



Disclaimer to accompany the Cherington Conservation Area Review

This 1994 report is the result of an independent survey and analysis of the buildings and landscape form of Cherington.

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 15 June 1994

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.

STRATFORD ON AVON DISTRICT COUNCIL

CONSERVATION AREA REVIEWS

CHERINGTON

February 1994

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1. INTRODUCTION

The village of Cherington is adjacent to and closely associated with Stourton village, although they are separate parishes, and they both lie on the south bank of the little River Stour. Just over the river is Sutton-under-Brailes and around all of these villages are a number of ancient farmsteads, including two water mills.

Cherington lies 1 ½ miles east of the A3400 trunk road from Stratford-upon-Avon to Oxford, about 4 miles south of Shipston-on-Stour. It nestles in the river valley surrounded by open pasture land. It is near to and formerly associated with the Weston Park estate.

It is a linear village, rather inward-looking and enclosed by closely spaced buildings hugging the winding main street. There are a number of small minor roads or tracks off the village street leading into farmyards or field tracks. The evolution of the settlement is based round four or five ancient farmsteads and there are a good number of farm buildings within the village group.

Cherington is a Cotswold Stone village. Nearly all the buildings are constructed in squared, dressed, rubble walling with roofs of stone slate in diminishing courses, welsh slate and plain clay tile.

The intimate character of the grouping of buildings, the enclosure by stone walls, and the uniform use of Cotswold stone makes Cherington a very picturesque village.

Cherington House, a late 17th century manor house, lies at the west end of the main street and is a prominent and dramatic building group at the entrance into the village from the west.

The east approach, having passed through Stourton, is marked by an open field space, then the church and rectory group on the north side and a row of good 1950's council houses and a farmhouse group on the south side.

Apart from the church, there are no other public or service buildings in the village. There was a public house (The Red Lion), which is now a private dwelling. The primary school, another public house (The Cherington Arms) and local shops are in Stourton. [NB. The Cherington Arms is in Cherington Parish, but relates physically more to Stourton.]

There are about 54 dwellings in the village proper, 30 of which are Listed Buildings or buildings of local interest and importance to the Conservation Area.

The Conservation Area was designated in November 1969 and it includes virtually all of the village proper. There are 22 listed buildings including the church which is Grade I.

There has been some new housing infill in recent years, a number of extensions and renovations and conversions of farm buildings to residential use, some of the design detail of which does not fit well into the village streetscape.

2. SETTLEMENT HISTORY AND DEVELOPMENT

Cherington is recorded in circa 1316 as being a hamlet of the manor of Brailes belonging to the Earls of Warwick, then in 1330 it passed to Sir William Lucy of Charlecote and stayed in that family until the end of the 17th century.

In about 1730 much of the land and holdings were sold to the tenants and the manorial rights were bought by the Sheldon family who held it from 1740 to 1817. The manor then passed to Sir George Philips, bart, and then to the Earl of Camperdown by marriage in 1850.

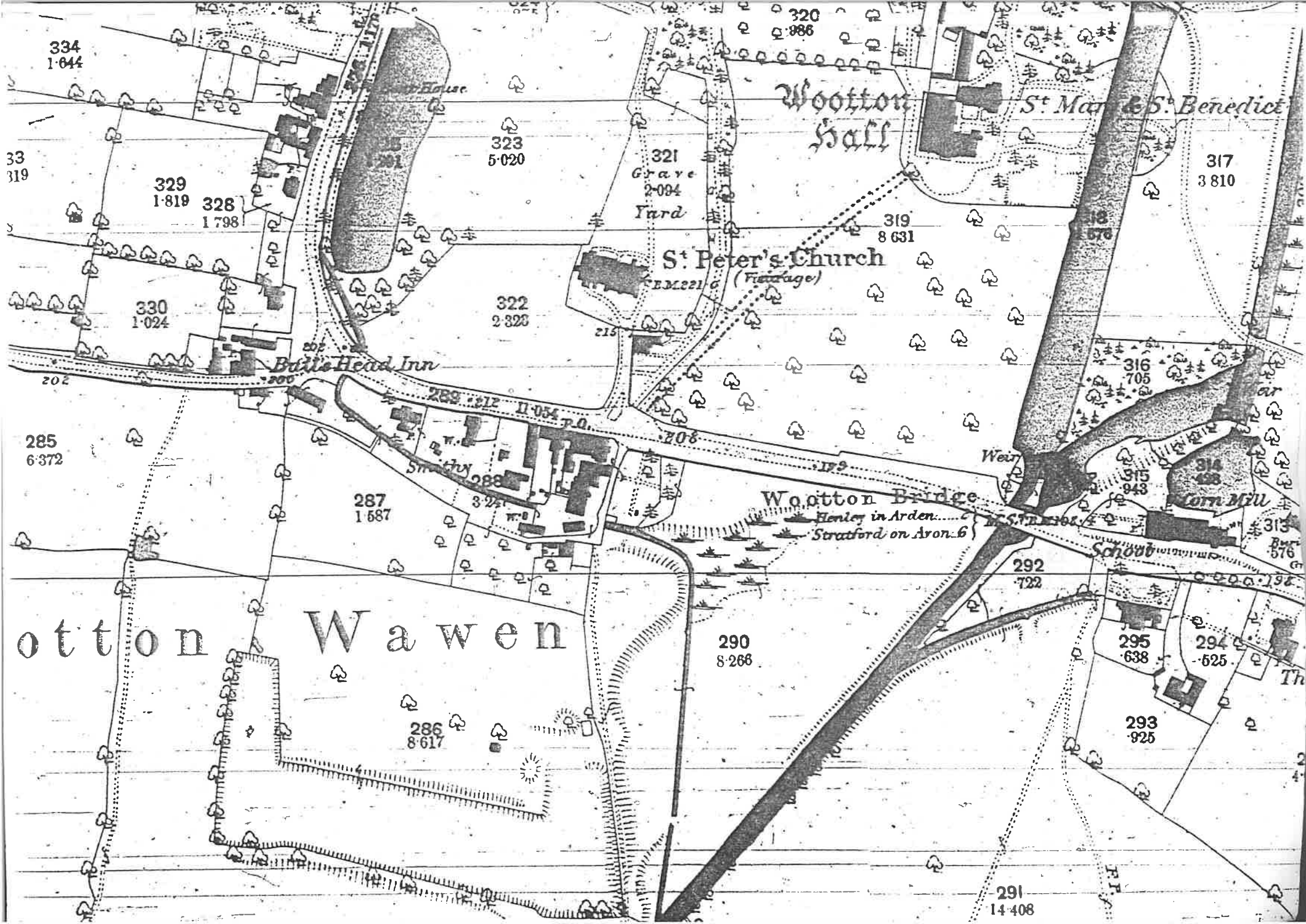
By 1900 the manorial rights had become extinct, the village having been long established as a self-contained farming community.

