



Disclaimer to accompany the Fenny Compton Conservation Area Review

This 1996/1997 report is the result of an independent survey and analysis of the buildings and landscape form of Fenny Compton.

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 18 June 1997.

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.

Draft

STRATFORD ON AVON DISTRICT COUNCIL

CONSERVATION AREA REVIEWS 1996 / 97

FENNY COMPTON

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FENNY COMPTON Area location plan 1:50,000

1. INTRODUCTION

Fenny Compton is a compact village which nestles into the hillside at the intersection of three minor roads in an open countryside area just north of the Burton Hills. The village is generally inward looking around a figure of 8 irregular road layout. Its buildings are generally of a small cottage scale and constructed mainly in the local brown lias limestone.

Fenny Compton is situated 2 km west of the A423 Coventry to Banbury road and is one of four villages surrounding the Burton Dassett Hills - the others being Avon Dassett, Farnborough and Northend. The Birmingham to Oxford main railway line is just under 1 km to the east and the Oxford Canal runs alongside the railway at this point. The M40 motorway is just 2km to the south-west from the village centre.

The village is compact but irregular with no clearly defined village centre, although The High Street from the Merrie Lion Public House to the War Memorial has the general character of a main street.

Fenny Compton has a parish church dedicated to St Peter and St Clare, a county primary school which is currently being extended, a village hall, pub, general store, surgery and bowling green making it a fairly self-contained village community

The general character of the village derives from the use of the local brown lias stone and the small scale and intimate enclosure created by the short terraces of cottages and narrow streets. However there are definable areas of different character within the village such as Bridge Street, Memorial Road, Church Street and the south end of the Avon Dassett Road.

It is a large village with about 300 buildings some 85 of which are listed or considered by this report to be of local architectural or historic value to the Conservation Area. There is no distinctive architectural style but harmony is expressed by the use of local stone mixed with clay tile and welsh slate roofs and some red brick. Within the village there are a good number of enclosing brick and stone walls, a good number of trees and generous

grass verges. There are also a number of important open spaces within the village envelope, including a small village green at the south end.

Fenny Compton is an ancient settlement. The church dates from the 14th. century and there are a number of pre-17th.century buildings surviving in the village. Much of the present day village is of 19th and 20th century origin, including a significant amount of infill development since the designation of the conservation area.

The main features of the village are the church and rectory with its enclosing stone walls, the Red House and its bold decorative brick frontage wall leading round to the War Memorial, the village school and the main farmsteads of Manor Farm, Contone Farm, Rectory Court Farm and The Grange.

Fenny Compton has until recent times always been a strong farming community but now it serves as an outlying settlement for people working in Warwick, Leamington Spa and Banbury. The canal and railway instigated the establishment of some industrial activity on the north-east outskirts of the village which is still there today. There is also a picture framing studio in the village and a number of small offices.

The village has long had it's own water supply from wells rising in the Burton Hills; " Fenny water " being locally renowned.

The Conservation Area was designated in July 1969 and there are 30 listed buildings within it - as well as a large number of listed churchyard monuments, including two grade II* listed buildings. The village also lies within the " Cotswold scarp slopes " area of Special Landscape Value, as defined in the Stratford - on - Avon District Local Plan (Deposit Draft).

2. SETTLEMENT HISTORY AND DEVELOPMENT

In the Domesday Survey of 1085 Fenny Compton is referred to as the " vill of Contone " and the name " Fenny Compton " means " place in a marshy valley " .

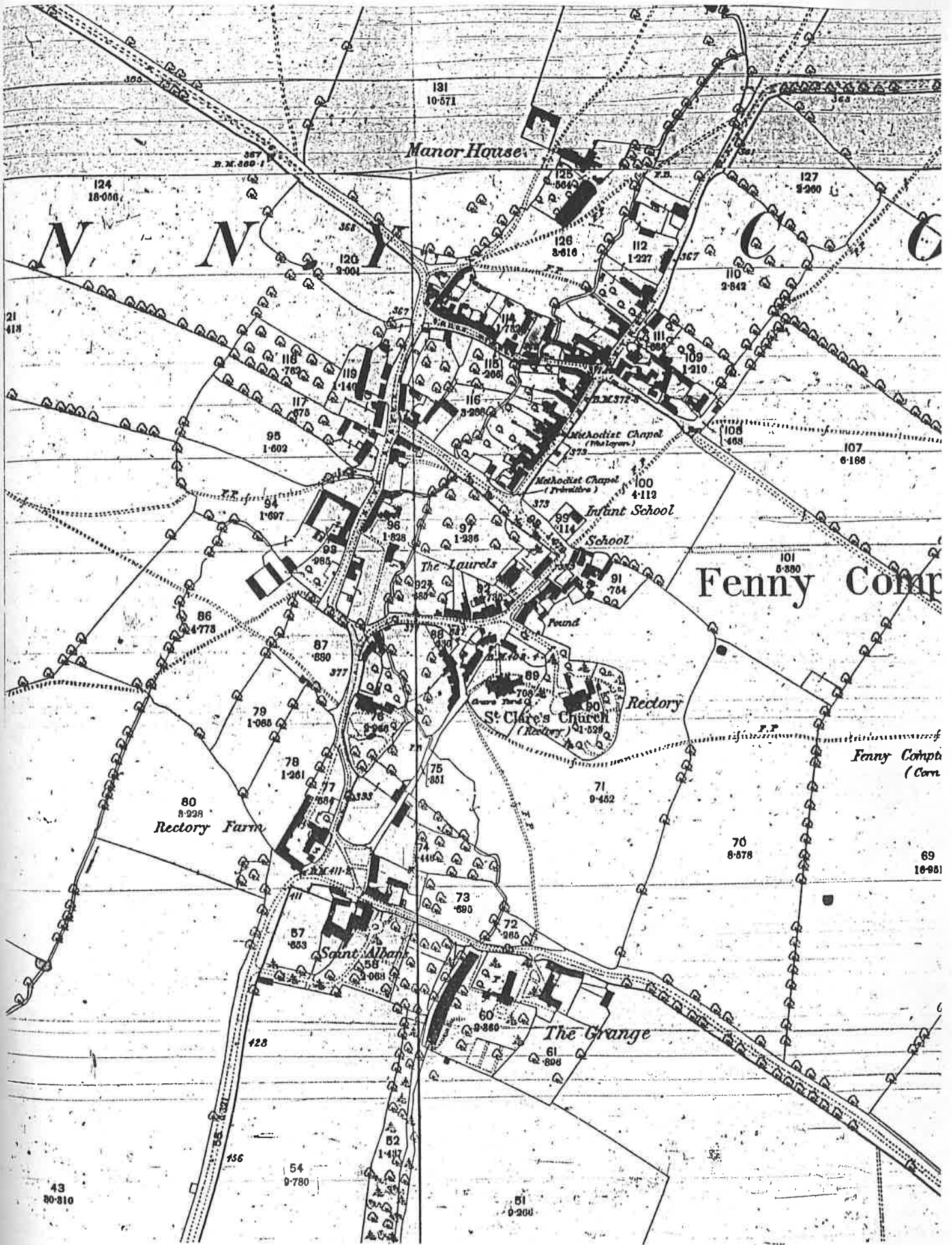
Until 1330 the medieval manor was mainly in the ownership of the Duchy of Lancaster after which it was held by the family of Ralph Bigot. During the 13th century the manor was held by William Compton of Hawton (Notts) - who was a relative of the family who held Compton Wyniates. During the 14th ,15th and 16th centuries the manor was held by a succession of different families including the family of Richard Willis, whose monument is in the parish church, who held the manor from 1530 to 1635. In the late 1700s Fenny Compton combined with the manor of Farnborough.

It is evident that Fenny Compton was a significant settlement in the 17th and 18th centuries since The Manor House, Woad House, Contone Farm, The Red House and Rectory Farm are all substantial houses which date from this period. Earlier evidence from the 14th century suggests that Fenny Compton was then a wealthy manor settlement.

The 19th century saw further expansion, replacement and in-fill to more or less the size that it is today. The coming of the canal and railway just outside the village will have created some new local employment which may have lead to further housing etc... According to the Ordnance Survey of 1885, there were continuously built up frontages along High Street, Brook Street, Church Street, the north end of Dog Lane and Bridge Street. At that time the village sported two schools -Infant and Junior, a Church of England parish church with rectory, two Methodist churches and a series of buildings which were possibly shops, tradesmens' premises and an ale house. The principal farmsteads of The Grange, now called "The Lodge", Rectory Farmstead, Contone Farm were long established by this time.

The Ordnance Survey of 1885 also indicates an abundance of trees and wooded pasture land within and around the village. This characteristic has survived around the south and east quarters of the village to the present day.

Since the war there has been substantial in-fill housing development, including Grants Close, the north west of Rectory farm, Squire Place - off Memorial Road, and frontage development expanding the village out along North End Road, Station Road and Mill Lane. There are also many individual in-fill houses within the village.



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

3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS

3.1 Heritage & Architectural Character

The predominant architectural style and character is the brown-lias (Hornton) vernacular typical of many villages in the Banbury region ranging from Tysoe in the west to Middle Cheney in the east, and Wormleighton in the north to Ledwell in the south. The stone is coarse textured and not easy to dress therefore the architectural detailing is simple;- coursed, squared rubble walling with larger quoin blocks and simple openings with mainly timber lintels, although some of the older houses display a striking use of classical dressed stone detailing as well as vernacular decorative detail such as stone window surrounds and label mouldings. It may have been that highly skilled masons who had been working on the nearby Farnborough Hall had some input into local building at the time. The steep pitched roofs are now mostly clay plain tile covered but the pre-1820 houses were probably originally thatched. Some of the older houses have parapetted gables to steep double-pitched roofs.

