



### **Disclaimer to accompany the Farnborough Conservation Area**

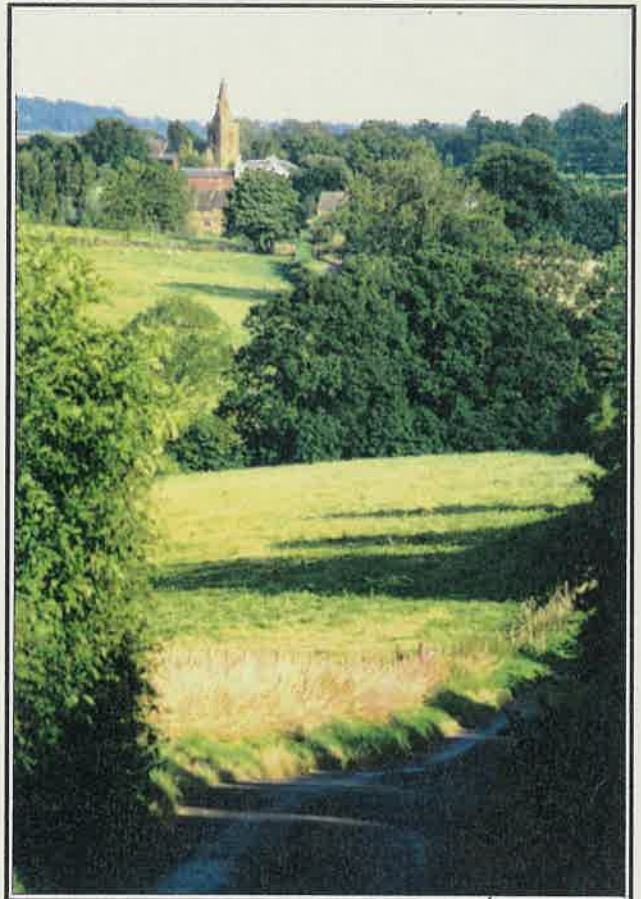
This April 1994 by Shankland Cox report is the result of an independent survey and analysis of the buildings and landscape form of Farnborough.

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 25 January 1995.

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**

*Farnborough Conservation Area*



*Shankland Cox*

*April 1994*

# **Stratford-on-Avon District Council**

## **Farnborough Conservation Area**

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## **C O N T E N T S**

		<b>Page</b>
<b>1</b>	<b>INTRODUCTION AND SUMMARY</b>	<b>1</b>
<b>2</b>	<b>HISTORICAL BACKGROUND</b>	<b>2</b>
<b>3</b>	<b>CHARACTERISTICS OF THE CONSERVATION AREA</b>	<b>4</b>
<b>4</b>	<b>LANDSCAPE FEATURES</b>	<b>11</b>
<b>5</b>	<b>THE CONSERVATION AREA</b>	<b>14</b>

**APPENDIX A - LISTED BUILDINGS**

**APPENDIX B - BUILDINGS OF GROUP VALUE**

## **FIGURES**

- Figure 1 : Historical Mapping**
- Figure 2 : Character Areas**
- Figure 3 : Spatial Analysis**
- Figure 4 : Tree Survey**
- Figure 5 : Listed Buildings and Buildings of Group Value**
- Figure 6 : Revised Conservation Area**

## 1 INTRODUCTION

Farnborough is a small village on Warwickshire's southern border with Oxfordshire. It lies off the main A423 Coventry to Oxford road about 10 kilometres north of Banbury. Its main accesses are from the north and the south off the main road, with lanes out to the west to Avon Dassett and Burton Dassett. Its overall character is that of a very attractive, high quality, traditional rural settlement.

To the east side the land rises to a broad ridge, between Farnborough and the A423, which obscures views to the village from the Cherwell Valley beyond. To the west the land rises in a deeply undulating character to a high point at the Burton Dassett Hills. From this approach there are some very fine views of the village, particularly of the steeple of St Botolph's Church and the rectory standing in front of it. The topography thus creates a shallow valley running north-east south-west into which the original village has settled, opening out to the very important parkland surrounding Farnborough Hall.

The settlement is laid out along a single road, Holbech Hill, which takes a winding route up the valley to join the main A423 well beyond the northern limits of the village. Section 3 describes the character areas of the village in more detail, but there are three general areas of development that provide its broad setting. These are the main part of the original village, Farnborough Hall and Park to the south which are visually quite separate from the village, and an area of recent housing to the north at the top of Holbech Hill which is separated from the village by open space. On the south-west of the main village St Botolph's Church stands independently on the spur of Farnborough Hill as a focus for long views on approaches to the village along Warwick Road to the west, and Banbury Road to the south.

The quality of the village setting is different for each of these areas. In general, the integrity of traditional warm Hornton ironstone is maintained through the central part of the village, although it is partly replaced in the area north of the school by later brick construction; and a looser grouping of buildings also changes the character. Farnborough Hall is an excellent Grade I listed Country House and Estate, managed by the National Trust. However, its quality is as a fine building in landscaped surroundings, so that it is not an integral part of the village and lends little character directly to it. The visual quality of the newer area north on Holbech Hill and Hays Pool is by contrast low.

Buildings are not densely packed, and a strong unifying theme is provided by a continuity of mature hedgerows and trees, and by extensive stone walling both along the approaches to the village and through it. Although the village form is essentially linear, open space provides important elements of its character, particularly mown banks, triangles of grass at angles and junctions in the street, and wide verges and gardens in the school area.

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## 2 HISTORICAL BACKGROUND

The name Farnborough derives from Fernberge or "little hill of ferns": this description is still apposite. At the time of the Domesday Book the Bishop of Chester held most of the land, but the only physical evidence from this early period is the re-use of 12th century materials in later work on the church in its chancel and south doorway.

In 1322 the land was sold to John de Raleigh, a member of the famous Devonshire family. A large part of the parish church of St Botolph dates from this period including the chancel, nave, porch and lower part of the tower. By 1400 the fee was recorded in the hands of the Earl of Warwick. The last recorded reference to the overlordship was in 1546 when the manor was held of John Dudley, Viscount Lisle, as of the honour of Richard's Castle.

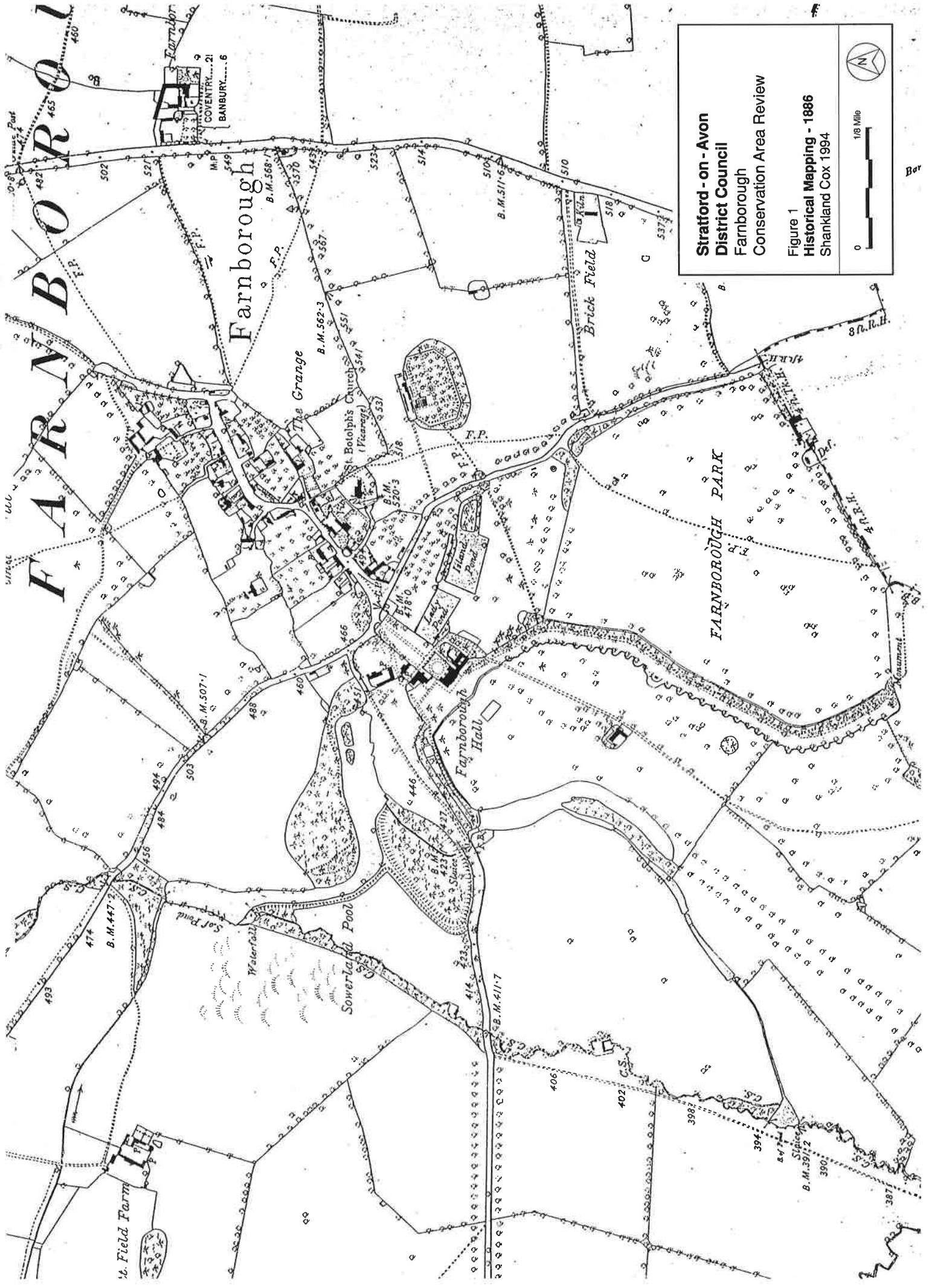
The 17th century brought great changes to Farnborough and the area was the scene for a number of campaigns in the Civil War, including battles at Edge Hill and Cropredy Bridge. The Edge Hill Battle Museum is housed in the grounds of Farnborough Hall. Land enclosures led to a certain amount of regrouping of estates in the parish by mutual consent when Sir George Raleigh was lord of the manor earlier in the century. This apparently resulted in the loss of 13 houses and 200 acres of arable land. The earliest houses still existing in the village date from this period, built in ironstone, typically with stone-mullioned windows and steep thatched roofs.

In 1684 the manor was sold to Ambrose Holbech. William Holbech began the building of Farnborough Hall and the family has continued to live there since 1692. In the mid 18th Century extensive remodelling was carried out to the house and grounds including many of the landscape structures and the Terrace Walk, designed by Sanderson Miller. Through the 18th Century many of the present village houses were constructed and the form of the village firmly established.

The principal 19th century additions were the school and school house, the rectory and the church spire. In particular the rectory brought a new aesthetic to the village - a composition in villa style of rendered walls and shallow slated hips in total contrast to vernacular materials and forms. The church spire is the elegant but the result of the restorations and alterations carried out by the eminent architect Sir George Gilbert Scott in 1875.

Between 1911 and 1931 the population of Farnborough was under 300. Although it has changed little (272 in 1991) since then, considerable building expansion has taken place, initially with the construction of a group of rustic semi-detached cottages between the wars, and then modern development at Hays Pool and along Holbech Hill north of the village centre from the 1960's onwards. Nevertheless the impact of the more recent development on the original village has been limited.





**Stratford-on-Avon District Council**  
**Farnborough Conservation Area Review**  
 Figure 1  
**Historical Mapping - 1886**  
 Shankland Cox 1994



1/8 Mile



Bar

### 3 CHARACTERISTICS OF THE CONSERVATION AREA

#### 3.1 General Characteristics

Figure 2 sets out a number of areas of the village which have perceivably different visual characters. They include all of the built areas and the more important landscape adjacent to the village. The purpose of the following analyses of these character areas is to establish the importance of all parts of the village in order to understand their possible value within a conservation area. Section 5 compares these analyses with the presently drawn conservation area, and concludes whether amendments to it are appropriate.

The village is reviewed in six character areas, identified by their scale, quality and age:

- A - Village Approaches
- B - The Main Street, South
- C - The Main Street, North
- D - Farnborough Hall and Surrounding Landscape
- E - The Church
- F - Hays Pool and Associated Housing

#### 3.2 A Village Approaches

The introduction pointed out the importance of hedgerows, trees, banks and walls to the character of Farnborough and this character extends beyond the limits of the village itself. Much of the charm of the village, particularly when approached from the south and west, lies in the sense of anticipation created by the leafy character of these narrow lanes.

From both the Banbury Road and the Avon Dassett Road the approaches run alongside and through the Farnborough Hall Estate. A number of particular features contribute to its quality including the ashlar stone boundary wall to Farnborough Park, the narrow stone bridge at Island Pond, and the high forecourt walls and gate piers to the Hall, opposite the road into the village centre. These features, all on the Banbury Road, are listed grade II.

From Avon Dassett the approach is much more open, through wooded parkland - see 3.5 below. From the Warwick Road the approach is spoiled by an agricultural yard opposite "The Willows", which has been very recently reconstructed. This has involved removal of hedged banks and the erection of a large new barn : a small stone barn, with a steeply pitched corrugated sheet roof remains.

The approach from the north is less condign, coming over the exposed crest of Holbech Hill past the new housing areas of Hays Pool. Although outside the conservation area, this approach is important as an entry into the village centre, and is characterised again by tall mature trees and hedges. These make a distinct break from Hays Pool, and direct attention from some of the larger modern houses behind.

### **3.3 B - Main Street, South - Walnut Bank Cottage to Little House**

Within the village itself, this is perhaps the most characterful area. It is marked at the southern end by the group of cottages from Mount Farm to Walnut Bank Cottage, and by a very prominent and steep grass knoll which divides the main street and Banbury Road. These set the scale and character of the street, which is reflected again in the cottage group on the opposite side from Walnut Bank to The Stores. This group includes an important wall in front of Yew Tree House, maintaining the continuity of the street edge and buildings. The north side of the street includes a sett paved path on a grass verge banked above the road, close to the buildings and separated from them by flower beds. On the south side the buildings are also set high above the road on a mown grass bank.

The northern end of this section is stopped visually by the façade of Little House (listed) as the road veers to the left, and a gravel track forks to the right to The Grange (listed). Again the character of the road is dominated by flanking banks, which are here more densely overgrown. The view of Little House is obscured by a large elder bush which has been allowed to grow up on the steep triangular green in front of it.

North of this area, the conservation boundary is drawn to include fields behind the houses. While not very visible from the street, their steep slopes and dense trees provide a visual backdrop in glimpses between and above the buildings.

### **3.4 C - Main Street, North - The Laurels to South View**

Holbech Hill continues after a double bend into the section of the street which contains the most important village facilities, the public house, school hall and school. The area is of a different character, with buildings set well back from the road behind broad verges and open gardens. It is marked at the south-west end by the façade of The Laurels (aka The Shambles - listed), and at the north-east end by a sharp left turn in the road beyond South View.

Continuity with area B is maintained in stone walling which continues in front of The Laurels, linking to a very attractive group of hip-roofed stone outbuildings on the corner of the lane to the Smithy, which complete the closure of the south-westward view down Holbech Hill. From here the street opens out with the

School on the north side and the school hall on the south. There are blue brick paviers in front of the school, but their line on the roadway is obscured by tarmac; opposite, the yard to the hall is again rather bleak tarmac behind a simple cast iron railing. Recessed into the wall next to the hall yard, and not displayed to its best effect, is the village pump.