The village has changed very little in size since the 1st Edition Ordnance Survey was drawn up in 1885. There has been very little loss of buildings since that time and a modest amount of new infill housing - most of which has been built in the last 25 years.

There were extensive orchard lands within the village curtilage, most of which have disappeared, although the field pattern remains.

Cherington House had an extensive formal laid-out garden with well-treed meadows and orchards beyond. Much of this had disappeared before the designation of the Conservation Area.

The farmsteads of Cherington House, Home Farm, Brook House Farm, Hirons Farm and Wood Lane Farm are the primary settlement establishments and highlight the character of the village as being primarily a family community until modern times.



334
1-044

33
319

329
1-819

328
1-798

330
1-024

285
6-372

287
1-587

Wotton Wawen

286
8-617

290
8-268

291
14-408

323
5-020

321
Grave
Yard
2-094

322
2-328

St Peter's Church
(Vicarage)

319
8-631

317
3-810

316
7-05

314
4-98

313
5-76

292
7-22

295
6-38

294
5-25

293
9-25

Wotton Hall

St Mary & St Benedict

Butts Head Inn

Wotton Bridge

Henley in Arden
Stratford on Avon 6

Corn Mill

Schoon

Weir

F.T.

CHERRINGTON Circa. 1885
EXTRACT FROM 1885 ORDNANCE SURVEY
Scale = 25" to 1 mile



3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS

3.1 Architectural Heritage and Character

The earliest surviving building fabric in the village is in the parish Church of St John the Baptist which dates from the 13th century (with C14th, C15th and C18th additions). Cherington was therefore an established settlement in medieval times.

The village core fabric dates mainly from the 17th and 19th century and consists of 2-storey single cottages or short terraces facing the main street. The former 'Dickens Dairy' (30M south-east of Cherington House) and the former Old Red Lion public house are of 17th century date. They are built in course, squared limestone with 50 degree pitched, stone slated roofs with parapet gables with dressed stone coping and dressed stone ridge chimney stacks. The original windows are stone mullioned with label mouldings and inset iron-leaded light casements. They are substantial houses for the period, but without the classical symmetry influence of the following centuries.

The 18th century buildings in the village fall into two styles; the large and classical 'Georgian' style of Cherington House and Home Farm and the modest cottage vernacular of the thatched cottages , the Olde House, etc. The vernacular cottages have timber windows with iron casements in simple openings with timber lintels - a change from the dressed stone openings of the earlier buildings. The Georgian houses have multi-paned vertical sliding sash windows or cross-mullioned windows in Georgian proportions. Cherington House has an ashlar facade and dressed stone reveals to windows as well.

The 19th century brought lower-pitched welsh slate roofs and stone red/orange brickwork into the village. The principal buildings of this period are The Old Rectory, Dickens House and outbuildings (although the main house may be earlier) and the Wood Farm buildings.

There are a number of lesser 19th century cottage terraces that have undergone extensive refurbishment in recent times, generally in sympathy, but there are some glaring instances of use of polished foreign hardwood or dark stained windows and inappropriate red plain tiles.

There is a row of council houses on the east approach into the village of circa 1930-40 construction which have been quite sensitively designed to fit in with 19th century village vernacular and, in particular, The Old Rectory. They are probably based on a council house standard model, but have course rubble front walls with dressed stone label moulds, lintels and cills and multi-paned windows and they have coursed rubble stone front boundary walls.

The boundary walls are important to the streetscape character of Cherington. The best ones are in front of Cherington House and down to The Olde House, round the Churchyard and The Old Rectory, on the east side of Wood Lane and to each side of the little road opposite Brook Farm. The new or re-built stone walls in front of the refurbished and new build cottages between Jarrett's Cottage and Brook Farm House are important to the enclosure of their respective courtyards.

The red brick boundary wall to Dickens House has mellowed down and, whilst being clearly out of place, does not detract unduly from the quality of the streetscape.

Hirons Farmhouse has a fine iron railing fence on its frontage which is an important fixture to this listed building and adds interest to the street scene. There is a similar iron railing fence to the frontage of 'Stonecroft' on the corner of Steels Lane. These too, add interest to the street.

Nestled behind the rather low-grade bus shelter next to the 'House on the Green' is a fine village water supply fountain niche built in roughly coursed rubble stonework with a good gothic arch to the recess and dressed stone coping. This is a fine and important feature of historic and architectural value to the village.

3.2 Predominant Building Materials

Cotswold oolitic limestone is the predominant building material. The local quarry, however, was probably walling stone quality with freestone supplied from further afield for dressed stonework.

Most of the roofs of pre-1800 building would have been stone slate in diminishing courses, or thatch on the smaller, lower order cottages. (There are two thatch roofs surviving in the village). Many of the stone slate roofs have been recovered in brown clay or concrete plain tiles over the last 60/70 years or welsh blue slate. since about 1850.

Red/orange brick from the Severn and Avon valley clays is really out of place in Cherington, but, as with welsh slate, it has been used since the 19th century as a cheap, durable and readily available alternative to the indigenous local materials.

3.3 Landscape Setting and Village Form

Cherington lies in a broad valley associated with the River Stour between the higher land of Stourton Hill and of Brailes Hill, although in this wide plain it is sited on a slight eminence in the land form (Photo 1).

The approach from the A3400 is characterised by undulating topography dotted with roadside and field boundary oak trees until the village is seen to be marked by the new house near 'The Stables', Cherington House (Photo 2). The tower of the Church of St John the Baptist is glimpsed at this point. The road runs through the village sinuously and with two almost right angle bends. It has a footpath mainly on the north side and is unusually formed of pink tarmac. Landmarks along the village street are the Scots pines just west of Brook Farm (Photo 3), the yews at Home Farm (Photo 4) and the yew at Dickens House (Photo 5).

The church lies back from the village street, but its tower appears from many viewpoints, particularly when approaching from Stourton (Photo 3). Off the main street the road from Burmington descends over the River Stour and into the village alongside the churchyard wall to the grounds of the former Rectory. The one jarring factor in the setting of the village amidst the rolling and hedged field pattern is the heavy screening of farm building at the rear of Brook Farm. The use of cypress species and some poplars draws more attention to the problem and strikes a discordant note (Photo 6). On the south side of the village street glimpses out to the outer landscape are few except where a track or access exists (Photo 7). The grain of the field pattern and brooks generally flows towards the main street at right angles, on both sides.

Orchards, or the remains thereof, are few except for some on the north side, and tree cover is fairly light. The village is very compact and relatively unspoilt. The cottages along the main street have a variety of shape and size, and, together with their stone boundary walls of varying height, hedges and grass verges contribute to the character of the village. Undoubtedly the way the village street snakes and bends, giving always unexpected views, contributes greatly to the charm of the place.