There is a wide variety of building size and scale - from the large Georgian scale of The Red House to the modest terraced cottages in Brook Lane and High Street. Many of the larger houses are a good two-storeys with large attic rooms within the high pitched roofs.

Most of the pre - 20th century buildings are right on the street frontage, at the back of pavement, and there are many stone and brick enclosing walls. This affords a quite enclosed intimate character - particularly well defined in Brook Street and Bridge Street.

The ancient (16th and 17th century) core of the village is around The Church which itself dates from the 14th century, although it was substantially rebuilt in the late 18th / early 19th century. There are also a number of 17th or early 18th century cottages to the north-east in Church Street.

Bridge Street is another 16th / 17th century street with a complete surviving range of vernacular stone cottages and farmsteads. Woad House at the south dates from the 14th century. Apart from the inevitable gentrification, the west side of this street has remained little altered since this time.

High Street and Brook Street have terraces of small scale cottages which mainly date from the late 18th and early 19th century and the inevitable introduction of red/orange brick and Welsh slate is apparent in these areas. There is a prevailing Victorian country town character along this road.

3.2 Artefacts and Features.

The stone and brick roadside boundary walls are prominent and have a significant influence upon the visual character of the village. These terminate in a number of fine gateways - at The Red House, one brick and one stone, The Rectory, Kits Close/Melrose, The Methodist Church, Croft Cottage and Woad House.

The war memorial in Memorial Road is well positioned to be a good focal point in the streetscape as well as being of historic and social importance to the village.

3.3 Predominant Building Materials.

As described in 3.1, the predominant walling material is the local brown lias limestone known as Marlstone. It was used for all buildings up to the mid 19th century when some red/orange brick was introduced, although The Red House, remodelled in 1707, introduced red brick into the village much earlier.

The walling stone is generally coursed, squared chisel - dressed rubble, quoin blocks or gable verge blocks are simply larger blocks or not used at all. In fact the stonework is quite crude in the smaller cottages with exposed timber lintels over door and window openings - an indication of

the poor quality of the stone locally available. The larger and more important buildings, particularly of 17th and 18th century date, have some good dressed stonework - mullioned windows, label mouldings and parapetted gables with copings and finials.

Virtually all the original stone chimney stacks have been taken down and rebuilt in red brick above roof level. This stone obviously weathers badly in exposed positions.

Most roofs are plain clay tile though there are a significant number of Welsh slate roofs on 19th century building. Judging by the pitch of the roofs, most pre-18th century buildings were originally thatched. There is one remaining thatch surviving in the village - The Croft, Bridge Street.

The red/orange brick probably comes from the Leamington or Banbury area, although there was a brick works established at 'The Tunnel' for the construction of the railway and canal bridges etc.. The brick construction does not have any particular local character apart from the former school building at the Memorial Road / Church Road corner, which has local stone mullioned windows and brickwork of Flemish Bond with buff headers, and Bidia Cottage, Church Street which has red brick with contrasting Marlstone horizontal bands - a local characteristic found in the villages on the Northamptonshire border.

Some brick buildings have been rendered or painted resulting in a mixture of streetscape facades in both High Street and Mill Lane. This does tend to degrade the quality of the street character, especially when combined with replacement windows and roof coverings.

There are one or two recently constructed buildings of local stone which is to be applauded and encouraged. The red brick has not convincingly settled into this area - although the mixture of red/orange brick with Marlstone dressings on some buildings gives a pleasing effect.

3.4 Landscape Setting & Village Form

Fenny Compton lies to the north of the Burton Dassett Hills and is tucked into a slight re-entrant at its southern end. To the north, the agricultural pattern tends to be of large fields with no major woodlands, whilst the hills themselves are bare and open, and have a noticeable sheltering presence from many parts of the village.

From a distant view, the village is well endowed with tree cover both as single specimens and as groups. Tree cover is more apparent at the centre and to the south of the village. The huge mature wellingtonias in the grounds of The Lodge and a mixture of mature ash and horse chestnut at The Grove define the southern boundary and the east side is enclosed with fine specimens of lime, walnut, beech and pine in the grounds of the Rectory. St Clare's church, with its small spire is a landmark and The Rectory / Church group sits well on the edge of open fields, slightly raised and with stone-enclosing walls. Views from afar on The Slade are particularly impressive. The brook which flows through the centre of the village, although much hidden, from north to south is an important landscape feature, supporting many groups of willow and ash along its course. Tree cover tends to diminish towards the north end of the village.

The presence of the hills and surrounding countryside are seen from many places across open gaps in the village fabric. It is important that such views are not impeded by development in the future. The area around the Church and the Rectory in particular should be safeguarded. The setting of the Church is impressive in terms of landscape value.

Landscape within the village

The village layout is irregular, with a complex system of roads and lanes. The southern part from Memorial Road to The Slade is the richest in terms of landscape value but the quality falls off in the northern part.

CHURCH STREET - a narrow, small scale street with some fine stone cottages with good dressed stone decorative detail. The street rises to a high point in the centre from which there are good long distance views of the countryside beyond.

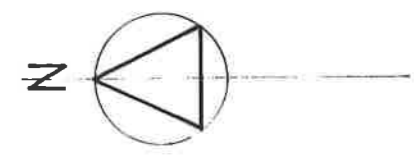
BRIDGE STREET - an ancient street with a very calm, almost cloisteral, enclosed character with fine 16th and 17th century stone cottages on each side. Contone Farm is the dominant group in this street.

Although The Brook is generally hidden in backlands, it makes its presence felt with bridge parapets at road crossings on The Slade, in Church Street and at Memorial Road. The protection and enhancement of these places is important to the landscape character of the village.

















There are many important trees within the village, including some walnut and black poplar which are becoming rare. There are several good gateways as at The Red House and the Rectory and a wealth of stone walling and hedging. These add considerably to the quality of the street scape and particular focal points such as the War Memorial, nicely backed with stone walling and a yew, a small brick water point on the corner of Brook Street and Bridge Street (which is unfortunately surrounded by a clutter of bins), seats and posts, and the old sign post at The Slade add further interest to the street scene.

