

Disclaimer to accompany the Moreton Morrell Conservation Area Review

This 1996/97 report is the result of an independent survey and analysis of the buildings and landscape form of Moreton Morrell.

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 17 September 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.

STRATFORD ON AVON DISTRICT COUNCIL

CONSERVATION AREA REVIEW 1996 / 97

MORETON MORRELL

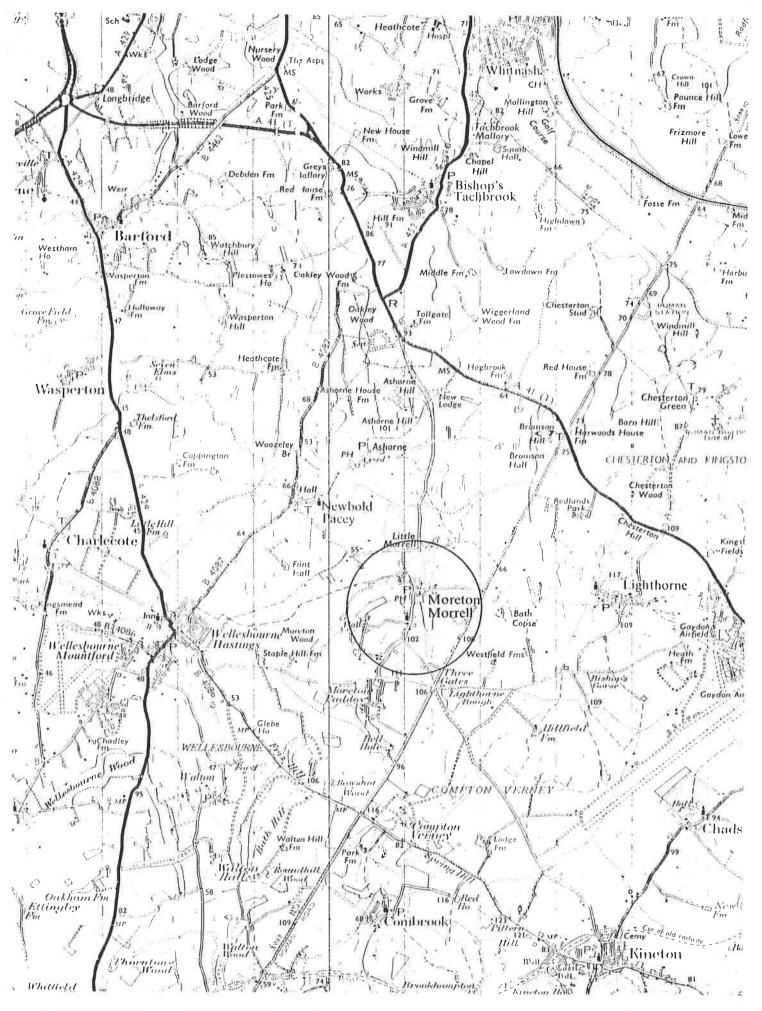
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MORETON MORRELL Area location map - 1/50 000

1. INTRODUCTION

Moreton Morrell is a small linear village settlement in open rural landscape along a lane running north to south up a spur of rising ground. It lies just west of the Fosse Way between the A41 Warwick to Banbury Road and the B4086 Wellesbourne to Kineton Road (see location map). It is the parish village in a small rural parish of some 1600 acres.

The surrounding landscape is quite wooded on the south and west sides. It is also bounded on the east, south and west sides by the "Feldon Parklands" area of special landscape value as identified in the Stratford - on - Avon District Local Plan (January 1993).

The village has a compact inward - looking core of terraced cottages on both sides of the street. Within this core is a Public House, General Store / Post Office, Village Hall and small County Primary School. There are modern housing developments to the north and the east of the core and several smaller in-fill developments to the east of the main street around the core. To the south along the village street, separated from the core by open ground and school playing fields, lie the parish church of The Holy Cross, Moreton Manor, the main entrance to Moreton Hall and The "Real Tennis" Court building.

Moreton Morrell is an ancient settlement. It was referred to as a "hamlet" in documentation concerning the manor in the 15th and 16th centuries and the church dates from the 13th century. There are a small number of timber framed and thatched cottages surviving and the manor house has early 17th century elements. There are about 35 pre - 1900 buildings surviving of 100 or so buildings now making up the village.

The principal buildings are The Church, the "Real Tennis" Court, Moreton Manor, the Primary School, the Black Horse Public House, Moreton House and the old vicarage. There are also main farmsteads at Moreton House and Wilcox Farm (no longer working farms). Moreton Hall lies about 1km away from the village core to the south west. It was built in 1906 as a wealthy gentleman's country residence in a neo - William and Mary style and included extensive

parkland gardens, fine gated entrance and gate lodge off the village street and the "Real Tennis" court on the east side of the street which was built as a remote annex to Moreton Hall for the enjoyment of its residents and guests. It is now one of the few remaining and original real tennis courts in the country and still well used by participants of this ancient game.

Moreton Hall is now an Agricultural College. It is an important local employer and has a key role in the social and economic make up of this area.

The Conservation Area was designated in November 1969 and has not been reviewed since. There are 15 listed buildings (or structures) within the village and 25 buildings considered to be of local architectural and historic value to the form and character of the Conservation Area. Since the designation of the Conservation Area 3 or 4 new houses have been built within it and a number of farm buildings converted to residential use.

2. SETTLEMENT HISTORY AND DEVELOPMENT

The Domesday survey of 1086 records that a 5 - hide "vill of Moreton "was held by the Count of Meulan. It was subsequently divided between the Earls of Warwick and Leicester. By 1362 the whole manor, then known as "Moreton Daubeney" was united and owned by the Earls of Warwick.