Overhead wires and their poles are relatively few and are not too prominent except for one at the bus stop on the green opposite Brook Farm. This adds to an already poor element at this point which is the brick garage building (Photo 9) and bus shelter.

Landscape of the conservation areas:

Within the Conservation Area the village entrances are marked at one end by the Church and The Old Rectory (Area A), and at the other by Cherington House and the cottages opposite (Area B).

Area A - Cherington House

The house itself sits close to the road behind a stone wall and within its grounds has some fine trees. Its village side boundary is marked by a ha-ha and it is considered that the grounds should be included in the Conservation Area.

The most attractive feature of this area is the gap between Cherington House and The Olde House. On one side of the road, the cottages come right to the edge of the carriageway whilst on the other side the footpath is set back behind a row of pollarded limes and backed by a low stone wall (Photo 9). From this path there is a pleasant, although not spectacular, view (Photo 10) which no doubt is enjoyed by the roadside cottages also. This open gap must be protected.

Area B - Church of St John the Baptist and The Old Rectory

This is a compact and important group of fine building and tree cover (Photo 11).

In the Churchyard there are no significant trees except for the row of pollarded limes on the northern boundary (Photo 12). The whole Churchyard is raised above the general levels by about 1.25 metres, placing the Church on a terrace.

The grounds of The Old Rectory are fairly heavily treed, but seem to be poorly maintained. There is a good weeping ash and a group of beech and lime on the eastern boundary. The road frontage to the house has a mixed hedge which has been allowed to grow without clipping, and this is on top of a low stone wall with a grass verge in front (Photo 13). A yew hedge marks its northern boundary (Photo 14).

3.4 Landscape Analysis - Generally

Outside of the special character areas described, the village is perceived to centre on the Green, which is an area of grass outside 'House on the Green' and which has at its western end the bus shelter and brick garage building (Photo 15). Together with the telegraph pole, this building detracts from the stone-bounded character of the Green, especially as next to this bus stop is the stone built spring enclosure of charm and character (Photo 16). Elsewhere in the village there are some delightful small scale nooks and crannies such as the access alongside Vine House (Photo 17), which has a large corkscrew willow overhanging, and a small courtyard behind Dickens House with pleached beech trees around its perimeter (Photo 18).

A feature of note also is the stone well between two houses opposite Dickens House, probably rebuilt and "over pretty" but continuing the spirit of village watering places (Photo 19).

4. CONSERVATION AREA REVIEW AND RECOMMENDATIONS

4.1 Boundary Alteration Recommendations

It is recommended that the following alterations be made to the Cherington Conservation Area boundary:

i. Field Ponds to South of Former Old Red Lion

Extend Conservation Area to include the area of the field ponds which are part of the landscape setting of the buildings on the east side of the little road opposite Dickens House.

ii. Walls Along Side Road Opposite Dickens House

Include all of stone walls on each side of this narrow lane which leads to field track as they are important to the enclosure of the street leading into the Conservation Area.

iii. Cherington House - Gardens

Extend Conservation Area to include all the fine Cherington House gardens which form the setting for this fine listed building which is a principal feature at the west end entrance in the Conservation Area.

iv. Orchard Land at Rear of Brook Farm

Extend the Conservation Area to include the farmyard and remnant orchard area which is part of the farmstead settlement and building group area, and to include, in a broader context, landscape area which is important to the rural setting of the village.

The buildings behind Brook Farm are dilapidated and poor quality and typical modern farm buildings. The Conservation Area designation may allow for clearing, screening or enhancement of this area important to the setting of the village from the north (riverside).

v. Extended Churchyard

Include whole present churchyard area in Conservation Area for completeness as the setting to the church and the village from the north approach road.

vi. East End Open Space Area

Extend Conservation Area to include the important open space area between Stourton and Cherington. The Anchorage (listed 18th century cottage) and the nice victorian village school to be included as outlying buildings to entrance into Conservation Area.

4.2 Suggestions for Enhancement and Improvement

There are some poor or low grade areas and features which detract from the visual and environmental quality of the Conservation Area that could be improved in the following ways:-

i. Rear of Brook Farm

The assembly of modern pre-fabricated barns and stores etc need screening from the outer landscape - and footpath views by tree and hedge planting. In the long term some improvement to the form of the buildings could be encouraged.

ii. Bus Shelter and Brick Garage on the Green

This low grade red brick and slate building is very prominent in the street scene and, being of an alien material, strikes a discordant note in the streetscape. It also partly obscures and imposes on the setting of the spring niche in the adjacent wall. Ideally the building should be removed and the stone wall made good.

iii. Barns at Wood Lane Farm

The range of disused barns at the end of Wood Lane are, at the present time, in a dilapidated and run down condition. They have corrugated sheet roof covers and generally degrade this setting of the adjacent groups of buildings.

It is understood that they are to be converted to dwellings - the right replacement roof material and appropriate window style and finish will improve them greatly.

iv. Design Guide

There are a number of conversions or renovation schemes of recent date that have introduced unsympathetic window finishes and roof materials into the street scene. Some clear design guidance and monitoring of planning applications is needed to ensure that this does not proliferate.

4.3 Conservation Area Review of Planning Control Since Designation

The main change to the streetscape since the designation of the Conservation Area is the new infill housing on both sides of the first bend in the main street between The Old Rectory and Vine House. Those on the south east side are built in the local stone, but the scale, massing and relationship to the street is quite out of keeping.

