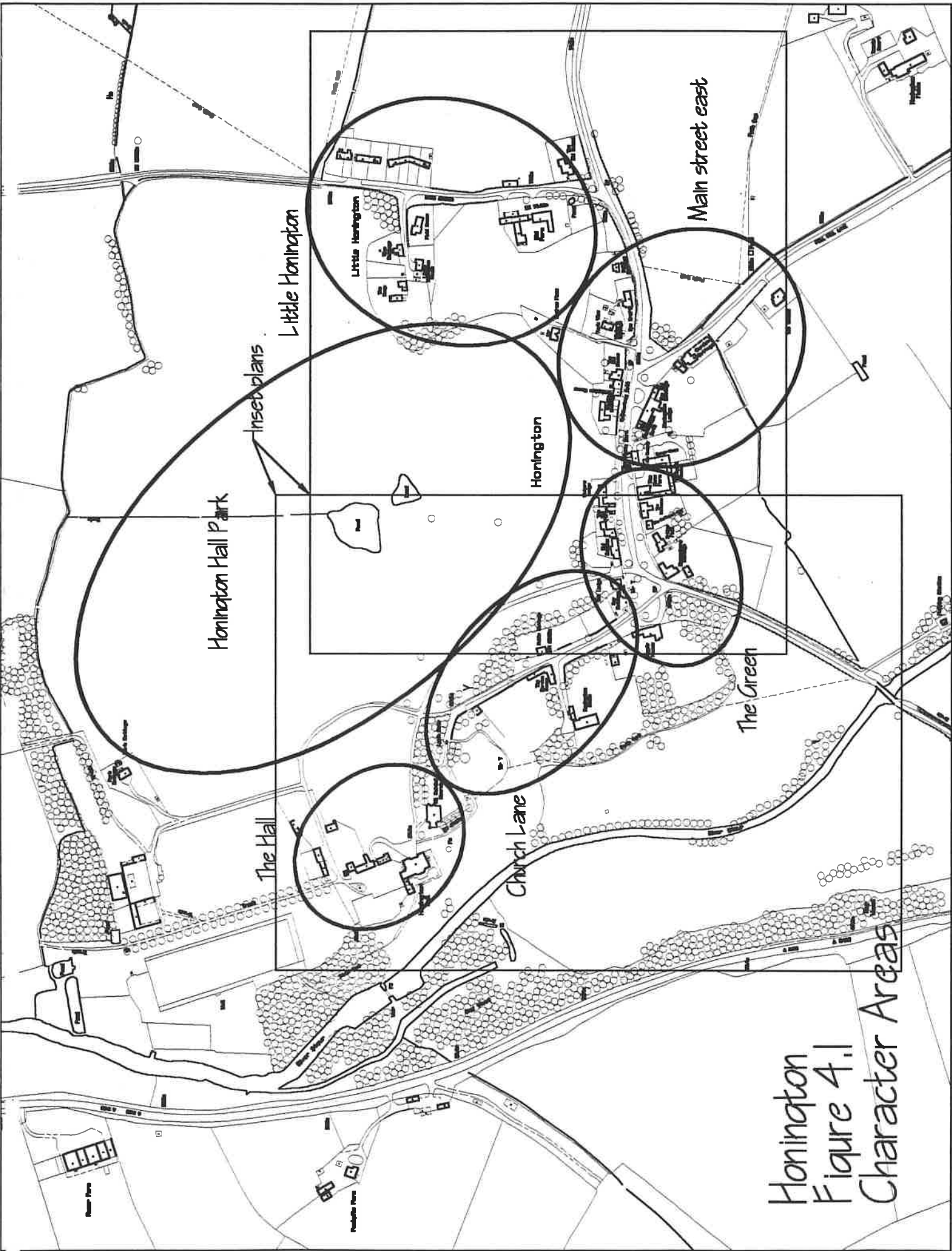
*View into the green from the west*

The main village street is in two distinct parts. The western end is formed by a green, whose openness contrasts very effectively with the contained entry into the village between tall trees each side of the road in the grounds of Magpie House and Shoemaker's Cottage. The immediate focus on arrival is again deliberately set up, this time on the massive gate-piers to the drive to Honington Hall: there is however no other indication of the presence of the Hall, and the pretty houses (Ivy Cottage and Old Mullions) that sit tightly either side of the gateway are in unusual contrast to its formal grandeur. The whole group provides excellent definition of the north side of the green itself.

The western end is marked impressively by the black-and-white framed façade of Magpie House, which is one of Honington's distinctive landmarks. It is a focus from a considerable distance east along the main street, and the openness of the driveway in front of it, effectively as a part of the green, is important for its impact. Behind it, woodland trees in the grounds of Honington Hall provide a contrasting dark backdrop.

On the south side, Shoemaker's Cottage, The Malthouse and The Home Farm are all sited hard on the edge of the space, again providing excellent definition. The poor contribution made by the modern house, Aaron House, has been discussed previously, and it is a pity that the fake stone and cottage windows of "The Malthouse Rise" fail to disguise its boxy modern form. The east end of the green tapers to a close, marked by "Stone Barn" and the mass of the red horse chestnut trees that line each side of the road. Here, as the flow of space is arrested, broad views open out on the north side over the parkland of Honington Hall.













Honington  
 Figure 4.1  
 Character Areas



# Honington

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

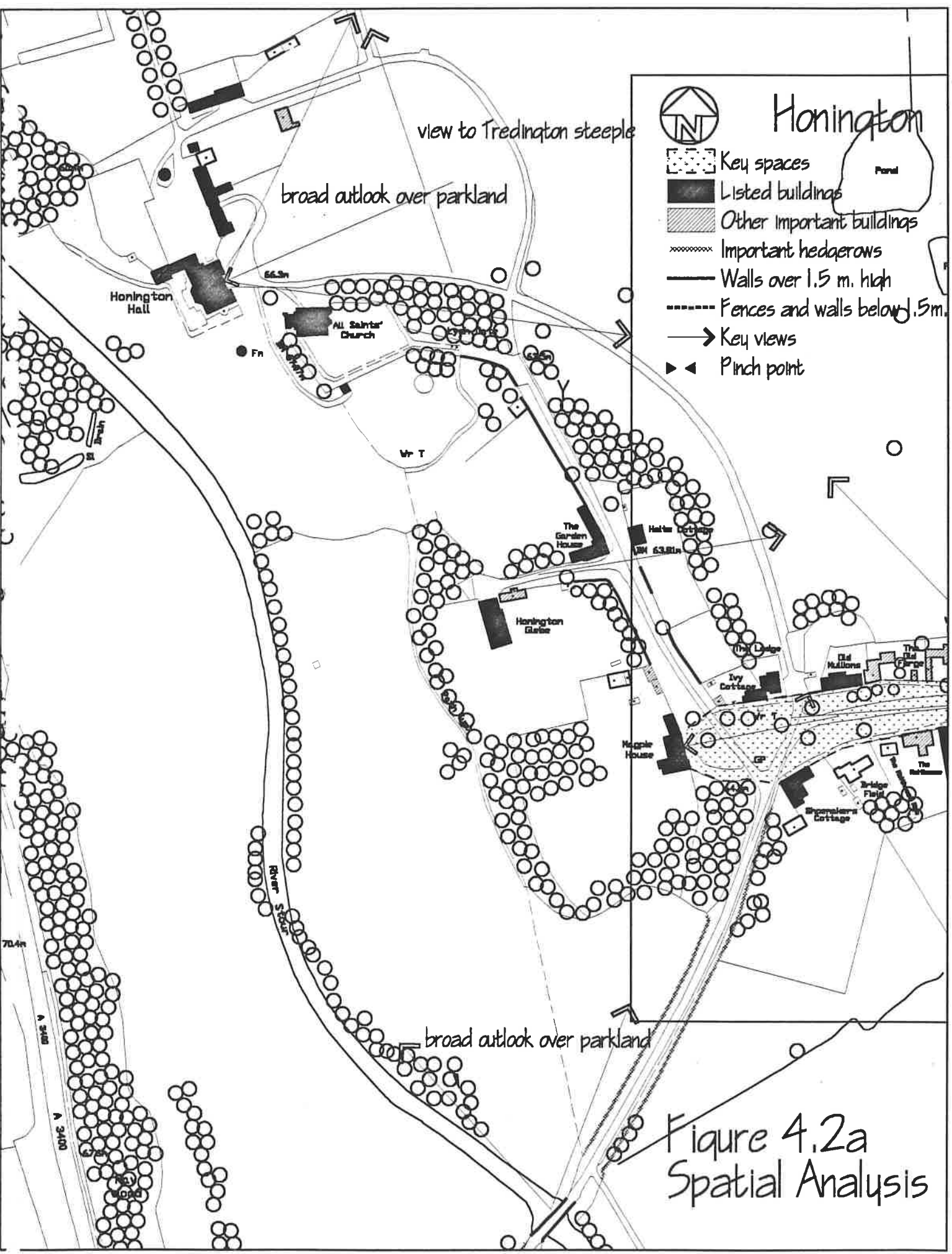
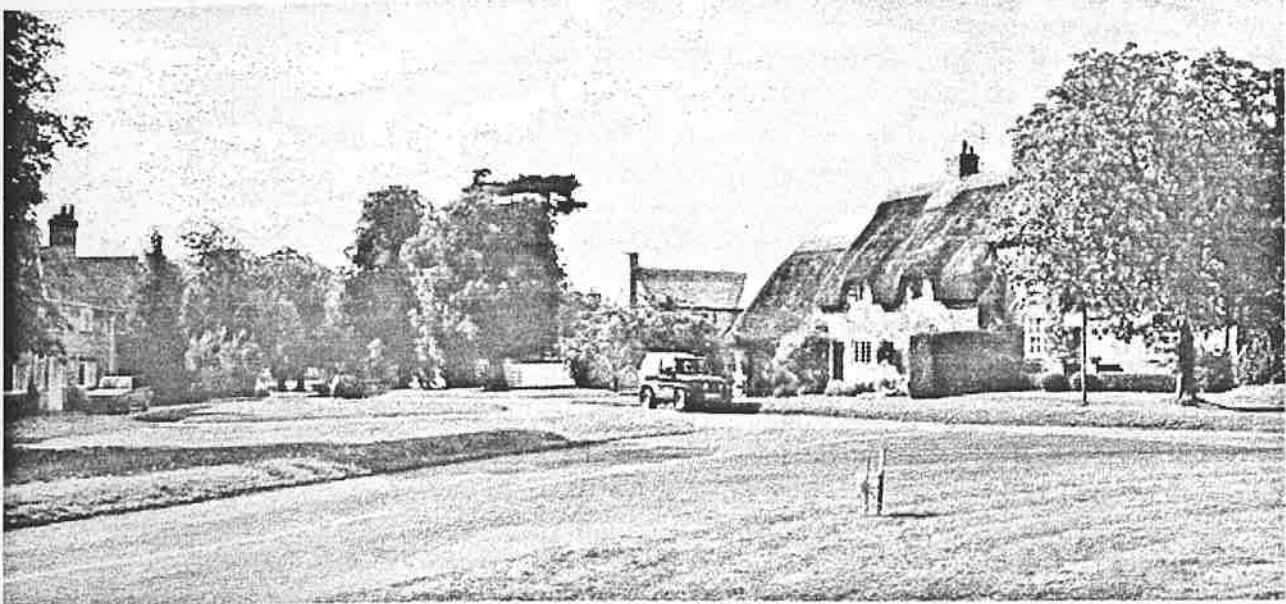