Up from the school hall is the Butcher's Arms public house (listed). Again its setting is spoiled by poor ground surfaces (ie a tarmac car park) although it is set very well back and high behind a stone retaining wall. The cottages opposite (two listed) are very well set back and widely separated, so that there are views through to the steep hillside immediately behind them. These fields are included in the Conservation Area because of their importance to the setting.

Finally, the north-east end of this section is closed by South View/Farnborough Cottage which virtually abut the south side of the road, and the wall and hedges of Rose Cottage, opposite. The backdrop to this view is a very mature hedge and tree line, which has overgrown a derelict stone barn, completely obscuring it with foliage in summer. Heydons Terrace is a slightly anomalous row of Victorian brick cottages which closes onto the street uncharacteristically, retaining nevertheless a deep verge.

### 3.5 D - Farnborough Hall and Surrounding Areas

The excellence and significance of Farnborough Hall is attested by its Grade I listing and 14 other listings of outbuildings, walls and landscape structures. The area of the hall and park is detached from the village, although its presence and the quality of boundary walls and landscape lend a great deal of character to the entrance to the village at the southern end of its main street.

Apart from the mansion, the most significant attribute of the area is the landscape, which is inseparable from the buildings in creating the overall setting. It is also the characteristic which most influences the quality of Farnborough village itself, having such strong influence over the character of the approaches to the village described in 3.2, above. Arising from the direction of Avon Dassett, to the west, the impact of the surrounding landscape is outstanding.

Open countryside and distant views of the terrace and obelisk are followed by the delightful enclosure of woods Fox Covert, and then a brief view of the west façade of Farnborough Hall across an unseen stone ha-ha. To the north the woodlands open out to a grassy clearing on Sourlaid Pool, before closing in again as the road swings sharply between overgrown walls to the south end of the village in front of the hall gates. This landscape is an important part of the conservation area.

### 3.6 E - The Church

St Botolph's Church stands separately from the main street of the village, prominently on a hill. Like Farnborough Hall, its impact derives both from the impressiveness of the building, in this case its dominating spire, and from its open landscape setting.

Approaches to the church are in extreme contrast to its site, being narrow and difficult to find. Rising from Mount Farm, the main approach is a gravel lane, characterised by high grass banks and a closely laid sett paved footway on the bank. From Little House, a very steep and narrow path rises between the stone gable of the Old Post Office (also known as The Steppes (listed), and an adjacent cottage (listed), now almost derelict. The path gives a narrow view of a lych-gate into the church yard at the top, silhouetted against the sky between its flanking walls.

The churchyard offers magnificent aspects southwards, and indeed is part of the setting for the approach views to the church and village from the south. As important in this function is the field below the church and the Garden Ground, a cottage and walled garden which provided for Farnborough Hall (the wall and cottage are listed). There is a continuity of the landscape from this area south of the church to Farnborough Park, across which important views exist to the church and to various features within the park, including The Terrace and its famous Obelisk.

### 3.7 F - Hays Pool and Associated Housing

This area outside the conservation, is in essence separate from the original village and represents the 20th century expansion of the settlement. Except for an interesting group of part-stone cottages (the ground storeys are random stone built) which are possibly pre-war council houses, the area is typical of 1960's and 1970's estate-style housing with a poor quality of external space and materials. It is worsened by a lack of mature landscape or enclosure and by its siting so prominently at the highest part of the village.

The main housing area of Hays Pool lies on the east of Holbech Hill and is separated clearly from the original part of the village by playing fields. This "buffer" was even greater until the construction of a series of modern detached houses which face onto Holbech Hill itself. In mitigation of their unsympathetic architecture, the houses are set very well back and retain mature trees and hedgerows. The importance of this vegetation to the northern approach is referred to in 3.2, Village Approaches. It is important, too, in screening one or two more unsightly buildings, including a black boarded timber village hall adjacent to Rose Cottage, a group of tatty garages on the opposite side of

Holbech Hill, and the derelict stone barn mentioned in 3.4 which could be restored to good visual effect. However, with the sudden change in the angle of the road at South View/Rose Cottage, there is enough separation from the north part of the main street to maintain the integrity of the original village form.

### **3.8 Architectural Form and Materials**

Farnborough Hall and Scott's church spire are such outstanding architectural examples that the importance of other buildings in the village is eclipsed: Pevsner in his definitive "The Buildings of England", mentions no others. In fact there is a good deal of homogeneity in the buildings of the original village provided by a consistency of scale and materials, whether modest cottage or extensive farmhouse.

The main categories of buildings are:

- Generally 17th and 18th century cottages and houses built of brown Hornton ironstone, often with stone window mullions and features, with steep roofs now often slated but intended originally for thatch. They generally have relatively low eaves heights and light is provided to the high loft spaces by gable windows rather than dormers, which are not a usual original feature.
- Stone-built houses of larger architectural proportions but otherwise the same materials; e.g. The Grange, Little House.
- Nineteenth century buildings of brick, typically built as simple cottages in rows or pairs and slate roofed.
- Recent buildings of mixed materials with over-emphasised horizontality of appearance created by use of picture windows, low roof pitches, long boxed eaves and so on.

It is essential that new development, alterations and extensions to existing buildings and building conversions take account of traditional building forms, scale and materials. Farnborough has many low-key buildings in harmony with each other; new development should follow traditional detailing and not be permitted if it disrupts by being over-scale or using unsympathetic materials and forms. The existing pattern of building lines and varied roof ridge lines should be regarded and planning applications carefully assessed in these respects.

### 3.9 Walls and Boundaries

The village form of Farnborough is defined by its walls, hedgerows and ground materials as well as by its buildings. The importance of the stone walling and mature planting which characterise the village is described for each character area. As well as being architecturally sympathetic, it is equally important that new work has regard for the form of the village.

Each of the character areas has slightly different visual issues, including the grouping and set-back of buildings, the use of boundary walls, trees and other planting, pedestrian and vehicular site access, all of which contribute to the overall village setting. The motorcar is the most difficult twentieth-century factor to take into account, not just in its impact on the scale and materials of the village streets and spaces, but also in the accommodation that must be made for it within individual sites. It is important not to lose the sense of enclosure provided by boundary walls and mature planting in order to make over-provision of private driveways, or to disrupt the visual rhythm of the architecture with insensitive design and siting of garages.

### 3.10 Ground Materials and Street Features

The main street is tarmac paved with a variety of kerb and edge conditions. In general kerbs are square granite stones with the tarmac dressed right into them without a channel. South of the school hall and Walnut Bank there is no kerb and the verge finishes in a neat grass edge. North of the central area the kerb is precast concrete.

Footways, where they are immediately adjacent to the main street, are tarmac and are not an attractive feature. In general, the extent of tarmac over road and footway gives the streetscape little definition and poor visual amenity. Even where materials change, such as at the school forecourt, the edge is messy and ill-defined; street markings (road centre line, school access etc.) are very dominant and detracting.

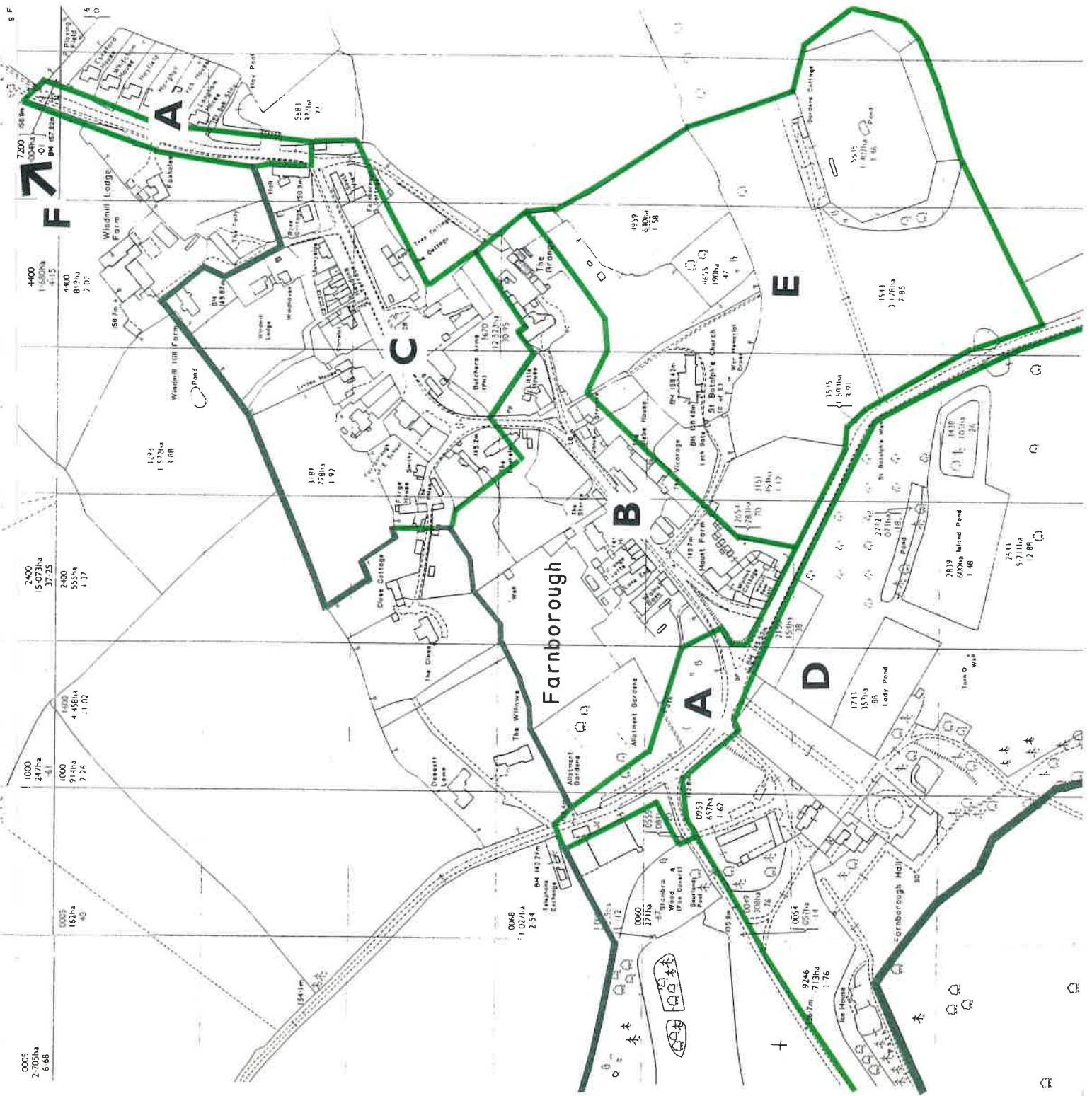
The most successful area of streetscape is in the southern part of Main Street where grass footways on the roadside banks are marked by neat white post-and-rail. The grass is relatively unworn, perhaps because of limited usage. In addition some of the side turnings, e.g. to The Grange, Forge Lane and Church Lane are not tarmac paved and retain a lower-key appearance.

There are certain other street features of note. They include the village pump (see above). At the junction of Main Street and the Banbury/Warwick roads a cast iron street lamp is an important feature, though not outstanding in its own right. Its setting on the steep knoll at the entrance to the village is attractive but

marred by an array of Department of Transport road signs in front of it. Nearby, beside the gates to Farnborough Hall, is a broken but repairable street lantern which is a more attractive object. At the same junction a stone retaining wall has in 1993 been carefully rebuilt using original materials although excessive mortaring of the joints causes it to stand out from the existing section.

Exceptionally, the footways in Church Lane and on Main Street south of Walnut Bank are in stone setts. The setts are small and laid evenly with very tight accurate joints, producing a very high quality surface. It seems likely that this surface was once more extensive through the village. To the school forecourt there are blue brick paviers.





Character Area Boundary

- Key to Character Areas**
- A Approaches
  - B The Main Street (South)
  - C The Main Street (North)
  - D Farnborough Hall
  - E St Botolph's Church
  - F Hay Pool Area

**Stratford-on-Avon  
District Council  
Farnborough  
Conservation Area Review**

**Figure 2  
Character Areas  
Shankland Cox 1994**



**Features Defining Village Spaces**

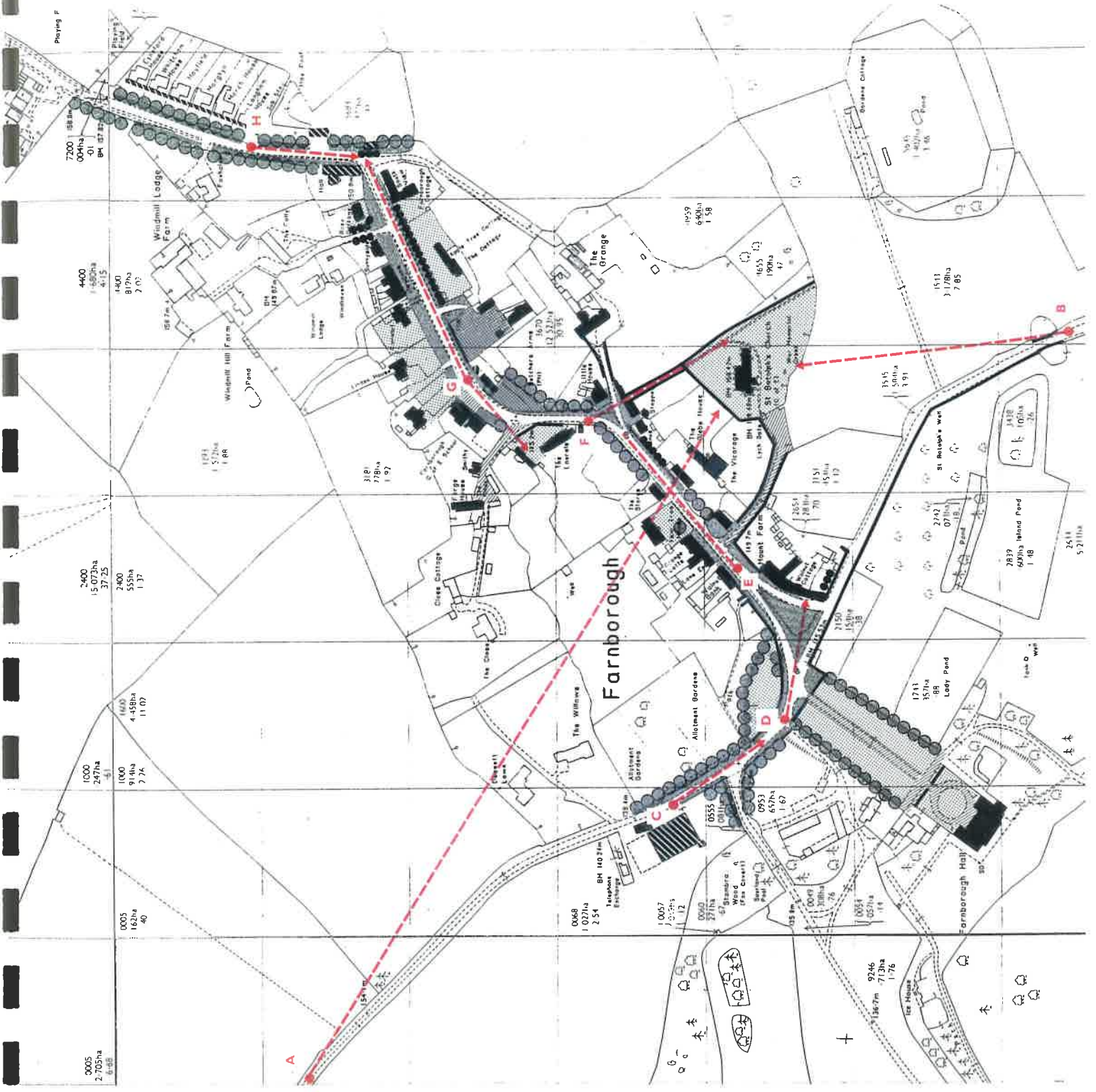
-  Buildings
-  Tree Lines
-  Hedge Lines
-  Walls
-  Main Green Spaces
-  Secondary Green Spaces
-  Main Hard Areas
-  Secondary Hard Areas
-  Elements for Improvement

**Key Views**

- A** Warwick Road to the Church Spire
- B** Banbury Road to the Church Spire
- C** Warwick Road Approach to Farnborough Hall
- D** Village Entrance
- E** Main Street to Little House
- F** Incidental View
- G** Main Street to the Laurels and South View
- H** Northern Approach

**Stratford-on-Avon District Council  
Farnborough Conservation Area Review**

**Figure 3  
Spatial Analysis**  
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## **4 LANDSCAPE FEATURES**

### **4.1 Landscape and Topography**

The landscape at Farnborough gives the village and the surrounding areas their own special quality. Farnborough Hall and parkland situated on the edge of the valley set amidst mature woodland and the village on gently sloping land defines the setting.