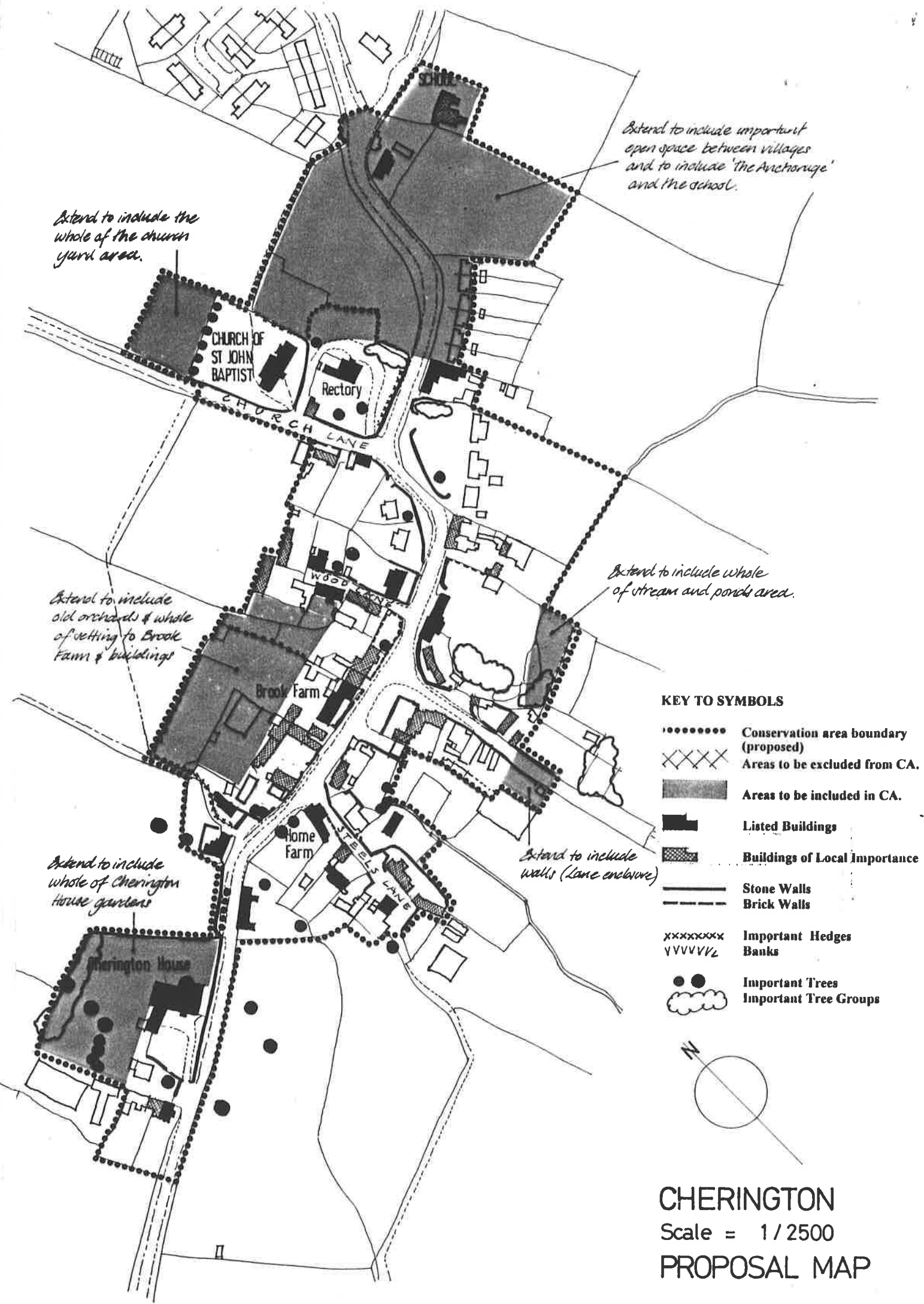
Some enclosure with stone walls and planting of indigenous hedges and trees would help. The two houses on the north-west corner are typical 1960's suburban houses with little acknowledgement of local style and character.

There is a pair of houses of new-build construction between Jarretts Cottage and Brook Farm built in Cotswold squared rubble and clay tile roof, but the roof span is too large, the windows and doors are brown-stained and the clay tiles are a red-brown. Both of these features are out-of-keeping in this village. The red brick garage on the frontage too, perpetuates the use of a discordant material.

The cottage renovation and barn conversion next door is much better because of the massing and scale (of existing buildings) and better enclosure.

There is also a cottage range on the little road opposite Dickens House which has undergone a rather 'overdone' restoration.

There are also a number of barn conversions and renovations in the village that have blended in well, particularly those in Steels Lane and Wood Lane. (The Wood Lane Farm barn at the end is not so good).



Extend to include the whole of the church yard area.

Extend to include important open space between villages and to include 'The Anchorage' and the school.

Extend to include old orchards & whole of setting to Brook Farm & buildings

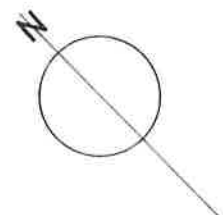
Extend to include whole of stream and ponds area.

Extend to include whole of Cherington House gardens

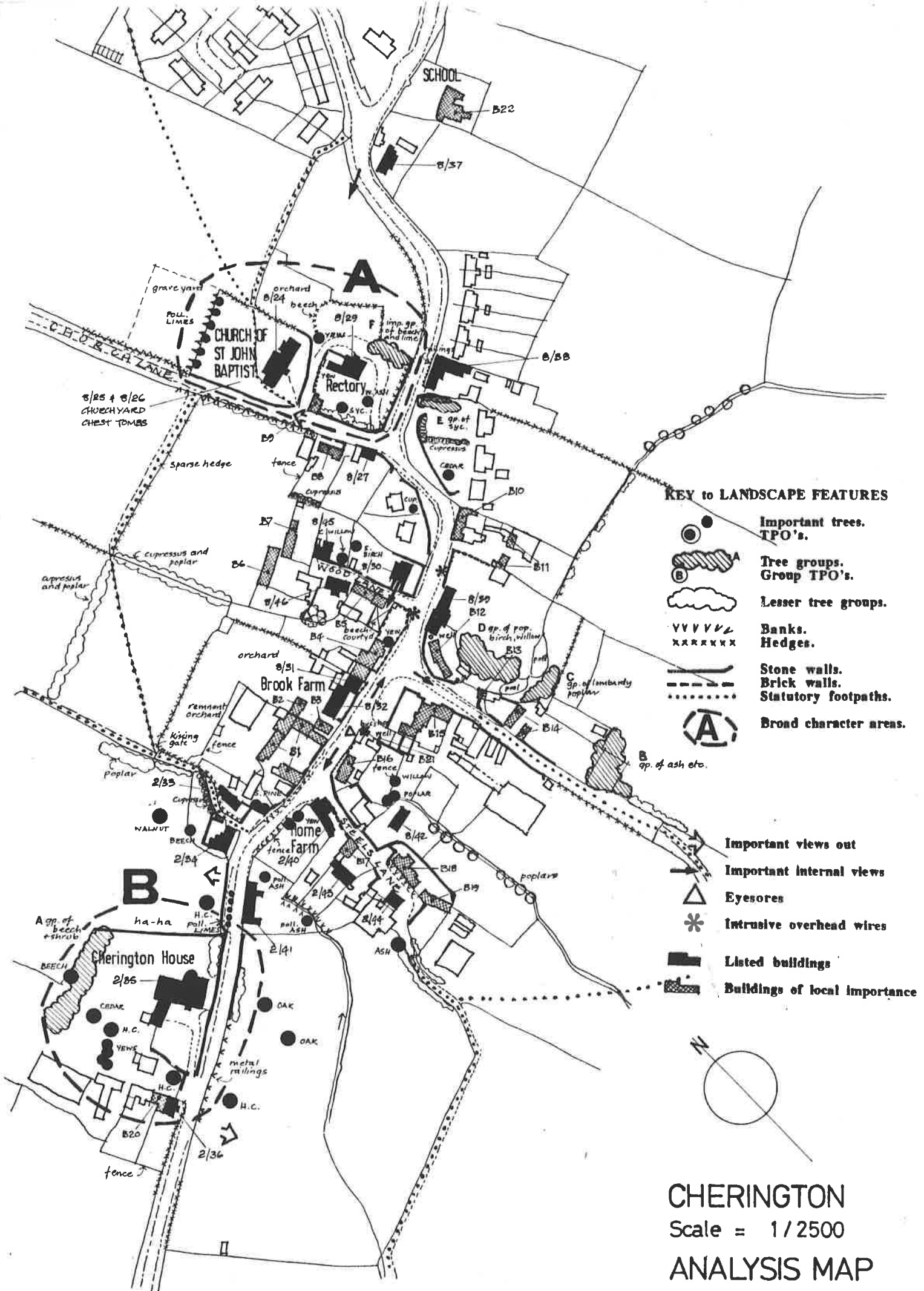
Extend to include walls (Lane enclosure)