Figure 4.2a  
Spatial Analysis



*Eastern Green*

### 4.3 Main Street East

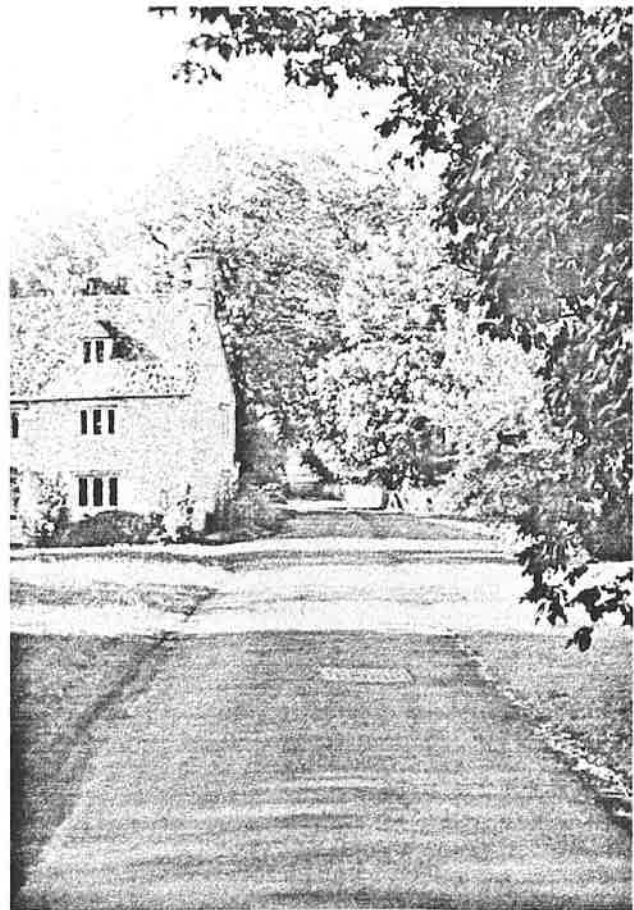
A pinch point is formed at the east end of the green between the high wall in front of Stable Cottage (built 1993) and the corner of Honington Cottage. The main street opens into a second triangular space formed by the junction of Fell Mill Lane, and the wide grass verges again create an informal green. Approaching from Fell Mill Lane, the focus is strongly on the contrasting buildings, Cobblestone Cottage / Honington House, with their low thatch and random stone walls on the one hand, and the symmetrical squared ironstone façade of The Old House, on the other. Opposite, the long group formed by The Old Cottage, Honington Lodge and Honington Cottage also provide excellent definition. At the east end a stand of trees in the angle of the main street and Fell Mill Lane forms the third side of the green.

### 4.4 Church Lane

The Lane from the green up to All Saints' Church is not much developed by buildings, but has a strong sense of enclosure created by mature overhanging trees and high boundary walls. The walls are, as discussed earlier, a particularly distinctive characteristic of Honington. They have an unusual air of informality, created by a mixture of natural materials, and the use of cob walling and uncoloured render with rustic stone and tiled copings gives a unifying natural glow, reminiscent almost of the colours and textures of a Mediterranean village.

The corner of the Garden House and Holts Cottages form a notable pinch point halfway along the lane, beyond which the approach to the church is strongly dominated by dense tree cover arching

overhead. The drive to Honington Glebe turns off sharply left at this point, between high walls that emphasise the privacy of this intimate little close. Honington Glebe is a large and extensive building, but it settles unobtrusively behind its boundaries and beneath the tall trees that form a heavy backdrop to the whole of the western side of the village.

*The Garden House in Church Lane*



## 4.5 The Hall



*All Saints' Church*

All Saints' Church, Honington Hall and its stables and outbuildings form a deliberate composition around a sweeping lawn. It is something of a surprise to see the church from this open angle, as the main entrance to it from Church Lane, through a dark lych-gate beneath the shadow of dense yew trees, is so enclosed. Although contemporary with one another, the Hall and the Church are of quite different architectural characters. The controlled simplicity of All Saints' is typical of its time, as is the contrasting and comfortable picturesqueness of the House. It is an illuminating reflection on the growing divergence of church and secular architecture, and of the attitudes of those two spheres of life.

The environment around the great house, as befits a grade I listed building, is of very high quality, although it is detached from the village. The landscape is designed to relate to the open country, and the outlook from the house is over broad managed parkland: it is perhaps paradoxical that the other building most visible from the Hall is not in Honington, but the spire of Tredington Church.

*The Keep in Little Honington*

## 4.6 Little Honington

The east side of Honington peters out indecisively compared to the rest. Rose Cottage appears to mark the end of the village, but then one becomes aware of the undistinguished old school building on the corner, hiding behind its rambling hedges. The alignment of the lane leads east to Idlicote, but at the junction Old Farm is visible in Granby Road, suggesting that perhaps there is more to the north. In fact Old Farm is an interesting group of buildings, with a large cart gate leading into a yard behind: it seems as though it really belongs in the middle of the village rather than in this relatively isolated position at the edge. Opposite, right on the road's edge, is a red brick stable block that has value as a counterpoint to Old Farm, but requires attention to improve its state.

Beyond Old Farm space opens up with views westwards over Honington Hall park and eastwards over rising ground towards Idlicote Hill. Little Honington is now identified with the unprepossessing group of former council houses on the east side. At least they are reasonably well contained by garden hedges which close the lane sufficiently to make a marker signifying the end of the village. They do however demonstrate the poor contribution to village form made by modern planning approaches compared with traditional patterns.

Little Honington was originally the small close opposite the former council houses. "The Keep", a neat stone cottage with substantial boundary walls, appears to be the oldest of these. More recent brick houses have retained the intimate scale of the close, sited beside the lane but maintaining privacy behind rustic hedges and fences. The group is well enclosed by trees on Granby Road and in the grounds of The Keep. No individual element is outstanding, but the overall setting is good.



## 5. Landscape

Broadly landscape character follows that of the character areas described in chapter 4, and the same headings are used to summarise the main landscape features. In Honington the importance of the parkland and registered garden around Honington Hall is such that it is perhaps arbitrary to separate the landscape description, and indeed, it is not appropriate to go into a great deal of detail for the purpose of establishing the Conservation Area.

### 5.1 Western Approach



*The Stour from Honington Bridge*

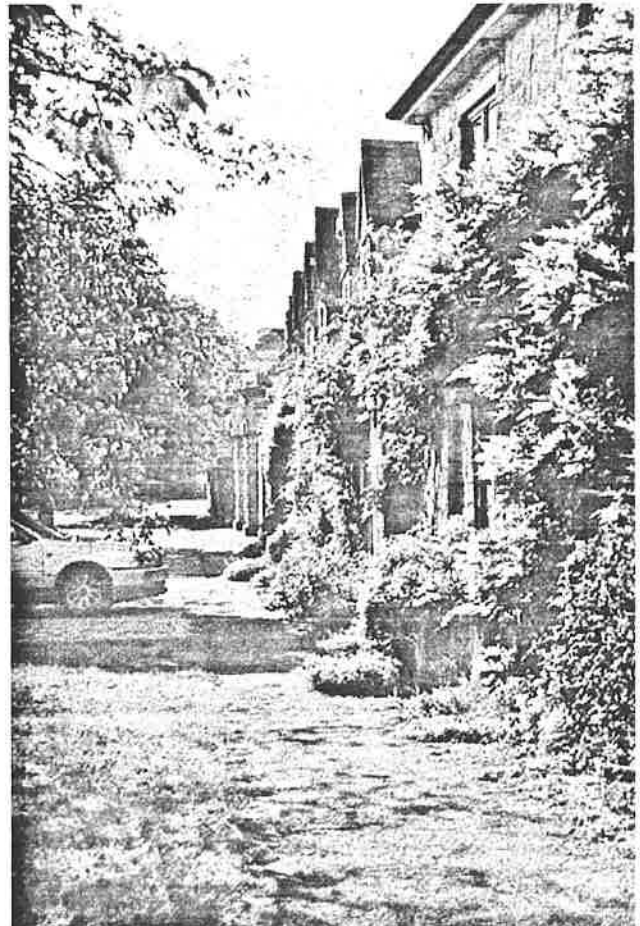
The approach to the village from the Stratford Road is defined almost entirely by the managed landscape of Honington Hall, described in section 4.1. The lane is well defined by mixed deciduous field hedges on both sides, and the dipping land-form down to Honington Bridge allows views over the hedges into the parkland. The river itself, although not wide, is the central feature of this landscape, its banks varying between open meadow, reed clumps, and mature overhanging trees.

The parkland on the west side of the Hall includes extensive stands of mixed deciduous woodland, notably Ray Wood along the A3400, and

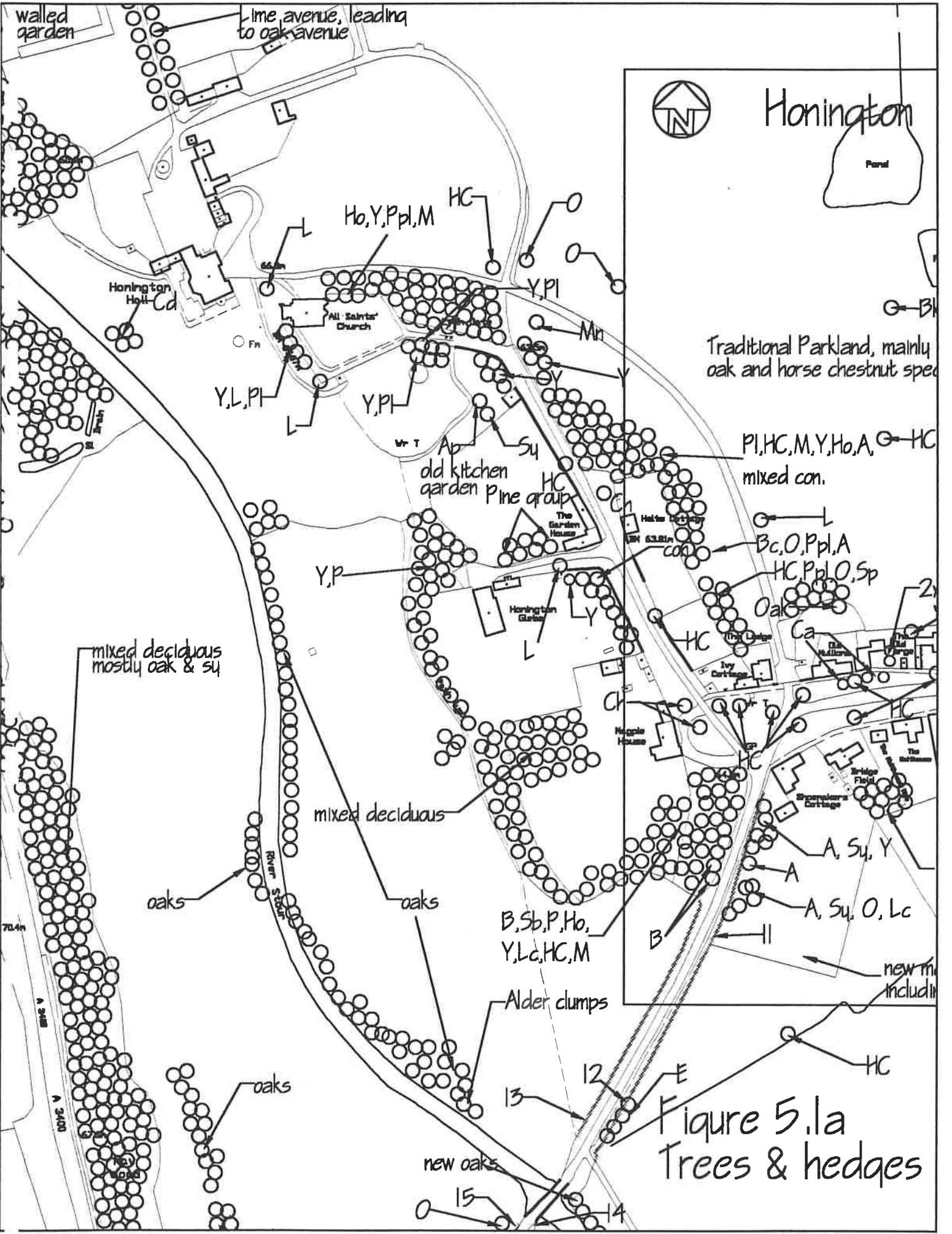
behind Magpie House and Honington Glebe. These fill broad views of the estate, hiding buildings in the village and leaving carefully contrived vistas to Honington Hall itself. Oak tends to dominate, and there are a number of individual specimens within the park, and there is general need for some management and replanting.