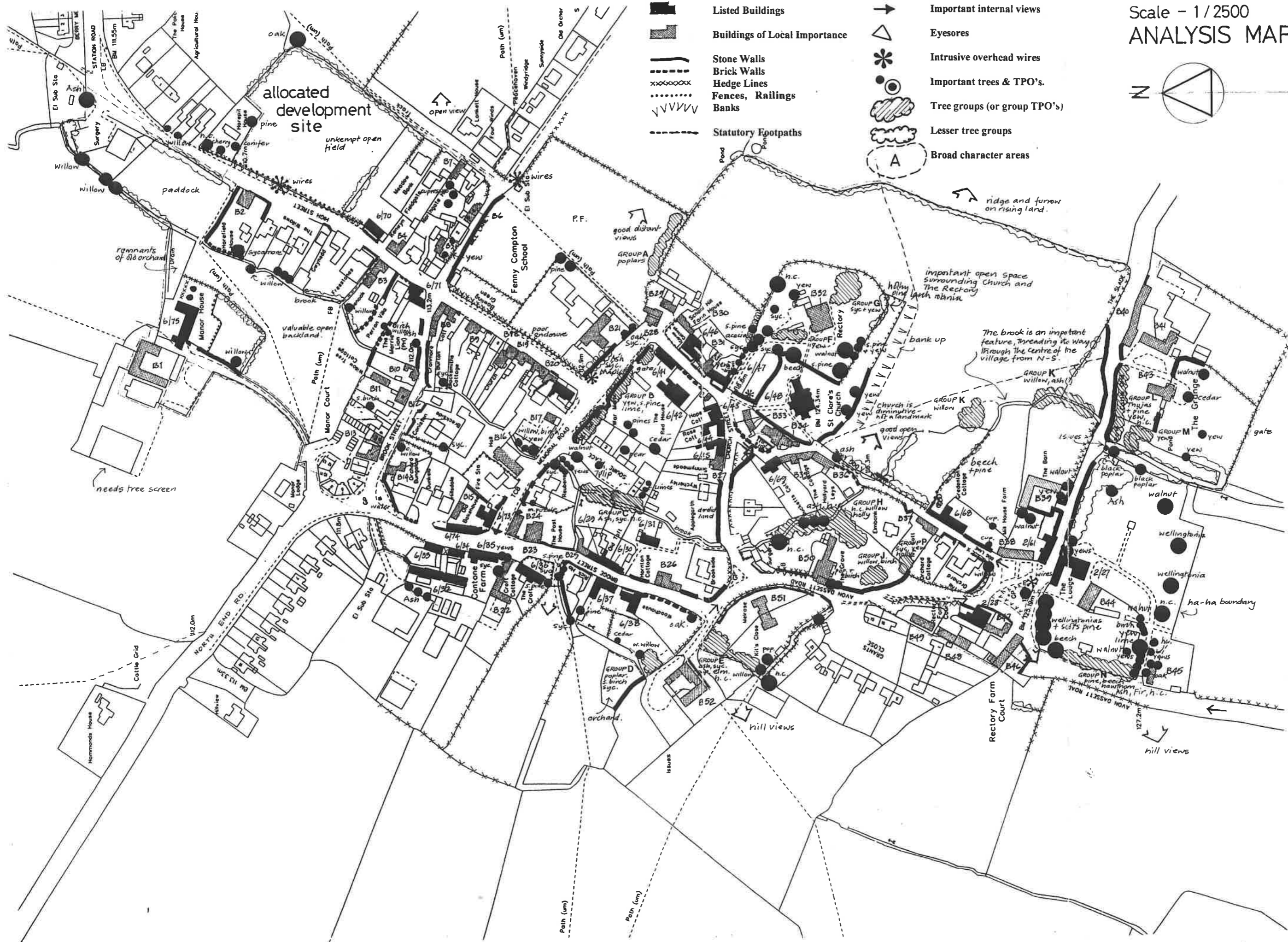
FENNY COMPTON

Scale - 1/2500
ANALYSIS MAP



KEY TO LANDSCAPE FEATURES

-  Listed Buildings
-  Buildings of Local Importance
-  Stone Walls
-  Brick Walls
-  Hedge Lines
-  Fences, Railings
-  Banks
-  Statutory Footpaths
-  Important views out
-  Important internal views
-  Eyesores
-  Intrusive overhead wires
-  Important trees & TPO's.
-  Tree groups (or group TPO's)
-  Lesser tree groups
-  Broad character areas



A

4. CONSERVATION AREA REVIEW AND RECOMMENDATIONS

4.1 Boundary Alteration Recommendations

Following this study and analysis it is concluded that Fenny Compton Conservation Area should have very little adjustment. The boundary changes recommended affect just small areas on the periphery of the existing boundary as follows

i. Fenny Compton Surgery, Station Road

The surgery and its grounds are a modern development separated from the main settlement area of the village and it has little architectural or historical association with the village environment and character, therefore it is considered that it should be excluded. The open paddock between it and Harefield House and that on the other side of the High Street are open spaces defining the rural fringe of the village proper and consequently should be retained in the Conservation Area. The housing infill designated for the east side area should be carefully designed and laid out to maintain a sense of open space between the village proper and the Station road peripheral development (see para.4.4).

ii Avon Dassett Road

The entrance to the village from the south, through the Burton Dassett hills, is a very important one. The lane enters between two key farmsteads and immediately opens onto the upper Village Green. There is a wide grass verge to the west side and prominent hedge line on the east which should be recognised as part of this entrance into the village. It is recommended, therefore, that the Conservation Area be extended across the road up to its southern boundary.

iii Barn Conversion west of Woadhouse, Bridge Street.

This range of barns and stables, sensitively converted to a dwelling is of Marlstone and slate construction and forms an important 'back drop' group off Bridge Street. The buildings are considered

to be of local architectural value and part of the village settlement, therefore the Conservation Area should be extended to include them and their immediate grounds.

iv Land west of The Croft, Bridge Street

It is recommended that the present boundary be moved slightly westwards to coincide with an existing fence line and small area of grassland included in the Conservation Area.

v Part of farmstead at Contone Farm and Manor Farm

It is recommended that the boundary is moved slightly eastward to exclude the area of modern prefabricated farm buildings from the Conservation Area.

4.2 Areas for Improvement

On the whole Fenny Compton is a neat and tidy well kept village. There are some less attractive areas, i.e. the north-east end of the High Street, the north-east side of Memorial Road between The White House and the Fire Station, the frontages to Mill Lane and the general approach into the village from the north-west - Northend Road. Some attention to boundary hedges and walls, pavement surfaces and kerbs and further planting to reduce the ' open tarmac ' areas could improve these.

The wirescape is a prominent eyesore over the south end of the Village Green, at the entrance to The Church, at the north-east end of Mill Street and at both ends of the High Street. Some undergrounding of cables in these areas could be very beneficial to the quality of the visual environment in these areas.

4.3 Conservation Area Planning Control since Designation

Within the Conservation Area new housing developments have been built off the High Street, Memorial Road, (Squire Place) Bridge Street and the west end of Brook Street (Manor Court). There is a larger housing development north-west of Rectory Court Farm (Grants Close) just

outside the Conservation Area and some other older ribbon development beyond the north-east and north-west boundaries of the Conservation Area. Squire Place and Grants Close are reasonably well fitted in. Manor Court is a very prominent and important site and although the new building is in the local stone, the detailing is poor and unsympathetic.

There have been approximately a dozen individual 'infill' dwellings built of varying quality but generally they are a little out of scale with the vernacular due to their conformity to modern standard floor to ceiling heights and roof spans. Two new houses in Church Street, in particular, have too much of a modern sub-urban scale and detachment to fit in well with the character of the street. The School has been extended recently and the new hall is now a dominant feature in the High Street.

Many of the older cottages have been renovated. These are generally sensitively done but there is the usual crop of inappropriate replacement windows - although this has not reached a level where it detracts from the character of the village.

There are a number of barn conversions - four at Rectory Court Farm and three others within the village, which again, have been sensitively constructed.

4.4 Future Development in the Conservation Area

Fenny Compton is defined as a Category Two (2) settlement in the Stratford-on-Avon District Local Plan. The Local Plan details the boundary of the 'built up' area of the settlement which is a boundary that differs from that of the Conservation Area. Within the built up area of Fenny Compton, shown in the Local Plan, small scale housing development, including infilling of frontages, the development of vacant land or redevelopment, may be permitted in certain circumstances.

Assessment of proposals for this type of development includes consideration of whether the site forms an important undeveloped space which adds to the character or aesthetic appeal of the settlement.

Most of the available 'infill' plots have now been taken up. As described previously in this report, it is considered important to maintain the 'open' character of the brook through the village, particularly either side of Dog Lane and Church Street.

The open grassland areas to the north, referred to in 4.1, between the village and Manor House, Fenny Compton School Grounds and the fields around The Church, The Lodge and The Grange are all important open spaces to the character and form of the village and should be maintained.

The site allocated, in the local plan, for housing development on the north - east side of the High Street, could, if fully developed, merge the old village area into the modern ribbon development along Station Road. It is considered that new housing should carefully take account of the character and appearance of the Conservation Area in its design, layout and relationship to the village.

4.5 Conclusions

Fenny Compton is a substantial village with a distinctive local character. It is quite self contained and appears to be socially active. So many other villages in the south Warwickshire area have a distinct air of being dormitory settlements - virtually lifeless during the middle of the weekday. There is a significant amount of recent infill which has not altogether fitted in architecturally and has tended to detract from the predominant marlstone character of the established village. However, Fenny Compton is still a settlement of substantial architectural and environmental quality and historical interest which should be respected and conserved.

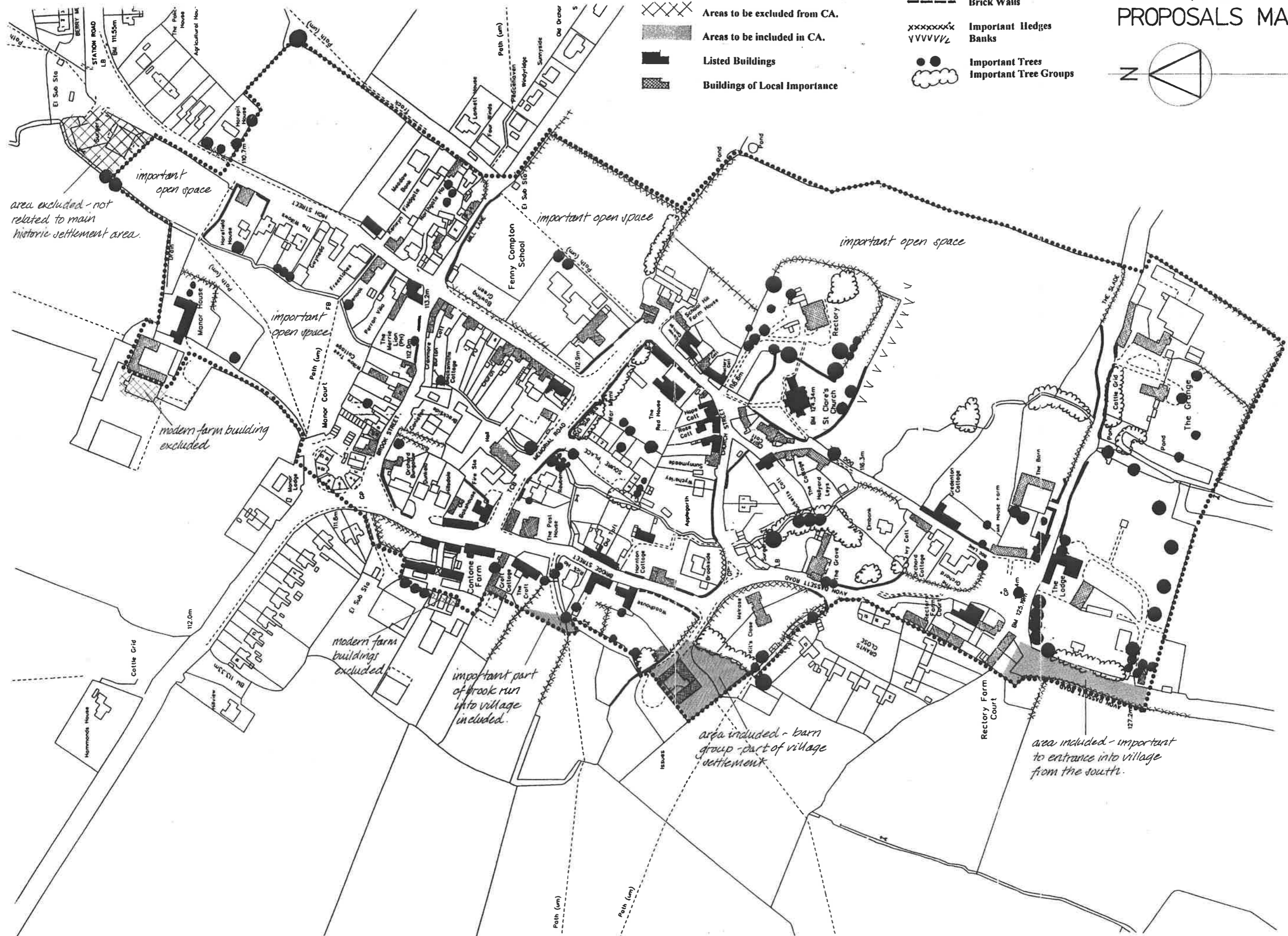
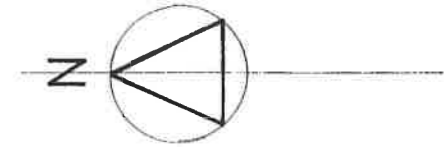
FENNY COMPTON

