



### **Disclaimer to accompany the Ladbroke Conservation Area Review**

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

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 21 January 1998

The Committee also resolved that the contents of the report should form the basis of a fully published document, available for purchase from the District Council. Whilst the formal publication was never produced for purchase the contents of the draft report has been accepted as material consideration to inform planning decisions and appeals.

Final draft.

pp 14, 19 + 21

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copies -

# ***LADBROKE***

## ***Conservation Area Review***

*December 1997*

*for Stratford on Avon District Council*

**ROGER EVANS ASSOCIATES**

## ***General Introduction***

*Standard text as other SoA DC CONSERVATION AREA reports*

### **1.1 Definition**

### **1.2 Designation**

### **1.3 Pressures**

### **1.4 Response**

### **1.5 Further Advice**

# 1. Introduction

## 1.1 Location

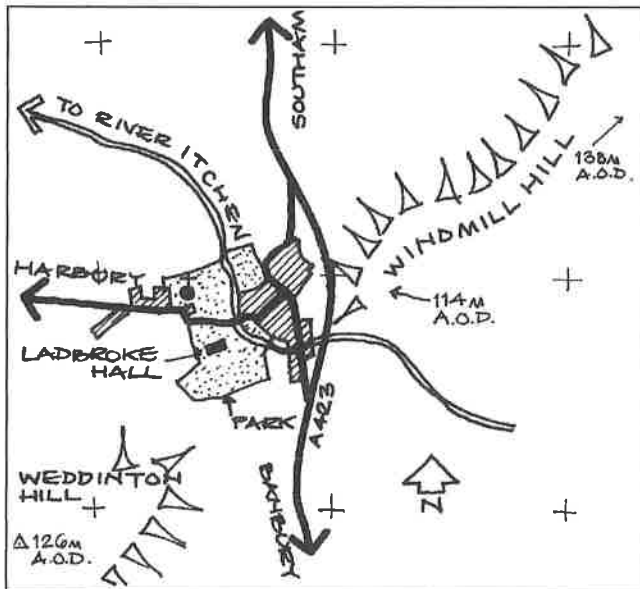
Ladbroke lies on the A423 trunk road between Coventry and Banbury, 2.5 kilometres south of Southam. It now has a by-pass so that travellers are barely aware of its existence while speeding past. The dominant towns in the area are Leamington Spa, 10 km north-west, and Coventry, 20 km north, and Ladbroke is essentially a dormitory village to them. The Birmingham - Marylebone railway line passes 2 km to the south-west of the village at Bishops Itchington, where there was once a station.

The parish is fairly extensive, and the population of 220 (1991) almost all live within the village. To the south and west sides there are a number of isolated farms, but the north-east is almost uninhabited.

## 1.2 Topography

Ladbroke is named after the brook which flows to the River Itchen 2 km west of the village. The stream breaks through a ridge of high ground that runs south-west to north-east across the parish, and the village is situated in the valley so created. Development has taken place generally around the 90 metre contour, while the ridge rises to about 125 metres at Windmill Hill and Weddington Hill either side.

The valley falls gently north-westwards towards the broad valley of the Itchen. It is very well wooded along the stream course and in the eastern part of the parkland surrounding Ladbroke Hall: together these features create a very sheltered and leafy setting for the village.



In contrast, approaches from the north and west, and the area of parkland north of Ladbroke Hall are open, allowing broad views into the village and towards the church. Elsewhere winding lanes and dense vegetation provide enclosure and limit views.

## 1.3 Morphology

Ladbroke has an extended layout comprising a small group of early buildings around the church and the main part of the modern village related to the Banbury Road in the east. These two areas are separated by the parkland of Ladbroke Hall, which covers the site of the medieval village centre (see section 2).

Farmyard Field

The break in the ridge which allows the brook to flow through has also been exploited by the Coventry - Banbury road, and Ladbroke has evolved at the junction of this road with the road to Harbury, 4 km to the west. Windmill Lane and Radbourne Lane run eastwards from Banbury Road, eventually ending at farmsteads: they are all that remain of routes to adjacent villages abandoned in the late middle ages (again see section 2).

The principle roads in Ladbroke are the Banbury Road, which is effectively the main street, and School Lane which joins it at right angles and leads into Church Road and out of the village westwards. These roads are characterised within the village by abrupt right-angle turns that appear illogical at first sight. However, if one adds village footpaths to the pattern, a more or less rectilinear network of routes appears.

Seen in the context of the abandoned mediaeval village centre, the network starts to make sense, with a footpath connecting directly through Farmyard Field, between the church and the east end of the village. The angles of the present-day road route through School Lane and Church Road in front

of Ladbroke Hall skirt the southern edge of the mediaeval site, and were perhaps once less important than the abandoned route to the north, now represented only by the footpath.

The 'morphology' of the village is the shape and structure of its road, building and boundary patterns. It is perhaps more influential than the architecture of buildings in creating the character of a settlement, because it evolves over a long period and is not subject to superficial change and fashion. It can thus be a helpful tool in planning new development that is in sympathy with the character of the village.

At Ladbroke the abandonment of the mediaeval centre has considerably disrupted the process, although the road pattern still partly reflects its mediaeval morphology. Later development was less constrained by earlier patterns, and tended to be much more spread out. However, along Banbury Road, the importance of fronting the highway has been such that buildings generally are sited close to, if not actually on, the roadside. Later infill, particularly at the north end opposite High House, has followed this pattern, forming a short continuous terrace where cottages crowd to exploit the street frontage.

In most parts of the village, however, continuity is created by vegetation and garden planting linking and screening buildings. Future development should bear both patterns in mind - the strength of buildings close to the roadside, and enclosure formed by generous planting.

## 1.4 Building Character and Materials

The older buildings in Ladbroke are built in a wide range of materials. Amongst the earlier cottages timber box framing is the commonest construction, infilled with brick or stone and colour-washed to give a distinctive black-and-white appearance. In later periods brick masonry is common, frequently coloured-washed.

Materials and form

The stone of the area is blue-grey lias, a kind of fine-grained limestone. In good quality work, for example at Ladbroke Hall and All Saints' Church, it is faced and square-coursed. At the church brown ironstone from the Banbury area to the south is used to create decorative effects. On simpler buildings stonework is more roughly coursed and in many places is colour-washed.

Where facing brickwork is used, light red colours blend best with the setting: High House is a good example. Browner colours are used, and some buildings have a fair degree of variegation, generally with a less comfortable effect. The common use of colour-washed masonry has in many instances been translated into painted render. Careful consideration needs to be given to the colours used in these circumstances. Drawing on the timber-framed tradition, white is often used: in large uninterrupted areas, and particularly using modern brilliant white paints, it can be too bright and stark.

Colours are used too: a yellow ochre has been applied to "The Forge" for example, a prominent house on the Southam Road approach. This colour is too strong: the natural palette at Ladbroke is cooler and more muted, based on the colours in the local lias stone rather than the browns and ochres which are typical in villages south of Ladbroke where ironstone is more common. The colour scheme of the Old Rectory is a good balance of neutral fawns with limited areas of soft white.

Building forms in Ladbroke are simple - Ladbroke Hall, Ladbroke House, the Old Rectory and the church are exceptions which stand independently in their own grounds. Most cottages are based around a simple structural unit with a steeply pitched roof spanning no more than 5 or 6 metres. This forms the main elevation to streets (e.g. on Banbury Road) with plans extended by adding smaller similar units behind.

This pattern applies across the range of materials and structural methods which exist in the village - i.e. whether a simple framed cottage or brick house. Thatch would once have been the commonest roofing material, although plain tiling has replaced it in many locations. After the late 18th century slate became common, first on the larger houses and later on more modest buildings. Door and window openings are also simple - generally double or triple casement patterns and not heavily paned. In brick buildings openings are typically framed with shallow segmental arches, and there is limited decoration on most buildings, if only a dentil course below the eaves or running up gable slopes.

## 2 *History and Development of the Settlement*

The name Ladbroke derives from the stream which runs through the village from north-westwards, the 'Lot Brook'. There is evidence of settlement in the area in Roman times: coins have been found at Chapel Ascote south of Ladbroke, but earthworks two miles to the east of the village have revealed no finds to confirm their age.

In the Domesday Book the village is listed as 'Lodbroc', held from two landlords, Turchil and William, in three separate estates. The population at the time was stated to be 252 - very similar to today - and the village was recorded as having a priest and a mill. The church, at the western edge of the village, is known to have been built by 1292, but the remains of some Norman work indicate the existence of a building prior to 1200.

Mediaeval ownership in the village appears to have consolidated into two estates based on the Manor and the Grange. The latter was probably a subsidiary of one of the Harbury manors, but is now lost, absorbed into Ladbroke Manor. Throughout its history the manor has passed through only four families, the Ladbrokes, Catesbys (from whom Robert Catesby of the gunpowder plot came - Catesby is a Northamptonshire manor 12 km to the east), Dudleys and Palmers.

In the late Middle Ages this part of Warwickshire underwent radical and sometimes violent economic change through enclosure. The area was predominantly sheep pasture, and the pressure for more grazing land led in some areas to the forced depopulation of the rural community (who often moved to cities like Coventry to work in the rising textile industry). Bordering Ladbroke to the south are the now completely vacant parishes of Chapel Ascote, Hodnell, Wills Pastures and Stoneton, and in Ladbroke itself the original village was abandoned. Resistance from rural folk rallied through movements like the 'Digger' rebellion, which ultimately failed, resulting in execution of men from Ladbroke for treason. Ladbroke was noted in the 16th century for its 'lawlessness and decayed houses': 16 were recorded as lying empty.

The effect on Ladbroke today is very significant. The parkland of Ladbroke Hall now occupies a swathe of land which separates the Church from the main part of the modern village. The mediaeval settlement was immediately east of the

church, north of Church Road in what is now known as Farmyard Field. Some remaining earthworks are still visible, in particular a platform which appears to have been a moated house -perhaps the Grange?

Ladbroke Hall is now the centre-piece of the village, built originally in 1598 by William Burton and landscaped for Sir William Palmer in 1650 to include ponds and a fountain. The house was extensively modified in the 18th century, and noted for its library. In its more recent past the house has been used as a girls' boarding school, and is now divided into luxury apartments.

Following the landscaping of Ladbroke Hall, stone and half-timbered houses were built at the west end of the village - n.b. Church Cottages. The growth centre of the modern village has, however, been on the Southam - Banbury Road on its eastern side. Early timber-framed and thatched cottages were fairly widely separated (e.g. Sarah's Cottage, Bridge Lane, reputedly the oldest in the village originating from the 16th century). Subsequently brick buildings have begun to fill gaps, particularly at the north end of Banbury Road where the village has developed to form a modest main street.