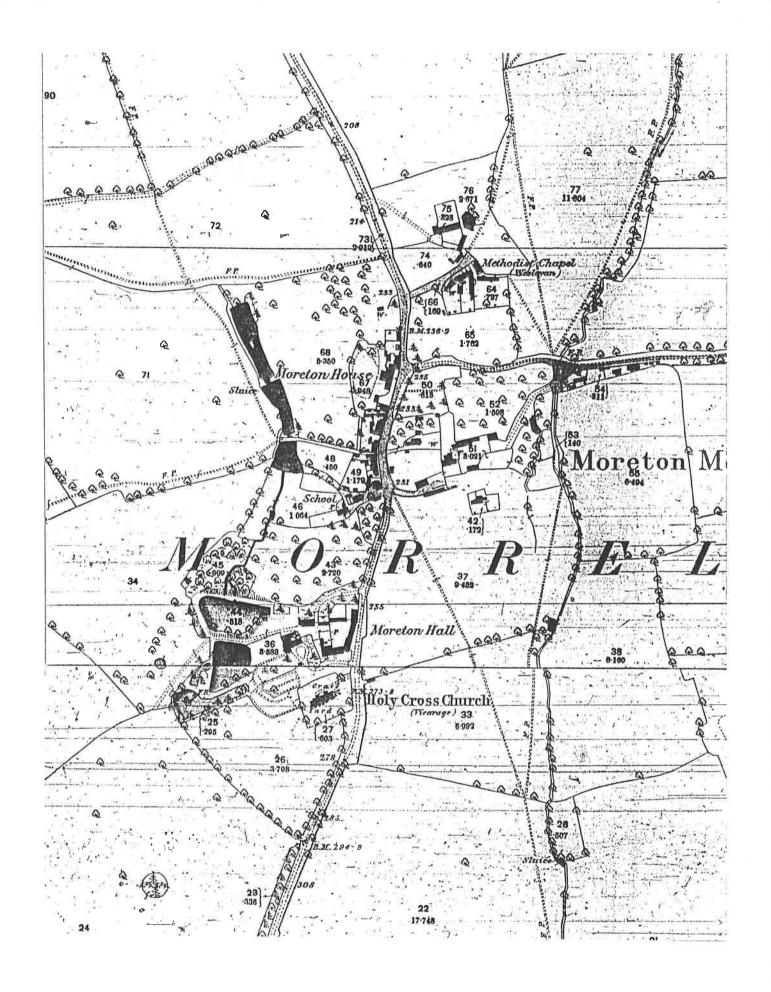
The manor was "granted" to John Colborne in 1600 and it passed down his family line until 1719. Of his family were Richard Murden and his wife Mary whose alabaster and marble monument is to be found in the chancel of the church. In 1719 the manor was sold to Henry Wise of London and it stayed in his family until 1850 when the manor and title seems to have lapsed. Lands around the village were enclosed under an Act of Parliament of 1757.

It is reputed that Moreton Morrell was the home of the Randolph family in the 17th century. William Randolph (born 1650) emigrated to Virginia USA in 1762 and his granddaughter Jane married Peter Jefferson. Their son Thomas drew up The Declaration of Independence and became the third President of The United States of America.

The church, Moreton Manor and a few timber framed cottages have survived from pre - 1700. Moreton House was built in a classical style during the 18th century and a number of brick cottages date from the early 19th century.

The first school, now used as the Village Hall, and Wesleyan Methodist Chapel date from the mid 19th century and the main farmstead buildings of Wilcox Farm and Moreton Morrell House were also built about this time.

The 1885 Ordnance Survey map shows a series of ponds to the west of the village street on the line of a water course from ponds in the manor house grounds. These were probably man-made fish ponds etc. and are still there today. Many of the buildings also indicated on this map have survived albeit in altered or "restored "forms. The general "treed "enclosure of this village is apparent on the 1885 Ordnance Survey map and again, this remains a feature of Moreton Morrell village today.



MORETON MORRELL Circa:1885

EXTRACT FROM 1885 ORDNANCE SURVEY

3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS

3.1 Heritage & Architectural Character

The architectural character of Moreton Morrell derives from an even mix of local vernacular construction and classical - Georgian and Victorian - influences.

Before the mid 19th century the village was clearly a single rural manor hamlet which centred around Moreton House, an 18th century Georgian Villa and Moreton Manor, an early 17th century Jacobean styled country manor house of stone construction. Therefore there has long been a strong influence from the major classical architectural styles of the day.

In the 19th and early 20th centuries the growth of the village has captured examples from most of the mainstream architectural styles. Victorian neo-classical is evident in the main street and in buildings like The Old Rectory and Moreton House Cottage and The Black Horse Public House. The turn of the century Edwardian " arts and crafts " style is represented by the Village Stores, the cottage south of Moreton Hall Real Tennis Court and the east wing of Moreton Manor. Then the construction of Moreton Hall with its Gate Lodge and Real Tennis Court introduce a flamboyant neo-William and Mary palladian style of architecture into the village.

None of these could be described as especially fine examples of their particular style but the coincidence and mixture of classical styles is what makes Moreton Morrell unusual.

The architectural heritage of the village is made up as follows:-

There are four pre-1700 thatched, timber framed cottages surviving intact, together with The Manor House, main range of buildings, and The Church, which dates from the 13th century. The cottages are "black-and-white" oak boxed framing with combed wheat reed thatched roofs.

The surviving 18th and early 19th century buildings - Moreton House, Wilcox Farmhouse and various other small buildings are a mixture of local stone and brick construction with steeply pitched roofs. The later 19th century buildings are all red/orange brick, some with buff headers i.e. The Village Hall and cottages opposite Orchard House, and clay tile or Welsh slate roofs.

The roofscape is enriched by many good chimneys, particularly those of Moreton House, Moreton Hall Gate Lodge, Moreton Manor and Rose Cottage.

There is a variety of window styles, most are multi-paned and casement and the village has not suffered from unsympathetic replacement windows to main street frontages.