Scale - 1/2500

PROPOSALS MAP

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
- xxxxxxx Important Hedges
- v v v v v Banks
- Important Trees
- ☁ Important Tree Groups



area excluded - not related to main historic settlement area.

important open space

important open space

important open space

important open space

modern farm building excluded

modern farm buildings excluded

important part of brook run into village included.

area included - barn group - part of village settlement

area included - important to entrance into village from the south.

REFERENCES

1. 1st.Edition Ordnance Survey - 1885
2. Victoria County History - Warwickshire Vol.III - pp.47
3. WWI - 'The Warwickshire Village Book' - Countryside Books -1988
4. Buildings of England 'Warwickshire' - Nikolas Pevsner - pp.293
5. STRATFORD ON AVON DISTRICT LOCAL PLAN
(Deposit Draft) Jan.1993

APPENDIX Ai

SCHEDULE OF LISTED BUILDINGS IN FENNY COMPTON CONSERVATION AREA

Ref. No.	Description
2/27	Fenny Compton Lodge, Avon Dassett Road. (Listed Building Ref. 2/27 - Grade II)



(Prominent building on village green)

House. Early C19, with mid C19 rear wing. Ironstone ashlar. Slate hipped roof with moulded plaster eaves cornice; rendered ridge and end stacks. L-plan, with wing on left to rear. Late Georgian style. 2 storeys; 4-window range. Panelled door of 2 vertical panels and overlight with decorative glazing. Doorcase of thin Tuscan columns and entablature. Sashes have stone lintels with flush keystones. Irregular left return side has canted bay. On right return side irregular rear wing fronts directly on to The Slade. Small Gothic stone triangular oriel with arched lights and leaf corbel. Interior: two good early C19 marble fireplaces. Straight flight staircase has moulded string.

2/28

**Rectory Farmhouse, Avon Dassett Road.
(Listed Building Ref. 2/28 - Grade II)**



Farmhouse. Early C18, with C18/early C19 and early/mid C19 additions. Coursed ironstone with irregular quoins. Old tile roof; brick end and lateral stacks. Central staircase plan, extended to complex L-plan with wing projecting on right. 2 storeys and attic. 3-window range. Central entrance has half-glazed door. C19 and C20 casements. First floor has 2 original leaded cross windows, on left partially reglazed. Wing has attic window. Left return side of wing has part-glazed plank door in angle, and casement. Addition on left has corrugated iron roof; two C20 windows. Wing has lean-to addition on right, with 3-light leaded casement. All openings have painted wood lintels. Return side of brick. C19 brick wing. Interior not inspected.

6/33

**Barn approx. 30m north of Contone House, Bridge Street.
(Listed Building Ref. 6/33 - Grade II)**



Barn. C18/C19. Regular coursed ironstone. Old tile roof. 3 bays. Front to yard has double doors to first bay. Vents. Front to road has C19 sliding doors on right. Interior not inspected. Included for group value.

6/34

**Farmbuilding approx. 3m north of Contone House
(Listed Building Ref. 6/34 - Grade II)**

Farmbuilding, possibly formerly shelter shed. C18 with C19 alterations. Regular coursed ironstone; front to yard filled in with red brick. C20 tile roof. 3 bays. Front to yard has 2 stable doors. Central 2-light plank door with painted wood lintel. Through purlin roof. Included for group value.

6/37

**Baynards, Bridge Street.
(Listed Building Ref. 6/33 - Grade II)**



Barn range, converted to house. C18 and C19; converted late C20. Coursed limestone with irregular quoins. Old tile roof, hipped to right; left section of late C20 tiles; late C20 brick ridge stack. The front to Bridge Street has slit window on right, and 3 sky lights. Right return side has 3 slit windows, and window inserted. Barn doorway partially blocked, with window inserted in upper part. Left return side has C19 fixed 2-light window. To yard: late C20 windows, garage doors and alterations. Interior not inspected.

6/35

**Contone House, Bridge Street.
(Listed Building Ref. 6/35 - Grade II)**



(Fine house - focal point at end of Memorial Road)

House. 1668. Regular coursed ironstone. Tile roof has gable parapets with remains of finials; brick left end and ridge stacks. 4-unit plan. 2 storeys and attic; 4-window range. Central C20 ribbed door with strap hinges in chamfered stone surrounds. C20 stone and timber open porch. 3-light stone mullioned windows with hood moulds survive in fourth bay; others have mullions removed and C18 leaded casements inserted, 2 with flat arches below hood mould. Datestone between first and second bays on first floor has shaped panel with rosette and fleurs-de-lys. Inscription records that the house was 'reedefied at the charge of Thomas Blicke and Elizabeth his wife'. Right corner chamfered on ground floor. Right return sides have mullioned windows. Irregular rear has small C19 brick wing with slate roof, possibly formerly a granary. External stone staircase. Interior not inspected but V.C.H. records wide open fireplace with chamfered bressumer, and chamfered ceiling beams.(V.C.H.: Warwickshire, Vol.I, p.47; Buildings of England: Warwickshire, p.294).

6/32

**Barns and Stables or Looseboxes approx. 20m north-west of
Contone House, Bridge Street.**

(Listed Building Ref. 6/32 - Grade II)

Barn and stables or looseboxes. 1667, with later alterations. Regular coursed ironstone. Slate roof. Probably 7 bays. Central cartway. 2 doorways to right have lower half of stable doors and painted wood lintels. Vent. Left half largely hidden by later alterations. Datestone in left corner has 2 round arched panels inscribed 'E.B. In the year of our Lord God: John Basse 1667'. Roof structure partly renewed, with through purlins and one or more king post trusses. Interior not fully inspected. Included for group value.(V.C.H.: Warwickshire, Vol.1, p.47).

6/31

**Knotts Cottages (The Surgery), Bridge Street.
(Listed Building Ref. 6/31 - Grade II)**



(Set back off road - now a private house)

Cottage, now doctor's surgery. Mid C18, altered late C20. Coursed limestone with string course. Late C20 tile roof; C18 and C20 brick end stacks. 3-unit plan. Formerly 2 storeys and attic; 3-window range. Entrance on left has late C20 part-glazed door under stone flat arch. Fire window to left. Small cavetto-moulded stone-mullioned windows, 2 of 2 lights and on the right 3-light. On first floor former windows now blocked, with late C20 half-dormers above. Lean-to on left has old 3-plank door with vent holes, under stone lintel with keystone, and C20 window. Right return side has former bread oven projection. Single mullioned attic light. To rear: late C20 additions. Interior not inspected.

6/29

The Cottage, Bridge Street.

(Listed Building Ref. 6/29 - Grade II)

Cottage; part of row. Late C17/C18; raised slightly late C18/ early C19. Coursed limestone with irregular quoins to right. Concrete tile roof; stone and brick stack. 2-unit plan. 2 storeys; one-window range. Entrance to left has C20 door and tile hood. Ground floor has fixed-light windows; single-light to left, 2-light to right. Fire window on right. First floor has 2-light casement with painted wood lintel. Stack to right. Interior not inspected. Included for group value.

6/30

Old Toft and Mary's Cottage, Bridge Street.

(Listed Building Ref. 6/30 - Grade II)



House, now 2; part of a row. Mid C17. Regular coursed ironstone. Concrete tile roof; brick end stacks. 4-unit baffle-entry plan. 2 storeys and attic; 4-window range. Old Toft, on left, has entrance at left end with bolection moulded doorway and door of diagonal planks with old strap hinges. Entrance to Mary's Cottage to rear. Cavetto moulded stone-mullioned windows of alternating 3 and 2 lights, on ground floor with hood moulds. Second bay has late C20 casement and concrete lintel in place of window or door. First floor windows are considerably smaller. Old Toft has late C20 skylights. To rear: Mary's Cottage has plank door. C19 casements under painted wood lintels. Old Toft has large late C20 dormer. Interior: Old Toft noted as having large open fireplace with chamfered bressumer.