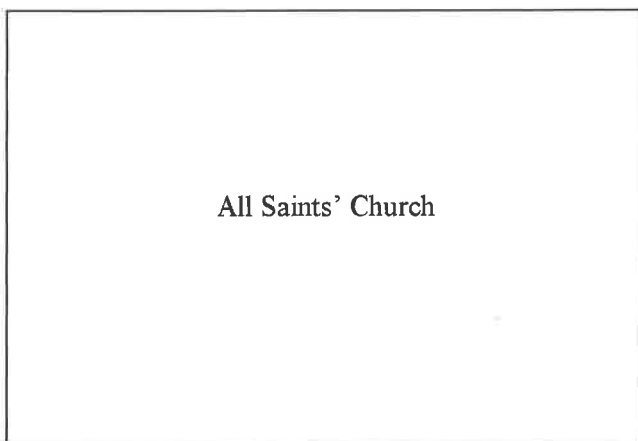
Development of the east end of the village continued throughout the 19th century. A school was built (now a house) and in 1876 a total renovation of the Church was carried out by the eminent architect Sir Giles Gilbert Scott, who carried out similar work at other country churches in the area (e.g. Farnborough). In the 20th century the pattern has continued, particularly post-war, with the gradual infill of large plots in the eastern part of the village by large detached houses, and 4 council houses on the corner of Bridge Lane and School Lane.

The population of Ladbroke has changed relatively little throughout its recorded history, except for the major depopulation associated with the 16th century enclosures. The beginning of the 20th century marked another significant decline, when levels were down to 160 or so. Recent development has raised the figure to earlier levels, and clearly there is the potential for continuing development of the east side of the village. The construction of a by-pass road has been an enormous environmental improvement to Banbury Road, but it creates a new eastern boundary to the village, perhaps inviting enlargement.

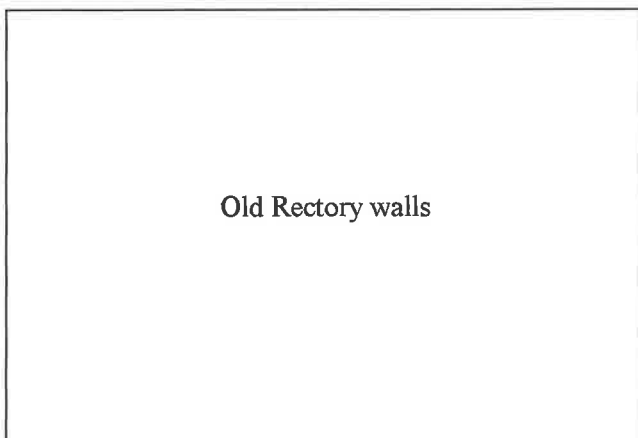
## *The Character of the Conservation Area*

History has split Ladbroke into two distinct village areas, separated by a broad belt of parkland. Even within this general division, the character of the village is quite fragmented. At the church end the immediate environment at the entrance to the village is good, but between Hall Farm and Ladbroke Hall there are some very untidy elements. On the east side, the buildings at Windmill Lane form a quite separate group at the Southam Road approach, and Banbury Road has a clearly different character north and south of School Lane. Bridge Lane is a quiet leafy backwater. Figure 3.1 shows these different areas, which are described below.

### 3.1 Church end



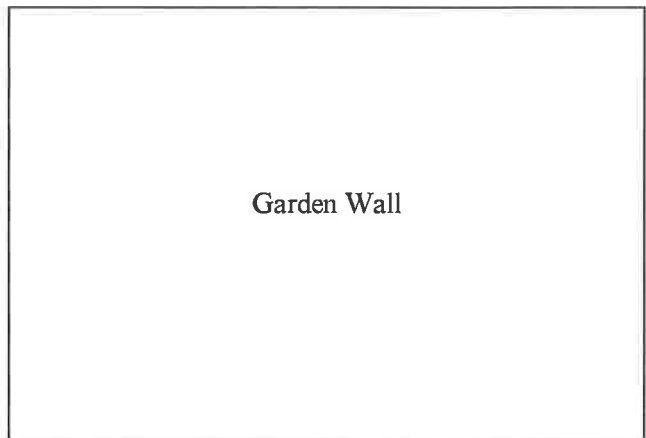
The spire of All Saints' Church is a prominent landmark on approaches through countryside from Harbury in the west. Nevertheless, arrival at Ladbroke comes suddenly, announced by the narrowing of the lane between the tall box hedges of the Old Rectory and the buildings of Hall Farm yard. The focus of the view here is on the timber-framed elevation of Church Cottages and the attractive lych gate and red brick churchyard wall of All Saints'. With a sharp turn to the right, the setting changes dramatically and the view is across the parkland meadows of Ladbroke Hall.



The northern edge of this little area has many fine elements. All Saints' church is obviously significant, and the brick boundary walls of the Old Rectory are formed into a fine entrance feature, its driveway curving out of sight behind mature garden landscape. The garage and parking area of Church Cottages is a weak point at a very visible location on the corner of Church Road, but the poorest element by far is the tatty range of wooden sheds and coops in the corner field of Hall Farm. Its impact is mitigated by its position on the inside of the land, but it is prominent leaving the village in this direction, and viewed from the churchyard.

### 3.2 West of Ladbroke Hall

The area south of the church and west of Ladbroke Hall is not distinctive or even important to the overall character of the village, but does not fit obviously with its neighbours. In the past it would have been the working area of the Hall, linked to Hall Farm, with the kitchen garden and Hall workers' housing. The best feature now is the long red-brick kitchen-garden wall which forms the western edge of the visible village area. Nearer the Hall is garaging and some modern residential buildings related to the apartments in the main Hall building. South of the kitchen garden are a range of near derelict sheet-clad stores and workshops, which are particularly unsightly. The area overall suffers neglect.



### 3.3 Ladbroke Hall parkland

The central area of parkland extends from Ladbroke Hall in the south to Ladbroke House in the north. The main area is open pasture on the west side, allowing broad views to All Saints' Church. This pasture area is bounded by the brook, which is well wooded and forms a complete visual barrier to the main part of the village on the east side. See 4.3 for more detail of the landscape.

View to church

Church Road runs through this parkland, with open iron-band fencing each side. Mature trees form a continuous canopy overhead, while there are virtually uninterrupted views between them at ground level to the meadows, the Hall and its gardens each side. This is one of the most distinctive areas of Ladbroke (refer also to 4.3, landscape).

### 3.4 Windmill Lane

The junction of Windmill Lane with Southam Road very clearly marks the northern entrance to the village. In summer the grand horse-chestnut tree standing in the centre of a small triangular green is a very important landmark: in winter the corner building behind it (The Forge), with its bright ochre painted render, assumes the same role. This is an important village space (see figure 3.2), which is contained by hedgerows and garden planting on the east side, in contrast to the open aspect across a broad grazed meadow to Ladbroke House to the west.

View to "The Forge"

A glimpsed view through Windmill Lane to Hill View and adjacent cottages provides further interest, but this immediate group of buildings is isolated from the rest of the village. Windmill Lane itself opens out into a pleasant green space with wide grass verges, before petering out where it has been closed by the new bypass road. Southam Road turns sharp right at the junction into a short length which

visually is framed by trees on both sides, and closed by trees at the entrance of the drive up to Ladbroke House. This break separates the Windmill Lane area from the rest of the village.

### 3.5 Village centre

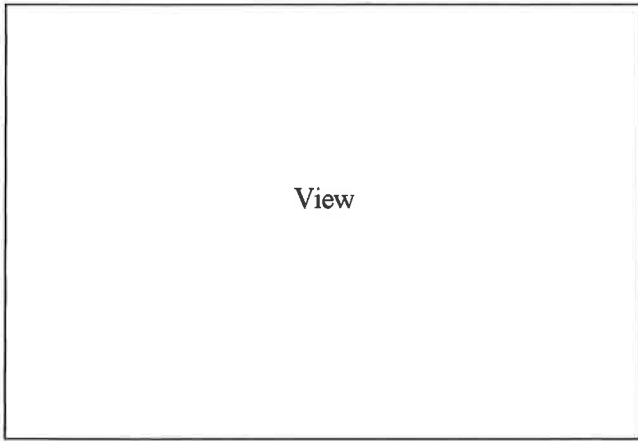
At the drive to Ladbroke House, Southam Road turns back sharply left into the centre of the village, forming a short main street. The street is very strongly defined by buildings and boundary walls both sides: there is very little set-back, just a narrow footway and verge on each side.

View

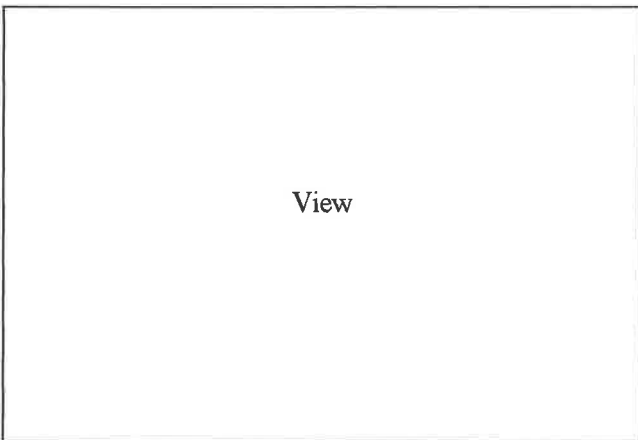
High House anchors the street scene at its north end. It is a fine three storey red brick structure with outbuildings and a garden wall that extend along the roadside. A little to the south on the opposite side is a row of simple brick cottages, which were formerly identified by English Heritage as Grade III historic buildings, and while of no great individual value are very important as a group. Their façades step slightly, and two have been colour-washed in cream and white. A similar but continuous row stands opposite them, built in a pleasant mix of warm red and brown bricks, and south of these again is a two-storey barn and outbuilding which are in the process of conversion to residential use, involving virtual reconstruction of the street elevation in new brick. On the west side of the street is a red telephone box (K6 pattern), which adds to the perception of this part of the village as its centre.

Gosport and Langford Cottages at the junction of School Lane form one of Ladbroke's key landmarks, at the southern end of the village centre. They are distinctive black-and-white framed buildings, with lime-washed ground storeys and some distinctive semi-circular decorative framing to the upper storey. South of this point the street scene becomes less continuous, with buildings like "The Cottage", a pretty lias stone cottage with swept thatch dormer roofs, set well apart in a more rural context - see 3.6.