3.2 Artefacts and Features.

The village street has a number of fine gateways at Moreton Hall, The Real Tennis Court, Moreton Manor, Moreton House and The Churchyard. There are also a number of prominent and important stone and brick boundary walls - to The Church, Moreton Manor, Moreton House and to the south-east corner of the Main Street / Brook Lane junction. Both The Real Tennis Court and Moreton House have good black-iron railings.

The old stable building to Moreton House is an interesting and prominent rather "sculptural" building in the Main Street frontage and, between the school drive and the village store is an unusual watering point.

3.3 Predominant Building Materials.

Moreton Morrell lies on the blue-lias limestone belt which changes to brown-lias (marlstone) towards the east side of the county. There is a significant amount of local stone building in the village but the 19th and 20th century local red/orange brick is the predominant building material.

The stone walling is mainly coursed, squared chisel dressed rubble with a minimum of dressed stone detailing. The brickwork is mainly Flemish bond and there are dentil courses, segmental arches and good brick chimneys to enrich the streetscape.

The majority of roof covering is red/brown plain clay tiles but with a significant presence of Welsh slate in the Main Street. There is one prominent building, The Village Stores, which has orange pantiles. Reference has been previously made to the thatch cottages.

3.4 Landscape Setting & Village Form

Moreton Morrell lies to the north west of The Fosse Way, between Wellesbourne and Lighthorne and it is in the lee of some rising land. There is a prominent scarp slope to the west of the village which is well wooded. Moreton Hall is a landmark on this slope looking east from Wellesbourne but the village itself cannot be detected in this view. To the south agriculture surrounds the village, both arable and pasture, and the southern approach is dominated by the ancient Wellingtonia trees which form an avenue along the main driveway to the agricultural college. They are also present in the grounds of Moreton Manor.

These are the landmarks of the village and compensate for the lack of a church landmark - it has only a diminutive tower.

From the north, the approach is less appealing, the road rises past more recent housing development at Oaktree Close before taking on the character of a main street after leaving the Brook Lane corner. On the west side of the village the landscape views out are the privilege of a few big houses such as Moreton House, Moreton Manor and others. By and large these grounds are well kept and they contain good mature trees which contribute to the landscape character and setting of the village.

The structure of the village is based on a single road which bends and weaves its way between buildings, stone walls and hedges, always offering the element of surprise around the corner. This meandering of the road keeps the views short and contained.

The village has two parts to it, which are separated by the old orchard land to the west, and the playing field to the east. **Area A** is the core of the village where the buildings on the west side hug the roadside, but where on the east side, the cohesion is lost by a variety of walls, hedges, banks and fences. Trees are rarely on the roadside but in the gardens beyond the houses; the exceptions being a piece of land on the corner of Brook Lane which has some trees of stature, and which could, with further planting, provide an excellent stop to the view to the north.

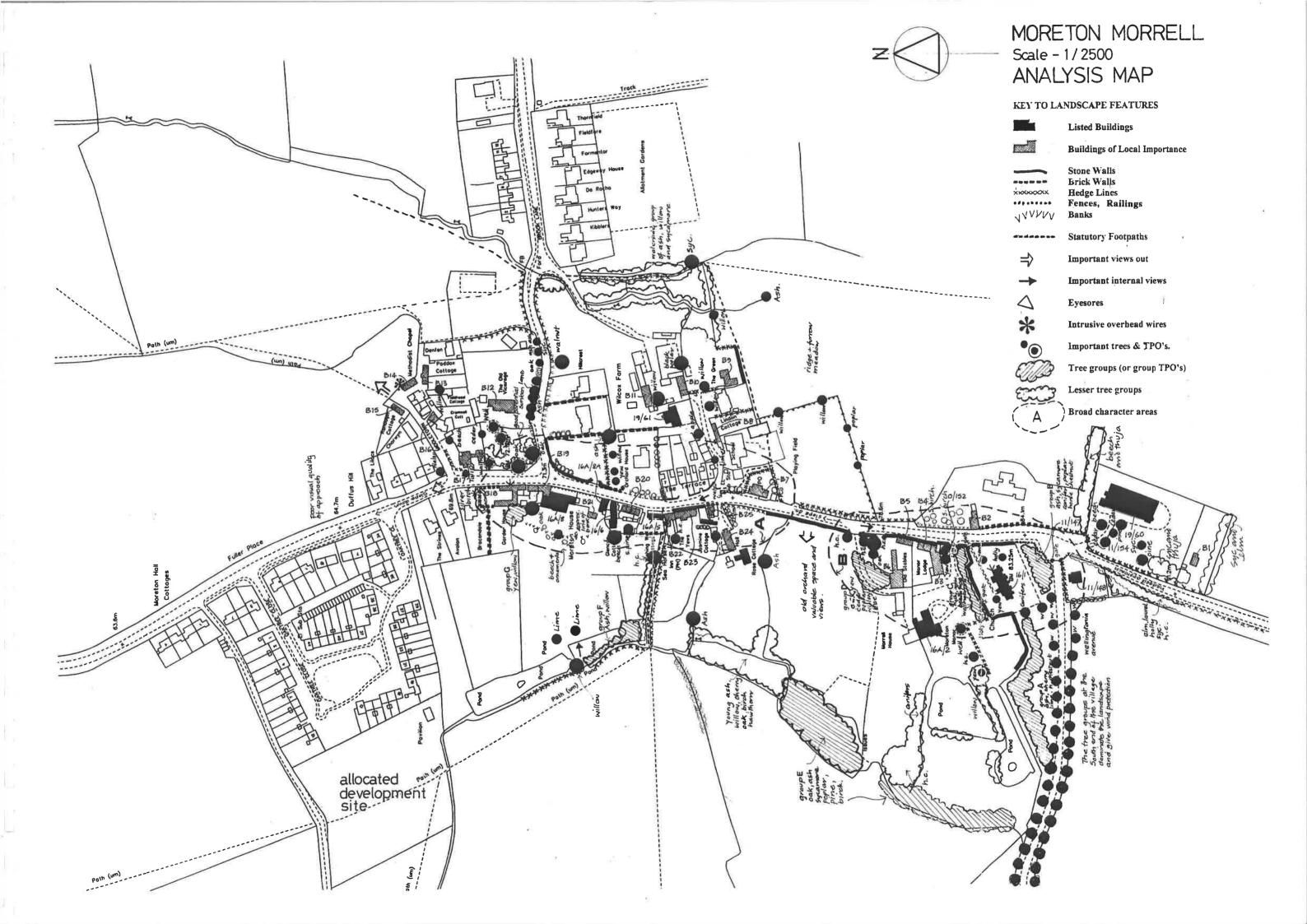
Brook Lane is a pleasant sunken lane with a slightly elevated footpath on one side behind a small bank of sycamore trees and leads from the new housing development at Wilcox Farm where there is a waterside tree belt, up to the Main Street.

