



Disclaimer to accompany the Whichford Conservation area draft report.

This 1994 Stratford-on-Avon District Council draft report is the result of an independent survey and analysis of the buildings and landscape form of WHICHFORD Parish.

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 14.09.1994

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

STRATFORD ON AVON DISTRICT COUNCIL

CONSERVATION AREA REVIEWS

WHICHFORD

February 1994

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1. INTRODUCTION

Whichford is an isolated 'open-textured' village nestling in a valley-head hollow in the surrounding rolling and wooded countryside with the magnificent Whichford Wood spread out on rising hillside to the south-west.

It is a crossroads of four country lanes and is situated about 2 miles north-east of Long Compton and the main A3400 Stratford-upon-Avon to Oxford Road.

All the approach roads descend into the village with dramatic views of it in its rolling hillside setting.

The main street follows a level plane along the valley bottom with buildings dispersed along it.

The buildings are mostly of Cotswold oolitic limestone in squared, coursed rubble walling with some surviving stone slate roofs, two thatched roofs and a mixture of Welsh blue slate and red or brown plain clay tiles.

There are two main groups of buildings making up the village core:- the scattered group around the large meadow-like Village Green and the 'church and rectory' group to the west.

The Green is the central feature of the village and it slopes uphill to the school, school house and tree groups beyond. The key building groups are The Old Manor House on the north-west corner and Leasow Farm on the south-east corner. The public house and post office are in a cluster of cottages round the north-east corner of the green.

The 'church' group consists of the ancient parish church of St Michael and a handsome and very large early 18th century Georgian Rectory (now known as Whichford House), a converted coachhouse range to the Rectory and a group of four fine old stone houses to the south-west.

There are about 50 pre-1900 dwellings in the village and another 45 or so post-war and modern 'infill' dwellings. There has, therefore, been considerable recent expansion.

The village contains a post office/general store, public house (The Norman Knight), and a potter's yard, 'Whichford Pottery', as well as the church and the school.

The older 17th century Rectory lies out of the core of the village to the north. There is also some earthwork remains of an ancient castle to the west (scheduled ancient monument).

The Conservation Area was designated in February 1970 and it covers all of the core area of the village, including the castle earthworks.

There are 20 listed buildings in the Conservation Area, including the Church (Grade I) and four monument and headstone groups in the churchyard, and Whichford House (Grade II*).

2. BACKGROUND HISTORY

The Domesday survey lists this village as 'Wicford' with a manor holding belonging to the 'Pomeray' family. In 1204 it was granted to Reynold-de-Mohun. John de-Mohun, Lord of Whichford, then sold it along with the Manor of Long Compton to the Stanley family, Earls of Derby, in 1405.

Whichford Manor passed to Ralph Sheldon of Beoley in the early 17th century, then in 1820 it belonged to George Philips bart - then Earl of Camperdine.

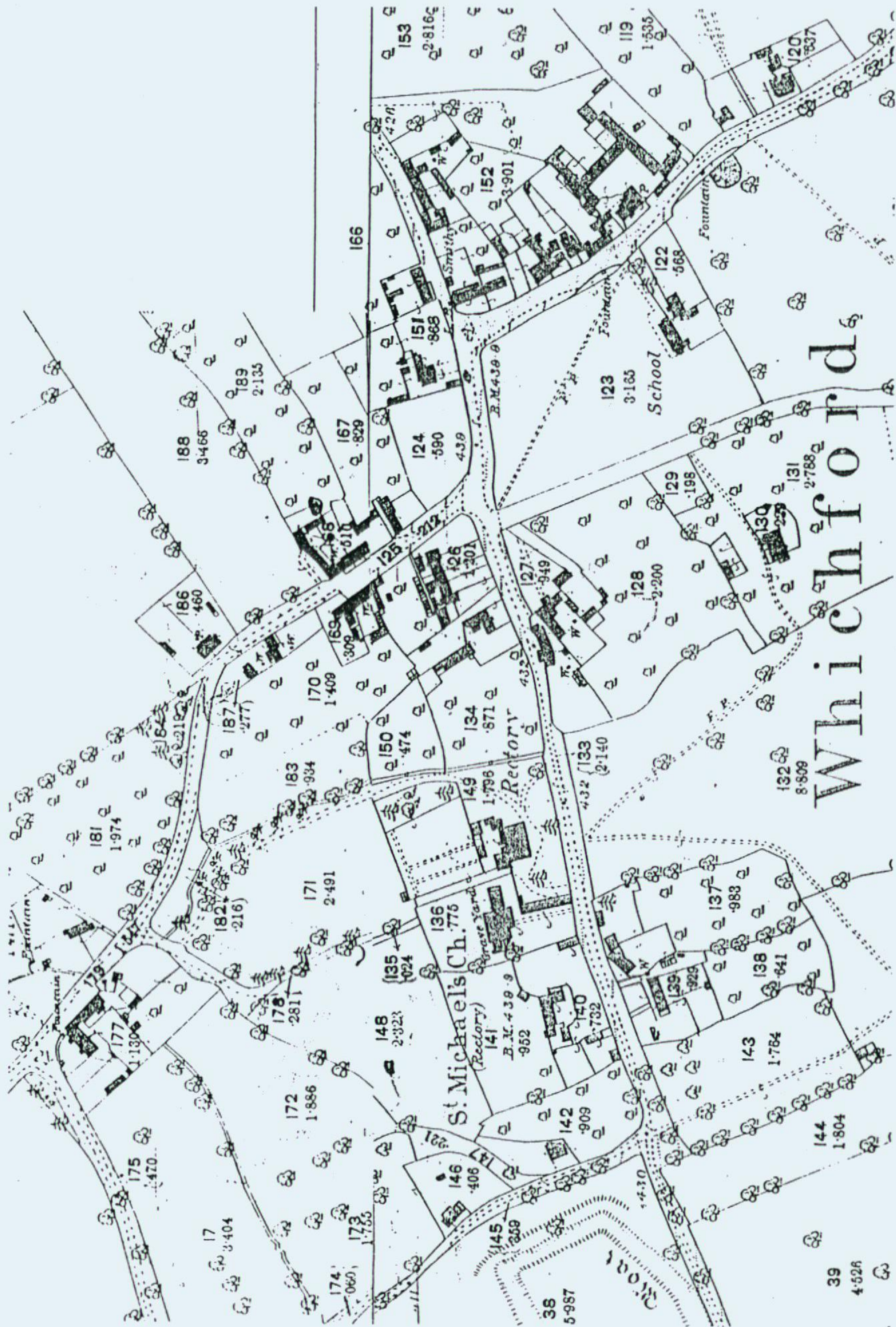
The manorial rights had lapsed by 1928.