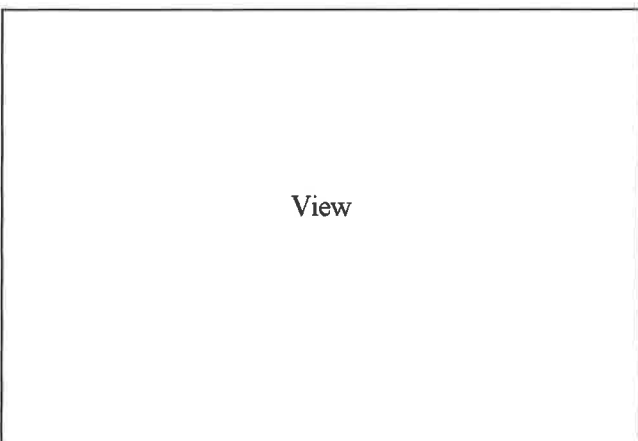




The ingredients exist, then, for a high quality and distinctive village centre, but this potential is not fulfilled in reality. Undoubtedly the main street would have been severely blighted by traffic before construction of the bypass, and some of the effects may still remain. Street surfaces and verges are eroded, for example, and roadside car-parking has done damage. There are untidy yards visible from



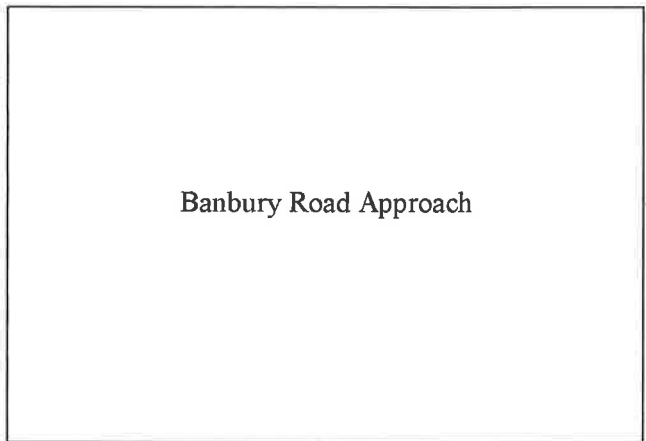
the road on both sides, and some of the buildings still need investment in repair and improvement. Where work has been carried out it has not always been done with the greatest sensitivity. Rendering and painting of brickwork, if necessary at all, stands out through use of white and very light colours. Colours of new brickwork do not reflect the warm red and brown tones of the older buildings, tending instead



towards paler browns using variegated shades to simulate weathering, which create a pallid, freckled effect - this is particularly true of the new barn conversion.

### 3.6 Banbury Road south

The approach into the village along Banbury Road is by contrast dominated by trees and planting. From the southern access off the bypass the immediate aspect is of mature woodland trees surrounding "The Lares", followed by a sharp right turn onto the original line of the road curving towards the village. Both sides are screened by trees until Tollgate Cottage, which abuts the road opposite the old turning to Radbourne Lane (now cut off by the bypass). Although not listed it is a significant and attractive building that in effect marks the southern gateway into Ladbroke.



Banbury Road continues northwards in a pattern of occasional visual incident separated by stretches of dense but unremarkable vegetation. Roadside trees screen a number of indifferent buildings, like the wooden village hall. The Bell Inn stands well back from the road in what appears almost as a woodland clearing: its setting of mature trees enhances the building itself, and strongly mitigates the appearance of the tarmac car-park in front. A loose group of buildings forms around the bridge crossing over the brook: Attwood Cottage, a 17th C thatched timber framed house listed grade II, is the most significant individually, and Rose and New Cottages on the north-west corner of Bridge Lane form an important corner in the group, and were formerly listed (grade III).

The 200 metres or so between Bridge Lane and School Lane has not previously been included in the Conservation Area, but it is not unimportant in the setting of the character areas adjacent to it. It includes "The Croft", which is a substantial grade II listed building that includes a 16th C range with a stone ground storey and a jettied timber-framed upper

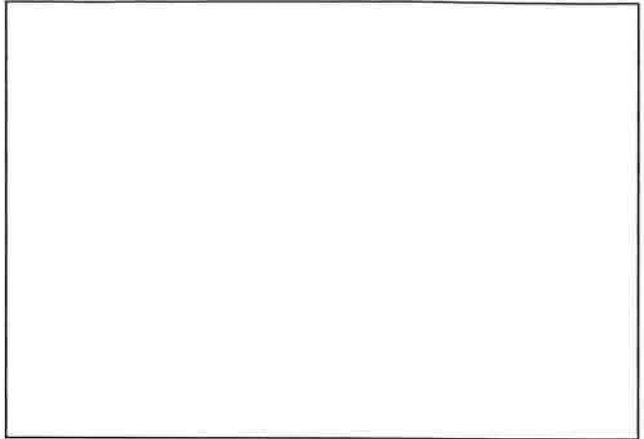
storey. It abuts the west side of the road, and with its long brick garden wall (clumsily propped with ugly concrete buttresses) provides strong definition of the street space. On the boundary of New Cottage is a small stone and timber framed outbuilding, in a state of near-dereliction but, like The Croft, abutting the road and important to its setting. The east side is defined only by overgrown hedgerow planting, but it is generally following the character established south of Bridge Lane.

### 3.7 Bridge Lane

The brook from which the village gets its name runs through the heart of Ladbroke in a secluded and thickly wooded dell. Bridge Lane links through this area with woodland sloping down on the south side towards the stream and half a dozen houses set a little above it on the north side. None of the buildings are remarkable, but their relationship to the lane and the woodland has a distinctive and intimate character. At the Old Well House and Whiteways beside it, the houses are close to the road, but retain privacy by their slight elevation above it. Blue clay pavements edging the footpath on the bank are a sensitive touch.

The woods opposite give the lane a strong form. A similar arrangement has been followed at the council houses at the junction with School Lane, although they are further set back and without strong planting they lose a degree of intimacy. The only

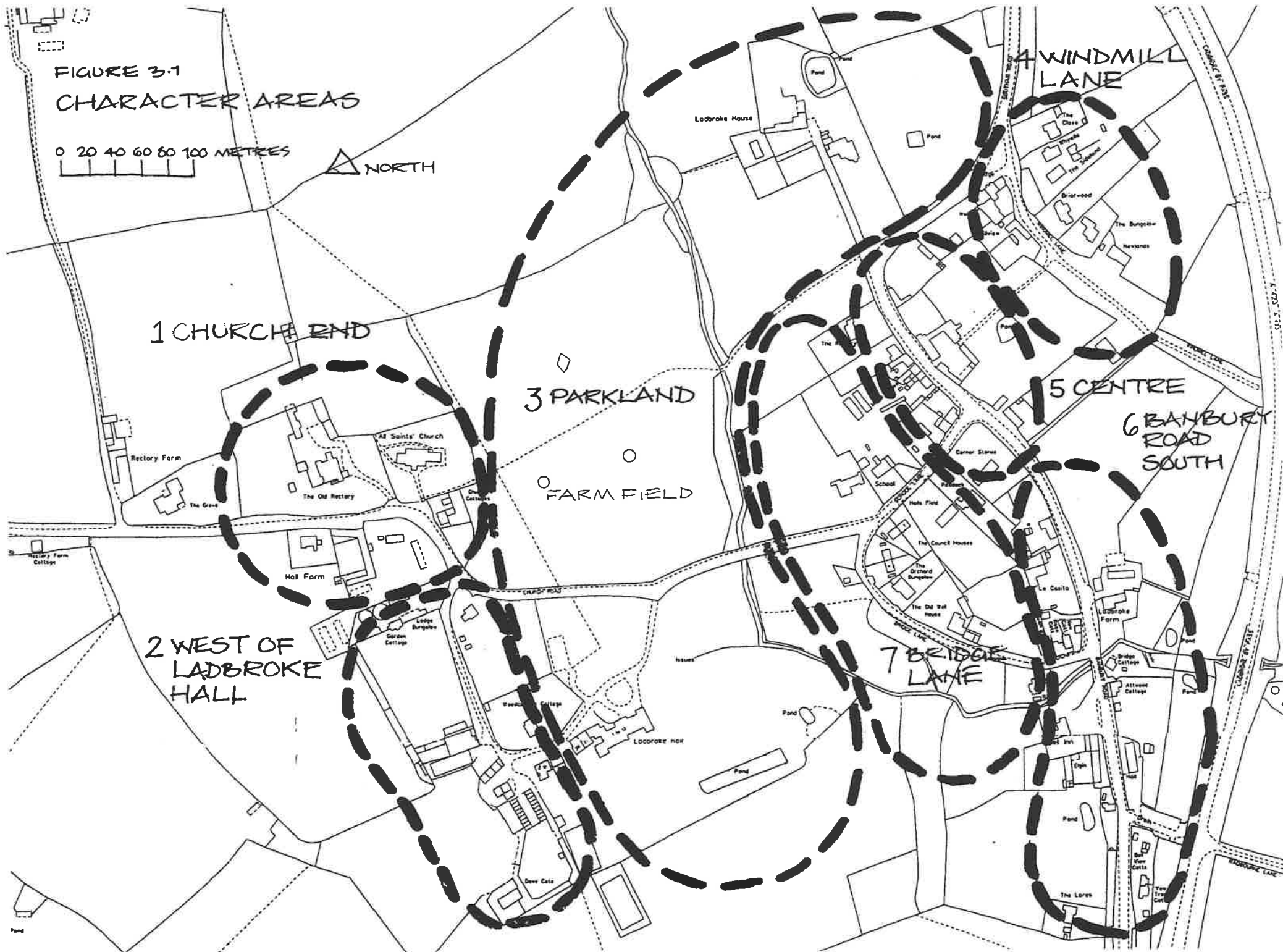
poor element in this area is the sewage pumping station at the bottom of the lane, which is a crude brick building within a chain-link compound: no attempt has been made to screen it.



The character of School Lane is also leafy, although it lacks the intimacy of Bridge Lane. Neat clipped hedges and dense garden planting generally screen new houses that have been built well back from the road. None of the houses on School Lane are of a style sympathetic with the traditional buildings of the village, but they are well screened by their front hedges and gardens. The Old School House makes its presence known by a length of concrete "classical" balusters in front of its hedge: they are particularly intrusive.