Area B has a distinct character which emanates from the buildings - The Church, Moreton Manor, Manor Lodge and The Old Stables - but also from the wealth of impressive trees and the stone walls. Again the west side of the road has much more landscape interest than the east. The open pasture land to the east, leading down to the brook, should be safeguarded against development, and the tree groups identified, especially along the brook, should be managed and maintained as an essential part of the landscape framework of the village.

The modern school building, particuarly its large low pitched roof, detracts from this attractive view. It would therefore benefit from additional tree and shrub planting to the playing field boundary to reduce its prominence in views from the main road southern approach and from the public footpath to the east.

In terms of detail, there is very little which is discordant, wires do not intrude, and street furniture is minimal. The old watering point looks rather neglected and it is in a vulnerable position at the school entrance, but apart from removing stop valve signs there is little that can be done to improve its setting.

There is much to discover within the village, and there are some pleasant walks and paths along the east and west perimeters. Gates feature much in Area B, including a small wooden gate with square posts between The Churchyard and Moreton Manor where there is reputed to be a stone with Norman carvings. The southern approach into the village is adorned with some fine wrought iron gates at Moreton Hall, the Real Tennis Club and the church.



4. CONSERVATION AREA REVIEW AND RECOMMENDATIONS

4.1 Boundary Alteration Recommendations

Consideration has been given to the possibility of including Moreton Hall and its parkland grounds within the Conservation Area. The Hall has only recently been listed (Grade II) and is a relative new-comer to the village settlement (built 1906). The main gated entrance and lodge are an important key feature in village and the avenued driveway forms a strong boundary feature to the south edge of the settlement. The north-east corner of the Hall parkland touches the south-west corner of the village settlement area but the aspect of the Hall itself turns its back on the village and the main terraced gardens etc.. are on the south and west sides. It was concluded, therefore, that Moreton Hall and its parkland grounds neither have a strong physical attachment, or have reciprocal views to the village to warrant being embraced within the village settlement group by extension of the Conservation area. The Hall and immediate surroundings is, ofcourse, well protected in its own right by reason of it being a listed building. It is considered, however, that the main entrance driveway and wellingtonia avenue, from the main gate to a natural break and turn in the drive at the south-west corner, should be included in the Conservation Area as a key feature of the southern boundary of the village.

It is recommended, therefore, that the following alterations be made to the Moreton Morrell Conservation Area boundary:-

i. South End of Village

The Moreton Hall Gate Lodge, Real Tennis Court and entrance gates have recently been listed. Their settings and surrounding landscapes are considered to be an important part of the whole group, including The Church and Moreton Manor and therefore should be included in the Conservation Area.

Since the present Conservation Area boundary to the west of Moreton Manor garden ponds takes an arbitrary line it is recommended that this boundary is moved to the hedge line, which lies to the west, and then across the Moreton Hall driveway, to include the Wellingtonias, up to the Gate Lodge.

ii. The School Playing Field

This is an important space which maintains the green swathe across the village and separates the Moreton Manor group from the core of the village. Presently, buildings are encroaching onto this space and so it is recommended that its inclusion in the Conservation Area would clarify its worth as an important space in the village and ensure that greater care and consideration be taken regarding possible future schemes of school expansion.

iii. Middletown

This small group of 18th and 19th century cottages to the north of the village core has little changed since the 1885 Ordinance Survey. Within this group is the Methodist Chapel, which has been converted to a dwelling. It is recommended that the Conservation Area be extended to include this group so identifying the entire pre -1900 village settlement.

iv. Grounds of Garden House and Moreton House

Presently the Conservation Area boundary to the north and west of these areas is an arbitrary line. It is recommended that this boundary be adjusted to follow the fence/hedge line to the north and west of Garden House, and to follow the embankment line across the grounds of Moreton House to the point where it reaches the west boundary fence of Glencoe Cottage, where it would rejoin the existing Conservation Area boundary line. (see photo 13 of appendix Bi)

4.2 Areas for Improvement

Moreton Morrell is a tidy, well cared for village. Verges and pavements are in good order, boundary walls and fences in keeping and generally sound with a non intrusive wirescape.

The well head and watering point at the school entrance deserves more prominence which could be achieved by the neatening of the surrounding verge and the removal of the stop valve and hydrant signs.

Generally road signs within the village are discreet and well placed with the exception of the waste bin and school warning sign which do little to enhance the delightful Churchyard Gate entrance.

To the north side of the Village Hall access drive there is some unfortunate larchlap fencing which spoils this corner. A continuation of the existing red brick wall would greatly improve it. Similarly the larch-lap fencing to the north side of the school drive entrance would benefit from being replaced by a more suitable material.