There is a diverse range of trees comprising deciduous and evergreen species, mature and naturalised species and ornamental and exotic species; this mixture is enriched by differences in form, texture, size, maturity, groupings and location.

The abundant tree planting fulfils three major functions at Farnborough comprising structural, environmental and visual landscapes.

- As structural elements trees define and enclose open areas; create vistas and views; give emphasis to movement networks.
- Environmentally trees at Farnborough create micro-climates; act as shelter belts to reduce the impact and severity of winds; provide habitats.
- As visual elements trees create focal points; act as visual connectors or linkages between points; screen, camouflage and hide.

The reason that this is considered particularly important at Farnborough is that the landscape, in the form of layout and planting, has largely been the result of creative vision and has not resulted as a by-product of farming or as a left-over from development.

### **4.2 Landscape Components**

Six categories of trees and planting have been classified for analysis:

- Woodland
- Parkland Trees
- Amenity Planting
- Individual Trees/Small Groups
- Hedgerows
- Ornamental Planting

# Farnborough

## Weak Areas



Main Street, garages adjacent to Butcher's Arms.



Main Street, poor ground surfaces.

# Farnborough

## Architectural Details

New and old walling,  
Farnborough Hall.



Footpath and banks,  
Main Street.





# Farnborough

Views and Vistas

Walnut Bank from Warwick Road approach.



St Botolph's from Banbury Road.



Sauland Pool.

### **Woodland**

Areas of woodland are mainly in the south of Farnborough; the most notable are Stambra Wood and Round Pool Spinney (W1). Both are diverse woodlands including species such as Turkey Oak, Oak, Sweet Chestnut, Field Maple, Horse Chestnut, Sycamore, Beech, Ash, Scots Pine with a rich understorey of plants and shrubs.

The woodland belt adjacent to Farnborough Hall (W10) has an unusual mix of dense mature and over-mature planting. Predominant evergreen species include Scots Pine, Yew, and Court Redwood with deciduous Sweet Chestnut, London Plane, Sycamore and Birch trees. This woodland adds to the importance of Farnborough Hall giving the impression of visual strength and solidity. There is evidence, however, of neglect and tree damage.

### **Parkland Trees**

Farnborough Hall, the key feature within the landscape is accentuated by the type and pattern of tree planting adjacent to it. Planting immediately around the hall is ornamental and laid out in a formal pattern. The main entrance is emphasised by tall mature Yew and Beech trees (O4); there is also a large majestic Cedar of Lebanon.

### **Amenity Planting**

Amenity planting predominates in public areas, adjacent to roads and on waterside areas. The most notable of these is a tall mature group of Beech trees next to the Butchers Arms (A5) in the centre of Farnborough village.

### **Individual Trees/Small Groups**

The avenue of tall mature Beech trees (T3) at the northern end of Farnborough is particularly striking. Newly planted tree lines (T4) and tree groups are probably the remnants of orchards (T6) and woodland areas (T8).

### **Hedgerows**

Hedgerows define the field pattern and are generally kept low in height, well trimmed and not rich in species. There is an exception, however, along Oxford Road (H5) which comprises a tall species, richly mixed hedgerow, including Ash, Sycamore, Elder and Hawthorn that links with the belts of woodland in the area.





### **Ornamental Planting**

In the northern parts of Farnborough tree planting has been predominantly ornamental; this exhibits a wide variety of species varying in maturity and condition. The most notable ornamental planting is at Farnborough Hall (O1-O4), at Botolphs Church (O6-O7) and around The Grange (O10-O12).






**Key**

-  Broadleaf Tree
-  Evergreen Tree
-  Hedgerow
-  Woodland

**Stratford-on-Avon  
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Farnborough  
Conservation Area Review**

**Figure 4  
Tree Survey  
Shankland Cox 1994**

0 100m



4168  
7.320m  
22.00

ITEM	WOODLAND KEY COMMENT
	<b>WOODLAND BLOCK</b>
W1	Mixed diverse woodland. Tree species include: Turkey Oak, Oak, Sweet Chestnut, Field Maple, Horse Chestnut, Sycamore, Beech, Ash, Scots Pine and shrub layer of Holly, Hawthorn, Barberry, Snowberry and Bramble.
W2	Small woodland with large mature and medium sized trees: Scots Pine, Sycamore, Oak and Ash.
W3	Unmanaged, mixed woodland: Yew, Elder, Box, Holly and Western Red Cedar.
W4	Semi-managed wood, scattered mature trees and scrub. Tree damage. Species include: Spruce, Scots Pine, Oak and Horse Chestnut.
W5	Small, heavy thinned mixed wood. Species include: Mature Oak, Yew, Ash and Scots Pine with medium/small Yew and Elder.
W6	Small woodland with mature trees, dominantly Sycamore. Medium sized Yew, young Downy Birch and Hawthorn.
W7	Small mixed species woodland.
W8	Small shelter belt with mixed species. Continuing young and mature species.
	<b>WOODLAND BELT</b>
W9	Mixed woodland belt of mature Larch, Yew, Scots Pine, Beech, Sweet Chestnut and Oak trees and a scrub layer containing Laurel, Holly, Hawthorn, Elder and Bramble.
W10	Mixed woodland belt of mature trees and shrub layer. Species include: Scots Pine, Yew, Coast Redwood, Sweet Chestnut, London Plane, Sycamore, Birch, Elder, Holly, Laurel, Lilac and Ivy. Neglect and damage to some trees.
W11	Dense, screen planting, varying tree size, age and species.
	<b>RIVER COURSE WOODLAND</b>
W12	Mixed woodland. Dominantly mature Beech, Oak Sweet Chestnut, Ash and Scots Pine.
W13	Waterside planting includes tall mature trees notably Alder, Beech, Oak and Sycamore.
W14	Waterside planting includes tall mature and young trees. Notable species are Alder, Beech with Laurel and Ivy.
W15	Small block of unmanaged mixed woodland. Multi-stem growth, uprooted trees and damaged trees. Species include: Beech, Common Lime, turkey Oak, sycamore and Yew.
W16	Small blocks of mixed woodland. Parkland setting.
	<b>PARKLAND TREES</b>
P1	Large mature Oak tree.
P2	Scattered mix of mature and recently planted deciduous tree species.
P3	Scattered tree mix, varying age and condition. Some damage, particularly to Evergreen species.
	<b>AMENITY PLANTING</b>
	<b>Waterside</b>
A1	Group of ornamental Alder trees.
A2	Group of large Birch and Oak trees.
A3	Group of large Beech and Sycamore trees.
	<b>Roadside</b>
A4	Group of small/medium trees.
A5	Large mature "topped" Beech tree.
	<b>TREES</b>
	<b>Tree Groups</b>
T1	Group of small Ash trees and scrub.
T2	Tall mature Yew and beech trees.
	<b>Tree Line</b>
T3	Road flanked by tall mature Beech trees.
T4	Row of newly planted trees, in line with one mature Oak tree.
T5	Row of large mature Oak trees.

ITEM	WOODLAND KEY COMMENT
	<b>Individual Trees</b>
T6	Medium sized trees scattered in rough grassland.
T7	Large Hawthorn and old Orchard trees.
T8	Dispersed mature Oak trees along foothill. Possible remnant woodland.
T9	Mature Oak tree (TPO/034/001)
	<b>HEDGEROWS</b>
H1	Poor species, low trimmed hedgerow.
H2	Fragmented hedgerow with Sycamore and Horse chestnut trees.
H3	Poor species hedgerow with post and wire fencing. Species include: Elder, Hawthorn and Bramble.
H4	Species poor hedgerow. Species include Elder, Bramble and Ivy.
H5	Species rich hedgerow. Species include medium/small Ash, Sycamore, elder and Hawthorn.
H6	Tall managed hedge line containing Ash, Lime and a group of Sycamore trees with Snowberry understorey.
H7	Tall, hedgerow contained Lime and Elder.
H8	Poor species trimmed hedgerow containing Hawthorn and Elder.
	<b>ORNAMENTAL PLANTING</b>
	<b>Farnborough Hall</b>
O1	Large majestic Cedar of Lebanon
O2	Small Atlas Cedar
O3	Group of medium sized Beech, Sycamore and Ash trees. Two subsiding Whitebeam and a large Japanese Red Cedar.
O4	Mixed group of large mature Beech and Yew trees.
	<b>Residential</b>
O5	Manicured Beech hedgerow.
O6	Tall Beech hedge along a stone wall.
O7	Row of tall mature Yew trees.
O8	Fragmented boundary vegetation; includes Laurel, Snowberry and Elder.
O9	Small orchard and ornamental planting.
O10	Large mature Beech tree
O11	Large mature Weeping Ash (TPO/034/002)
O12	Tall, manicured Beech hedgerow.
O13	Tall, Yew hedgerow.
O14	Mixed group of large Scots Pine, Laurel, Holly and Elder.
O15	Large mature subsiding Scots Pine.
O16	Trimmed hedgerow containing Sycamore, Hawthorn, Holly and Ivy.
O17	Tall manicured Hawthorn hedgerow.
O18	Row of young Western Red Cedar trees.
O19	Manicured Beech hedgerow.
O20	Tall Elder and Lilac hedgerow.
O21	Tall Small-leaved Cotoneaster hedgerow.
O22	Ornamental planting; notable large Weeping Willow.

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## **5 THE CONSERVATION AREAS**

### **5.1 Existing Defining Features**

The existing Conservation Area boundary is drawn to incorporate most of the listed buildings within the village and part of the Farnborough Hall estate. Much of it covers areas outside the village centre, including areas of open landscape, but it is not self-evident what the criteria for setting the boundary outside the village are, particularly to the south and east.

### **5.2 Existing Quality**

The present Conservation Area covers two distinctive general characters. There is the village centre, which incorporates the main street and older buildings, and there is Farnborough Hall and parts of its associated estate. This review shows that these general characters can be further subdivided, but broadly the visual quality is high and fairly consistent. On Warwick Road the area includes an agricultural yard (adjacent to the telephone exchange) and allotments opposite, whose inclusion is justified as an important area for improvement at a key approach to the village.

### **5.3 Recommendations**

#### **Conservation Area**

The statutory definition of Conservation Areas is "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". While this is very broad, it does by reference to architecture concentrate on buildings, or at least built form. However, Farnborough is an excellent example of a settlement where the quality of its built form is inseparable from its wider landscape setting, and this characteristic must be taken into account in reviewing the Conservation Area boundary.

The existing boundary recognises this in including a significant part of the Farnborough Hall park and less obviously in setting the northern boundary to the far side of fields well behind buildings in Main Street. The justification here is that the land rises very steeply behind those buildings, which are well spaced, so that the hillside is very visible when viewed, for example, from the Butchers Arms, and is an essential part of their setting.

Similar considerations apply, then, to the following recommended extension to the Conservation Area.

- Farnborough Park: to include all of the Terrace southwards to the obelisk, and to adjust the boundary to the Banbury Road to include all of the Island Pool field and its important stone boundary walls. The reason is to complete the inclusion of the historic landscape setting of Farnborough Hall and its associated listed structures, for the purpose of its preservation.
- The Garden Ground: to include the Garden Ground, i.e. its cottage and attached kitchen garden walls the land between it and St Botolph's Church and southwards along the Banbury Road. The reason is to preserve the historic landscape character of the view to St Botolph's spire, the open setting of the church, and the immediate character of the southern approach to the village.
- Rose Cottage and South View/Farnborough Cottage : to include both cottages and the adjacent village hall site, garages and the back lane to The Grange. The reason is to acknowledge the importance of the cottages in defining the end of the village centre, and to include an important enhancement area. Neither Rose Cottage nor South View is listed, although South View in particular has a very important relationship to the main street and very effectively closes the view along it from the west. This relationship should be preserved. The village hall and the garages and derelict barn opposite have all been identified as detracting features. With South View, Rose Cottage and the sharp turn in the main street, this location could become an important marker point identifying the northern entrance to the village centre.

#### 5.4 Enhancements : Landscape

A number of small improvements could help the overall visual impression of the village:

- Walnut Tree Bank: improvement of signage around cast-iron lamp standard.
- Pump: renovation of pump, paving and railing.
- Little House: removal of 'wild' planting on roadside bank.
- Butchers' Arms: improvements to car park surface.
- Main Street: planting scheme to north side opposite Butchers' Arms.
- Main Street: replacement of concrete stepped kerb with traditional materials outside the Village Stores.
- General: replacement of tarmac footways with clay paviers.
- General: traffic calming and removal of unnecessary road markings.



**5.5 Enhancement : Buildings**

- School Hall: removal of adjacent garages.
- Village Hall: removal and landscaping of garage opposite.
- Village Hall: renovation of stone barn opposite.