FIGURE 3-1  
CHARACTER AREAS

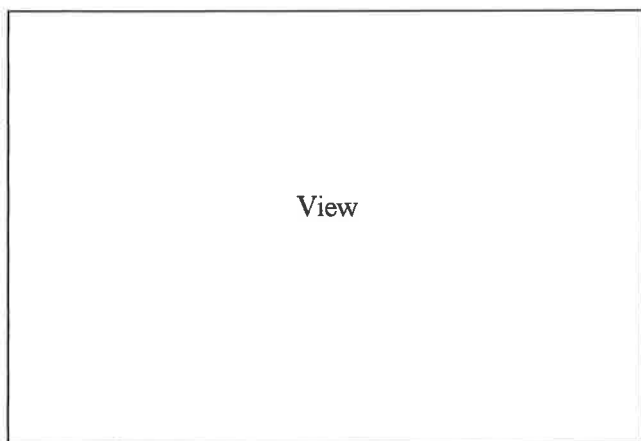
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## 4 Landscape

Ladbroke is a very well vegetated village. The central area around Ladbroke Hall and the brook is densely wooded, and there are extensive hedgerows throughout the village, shown on Figure 4.1. Although there are some unusual tree specimens (see appendix C for the key to species marked on the figure), only one tree, a yew in the grounds of the Old School House, has a tree preservation order. The following notes identify the key landscape features by character area.

### 4.1 Church end



The approach to Ladbroke through the countryside from Harbury is relatively open. A tall pine and ash tree at the entrance to Rectory Farm stand out marking the outpost of the village. The area around the church and old rectory is distinctive, with many very old yew trees, groups of oak and ash, and a large mature cedar. Box hedging and yew trees line the road in front of The Old Rectory, forming a dense screen and a strong entry feature to the village.

### 4.2 West of Ladbroke Hall

Rather like the buildings, vegetation west of Ladbroke Hall is muddled and varied: however most of it is in good condition, and it provides essential visual continuity that mitigates the poor appearance of the buildings. The extreme south-western edge of the conservation area contains tall mixed oak and ash woodland which is visible in views to the village from the west. Hedgerows also contain woodland trees such as horse-chestnut, elm and beech.

The lane leading to the Hall complex is strongly defined by the high brick kitchen-garden wall on the west side (see 3.2). It is well contained also by a good hawthorn hedge at the northern end, but further south has become dominated by a Lawson cypress hedge which is now over 6 metres tall.

### 4.3 Ladbroke parkland

The landscape around Ladbroke Hall dominates the central part of the village, and indeed provides the most special and distinctive element of its character. It is a very extensive area, occupying over half of the Conservation Area, and has itself distinct landscape sub-areas.

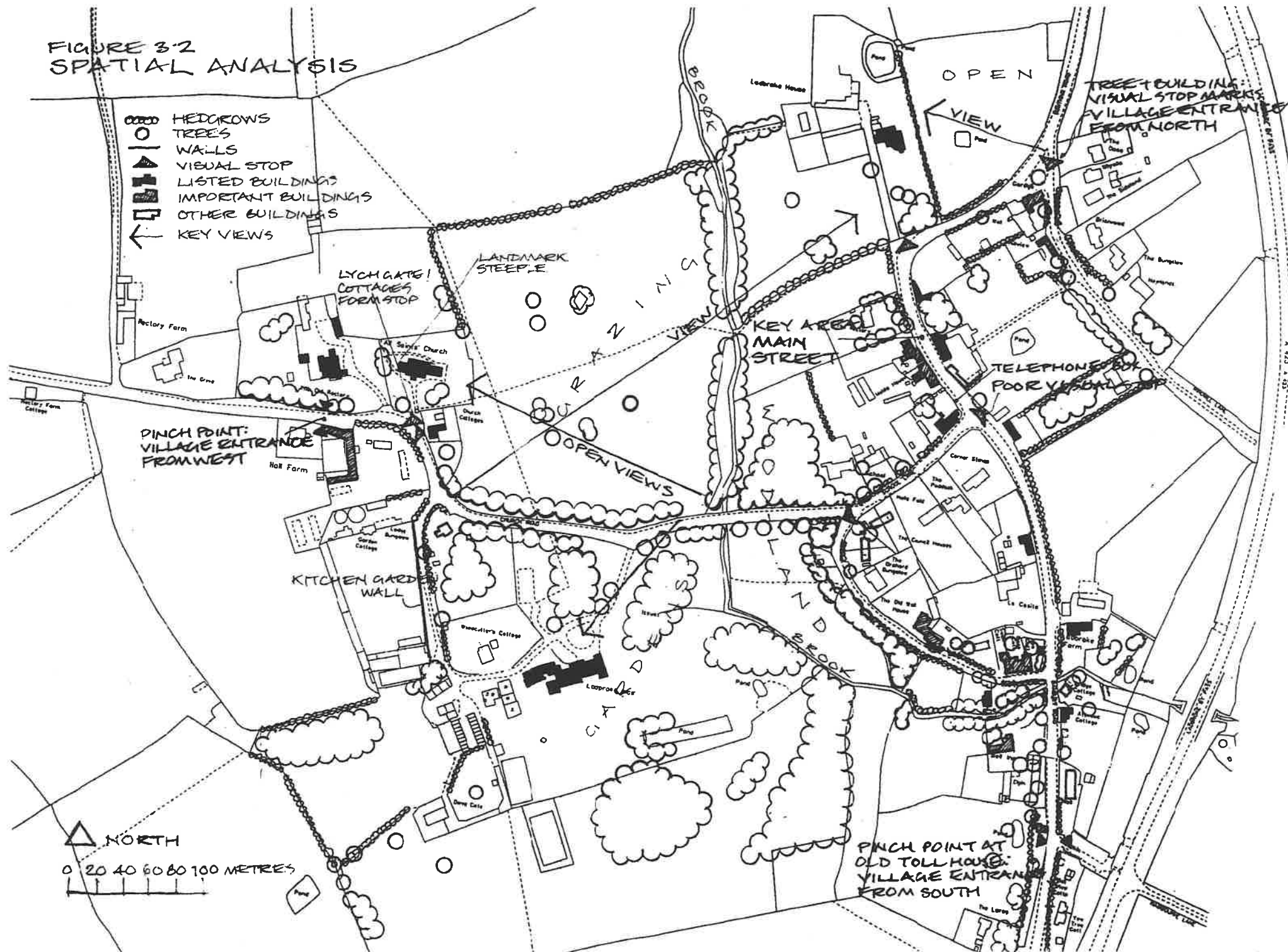
The immediate grounds of the Hall are filled by mature woodland trees, which form a thick canopy with ground-level views to the front of the house and lawns around it. Species include Sycamore, elder, ash, horse-chestnut, oak, holly and so on. South of the Hall similar woodlands provide a back drop to the setting of the gardens.

North of Church Road lies closely grazed pasture called Farmyard Field, which was the site of the mediaeval village centre (see section 2). The north side of the lane is lined with mature oaks, which arch over to meet the trees in the grounds of the Hall, creating a beautiful curving canopy below which views across the open sward of Farmyard Field are a stunning contrast. There are small groups and isolated trees within the area, but it is most significant for its openness, allowing views between Ladbroke House, Ladbroke Hall and All Saints' Church.



The east side of the area is dominated by woodland along the brook. The range of species is wider than elsewhere, including a number of coniferous species. These trees form a dense visual barrier to the eastern half of the village: one is conscious of "breaking through" from School Lane into the park area as one crosses the brook into Church Road, suddenly becoming aware of the views across the parkland.

### FIGURE 3.2 SPATIAL ANALYSIS



#### 4.4 Windmill Lane

The large horse-chestnut tree at the junction of Windmill Lane and Southam Road is one of the most important landmarks in the village (see also 3.4), marking the entrance to it from the north. Windmill Lane itself is closely confined by untidy hedges at its northern end: poor maintenance has allowed hawthorn to overgrow and ivy has taken hold.



View to Ladbroke House

The lane has now been cut off by the new bypass road, and hedgerows on both sides have become unkempt. However the central section of the lane opens into a pleasant green, formed by wide grass verges in front of modern bungalows. Garden boundaries are neatly edged by clipped hawthorn hedges, and tree groups of horse-chestnut provide maturity to the setting. A group of trees on the south side of the green is important in screening the vacant site behind, and includes hawthorn, elder and elm, and some taller ash trees.

At Southam Road, the small scale of Windmill Lane contrasts with open views across a broad grazed field to Ladbroke House. This is to some extent a foretaste of the character in the central area of the village, and its parkland feel is promoted by the use of simple iron-band fencing which suggests a managed estate. The dense trees around Ladbroke House and along the brook provide a strong backdrop.

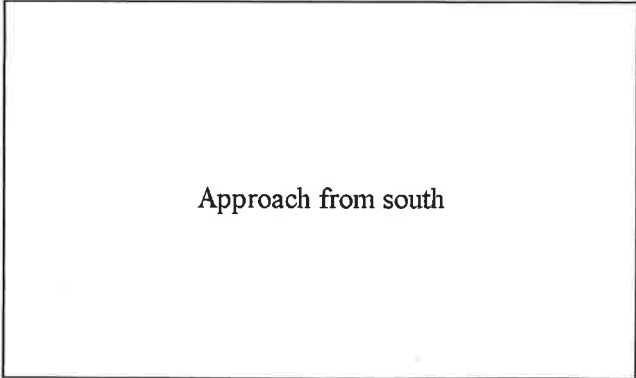
#### 4.5 Village Centre

The central area of the village is the only part where landscape is not dominant. Even here, though, its limits are defined by trees, particularly at the northern end, where a strong group of ash, copper beech, elm and other species on the boundary of Ladbroke House form a visual stop at the corner of Southam Road. The other end of the central area is marked by a tall yew tree standing opposite the junction with School Lane. The field behind has now been developed with large new houses, and the boundary onto Banbury Road, formerly a poor hedge, needs encouragement and time to mature.

#### 4.6 Banbury Road south

Banbury Road provides the main route into the village from the south, and again its character is set strongly by landscape and planting. The A423 passes through some fairly remote countryside south of Ladbroke, through hilly, open landscape. Turning off the new bypass, one is struck by the immediate abundance of mature trees and strong hedgerows. Elm, ash and hawthorn all occur in groups and hedges, which largely screen the buildings either side of the road. At the village hall, the boundary is a scruffy mix which includes a lot of blackthorn and elder, but its function in obscuring the building is important.

At the Bell Inn the scene opens out, but flourishing trees and planting maintain the greenness of the setting: a group including specimens of the Spindle Tree is of interest in front of the pub. At the junction with Bridge Lane, space opens out again where Banbury Road bridges over the brook. A variety of trees on the brook and in the gardens of houses on both sides of the road contribute strongly to the character of this little knot of visual activity. Between Bridge Lane and School Lane landscape is less strong in character, with a long overgrown field hedge on the east side, and tall boundary walls with garden planting visible behind on the west.



Approach from south

#### 4.7 Bridge Lane

Bridge Lane provides a landscape link between Banbury Road and the woodland along the eastern edge of the parkland (4.3). The south side provides a dense wooded outlook for houses in the lane filled with a large range of species, including sycamore, horse-chestnut, ash, lime, beech, pine and larch. At the junction with School Lane and Church Road a group which includes a large oak and yew forms the focal point (see figure 3.2), on the corner. Some oaks in the group are in poor condition. Their canopy crosses the road to blend with dense woodland trees on the northern side, creating a "green gateway" between the eastern village areas and the parkland of Ladbroke Hall.