The church dating from the 12th century had extensive lands in the village and a wealthy farming-based living. Its registers date back to 1540.

The village as a whole was a farming-based community, the key farmsteads being The Old Manor House, Leasow Farm, Wood Farm and the Old Rectory or Glebe Farm. These still form the principal buildings in the village.

The village was once surrounded by orchards of which only remnants south of The Old Manor House and north of the public house remain.

There has been little loss of pre-1900 buildings in the village, but there has been a great deal of housing infill - much of it having little regard to or sympathy with the character of the village and Conservation Area.



WHICHFORD circa.1885

EXTRACT FROM 1885 ORDNANCE SURVEY Scale 25" to 1 mile

3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS

3.1 Heritage and Architectural Character

The earthworks site of the ancient moated castle are the earliest manifestation of settlement in Whichford. It is a prominent site and can be seen clearly, particularly from the west approach road from Long Compton. It has recently been cleared of its vehicle scrap-yard use which, for years was a depressing eyesore in the landscape. It is now almost cleared of that, but it is still rather scruffy and could do with further attention.

The church, dating from the 12th century, is evidence of the medieval village. The adjacent cottage 'The Old House', too, probably has medieval origins. It is certainly a substantial 17th century house - possibly the Glebe farmhouse.

The construction of these medieval remains is squared, coursed oolitic limestone. The thatch and stone slate roofs would be from this date (although, of course, the actual material will have been renewed many times since that date).

There are a number of houses dating from the 17th century, including Leasow Farmhouse, the School House, The Old Rectory, Church End House and Whichford House. There is little decoration (apart from that on Whichford House) but the local rural vernacular form of building of this date is well illustrated.

The 18th century vernacular is represented by the Thatched Cottage at Church End, the stable and barn building, to The Old House and the Coachhouse range to Whichford House - again roughly dressed stone wall and stone slate and thatched roofing are the basic ingredients of the local vernacular form of this period.

The 19th century building brought Welsh blue slate and lower (30 degree) roof pitches into the village and a small and reasonably discrete amount of red/orange brickwork. King Edward's Terrace opposite the north-east corner of the green - and most of the houses along the Stourton Road are of 19th century date, as well as the school, the Old Post Office terrace and the large courtyard barn range to Leasow Farm and Wood Farm.

There are two good circa 1900 pairs of semis in the village (one along Stourton Road and 'Hillfoot' on the Whichford Hill Road) which make a good contribution to the architectural 'evolution' of the village.

The post-war and modern housing infill - mainly the groups at the Stourton Road/Ascott Road corner, between Whichford House and Wood Farm, and that in Ascott Road at De-Mohun Crescent - is really quite out of character with the local vernacular and adds nothing to the quality of the Conservation Area.

The predominant architectural character is derived from the random grouping of individual buildings of different ages, scale, window and roof forms and the variety of architectural composition. They are unified, however, by the use of the local stone, the connection by stone walls and boundaries and by a clear system of hierarchy - from the grand Georgian rectory to the modest thatched farm-worker's cottage. In this sense Whichford is a 'complete' village.