KEY TO SYMBOLS

- Conservation area boundary (proposed)
- XXXXXX Areas to be excluded from CA.
- Areas to be included in CA.
- Listed Buildings
- ▨ Buildings of Local Importance
- Stone Walls
- - - - - Brick Walls
- XXXXXXXXX Important Hedges
- VVVVVV/L Banks
- Important Trees
- ☁ Important Tree Groups



CHERINGTON
 Scale = 1/2500
PROPOSAL MAP



CHERINGTON
 Scale = 1/2500
ANALYSIS MAP

4.4 Future Development

Most of the available farm buildings in the village have now been converted or have permission to do so. These conversions generally work well in the village context and one or two more-sensitively designed would be acceptable.

There is no 'infill' space left. The remaining open spaces between Home Farm and Cherington House, and to the north-east of the church and between the council houses and 'The Anchorage' are important to the setting and relationship of the village to the open countryside. Therefore they should not be developed.

Extensions should be considered in respect of their effect upon the streetscape and adjoining buildings. Even minor extensions can 'infill' to a degree that changes the character of the street. The individuality of the older buildings should be maintained.

4.5 Conclusions

Cherington is a good example of a Cotswold fringe village. The lack of dressed stone openings and use of hood windows instead of dressed stone is typical; likewise the influx of clay tiles, welsh slate and thatch.

Being a village which has evolved around a group of farmsteads, the presence of farm buildings is important to the architectural character. Even following conversion to domestic use, it should be possible to identify these buildings and thereby 'understand' the make-up of the village.

Despite the infill housing, Cherington has not merged with Stourton. It is important to maintain this separation for the survival of the village in its own right.

REFERENCES

- 1 **Ordnance Survey - 1st Edition 25" map of village surveyed 1885.**
- 2 **Victoria County History - Vol V pp 38.**
- 3 **WFWI 'The Warwickshire Village Book' - Countryside Books 1988.**

APPENDIX Ai

SCHEDULE OF LISTED BUILDINGS IN CHERINGTON

CONSERVATION AREA

Ref

No. Description

**8/24 Church of St. John the Baptist, Church Lane
(Listed Building Ref 8/24 - Grade I)**



(Tower is a landmark in surrounding countryside - church is set above road level on 'edge' of village)

List description : Church. C13, with C14, C15 and C18 alterations and additions. Restored C16 or C17, late C19 and early C20. Coursed limestone rubble with quoins and ashlar parapet to nave. Asbestos-tile roof to chancel. Chancel, nave with north aisle and west tower. Late C13, or rebuilt late C13 chancel of 2 bays with crude plinth to south, and coped gable to east. Late C13 window to east of 3 lancets, with a re-used early C13 carved head at the apex of the window. Hood mould with C13 carved head labels. To south a restored many-moulded priest's doorway with hood mould and carved head labels. C19 plank door. To left and right a restored square-headed window each of 2 lights. Hood mould and carved foliage labels. To north a large single trefoiled light, the external masonry restored C16 or C17. To right an early C20 stone lean-to organ recess with single trefoiled light. Early C13 nave with late C13 north aisle. 3 bays, with some quoins and C18 moulded eaves cornice and coped parapet with obelisk pinnacles. Coped gable to east. To south a C14 gabled porch with rough plinth and, to east, a simple square-headed chamfered light. Chamfered doorway.

Sundial scratched just below to west. C13 south doorway with part-restored edge-roll moulding forming a semi-circular head. Reset stone to east has scratched 'mass dial'. To left of porch a C13 window of 3 stepped lancets with chamfered surround and plain hood mould. To right of porch a large window of c.1500. Four ogee-headed cusped lights with mouchette tracery and hollow-chamfered mullions within a hollow-chamfered, square-headed surround with hood mould and labels. This window breaks into the C15 clerestory. To left, centre-left and centre-right a C15 square-headed window of cusped lights. To right, above window of c.1500, a shortened and raised square-headed window, probably altered late C19, with 2 cusped lights. To east of north aisle a late C13 restored window of 3 stepped lancets with hood mould. To left, centre-left and centre-right of north wall a 2-light window of Y-tracery, perhaps of C18 date, that to centre-right in place of blocked north doorway. To right, and to west, a C13 single chamfered lancet. West tower of 2 stages, the first of C13, with chamfered plinth and C15 diagonal offset buttresses. C15 moulded string course marks beginning of C15 second stage, with further string course below bell-chamber windows. C15 moulded eaves cornice with worn gargoyles, below a C18 restored embattled parapet with obelisk finials. C17 west doorway with chamfered square head and plank door. Plain rectangular light above. Rising from first stage to bell-chamber are 4 loops. To south of first stage a further rectangular light. Bell-chamber openings each of 2 ogee-headed lights with quatrefoil. Hood mould and carved head labels. Interior: east window of chancel has original C13 splays and rere-arch. To south a C13 cusped and chamfered piscina. Early C16 chancel arch of 2 chamfered orders. C13 window in south wall of nave has chamfered rere-arch. To west a C13 doorway. Late C13 two-bay north aisle arcade. Single octagonal pier with corresponding responds supporting double-chamfered arches. Chancel roof restored early C20, re-using some chamfered and cambered tie beams, and supported on original moulded stone corbels. Restored C15 nave roof with moulded tie beam, braces and posts. Roof is supported on C15 corbels of carved beast and human heads. Restored C15 north aisle roof with moulded tie beams. C16 and C17 stained glass in north chancel windows. C14 representation of St. John the Evangelist in east window of north aisle, with further C15 and later pieces. Further later glass in north windows. C16 fragments in south window of c.1500. Between north arcade, east respond and east nave wall an early C14 tomb. To either side an arcade of ogee-headed cusped niches with crocketed finials and poppy heads, with piscina inserted on north face. Tomb supports an effigy of a man in secular clothing, hooded, but showing the man's curled hair. His head is supported by decapitated angels and he rests his feet on a recumbent dog. Above a depressed ogee-arch, cusped and richly carved to south with foliage and flanked to left by a crocketed pinnacle supported by a female crowned head. Arch is plain to north. In south chancel wall a C17 wall tablet, the inscription worn, with deeply carved surround. 3 further wall tablets of C19 and C20 date.