**Key**

-  Revised Conservation Area Boundary
-  Area Added to Conservation Area

**Stratford-on-Avon  
District Council  
Farnborough  
Conservation Area Review**

**Figure 6  
Revised Conservation Area  
Shankland Cox 1994**




Conservation Area Continued to  
Include Ionic Temple and Obelisk

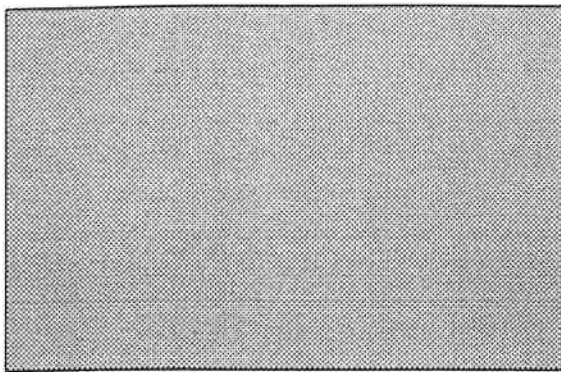




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**APPENDIX A - LISTED BUILDINGS**

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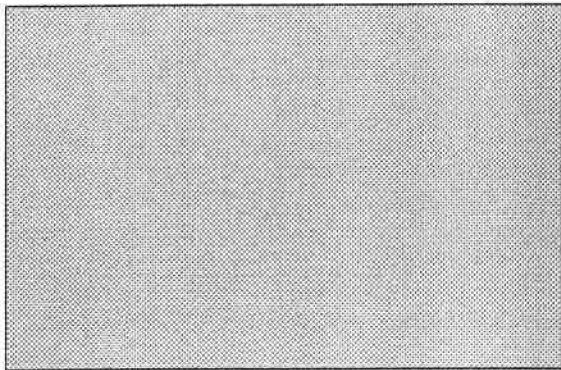


**Address:** Farnborough Hall  
**Ref No:** 911  
**Grade:** I

### **Description**

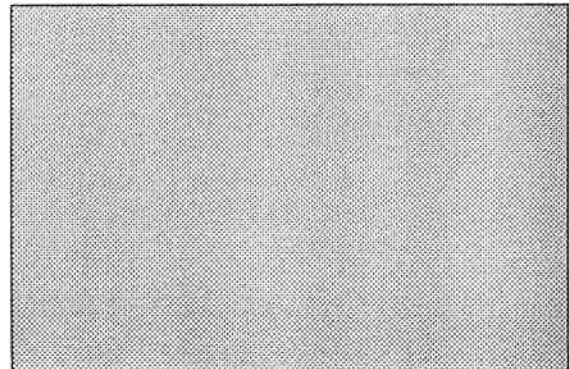
Country house. Late C17 for William Holbech; remodelled c.1745-1750 for William Holbech the younger, probably by Sanderson Miller. Plasterwork by William Perritt. Ironstone ashlar with grey limestone ashlar dressings. Slate mansard hipped roof. Ashlar ridge stacks. U-plan. Remodelled in Palladian style. 2 storeys and attic; 2-5-2 bays. North and west fronts have splayed plinth, string course and quoins and modillion cornice. High parapet with balustrading of c.1750 to each bay throughout. Recessed centre; wings project one bay. Half-glazed panelled door. Pedimented Roman Doric doorcase of half-columns and pilasters; metopes have bucrania and rosettes. Chamfered 2-light mullioned basement windows, mostly blocked. Sashes in moulded architraves with consoles and cornice. Inner sides of wings have round-headed niches with similar architraves. Lead rainwater heads. Remaining one-bay section of similar, lower service wing, set far back on left. West front of c.1701, of 3-1-3 bays. Centre projects slightly. Sliding sash door. Architrave with segmental pediment. Late C18 sashes have thin glazing bars. Moulded stone architraves with keystones throughout. Pedimented dormer above balustrade has shouldered architrave. Fine late C17/early C18 decorated lead rainwater heads. South front of 1-5-1 bays. No string course. Centre has sliding sash door in shouldered architrave and pediment on consoles. Windows have balustrading below. First floor has square 6-pane sashes. Outer bays have 12-pane sashes. Plain stone architraves with cornices. One bay section of service wing slightly recessed on right. Half-glazed door. Tripartite sash above. Interior: the very fine Palladian Entrance Hall of c.1750, formed to incorporate William Holbech's collection of antique and contemporary classical sculpture, is one of the earliest of these rare schemes. Marbled stone fireplace with consoles and Rococo frieze. Overmantel with pilaster strips and copy of a Panini painting. Broken

pediment with head of Roman boy. Large moulded niches to left and right have impostes and keystones. Oval medallion portraits of a Severan lady above. Mahogany 6-panelled doors with original fittings in moulded architraves with pulvinated frieze and cornice. Moulded oval niches housing busts, on elaborate plaster consoles between doors and as overdoors. Left: C2 head of boy. Left wall: C18 Emperor Caracalla; C18 warrior; early C3 Roman lady; Goddess. Right: C18 Septimus Severus. Right wall: Emperor Hadrian; antique head of a Roman; antique Marcus Aurelius; C3 head of elderly man.



Front wall: head of Goddess; C18 medallion head of Socrates above window; head of Appollo between windows; Marcus Aurelius as a boy; medallion of bearded man between window and door; C2 head of a Roman above door. 2 Neoclassical medallions of a female figure and putto. Ceiling of octagonal and rectangular compartments with Rococo plasterwork and cartouches of Diana and Bacchus. Fine floor of light and dark flags, echoing ceiling compartments. Rococo Dining Room of c.1750, designed to incorporate views of Rome and Venice by Canaletto and Panini, is one of the earliest of such schemes. Marble fireplace with decorated pilaster strips and consoles. Overmantel with large eared picture frame. Broken pediment with black marble bust of philosopher. Large round-headed niche opposite has moulded cornice and broken pediment. Moulded 6-panelled mahogany doors in elaborately moulded eared architraves with vine-ornamented pulvinated frieze and broken pediments. Very fine plasterwork. 3 pairs of elaborately moulded plaster picture frames of differing designs. 2 windows in moulded architraves with Vitruvian scroll frieze and scrolled pediments. Wall panel has oval pier glass in elaborate frame with urns and large cornucopia. Four wall panels have elaborate trophies, with musical instruments on the window wall, and guns, bows etc. Library has Rococo fireplace. Oak open-well staircase and ceiling c.1695; lower flight replaced 1926. Redecorated c.1750. Fluted and turned balusters and moulded handrail, carved scrolled open

string, and dado of bolection-moulded panels. Moulded doorcases. Fine Rococo plasterwork. Acanthus string course with central ram's heads. 3 walls have large projecting panels with elaborately moulded eared architraves and scrolled pediments with central motif. Each panel has a plain oval niche and moulded console, similar to Entrance Hall, housing a bust. Left wall has early C3 Roman lady; centre: Emperor Lucius Verus; right: early C2 head of a lady. Landing has similar panel. Flanking 6-panelled doors in moulded architraves. Moulded archway with keystone to left. Late C17 moulded 8-panelled door to right. Oval skylight has very rich high relief wreath. Corner panels with arms and initials of William and Elizabeth Holbech. Skylight has 4 panels of Rococo plasterwork and paterae. C19 coloured glass. The Holbech family have lived at Farnborough Hall since 1692. (G. Jackson-Stops: Farnborough Hall: National Trust Guidebook; Buildings of England: Warwickshire: pp.292-293; Gordon Nares: Farnborough Hall: Country Life 11 and 18 February 1954).



**Address:** Farnborough Hall: coach house and attached wall and gatepier

**Ref No:** 912

**Grade:** II

#### Description

Coach house and attached wall and gatepier. 1815-16. Designed by Henry Hakewill for William Holbech. Ironstone ashlar. Shallow hipped slate roof with broad eaves and large widely-space wood dentils. 3-bays. Flush 6-panelled double doors in elliptical arches with string courses at springing. Interior not inspected. Attached wall to left. Regular coursed ironstone with flat coping. Square gatepier with pyramidal cap. (G. Jackson-Stops: Farnborough Hall: National Trust Guidebook 1984. Gordon Nares: Farnborough Hall: Country Life 11 and 18 February 1954).

**Address:** Farnborough Hall: left forecourt walls  
**Ref No:** 913  
**Grade:** II

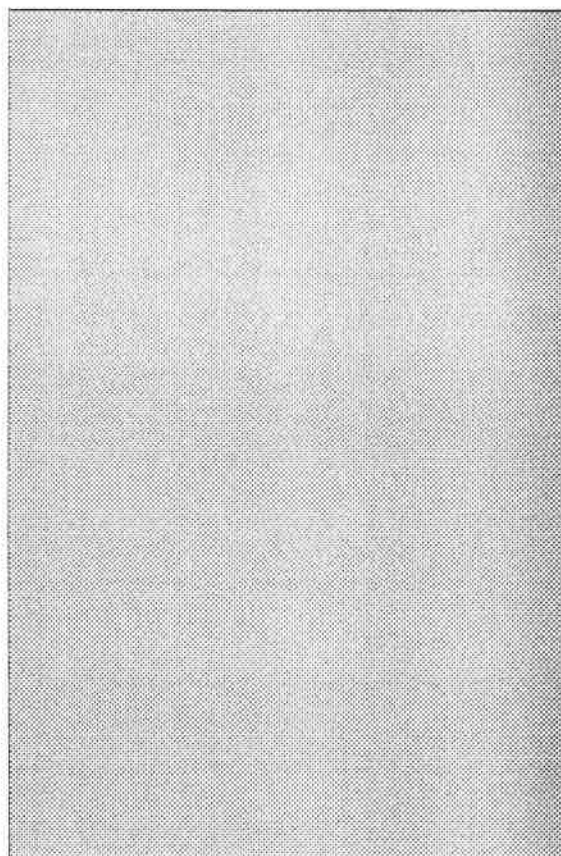
#### Description

Forecourt walls. c.1745-1750; low front wall possibly c.1815. Red brick with flat stone coping; front wall of ironstone ashlar with plinth and moulded flat coping. Tall side wall curves down in 2 stages to front wall. Doorway near the house has moulded architrave and 6-panelled door. Front wall has 5 projecting piers with moulded plinths. Left corner pier has gadrooned urn. 3 shallow gadrooned vases. Right pier has shell vase.

**Address:** Farnborough Hall: right forecourt walls  
**Ref No:** 914  
**Grade:** II

#### Description

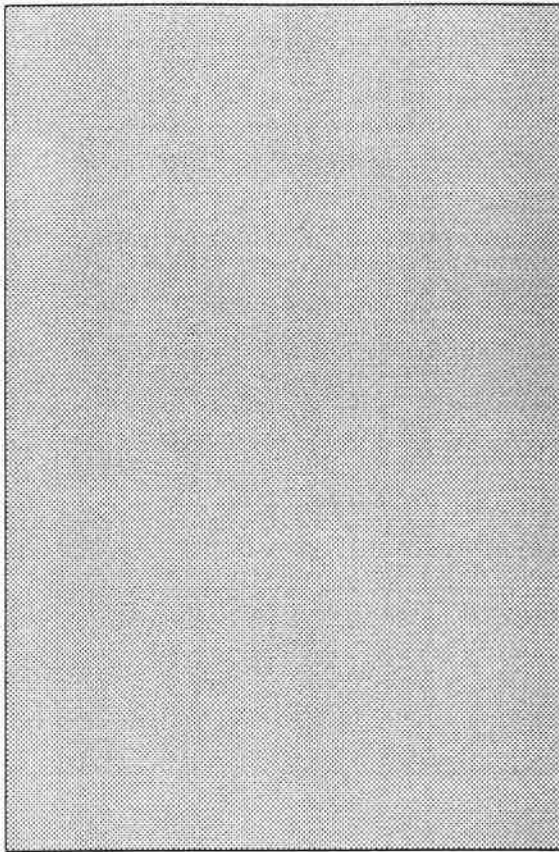
Forecourt walls. c.1745-1750; low front wall possibly c.1815. Red brick with flat stone coping; front wall of ironstone ashlar with plinth and moulded flat coping. Tall side wall curves down in 2 stages to front wall. Doorway near the house has moulded architrave and 6-panelled door. Front wall has 5 projecting piers with moulded plinths. Right corner pier has gadrooned urn. 3 shallow gadrooned vases. Left pier has shell vase.



**Address:** Farnborough Hall: left outer forecourt and field walls  
**Ref No:** 915  
**Grade:** II

#### Description

Garden and field walls. Probably mid C18. Garden wall and right and return sections of field wall of ironstone ashlar; left section of regular coursed ironstone. Coped tops. Low garden wall. Tall field wall has clasping buttress and buttresses to right return section. Left end slopes to gateway.



**Address:** Farnborough Hall: left outer  
forecourt wall and gatepier  
**Ref No:** 916  
**Grade:** II

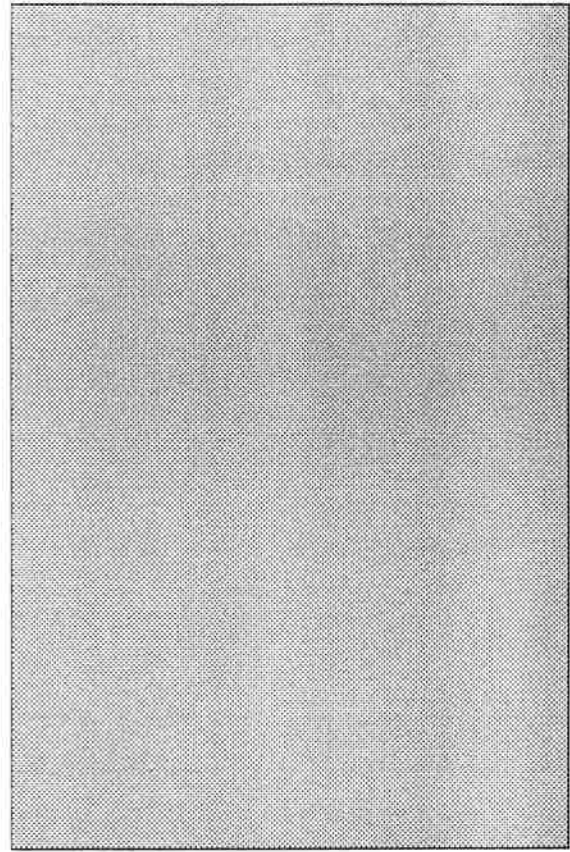
#### Description

Wall and gatepier. Mid C18. Ironstone ashlar with coped top. Stepped-down section to gatepier has flat coped top. Square gatepier has plinth, moulded cornice and ball finial. Included for group value.

**Address:** Farnborough Hall: right outer  
forecourt walls and attached  
gatepiers, and mounting block  
**Ref No:** 917  
**Grade:** II

#### Description

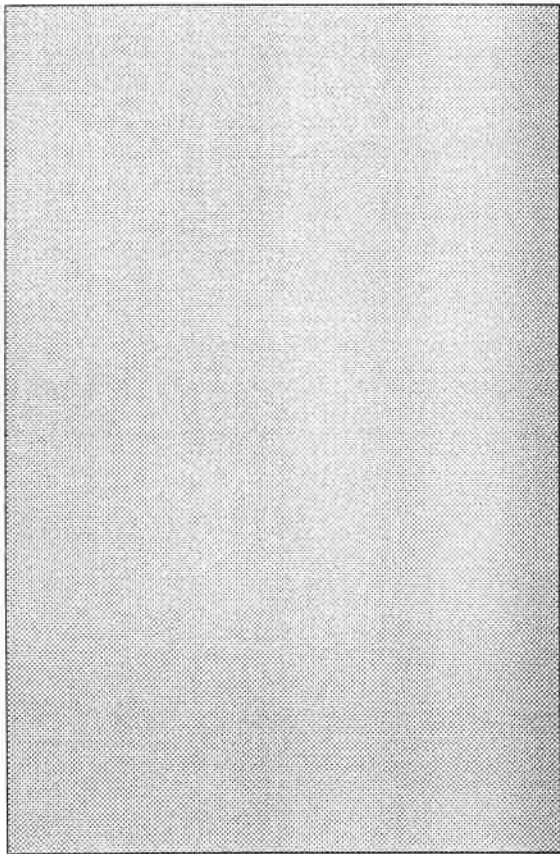
Wall and gatepier. Mid C18. Ironstone ashlar with coped top. Stepped-down section to gatepier has flat coped top. Square gatepier has plinth, moulded cornice and ball finial. Right return section of wall has buttresses. Square gatepier of c.1815-1816 to stable yard has pyramidal cap. Early C19 mounting block attached to wall near gatepier, within stable yard.