### 5.2 The Green

While the shape of the green is defined by buildings and walls which surround it, trees and planting lend it much of its character. Ornamental trees, including crab apple and cherry plum, provide some interest in the space, but by their nature they lack size to have strong impact: a number are old and in poor health. Of greater significance are the chestnut and red horse-chestnut trees that line the main street. These are important in setting the scale of the space, particularly at the eastern apex of the green where the main street passes into the east end of the village. At the west end of the village, the large stands of trees described in the grounds of Honington Hall form a solid backdrop, and wrap round behind Magpie House to create a strong gateway into the green from the west.



*Planting softens the building line*



# Honington



Traditional Parkland, mainly oak and horse chestnut species

PI, HC, M, Y, Ho, A, HC mixed con.

Bc, O, P, Pl, A HC, P, Pl, O, Sp

Oak Ca The Lodge The Mill The Old Forge

The Bathhouse

A, Su, Y A

A, Su, O, Lc B H

new trees including

### Figure 5.1a Trees & hedges



Honington



Traditional Parkland, mainly oak and horse chestnut specimens

P, HC, M, Y, Ho, A, HC  
mixed con.

B, C, O, P, pl, A  
HC, P, pl, O, Sp

A, Su, Y  
A, Su, O, Lc

new mid garden including HC

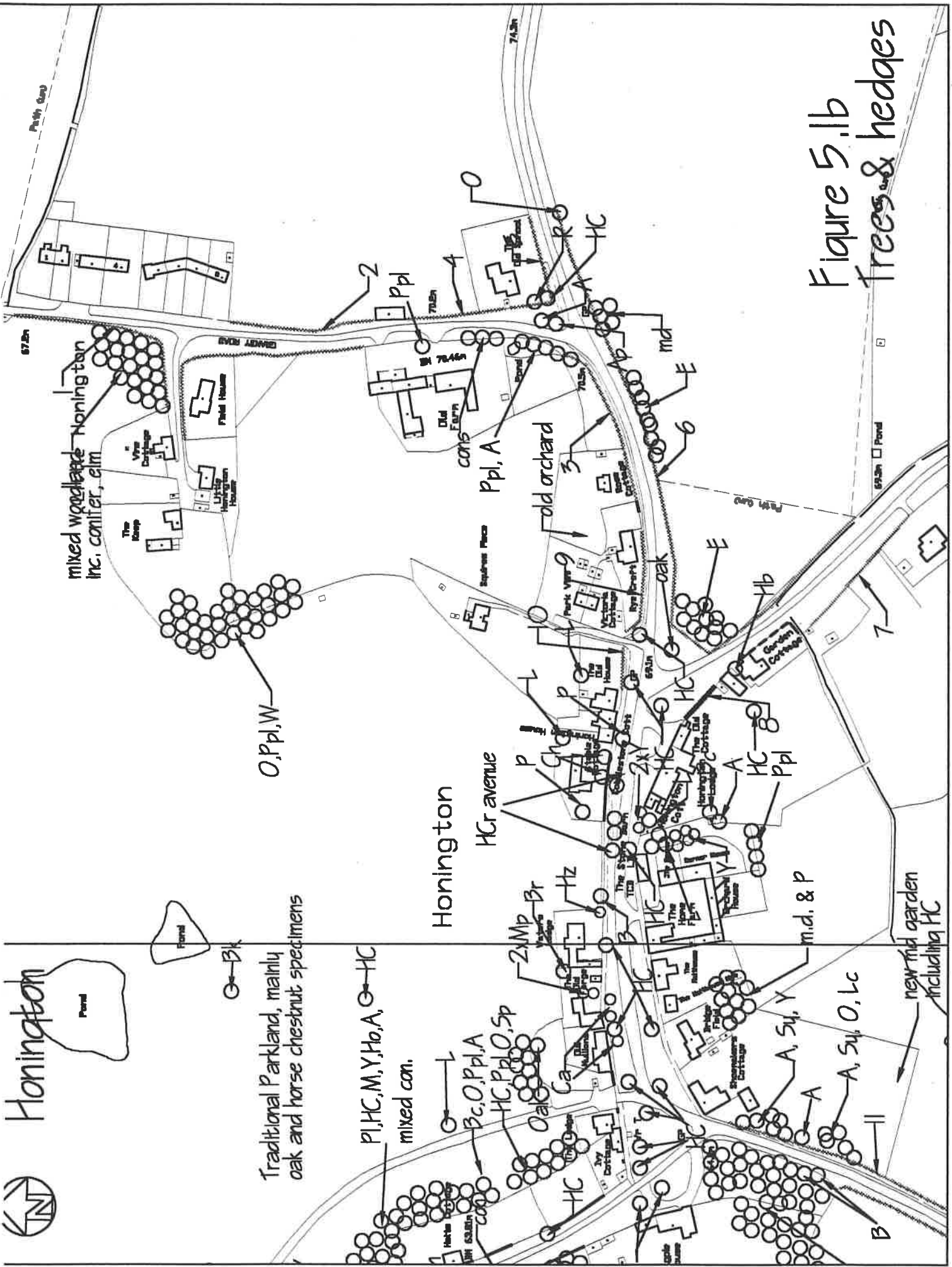
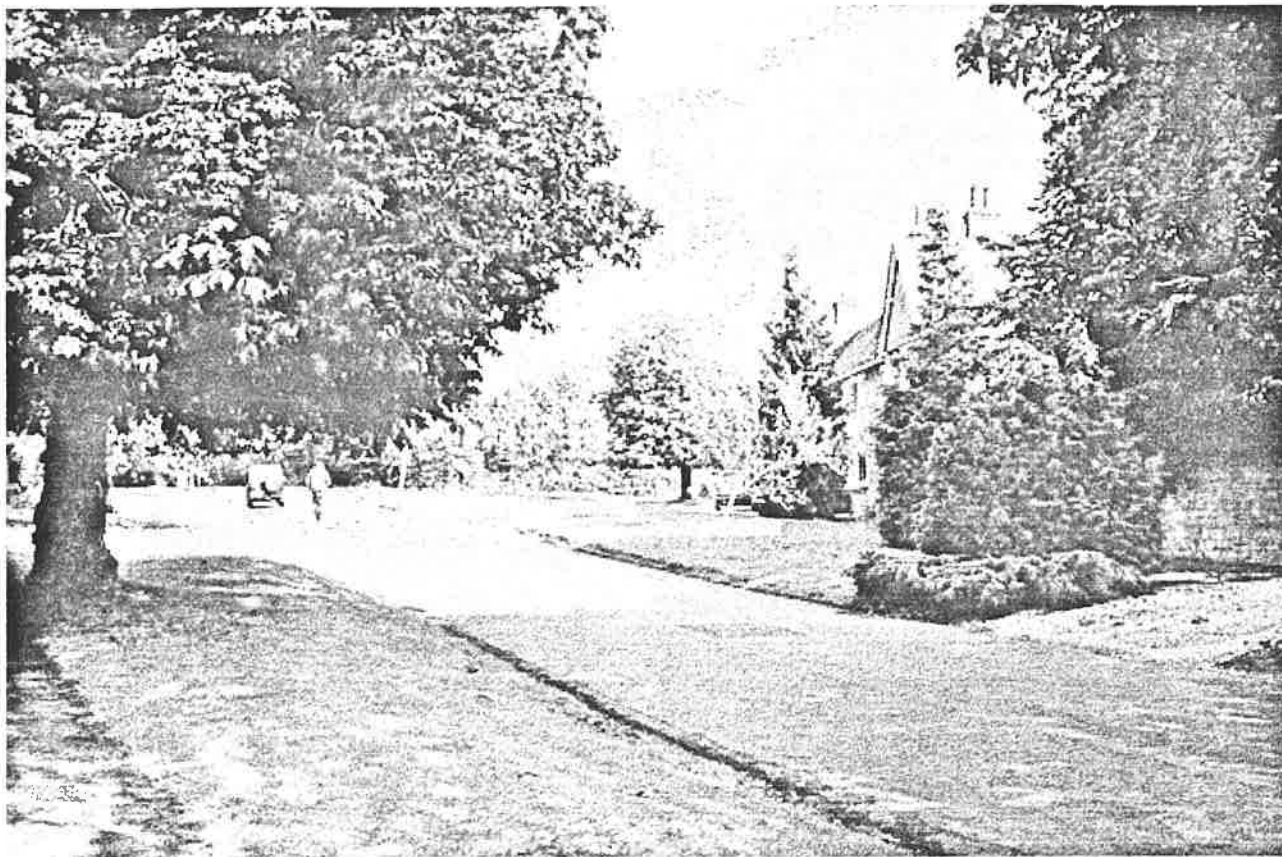


Figure 5.1b  
Trees & hedges



*Tree lined main street and the eastern green*

The green itself is composed of wide mown grass verges, neatly crossed by the tarmac roadway and gravel drives, without kerbs. Gravel paths run beside the houses, with border and climbing plants softening the building line and providing just sufficient separation to maintain privacy.

### 5.3 Main Street East

The main street itself continues eastwards in a similar character, with the avenue trees as the main feature. The eastern green is not quite so tightly defined, and the eastern end is closed by a loose and overgrown stand of elm and other hedgerow trees. The verges here are even wider than at the west end, and the view back to the village centre presents a generous open space, again with its focus on the red horse chestnuts that close the street scene as it passes into the western green.

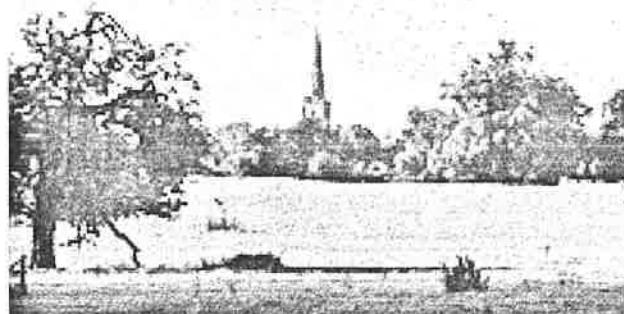
### 5.4 Church Lane

Trees dominate Church Lane, particularly the mature mix of woodland trees that stand behind The Garden House and Holts Cottage. Glimpses below the canopy reveal the open parkland in front of Honington Hall beyond, drawing the eye on beyond the houses. At the end of the lane, its light leafy character gives way to heavy green shadows of yews at the lych gate into the churchyard. The mood created is of quiet and privacy, and although views over the pasture of the parkland are open and broad,

there is the strong sense that to venture further into the park would be intrusive.