4.3 Conservation Area Planning Control since Designation

Since 1970 there have been a number of infill developments, notably the large property on the south east corner of Brook Lane / Main Street junction which, because of the retention and repair of the old high blue lias stone wall maintaining the enclosure of the street frontage, fits in very well to the village streetscape and character. The redevelopment of Wilcox Farm includes two barns converted to dwellings and some 5 / 6 new houses. Although the massing and the materials used in the construction of these houses blends well with the existing buildings, the neo- vernacular detailing is not in keeping with their scale and proportion.

At Moreton House the farm buildings to the north have been sensitively converted to new dwellings which has put them back to full use and thus ensured their survival.

Substantial new housing developments have been constructed both to the north and the east of the village, but owing to the lie of the land, they do not impose upon the character and setting of the Conservation Area.

4.4 Future Development in the Conservation Area

Moreton Morrell 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 Moreton Morrell, 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.

There is now little room for further infill development within the Conservation Area. The open spaces on each side of the road between the Manor House and Rose Cottage and the school are important areas and should be retained as such. The open parkland garden areas to the west of the village street are important to the setting of the village as a whole and therefore should be retained.

There is some scope for individual house extension and improvement provided care is taken regarding the choice of facing materials, window style and overall scale and proportion so maintaining the character of the Conservation Area.

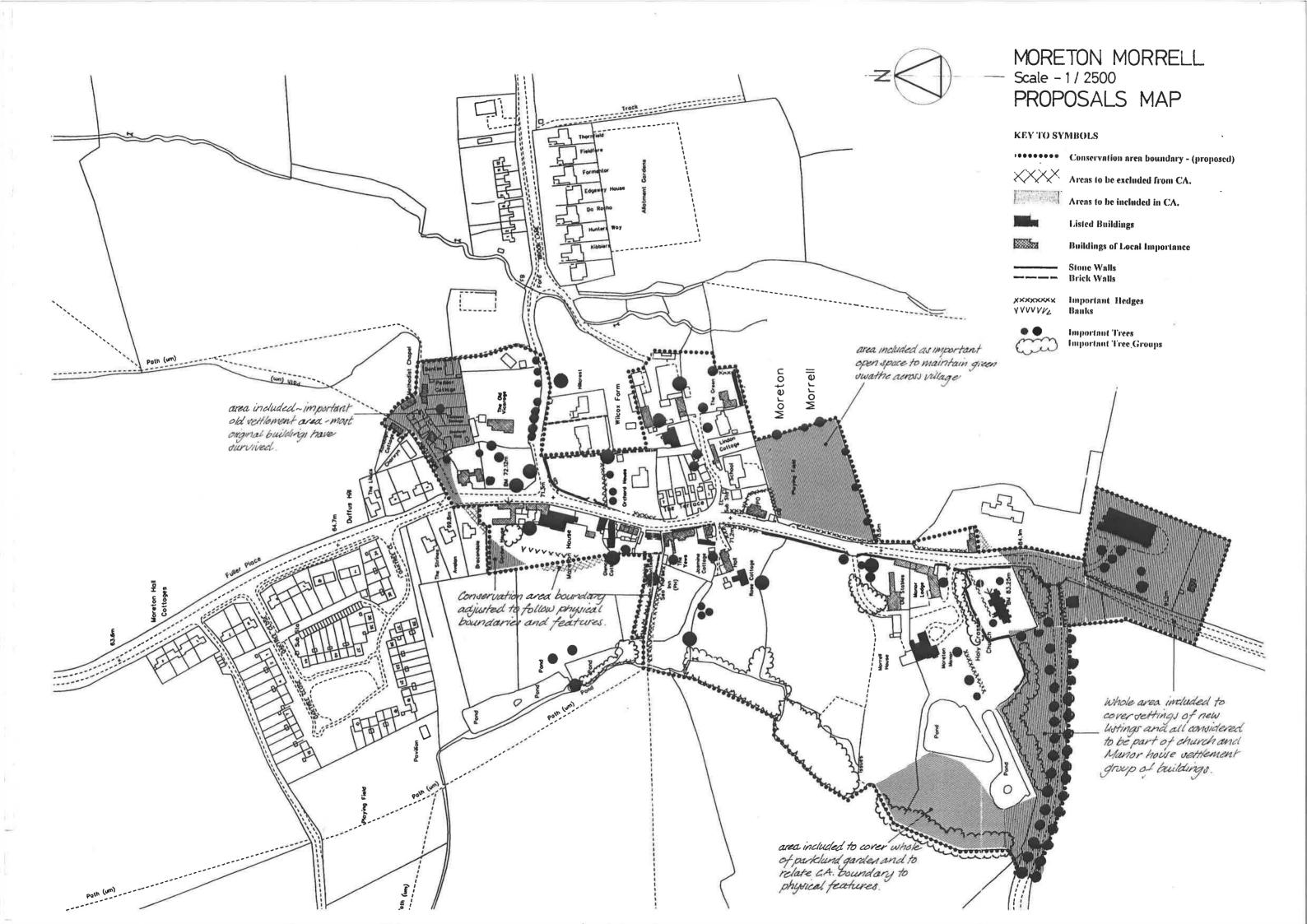
To the north of the village, land has been designated in the Local Plan for future residential development which has been taken up. The development should not impinge upon the character and setting of the Conservation Area although it will consolidate the modern sub-urban nature of the north approach into the village.

4.5 Conclusions

From a social and economic point of view, Moreton Morrell village is chiefly associated with its Agricultural College. Moreton Manor and Moreton House together with the entrance gateway to Moreton Hall and its Real Tennis court, gives one the impression that it is a small service community to these large closely grouped country houses with their extensive parkland gardens.

Moreton Morrell is a village which is characterised by its wide range of both Classical and vernacular architectural styles coupled with its landscape setting which includes a substantial number of fine specimen parkland trees.