**Address:** Farnborough Hall: The Game Larder  
**Ref No:** 918  
**Grade:** II

#### Description

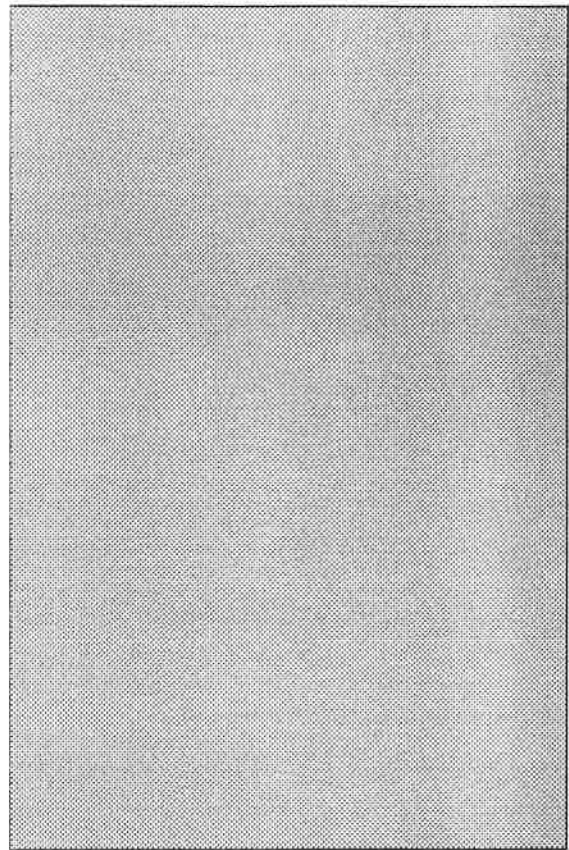
Game larder. c.1750; probably designed by Sanderson Miller for William Holbech. Rendered brick walls and limestone columns; cupola of painted wood. Slate pyramidal roofs. Hexagonal plan. Loggia to 3 sides of 4 Tuscan columns, 2 in antis. Plain entablature with prominent dentil cornice. To rear: half-glazed flush 4-panelled door. Louvred cupola has projecting hood on brackets at base. Simple moulded panels. Moulded cornice. Interior: hanging wheel with hooks and windlass. (G. Jackson-Stops: Farnborough Hall: National Trust Guidebook 1984. Gordon Nares: Farnborough Hall: Country Life 11 and 18 February 1954. Buildings of England: Warwickshire p.293).



**Address:** Farnborough Hall: Ice House  
**Ref No:** 919  
**Grade:** II

#### **Description**

Ice house. C18. Coursed squared ironstone entrance and curving retaining walls. Flemish bond brick lined, with ironstone ashlar vault.

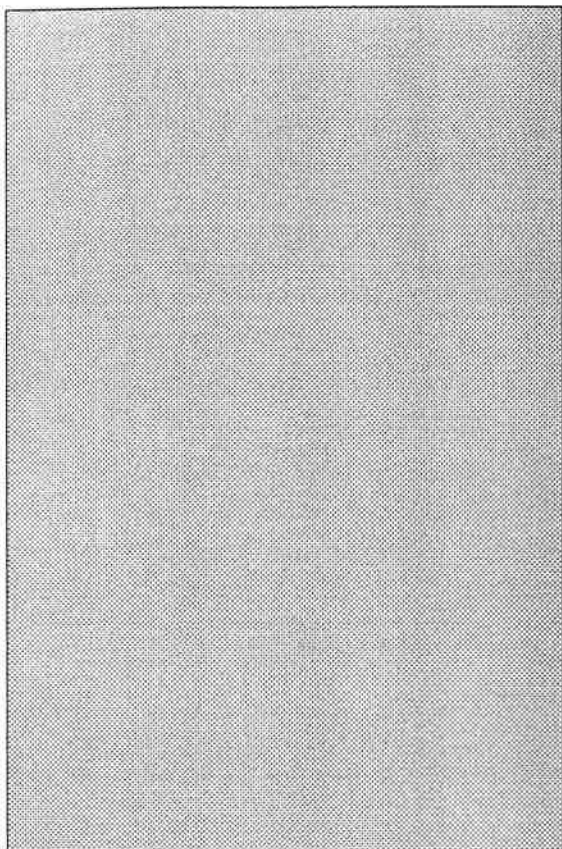


**Address:** Farnborough Hall: The Ionic Temple  
**Ref No:** 920  
**Grade:** II

#### **Description**

Temple. c.1750. Probably designed by Sanderson Miller and built by William Hiorns for William Holbech. Limestone ashlar and imitation ashlar render. Slate roof. Pedimented tetrastyle Ionic portico with fluted frieze and moulded cornice. Interior plastered. Forms an important feature of the Terrace Walk, probably by Miller; a major example of mid C18 landscape design.(G. Jackson-Stops: Farnborough Hall: National Trust Guidebook 1984. Buildings of England: Warwickshire p.293. Gordon Nares: Farnborough Hall: Country Life 11 and 18 February 1954).

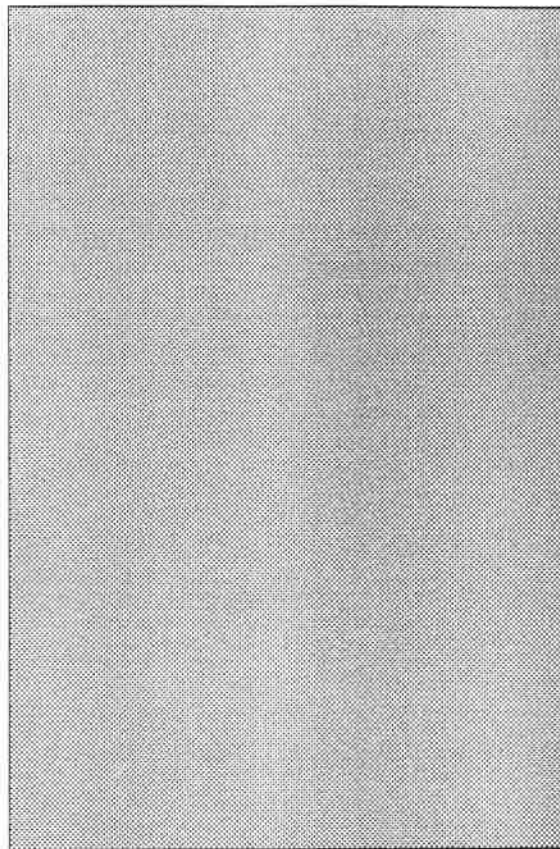




**Address:** Farnborough Hall: The Obelisk  
**Ref No:** 921  
**Grade:** II

#### **Description**

Obelisk. c.1746; dated 1751 and 'Rebuilt 1823'. Possibly designed by Sanderson Miller for William Holbech. Limestone ashlar. Tall and very slender. High pedestal with moulded stepped base and cornice. Forms the focal point of the end of the Terrace Walk, probably by Miller, a major example of C18 landscape design. (G. Jackson-Stops: Farnborough Hall: National Trust Guidebook 1984. Gordon Nares: Farnborough Hall: Country Life 11 and 18 February 1954. Buildings of England: Warwickshire p.293).

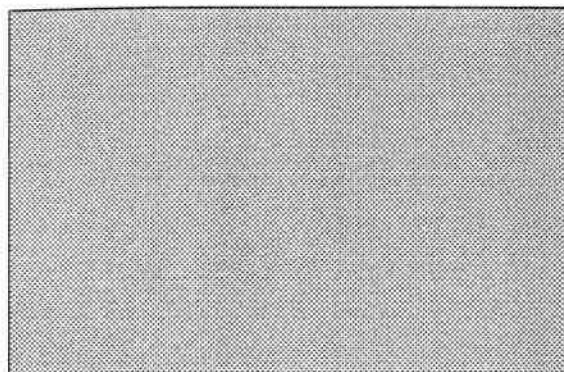


**Address:** Farnborough Hall:  
The Oval Pavilion  
**Ref No:** 922  
**Grade:** II\*

#### **Description**

Garden pavilion. c.1750. Probably designed by Sanderson Miller and built by William Hiorns for William Holbech. Plasterwork probably by William Perritt. Ironstone ashlar, with limestone ashlar dressings. Lead domed roof. Oval plan. Classical. 2 storeys. Loggia of 4 Tuscan columns on pedestals, 2 in antis, with entablature and trilymph frieze. First floor has Ionic pilasters with string course between pedestals. Entablatures break forward over columns and pilasters. Curved 8-pane sashes to front and sides have thick glazing bars and moulded stone surrounds. To rear: external curving stone staircase with iron handrail. Part-glazed 6-panelled door in moulded architrave. Interior: loggia is plastered, with egg and dart cornice. Moulded oval stone table. Wooden seat. First floor 'Prospect Room' has fine Rococo plasterwork between the windows and in the dome. Vitruvian scroll dado rail. Elaborately moulded cornice. Dome of central oval and 4 large and 4 small panels. Ornamental wooden floor. Forms an important feature of the Terrace Walk, probably by Miller, a major example of mid C18 landscape design. (G. Jackson-Stops: Farnborough Hall:

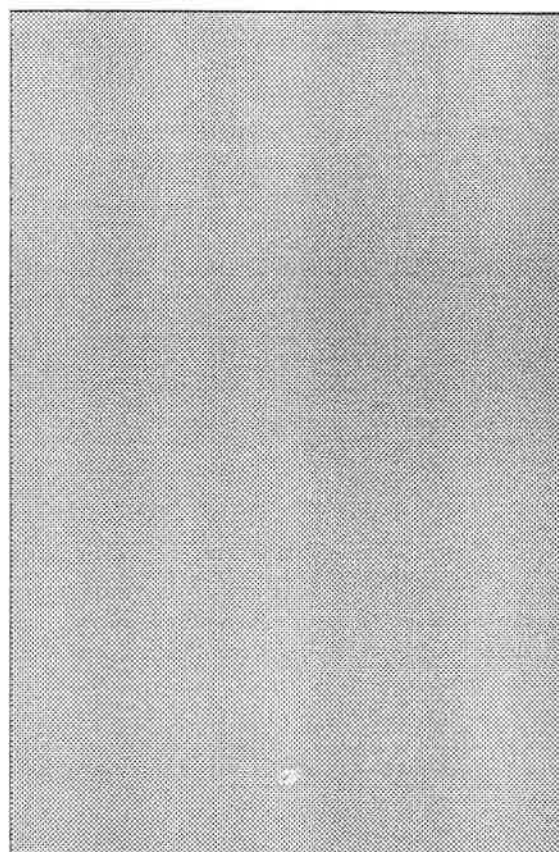
National Trust Guidebook 1984. Gordon Nares:  
Farnborough Hall: Country Life 11 and 18 February  
1954. Buildings of England: Warwickshire p.293).



**Address:** Farnborough Hall: stable block and  
attached gatepiers  
**Ref No:** 923  
**Grade:** II

#### Description

Stable block and attached gatepiers. Early/mid C18; left range and remodelling 1815-1816 by Henry Hakewill for William Holbech. Ironstone ashlar with string course. Shallow hipped slate roofs with large widely-spaced wood dentils. L-plan, with wing on right to rear, flanking forecourt of Farnborough Hall (q.v.). 2 storeys; 7 bays. To yard: right range of 5 bays. Central chamfered segmental carriage arch. 6-panelled doors to left and right inside 4-panelled double-leaf doors and overlight above. Cross windows, on ground floor with many glazing bars, and stone flat arches; first floor has leaded lights and stone lintels with keystones. Slightly taller left range. Blank ground floor. First floor has 2 round windows, the left blocked. Left return side to forecourt: 5-window range. String course. Central one-bay, one storey projection with hipped roof. Diocletian window. Ground floor has stone cross windows. First floor has 2-light stone mullioned windows. Leaded lights. Painted wood square cupola with clock has simple pilasters, entablature and cornice. Dome with weathervane. One-storey, one-window section to left has cross-window and stone lintel with keystone. To rear: 5-bay loggia with chamfered wood posts and arched braces between. Interior not inspected. Attached square gatepiers have pyramidal caps.(G. Jackson-Stops: Farnborough Hall: National Trust Guidebook 1984. Gordon Nares: Farnborough Hall: Country Life 11 and 18 February 1954).



**Address:** Farnborough Hall: sundial approx.  
4m. W  
**Ref No:** 924  
**Grade:** II

#### Description

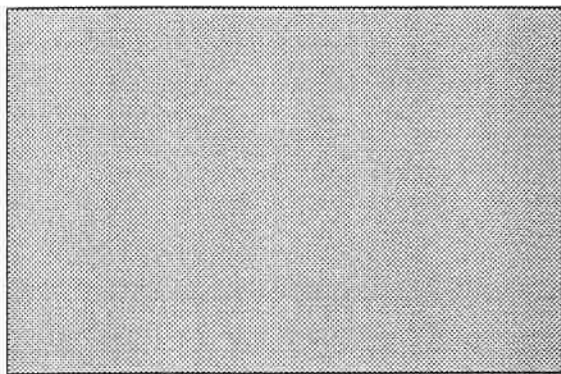
Sundial. Early/mid C18. Limestone. Fluted baluster with gadrooned base on moulded stem and square stepped base. Top has stylised leaves. Brass astragal and engraved plate.

**Address:** Field wall at SP 4337 4940  
**Ref No:** 925  
**Grade:** II

#### Description

Field wall. Probably mid C18. Regular coursed ironstone with coped top. Right end slopes up to gateway.

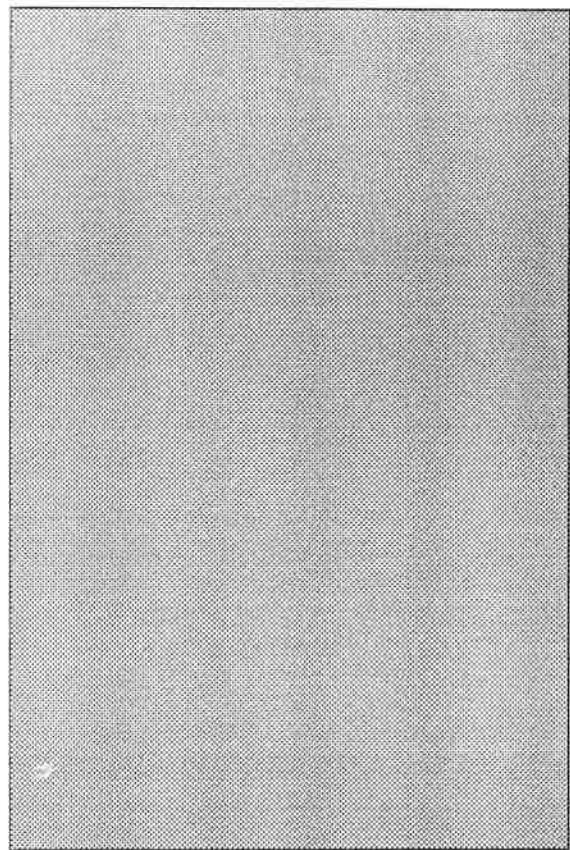




**Address:** The Garden Ground  
**Ref No:** 926  
**Grade:** II

#### Description

Cottage and attached kitchen garden walls. Mid/late C18. Red brick. Old tile roof; central brick stack. 2-unit plan. One storey and attic; 2-window range. Front to kitchen garden has 3-light casements to left and right. Centre has C20 glazed door on left and 2-light casement on right. Openings have brick segmental arches. Hipped dormers with 3-light casements. Glazing bars throughout. Entrance in left return side has C20 glazed door. Slight C20 alterations. Gable has brick corbelling. Interior not inspected. High attached walls to left and right. English garden wall bond brick with flat stone coping. Plain gateway. Right return section has small gate with segmental arch.