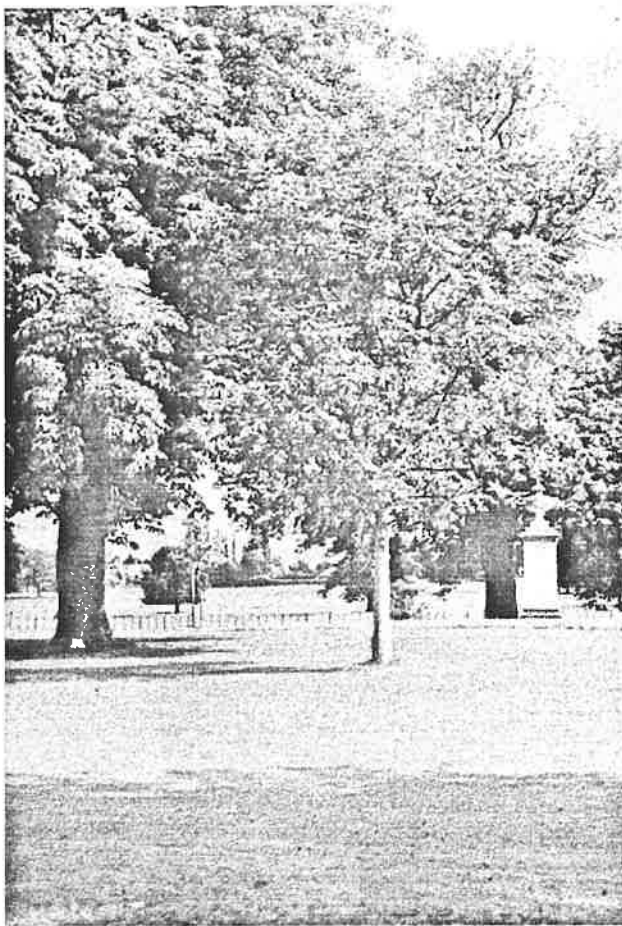
### 5.5 The Hall

*Tredington spire from Honington Hall*



Just as the architecture of Honington Hall contrasts with that of All Saints' Church, so does the immediate landscape setting. Dense yews and other trees surround the church, which with its north facing aspect give it a sombre air. The House is in a light and open setting, and its dominant landscape feature is its sweeping lawn and drive. More formally classical walls connect it to its surroundings, and yew hedges continue the landscape links where the walls end.

Behind the house trees in woodland on the riverside provide a backdrop, while the park to the eastern aspect is open pastureland. There are some



*Honington Hall Landscape Gardens*

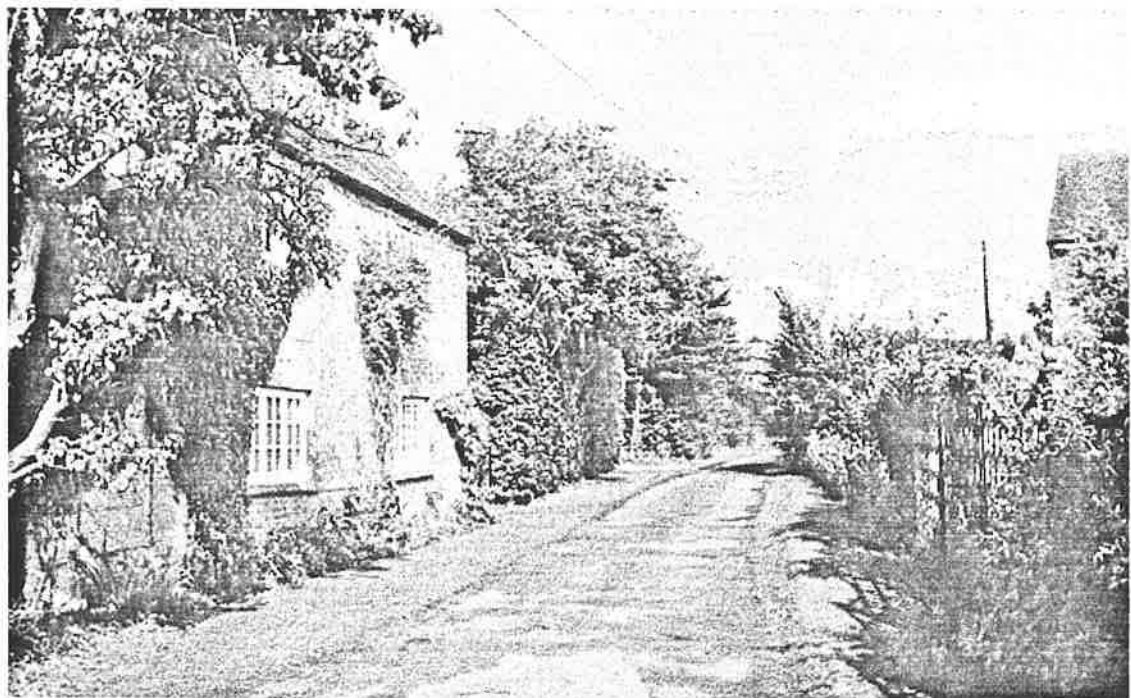
strategically placed landscape structures - a fountain, an urn on a high plinth - but the landscape design is typical 18th century Romantic. It is large scale, with isolated mature specimen trees, mainly of oak and chestnut. As in other parts of the park, some of the

oaks are showing signs of die-back in their crowns, and re-planting should be considered. The long, curving drive from the gate piers at the village green is designed to reveal the approach gradually. It sweeps steadily towards the house with wide views north-eastwards to Idlicote Hill - taking in much more than the area of the estate - before finally presenting the main front.

### 5.6 Little Honington

The eastern end of the village is low-key. The landscape character is essentially farmland, with field hedges as important elements, but in many places on the fringes of the village these hedges have become overgrown into small trees and areas of woodland, and management is needed either to help establish this character, or to restore them as hedgerows. At the corner of Granby Road south of Old Farm, a line of poplars has become established as a landmark at the east end of the village.

At Little Honington the informality of this woodland / hedgerow mix has been cultivated within private gardens and around the houses to create a very pleasant residential environment. Garden planting affords a good sense of enclosure together with the houses themselves and boundary walls and fences. This maturity of garden planting is lacking at the former council houses on Granby Road, although hedges are well maintained: there is certainly space in their large front gardens to introduce trees and other planting to create the kind of character that is successful elsewhere in the village.



*Little Honington*

## 6. The Future of the Conservation Area

### 6.1 Alterations

The Honington Conservation Area was designated in 1970, in accordance with the 1967 Civic Amenities Act. Since then, little has changed to affect the basic criteria on which designation should be made. Inevitably, however, changes have occurred to boundaries and other features by which the Conservation Area is defined. A number of small rationalisations are therefore necessary to match the area to existing features, and so aid implementation of the provisions of Conservation Area status. It is also to be noted that the western boundary of the Conservation Area extends beyond Honington parish into Tredington.

A more significant issue is the inclusion of the Registered Garden of Honington Hall. The 1970 designation included the western area of the park, but not the open areas east of the main drive. This was evidently because of the particular importance of the landscape setting of the western approach - and it happens that most of the historic structures associated with the park are in this area. However, the eastern part has a closer relationship with the village itself, and the open views over it are important from almost every part of the village. Furthermore, it is logical that the boundary of the Conservation Area should take account of that of the registered garden.

The recommended amendments are shown on figure 6.1, and details are listed as follows:

#### Old Tollbar Cottage

Extend the Conservation Area to coincide with the current property boundary, to facilitate implementation of the provisions of Conservation Area status

#### Shoemakers Cottage

Extend the Conservation Area to coincide with the current property boundary; recognising the importance of trees in the garden in creating the "gateway" to the green, and to facilitate



*Shoemakers Cottage*

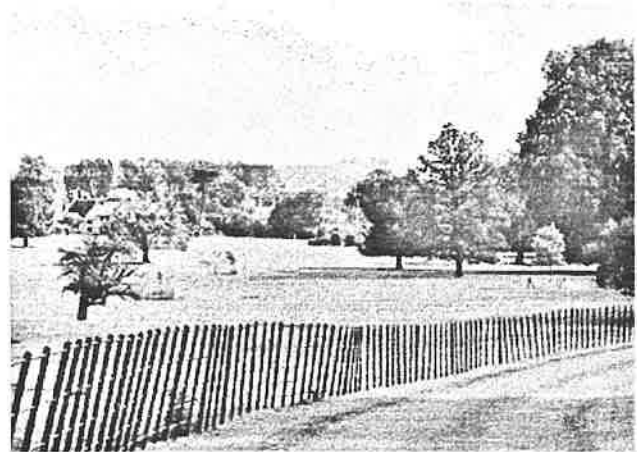
implementation of the provisions of Conservation Area status.

#### Fell Mill Lane

Rationalise the Conservation Area to coincide with the current property boundaries behind Honington Lodge and north of The Willows, and to extend it to the hedge line linking Fell Mill Lane and Idlicote Road; to facilitate implementation of the provisions of Conservation Area status.

#### Honington Hall Park

Extend the Conservation Area to coincide with the boundary of the English Heritage (EH) Registered Garden; for the reasons related to the landscape setting and outlook given above. It is noted that landscape areas of the park extend north of the EH boundary, and that they are of significant quality. However for consistency, it is proposed to limit the Conservation Area to that boundary, recognising also that the landscape is remote from the settlement itself at this point. The position should be reviewed should EH extend its own designation in the future.