6/36

**The Croft, Bridge Street.
(Listed Building Ref. 6/36 - Grade II)**



(only thatch remaining in village - very picturesque)

House. Early C18, with mid/late C18 addition to right. Regular coursed limestone. Thatched roof; brick stacks. 3-unit plan, extended to 4-unit. One storey and attic; 3-window range. Entrance between second and third bays has C20 part-glazed door and open timber porch with thatched roof. Leaded light casements throughout. 3-light windows on ground floor have painted wood lintels. Swept half-dormers with 2-light casements. End stack to left, and 2 ridge stacks. Interior not inspected.

6/38

**Woad House, Bridge Street.
(Listed Building Ref. 6/38 - Grade II*)**



(finest and oldest house in village)

House. C14 wing; dated 1593; C18 alterations. Regular coursed ironstone. Tile roof; brick end and ridge stacks. T-plan, with cross wing on left. 2 storeys; 4-window range. Entrance in corner has late C17/C18 doorway, with moulded eared architrave, entablature and central console, and moulded cornice breaking forward in centre. Ribbed door. Stone-mullioned windows, partly renewed, with hood moulds on ground floor. Wing has 3-light windows. First floor has good Decorated window, possibly re-set, of 2 trefoiled lights with mullion continued to apex, and mouchettes. Hood mould with remains of carved stops. Main range has 3-light windows to right and above entrance, and 2-light windows. To rear: wing has datestone, now barely legible, and no windows. Interior: hall has large open fireplace with stop chamfered bressumer. Broad-chamfered cross beams have stops and carving. Stone 4 centre-arched doorway. Old plank doors. C17 open well staircase has turned balusters. Kitchen has wide open fireplace with bread oven. (V.C.H.: Warwickshire, Vol.I, p.47; Buildings of England: Warwickshire, p.294).

6/48

**Church of St Peter and St Clare, Church Street.
(Listed Building Ref, 6/48 - Grade II*)**



Church. Late C13/early C14 chancel, largely rebuilt late C18/C19 and late C19; late C13 nave; late C14 north aisle, west tower and spire, and porch. C16 clerestory. Porch partly remodelled 1675. South aisle, restoration and tracery largely renewed 1879 by T.G. Jackson. Ironstone: chancel, clerestory, north aisle and tower regular coursed; south aisle of coursed rubble. Lead roofs have moulded parapets and shallow-pitched gable parapets. Chancel, aisled nave, north porch and west tower. Decorated style. 3-bay chancel, 3-bay nave. Chancel has plinth, double-stepped to east, and south diagonal and north-east buttresses; aisles have diagonal buttresses. Chancel has 3-light east window with reticulated tracery and hood mould. North side has blocked doorway partly inserted into it. Three 2-light south windows have cinquefoiled lights. North porch has low diagonal buttresses. C14 moulded arched doorway has hood mould with block stops, and C17 double-leaf plank doors. Datestone in gable. Late C14 north doorway of 2 sunk-chamfered orders has hood mould with head stops. Ancient studded 3-plank door. Two north windows of 2 trefoiled round arched lights in square head with moulded jambs and hood mould. 3-light east window has segmental arch and trefoiled lights. 2-light west window has simple cusped reticulated tracery. Hood moulds with block stops. South aisle has 4 buttresses. Central south doorway of 2 chamfered orders with hood mould and foliage stops. Four 2-light south windows have cusped Y-tracery. East and west windows similar to north aisle. 3-bay clerestory has 2-light windows; C16 with 4-centred lights to north, C19 with trefoiled lights to south. Tower of 2 stages. Double chamfered plinth. West diagonal buttresses have 4 offsets up to parapet. Blocked west door. Late

C14 west window of 2 orders, with cinquefoiled reticulated tracery and hood mould with head stops. Similar trefoiled bell openings, but with return stops. North and south gargoyles. Recessed octagonal spire with small lucarnes. Interior: plastered walls. Chancel has C19 south recess with segmental-pointed arch. C19 roof, with one reset medieval head corbel. C14 chancel arch of 2 chamfered orders, the inner on half-octagon shafts with moulded capitals and bases, and hood mould with return stops. Nave has 5-bay C14 north arcade of 2 chamfered orders and octagonal pillars with moulded capitals and bases; easternmost bay has fragmentary foliage carving. Blocked square headed doorway to former roof loft. Similar south arcade of 1879. Low-pitched roof has simply-moulded cambered tie beams with wall posts on stone corbels. Aisles have chamfered cambered tie beams and chamfered rib. Fittings: C17 communion rails with twisted balusters. Font has C19 bowl on old cylindrical stem and square base. Pulpit of 5 late C17 fielded panels. North aisle has plain locker with fielded panel door and H-hinges. C17 chest. Stained glass: north aisle east window c.1883. Monuments: chancel has reset brass with inscription to Richard Willis 1597. Elizabeth Croker 1719: wall monument with flaming urn.(V.C.H.: Warwickshire, Vol.I, pp.48-9; Buildings of England: Warwickshire, p.293).

6/60 **Font against blocked west door of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/6- - Grade II)

Disused font. Probably C16/C17. Limestone. Moulded octagonal base. Shallow cylindrical bowl. Included for group value.

6/50 **2 Headstones approx. 20m. north of north-east corner of north aisle of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/50 - Grade II)

Row of 2 headstones. Late C17/early C18. Carved ironstone. Left: segmental top with winged head. Festoon, foliage and flowers. Right: moulded segmental top with winged head and foliage. Shaped panel with segmental top and flanking volutes. Included for group value.

6/62 **2 Head stones approx. 5m. north of tower of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/62 - Grade II)

Two headstones. Early C18. Carved ironstone. Left headstone has large strapwork cartouche. Double headstone on right, dated 1710 and 1719. Top has continuous moulding forming 2 segmental pediments. Winged heads. 2 segmental-arched panels, and flanking volutes. Finely carved. Included for group value.

6/65 **2 Headstones approx. 8m. north of north-west corner of porch of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/65 - Grade II)

Two headstones. Late C17 and early C18. Carved ironstone. One left: Jeremiah Griffin (?) 1684. Winged head and festoon. Moulded square panel and twisted half-columns. On right: scrolled segmental top with winged head. Shield panel framed by festoon and flowers. Included for group value.

6/64 **Chest Tomb approx. 3m. north of north-west corner of porch of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/64 - Grade II)

Chest tomb. Mid/late C17. Ironstone. 3 fielded panels to long north and south sides, one to short sides. North side has stylised foliage on 2 panels. South side has cartouche. Eroded.

6/59 **Chest Tomb approx. 4m. south of south door of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/59 - Grade II)

Chest tomb. Edward Reading 1813. Ironstone. Long sides to south and north have 2 moulded panels; short sides have a single panel. Square corner balusters. Moulded plinth and cornice. Included for group value.

- 6/57** **Chest Tomb approx. 5.5m. east of north-east corner of chancel of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/57 - Grade II)

Chest tomb. Joane Dod 167-, and others. Carved ironstone. Long side to north has central oval panel and cornucopiae. South side has central moulded panel, with shield to right and inscription to left. East side has drapery; west side has drapery. Colonnets. Moulded slab.

- 6/52** **Headstone approx. 15m. north of north-east corner of north aisle of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. - 6/52 - Grade II)

Headstone. Dated 1703. Carved ironstone. Moulded ogee top. Winged head and foliage. Shaped panel and festoon. Included for group value.

- 6/51** **Headstone approx. 17m. north of north-east corner of north aisle of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/51 - Grade II)

Headstone. Dated 1729(?). Carved ironstone. Moulded segmental top. Carved head. Elaborate drapery swag. Included for group value.

- 6/67** **Headstone approx. 18m. north of porch of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/67 - Grade II)

Headstone. Early C18. Carved ironstone. Moulded scroll-ended segmental top. Winged head and festoon, and flowers across base. Included for group value.

- 6/49** **Headstone approx. 20m. north of porch of Church of St Peter and St Clare, Church Street.**

Headstone. Dated 1710. Carved ironstone. Baroque style top has central cartouche supported by putti. Large oval panel framed by carved heads, drapery and flowers, with a skull at the base. A finely carved example. The person commemorated died aged 96. Included for group value.

6/61 **Headstone approx. 3m. north of north-west corner of north aisle of church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/61 - Grade II)

Headstone. Early C18. Carved ironstone. Elaborately carved with head, festoon, recessed panel and skull. Included for group value.

6/55 **Headstone approx. 5.5m. north-east of north-east corner of north aisle of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/55 - Grade II)

Headstone. Dated 1666. Carved ironstone. Scroll top and simple moulded panel. Included for group value.

6/53 **Headstone approx. 6m. north-east of porch of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/53 - Grade II)

Headstone. Dated 1687. Carved ironstone. Scrolled pediment with skull and swag. Moulded framed panel, eared at top and bottom. Included for group value.

6/56 **Headstone approx. 9.5m. east of north east corner of chancel of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/56 - Grade II)

Headstone. Early C18. Carved ironstone. Baroque style. Moulded top with winged heads and cartouche. Large bulging cartouche framed by drapery and putti, with skulls at base. Included for group value.

6/54 **Pair of Headstones approx. 6.5m. north-east of north-east corner of north aisle of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/54 - Grade II)

Pair of headstones. Late C17/early C18. Carved ironstone. Very similar. Moulded segmental top. Winged head with drapery. Moulded shaped panel with segmental top, and flanking volutes. Included for group value.