**Address:** Church of St. Botolph  
**Ref No:** 927  
**Grade:** II\*

#### Description

Church. C12 origins; chancel, nave, porch and lower part of tower mainly C14; upper part of second stage of tower 1611. Restored 1858. North aisle, bell chamber and roof, nave roof, spire and restoration by G.G. Scott 1875. Both restorations were carried out for the Reverend C.W. Holbech. Squared coursed ironstone. Stone slate roofs have C19 moulded coped gable parapets with decorated cross finials. Nave, chancel, north aisle, west tower and south porch. Decorated style, with reticulated tracery and hood moulds with carved stops. 4-bay nave, 2-bay chancel. Chancel, tower, aisle and porch have diagonal and north and south buttresses of c.1875. Splayed cornice. Chancel has much restored C14 three-light east and C19 two-light north-east and south-east windows. South side has blocked chamfered ogee doorway. C14 straight-headed 2-light north-west and south-west windows. Small blocked low side window below south-west window. South wall has wall monument of 1638, with depressed round arch and simple Ionic pilasters, decorated tympanum and moulded panel. Inscriptions to the Brocke family. Porch has arch of 2 moulded orders. Wrought-iron Gothic gates of c.1875. Small

straight-headed cusped 2-light windows. Inside is straight-headed plank door with C19 Romanesque style ironwork. C12 Romanesque doorway has unusual moulding of alternating large and small edge-rolls; C19 zigzag arch, but C12 fish-scale tympanum. Nave south wall partly rebuilt, with re-sited C12 corbels. C19 moulded cornice and parapet to nave and aisle. Restored C13 eastern lancet. C14/C15 straight-headed 3-light window. Western window similar to chancel western windows. 4-bay C14 style aisle has buttresses with 2 offsets. Sill course. Cornice with foliage bosses and masks. 3-light east window has cusped intersecting tracery. 2-light north and 3-light west windows. Hood moulds have alternating foliage and head stops. Tower of 3 stages has buttresses with 2 offsets. Splayed string coursed. Renewed Tudor arch west door. 2-light window above. Second stage has datestone, with single small chamfered light above. North and south sides have similar 2-light windows. Third stage has large moulded 2-light traceried openings. Moulded cornice and parapet. Gargoyles. Recessed broach spire has lucarnes, finial and weather cock. Stair turret in north-west angle. Door with chamfered shouldered head. Interior: chancel has re-cut piscina below south-east window. Aumbry in east wall. Windows have rere arches. C19 panelled wood barrel vault. Transitional style chancel arch has re-used C12 lozenge chain moulding. Nave has arched braced king-post roof with moulded wall pieces, braces and tie-beams, and stone corbels. Moulded tower arch dying into imposts, with outer segmental pointed arch. C14 style arcade has octagonal pillars with moulded bases and capitals and 2 moulded orders. Re-used C16 Perpendicular nave roof with simply moulded timbers. Fittings: font has C19 octagonal bowl and stem, and C14 base-mould and stop. Carved oak pulpit, altar rails, chancel stalls, pews and tower screen of c.1875. Stained glass: east window 1856 by Wailes. South-east window 1850. Other C19 glass. Monuments: head of an early C13 effigy. Wall monuments: chancel south: William Holbech 1717; Georgius Lamprey, Vicar, 1724. Nave south: Jeremiah and Elizabeth Hall 1711; cartouche with an open book. Joane Hall 1650; Dorothy Raleigh 1692; Mary Wagstaffe 1667; brass set in moulded and decorated inner and outer frames with moulded cornice, and leaf bands; long inscription. The work of 1875 cost #4,700.(V.C.H.: Warwickshire: V.C.H. Vol.5, pp.86-87. Buildings of England: Warwickshire: pp. 291-292. Linda Murray: St. Botolph, Farnborough: a brief history).

**Address:** Chest tomb approx. 6m. E of SE corner of chancel of Church of St. Botolph  
**Ref No:** 928  
**Grade:** II

#### Description

Chest tomb. 1794. Moulded ironstone. Moulded plinth and top. Reeded corners. North and south sides have 2 shaped fielded panels, east and west sides have one. Inscriptions to William and Elizabeth King.

**Address:** Group of chest tomb and 3 headstones approx. 0.5m. E of chancel of Church of St. Botolph  
**Ref No:** 929  
**Grade:** II

#### Description

Group of chest tomb and 3 headstones. Chest tomb 1785, headstones late C17/early C18. Carved and moulded ironstone. Chest tomb has moulded plinth and top. Square corner balusters. North and south sides have 2 fielded panels, east and west sides one. Headstone 1667. Scrolled top with vase of flowers. Moulded panel. Sides have foliage carving. Inscription to Thomas Dumslett. Headstone. Late C17. Shaped scrolled top. Vases of flowers and Ionic pilasters. Spandrels have winged heads. Heart-shaped panel, with flowers and foliage. Headstone. Early C18. Festoon with 2 winged heads and central skull.

**Address:** Group of 3 chest tombs approx. 1m. S of chancel of Church of St. Botolph  
**Ref No:** 930  
**Grade:** II

#### Description

Group of 3 chest tombs. Carved and moulded ironstone, with moulded plinths and tops. South-west tomb is late C17, dated 16. Moulded panels. South side has rectangular inscription panel and 2 square panels with stylised winged heads. North side has 2 panels. Short sides have panels with head and swag to east, and carving to west. South-east tomb late C18/early C19. Square corner balusters. North and south sides have two fielded panels, east and west sides one. South

tomb 1696. Square corner balusters. North side has 2 fielded panels, on right with inscription. South side has moulded oval panel, and large cornucopiae. East and west sides have oval panel.

**Address:** Chest tomb approx. 10m. S of chancel of Church of St. Botolph  
**Ref No:** 931  
**Grade:** II

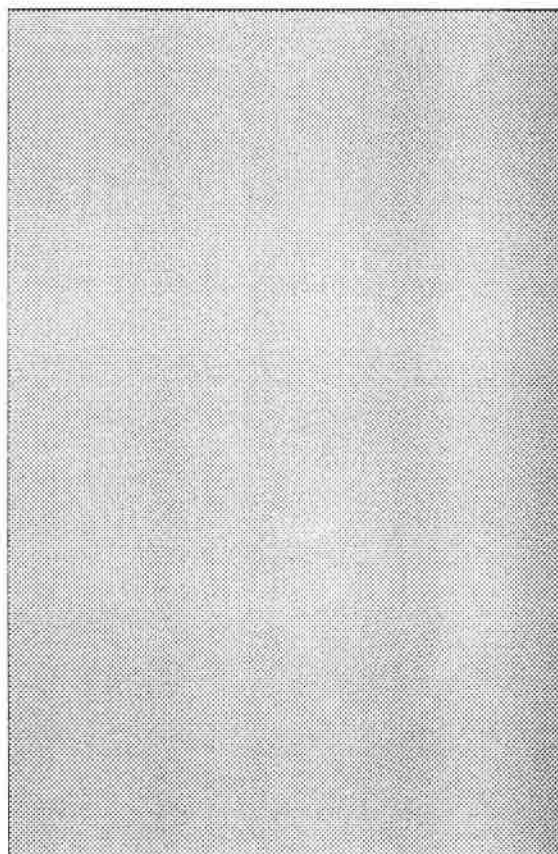
#### Description

Chest tomb. 1691. Carved and moulded ironstone. Moulded top. North side has large panel with central moulded sunk inscription panel. Stylised rose to left and thistle to right. Top band of alternating hearts and cross bones. South side has moulded oval panel and vases of flowers to left and right. East and west sides have oval panels.

**Address:** War memorial approx. 16m. S of porch of Church of St. Botolph  
**Ref No:** 932  
**Grade:** II

#### Description

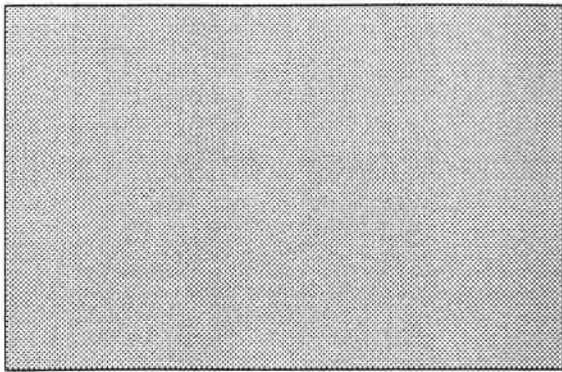
War memorial. c.1919. Ironstone. In the style of a C15 churchyard cross. High square base with chamfered plinth and splayed cornice. One step above. Square base cut back to moulded octagon. Cross has octagonal shaft and moulded capital with interlace bond. Damaged carved cross. Fine lettering. Included for group value.



**Address:** Lychgate approx. 15m. W of Church of St. Botolph  
**Ref No:** 933  
**Grade:** II

#### Description

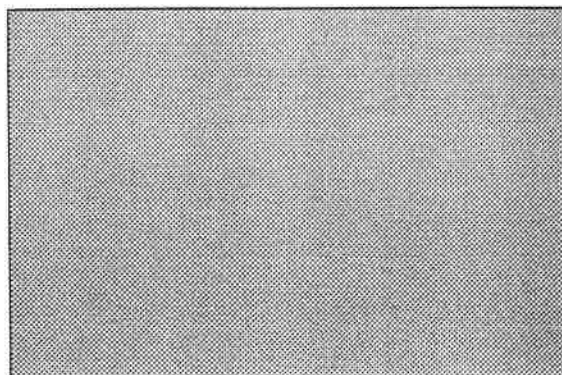
Lychgate. Probably c.1875 by Sir G.G. Scott. Timber on low regular coursed ironstone walls. Stone slate roof. Central post to left and right with curved braces and secondary braces. Tie-beam between posts. Queen strut roof. Chamfered wood gates, each of 20 open panels, have brattished top rails and finials. Probably built during the restoration of the church in 1875. Included for group value.



**Address:** Church Lane Cottage  
(a.k.a. The Cottage)  
**Ref No:** 934  
**Grade:** II

#### Description

Cottage. Early/mid C18, with mid C20 alterations. Coursed squared ironstone rubble. Concrete tile roof; stone ridge stack. 3-unit plan. One storey and attic; 3-window range. Blocked doorway between first and second bays has wood lintel. Irregular fenestration. Small leaded casements of 2 lights on left, 3 lights on right. Larger 3-light leaded casement. C20 casement. Painted wood lintels. Roof dormers have concrete tile-hung gables and C20 two-light casements; C19 casement on left. C19 brick lean-to on right. Entrance in right return side has C20 plank door in old simply-moulded wood frame. 3-light leaded casement above. Interior not inspected. Included for group value.

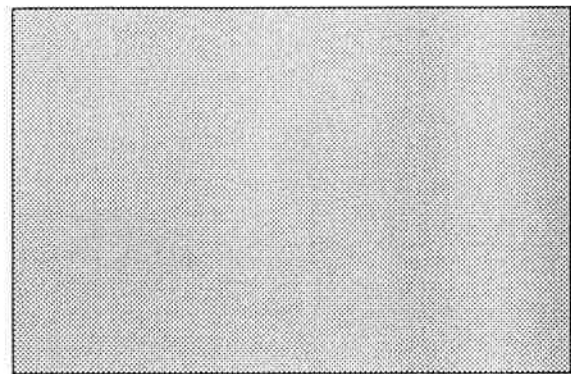


**Address:** Forge House  
**Ref No:** 935  
**Grade:** II

#### Description

House. Early/mid C18, with late C20 alterations.

Regular coursed ironstone. Concrete tile roof; brick left end stack. 3-unit plan; one storey one-unit range projecting forward on left. 2 storeys and attic; 2-window range. Entrance in single-storey range has old plank door; late C20 conservatory porch. Left return side has casement in blocked doorway, and C20 casement. Right return side has late C20 glazing. Main range has C20 glazed door. Small C19 canted bay and 2-light casement on right have horizontal glazing bar. First floor has 3-light leaded casement on left. Large central 2-light casement with glazing bars. Openings have painted wood lintels. 3 roof dormers have 2-light leaded casements. To rear: curved bread-oven projection on right. Old 2 and 3-light casements, some leaded. Interior: open fireplace with bressumer and bread-oven. Straight flight staircase with winders. Late C20 alterations.

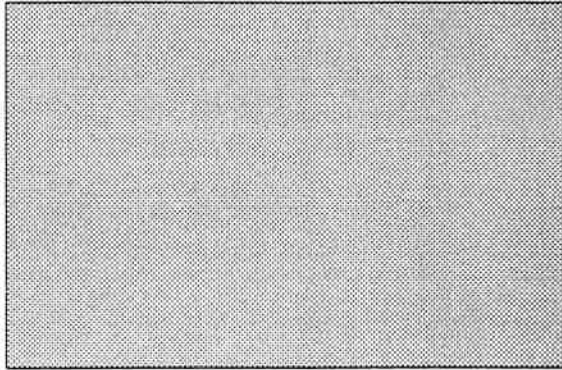
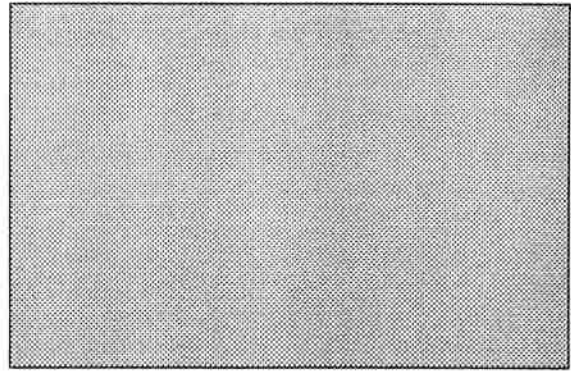


**Address:** The Close  
**Ref No:** 936  
**Grade:** II

#### Description

House. 1615; possibly earlier origins; altered late C19/C20. Early C20 rear wing. Coursed squared ironstone; part of back wall rebuilt in brick. Slate roof has coped gable parapets, on left with moulded kneelers; C20 brick end stacks. 3-unit plan, extended to T-plan. 2 storeys; 4-window range. C20 half-glazed door in second bay. Stone cavetto moulded mullioned windows with hood moulds, to left and above door, on ground floor of 4 lights, on first floor of 3 lights. To right, ground floor has C19 three-light windows with horizontal glazing bar, and small central window with glazing bars. First floor has large 4-light C19 window on left and C20 two-light window on right, with horizontal glazing bars. Wood lintels to most openings. 3-light mullioned window to rear. Rear wing has 3-light chamfered stone mullioned windows. Interior: good early C17 staircase has shaped splat balusters,

moulded hand rail and newel posts with shaped finials. Room to left has fine moulded Tudor arch stone fireplace with sunk spandrels and chamfered jambs. 8-panelled linenfold door, with linenfold panelling. Kitchen has small built-in cupboard with early C17 panelled door with 2 jewel mouldings. First floor room on left has open fireplace with stop-chamfered bressumer, and early C17 panelled dado to one wall.