Most houses, except for one or two notable exceptions, are set back from the road with grass verges and stone boundary walls in front. The scale is generally 2 or 3 storey (2-storey and attics). Even the small cottage terraces are full 2-storey.

There is not a predominant window style - except that they are generally small-scale simple casements. Most chimneys are ridge-stacks - many of which are built (or re-built) in red brick.

The rubble stone boundary walls are a uniting feature of the Conservation Area, particularly along Church End - in front of The Old House and Whichford House, and along the Stourton Road they are roughly coursed rubble - mostly only 1200 to 1500 mm high and capped with stone-on-edge coping.

There are a number of other structures in the village which contribute to the character of the village, ie, the two public drinking water supply fountains in Whichford Hill Road, the bus shelter and memorial cross at the north-west corner of the Green and the fine wooden gates to the churchyard path.

3.2 Predominant Building Materials

The yellow-brown cotswold limestone is the predominant building material. It is mostly coursed and squared rubble walling in this village with little dressed stone detail (except in the grander houses such as Whichford House, Leasow Farmhouse) and, interestingly, the later 19th century buildings. (These probably used better stone from sources further afield).

Split stone slate, laid in diminishing courses is the indigenous roofing material for the larger houses and wheat-straw thatch for the rest. However, following the expansion of the village in the 19th century and the importing of Welsh blue slate - a number of older buildings have lost their original roof coverings and gained Welsh slate. This is now the predominant roofing material.

There are some red/brown and blue plain clay tile roofs in the village which blend in reasonably well in substitute for stone slates.

There is some red/orange brick, but it does not really have a place in the village and has been used as a means of cheap and durable rebuilding for chimneys and minor extensions - except for a few glaring exceptions such as the public house (front elevation now painted).

3.3 Landscape Setting and Village Form

Whichford lies in something of a shoulder in the undulating wooded landscape surrounding it, not too far from the major feature of Whichford Wood.

Approaches from the north and south sweep up and down dale, although the village itself lies along a flat east to west axis. Sudden glimpses are obtained through gaps in the trees, with the tower of St Michael's Church forming the major landmark (Photo 1). Hedges and tree lines sweep down to the village from the south in particular, and help to blend in the built form with the outer landscape (Photo 2). There is good tree cover in the village with some important belts or groups of ash, sycamore, and willow generally following a north-west to south-east alignment.

The form of the village is fairly loose and dispersed and giving way to a pattern of enclosure at the rear of properties, sometimes containing remnant orcharding; especially at the rear of the Church the definition of the boundary is strong (Photo 3). Grass verges and footpaths come and go alongside the roads bounded by a mixture of stone walls and hedges (Photo 4). Little is seen of wirescape except for visually obtrusive poles in front of The Norman Knight public house (Photo 5). (The surrounds to this establishment are capable of improvement, anyway).

Within the Conservation Area the main focus of landscape attraction is the recreation ground and the enclosing features (Area B).

A second area is the environs of St Michael's Church and Whichford House (Area A).

The moated castle site on the western edge of the village is mentioned later, but its landscape potential has been eroded.

Area A - St Michael's Church and Whichford House

This area around St Michael's Church and Whichford House (Photo 6) is well treed, with a bold group of yews on the roadside and a belt of yew, sycamore and beech alongside the House (Photo 7). The wall to Whichford House is of a coursed stone with a flat stone coping (Photo 8) which changes at the Church to a dry stone wall with a pitched stone coping and nice pair of timber entrance gates (Photo 9). These gates lead to an approach path slightly sunken and flanked by headstones on one side (Photo 10).

This area also includes the important open land on the opposite side of the village street. This is open grazing land which should always maintain its open views to the countryside beyond.

The view eastward approaching the Church and rising is particularly attractive (Photo 4) and is dominated by the acacia tree at Windcott House. Whilst the stone wall is again of different type, with a vertical stone coping and backed by pollarded limes, the whole scene with gently sloping grass verges is only marred by the insensitive treatment of a new stone wall opposite. Behind the pollarded limes lies a good piece of orchard, one of few left in the village.

Area B - The Recreation Ground

This is essentially the open space centre of the village; it gives the feeling of arrival and an opportunity to relate to the surrounding rising landscape (Photo 11).

Its boundaries are clearly perceived, to the west the stone walls of The Old Manor House, to the south the village school and to the east the houses climbing upwards and out from the village (Photo 2). It is only on the north side (the public house) where the enclosure is less attractive.

Apart from the War Memorial, which sits in its own triangle of grass at the road junction, and the bus stop which sits on the green (Photo 12) there is also a stone built well which is an attractive feature (Photo 13) near the School, and another of slightly different design higher up the hill (Photo 14). Trees around the School are listed at TPO's and some other tree planting has been carried out around the periphery of the green space - not as yet developed into significant features.