## 5 *The Future of the Conservation Area*

### 5.1 Alterations

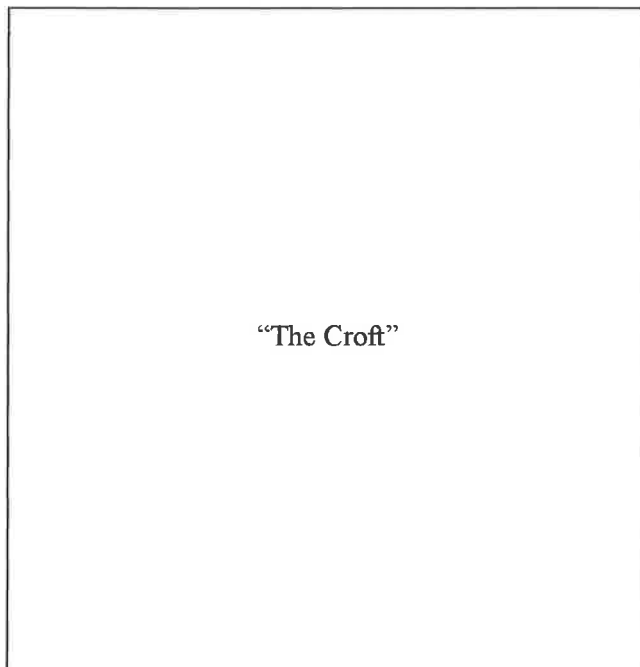
The Conservation Area in Ladbroke was designated in 1981 in accordance with the 1971 Act of Parliament. It was drawn to include the historic group of buildings around All Saints' Church, most of the listed buildings on the eastern side of the village, and most of the parkland around Ladbroke Hall between these two areas. Since initial designation of the conservation area, a number of the buildings previously listed as of grade III historical interest have been de-listed almost by default as a result of changes in the listing procedures which dropped the grade III category.

Ladbroke has had to absorb a fair amount of modern housing development, although much of it probably pre-dates the conservation area. Most of it is also well tucked away behind hedges and off the main streets in the village. Most recently within the conservation area between Banbury Road and Windmill Lane a new development of detached houses has been built by Crosby Homes.

Although these issues change the background against which the conservation area should now be judged, the basic criteria for designation remain the same, and major changes are not necessary. The following amendments (indicated on figure 5.1) are proposed:

#### Southam Road

To include the field east of Ladbroke House and the adjoining part of Southam Road. The purpose is to protect the setting of the Southam entrance to the village.



#### Windmill Lane

To exclude the site of new housing development accessed from Windmill Lane, but to retain in the Conservation Area plots fronting onto Banbury / Southam Road on the west side of the site. This amendment takes account of the importance of the main road frontage to the street scene of the central village area, while recognising the fundamental change to the status of the former fields behind. The new development does not provide a character which reflects the essential qualities of Ladbroke that would make it worthy of retention in the Conservation Area.

#### School Lane / Banbury Road

To include all of Banbury Road, including "The Croft" and the hedgerow on the east side of the road. Banbury Road is Ladbroke's main street, but the central section is not included in 1980 Conservation Area. It is logical to cover this gap in view of the importance of the street, and so protect the setting of all listed buildings on Banbury Road, and the southern approach to the village centre. This means that the new housing within the block formed by School Lane, Bridge Lane and Banbury Road must also be included, although it is not of special quality.

#### Banbury Road

To extend the boundary at the southern end of Banbury Road to incorporate hedgerows on both sides, and to include Bell View Cottage and Yew Tree Cottage. The purpose is to protect the character of the Banbury approach, and incorporate two of the more characterful buildings in Ladbroke.

#### Hall Farm

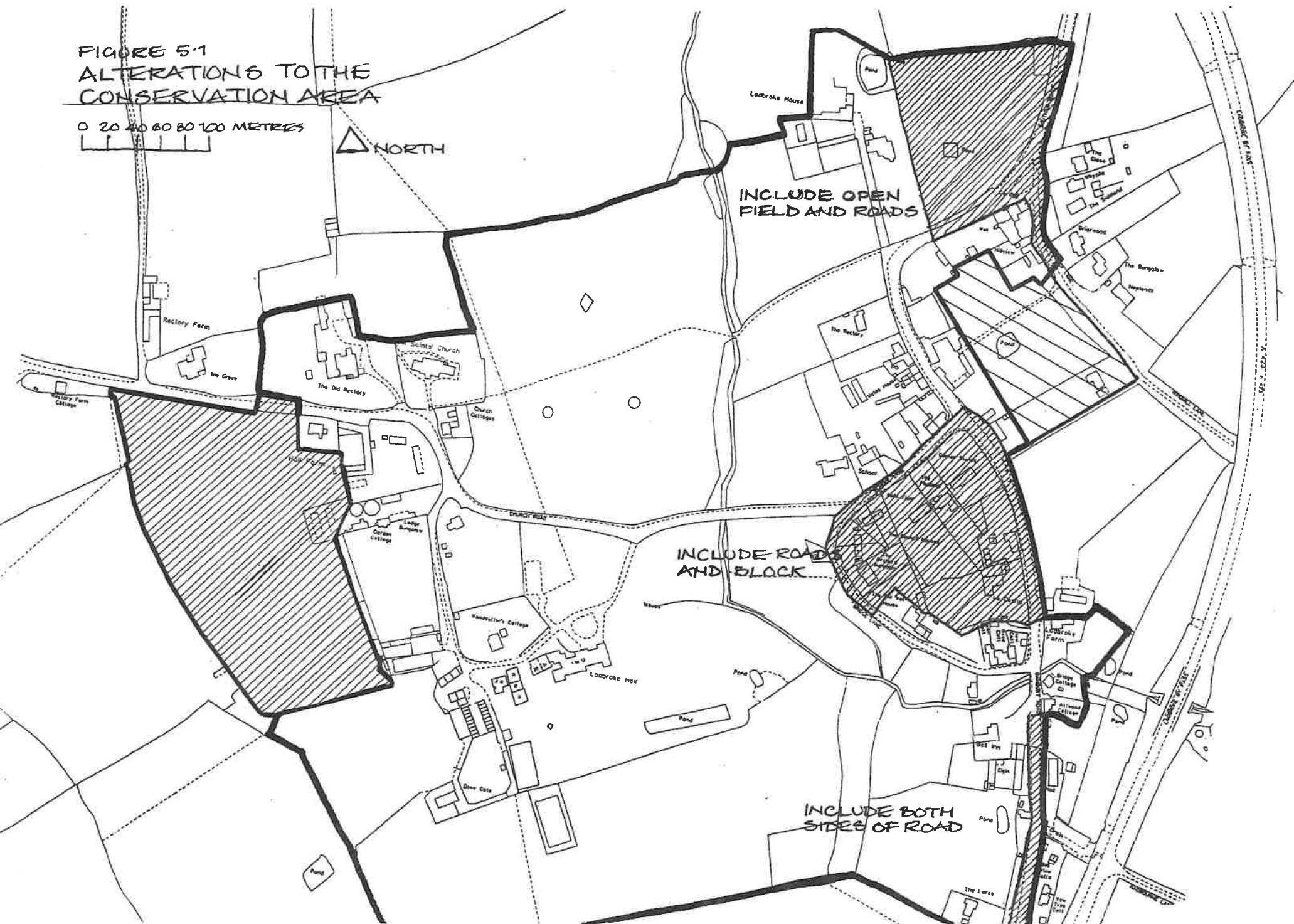
To include the field west of Hall Farm, as part of the setting to the western approach to the village and to protect early settlement earthworks.

### 5.2 Improvements

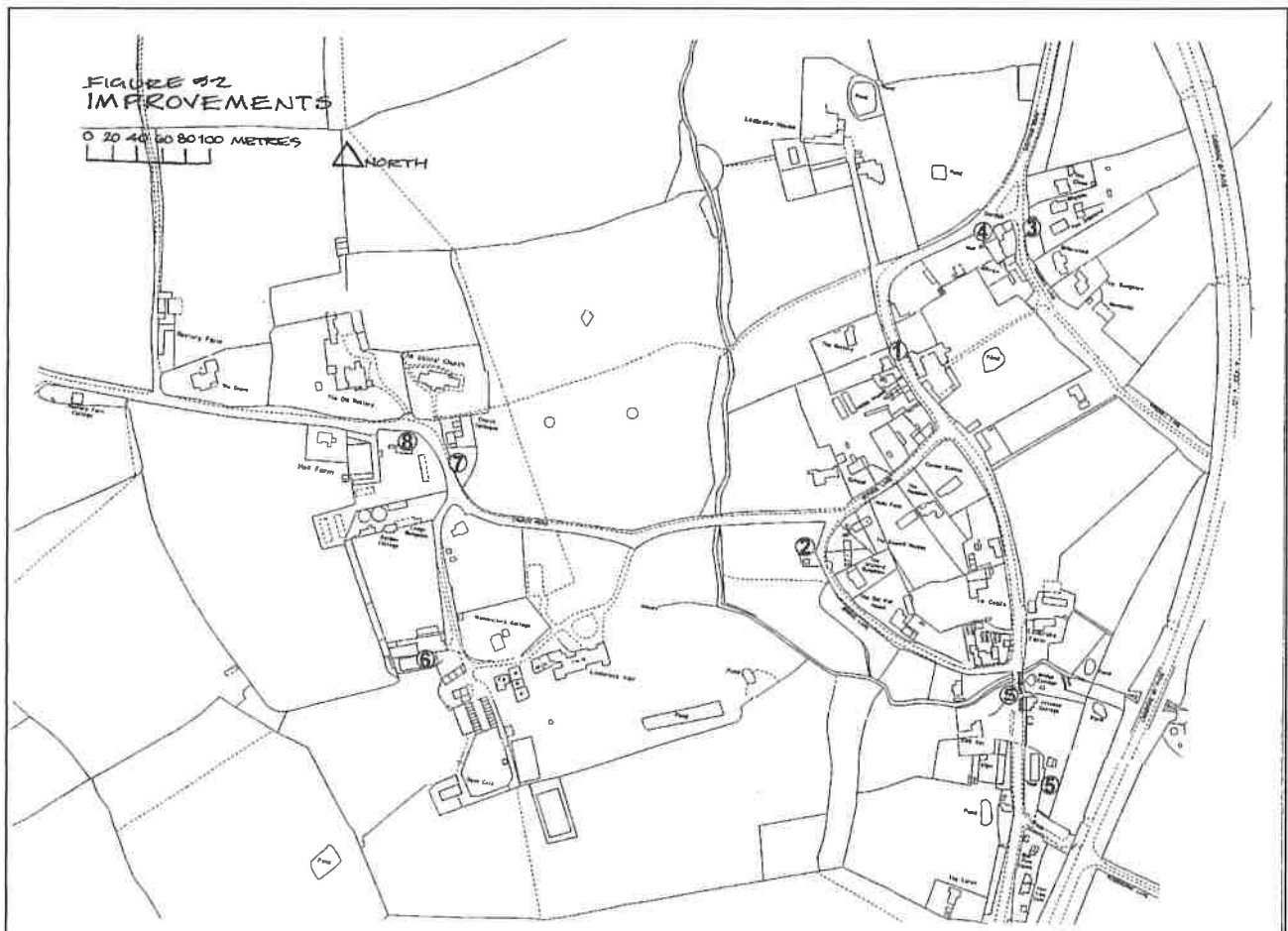
The quality of the historic environment in Ladbroke is very variable. The church area and Ladbroke Hall are of a high standard, but the village centre is relatively poor. Undoubtedly this is a legacy from before the by-pass, when Banbury and Southam Roads were heavily trafficked. The new by-pass offers the opportunity to redress those earlier problems with comprehensive improvement and enhancement to the main street. Figure 5.2 shows where these opportunities exist, and points out other potential improvements in the village.