*Open aspect of the Parkland*

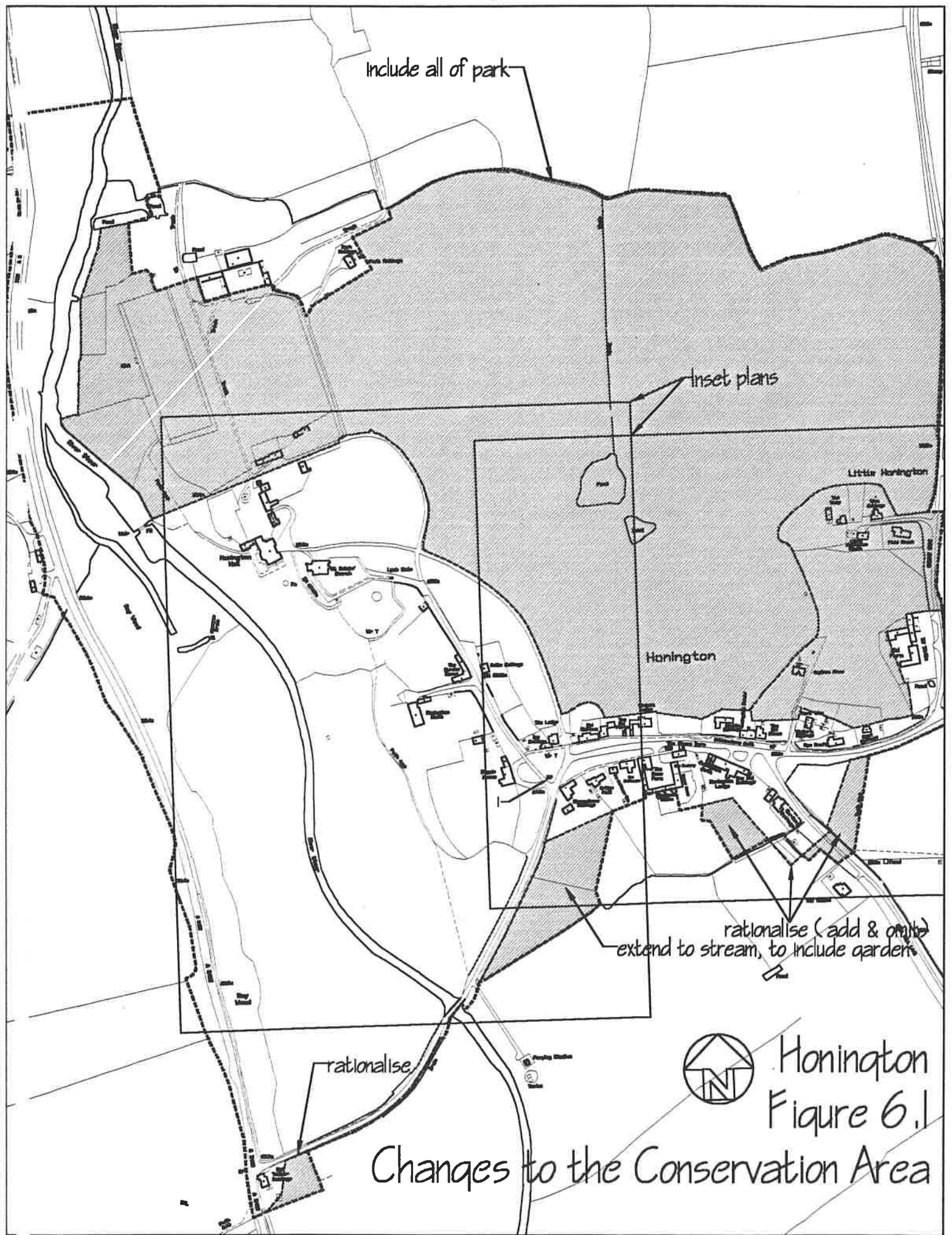
#### Little Honington

Include in the conservation area that part of Little Honington abutting the Registered Garden; recognising the character of the close between Field House and The Keep.

### 6.2 Improvements

The quality of the environment in Honington is particularly high, and there are few comments of significance to be made. The intrusion of overhead wires is typical in small villages, and one can only support their relocation underground when the opportunity arises. It is a pity that the village has





Include all of park

Inset plans

Honington

Little Honington

rationalise (add & omit)  
extend to stream, to include gardens

rationalise



Honington  
Figure 6.1

Changes to the Conservation Area

lost its red telephone kiosk, but again this does not apply uniquely to Honington.

The following specific comments are keyed onto figure 6.2:

1. Existing finger-post: valuable feature but needs overhaul - repair rather than replace;
2. Repair fence;
3. Check condition of ornamental trees
4. New house fails to maintain building line, no defining front boundary: discourage this kind of design in the future;
5. Fake stone building: again discourage use of this material in future;
6. Tidy up barn;
7. Overgrown site requiring management / maintenance;
8. Encourage tree planting scheme to former council house front gardens, including car-parking spaces;



*Former council houses*

9. Building inappropriately re-pointed: discourage use of raised "battered" joints elsewhere;
10. Attention to barn in Honington Hall grounds urgently required, to assure its future.

### 6.3 Control

Development control is ostensibly working well in Honington. There are no glaring eyesores, and the traditional character remains intact. The two most intrusive modern buildings, Aaron House and The Malthouse Rise, predate the Conservation Area. The most impact is likely to come from building conversion and re-use, and it is important that the principles of building form and siting expounded in chapter 2 are followed, to ensure the integrity of the overall village form. The most recent example, at Home Farm, is successful because it follows these principles.

Similar considerations apply to the material and detailing of other work and alterations, for which planning permission is required. Comments have been made above about the way in which repairs and maintenance have been carried out. In Honington there is a surprising range of materials in use but, coming from relatively local natural sources, they harmonise. It should not be difficult, therefore, to choose readily available building materials that are sympathetic to their surroundings: red brick and natural renders for example. Aping stonework and other materials with artificially coloured brick and painted renders is unnecessary and undesirable. Possibly the biggest risk in Honington is that some of its more unique features, such as its cob walling, will be lost through well meant but inappropriate repair using everyday modern builders' materials and details.

### 6.4 Conclusion

Honington is a particularly charming village. Its historic credentials are unquestionable, but not only because of the significance of Honington Hall and its park; also for the wide range of traditional materials that are still preserved in the simpler buildings and structures. It is important, too, that conservation is not regarded as just a catalogue of unusual and interesting building features, but that the morphology of the village itself is recognised and given due prominence. The preservation of Honington's many excellent qualities will depend far more on new additions fitting in with ordinary neighbours than on the detail of its most famous architecture.

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



*Distinctive character of the green*

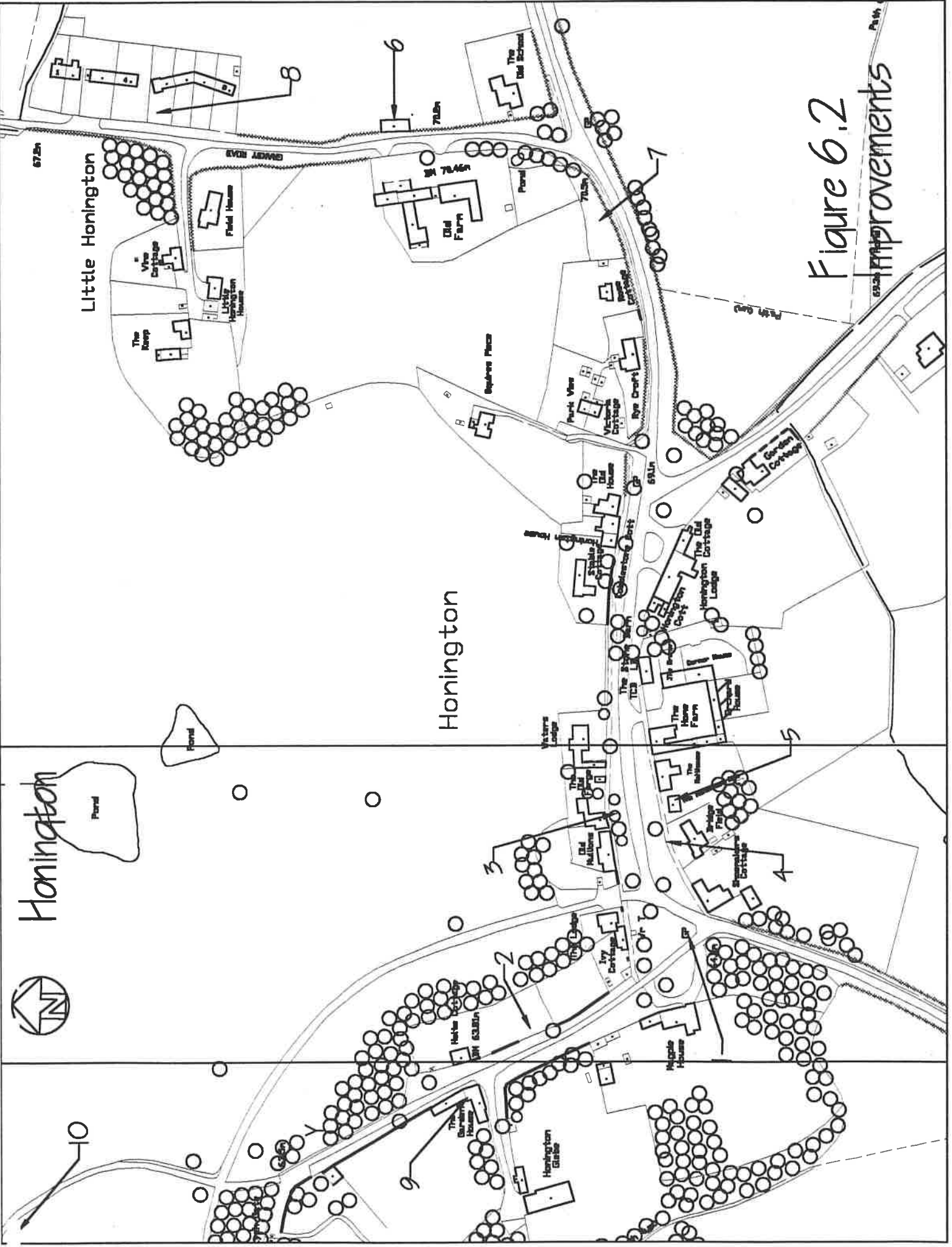


Figure 6.2  
Improvements



## Appendix A - Listed Buildings

### Honington Hall



#### Honington Hall and attached gateways, walls and temple

##### (Ref. 10/122 - Grade I)

Country house. Built for Sir Henry Parker c.1685. Later alterations and additions for Joseph Townsend c.1730-40. East front: red brick with rusticated limestone quoins. Hipped slate roof with ball finials. Brick ridge, end and lateral stacks with moulded stone tops. 2 storeys plus attics; 7-window range. 2:3:2 bays. Double-pile plan. Central entrance block with slightly advanced side wings. Entrance has a moulded wood door-case with Corinthian columns, broken segmental pediment with swags, cartouche with the arms of the Townsend family and glazed door. 6 sashes to ground floor have glazing bars, stone cased surrounds, key-stoned heads and cornices. Above the ground floor windows are round headed niches containing busts of Roman emperors. 7 sashes to first floor have stone cased surrounds, glazing bars and limestone heads. 4 roof dormers. Bracketed wooden eaves cornice. Attached to left and right are rusticated and pedimented limestone gateways of 1744 with wrought-iron overthrows and gates. Attached to the right gateway is a brick quadrant wall with pilasters, blank niches and triglyph frieze. North front: 6-window range. Entrance to left has moulded wood surround and apsed hood, carved with cherubs head, flowers and leaves. South front: loggia and steps added c.1744 for Joseph Townsend. West front: wide canted bay to the octagonal saloon added c.1745. Temple. Limestone. Portico with 6 Tuscan columns and triglyph frieze with ram's heads. Interior: central entrance hall. Side wings: to north containing the Dining Room and the Magistrate's Room now kitchens, to south containing the Oak Room or Drawing Room with a Boudoir behind it. Domed octagonal Saloon of c.1745 built projecting from

main west front. Space between Saloon and Hall made into a lobby with north and south 2-bay colonnades dividing it from the side chambers. The south side chamber contains an open well staircase of c.1745 with open iron-work balustrades. C17 dog-leg staircase with turned balusters in north side chamber. Interior decoration mostly dates from c. 1740's, including ornamental plasterwork attributed to Charles Stanley. Hall has a stone and marble fireplace and overmantel with plaster relief, Venus appearing to Aeneas. Relief on south wall, Hector saying Farewell to Andromache. Doors have entablatures with armorini. Ornate plaster ceiling. The Oak Room is lined with bolection-moulded panelling and has a pedimented door-case with amorini possibly of 1750's. Fireplace of c.1745. Boudoir has fine plaster ceiling relief of Flora. Saloon, lavishly treated, has coffered dome with painting attributed to Ballucci. Rococo garlands down angles of the wall. Classical style fireplaces and door-cases in Kentian manner. Lobby to rear of Hall is sumptuously decorated with Rococo ceiling motifs and thick garlands in spandrels. Chinese closet on first floor has rare painted leather wall panels, small late C17 corner fireplace and plaster ceiling cornice. Noted as a gem of late C17 house (Pevsner).