(V.C.H.: Warwickshire, Vol.5, pp.39-41; Buildings of England: Warwickshire, pp.229-230).

- 8/25 Chest tomb approx. 6m. NW of W tower of Church of St. John the Baptist, Church Lane
(Listed Building Ref 8/25 - Grade II)**
List description : Chest tomb. Dated 1794 and 1801. Limestone, with moulded plinth, baluster corners and moulded ledger.
- 8/26 Chest tomb approx. 6m. SE of porch of Church of St. John the Baptist, Church Lane
(Listed Building Ref 8/26 - Grade II)**
List description : Chest tomb. Early/mid C18. Limestone, with worn inscribed panel and heavily moulded volutes. Moulded ledger.

**8/27 Church Cottage, Church Lane
(Listed Building Ref 8/27 - Grade II)**



(Key building on corner - one of two remaining thatch roofs in village)

List description : House. C17. Squared coursed limestone with coped gable to right. Thatch roof with brick end stacks. 2-unit plan. One storey plus attic; 2-window range of 2- and 3-light casements with wood lintels. Door in C20 two-storey stone range to right. Interior not inspected but likely to be of interest.

**8/40 Home Farmhouse, Main Street
(Listed Building Ref 2/40 and 8/40 - Grade II)**



(Large house and key building on south side on approach from west)

List description : Farmhouse. Dated 1724, with C19 additions. Squared coursed limestone with quoins and coped gables. Concrete-tile roof with moulded stone end stacks. 3-unit plan. 2-storey, 5-window range of 16-pane sashes with moulded stone surrounds to ground floor and C18 cross casements with stone flat arches to first floor. C19 six-panelled door with overhead and C20 gabled porch to centre. On left gable end a datestone inscribed in bas-relief: 'T/EW/1724'. Datestone has moulded hood. One-storey stone lean-to extension to right. C19 two-storey stone gabled range with casements and further 6-panelled door with wood lintel. Interior not inspected but likely to be of interest.

**8/31 The Cottage, Main Street
(Listed Building Ref 8/31 - Grade II)**



(Continuation of Brook Farm terrace)

List description : House. Mid C18. Squared coursed limestone with coped gable to left. C20-tile roof with stone and brick end stack. 2-unit plan. 2-storey, 3-window range of C19 three-light casements with stone flat arches. C20 stone gabled porch with C20 door to centre. Interior not inspected but likely to be of interest. Included for group value.

**8/32 Brook House, Main Street
(Listed Building Ref 8/32 - Grade II)**



(Key farmstead group in village)

List description : House, formerly 2 houses. Dated 1716. Squared coursed limestone with quoins and coped gables. Stone-slate roof with stone end stacks. 2-unit plan. 2 storeys plus attic; 2-window range of C19 three-light casements with stone flat arches. C20 stone gabled porch to centre with C20 door. Moulded datestone to centre of first floor inscribed in bas-relief: 'S/ES/1716'. 2 gabled dormers. House now incorporated to right has one C19 casement with stone flat arch and two C20 casements and a C20 door to right. One gabled dormer. Interior not inspected.

**2/34 The Olde House, Main Street
(Listed Building Ref 2/34 - Grade II)**



(Picturesque cottage on bend in main street)

List description : House. Mid C18. Squared coursed limestone with coped gables. Slate roof with stone end stacks. 2-unit plan. 2-storey, 2-window range of C20 casements with wood lintels. C20 plank door with hood to centre. C18 two-storey stone range to right has C20 garage doors to ground floor and one C20 casement to first floor. C20 stone 2-storey range to rear left.

Interior: chamfered spine beams. One large open fireplace. Included for group value.

**8/29 The Old Rectory, Main Street
(Listed Building Ref 8/29 - Grade II)**



(Large detached building in large garden - enclosed by stone walls and hedges to road frontages)

List description : Rectory. c.1830. Squared coursed limestone with ashlar dressings and storey band. Hipped slate roof with stone end stacks. Double-depth plan. 2-storey, 5-window range of 18-pane sashes to ground floor and 12-pane sashes to first floor, all with quoined surrounds. One Gothic sash to ground floor right. 4-panelled door with plain overlight within a C20 one-storey stone porch. Interior not inspected.

**8/38 Hiron Farmhouse, Main Street
(Listed Building Ref 8/38 - Grade II)**



(Key building on road frontage - good original wrought iron railings along frontage)

List description : Farmhouse. Mid C18. Coursed limestone rubble with coped gables. Stone-slate and slate roofs with stone end stacks, that to right part-renewed. 2-unit plan. 2 storeys plus attic; 3-window range of C19 three-light casements with stone flat arches. C19 four-panelled door with flat hood on consoles to centre. Two C19 gabled dormers. C19 two-storey stone extension of 2 bays to left. Interior: noted as having chamfered spine beams.

**8/37 The Patch, Main Street
(Listed Building Ref 8/37 - Grade II)**



(Key building on corner - undergoing extensive renovation)

List description : House. Mid C18. Limestone ashlar and squared coursed rubble with quoins and coped gables. Stone-slate and C20-tile roofs with stone and brick end stacks. 2-unit plan. 2 storeys plus attic; 3-window range of 16-pane 2-light casements with stone flat arches. C20 glazed door with lean-to porch to centre. One C19 gabled dormer. Small C19 two-storey brick range to left. Interior not inspected but likely to be of interest.

**8/39 The Old Red Lion, Main Street
(Listed Building Ref 8/39 - Grade II)**



(Prominent building in streetscape - old pub sign and stone entrance steps are important features)

List description : House, formerly 2 houses. C17 and C18. Squared coursed limestone with quoins and coped gables. Stone-slate and C20-tile roofs with stone ridge and end stacks. 4-unit plan. 2 storeys plus attic; 6-window range of C17 and C20 three-light mullioned windows with hood moulds and labels to left and C20 casements with wood lintels to right. C20 bay window to far left. C20 plank doors with wood lintels to left and right. Three C20 gabled dormers. Interior: noted as having chamfered spine beams and joists.

**8/30 Vine House, Main Street
(Listed Building Ref 8/30 - Grade II)**



List description : House. Dated 1720 with C17 origins. Squared coursed limestone with quoins. C20-tile roof with stone end stacks. 2-unit plan. 2 storeys plus attic; 2-window range of C20 three-light casements with stone flat arches. C20 plank door with stone flat arch and C20 hood. Above door a datestone inscribed: 'A/RS/1720'. C18 stone range of one storey plus attic to right with three-light casement with stone flat arch. Two C20 gabled dormers. C20 one-storey range to rear. Interior: chamfered spine beams and joists, and open fireplace with heavily-moulded timber bressumer with ogee stop. Further open fireplace with chamfered timber bressumer. Included for group value.