0 20 40 60 80 100 METRES







1. General street improvements - street edges and grass verges require repair, footways currently tarmacked could be paved or flagged, kerbstones in clay or granite. Parking bays properly laid out and edged, possibly road width narrowed in conjunction with on-street parking scheme.
2. Bridge Lane sewage pumping station - unattractive building and chain-link compound. Planting scheme required to screen.
3. Unsightly timber garage in prominent location at entrance to village - encourage owner to reposition/rebuild.
4. Tarmac area in front of "The Forge" also at prominent position at entrance to village - remains from use of site as garage. Encourage owner to enclose / screen / landscape.
5. Department of Transport railings to bridge - more attractive design would be preferable.
6. Disused agricultural buildings behind Ladbroke Hall - encourage removal
7. Church Cottages - unattractive larch lap fence dominates boundary along Church Road; garage and parking area exposed to view from Harbury approach. Encourage owner improvements.
8. Hall Farm - temporary timber sheds and coops in field opposite church - encourage owner improvements / removal.

Banbury Road Bridge

### 5.3 Control

Ladbroke is extensive in its total area, and there is a high proportion of space between individual buildings and groups of buildings. This has allowed infill without too much impact on the overall character of the village, and most new building has been well set back and screened by planting. This kind of development contributes nothing to the enhancement of the village, but because landscape is such a strong characteristic of Ladbroke, it can be an acceptable alternative to intrusive design. On the other hand, there are locations, such as the main street, where well designed infill which aligns with the forward frontages of existing buildings could strengthen the village form. This consideration should be applied to the allocated housing site opposite the junction with School Lane - a suburban style frontage with houses set back from the road behind deep front gardens would be quite out of keeping.

Ladbroke is helped, too, by a relatively wide range of traditional construction types and materials from which to select for new development. Section 1.4 of this review gives some observations on appropriate use of materials and colour in Ladbroke. Colour is particularly significant here, where use of painted renders and brickwork is common. There are examples where brick has been used to emulate the pale colour of the local stone, failing because it is of such a different texture. There are various bricks in use in Ladbroke which work well - brickwork should look like brickwork!

Similar considerations apply to building form. Older cottages are of a consistent scale, but are not all identical. This is particularly apparent on the eaves lines and roof pitches in the row opposite High House. Modern units tend to be bulkier, because they are designed to larger spans, and very similar in eaves height and roof pitch, relying on superficial features for variety.

### 5.4 Conclusion

Ladbroke is not a village of outstanding beauty, but it nevertheless has very distinctive qualities associated particularly with its fine trees and planting and with the setting of Ladbroke Hall. It has benefited in recent years from the construction of a by-pass which takes heavy traffic away from the main village street, and this provides an opportunity to enhance and improve the quality of its environment permanently.

Ladbroke is also likely to come under pressure to absorb more housing in the future. There are no obvious examples of appropriate new design in the village, although there are no particularly intrusive examples either. However, it is important that future builders do not continue to expect just to hide indifferent design behind veils of garden planting, because there are quite clearly sites with much more potential visual impact that will require sensitive handling. These sites will depend on sympathetic site planning and building form as well as appropriate materials and elevations.

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

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

## Appendix A - Listed Buildings

### High House and attached outbuilding

#### Banbury Road

(Ref. 7/2 - grade II)

*List Description:* House. Late C18. Brick in Flemish bond with moulded stone eaves cornice. Plain-tile roof with brick ridge stacks. L-shaped plan. 3-storey, 2-window range of 16-pane sashes with rusticated stone lintels to ground and first floors, and 6-pane sashes with stone lintels to second floor. 6-panelled door with pilaster surround and open pediment supported on consoles. Long C18 brick range extends to rear. Attached to left the former coach house with basket-arched opening, now blocked. Hayloft door to left gable end. Interior not inspected but likely to be of interest.

### Village Farmhouse

#### Banbury Road

(Ref. 15/3 - grade II)

*List Description:* Farmhouse, now 2 cottages. Mid/late C18 with C19 extension to right. Brick in Flemish garden wall bond with some timber framing to rear. Offset dentilled eaves cornice. Plain-tile roof with brick ridge and end stacks. Four-unit through-passage plan. 2-storey, 4-window range of C19 and C20 three-light casements, those to ground floor with segmental-arched heads. 6-panelled door to centre with fluted pilaster surround within C20 gabled timber porch. One-storey lean-to to rear. Interior: chamfered beams and 2 large open fireplaces. C18 winder staircase rises to first floor. C18 collar-truss roof with stone stack visible. Stone-flagged ground floor.

### The Cottage

#### Banbury Road

(Ref. 15/4 - grade II)

*List Description:* Cottage. C17/C18. Squared coursed lias with thatch roof and brick end stacks. 3-unit plan. One storey plus attic; 3-window range of one- and 2-light casements with wood lintels. Plank doors to left and centre, with C20 garage doors to far left. Interior: large chamfered spine beam and joists, all with stepped stops. Large open fireplace with chamfered timber bressumer.

### Ladbroke Farmhouse

#### Banbury Road

(Ref. 15/5 - grade II)

*From the road elevation this building appears to have been much altered and modernised, now*

*with standard modern windows on the road elevation in obviously re-formed openings.*

*List Description:* Farmhouse. Early C18 and late C18. Timber-framed range to rear with late C18 range to front of brick in Flemish bond with dentilled eaves cornice. Plain-tile and C20-tile roof with brick ridge and end stacks. L-shaped plan. 2-storey, 2-window range of C20 casements to front and C19 and C20 casements to rear. Glazed doors in C20 brick lean-to porch to left facade. Further late C18 brick range extends to rear. Interior not inspected but likely to be of interest.

### Attwood Cottage

#### Banbury Road

(Ref. 15/6 - grade II)

*List Description:* Cottage. C17. Timber framed, with braces. Colour-washed brick infill. Thatch roof with brick ridge stack. 3-unit plan. 2 storeys plus attic and one storey plus attic; 4-window range of C20 two- and three-light casements. C19 plank door to centre. C20 lean-to brick extension to rear and right. Interior: noted as having chamfered spine beams to ground and first floors and open fireplace. Timber-framed partition walls.

### Ladbroke House

#### Banbury Road

(Ref. 7/7 - grade II)

*List Description:* House. Late C18. Brick in Flemish bond with plinth, stone quoins, stone storey band and bracketed eaves cornice. Slate roof, hipped to left, with brick ridge and end stacks. Central-staircase plan. 2 storeys plus attic; 3-window range of 16-pane sashes to left and right and 12-pane sash to first floor centre. All sashes have brick flat arches with stone key-blocks. Panelled/glazed door with margin bars and flat hood on consoles to centre, approached by 2 stone steps. One gabled dormer. Bay window to left facade has 12-pane sash with margin bars surmounted by pediment. C19 two-storey brick extensions to right and to rear, with 6-panelled door. Interior: straight-flight staircase with barley-sugar and fluted balusters, 2 to each tread. 4-panelled doors with brass knobs.

### The Croft

#### Banbury Road

(Ref. 15/8 - grade II)

*List Description:* House. Late C16/early C17 to right, with mid C19 brick extension to left. C16

range has rendered stone ground floor with jettied timber-framed first floor. Decorative circular bracing to front with close studding, herringbone studding and large framing to right facade. Plain-tile roof with brick ridge and end stacks. 2-storey, 5-window range of 3-light casements in C19 brick range and C19 two-light casements in C16/C17 range. 4-panelled door. Interior: C16/C17 range has ovolo-moulded cross beams and large open fireplace with chamfered timber bressumer and ogee stops.

### **Sarah's Cottage**

#### **Bridge Lane**

**(Ref. 15/9 - grade II)**

*List Description:* Cottage. C16/C17 with C17/C18 additions. Timber framed to rear with squared coursed lias and brick to front. Thatch roof with brick end stacks. 3-unit plan. 2-storey, 3-window range of C19 and C20 casements. C18 ribbed plank door with wood lintel to front gable end with C19 three-light casements to first floor. Lead 'Britannia' fire-mark above. C20 brick one-storey kitchen extension to right facade. Interior: chamfered spine beams with ogee stops and small open fireplace in earlier range. Further chamfered spine beams, with run-out stops in C18 range, and winder staircase. Timber-framed partition walls.

### **Church Cottage**

#### **Church Road**

**(Ref. 15/10 - grade II)**

*List Description:* Cottage. Probably C17, re-faced with brick to front early C19. Timber framed and rendered stone to rear and gable ends. Thatch roof with rendered brick ridge and end stacks. L-shaped plan, with gable to rear left. 2-storey, 2-window range of early C19 two- and three-light casements, those to ground floor with segmental-arched heads. C20 plank door to left within C20 gabled timber porch. Gable end lowered to rear. Further C19 casements. Interior: chamfered spine beams with stepped stops. 2 large open fireplaces with chamfered bressumers, one re-faced C19. Included for group value.