**Address:** Thatched Cottage and  
Apple Tree Cottage  
**Ref No:** 937  
**Grade:** II

#### Description

2 cottages; part of row. C18. Not of one build. Regular coursed ironstone. Thatched roof has coped gable parapet with kneeler on left; brick end and ridge stacks. Each one-unit plan. Thatched Cottage to left is one storey and attic; one-window range, with late C20 one-window addition to left. Entrance in addition. Painted 3-light double-chamfered stone mullioned window with hood mould. Swept half-dormer has 3-light leaded casement. Interior noted as having open fireplace. Apple Tree Cottage is 2 storeys; 2-window range. Plank door in wood frame with wood lintel on right. 3-light casement in stone surround. Small single lights to left and right ends. First floor has very shallow half-dormers with 3 and 2-light C19 casements. Interior not inspected.

**Address:** The Butchers Arms Public House  
**Ref No:** 938  
**Grade:** II

#### Description

Public house. Early/mid C18, with C19 and C20 additions to left, and some C20 alterations. Squared coursed ironstone; additions regular coursed. C20 tile roof; C19/C20 brick right end and ridge stack. 3-unit extended to 4-unit plan. 2 storeys; 4-window range. Low 2-storey porch between first and second bays has old studded door with incised lozenge design and painted wood lintel. String course. Moulded 2-light mullioned window with C20 lights inserted. First bay to left is built out against porch on ground floor. 4-light mullioned window. Hipped roof. 2-light stone mullioned windows, some painted. Leaded lights and hood moulds throughout. C20 three-light casement on right. C19 addition has two C20 two-light casements. Interior: room to right has moulded and hollow-chamfered stone open fireplace, with ogee stops and cambered wood bressumer.

**Address:** Stable approx. 12m. N of the  
Butchers Arms Public House  
**Ref No:** 939  
**Grade:** II

#### Description

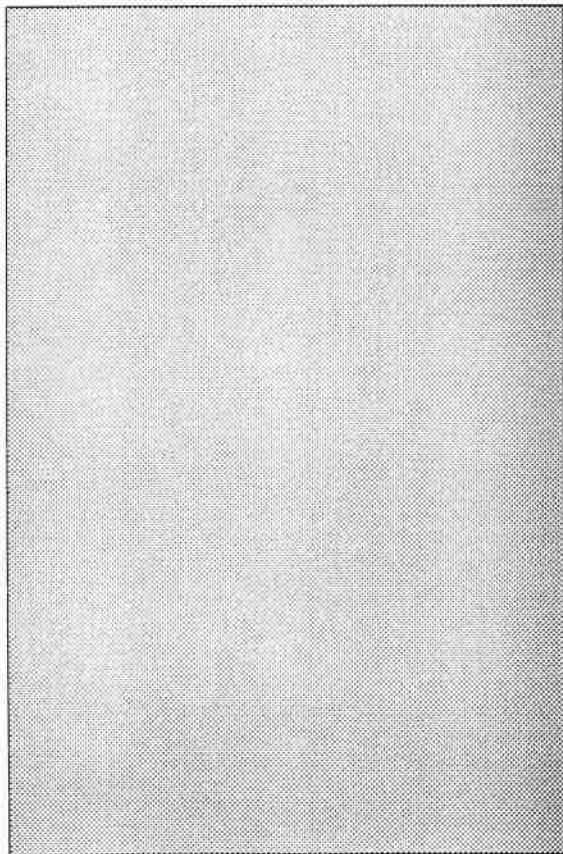
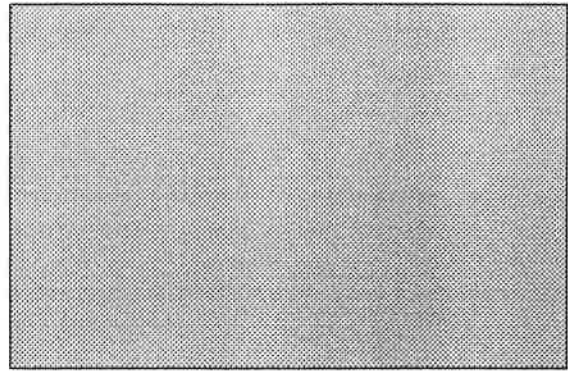
Stable, now storage. Early/mid C18. Regular coursed ironstone. Corrugated asbestos roof; C20 brick right end stack. One storey and attic; 3 bays. 2 stable doors and plank door with blocked overlight. 2-light windows to left and right. Chamfered painted wood lintels. Left return side has pitch hole. Gables have oval opening with moulded stone frame. Through purlin roof.



**Address:** Wall approx. 40m. N of the Butchers Arms Public House  
**Ref No:** 940  
**Grade:** II

**Description**

Wall. C18. Regular coursed ironstone. Flat stone coping. Included for group value.



**Address:** Village Pump  
**Ref No:** 941  
**Grade:** II

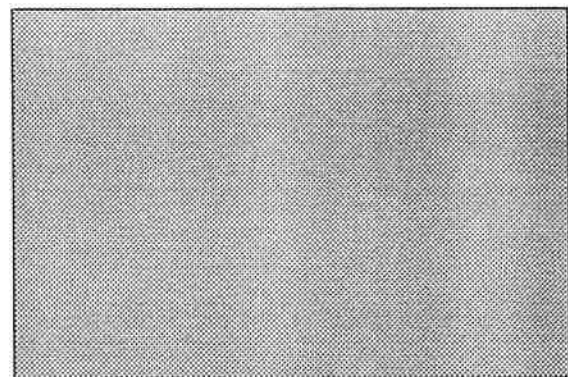
**Description**

Pump. Mid/late C19. Painted cast iron. Column form with moulded decorated spout, fluted upper part, and fluted domed top with finial. Included for group value.

**Address:** The Little House  
**Ref No:** 942  
**Grade:** II

**Description**

House. Mid/late C18 with C18/C19 and early C20 rear wing; altered c.1925 after a fire. Coursed squared limestone with string course; rear wing of brick and roughcast. C20 tile roof; C20 brick end stacks. 2-unit extended to L-plan, with wing on left to rear. 2 storeys and attic; 2-window range. Central part-glazed flush 6-panelled door. Early C20 weatherboarded bay windows have tripartite sashes and wood pilasters. Continuous lead flat roof. First floor has 2-light leaded casements. Early C20 hipped roof dormers. Interior not inspected. Included for group value.

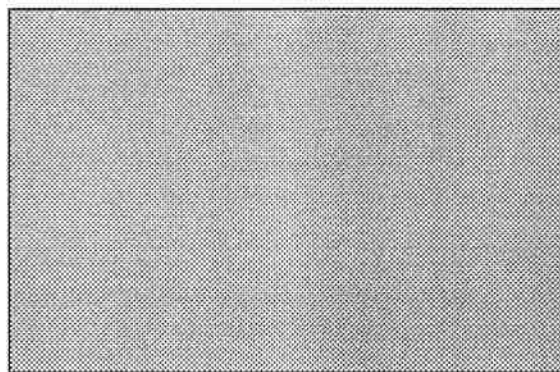


**Address:** The Grange and attached stables and outbuildings  
**Ref No:** 943  
**Grade:** II

**Description**

House and attached stables and outbuildings. C16 rear wing; early/mid C17 front range; late C19/early C20

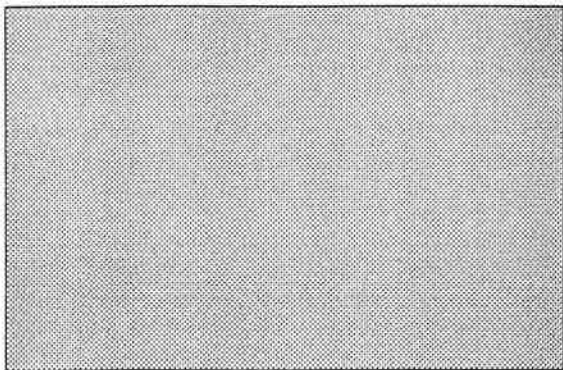
left range and alterations. Stables and outbuildings to rear are late C18 and C19. Regular coursed ironstone, with splayed plinth and moulded string course. C20 tile roofs have coped gable parapets with moulded kneelers; ashlar ridge, end and internal stacks throughout. L-plan, extended to T-plan, with wing to rear. 2 storeys and attic; 4-window range with one-window addition to left. Entrance in third bay has ribbed door in renewed or altered moulded and hollow-chamfered basket arch doorway in straight head; sunk spandrels with roundels. Single basket arch light to left. Door and window have single hood mould with lozenge stops. Late C19/C20 canted bay windows to left and right, on right of two storeys, of 2 lights to front and sides. Moulded crenellated parapets. 4-light window. Leaded stone mullioned windows with hood moulds throughout, on ground floor with transoms. First floor has two 4-light windows, on left at lower level, and 2-light window above entrance. Second bay has 3-light half-dormer. Left range has 6-light mullioned window, with 5-light window above. Roof dormer has 4-light wood mullioned window. Right return side one-window range. Ground floor has late C19 projection with lean-to roof. Re-used window. 5-light and 4-light attic windows have arched lights. To rear: large external stack on left has 2 late C19 square shafts. Small 2-light staircase windows. Early C20 colour-washed roughcast projection. C20 ground floor addition. Rear wing is 2 storeys and attic; 3-window range. Splayed plinth. Central gabled staircase projection has broad chamfered corners on ground floor, with moulded corbelling-out above. 3 small 2-light windows. C19/C20 ribbed Tudor arch door to right. Moulded and hollow-chamfered doorway in straight head with sunk spandrels. 2-light window set high up on right. C20 window inserted to left of staircase projection. First floor has 3-light windows. Some windows are lead latticed. End stack has 2 square shafts. Interior: front range has dog-leg staircase with winders and cut-out splat balusters. Winder stairs in rear range. Kitchen has raised moulded Tudor arch fireplace with cornice, and ogee stop-chamfered ceiling beams. Some Tudor arch doorways. Some moulded 2-panelled doors. First floor has some broad-chamfered beams. Room in rear range has chamfered Tudor arch corner fireplace. Partly renewed queen strut and through purlin roof. Stables and outbuildings attached to rear wing. C18 left range. 3 bays. Left bay slightly lower. C20 ground floor projection and external staircase to C20 door and casement. Stable doors. Gabled half-dormers have casements with glazing bars. Further C19 range to right.



**Address:** Coach house approx. 15m. E of  
The Grange  
**Ref No:** 944  
**Grade:** II

#### **Description**

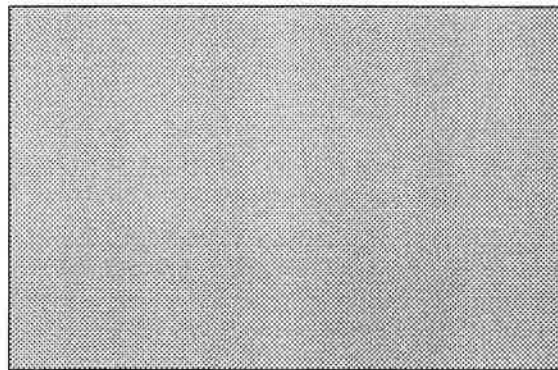
Coach house. Mid C18, with slightly later addition to left; late C19/C20 alterations. Regular coursed ironstone. Tile roof has moulded coped gable parapets with moulded kneelers; stone right end stack; shaft and internal stack to left of C19 blue brick. 2 storeys; 2-window range. Plank door above ground level on left. 2 wide coach house doorways have wood lintels and part-glazed plank doors. First floor has 3-light windows with horizontal glazing bar. Interior: wide straight flight staircase. Late C19 fireplaces. Included for group value.



**Address:** Former cottage and attached summerhouse approx. 30m. W of The Grange  
**Ref No:** 945  
**Grade:** II

**Description**

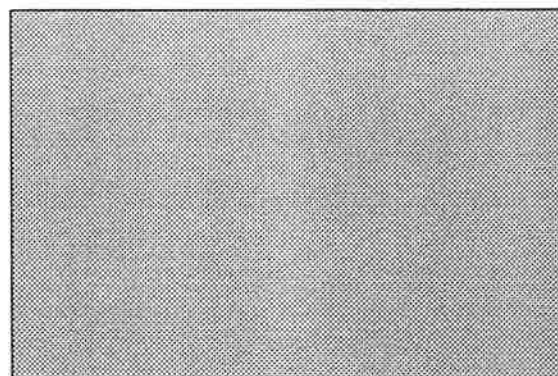
Former cottage, converted to garden room, and attached summerhouse. Cottage mid C18; conversion and summerhouse c.1920. Coursed squared ironstone rubble; summerhouse has brick end wall. Straw thatched roofs; brick left end stack. Originally 2-unit plan. One storey and attic; one-window range. Central doorway; door missing. C19 casements, of 3 lights to left and 2 lights to swept dormer above entrance. Small old 2-light casement to right. Single horizontal glazing bars and chamfered wood lintels throughout. To rear: 2 swept dormers have 2-light leaded casements. Interior: opened up into a single room with boarded walls. Attached summerhouse to right. Open fronted, with 2 timber posts and central eyebrow segmental arch.



**Address:** The Old Post Office  
**Ref No:** 946  
**Grade:** II

**Description**

Shown on Ordnance Survey map as Steppes.Cottage, formerly 2; formerly Post Office. Late C18. Regular coursed limestone, with Flemish garden bond red brick to rear. Tile roof; brick end stacks. 3-unit plan. 2 storeys; 3-window range. Flush 6-panelled door between first and second bays has tile hood with brackets. Original lead-latticed casements of 3 lights and 4 lights on ground floor to right. Second bay has C19 two-light casement with glazing bars. To rear: 2 plank doors. 2 and 3-light leaded casements. Interior noted as having 6-panelled doors.