**2/33 Jarrett's Cottage, Main Street
(Listed Building Ref 2/33 - Grade II)**



(Gable end to road - spoiled by red-brick chimney stacks)

List description : House. Dated 1747. Squared coursed limestone with coped gables. Slate roof with brick end stacks on stone bases. 2-unit plan. 2-storey, 2-window range of C20 three-light casements with stone flat arches to ground floor and wood lintels to first floor. C20 door with stone flat arch within C20 lean-to porch to centre. On right gable end a moulded datestone inscribed in bas-relief: 'J/IM/1747'. Moulded hood. C19 one-storey range with slate roof to left. Interior not inspected but likely to be of interest.

2/41 2 cottages approx. 30m. SE of Cherington House Main Street
[Formerly listed as Dickens Dairy]
(Listed Building Ref 2/41 - Grade II)



(Important and prominent building running along roadside on west entrance into Conservation Area - good early stonework)

List description : 2 cottages. Mid C17, of 2 stages of building. Squared coursed limestone and coursed rubble with quoins and coped gables on kneelers. Stone-slate roof with stone ridge and end stacks. 2 two-unit plans. 2-storey, 4-window range of 2- and 3-light mullioned windows with hood moulds and labels. Chamfered oval window to centre with hood mould. To first floor left a hollow-chamfered elliptical-head light. C20 plank doors to centre-left and centre-right. Blank stone tablet with elliptical-headed chamfered surround to first floor centre. Similar stone tablet, further mullioned windows and C17 gabled stair-turret range to rear.

Interior: chamfered spine beams. Open fireplace, now covered.
(V.C.H.: Warwickshire, Vol.V, p.38).

**2/36 The Lodge, Main Street
(Listed Building Ref 2/36 - Grade II)**



(1st building on west entrance into village - group value with Cherington House)

List description : House. Dated 1724. Squared coursed limestone with quoins and coped gables. Artificial stone-slate roof with moulded stone end stacks. 2-unit plan. 2 storeys plus attic; 2-window range of cross casements with stone flat arches. Two gabled dormers. C18 six-panelled door within C19 porch with chamfered, pointed-arch, doorway. Moulded datestone above porch is inscribed in bas-relief: 'S/IA/1724'. Interior: said to have beams, open fireplaces and a spiral staircase rising to attics.

**2/35 Cherington House, Main Street
(Listed Building Ref 2/35 - Grade II)**



(Large 'manor' house - key building on west approach into village - high stone enclosing walls)

List description : House. Early C18 with possible C17 origins. Squared coursed limestone with plinth, moulded storey band and coped gables. C20-tile and slate roofs with moulded stone ridge and end stacks, those to south range in Tudor Gothic style. L-shaped plan. 2 storeys plus attic; 6-window range of 12-pane sashes with moulded stone surrounds to south. 3 gabled dormers. West facade has further four 16-pane sashes and 2 narrow 8-pane sashes with stone flat arches. C18 six-panelled door to centre-right within mid C18 Tudor Gothic style porch with cusped pilaster surround, carved spandrels and crested parapet. Quatrefoil opening to each side. Above porch a datestone inscribed: 'B/TM/1711'. One gabled dormer. Extending to west a C19 four-window range of 2-light casements with stone lintels and keyblocks. Early C19 polygonal ashlar range to rear of C18 range has 12- and 15-pane sashes to both floor.

Interior: some C18 panelling to dado-rail level survives. (Buildings of England: Warwickshire, p.230).

2/44 Steels House and Tuesdays, Steels Lane
[Formerly listed as cottage range opposite Fair View] (Listed Building Ref 2/44 - Grade II)



('Visual stop' buildings at top of narrow lane)

List description : 2 houses. Late C17, with mid C18 additions. Squared coursed limestone with coped gables. Slate roof with part-renewed stone end stacks. 2-unit and one-unit plans. 2-storey, 4-window range of C20 mullioned windows and casements. C20 doors to centre-left and centre-right. Moulded datestone to first floor right inscribed in bas-relief: 'S/RM/1746'. C17 three-light mullioned windows and original entrance to rear.

Interior: Tuesdays is noted as having chamfered spine beams.

**8/42 The Thatched Cottage, Steels Lane
(Listed Building Ref 8/42 - Grade II)**



(Set back off lane in large garden - one of two remaining thatch roofs in village)

List description : Cottage. Early C18. Coursed limestone rubble with thatch roof and brick end stacks. 2-unit plan. One storey plus attic; 2-window range of C19 three-light casements with chamfered wood lintels. One C19 eyebrow dormer. C20 plank doors with old wood lintels and iron gabled hoods to left and centre-right. Further C19 and C20 casements to rear, and to gable end. Interior: noted as having spine beams and a large open fireplace with chamfered timber bressumer.

**2/43 The Cottage, Steels Lane
(Listed Building Ref 2/43 - Grade II)**



List description : House. Mid/late C18. Brick in Flemish garden wall bond to front and coursed limestone rubble to rear. C20-tile roof with brick end stacks. 2-unit plan. 2 storeys plus attic; 2-window range of C19 three-light casements to ground floor and 2-light casements to first floor. C19 six-panelled door with flat hood to centre. Windows and door have wood lintels. One C19 gabled dormer. C19 one-storey stone and brick range to left.

Interior: noted as having chamfered spine beams.

**8/45 Wood Lane Cottage, Wood Lane
(Listed Building Ref 8/45 - Grade II)**



(Prominent gable on street frontage - group value with Wood Lane House and Wood Farm)

List description : House. Early/mid C18. Squared coursed limestone with quoins and coped gables. C20 tile roof with C20 rendered end stacks. L-shaped plan. 2 storeys plus attic; 3-window range of C19 and C20 two-light casements with stone flat arches. 3 small windows rising to attics, further casements and C20 glazed door with hood to left facade. Interior: chamfered spine beams and joists. 2 open fireplaces with chamfered timber bressumer.

**8/46 Wood Lane House, Wood Lane
(Listed Building Ref 8/46 - Grade II)**



(Rather over-restored)

List description : House. Early C18. Squared coursed limestone with quoins and coped gables. C20-tile roof with part-renewed stone end stacks. 3-unit plan. 2 storeys plus attic; 3-window range of C20 cross casements with stone flat arches. C20 one-storey stone porch with plank door. Three C20 gabled dormers. Small stone lean-to range to left and right. C18 stair-turret range rising to attics to rear. Interior: noted as having chamfered spine beams and joists.