The new housing developments to the north and the east of the village are reaching the limit of acceptable 'sprawl' from the old nuclear settlement. They are clearly separate in physical location and visual character therefore they do not have a significant impact upon the Conservation Area character but the traffic generated by the increasing village population is causing congestion problems in the Main Street in the core of the village particularly at school opening and finishing times.



REFERENCES

- 1st. Edition Ordnance Survey 1885
- 2. Victoria County History Warwickshire Vol.III pp.118
- 3. WFWI 'The Warwickshire Village Book' Countryside Books 1988
- 4. Buildings of England 'Warwickshire' Nikolaus Pevsner pp.357.
- 5. STRATFORD ON AVON DISTRICT LOCAL PLAN (Deposit Draft) Jan. 1993

APPENDIX Ai

SCHEDULE OF LISTED BUILDINGS IN MORETON MORRELL CONSERVATION AREA

Ref.

No

Description

19/60

Moreton Morrell Real Tennis Court (Listed Building Ref. 19/60 - Grade II)

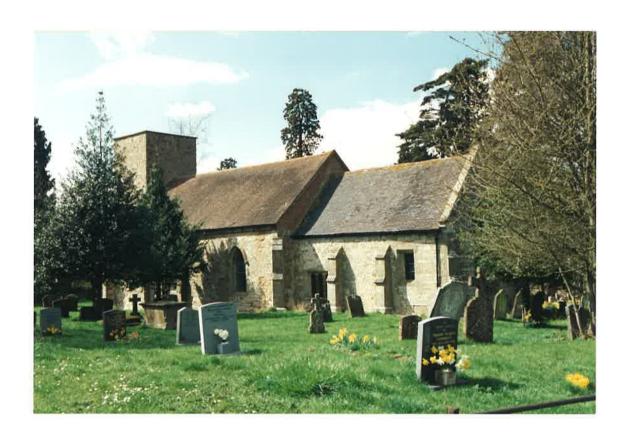


Prominent building on east side entrance into village from south (list description not available)

19/61 Wilcox Farm House (Listed building ref. 19/61 - Grade II)



Key building of former farmstead group
(list description not supplied)



Church. C12. C13 chancel and lower part of tower. Upper part of tower of C20 stonework. South porch dated 1895. Coursed limestone rubble. Old tile roof. Nave, chancel, west tower. Vestry. 6 bays. Chancel has 3-light east window with hood mould and head stops. Coped stone gable. Diagonal buttress. Blocked south window. Brick vestry added on to south chancel. Pointed arched south doorway has 2 orders of moulding. Plank door. Timber porch with bargeboards. Entrance is flanked by recessed pointed arched windows with clear glass. Tower of 2 stages. Marble wall memorial to Richard Murden 1635 and wife. Broken pediment flanked by putti. (Buildings of England: Warwickshire, p.358).

11/142 Ward Tomb approx. 10m south of chancel of Church Of The Holy Cross, Village Street.

(Listed Building Ref. 11/142 Grade II)

List description not supplied

16A/4 Jasmine Cottage, Village Street (Listed building Ref. 16A/4 - Grade II)



Cottage. C17 with later alterations. Small timber-framing with brick infill on right end. Front has diaper patterned Flemish bond brickwork. Steeply pitched renewed tile roof. Brick end stack. 2-unit plan. Single storey plus attic. C20 porch and C20 windows under cambered brick heads. Single dormer. Interior not inspected.

16A/8 Moreton Morrell House, Village Street (Listed Building Ref. 16A/8 - Grade II)



House. C18 with C20 alterations. Regular coursed limestone rubble. Steeply pitched machine tile roof. Rendered brick ridge and end stacks. L-plan. 2 storeys plus attic. 5-window range. Pedimented central bay has approximately central entrance with panelled/glazed door. Pedimented Tuscan door-case with triglyph frieze and guttae. Casement and sash windows to ground and first floors mostly with glazing bars and flush wood frames. 2 storey C20 bay window to left. 3 gabled roof dormers, 2 with Yorkshire sliding sash windows and glazing bars. 2 storey wing to rear. Interior not inspected. Moreton House and stables form a group.

16A/3 Rose Cottage, Village Street (Listed Building Ref. 16A/3 - Grade II)



Cottage. C16 with thatched C20 extension to rear. Close-studded timber-framing to ground floor of right end. Small timber-framing above and on front. Painted brick infill. Steeply pitched thatched roof. Brick ridge stack has 2 diagonally set brick shafts. 2-unit plan. Single storey plus attic. 2-window range. C20 doors and windows throughout. Painted stone plinth. Interior not inspected.

16A/8A Stables At Moreton House, Village Street Listed Building Ref. 16A/8A - Grade II)



Prominent key building in streetscape

Stables, now garage. C18. Red brick laid to Flemish bond. Pyramidal old tile roof surmounted by ball finial. Square plan. Single storey plus attic. 3 bays. Semi-circular brick heads to previous entrances, now blocked on roadside. On right end diocletian windows. C20 garage doors. 3 blocked windows to attic have brick flat arches. Brick pediment with oculus. Extension to right has entrance with plank door. Interior not inspected. Moreton House and stables form a group

16A/2 The Manor House, Village Street (Listed Building Ref. 16A/2 - Grade II)



Manor house, now house. c.1600, with C20 wing to right. Earliest part has limestone ashlar walls on moulded stone plinth. Low pitched Welsh slate roof. Stone ridge and end stacks. L-plan. Earliest part. Single storey plus attic. 2-light stone mullioned and transomed windows. Moulded string course to attic floor. Entrance in C20 right part. Interior reported as having contemporary chimney piece and C17 staircase. Interior not inspected. (Buildings of England: Warwickshire, p.358).