- 6/58** **Pair of Headstones approx. 7m. south of south door of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/58 - Grade II)

Pair of headstones. Late C17/early C18. Ironstone. Almost identical. Profusely carved with heads, flowers and scrolls framing a large shaped cartouche. Included for group value.

- 6/66** **Row of 5 Headstones approx. 17m. north of porch of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. 6/66 - Grade II)

Row of 5 headstones. Late C17. Carved ironstone. From left: dated 1680. Shaped moulded top with 5 scroll finials and moulded rectangular panel. Late C17. Simple scroll top and panel. Late C17. Shaped moulded top with 3 scroll finials and moulded rectangular panel. Dated 1683. Scrolled pediment with cartouche. Winged head, festoon and large cartouche. Late C17. Moulded segmental top. Winged head and foliage scrolls. Rectangular panel and cable-twist shafts. Included for group value.

- 6/63** **Row of 6 Headstones approx. 5.5m. north of tower of Church of St Peter and St Clare, Church Street.**
(Listed Building Ref. - Grade II)

Row of 6 headstones. Early/mid C18. Carved ironstone. From left: first and fifth are very similar. Moulded segmental top with sunflower, and swag with putti heads. Second, dated 1739, and fourth are also similar: segmental top with head, and elaborate swag and drapery framing oval panel. Sixth headstone is mid C18. Scrollwork. Included for group value.

6/46

**Corner Cottage, Hill House and attached building, Church Street.
(Listed Building Ref. 6/46 - Grade II)**



Cottage; house, formerly 3 cottages; and attached outbuilding. Corner Cottage at right angles to Church Street, possibly C16, raised and altered C18; C19 rear wing; altered and wing largely rebuilt late C20. Regular coursed limestone; brick wing with brick corbel cornice. Old tile roof; brick ridge and end stacks. One-unit, extended to 3-unit plan. 2 storeys; one-window range. Late C20 part-glazed door and 3-light casements with original wood lintels. Left return side has blocked single chamfered light, and blocked opening with wood lintel. Wing has late C20 casements. Interior: chamfered ceiling beam. Hill House has late C18 range, with lower late C18/early C19 range and outbuilding to right, and early/mid C19 rear range, adjoining Corner Cottage. Coursed ironstone, with regular coursed ironstone range to right, and ironstone ashlar range to rear. C20 tile roofs; brick end and ridge stacks. Main range 2-unit plan, with one-unit ranges. 2 storeys and attic, with one storey and attic wing and 2 storey rear range; 3-window range. Main range has blocked central doorway. 3-light casements with horizontal glazing bars and painted run-out chamfered wood lintels to right and left. Wing has half-glazed door. Fixed light window. Stone lintels. Raked half-dormer with leaded 2-light casement. Outbuilding has flush 4-panelled door and overlight, with large painted wood lintel. Rear irregular. Interior: kitchen has bread oven with original door. Old plank doors. Outbuilding, said to have been a shop, has winder stairs. Included for group value.

6/45

**Hollies, Church Street.
(Listed Building Ref. 6/45 - Grade II)**



House. Late C17/C18 remodelling of earlier, possibly C16, building. Regular coursed ironstone; left half has alternating wide and narrow courses. Simple splayed cornice. Tile roof; brick end stacks. 2-unit plan. 2 storeys; 2-window range. Blocked central doorway. Late C18/C19 casements. Painted wood lintels. Blocked chamfered stone fire window on left. Entry door in adjoining building (not included). Interior not inspected.

6/43

**Hope Cottage and Greenbanks, Church Street.
(Listed Building Ref. 6/43 - Grade II)**



(Prominent building opposite churchyard entrance)

Semi-detached houses. Hope Cottage on left is late C17; Greenbanks probably mid C18. Hope Cottage is of ironstone ashlar, with splayed plinth and string course. C20 tile roof has gable parapet with kneelers on left, and boxed eaves. 2-unit baffle entry plan. 2 storeys and attic; 2-window range. Entrance on right has C20 plank door in moulded stone architrave, with adjoining curved niche seat. 3-light moulded stone-mullioned windows. Left return side has partially-blocked 3-light stone-mullioned attic window with hood mould. To rear: single storey C20 additions. 2 two-light stone-mullioned windows on first floor. Interior: large open fireplace with stop-chamfered bressumer. Stop-chamfered ceiling beams. Former rear doorway and windows exposed inside addition. Doorway possibly re-used C16; hollow-chamfered shallow 4-centred arch and chamfered jambs, with moulded spandrels and fillet at apex. 2 two-light chamfered stone-mullioned windows. Greenbanks is of yellow limestone ashlar with splayed plinth. Artificial slate roof, hipped to right; brick stack. Double-depth plan. 2 storeys; one-window range. Mullioned windows similar to those of Hope Cottage. Entrance in right return side has plank door with wood lintel. 3-light casement set in remains of stone-mullioned window. 2-light casement. First floor has 3-light and small single-light stone-chamfered mullioned windows. To rear: gable with blocked 2-light mullion window and brick stack. (V.C.H.: Warwickshire, Vol.V, p.47). Cottage; house, formerly 3 cottages; and attached outbuilding. Corner Cottage at right angles to Church Street, possibly C16, raised and altered C18; C19 rear wing; altered and wing largely rebuilt late C20. Regular coursed limestone; brick wing

with brick corbel cornice. Old tile roof; brick ridge and end stacks. One-unit, extended to 3-unit plan. 2 storeys; one-window range. Late C20 part-glazed door and 3-light casements with original wood lintels. Left return side has blocked single chamfered light, and blocked opening with wood lintel. Wing has late C20 casements. Interior: chamfered ceiling beam. Hill House has late C18 range, with lower late C18/early C19 range and outbuilding to right, and early/mid C19 rear range, adjoining Corner Cottage. Coursed ironstone, with regular coursed ironstone range to right, and ironstone ashlar range to rear. C20 tile roofs; brick end and ridge stacks. Main range 2-unit plan, with one-unit ranges. 2 storeys and attic, with one storey and attic wing and 2 storey rear range; 3-window range. Main range has blocked central doorway. 3-light casements with horizontal glazing bars and painted run-out chamfered wood lintels to right and left. Wing has half-glazed door. Fixed light window. Stone lintels. Raked half-dormer with leaded 2-light casement. Outbuilding has flush 4-panelled door and overlight, with large painted wood lintel. Rear irregular. Interior: kitchen has bread oven with original door. Old plank doors. Outbuilding, said to have been a shop, has winder stairs. Included for group value.

6/47

**Rectory Cottage, Church Street.
(Listed Building Ref. 6/47 - Grade II)**



House. Late C18/early C19. Regular coursed limestone with quoins and simple splayed cornice. Rear of whitewashed brick with brick dentil cornice. Old tile roof; brick end and ridge stacks. L-plan, with short wing to rear. 2 storeys; 3-window range. Central old plank door. Mid C20 casements. All openings have painted wood lintels. C19 outbuilding extension on left has corrugated asbestos roof. 2 storeys, but lower than house; 2-window range. Mid C20 garage doors on left. Old plank door. Fixed light windows on first floor. Painted wood lintels. Interior: remains of open fireplace. Exposed ceiling beams. Included for group value.

6/44

**Rose Cottage and attached outbuilding, Church Street.
(Listed Building Ref. 6/44 - Grade II)**



Cottage, possibly formerly 2. Early/mid C18, of 2 builds; altered late C20. Regular coursed limestone. Concrete tile roof; brick end stacks. 3-unit plan. 2 storeys; 3-window range. Blocked doorway. Leaded light casements, two C20. Openings have painted wood lintels. Left section is slightly lower, with gabled half-dormer. Entrance to rear has old plank door. Old leaded casements, one with original shutter. Outbuilding, formerly separate but now attached, has datestone with monogram EP 1759. Ironstone ashlar. Tile roof. Late C20 garage doors and windows. Interior not inspected. Included for group value.

6/39

**Garden wall and right Gatepier, Red House, Church Street.
(Listed Building Ref. 6/39 - Grade II)**



Garden wall and gatepier. Wall early C18. Regular coursed drystone ironstone; cemented top. Gatepier possibly early C20. Ironstone ashlar. Moulded cornice and ball finial. Section of wall rebuilt curving back around War Memorial (not included). Forms an important element in the street. Included for group value.

6/40

**Garden wall and left gatepier, Red House, Church Street.
(Listed Building Ref. 6/40 - Grade II)**

Garden wall and gatepier. Wall early C18. Regular coursed drystone ironstone; cemented top. Gatepier possibly early C20. Ironstone ashlar. Moulded cornice and ball finial. Forms an important element in the street. Included for group value.

6/41

**Stables and Coach House at Red House, Church Street.
(Listed Building Ref. 6/41 - Grade II)**



Stables and coach house. Early C18. Regular coursed ironstone. Simple splayed cornice. Old tile roof. C19 carriage doors on left. 2 stable doors, the second with a small stone round-arched window directly above the lintel. Plank door. Leaded window of 2 fixed lights on right. Painted wood lintels throughout. Mounting block built into front wall. To road: blocked doorway. Leaded windows of 3 fixed lights on left, one light on right. Interior: chamfered beams. Room on right is said to have been used as a butcher's shop.