The Old Manor House has some large specimens of lime, beech, ash and oak behind its stone wall. The wall itself is not in good repair however. Perhaps most disturbing is the landscape of some newer houses within the grounds: the use of cypress screening species is generally out of character with this rural situation.

It is important to safeguard this simple open space free of intrusion and over complexity in planting.

3.4 Landscape Analysis - Generally

The dispersal of buildings in the village gives, in addition to views outwards, a general atmosphere of space and freedom which is one of the village assets.

Apart from the two areas identified as being especially important in the general fabric of the village, there are some parts which detract from the overall quality, one of which is the moated castle site which is given over to livestock and yet has such potential in affording views of the church. The open space opposite with its pools should be safeguarded to allow this view to remain (Photo 15).

On the south edge of the village, the area around 'Berry's Orchard', (listed building 9/144) gives cause for concern. Redevelopment is taking place, but presently the area is forlorn and visually unattractive.



4. CONSERVATION AREA REVIEW AND RECOMMENDATIONS

4.1 Boundary Alterations

It is recommended that the following alterations be made to the Whichford Conservation Area boundary.

i. Rear of Whichford Pottery

Exclude field area to put boundary on existing hedge/tree line and exclude 'stock-yard' and shed area of pottery.

ii. Rear of 'Hornsdale' and The Norman Knight PH

Include remnant orchard area as open space important to setting of village as a whole.

iii. Rear of Leasow Farm

Extend to include whole of listed building (barn range and complete farmstead group.)

iv. Rear of 'Knights Place' Church End

Include the whole of the building group and its garden to rationalise boundary line.

v. Pond Area West of Church

Include whole of ponds area and adjust to existing hedgeline to protect important wildlife area and open space setting to buildings on north side of Church End.

vi. Moated Site (SAM)

Exclude house and garden at north end of Scheduled Ancient Monument and return boundary along tree-lined boundary fence.

In addition to the above recommendations, it was considered that there is an argument for including the whole of the open land area between the northern churchyard and Whichford House boundaries up to and including the Old Rectory on Stourton Road.

This area is an integral part of the broader landscape setting of the Church and Rectory Area of the village, particularly as viewed from the Stourton Road. This is one of the finest and most dramatic views of a village setting in the area.

Whilst it does not strictly conform to the criteria set out for the inclusion of open landscape areas as part of a Conservation Area (ref: Sections 3 and 4 of 'Conservation Area Practice' by English Heritage June 1993), it is considered that, if there is an LPA and local consensus and willingness to include this area, then it should be so.

4.2 Suggestions for Enhancement and Improvements

- i. The tidy-up process of the castle earthworks site, recently cleared of its dreadful 'scrap-yard' use, needs to be completed by the removal of the iron sheet fencing, old chicken runs and general scattering of rubbish and turned over fully as grazing land.

- ii. The new housing in the south-east corner of the village needs to be integrated into the rural landscape by planting of ash, poplar, willow, sycamore and pine trees, together with yew and hawthorn hedging. A greater degree of screening from views west along Church End and south down the west end road is required, as this group of modern housing does not really fit in with the character and form of the village as a relatively dense housing group on a peripheral site.
- iii. Berry's Orchard - this house is currently undergoing renovation but the site is overgrown and spoilt by dilapidated sheds and farm or builder's yard materials and components. The setting to this listed building is quite an eyesore at the moment. It just needs a good 'tidy-up' and management of the trees and shrubbery.
- iv. The Norman Knight PH is prominent on the north side of the village green, but its forecourt is a very low-grade area. It could do with improvement to the car park and front garden area and perhaps some further enclosure of the frontage by extending the existing stone boundary wall. Also the road-side pavement needs completely relaying. The building itself needs a facelift.

4.5 Conservation Area - Review of Planning Control Since Designation

The poor, rather unsympathetic quality of post-war infill development was referred to in the Conservation Area document produced when the Conservation Area was designated in 1970.

Since then further infill housing development has occurred at De-Mohun Crescent off the Ascott Road, to the south of The Old Manor House and a development on the west side of Roman Row.

This 'open-textured' village is in danger of being degraded by infill development. There is already a 'suburban' feel to the north-west corner of the Green and the end of Stourton Road and the open space to the south of The Old Manor House has been spoilt by new over-large houses and some unfortunate 'out-of-character' ornamental tree planting.

Refurbishment and modernisation of existing buildings has not caused any significant problems yet. Most of the older buildings still have original windows and doors and pre-1900 roof coverings.

4.4 Future Development

New development infill should cease, simply because Whichford is already over-subscribed with infill housing and the indigenous qualities of the settlement which the Conservation Area designation was designed to protect have been seriously eroded.

Future development should be limited to minor extension and refurbishment. The sensitive replacement of buildings of low architectural quality or value to the Conservation Area should, of course, be welcomed.