(V.C.H.: Warwickshire, 1949, Vol.V, p.93; Buildings of England: Warwickshire, 1981, pp.313-4; English Homes, Period V, Vol.I, pp.201-280; Country Life: Honington Hall by John Cornforth, September 21st 1978, September 28th 1978 and October 12th 1978).

#### Circular gate-pier approx. 25m. N

##### (Ref. 10/123 - Grade II)

Circular gate-pier. C18. Limestone surmounted by moulded courses and finials. Included for group value.

#### Circular gate-pier, wall and square gate-pier to W of dovecote

##### (Ref. 10/124- Grade II)

2 gate-piers linked by wall. C18. Wall of coursed squared rubble. Circular gate-pier to left of limestone, with moulded cornice and ball finial. Moulded limestone coping swept up to square pier to right. Pier of rendered brick with ball finial.

## HONINGTON



### **Dovecote approx. 200m. N**

#### **(Ref. 10/125- Grade II)**

Dovecote. Mid/late C17. Regular coursed limestone with yellow limestone dressings. Pyramidal stone slate roof laid to diminishing courses. Surmounted by wooden lantern with hipped slate roof and ball finial. Octagonal plan. Plank door boxes. Central wooden post with revolving ladder.

(V.C.H.: Warwickshire, 1949, Vol.V., p.93).



### **Entrance gates on left side**

#### **(Ref. 10/126 - Grade II)**

Two gate-piers. C17 and C18. Inner gate-pier of brick with vermiculated rusticated limestone probably c.1685. Outer gate-pier to the footway of ashlar and probably C18. Both piers have entablatures with ball finials and carvings of cherub's heads between swags and drapery in the friezes. Wooden gates. (V.C.H.: Warwickshire, 1949, Vol.V. p.93).

### **Entrance gates on right side**

#### **(Ref. 10/127- Grade II)**

Two gate-piers. C17 and C18. Inner gate-pier of brick with vermiculated rusticated limestone. Probably c.1685. Outer gate-pier to footway of

ashlar and probably C18. Both piers have entablatures with ball finials and carvings of cherub's heads between swags and drapery in the friezes. Wooden gates.

(V.C.H.: Warwickshire, 1949, Vol.V, p.93).

### **Fountain approx. 50m. S**

#### **(Ref. 10/128 - Grade II)**

Fountain. Late C18. Limestone. Circular surround has limestone sides and moulded coping. Fountain has square rusticated base, large urn with twisted bulbous stem surmounted by smaller similar urn. Included for group value.

### **Garden temple and attached wall approx. 200m. SE of S front**

#### **(Ref. 10/129 - Grade II)**

Garden temple and attached wall. Temple. C18. Stucco. Pedimented portico with 4 Tuscan columns. Wall. C18, with later alterations. Coursed squared limestone and cob. Stone coping. Included for group value.

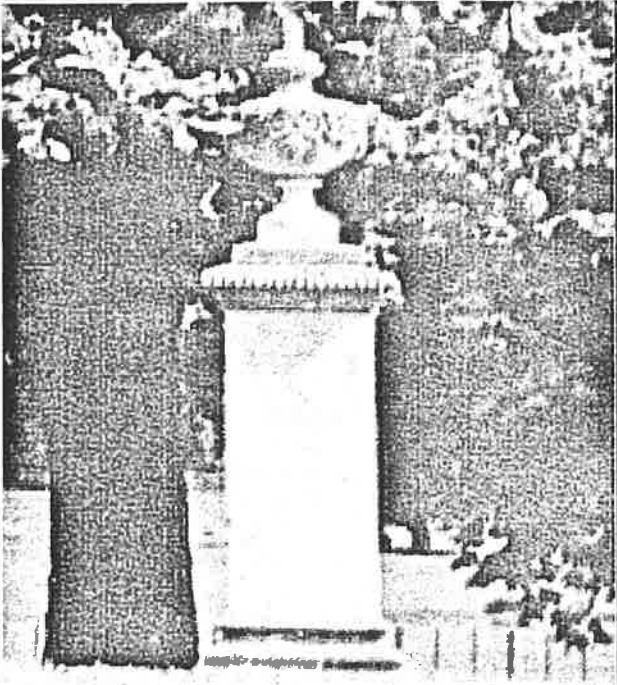


### **Lodge to left of entrance gates**

#### **(Ref. 10/130 - Grade II)**

Lodge. Late C19/early C20. Red brick laid to Flemish bond. Hipped stone slate roof. Brick ridge stacks. Rusticated limestone quoins. 2-unit plan. Single storey. Advanced pedimented central entrance bay has panelled and glazed door. Apsed bracketed hood with cartouche. Entrance is flanked by wood mullioned and transomed windows with key-stoned heads and rubbed brick surrounds. Interior not inspected. Included for group value.

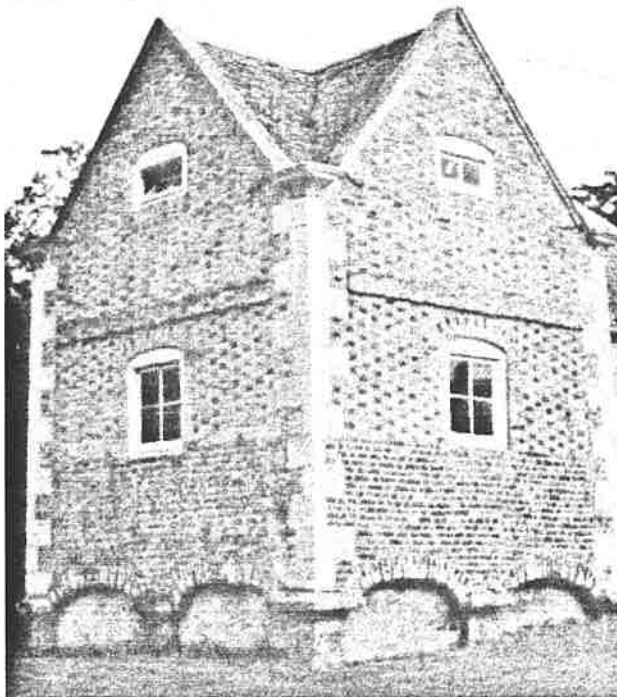
## HONINGTON



**Monument approx. 400m. E**

**(Ref. 10/131 - Grade II)**

Monument. Commemorates the landscaping of the gardens by Humphry Repton, and has recently been resited. Late C18. Limestone ashlar. Square pier with fluted and moulded cornice with flaming urn. Included for group value.



**Outbuilding known as The Bothy approx. 200m. N  
(Ref. 10/132 - Grade II)**

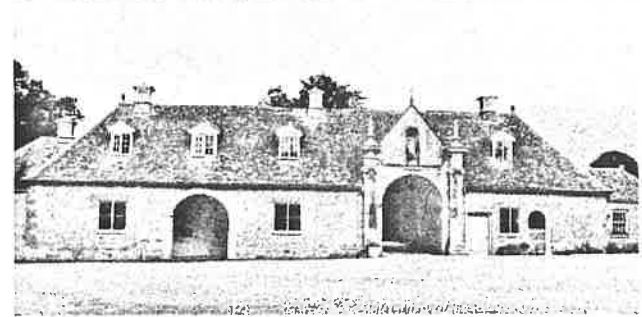
Granary, now bothy. Late C16/C17. Brickwork with diaper pattern. Limestone quoins. Tiled roof. Gable fronted sides. Single storey plus attic. Plank door with moulded wood surrounds, reached by short wooden ladder. Ground floor has 4-

pane windows with semi-circular arched brick heads. 2-light dormer windows. Each side rests on base with 2 brick arches. Interior not inspected. (V.C.H.: Warwickshire, 1949, Vol.V, p.93).

**Pair of gate-piers approx. 250m. N**

**(Ref. 10/133- Grade II)**

Two gate-piers. Mid/late C17. Limestone. Square piers with ball finials. Wooden gate. Included for group value.

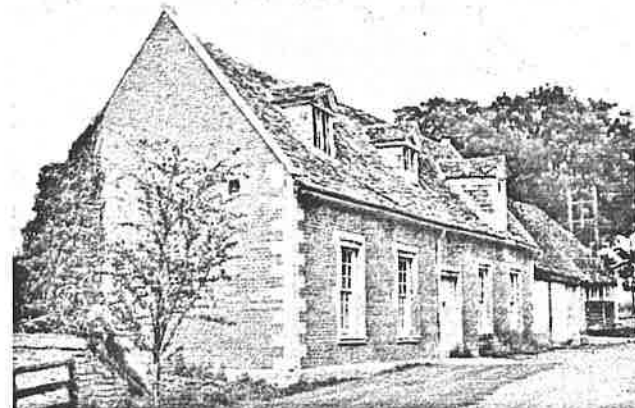


**Stables approx. 5m. N**

**(Ref. 10/134 - Grade II)**

Stables. Mid/late C17. Regular coursed limestone. Steeply pitched hipped stone slate roof laid to diminishing courses. 3 bays. Single storey plus attic. Wide arched entrance to stalls to left has key-stoned head. Entrance is flanked by wide casement windows with stone lintels. Arched recess with water tap to left. Carriage entrance to right has fluted Ionic pilasters supporting obelisks and central pediment with niche containing a demi-nude goddess. To right a 4-panelled door with wood surrounds and stone lintel, a 2-light casement with stone lintel and an arched doorway. 4 gabled roof dormers. Bell-cote to left. 3 hipped louvred lanterns. Central weather-vane. Pineapple finials at gable ends. Interior: stalls and mangers survive.

(Buildings of England: Warwickshire, 1966 (reprint 1981) p.313).



**Stabling approx. 250m. N**

**(Ref. 10/135- Grade II)**

## HONINGTON

Stabling. Probably late C17. Brick laid to Monk bond with yellow limestone quoins and window dressings. Steeply pitched stone slate roof laid to diminishing courses. Limestone copings. One storey plus attic; 4-window range. Central plank door has moulded stone cased surround. Doorway is flanked by pairs of sashes with moulded stone cases and stone sills. Hollow-moulded stone eaves cornice. 2 pedimented roof dormers. Gabled loft door. Attached to right a weatherboarded and limestone building with hipped stone slate roof, used as a harness room. Interiors not inspected.

### **Square gate-pier and wall to W of dovecote (Ref. 10/136 - Grade II)**

Gate-pier and wall. C18. Square gate-pier of rendered red bricks. Moulded cornice and ball finial. Wall of regular coursed squared limestone facing brick. Stone coping swept up to gate-pier. Included for group value.

### **Sundial approx. 200m. S of S front**

#### **(Ref. 10/137 - Grade II)**

Sundial. C18. Yellow limestone. Tall column surmounted by ball finial. Sundial on face.

### **Urn approx. 215m. SE**

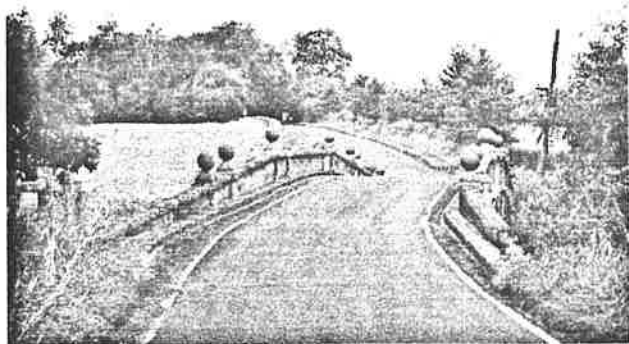
#### **(Ref. 10/138 - Grade II)**

Urn. C18. Limestone. Square plinth, bulbous twisted stem supporting wide brimmed urn decorated with cherub's heads. Included for group value.