16A/5 The Old Cottage, Village Street (Listed Building Ref. 16A/5 - Grade II)



Key building on west side continuous frontage in village core Cottage. C17. Small timber-framing with plaster infill. Steeply pitched thatched roof. Rendered brick end stacks. 3-unit plan. Single storey plus attic. 3-window range. Central entrance has renewed plank door. Entrance is flanked by casements with glazing bars. 3 eyebrow dormers with casements with glazing bars. Small outshut on right end. Interior not inspected.

11/144 Glencoe Cottage, Village Street (Listed Building Ref. 11/144 - Grade II)



Gable end to road - part of street frontage (list description not supplied)

11/147 Entrance Gates And Railings To Moreton Hall, Village Street. (Listed Building Ref. 11/147 - grade II)



(list description not supplied)

11/148 Lodge To Moreton Hall, Village Street (Listed Building Ref. 11/148 - Grade II)



Key building on west side entrance into village from south (list decryption not supplied)

0/152 Entrance Gates And gatepiers To Moreton Manor, Village Street (Listed Building Ref. 0/152 - Grade II)



Fine classical gateway and key feature on entrance into village from south (list description not supplied)

11/154 Entrance Gates And Railings To Moreton Morrell Real Tennis Court, Village Street.

(Listed Building Ref. 11/154 - Grade II)



Prominent gateway facing north up village street
(list description not supplied)

APPENDIX Aii

SCHEDULE OF BUILDINGS AND STRUCTURES OF LOCAL INTEREST AND IMPORTANCE TO MORETON MORRELL CONSERVATION AREA

Ref.No.	Description
B1	House south of Real Tennis Court, village street circa 1900 detached 'arts and crafts' style detached 2-storey house - pebbledash render and tiled roof - fine joinery. Group value with tennis court.
B2	Cart shed opposite Church gates, village street - circa 1800 old stone and clay tile cart shed or stable now restored and used as garage - group value in streetscape.
B3	The Coach House, the Manor - circa 1850 - red brick and tile stable and coach house range with hayloft - now converted to residential use - group value with Manor house and Lodge.
B4	Manor Lodge, village street - circa 1800 - restored stone and clay tile house on roadside - steep pitched roof - hipped dormers - important building on road side.
B5	Stable range to Manor Lodge - circa 1850 - restored stone and tile stable or cart shed range converted to residential use - group value and important on roadside - stone boundary wall adjoins.
B6	The Old Stables, Manor House - circa 1850 - stables and cart shed range restored and converted to residential use - group value.
B7	Village stores & Post Office, village street - circa 1900 - small Edwardian house - part adapted for shop - red brick, whitened render, clay pantile roofs - prominent building in street.
B8	Linden Cottage , school drive - circa 1870 - whitened brick and Welsh slate cottages, chamfered brick to reveals and segmental arches, multi pane windows - little altered - group value with Wilcox farm buildings.
B9	The Green, school drive - circa 1700 - 'black and white' oak box frame cottage with thatched roof, stone plinth, west extension and chimney. Important ancient building of settlement - should be listed.

- Barn /stable range, Wilcox Farm circa 1850 restored and converted to dwelling red brick and tile barn and adjoining stable stepped roofline group value.
- B11 Long Barn Range, Wilcox Farm circa 1850 restored and converted to dwelling red brick and tile long barn range segmental arches group value with farmhouse.
- The Old Vicarage, Brook Lane circa 1860 large 'H' plan 2-storey brick and tile vicarage, chamfered brick to openings, segmental arches, original casement windows. Key building to east off village street.
- **Paddox Cottage, Middletown** circa 1780 old stable range now converted to dwelling oak frame with brick infill, clay tile roof group value.
- The Old Chapel, Middletown circa 1860 Red brick and tile former Methodist Chapel now converted to dwelling important historical association with village.
- **Randolph Cottage, Middletown** circa 1800 brick/stone and tile cottage much altered and restored said to be site of Randolph family home forebears of Thomas Jefferson 3rd. president of USA.
- B16 Cottage next to Cromwell Cottage, Middletown circa 1830 2-storey brick and tile cottage, restored but generally original group value.
- B17 Orchard Cottage, Middletown 19th century stylised 'cottage -orne' type cottage 'black and white' with large pyramid shaped tile roof to centre chimney stack attached wing to south prominent building in streetscape.
- B18 Garden House, village street circa 1850 brick and tile stables and cartshed ranges of former farmstead to Moreton House now converted to dwelling. Group value with Moreton House and important roadside frontage.
- Moreton House Cottage, village street circa 1830 painted brick and tile 2-storey cottage range on street frontage interesting mixture of window styles, classical front door case and pediment. Important gable facing south down street, group value with Moreton House.
- No. 4, Hollythorne, Lyndale and April cottages, village street circa 1850 2-storey brick and slate terrace of cottages segmental arches, buff header flemish bond, large brick chimney stacks key building group in village street.

- **Garage to Moreton House, village street** circa 1860 small cartshed converted to garage hipped slated roof on brick columns group value with Moreton House and stables building.
- Black Horse Inn, village street. (formerly known as the Sea horse Inn) circa 1840 whitened brick and Welsh slate, double pitched roof porch and dormers sash windows prominent building in street and important in centre of village.
- **B23** The Yews, village street circa 1870 2-storey terraced cottage range brick and tile/Welsh slate, some decorative brickwork, important group in village street.
- The Village Hall, off village street circa 1860 brick and tile hall with gable end porch buff header Flemish bond, bullnose brick to opening reveals, decorative ridge former village school key building in village.
- **B25** Corner Cottage, village street circa 1850 red brick and slate 2-storey cottage, blue brick label moulds, eaves dentil course prominent building in street, group value with Jasmine cottage.