### **Church of All Saints**

#### **Church Road**

**(Ref. 15/11 - grade I)**

*List Description:* Church. C13 origins, mostly rebuilt early C14, with C15 additions. Restored 1876 by Sir Gilbert Scott. Limestone, lias and sandstone squared coursed rubble with ashlar dressings. C19- and C20-tile, and lead roofs. Chancel, aisled nave and west tower. C13, C14 and C15 chancel. 3 bays with moulded plinth, offset buttresses, chamfered

eaves cornice and coped gable to east with cross at apex. Gable rebuilt, probably C19. C13 east window of 3 pointed lights with Y-tracery within chamfered surround with hood mould and carved-head labels. Two C13 windows to north, each of 2 pointed lights with unpierced spandrel. Three C15 three-light windows above, in C15 raised wall. To south a C14 doorway with ogee head within a stop-chamfered segmental-arched surround. C19 plank door. C19 restored 3-light window to left, with a C15 three-light window to right. In raised wall above 3 further C15 three-light windows. C14 aisled nave of 3 bays with chamfered plinth, offset buttresses, chamfered eaves cornice to aisles and clerestory and coped gable to east with cross at apex. North aisle has blocked pointed-arched doorway with chamfered surround to centre, flanked to left by a window of 3 ogee-headed cusped lights, and to right by a window of 2 ogee-headed lights to east wall, with a window of 3 cusped lights within segmental-arched surround to west wall. Windows of south aisle similarly disposed, with a window of 2 ogee-headed lights to left of porch and to east wall, and a window of 3 ogee-headed lights to right of porch. 3-light window with segmental-arched surround to west wall. Restored C15 gabled porch with chamfered plinth and offset buttresses. Pointed-arch entrance with double ovolo-moulded surround with a C15 corbel built in at apex. Incised sundial above is dated 1616. Within porch are C14 carved-head corbels built in walls, including 2 crowned and bearded heads. Early C14 pointed-arch doorway with chamfered surround. C14 tower of banded lias and limestone with moulded plinth, offset buttresses with pinnacles, hollow-moulded eaves cornice and embattled parapet. C15 window to lower stage west of 2 lights with cusped tracery within moulded surround. Hood mould with carved head labels. Rectangular light to second stage south, with 2 loops. C14 third stage belfry windows each of 2 cusped lights with quatrefoil-pierced spandrel. Interior: C13 chancel windows have deeply-splayed reveals and chamfered rere-arches. South doorway has plain ogee-headed surround. Restored C14 sedilia, each seat divided by moulded mullions. Cusped ogee heads with pinnacles and poppy-head finials. C14 Easter sepulchre to north has moulded pointed-arch surround and carved gable. Early C14 chancel arch, the polygonal responds with moulded capitals. Double-chamfered arch. Early C14 nave arcade of 3 bays. Octagonal piers with chamfered bases and moulded capitals, with responds to east and west. Double-chamfered arches. Aisle windows have splayed reveals. North and south doorways have round heads with chamfered rere-arches. C19 tomb recess in south wall with early C14 worn effigy of

## LADBROKE

priest in vestments, found under chancel floor. Probably John de Pavely, rector of Ladbroke 1298-1303. Tower arch of 4 chamfered orders, the inner order continuing to ground. C19 restored low-pitched chancel roof, with scissor-braced nave roof. C19 tiled chancel and nave floors, and C19 pulpit and font. Alabaster memorial in north chancel wall to Elizabeth Skrymster, who died 5 November 1712. Oval tablet with carved floral surround surmounted by urn, and supported by cornice. Marble memorial in south chancel wall to William Palmer Esq., who died 20 April 1720, and his wife Elizabeth who died 20 August, 1729. Tablet has Ionic pilaster surround surmounted by cornice and broken segmental pediment with carved coat of arms. Memorial in south aisle wall to Charles Palmer Esq., who died 2 August 1806. Further memorial to Thomas Williams who died 11 November 1789. Various C19 wall memorials and brasses. Tower floor said to be paved with memorial slabs. C19 stained glass, including windows in north chancel wall by Kempe and Tower.V.C.H.: Warwickshire, Vol.VI, p.145-146; Buildings of England: Warwickshire, pp.330-331).

**(Ref. 15/12 - grade II)**

*List Description:* Headstone approx. 8m. SW of porch of Church of All Saints Headstone. Dated 1676 in bas-relief at top. Limestone. Inscribed tablet below date is part worn.

**(Ref. 15/13 - grade II)**

*List Description:* Wall and lychgate approx. 21m. S of porch of Church of All Saints

Wall and lychgate. Early C19 wall, with lychgate dated 1884. Brick wall approximately 1 metre high in Flemish garden wall bond with chamfered stone coping extends approximately 60 metres, enclosing south of churchyard. Later C19 limestone stile. Timber lychgate with plain-tile gabled roof. Decorative timber gables and gates. Included for group value.

### The Old Rectory

#### Church Road

**Ref. 15/14 - grade II)**

*List Description:* Rectory, now house. Early C18. Rendered and colour-washed brick with plinth, stone quoins and moulded stone storey band. Hipped slate roof with brick end stacks. Central staircase plan. 2 storeys plus attic; 5-window range of 12-pane sashes with rendered lintels and key-blocks. Panelled/glazed doors with overlight to centre within C19 porch with further panelled/glazed doors. 2 gabled dormers. Further 12-pane sashes and large C19 bay to left side. C18 and C19 brick extension to

right and to rear. Interior not inspected but likely to be of interest.

### Stable block approx. 8m. N of The Old Rectory

**(Ref. 15/15 - grade II)**

*List Description:* Stable block. Early C18. Squared coursed lias with plinth, quoins to front gable end and brick-coped gable on stone kneelers. Plain-tile roof. Probably 3 bays. 2 leaded casements to ground floor front, with 2 hayloft plank doors above. Blocked central doorway with quoined surround and lintel with key-block. 2 further plank doors and garage door to left end. Rear gable end extended in lias and brick. Interior: noted as having cobbled floor.

### Dovecote approx. 6m. W of The Old Rectory

**(Ref. 15/16 - grade II)**

*List Description:* Dovecote. C18. Coursed lias rubble with dentilled brick eaves cornice. Plain-tile roof with louvre to centre. C20 casement with wood lintel to left. Plank door with wood lintel to right. Further C20 casement and C18 plank loft door to rear. Interior not inspected.

### Ladbroke Hall

#### Church Road

**(Ref. 15/17 - grade II)**

*List Description:* Manor house, now flats. Early C18. Squared coursed lias and limestone rubble, the central section banded lias and limestone ashlar. Some C18 chequered brick to rear. Hipped slate roof with brick ridge stacks. H-shaped plan. 2 storeys plus attic; 6-window range of 12-pane sashes with moulded stone surrounds. C18 six-panelled door to centre with rectangular overlight. C18 brass knob. Pilaster surround with segmental broken pediment. 4 gabled dormers. Left facade is rendered, with a range of 12-pane sashes to both floors. Further 12-pane sashes with quoined surrounds to rear, with central glazed door with fanlight. Segmental stone pediment on moulded stone consoles. C18 brick range, and C19 two-storey brick extension to right. Interior: central range has C18 six-panelled doors with egg and dart moulding to panels. 2 doors have pediments. C18 fireplace with carved wood surround and carved cornice with egg and dart moulding. C18 open-well staircase with carved string, moulded rail and spiral newel. 3 styles of baluster: twisted, barley-sugar and fluted, to each tread. Panelling with pilasters in subdivided hall.(Buildings of England: Warwickshire, p.331).

### **Gosport Cottage and Langford Cottage**

**School Lane**

**(Ref. 15/19 - grade II)**

*List Description:* House, now two dwellings. Early C17. Under-built rendered ground floor with timber-framed first floor with braces and some semi-circular decorative framing. Plain-tile and C20-tile roofs with brick ridge and end stacks. 4-unit plan. 2-storey, 4-window range of 2- and 3-light casements and 16-pane sashes. C20 door to centre. C19 one-storey brick extension to right. C20 extension to rear. Interior: chamfered spine beams with stepped stops and large open fireplace with stepped stops.

### **Outside the Conservation Area**

#### **Depper's Bridge Farmhouse**

**Depper's Bridge**

**(Ref. 7/18 - grade II)**

*List Description:* Farmhouse. C17 and C18. Timber framed with some lias and C18 and C19 brick alterations and additions. Plain-tile roofs with brick end and internal stacks. Originally an L-shaped plan, with C18 and C19 extensions. 2-storey, 3-window range of C19 cross casements and C19 sashes in brick range to right. Plank stable door to left facade. Interior: C17 range has chamfered spine beams with ogee stops, and timber and plaster partition framing in ground and first floors. Chamfered spine beams and joists with run-out stops in C18 range. Said to have original roof timbers.

#### **Manor Farmhouse**

**(Ref. 7/1 - grade II)**

*List Description:* Farmhouse. Mid C18. Squared coursed lias with quoins and coped gables. Slate roof with brick end stacks. L-shaped plan. 2 storeys plus attic; 3-window range of C20 three-light casements in original openings with stone flat arches to ground floor. C20 door with stone flat arch. 2 gabled dormers. C20 one-storey lean-to to left. Interior: noted as having stop-chamfered spine beams and large open fireplace, re-faced C19. C18 central staircase with turned balusters.

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

The following buildings are not listed, but are considered important within the conservation area for their contribution to its form and/or character.

### **The Forge, Southam Road**

Formerly a garage, prior to the construction of the Ladbroke by-pass. Two two-storey brick cottages, now a single dwelling. Single storey range to left-hand side. Colour-washed yellow ochre. Brown plain tile roof. Standard modern "Georgian" timber casement windows - bays to ground storey. Important for position at entrance to village on prominent corner. Improvement adjacent to ground surfaces and more muted colour scheme encouraged.

### **Hillview and adjacent house, Windmill Lane**

1½ storey white rendered/colour-washed brickwork cottage, artificial slate roof. To left hand side squarely proportioned 2 storey brick house with plain tile roof. Together close the view into Windmill Lane.

### **Old Post Office and adjacent house, Banbury Road west side.**

The red brick house opposite High House was formerly Grade III listed. The old Post Office is the colour-washed brick cottage south of it. The previous description read as follows:

*"Late C18, two storeys, brick, offset and dentil eaves, old tile roof, flanking chimneys. E. Front of 3 bays, 3 light leaded casement windows, the ground floor segmental headed, flanking similar 2 light upper and segmental headed 6 panelled central door. Note: The cottages adjoining to SE. colour-washed brick with old tile roofs, form part of a block with the last item, but are not of sufficient importance to be included on the list".*

The windows in the former description have been altered to timber "Georgian" casements. The colour-washed buildings also have dentilled eaves courses. The group is important in defining the west side of the mains street.

### **Cottages south of last-item**

These comprise a two storey colour-washed brick cottage, and a pair of brown brick C19 cottages with gabled dormers. They also provide scale and definition to the west side of the mains street.

### **Telephone Box adjacent to last item**

Red cast iron K6 pattern kiosk.