### **Urn approx. 220m. SE**

#### **(Ref. 10/139 - Grade II)**

Urn. C18. Limestone. Square plinth, bulbous twisted stem supporting wide brimmed urn decorated with cherub's heads. Included for group value.

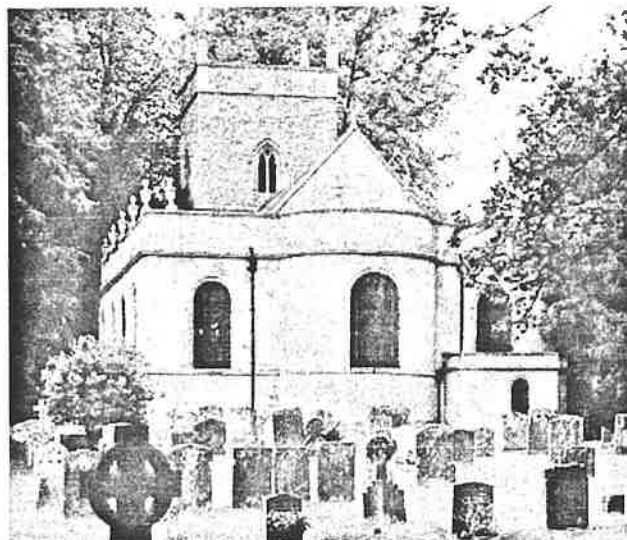


### **Honington Bridge**

#### **(Ref. 10/120 - Grade II)**

Bridge over River Stour. c.1685. Limestone ashlar. 5 bays. Central semi-circular arch is flanked by smaller arches. Arch to right of centre appears to front lower arch possibly of earlier narrower bridge.

Ashlar parapet with moulded coping and stone piers some surmounted by stone ball finials. Some renewed bases and ball finials. S-shaped iron tie rods. Scheduled Ancient Monument. (Buildings of England: Warwickshire, 1981, p.314; V.C.H.:



Warwickshire, 1949, Vol.V, p.92).

### **Church of All Saints**

#### **(Ref. 10/112- Grade I)**

Church. West tower of c.1275-1300. Rest c.1680-5. Limestone ashlar. Tiled roof. 4 bays. Apsidal chancel, nave, north and south aisles, west tower. Chancel and north and south aisles have tall round headed windows with eared architraves and lead cames. South aisle has entrance to left with moulded stone surrounds, floating cornice and 6-panelled door. Stone plinth. String course. Stone parapet surmounted by flaming urns. West tower of 3 stages. Entrance has heavy moulded wood surround and plank door. Single pointed arched window to first stage has moulded hood mould and fragmentary remains of label stops to each face. Third stage has a 2-light Decorated window with hood mould and label stop. String courses. Angle buttresses. Parapet with finials. Interior: nave has north and south arcades of 4 bays. Tuscan columns on high plinths. Moulded and chamfered capitals with egg and dart decoration. Panelled soffits. Shallow segmental plastered ceiling is divided into panels. Elaborate cornice. C17-C19 fittings and furnishings: chancel has communion rails with twisted and carved balusters. Benches and box pews, most pews cut down. Hexagonal pulpit with fielded panels and angle posts carved with pendants of fruit and flowers. Reading desk. Font of stone with reeded and gadrooned underside. Monuments: west end of nave has monuments to the Parker family including an imposing marble monument to Sir Henry Parker and his son Hugh d.1713 and 1712. Fluted pilaster surrounds. Surmounted by flaming urns

## HONINGTON

flanking a cartouche. South wall has monuments to members of the Townsend family including a pedimented marble monument with cartouche to Joseph Townsend d.1763, wall tablet to Judith Townsend d.1795. North wall has C19 monuments to members of the Townsend family. C19 stained glass. Sir Henry Parker rebuilt the church in the 1680's. The Church of All Saints is situated immediately to the south-east of Honington Hall (q.v.). (Cornforth, J. Country Life, Sept. 21st, 1978, Honington Hall, Warks I, pp.791-792; Buildings of England: Warwickshire, 1981, p.314).

### **Group of 5 headstones approx. 10m. S of S aisle (Ref. 10/113 - Grade II)**

Group of 5 headstones. Boldly carved. Limestone. First, dated 1738, has scrolled head with winged cherubs and moulded circular surround containing inscription to William Prandis. Second, dated 1670, to Ann, wife of William Prandis. Classical design with scrolled head. Third, dated 1730, has scrolled head, winged cherub to centre with flowers and drapes to sides. Illegible inscription. Fourth, dated 1721. Plain with scrolled head. Inscription: to wife of Timothy Marchall. Fifth, to Timothy Marchall, has carved scrolled head and floral decoration.

### **Headstone dated 1729 approx. 7m. from church door**

#### **(Ref. 10/114 - Grade II)**

Headstone. Limestone. Dated 1729. Has cherub's heads, strapwork and armorial decoration.

### **Headstone dated 1713 lining path approx. 22m. S of nave**

#### **(Ref. 10/115 - Grade II)**

Headstone. Dated 1713. Limestone. Inscription to George Lowe. Boldly carved with flowers, drapes and panel bearing inscription.

## **Church Lane**

### **Honington Glebe**

#### **(Ref. 10/121 - Grade II)**

Vicarage, now house. C18 with C19 additions to rear. Red brick laid to Flemish bond. Yellow limestone quoins and dressings to windows, and door. Steeply pitched Welsh slate roof with stone coped gables. Brick end stacks. Double-depth plan. 2 storeys plus attic; 3-window range. Garden front: central recessed entrance has moulded stone surrounds and key-stoned head. Recessed doorway has moulded wood surround and partly panelled/glazed door with geometric pattern. Over-

light with geometrical pattern. Entrance is flanked by 16-pane sashes with key-stoned stone cased surrounds and stone lintels. 3 similar windows to first floor. 3 flat roofed dormers. Stone plinth. Rusticated limestone quoins. Stone string course at first floor. Moulded and chamfered stone eaves cornice. Interior not inspected.



### **The Garden House**

#### **(Ref. 10/152 - Grade II)**

House. Late C17 with C20 renewed stonework to some of the windows. Squared coursed limestone. Steeply pitched stone slate roof laid to diminishing courses. Stone end stack to left, brick end stack to right. 2 storeys plus attic. L-plan. Recessed off-centre entrance to right has panelled door with 4 glazed panels. Hood mould and label stop. To left a 3-light and a 2-light stone-mullioned window. First floor has three 3-light stone mullioned windows. All windows have hood moulds, label stops and lead cames. 2 hipped stone-slate-roofed roof dormers. Single-storey-plus-attic range along roadside to rear has red tiled roof and renewed stone mullioned windows. Gabled dormers. Formerly the Gardener's Cottage, Honington Hall Estate. Interior not inspected.



### **Cottage approx. 20m. E of The Garden House**

#### **(Ref. 10/151 - Grade II)**

*A.k.a Holts Cottage.* Early C18. Squared coursed limestone with some blocks of ironstone.



## HONINGTON

Thatched roof. Brick end stacks. Single storey plus attic; 2-window range. 2-unit plan. Central entrance has moulded wood door-frame, plank door and continuous wood lintel with 3-light wood mullioned window to right. To left a 3-light wood-mullioned window with wood lintel. Ground floor windows have wrought-iron casement fasteners and single glazing bars. 2 half-dormers have 2-light wood-mullioned windows with wrought-iron catches and fasteners. Lead comes. Window to right has panes of early glass. Interior said to have inglenook fireplace, beams and original staircase. Once formed part of the Honington Hall Estate and was the groom's cottage.



### Magpie House

(Ref. 10/153 - Grade II)

House. Early C16 with later restoration. Painted rubble-stone to left end, front elevation timber-framed with close studding to ground floor and ornamental herring-bone panelling to gable-fronted bay. Steeply pitched stone slate roof laid to diminishing courses. Brick ridge stacks, one dated 1814. Stone end stack to left. L-plan. Single storey plus attic; 3-window range. 3 bays including gable-fronted bay to left. Entrance off-centre to left has C20 plank door. 4 wood mullioned windows to ground floor of 2, 3 and 4 lights with C20 glazing. Attic has 3 similar 3- and 4-light windows. C19 brick 2-storey, 2-window range attached to right. Interiors not inspected. (V.C.H.: Warwickshire, Vol.V, 1949, p.92)

### Main street

#### Ivy Cottage and attached wall

(Ref. 10/141 - Grade II)

House and attached wall. Late C18. Red brick with vitrified headers. Flemish bond. Slate roof. Brick end stacks. 2-unit plan. 2 storeys; 2-window range. Central entrance has panelled door with 2 glazed panels. Semi-circular hood. Moulded wood surrounds. Entrance is flanked by wood-casement windows with opening lights, lead comes and wrought-iron casement fasteners. Segmental arched brick heads. First floor has two 2-light casements, 2 with glazing bars. Wrought-iron casement fastener.

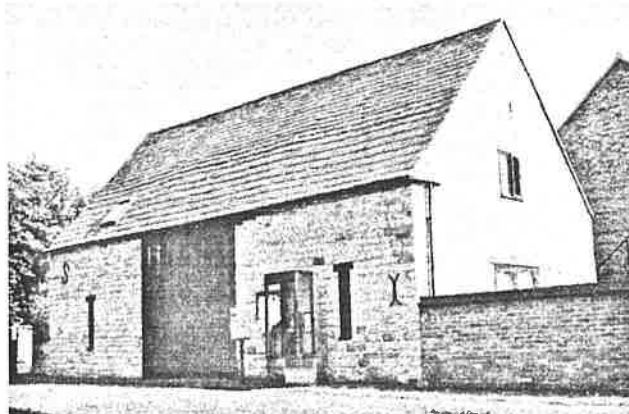


Dentilled eaves cornice and verges. Interior: chamfered beams. Inglenook with inserted C20 fireplace. Wood winder staircase. Extension to left has rendered wall on stone plinth, red tile roof and brick stack to right. Wall attached to left has brick plinth, cob walls and pebbled render.

### Home Farmhouse

(Ref. 10/118 - Grade II)

Farmhouse. Late C18. Red brick laid to Flemish bond. Limestone dressings. Steeply pitched red tile roof with tone coped gables. Brick end stacks. Double-depth plan. 2 storeys plus attic. 3-window range. Central entrance has 6-panelled door with moulded wood frame and over-light with glazing bars. Key-stoned brick head. Entrance is flanked by 16-pane sashes with horns, cambered brick key-stoned heads and stone sills. 3 smaller similar sashes to first floor without horns. 3 gabled roof dormers with horizontal sliding sashes with glazing bars. Limestone plinth and quoins. Stone flat band to first floor. Moulded and chamfered stone eaves cornice. Interior not inspected.



### Home Farmhouse, barn approx. 50m. E

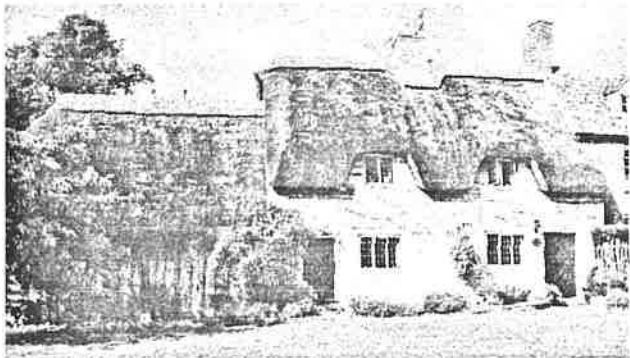
(Ref. 10/119 - Grade II)

Barn. C18. Coursed squared limestone rubble. Steeply pitched slate roof. 3 bays with central threshing floor. Ventilation slits at ends. Horizontal weatherboarded central bay. Butt-purlin roof, mostly original trusses. included for group value.