APPENDIX BI

SCHEDULE OF LANDSCAPE FEATURES OF IMPORTANCE TO MORETON MORRELL CONSERVATION AREA

Photo No. Description 1 The south east corner of the village in its setting. 2 The approach to the village from the south illustrating the strong feature of conifers group C. 3 The gate to Moreton Manor. 4 The Churchyard. 5 The unusual war memorial, with names carved in stone plagues. 6 The grounds of Moreton Manor illustrating the dominant Wellingtonias. 7 The water fountain on the school entrance corner - poor surroundings and clutter. 8 Road rises southward between Area A and Area B. The space on the right is a valuable element. 9 Main Street rising to The Black Horse public house. Modern stone walls to the right. 10 The approach from the south at Bracondale - the road curves away and the view is directed by the stone wall of Orchard House: The area to the left is important (see photo II). 11 Looking north from Orchard House - the importance of the land on the corner of Brook Lane can be seen, it has potential for much more tree cover. 12 Brook Lane, sunken and rising towards Main Street. 13 The grounds of Moreton House from the west.



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APPENDIX Bii

LIST OF TREE GROUPS IDENTIFIED ON MAPS (Including TPOs)

- Note 1. 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
- Note 2. Amongst the tree species it is to be noted that at least three specimens of walnut (juglans regia) still exist.

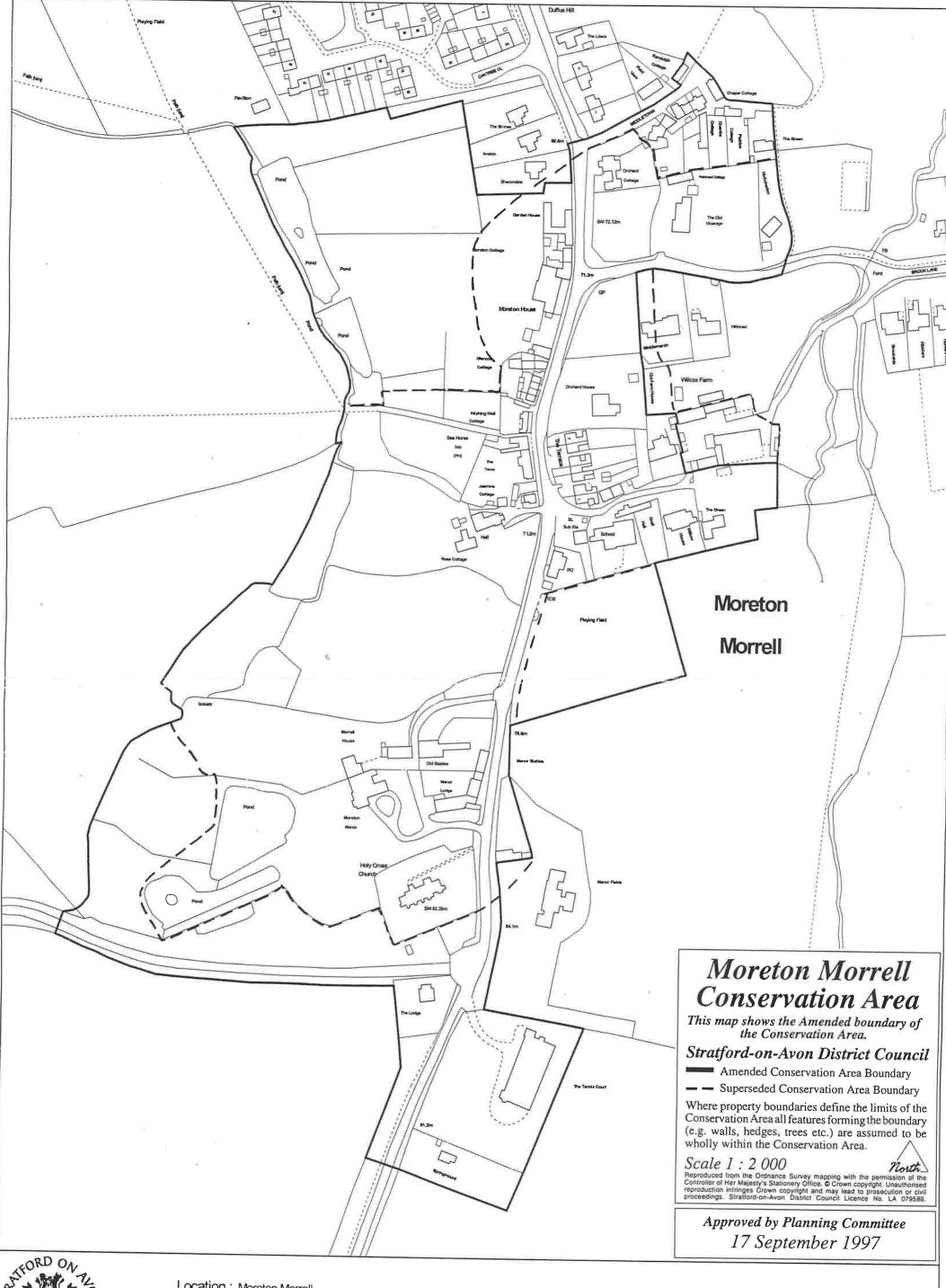
Map Ref.

No. Description

- A well maintained belt of ash, cherry, lime and horse chestnut provides a good definition of The Conservation Area boundary and with its lawned foreground, a pleasant experience on the drive to The Agricultural college.
- A group of ash, sycamore, conifer, poplar and horse chestnut provides an important marker and shield to The Church, impressively sited at the college entrance.
- C This belt of holly, beech, pine and wellingtonia is another important shelter belt between The Church and Moreton Manor.
- **D** Pine, yew, and cedar form a group with the horse chestnuts and oaks, and forms a definition of the edge of character B.
- E A group of oak, ash and sycamore mainly defining the edge of The Conservation Area.
- F A waterside group of ash and willow forming a strong boundary feature to the grounds of Moreton House.
- G A small but important group of yew and willow which completes the view of Garden House from the west, and is also seen from the road.







Location: Moreton Morrell

Parish:

1:2000

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