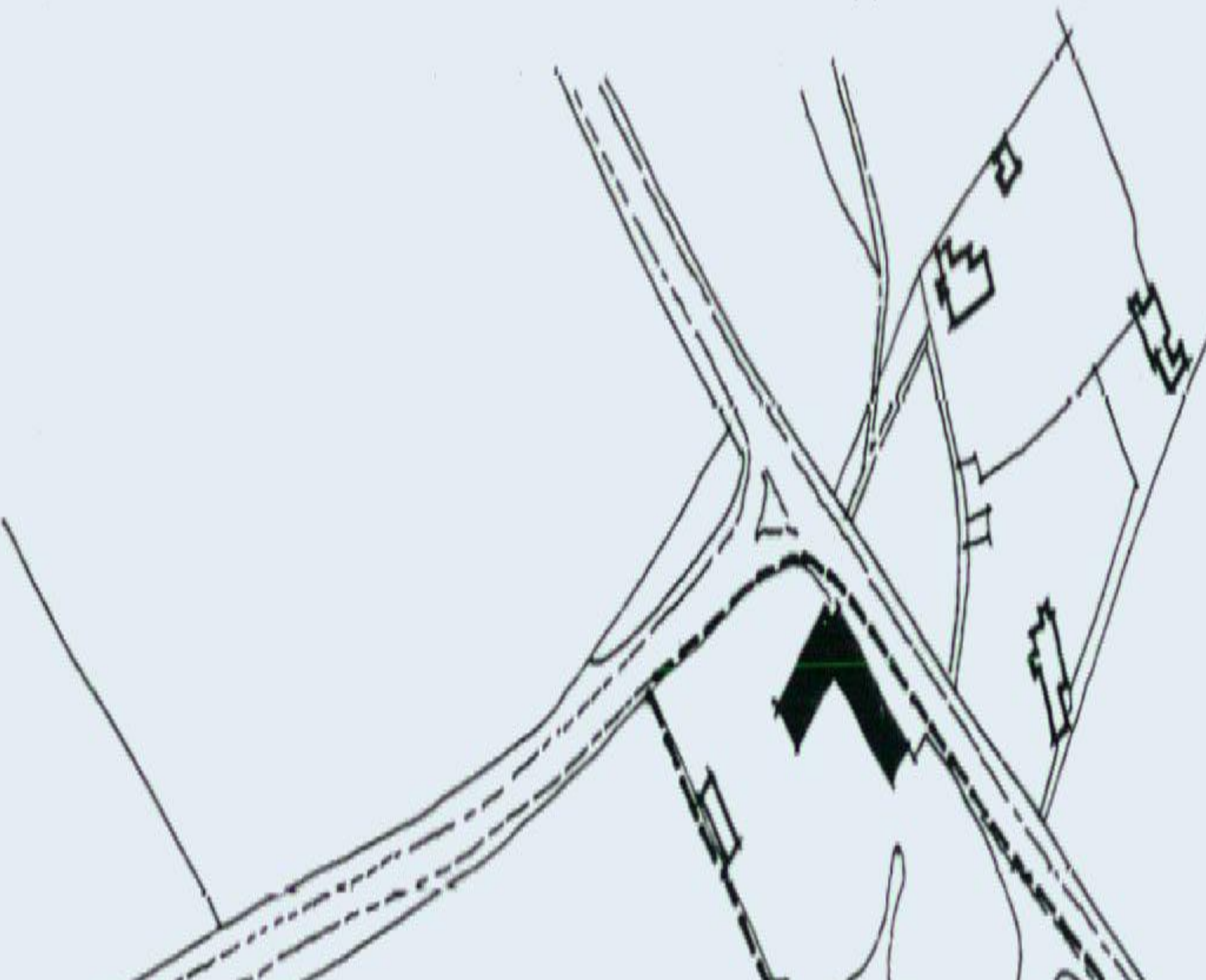
Some of the more recent infill buildings have been built in the local stone, but the walling style and finish is crude by comparison with the local vernacular. This kind of detail makes a noticeable difference to the way that a new building fits into a village setting such as this.

4.5 Conclusions

Whichford is an ancient settlement. It exhibits good examples of building from five centuries as well as a broad hierarchy of building types, all united by use of the indigenous building material - Cotswold limestone.

It is a village with an exceptional landscape setting. This rural character is also contained within the village within large open spaces such as the Green, the Churchyard and backlands to Church End, and the open meadow between Knights Place and The Old Manor House.

The Conservation Area status is justified and the foregoing recommendations would ensure that these qualities were preserved.



REFERENCES

Ordnance Survey 1st. Edition 25" scale map of village
1885 survey.

Victoria County History Vol. V pp.205.