APPENDIX Aii

SCHEDULE OF BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE TO CHERINGTON CONSERVATION AREA

Map

Ref

No. Description

- B1 Courtyard Cottages Opposite Steels Lane**
Long 'L'-shaped range of 4 cottages - recent conversion of barn/stable range to Brook Farm, coursed, squared rubble, red/brown clay tile, small scale group round courtyard - stone boundary wall to frontage. Good group in street - sensitive renovation.
- B2 Barn West of Brook Farmhouse**
C19th barn - coursed squared rubble, red/brown tile, large timber wagon doors. Group value with farmhouse.
- B3 Bandal Cottage, Main Street**
Early C19th 2-bay, 2-storey cottage, gable end to street, coursed, squared rubble - dressed stone parapet verges.
- B4 Dickens House, Main Street**
Late C18th house with later extension to east. 2-storey plus attics, dormer windows, dressed stone walling, label mouldings and stone parapet gables, Welsh slate roof. Red brick wall to frontage. Prominent in street.
- B5 Stables to Dickens House, Wood Lane**
Late C19th barn/stable range now converted to dwelling, one storey plus attic, coursed rubble, red brick details, Welsh slate roof - on roadside - important to enclosure of Wood Lane.
- B6 Barns at Wood Farm, Wood Lane**
Range of coursed, squared rubble barns, corrugated roof - neglected (about to be converted to dwelling) - group value with buildings at end of Wood Lane.
- B7 Wood Farm Barn, Wood Lane**
Barn now converted to single dwelling (part of group with B6) coursed, squared rubble with dressed quoins, Welsh slate roof. Group value.
- B8 Prospect Cottage, Church Lane**
Late C18th house with modern extensions both sides, 2-storey plus attics, coursed, squared rubble, red/red clay plain tile roof. Drystone boundary wall to frontage. Group value with Church Cottage.

APPENDIX Aii *continued...*

- B9 Garage/Stores to The Old Rectory, Church Lane**
2-bay coursed rubble with Welsh slate roof - boarded garage doors - group value with boundary walls to Rectory and Churchyard.
- B10 The Leys and Westways, Main Street**
Altered early C19th terrace - 2-storey and attics - 4-bays - coursed rubble quoins - some original windows. Group value in streetscape.
- B11 Stables at Rear of B10**
Mid C19th red brick and Welsh slate stable and barn. Group value with frontage building.
- B12 Maggs Well, Main Street**
Much altered and 'restored' cottage range in prominent position in street corner. Group value with The Old Red Lion.
- B13 Outbuilding in Lane South of B12**
Little early C19th coursed rubble and stone slate roofed building. Group value with stone walls enclosing lane.
- B14 Un-named House on East Side of Lane Opposite Dickens House**
Mid to late C19th - formerly 2 cottages or cottage and outbuildings - one stone, one brick, Welsh slate roofs - rather 'over-restored' but important 'landscape' value on periphery of village enclosure.
- B15 'House on the Green', Main Street**
Large 'L' plan house - much altered and extended - 2-storey and attics - coursed rubble, blue plain tile roof - group value on south side of main street and important to 'village green' - open space in centre of village.
- B16 Stonecroft, Main Street**
Late C19th - 2-storey house on street frontage, coursed rubble with dressed quoins and surrounds. Good railings to road frontage.
- B17 Storebuilding to The Cottage, Steels Lane (LB - 2/43)**
Large single-storey stone with Welsh slate roof - group value with The Cottage and Home Farmhouse.
- B18 Un-named House East of The Thatch Cottage, Steels Lane**
Possibly mid C19th large 4-bay house - 2-storey - extensively renovated (or even re-built) - coursed rubble with dressed quoins and surrounds - stone slate roof with oak-boarded lead gutters.
- B19 House at South-East End of Steels Lane**
C19th restored house - 2-storey coursed rubble - good enclosing stone wall at end of lane.

APPENDIX Aii *continued...*

- B20 The Stables - Rear of The Lodge, Cherington House**
C19th stone and red brick converted stable buildings. Group value with Listed Buildings - key group on west entrance into Conservation Area.
- B21 Drinking Water Fountain, The Village Green**
Possibly C17th or C19th 'medieval' feature - very picturesque fountain 'niche' with gothic pointed arch, rustic stone wall with dressed coping.
- B22 The Old Village School, Main Street**
Now converted to house - red brick with dressed stone surrounds - clay plain tile roof with decorative tile bands - of local historical interest - key building on east approach into village.

APPENDIX Bi

SCHEDULE OF LANDSCAPE FEATURES OF IMPORTANCE TO CHERINGTON CONSERVATION AREA

Photo

No. Description

- 1 Cherington from the west showing its situation in the wide valley. The Church is a landmark.
- 2 Road approach to Cherington from west - oaks in the field are a feature and the church is a landmark.
- 3 The Scots pine near Brook Farm, an important street feature.
- 4 The yew tree at Home Farm, a focal point.
- 5 The yew at Dickens House - good pivot point for the turn in street - also helps enclosure of the Green.
- 6 The cypress and poplar screen to the rear of Brook Farm - a discordant feature.
- 7 The track to the south of the village street - pleasant grass verges and stone walls and a view to the outer landscape.
- 8 The brick bus shelter and garage - detracts from the setting of the Green - photo also shows importance of the yew tree at Home Farm.
- 9 The area between Cherington House and The Olde House. The roadside cottages, pollarded limes and stone wall create a 'special' place.
- 10 View to north from the footpath shown in photo 10.
- 11 The Church and The Old Rectory (Area A).
- 12 Pollarded limes on north boundary of Churchyard.
- 13 The street frontage of The Old Rectory.
- 14 The yew hedge boundary to The Old Rectory.
- 15 The Green on the village street - the 'centre' of the village (marred by the bus shelter and garage)

APPENDIX Bi *continued...*

- 16** The spring niche in front of House on the Green.
- 17** The access alongside Vine House - showing its corkscrew willow.
- 18** Beech in courtyard behind Dickens House - a nice surprise.
- 19** Well opposite Dickens House - a 'quaint' feature.

Cherlinton



1



2



3

Cherington

4



5



6



Cherington

7



8



9



Cherington

10



11



12



Cherington

13



14



15



Cherington



16



17



18

Cherington



APPENDIX Bii

LIST OF TREE GROUPS IDENTIFIED ON MAPS (Including TPO's)

Note: *Individual trees are identified on the analysis map and TPO's are marked only where they correspond to the schedules and details held by the Local Planning Authority.*

Map Ref No.	Description
A	A group of beech to the north of Cherington House forming a boundary.
B	A group of ash along the track from the Green to the outer countryside.
C	A group of Lombardy poplar associated with the pools behind building B14.
D	A group of poplar, birch and willow behind the important building B12.
E	A small group of sycamore - with some cypress in front of the cottages on the bend.
F	Trees forming an enclosure to eastern side of The Old Rectory - mainly beech and lime.