**Address:** The Old Rectory and Glebe House  
**Ref No:** 947  
**Grade:** II

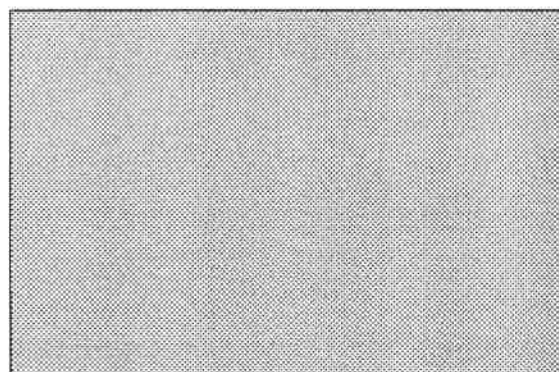
**Description**

Former rectory, now 2 houses. 1814. Possibly designed by Henry Hakewill. Entrance pavilion and loggia added shortly afterwards. Service wing, now Glebe House,



extended 1875. Scored colourwashed render with regular coursed stone plinth; Glebe House of Flemish bond red brick. Slate shallow-hipped roofs with broad eaves; rendered and brick internal stacks. Complex L-plan with wing to left forming Glebe House. 2 storeys, basement and attic; 3-window range. Square open-fronted entrance pavilion to right has angle piers and plain entablature and steps. Door of 2 shaped rectangular panels in moulded wood architrave. Screen wall to left. Main range has corners scored, giving the effect of angle piers throughout. Basement has 2-light casements with glazing bars; stone lintels with keystones. Sashes throughout. Attic has round-arched half-dormers, with eaves carried over as hoods. Low sashes with fan-light glazing. Right return side is 2 storeys on different levels; 4-window range. Right bay projects slightly. Half-glazed door in angle has narrow moulded wood architrave and flanking panels, recessed within fielded panelled piers. Full-width fan-light with many glazing bars is largely hidden by loggia roof. Quadrant curve 5-bay loggia from entrance pavilion to door. Pavilion and entrance have rendered piers, the inner slightly recessed. 4 painted wood openwork uprights and lattice-work frieze throughout. Interior has apsidal alcove with painted wood architrave with heavy reeding and corner roundels. Small window to left of door. Right bay has tripartite window under segmental arch. Slightly recessed bay above door. 2 left windows on lower level have small sunk panels above. Garden front: 2 storeys; 3-window range. Ground floor has some alterations. Tripartite window on right under segmental arch. Mid/late C19 sash to left of centre. Small central pediment on 2 pairs of brackets. Interior: hall has segmental arches with panelled pilasters, one with panelled soffit. Dog-leg staircase with winders and scrolled open string, and column newels. Moulded cornices. Some vertical sliding shutters. Glebe House is 2 storeys; 6-window range. C20 doors to left and right. 6-panelled door to right. Two 6-light casements with horizontal glazing bars. First floor has sashes. Stone flat arches.

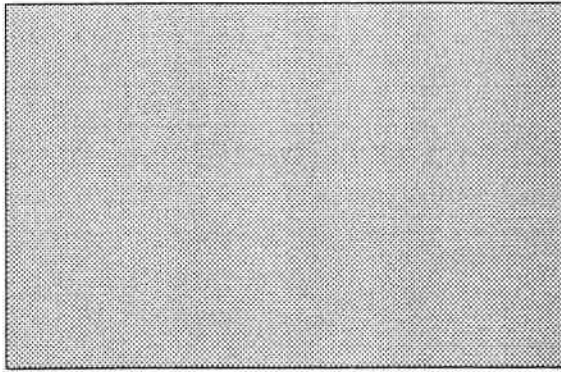
**Address:** Church Lane Cottage  
**Ref No:** 948  
**Grade:** See under Church Lane.



**Address:** Home Farm House  
**Ref No:** 949  
**Grade:** II

#### Description

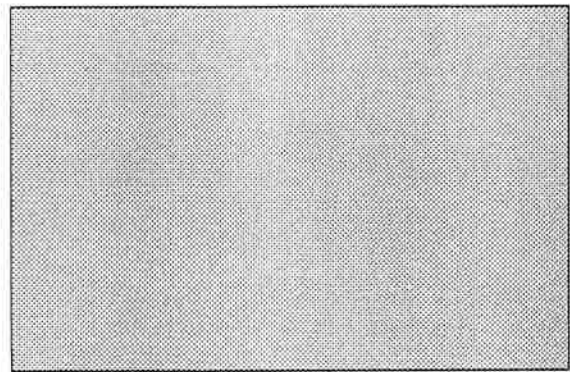
Farmhouse, now house. Mid C17, with C19 rear wing. Coursed squared ironstone; rear wing has end wall of brick. Old tile roof has coped gable parapets; rendered stone ridge stacks have moulded cornices. 3-unit plan extended to L-plan, with wing on left to rear. 2 storeys and attic; 3-window range. Entrance between second and third bays has studded door in hollow-chamfered basket arch doorway with straight head and hood-mould. Cavetto-moulded stone mullioned windows with hood-moulds, of 4 lights to left; second bay has 4-light cellar window. 3-light window at lower level on right, with C18/early C19 leaded casement and painted wood lintel above. Left return side has 3-light attic window. Right return side has 3-light and 2-light first floor and attic casements with glazing bars. Similar 2-window wing. Painted wood lintels. Rear irregular. Interior not inspected.



**Address:** Walnut Cottage and  
Walnut Bank Cottage  
**Ref No:** 950  
**Grade:** II

#### Description

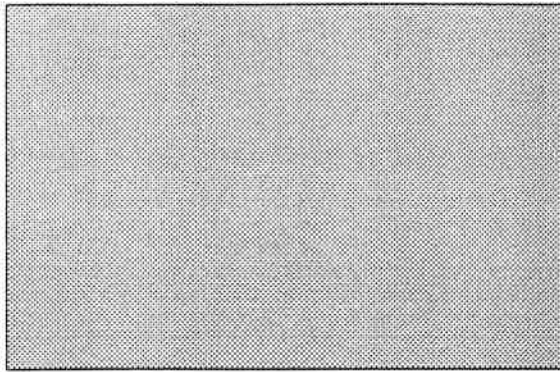
2 cottages. Mid C18; Walnut Cottage to left raised and left range added mid/late C19. Walnut Bank Cottage has mid/late C20 alterations. Regular coursed squared ironstone; right corner and return side of Walnut Bank Cottage is of rougher stone. Walnut Cottage has tile roofs; Walnut Bank Cottage has straw thatch; brick ridge and end stacks. Each 2-unit plan. One storey and attic; each 2-window range. Walnut Cottage has central C20 half-glazed door with glazing bars. Stone mullioned windows, mostly C19, on left with narrow mullions and painted lattices, on right lead-latticed. Ground floor windows of 3 lights, on right C18; first floor of 2 lights. Left range has cross gable. Walnut Bank Cottage has C20 half-glazed door on left. Chamfered stone lintel inserted below stone flat arch with keystone. Small 3-light C18 stone mullioned window. Blocked opening has stone flat arch. Mid C20 two-light stone mullioned window. Small 2-light casement with painted wood lintel on right. 2 half-dormers have mid/late C20 two-light casements. Interiors not inspected. Included for group value. Possibly altered during C19 improvements to the Farnborough estate.



**Address:** The Cottages  
**Ref No:** 951  
**Grade:** II

#### Description

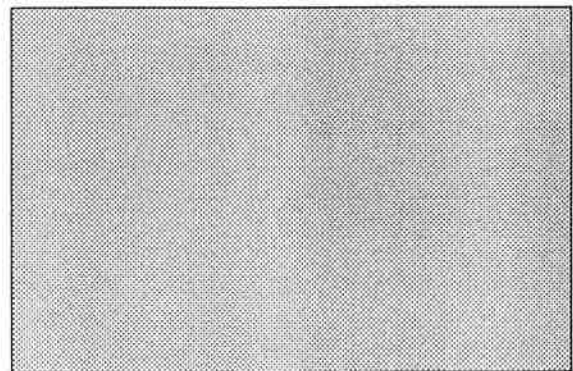
House, formerly 3 cottages. Mid C19, but possibly with earlier origins. Squared coursed ironstone with moulded string course. Late C20 tile roof. 2 brick ridge stacks and large stone external stack to right end, all with diagonally-set square brick shafts with brick nogged cornices. T-plan, with central wing to front. One storey and attic; 3-window range. Lean-to porches in re-entrant angles have twisted balusters. 2-light casement inserted in doorway on right. On left ribbed door in return side of wing. 3-light stone mullioned windows with hood moulds to ground floor and first floor of wing. First floor has gabled half-dormers to left and right with painted 2-light wood mullioned windows. Scalloped bargeboards with pendants throughout. Left return side has gabled porch with twist balusters. Interior not inspected. Included for group value.



**Address:** Farnborough Church of England  
combined School, and School House  
**Ref No:** 952  
**Grade:** II

#### Description

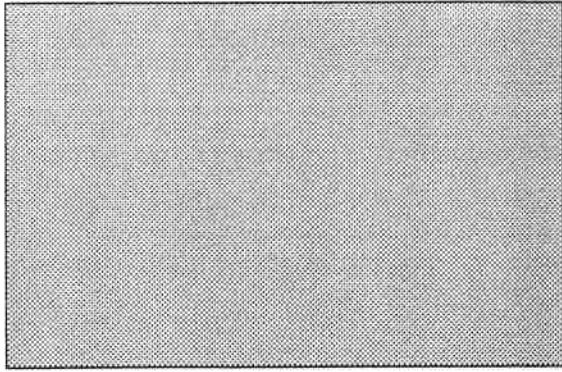
School and schoolhouse, now house. School House probably later C19. 1831; Regular coursed ironstone. Tile roofs; brick stacks. T-plan. Tudor style. School on right is one storey; 4-window range. Symmetrical. Moulded Tudor arch doorways in left and right corners. Left doorway has date in spandrels, and Biblical quotation. Ribbed doors. 3-light stone mullioned windows to left and right. Taller 4-light mullioned and transomed windows in centre. Continuous hood mould throughout. C20 end stack. Late C19 brick wing to rear. School House is central staircase plan. 2 storeys and attic; 3-window range. Symmetrical. Chamfered Tudor arch doorway and recessed ribbed door. Stone mullioned windows, of 3 lights on ground floor and 2 lights above, with central single light. Hood moulds throughout. 2 diagonally-set square ridge stacks. Interiors not inspected.



**Address:** The Shambles  
**Ref No:** 953  
**Grade:** II

#### Description

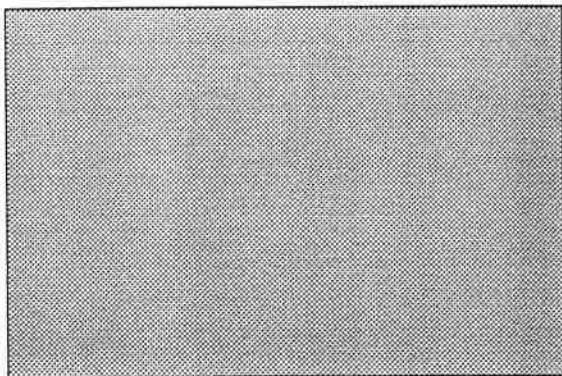
House. Late C17/C18, addition and alterations late C19. Regular coursed squared ironstone. Addition of red brick. Tile roofs; addition and further right range have slate roofs; brick end stacks. 2-unit plan, with lower ranges on right and addition on left. 2 storeys and attic; 3-window range. Chamfered doorway has C20 ribbed door. Blocked doorway immediately to right has stone flat arch. Chamfered stone mullioned windows, 3-light on ground floor, 2-light on first floor, partly renewed. Attic has late C19 wood mullioned 2-light roof dormers. End stacks have brick nogged cornices to both stacks and pairs of diagonally-set square shafts. Lower ranges on right, possibly formerly outbuildings, have late C19 two-light mullioned window. Leaded lights throughout. Rear irregular. Lower ranges partly of brick. Casements with wood lintels. Small old 2-light stone mullioned staircase window. Interior not inspected. Possibly altered during C19 improvements to the Farnborough estate.



**Address:** Nos.2 to 4 (consecutive) Grange Cottages and attached wall  
**Ref No:** 954  
**Grade:** II

#### Description

Row of 3 cottage and attached wall. Mid/late C18; No.2 altered and possibly raised mid C19. Regular coursed ironstone. C20 tile roof; brick ridge stacks. Each cottage is one-unit plan. 2 storeys; 3-window range. Plank doors, Nos. 2 and 3 paired. No.2 on left has late C20 trellis porch. Old 3-light leaded casements. Painted wood lintels. No.2 has mid C19 stone mullioned windows of 3 lights on ground floor, 2 lights above. Interiors not inspected. Attached wall to right is of similar date and materials.

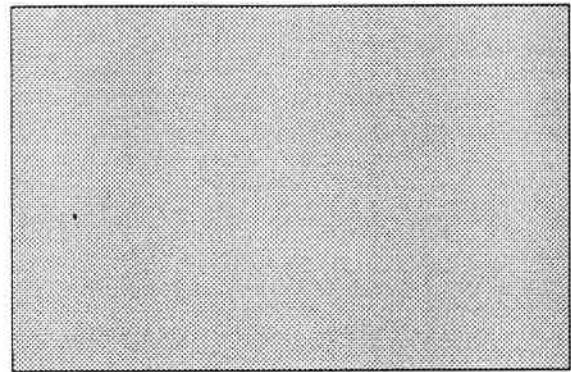


**Address:** Lane End  
**Ref No:** 955  
**Grade:** II

#### Description

Cottage; part of row. Late C17; raised C18. Coursed ironstone rubble. C20 tile roof; stone end stack. L-plan with wing on left to rear. 2 storeys; 3-window

range. Entrance between second and third bays has chamfered Tudor arch doorway and C20 plank door. 3-light stone chamfered mullioned windows. Ground floor has hood moulds throughout. First floor has 2 and 3-light casements. Interior not inspected.



**Address:** Boundary Lift-bridge (141) at SP 452 512  
**Ref No:** 3011  
**Grade:** II

#### Description

Accommodation lift-bridge. L C18 origins, C19 and C20 alterations. Tilting, wooden plank deck with wooden hand rails and two balance beams set at a raking angle. Brick abutments with concrete sills. Brick wing walls with trailing edges and stone rubbing blocks on faces to canal. One of the important series of Oxford Canal lift-bridges, of a type now rare in England.

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**APPENDIX B - BUILDINGS OF GROUP VALUE**

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## **APPENDIX B - LIST OF BUILDINGS WITH GROUP VALUE**

- \* **Note:** References marked by an asterisk are buildings of traditional and historic interest. These differences are shown in Figure 5.

### **Farnborough**

#### **Location : Warwick Road**

- F1\* Stone barn adjacent to road. Corrugated iron roof, originally thatched, important in approach lane.

#### **Location : Main Street**

- F2\* Walnut Bank  
Stone cottage forming important enclosure of street and framing views at southern entry to village.

- F3\* The Stores  
Stone building incorporating shop, framing views along street, and presenting significant gable to view from north east.

- F4\* The Laurels Outbuilding  
Single storey brick studio south of the house with sash windows directly onto footway. Frames view and provides visual marker to curve of Main Street, particularly from north.

- F5\* The Laurels Outbuildings  
To the north of the house, attractive group of stone, hipped roof outbuilding and walls closing view along Main Street from west.

#### **Location : Forge Lane**

- F6\* The Phlox  
Stone cottage : completes Forge House group. Provides visual stop to views along Forge Lane.

- F7\* The Smithy  
Interesting modernised brick building. Frames view along Forge Lane on outside of curve.

#### **Location : Main Street**

- F8\* School Hall  
Attractive Victorian brick building complementary to school building opposite. Together frame views along Main Street.

- F9\* The Cottage  
Stone cottage completing row of cottages which include Apple Tree Cottage (listed).



- F10\* Heydons Terrace  
Row of brick labourers' cottages. Encloses Main Street space and frames views.
- F11\* Sunnyside  
Forms detached part of Heydons Terrace group.
- F12\* Rose Cottage  
With South View (q.v.) frames termination of views along Main Street.
- F13\* South View and Farnborough Cottage  
Important west-facing frontage at right angle to and abutting road. Forms significant visual stop to views along Main Street.
- F14\* Stone Barn  
Derelict building in key location at end of Main Street, representing end of original village.

**Location : Farnborough Hall**

- F15\* Lamp-standard  
Broken cast-iron lamp standard and lantern could be attractive feature at entry to village.