APPENDIX Ai

SCHEDULE OF LISTED BUILDINGS IN WHICHFORD CONSERVATION AREA

Ref

No. Description

- 9/146. Leasow Farmhouse
(Listed Building Ref 9/146 - Grade II)



(Fine and 'typical' Cotswold manor farmhouse - good dressed stone mullioned windows)

List description : Farmhouse. Mid C17, of 2 stages of building. Squared coursed limestone with quoins and coped gables. Stone-slate roof with rendered brick stacks with original stone bases. 3-unit plan. 2 storeys plus attic; 3-window range. Part-renewed 4-light mullioned windows to ground floor openings, and 3-light mullioned windows to first floor openings. Three C17 full gabled dormers with 2-light mullioned windows. All mullioned windows have hood moulds and labels. To rear a staircase range of 2 storeys plus attic. Further 3-light mullioned windows with hood moulds and labels. C19 two-storey stone range to rear left, with C20 stone extension in angle.

Interior: some chamfered spine beams. Ovolo-moulded spine beams to ground and first floors. 2 large open fireplaces with ovolo-moulded timber bressumers. Newel staircase rising to attics. Some stone flagged floors.

(V.C.H.: Warwickshire, Vol.5, p.205).

9/145. Emmett's Hill
(Listed Building Ref 9/145 - Grade II)

(Part of long terrace with Dogwood Cottage - B9)

List description : House. C18, of 2 stages of building. Squared coursed limestone and coursed rubble with quoins. C20-tile roof with rendered ridge and end stacks. 3-unit plan. 2 storeys plus attic; 3-window range of C19 three-light casements with wood lintels. C20 two-light casement to ground floor left. C18 plank door with moulded wood surround and wood lintel to centre. C20 dormer. To left a carriageway entrance. Interior not inspected, but likely to be of interest.

9/148. School House
(Listed Building Ref 9/148 - Grade II)



(Key building end of group value with school at south end of village green)

List description : House. Mid C17, with C19 alterations. Coursed limestone rubble with C19-slate roof and C20 stone end stacks. 2-unit plan. 2 storeys plus attic; 2-window range of 4-light mullioned windows to ground floor with hood mould and labels, and 3-light mullioned windows to first floor. C19 gabled porch to centre, with C20 door. C19 central gabled dormer with 2-light mullioned window and moulded hood. Small chamfered light to ground floor left.

Interior: C17 ovolo-moulded spine beams to ground and first floors. C17 principal rafters visible, from attics. C19 purlins.

9/149. The Old Rectory
(Listed Building Ref 9/149 - Grade II)

(Outside Conservation Area but could be included if north side extension of Conservation Area is agreed)

List description : House. C17, with early C18 additions. Coursed limestone rubble to C17 range, and fine squared coursed rubble to C18 range, with rusticated quoins to left. Artificial stone-slate roof with coped gables and stone ridge and end stacks. Three C20 skylights. 3-unit plan. 2-storey, 4-window range. C17 range to right has two 4-light mullioned windows to ground floor and two 3-light mullioned windows to first floor, all with hood moulds and labels. C18 range to left has a large wood-mullioned window to ground floor left with moulded stone surround and 2 keyblocks. C18 doorway to right with C20 glazed door. Two tall C18 first floor windows with central wood mullion. Doorway and windows have moulded stone surrounds with keyblocks. C17 service range, altered C20, extends forward from right. Further C18 windows with moulded stone surrounds and keyblocks in left gable end of C18 range. Staircase range to rear of 2 storeys plus attic, with part-renewed 2-light mullioned windows. Also to rear two C20 porches, and C20 mullioned windows.

Interior: in C17 range an open fireplace with chamfered bressumer and double jewel stops. Chamfered spine beam with ogee stop. In C18 range a panelled ground-floor room with C18 cupboard-niche. C18 panelled door. In rear staircase range a C18 dog-leg staircase rising to attic, with turned balusters.

9/144. Berry's Orchard
(Listed Building Ref 9/144 - Grade II)

(Undergoing extensive renovation secluded location amongst trees and shrubs)

List description : House. C17 and C18, with possible C16 origins. Squared coursed limestone with quoins. Stone-slate roof with brick end stacks. 3-unit plan. 2 storeys plus attic; 3-window range of C19 two- and 3-light casements with wood lintels, one in blocked original doorway. C19 plank door with wood lintel to right. Large rectangular bread oven projection to centre. Further casements and one 3-light mullioned window to rear.

Interior: said to have crossbeams.

**9/147. Outbuilding range approx. 20m NE of Leasow Farmhouse
(Listed Building Ref 9/147 - Grade II)**



(Key farmstead group on east side of village)

List description : Outbuilding range, including barns, stables, loose boxes and cartshed. Mid C19. Squared coursed limestone with ashlar dressings. Slate roofs with brick end stack. Large segmental-headed archway to centre with a barn to either side, each with double plank doors in segmental-headed openings with pentices. Stable to left has plank door in segmental head. Extending forward from left a coach-house, wood shed and lavatory range with plank doors. Extending forward from right a cow byre and cartshed range with plank doors and 2 segmental-headed arches to right. Granary above. Interior: rubbed brick lined, with some stone-flagged floors. Some original fittings including wooden mangers, coachman's fireplace and wooden 2-seater lavatory. Included for group value.