**Old Mullions**

**(Ref. 10/143 - Grade II)**

House. Mid C17. Regular coursed ironstone rubble. Red tile roof. Renewed stone ridge and end stacks. 3-unit plan. Single storey plus attic; 3-window range. Entrance to left has C20 plank door and continuous hood mould and label stops with 4-light stone-mullioned window of ovolo section to right. To right a 4-light stone-mullioned and transomed window with hood mould and label stops. Mullions of ovolo section. To left a 3-light stone-mullioned window of splayed section with hood mould and label stop. 3 gabled half-dormers have 3-light stone-mullioned windows with hood moulds and label stops. Splayed section. Wrought-iron casement fasteners. Right wall has renewed stonework in grey limestone. Interior not inspected.



**Honington House and attached barn (includes Cobblestone Cottage)**

**(Ref. 10/140 - Grade II)**

House and barn. House: late C17 with later alterations. Coursed squared limestone rubble. Brick and limestone to rear. Brick to left end. Steeply pitched thatched roof. Brick ridge stack. Single storey plus attic; 2-window range. 2-unit plan plus rear extensions. 2 entrances. Plank doors with moulded wood door-frames. Continuous wood lintels with two 3-light wood mullioned windows with opening lights. Lead comes and wrought-iron casement fasteners. 2 swept dormers have wood casements with opening lights and lead comes. Interior: wooden winder staircase. Plank door. Remodelled inglenooks. Barn: C18. Vertical and horizontal weatherboard. Steeply pitched thatched roof. Interior remodelled. First floor inserted, now bedroom. Ground floor studio.

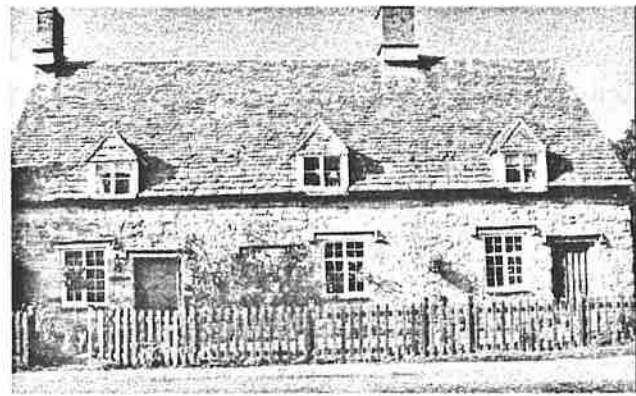
**Rose Cottage and attached outbuildings**

**(Ref. 10/144 - Grade II)**

Cottage. Early C18. Cob walls painted white. Steeply pitched thatched roof. Painted brick end stacks. 2-unit plan. Single storey plus attic. Central



entrance has plank door with moulded wood frame and gabled rustic porch. Doorway is flanked by 2-light casements with 2 swept dormers. Outshut to rear. Outbuilding attached to right weatherboarded



with corrugated iron roof. Plank door partly glazed to left. Fixed light window with glazing bars to right. Interior not inspected.

**Rye-Croft**

**(Ref. 10/145 - Grade II)**

*Previously included Moon Cottage.* Three cottages, now 1 house. Mid C17 with later alterations and additions. Coursed squared limestone rubble. Steeply pitched stone slate roof laid to diminishing courses. Brick ridge and end stacks on stone bases. Single storey plus attic. 3 units. 2 entrances and a blocked entrance have hood moulds and label stops. Plank and rail doors with moulded wood door-frames. To left a wood-mullioned and transomed window with opening casement. Off-centre to right a canted bay window with hipped slate roof. Ends of a wood lintel visible either side of bay window. To right a wood-mullioned and transomed window with opening casement with wrought-iron casement fastener. 3 gabled eaves dormers with stone slate roofs and wood casements with wrought-iron casement fasteners. Interior of Moon Cottage: stone flag floors, C19 fireplace, chamfered beam, plank door to wooden winder staircase.



## HONINGTON



**Shoemaker's Cottage and attached wall and gate-pier**

**(Ref. 10/146 - Grade II)**

Cottage, attached wall and gate-pier. Late C17 with later alterations. Limestone ashlar. Steeply pitched stone slate roof laid to diminishing courses. Brick ridge stack and end stack to left. Stone stack to right end. 3-unit plan. 2 storeys plus attic; 3-window range. Entrance to right has hood mould with label stops and C20 door. Doorway is flanked by 3-light stone-mullioned windows of splayed section. A 2-light and 3-light stone-mullioned window to left. First floor has 3-light stone-mullioned windows. All windows have hood moulds and label stops and lead comes. 2 gabled roof dormers with wood casements. Buttress to left end. Flat-roofed extension to rear. Wall and gate-pier. C18. Wall of coursed squared rubble limestone. Moulded stone coping. Square gate-pier. Moulded cornice surrounded by ball finial. Interior not inspected.

**Shoemaker's Cottage, gate-pier to left**

**(Ref. 10/147 - Grade II)**

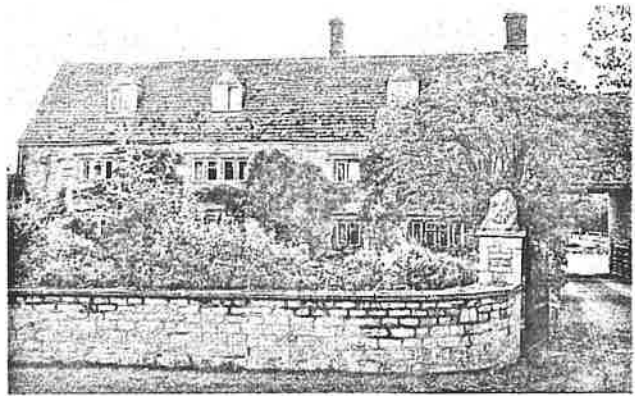
Gate-pier. C18. Limestone. Square section with cornice and ball finial. Included for group value.

### **The Old House**

**(Ref. 10/148 - Grade II)**

House. Late C18. Coursed squared ironstone. Ironstone quoins. Steeply pitched stone slate roof laid to diminishing courses. Brick end stacks. 2 storeys plus attic; 3-window range. Central entrance has panelled door with 2 glazed panels and an over-light. Doorway is flanked by sashes with glazing bars and horns. 3 similar windows to first floor. 2 gabled roof dormers with wood casements. Ground floor openings have stone lintels. Interior not inspected. Included for group value.

### **Granby Road**



**Old Farmhouse and attached barn**

**(Ref. 10/142 - Grade II)**

Farmhouse, now house. Mid/late C17. Squared coursed limestone. Steeply pitched stone slate roof laid to diminishing courses. Renewed stone ridge and end stacks. L-plan. 2 storeys plus attic. 4-window range. Elevation to road: ground floor has two 4-light stone-mullioned windows with king mullions, a 2-light stone-mullioned window and a 4-light stone-mullioned window to right. First floor has two 4-light, and a 2-light and 3-light stone mullioned window. All mullioned windows have hood moulds and label stops. Some renewed stonework. 3 gabled roof dormers. Limestone quoins. Entrance to rear. Gabled 2-storey wing to left has stone-mullioned windows. Barn attached to right. Interiors not inspected.

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

### **Honington Hall**

#### **Brick coach house**



Simple 1½ storey building with attic space under steeply pitched plain tiled roof. In poor structural condition.

### **Main Street**

#### **Outbuilding to Ivy Cottage**

Small building of gravel-dashed cob attached to cob boundary walls, with stone-slate roof. Plain clay tiled coping to attached walls. See illustration in main text.

#### **The Old Forge**

House in lias stone, adjacent to “Old Mullions”, forming important part of group defining north side of the green.

#### **The Malthouse**

Simple building defining south side of green.

#### **Honington Cottage, Honington Lodge and The Old Cottage**



Long group of 2 storey buildings with central gable. Now one dwelling? Much altered, but occupies key position on eastern approach to village.

#### **Stable Cottage**

Modern building with chimneyed gable facing towards main street. High boundary front wall provides important definition of main street.

#### **Park View / Victoria Cottage**

Pair of 19th century estate cottages, visible from main street, but not key features.

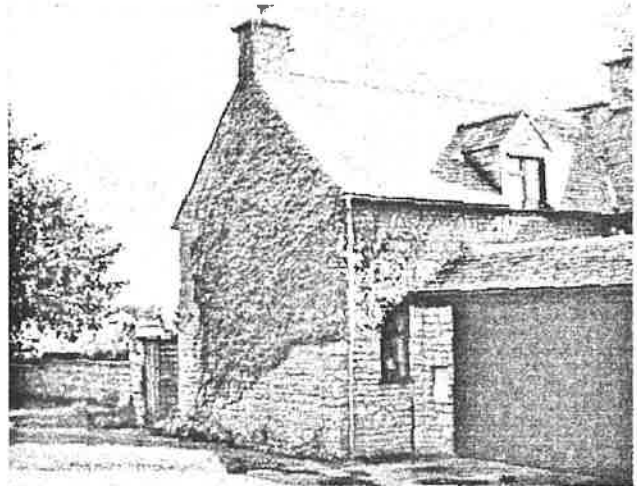
#### **The Home Farm**

#### **Converted buildings**

Former brick farmyard buildings, converted to three houses. Retains original farmyard form and provides mass to south side of main street.

### **Fell Mill Lane**

#### **Garden Cottage**



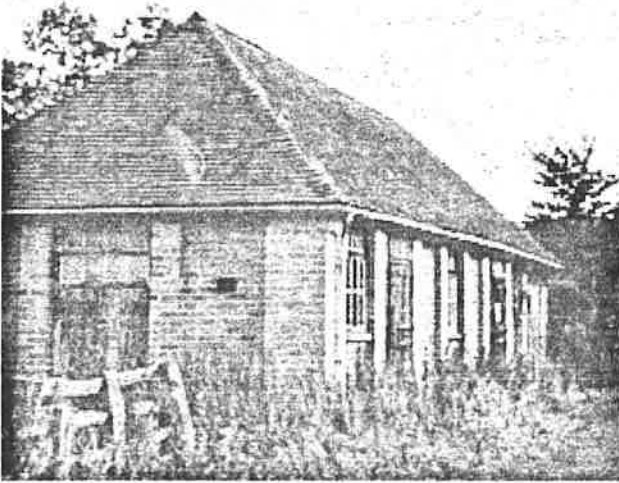
Simple 1½ storey cottage of random limestone, with slate roof; much modernised. Gable end onto road, and with chimneystack and adjoining garden walls, marks edge of village.

### **Granby Road**

#### **Old Farm - outbuildings**

Single storey range of outbuildings, with roofed cart access. Provides continuation of building line.

**Stables opposite Old Farm**



Brick hipped roof stables, positioned on edge of road. Could be a pleasant building form, but requires much maintenance - in key visual position.

**Little Honington**

See illustrations in main text

**The Keep**

Simple stone-built cottage with massive attached stone wall. Attractive building forming end of close.

**Vine Cottage**

Simple red brick cottage, on edge of road. Contributes to sense of enclosure of close.

**Little Honington House, Field House**

Detached modern houses, but positioned close to lane, and contributing to sense of enclosure. Noted for the character of the external space, rather than for the design of the buildings.