6/42

**The Red House, Church Street.
(Listed Building Ref. 6/42 - Grade II)**



(Important 'red brick' house in stone village)

House. Late C16/early C17 origins, remodelled and dated 1707; early C20 alterations and additions. Red Flemish bond brick with moulded stone plinth, quoins, and string course and dressings. Old tile hipped roof with wood coved cornice; brick ridge stacks. Complex L-plan. 2 storeys and attic; 5 bays. Main, formerly entrance, front has large stone doorway on left in second bay. Moulded eared architrave and narrow sunk panels, bolection-moulded entablature breaking forward left and right, and scroll pediment. Sash window inserted in place of door. 2 sashes to right. First floor has raised brick panel and painted wood sundial with moulded frame and date, in place of window. Window openings have gauged brick flat arches with keystones. Rusticated alternating quoins to right corner only. Main entrance now in C20 wing. Left return side has doorway with moulded stone architrave. Glazed door and overlight with fan glazing. C20 wood porch of Tuscan columns with simple, incorrect, entablature and large dentils. Narrow sash to right. Mid/late C20 sash above. Right return side has C20 additions. Garden front: 2-window main range and 2-window wing projecting on left, with additions beyond. Main range has mid/late C19 French windows and loggia with octagonal brick pillars and tile lean-to roof. First floor has sash, and early C20 leaded cross window on right. 2 hipped roofs. Wing stands on high limestone ashlar cellar with chamfered single light. Ground floor has early C20 four-light leaded wood-mullioned and transomed oriel with tile roof. First floor has sashes. Hipped roof. Roof dormer has casement with glazing bars. First floor openings throughout have gauged brick flat arches. Early C20 range has sashes. Interior:

room with wide open fireplace with stop-chamfered bressumer. Early C20 fireplace inside it has overmantel of imported C17 wood panels and pilasters. Wall above fireplace has 2 late C16/early C17 plaster caryatids. Jacobean plaster ceiling divided into 2 compartments by decorated central beam. Compartments have rope work panels with vase of flowers at each corner and central roundels containing rose motif. Running vine cornice, interrupted by windows. Open well staircase has twisted balusters. Fielded 2-panelled doors with H-hinges. Room with cupboards said to have been for wigs. The house is said to have been built as a rectory. (Buildings of England: Warwickshire, pp.293-294).

6/69

**Ducketts Cottage, Dog Lane.
(Listed Building Ref. 6/69 - Grade II)**



House. Mid C18. Regular coursed stone. Concrete tile roof; brick end stacks. 2-unit plan. 2 storeys and attic; 3-window range. Half-glazed door with adjoining window. Old casements, and windows of 2 fixed lights on right. All openings have painted wood lintels. Mid C20 flat-roofed roof dormer with 2 casements. Interior not inspected.

6/68

**Gredenton, Dog Lane.
(Listed Building Ref. 6/68 - Grade II)**



Shown on O.S. map as Gredenton Cottage House. Right section C16 with C19 and mid and late C20 alterations and additions to left and rear. Front to Dog Lane of regular coursed ironstone to right, with rougher stonework to left. Mid/late C20 tile roof; brick and stone and brick part-rendered ridge and end stacks, 2 with diagonally set corbels. Formerly through-passage plan, altered and extended to 4-unit L-plan, with wing to rear. 2 storeys. 4-window range. Right section has blocked C16 moulded 4-centre arched doorway. Chamfered fire window to left. Late C20 window above doorway. Leaded casement to right, on ground floor with hood mould. Left section has 3-light casements. First floor has C19/C20 casements with glazing bars and painted wood lintels. One storey and attic range on left has C20 casement. Entrance in low single storey range to left has C19 flush 4-panelled door. Right return side has firemark. To garden: 3-window range, with one-window late C20 wing on right. Central entrance has C16 4-centre arched doorway with large hood mould; C20 glazed door. Very small window just above. Large early/mid C20 three-light stone-mullioned window to left. Smaller 3-light mullion windows, probably original, to right. Right section has string course. Right end has C20 flat-roofed single storey addition. Recessed door and 2 small 2-light mullion windows. First floor has 2-light leaded wood casement with painted lintel on left, and two 2-light mullion windows. Interior noted as having stop-chamfered beams. Said to have large inglenook.

6/71

**Merrie Lion Public House, High Street.
(Listed Building Ref. 6/71 - Grade - II)**



(important building on High Street)

Shown on O.S. map as Red Lion Public House Public House. Dated 1710, with mid C19 and late C19/C20 additions. Regular coursed ironstone with string course; colourwashed brick front wing. C20 tile roofs; brick ridge and end stacks. Formerly 3-unit plan, extended to complex L-plan. 2 storeys; 2-window range. Late C20 door with concrete lintel in re-entrant angle. C20 canted bay window has leaded lights and slate roof. C19 three-light casements on first floor. Datestone with cornice has initials TBM. Sundial across right corner has painted panel with moulded cornice and painted numerals. Wing at right angles on left has no windows to front. End stack. Right return side: 2-window range. Casements with some glazing bars, on ground floor under cambered brick arches. Right return side of main range, to High Street, have one-window wing. C20 door, C19 casements. All openings with wood lintels. Interior altered.

6/72

**No.1, Lavender Cottage, and No.2, The White House, High Street.
(Listed Building Ref. 6/72 - Grade II)**



(Key building on main street corner - unfortunate concrete tile roof)

Pair of cottages; part of a row. Late C18. Regular coursed limestone. Concrete tile roof; brick ridge and end stacks. Each 2-unit plan. 2 storeys; each 2-window range. Half-glazed doors. Lavender Cottage on left has fire window to right of entrance, and casement to left. C19 three-light casements. The White House has C20 three-light casements, on left close to door. All openings have painted wood lintels. Left return side and rear of Lavender Cottage have imitation ashlar render. Gable has brick corbelling. Interior not inspected.

6/70

**Saddlers Cottage, High Street.
(Listed Building Ref. 6/70 - Grade II)**



House. Mid C17; repaired late C20. Coursed ironstone. Late C20 tile roof; brick stacks. 3-unit plan. 2 storeys and attic; 3-window range. Old 4-plank door in simple moulded wood surround between second and third bays. Open porch with high straw thatched roof. C19 or C20 casements. Left ground floor window is at a higher level. 3 large late C20 roof dormers. C19/C20 end stacks, and C17 ridge stack of thin bricks. Interior not inspected.

6/74

**Outbuildings approx. 4m. north of The Old Bakehouse,
Memorial Road.
(Listed Building Ref. - 6/74 - Grade II)**



Outbuilding. Early/mid C19. Coursed ironstone rubble; left return side of brick. Corrugated iron roof. Front to garden has plank door in wood frame in left corner and double doors to right of centre. 3 fixed-light windows. Painted wood lintels. To road: 3 small 2-light windows. Interior not inspected. Included for group value.

6/73

**The Old Bakehouse, Memorial Road.
(Listed Building Ref. 6/73 - Grade II)**



(picturesque group value with Contone Farmhouse)

House. Mid/late C17 with C19 additions to rear. Regular coursed ironstone. Concrete tile roof has coped gable parapets, with remains of finial on left; rendered end and internal stacks. Addition of red brick; slate roof. 3-unit plan extended to T-plan. 2 storeys; 3-window range. C19/C20 porch between second and third bays has ribbed door. 3-light casements with horizontal glazing bars; those on ground floor are old. Painted wood lintels throughout. Firemark above porch. Interior not inspected.

6/75

**Manor House and attached Stable, Northend Road.
(Listed Building Ref. 6/75 - Grade II)**



Manor house and attached stable. Mid C17; alterations and additions mid/late C19; stable dated 1829. Ashlar and regular coursed ironstone. Tile roof has coped gable parapets and moulded kneelers; stone ridge and end stacks with string courses and cornices. T-plan, with cross wing on right. 2 storeys; 8-window range. Entrance in central symmetrical 5-window range has doorway with chamfered jambs. Hood mould, stepped up in centre over rounded sunk panel possibly a datestone but now illegible. C19 part-glazed 6-panelled door. Mid/late C19 tile hood with wooden struts interrupting hood mould. C19 three-light stone-mullioned and transomed window and to left and right. First floor and right wing have 2-light stone-mullioned windows. Hood moulds throughout; wing has hood mould continued across wall between ground floor windows. 2-window right wing projects only slightly. Steep gable with cross vent. Mid/late C19 one-window range on left, of rougher stonework. Ground floor has 2 windows with chamfered jambs. First floor has 3-light casement. Left return side has stable door with segmental arch. Right return side of wing: 2-window range. 2-light mullions. Rear irregular. Interior not inspected. Stable attached on left has quatrefoil with chamfered jambs.

2/76

**No.1 Mill Hill Cottages and Cobbers Keep, The Slade
(Listed Building ref.2/76 - Grade II)**



Farmhouse, now 2 houses. Early C18, with early C19 additions at each end, continuing roof line. Coursed limestone. Concrete tile roof; brick end ridge and internal stacks. 5-unit plan. 2 storeys and attic; 3-window range. No.1 Mill Hill Cottages, on left, has mid/late C20 plank door and hood on shaped brackets. Central section has 2 three-light chamfered stone-mullioned windows. Right end has C19 casement with painted wood lintel. Left end has small C20 window on each floor. First floor has 2 old casements. Left return side has rendered gable. C19 casements. Right return side has entrance to Cobbers Keep, with C20 glazed door and hood on shaped brackets. Sash above. Attic window. Rear irregular five C20 flat-roofed roof dormers.