9/161. Church of St. Michael, Church End
(Listed Building Ref 9/161 - Grade II)



(Prominent feature in the landscape - especially from Stourton Road)

List description : Church. C12 origins, with C13, C14 and C15 alterations and additions. C19 restorations. Coursed and squared coursed limestone rubble with ashlar dressings and parapets. Stone-slate chancel and aisle roofs. Lead nave roof. Chancel, nave with north aisle, and north-west tower. C12 chancel enlarged C13 and part rebuilt C14. 2 bays, with quoins and coped parapet to east with cross at apex. C14 east 6-window of 3 ogee-headed cusped lights with reticulated tracery, and to north and south, two similar C14 windows, each of 2 lights. Hood moulds with labels. Between south windows a C13 priest's doorway with edge-roll surround. Hood mould with worn labels. Plank door. To west of south wall a small C13 lancet with chamfered surround and hood mould with labels. C12 nave with C13 north aisle and C14 south chapel and porch. C15 clerestory. 3 bays with chamfered plinth to chapel, quoins, moulded eaves cornice (the south side has a carved-head corbel table) and coped parapet to west, south and east. North aisle has coped gable to east with moulded kneelers. C13 east window to north aisle of 3 trefoiled and staggered lights within an unpierced segmental-pointed arch. Chamfered surround with damaged hood mould and label. Three C13 north aisle windows, that towards east similar to east window with either side of head of taller middle light, a small quatrefoil piercing with some carving in small spandrels below. The central and westernmost windows are of 2 trefoiled lights with quatrefoil piercing within a pointed head.

C13 north doorway between windows is now blocked with brick and has a chamfered surround with broach stops above imposts moulded with nail-head ornament. Hood moulds and labels. South chapel has C14 east window of 3 lights and intersecting tracery within a double-chamfered surround with hood mould and labels.

In south wall, towards east, 2 further C14 windows in similar style as that to east, but of 2 lights. Window to left is restored. To left of windows a C14 doorway and hood mould with labels. Plank door. C14 porch forming west end of chapel has pointed doorway with double-chamfered head springing from moulded capitals. Splayed jambs have moulded bases. Hood mould with carved-head labels within a C12 round-headed doorway with tympanum, plain except for moulded edges. Round head has chevron, billet and checker ornament and is supported on round shafts with carved capitals and moulded abaci. Plank door. West wall of porch has blocked pointed light. To west of porch a square-headed window, possibly C13 with C15 head. 2 cusped lights and semi-quatrefoil tracery. Hood mould with carved head labels. West window of nave is C14, of 3 cusped lights and reticulated tracery. Hood mould with labels. C15 clerestory has five square-headed windows, each of 3 lights, with hood moulds with labels. To centre of clerestory a sundial with moulded hood. C14 north-west tower of 3 stages with offset diagonal buttresses, splayed string courses and embattled parapet. C18 west doorway has date scratched 1771. C18 plank door. C14 window above of 2 lights and quatrefoil within a pointed head. Hood mould. To second stage south and west a chamfered loop. Bell-chamber stage has window of 2 lights and quatrefoil to each face. Hood moulds and labels.

Interior: chancel windows have chamfered rere-arches. In south wall a C13 trefoiled piscina with moulded surround and hood mould. Chancel arch of 2 chamfered orders, the inner order supported on round engaged shafts with capitals and moulded bases. C13 north arcade of 3 bays with round and octagonal piers and responds, all with moulded bases. East respond has foliage carving on moulded capital and octagonal pier has primitive fleur-de-lys carving on moulded capital. Remaining round pier and respond have moulded capitals. Double-chamfered pointed arches with continuous hood mould. C14 archway to south chapel of 2 chamfered orders supported on polygonal responds with moulded bases and capitals. Hood mould with labels. In south chapel wall a piscina with moulded surround. Blocked double-chamfered north-west tower arch. C19 roofs. C14 octagonal font. In north wall of chancel a Tudor-arched richly moulded tomb recess with hood moulds and shield labels. Limestone tomb with quatrefoil-moulded sides. Alabaster top incised with effigy of John Merton, rector, who died 1537 (date not inscribed). In south wall a limestone chest tomb with gothic-style ogee-headed carved panel, but classical pilasters and frieze. Black top with brass to Nicholas Asheton, rector, who died in 1582. Above, in wall, a limestone tablet to Nicholas Asheton, with Latin inscription. Richly carved, with heraldic shield and medallion. Tomb recess in south chapel wall has many-moulded arch.