### **Rose Cottages, Banbury Road, Bridge Lane**

A group of three cottages, comprising New Cottage, Rose Cottage and Swan Cottage, formerly listed grade III.

*"C17 altered, two storeys, part grey stone with narrow bands of brown stone, thatched roof, part coursed stone, tile roof. Banded part has one bay of casement windows and door facing S. The remainder of S. Front has 3 irregular bays of 4-light wood mullioned and transomed windows and door between RH and centre bays. E. Front rendered, 2 bays and door".*

Since this description the thatched roof has been replaced by tiles. The windows described to Rose Cottage are in fact standard "Georgian" timber windows of poor proportions. However, the group is important for its position on a prominent corner.

### **Outbuilding to Rose Cottage, Banbury Road**

A small lias stone built outbuilding with timber framed gable end infilled with colour-washed brick panels. Brick dentil course and plain tiled roof (now in distress). The building forms the Banbury Road boundary to Rose Cottage, but is in a state of advanced dilapidation. It is important because of both its architectural character and its position on the roadside.

### **Bell Inn, Banbury Road**

Simple white rendered building with brick window bays in ground floor. Three upper 2-light 6-paned timber casements with segmental window heads. Slate roof with brick chimney on left-hand gable. Simple red and gold painted sign, and hanging signpost on roadside. Important for its position and role as focal point in the village.

### **Old Toll House, Banbury Road**

Small 19C red brick building, tiled roof. Important location on roadside marking southern entrance to the village.

### **Old Well House and Whiteways, Bridge Lane**

Colour-washed rendered houses. Whiteways has 2-light casements with segmental window heads. The Old Well House has square window heads. Important in setting the character of Bridge Lane.



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

The following buildings are not listed, but are considered important within the conservation area for their contribution to its form and/or character.

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Formerly a garage, prior to the construction of the Ladbroke by-pass. Two two-storey brick cottages, now a single dwelling. Single storey range to left-hand side. Colour-washed yellow ochre. Brown plain tile roof. Standard modern "Georgian" timber casement windows - bays to ground storey. Important for position at entrance to village on prominent corner. Improvement adjacent to ground surfaces and more muted colour scheme encouraged.

### **Hillview and adjacent house, Windmill Lane**

1½ storey white rendered/colour-washed brickwork cottage, artificial slate roof. To left hand side squarely proportioned 2 storey brick house with plain tile roof. Together close the view into Windmill Lane.

### **Old Post Office and adjacent house, Banbury Road west side.**

The red brick house opposite High House was formerly Grade III listed. The old Post Office is the colour-washed brick cottage south of it. The previous description read as follows:

*"Late C18, two storeys, brick, offset and dentil eaves, old tile roof, flanking chimneys. E. Front of 3 bays, 3 light leaded casement windows, the ground floor segmental headed, flanking similar 2 light upper and segmental headed 6 panelled central door. Note: The cottages adjoining to SE, colour-washed brick with old tile roofs, form part of a block with the last item, but are not of sufficient importance to be included on the list".*

The windows in the former description have been altered to timber "Georgian" casements. The colour-washed buildings also have dentilled eaves courses. The group is important in defining the west side of the main street.

### **Cottages south of last item**

These comprise a two storey colour-washed brick cottage, and a pair of brown brick C19 cottages with gabled dormers. They also provide scale and definition to the west side of the main street.

### **Telephone Box adjacent to last item**

Red cast iron K6 pattern kiosk.

### **Rose Cottages, Banbury Road, Bridge Lane**

A group of three cottages, comprising New Cottage, Rose Cottage and Swan Cottage, formerly listed grade III.

*"C17 altered, two storeys, part grey stone with narrow bands of brown stone, thatched roof, part coursed stone, tile roof. Banded part has one bay of casement windows and door facing S. The remainder of S. Front has 3 irregular bays of 4-light wood mullioned and transomed windows and door between RH and centre bays. E. Front rendered, 2 bays and door".*

Since this description the thatched roof has been replaced by tiles. The windows described to Rose Cottage are in fact standard "Georgian" timber windows of poor proportions. However, the group is important for its position on a prominent corner.

### **Outbuilding to Rose Cottage, Banbury Road**

A small lias stone built outbuilding with timber framed gable end infilled with colour-washed brick panels. Brick dentil course and plain tiled roof (now in distress). The building forms the Banbury Road boundary to Rose Cottage, but is in a state of advanced dilapidation. It is important because of both its architectural character and its position on the roadside.

### **Bell Inn, Banbury Road**

Simple white rendered building with brick window bays in ground floor. Three upper 2-light 6-paned timber casements with segmental window heads. Slate roof with brick chimney on left-hand gable. Simple red and gold painted sign, and hanging signpost on roadside. Important for its position and role as focal point in the village.

### **Old Toll House, Banbury Road**

Small 19C red brick building, tiled roof. Important location on roadside marking southern entrance to the village.

### **Old Well House and Whiteways, Bridge Lane**

Colour-washed rendered houses. Whiteways has 2-light casements with segmental window heads. The Old Well House has square window heads. Important in setting the character of Bridge Lane.

## **LADBROKE**

### **Hall Farm stables and barns, Church Road**

Simple C19 brick barns, two storeys with 3-point arched double door openings, and arched window openings at upper level. Slate roofs. Important features to setting of Church area and approach to village from the west.

### **Kitchen Garden Wall, Ladbroke Hall**

3m red brick kitchen-garden wall with tiled coping. Important in defining western development edge of the village.

## Appendix C - Landscape Species

\* CHECK YOUR LATIN. \*  
(WRITING + SPELLING)

### Key to Figure 4.1

#### Trees

A	Ash	<i>Fraxinus Excelsior</i>
Ap	Apple sp.	<i>Malus sp.</i>
B	Beech	<i>Fagus Sylvatica</i>
Bx	Box	<i>Buxus</i>
Cd	Cedar	<i>Cedrus</i>
Ch	Cherry sp.	<i>Prunus sp.</i>
Cl	Leyland Cypress	<i>Cupressocyparis Leylandii</i>
Cy	Cypress	<i>Chamaecyparis</i>
Ha	Hawthorn	<i>Crataegus Monogyna</i>
HC	Horse chestnut	<i>Aesculus Hippocastanum</i>
Ho	Holly	<i>Ilex Aquifolium</i>
L	Lime	<i>Tilia Europea</i> <i>Tilia Cordata</i>

#### TO TWENTY OAK.

O	Oak	<i>Quercus Robur</i>
Pn	Pine Spp	<i>Pinus spp</i>
PAu	Austrian Pine	<i>Pinus Nigra</i>
PSc	Scots Pine	<i>Pinus Sylvestris</i>
P	Poplar spp	<i>Populus spp</i>
Sb	Silver Birch	<i>Betula Pendula</i>
Sp	Spruce (Blue?)	<i>Picea (spp?)</i>
W	Crack Willow	<i>Salix Fragilis</i>
Wg	Goat Willow	<i>Salix Caprea</i>
Wn	Walnut	<i>Juglans</i>
Ww	Weeping Willow	<i>Salix Chrysocoma</i>
Y	Yew	<i>Taxus Baccata</i>

LR LARCH

FM FIELD MAPLE

WT WELLINGTONIA

HB Hornbeam

MA MOUNTAIN ASH.

#### Hedgerows

- Field Hedge, including many trees: up to 6m, elm, lawson cypress, prunus spp, malus spp, beech, rowan, laburnum, field maple, holly, crack willow
- Blackberry: 1.5m
- Lawson cypress: over-large, 8m
- Leyland cypress; ditto, 6m
- Hawthorn: 6m, good condition
- Ditto: 1.2m
- Ditto
- Hawthorn, privet, overgrown with ivy: 1.8m, scruffy
- Garden boundary hedge: 1.8m, good condition
- Hawthorn: 1.2m, good
- Elder with apple spp: 6m, good
- Hawthorn with wych elm: 2-10m, variable, parts quite poor
- Ditto with ash and holly
- Hawthorn with ash and horse chestnut trees: up to 13m, good
- Field hedgerow grown into trees: hawthorn, wych elm, field maple, ash, grey poplar (over 20m), elder, black poplar
- Field hedgerow dominated by sloe and elder: 5m
- Hawthorn: up to 5m, poor
- Dominant leyland cypress: 6m
- Dominated by wych elm: 2m
- Hawthorn: 5m, good
- Lawson cypress: 6m
- Ditto
- Field hedgerow grown into trees: horse chestnut, elm, beech, black poplar (13m)
- Hawthorn: 1.5m, fair
- Hawthorn: 2-3m, fair
- Yew: up to 13m, good
- Hawthorn and elm: 5-8m, poor
- Hawthorn: 1.5m, newly repaired
- Hawthorn: 3m, good
- Hawthorn and rowan with elm suckers: poor, but rowans are fair
- Hawthorn: 2m, scruffy
- Privet, sloe and hawthorn with elm: 2m, only fair
- hawthorn, elder and sloe: 3m, only fair
- Hawthorn, sycamore: 2m, fair
- n/a
- Prunus spp: 8m, good
- Beech: 1.2m, good
- Lawson cypress: 1.8m, good
- Ditto, boundary hedge: 13m, over-dominant
- Privet: 2.4m, recently trimmed and cut back
- Hawthorn: 2.4m, good

## Appendix C - Landscape Species

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Bx	Box	<i>Buxus</i>	PSc	Scots Pine	<i>Pinus Sylvestris</i>
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Ha	Hawthorn	<i>Crataegus Monogyna</i>	Wg	Goat Willow	<i>Salix Caprea</i>
HC	Horse chestnut	<i>Aesculus Hippocastanum</i>	Wn	Walnut	<i>Juglans</i>
Ho	Holly	<i>Ilex Aquifolium</i>	Ww	Weeping Willow	<i>Salix Chrysocoma</i>
L	Lime	<i>Tilia Europea</i> <i>Tilia Cordata</i>	Y	Yew	<i>Taxus Baccata</i>

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- Privet: 2.4m, recently trimmed and cut back
- Hawthorn: 2.4m, good

## LADBROKE

- 42.Hawthorn, sycamore and ash: 6-12m, fair
- 43.Evergreen garden hedge: 2m, good
- 44.Field hedge grown into trees, elder, ash, sycamore, beech: 8-25m
- 45.Leyland cypress: 1.8m
- 46.Beech: 1.8m, good
- 47.Monterey cypress: 1.8m, good
- 48.Cypress spp: 3m
- 49.Garden hedge: poor condition
- 50.Garden boundary, mixed shrubs: 3m, fair
- 51.Field boundary grown into trees, hawthorn and ash: 6-25m
- 52.Privet front boundary hedge: 2m, poor
- 53.Old field hedge: elder with elm: up to 10m, poor