APPENDIX Aii

SCHEDULE OF BUILDINGS AND STRUCTURES OF LOCAL INTEREST AND IMPORTANCE TO FENNY COMPTON CONSERVATION AREA

Ref.No.	Description
B1	Barn & Stable range at the Manor House - mid C19th single storey courtyard range of lias stone and welsh slate farmstead buildings - important group value with farmhouse.
B2	Harefield House, High Street - late C18th large house - coursed lias stone with some fine dressed stone mullioned windows in gable Steep modern tile roof. - important building on street frontage.
B3	Inglenook, High Street - late C19th - 2-storey stone and welsh slate cottage prominent on street frontage - modern replacement windows - low range at rear.
B4	Kenwyn, High Street - mid C19th simple Victorian house - red brick and clay tile, original sash windows, group value.
B5	1 Mill Lane - mid C19th - stone and welsh slate cottage - group value in street.
B6	3/4 Mill Lane - early C19th stone cottage - concrete tile roof, replacement windows. Prominent on street frontage.
B7	Northgate House off Mill Lane - late C19th prominent 3-storey red brick and tile house at top of hill - prominent in landscape views of village.
B8	Cranmore & Barton Cottage - mid C19th 2-storey stone and welsh slate cottages - some original sash windows - key building on street corner.
B9	Blacksmiths Cottage, High Street - late C18th large 2 storey cottage - good coursed, squared lias stone - all replacement windows and mod. tiled roof - prominent gable end to street.
B10	13 Brook Street - colour washed stone and tile cottage on street frontage - group value
B11	Willow Tree Cottage off Brook Street - early C19th cottage colour washed stone, old tile roof, replacement windows.

- B12** **12 Brook Street** - early C19th cottage on street frontage - coursed lias stone, some old casement windows - concrete tile roof group value in street.
- B13** **2/4 Brook Street** - early C19th cottages lias stone with mod. tile roofs - restored - important group on street frontage.
- B14** **House next to Orchard Bungallow, Brook Street** - early C19th 2-storey stone cottage - mod. tile roof - prominent on street corner and gable end onto street frontage.
- B15** **Stable range behind The Bakehouse, Memorial Road** - late C18th stable building - lias stone with corrugated iron roof - group value with Bakehouse.
- B16** **The Village Hall, Memorial Road** - late C19th red brick and tile village hall - reroofed in fibre-cement tiles, sash windows some good brick details.
- B17** **The Old Chapel, Memorial Road** - mid C19th Methodist chapel - red brick with blue brick headers, render front, welsh slate roof, large sash windows to front. Historic value to village.
- B18/19** **Methodist Church & Church House, High Street** - mid C.19th red brick and welsh slate. House has stucco front and sash windows - group value & historic value to village.
- B20** **3/6 High Street** - late C18th terraced cottage range on street frontage - lias stone, welsh slate roofs, some early casement windows - important group value in street.
- B21** **Fenny Compton School, Memorial Road** - fine group of dressed lias stone buildings with steep pitched tiled roofs, parapet gables, dressed stone window surrounds and other details. Important group on street corner. Key buildings in village.
- B22** **Stable range at rear of Croft Cottage, Bridge Street** - red brick and welsh slate courtyard group - important to setting of LB.
- B23** **The Post House, Bridge Street** - large dressed stone and tile house, late C19th, original casement and sash windows - important building on street frontage and corner.
- B24** **Stable range at The Post House** - mid C19th long single storey stable range - lias stone with corrugated iron roof - key building on street corner.
- B25** **Cottage next to The Cottage, Bridge Street** - early C.19th stone cottage - end of terrace row - group value.

- B26** **Hornton Cottage, Bridge Street** - early/mid C19th cottage range on street frontage - lias stone with tile roofs - group value.
- B27** **Sunnymead, Church Street** - late 19thC - much restored but end of important terrace row of cottages - group value.
- B28** **Picture Frame Studio, Memorial Road** - mid C.19th red brick and welsh slate with dress lias stone mullioned windows and door surround - key building at end of street.
- B29** **Barn next to Schol Hill Farmhouse** - mid C19th 2-bay barn - lias stone with welsh slate roof - group value.
- B30** **School Hill Farmhouse, Church Street** - red brick and tile range (north end cottage rebuilt) with some old casement windows, group value with Corner Cottage.
- B31** **Fern Cottage, Church Street** - mid C19th cottage - lias stone with red brick range to rear, slate roofs - important part of terrace on street frontage.
- B32** **The Rectory off Church Street** - mid C19th large early Victorian neo-classical rectory house - dressed stone with welsh slate roofs, sash windows with classical decorative details - prominent in landscape view of village.
- B33** **House next to Clare Cottage, Church Street** - early C20th unusual red/buff brick and tile house - buff brick banding and vousoir arches - prominent in street scape.
- B34** **Clare Cottage, Church Street** - late C19th stone and slate cottage range at top of hill - prominent in street.
- B35** **The Cottage, Dog Lane** - early C19th stone and tile terraced cottage range - group value.
- B36** **Hollyard Leys, Dog Lane** - mid C19th stone and welsh slate cottage - high 2 storey - part of terrace - group value.
- B37** **Ivy Cottage, Dog Lane** - early C19th stone and tile cottage - some early casement windows - key building on street frontage.
- B38** **Mil House Farm Cottages, The Square** - mid C19th stone and welsh slate cottage terrace - key building on square.
- B39** **The Barn, The Slade** - early C19th stone and slate barn and stable range - now converted to house - group value.

- B40** **Barn Range at The Grange, The Slade** - mid C19th stone and welsh slate - on road frontage - group value
- B41** **Stable range at The Grange** - red brick and welsh slate range - group value.
- B42** omitted
- B43** **The Grange farmhouse, The Slade** - midC19th Victorian neo-classic style farmhouse with mid C20th wing extension to front. Dressed stone and welsh slate/tile roofs, sash windows - group value in landscape.
- B44** **Coach house range to The Lodge** - lias stone, welsh slate roof - 2 storey converted to house - group value with The Lodge.
- B45** **Wagon Shed at The Lodge** - small open sided wagon shed at entrance to The Lodge - important building on entrance into village from the south.
- B46** **South Barn, Rectory Court Farm** - lias stone and tile barn range, now converted to house - key building on approach into village from south.
- B47** **Outbuilding range to Rectory Court Farmhouse** - stone and tile range - important to listed building - key building on the Square.
- B48/49** **West Barns, Rectory Court Farm** - red brick and tile stable and barn ranges now converted to dwellings - group value with farmhouse.
- B50** **The Grove, Avon Dassett Road** - mid C19th large Victorian villa - lias stone and welsh slate roof - prominent in streetscape.
- B51** **Kits Close and Melrose, Avon Dassett Road** - early C20th semi-detached 'arts & crafts' style cottages - red brick and tile with applied render and timber framing - key building on south approach along street.
- B52** **Barn Range at rear of Melrose, Avon Dassett Road** - mid C19th barn and stables range - now converted to a dwelling - lias stone/ red brick and welsh slate roofs - key building group on edge of settlement group - prominent in landscape.

APPENDIX Bi

SCHEDULE OF LANDSCAPE FEATURES OF IMPORTANCE TO FENNY COMPTON CONSERVATION AREA

Photo

No. Description

- 1 Village from the south-east. Burton Dassett Hills rise to the south. A wealth of tree cover.
- 2 The Church of St Peter and St Clare in the landscape.
- 3 The Churchyard wall and open land to the south-east.
- 4 The approach to the Church - marred by a pole.
- 5 Dog Lane - intriguing but marred by wirescape.
- 6 The Green on Avon Dassett Road. Wellingtonias in grounds of The Lodge. Bear and Ragged Staff signpost.
- 7 Hill views from the Avon Dassett Road - near Rectory Farm Court.
- 8 The village from Bridge Street - looking north.
- 9 The junction of Bridge Street / Church Street - a well contained visual stop.
- 10 A glimpse of the outer landscape from Bridge street.
- 11 The War memorial - backed by yew.
- 12 The wall to The Red House, Church Street showing the playing field.
- 13 Gate to the Red House, Memorial Road.
- 14 Poor landscape at the corner of Bridge Street and Brook Street.
- 15 Poor enclosure to School grounds on east of High Street.



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APPENDIX Bii

LIST OF TREE GROUPS IDENTIFIED ON MAPS (Including TPOs)

Note: *Individual trees are identified on the Analysis Map and TPOs are marked only where they correspond with the details and schedules held by the Local Planning Authority.*

Map Ref. No.	Description
A	A line of poplars forming a framework to distant views.
B	An important roadside group of yew and scots pine, forming a backcloth, with stone walls, to The War Memorial.
C	A brookside group of ash, sycamore and horse chestnut.
D	A corner marker to The Conservation Area, forms of poplar, silver birch and sycamore.
E	A group of ash, sycamore poplar and elm forming The Conservation Area boundary.
F	A group of yew on the driveway of The Rectory.
G	A group of sycamore and yew in the grounds of The Rectory.
H	An extensive brookside belt of willow, horse chestnut and holly.
J	A group of willow and birch in the grounds of The Grove.
K	Two groups of willow and ash in outer lands, associated with The Brook.
L	A belt of Thujas and pine behind the stone wall to The Grange. Important lane-side feature.
M	A group of yews forming a foreground to the pool at The Grange.
N	A belt of pine, beech and hawthorn forming The Conservation area boundary on the Avon Dassett Road.
P	A small group of sycamore, yew and holly in the garden of Ivy Croft.