Coffin lid with cross carved in low relief. Above recess, set in wall, a blank shield. Late C13 tomb recess in north wall of aisle has many-moulded surround and carved head at apex. No tomb survives. In tracery of east window of chancel C14 stained glass, representing the Crucifixion to top, with flanking ministering angels. C19 glass below. North and south windows have heraldic glass of Mohun family in quatrefoils, those to north C14. Three reset roundels in eastern most north aisle window, probably C14. One roundel restored. Fragment of early glass in central aisle window. C15 stained glass in tracery of east window of chapel, representing the head of Christ, the Virgin, the dove of the Holy Spirit and 2 tonsured saints' heads. Cusped head of central light has fragment of a canopy, with ruby border. In chancel 5 wall tablets to Elizabeth Watkins, died 1709, Sarah Smyth, died 1758, R. Watkins (C18), Grace Watkins, died 1718 and Fleetwood Watkins, 1741, and Henrietta Ingram, died 1762. C15 brass in nave with Latin inscription. Various C18 and later slabs in chancel and nave floors. (V.C.H.: Warwickshire, Vol.5, pp.206-209; Buildings of England: Warwickshire, pp.470-471).

- 9/162. Group of 10 chest tombs SE, S and SW of porch of Church of St. Michael, Church End
(Listed Building Ref 9/162 - Grade II)**

List description : Group of 10 chest tombs. C18 and C19. Limestone. 2 chest tombs approximately 4 metres south of porch with baluster corners and moulded ledgers. Dated 1784 and 1804. 3 chest tombs approximately 1 metre south-west of porch, with baluster corners and moulded ledgers. Early C19. Chest tomb approximately 5 metres south-west of porch. Early C18, with heavily carved ends and volutes. Moulded ledger. Chest tomb approximately 6 metres south-west of porch, with baluster corners and moulded ledger. Early C19, dated 1669, 1772, 1822, 1856. Chest tomb approximately 9 metres south-south-west of porch, with baluster corners and moulded ledger. Dated 1787 and 1806. Chest tomb approximately 9 metres south-west of porch with moulded ledger. To Margaret Wilcox, dated 1758. Chest tomb approximately 3 metres south-east of porch, dated 1802.

- 9/163. Chest tomb approx. 0.5m. E of chancel of Church of St. Michael, Church End
(Listed Building Ref 9/163 - Grade II)**

List description : Chest tomb. Early C19. Limestone, with baluster corners and moulded ledger.

- 9/164. Headstone approx. 6m. SSE of chancel of Church of St. Michael, Church End
(Listed Building Ref 9/164 - Grade II)**

List description : Headstone. Dated 1679. Limestone, with worn, part-damaged scroll top.

- 9/165. Headstone approx. 5m. S of chancel of Church of St. Michael, Church End
(Listed Building Ref 9/165 - Grade II)**

List description : Headstone. Dated 1690. Limestone, with moulded top. Memorial to Deborah, daughter of Richard Bishop, who died aged 14.

**9/169. The Manor and attached outbuilding conversion
Church End
(Listed Building Ref 9/169 - Grade II)**



(Key building group on north-west corner of village green)

List description : House. Early C18. Squared coursed limestone, rendered to front. Slate roof with coped gable to right and ashlar end stack. C20 ridge stack. L-plan. 2-storey, 4-window range of C19 one and three-light casements. To centre a part C18 two-storey stone porch, part rebuilt C20. C18 panelled, part-glazed door with paned flanking lights. Further C19 and C20 casements to rear. C18 stone range to rear of one storey and attic with brick ridge stack. C20 door and casements, with one C18 window with quoined surround and lintel with keyblock.

Interior: noted as having spine beams. Attached to left by a wall and gate a C18 stone outbuilding with hipped slate roof, converted into a room. C19 casements to front, within later lean-to. C20 French doors in large opening to rear, with original lintel. C18 plank door with original hinges and wood lintel to right. Noted as having spine beams and chamfered joists.

9/170. Thatched Cottage, Church End
(Listed Building Ref 9/170 - Grade II)



(Small thatched cottage on road-side - group value with Old Manor House)

List description : Cottage. Early C18. Coursed limestone rubble with quoins and thatch roof with rendered end stacks. 2-unit plan. 2-storey, 2-window range of C18 and C19 two- and three-light casements, those to first floor with original leaded lights. C19 central plank door with wood lintel continuing over ground floor casements. C19 stone lean-to to right. Interior not inspected but likely to be of interest.

**9/171. Church End House, Church End
(Listed Building Ref 9/171 - Grade II)**



List description : House. C17 and mid C18 to left. Coursed limestone rubble with quoins, and C20-tile roof with C20 brick ridge and end stacks. 4-unit plan. 2-storey, 4-window range of C20 two and three-light casements with old wood lintels. Further C20 casement to left of C20 stone porch. Original blocked doorway to centre left.

Interior: chamfered spine beams with ogee stops to both floors of C17 range. Chamfered spine beams with plain stops on C18 range. Some partition framing visible in first floor.

- 9/158. Whichford House and attached balustrades,
Church End [Formerly listed as Rectory]
(Listed Building Ref 9/158 - Grade II*)



(Fine house of classical proportions. Key building in Church End - group value with church)

List description : House, formerly rectory. Late C16/17, with early C18 additions. Squared coursed limestone with ashlar dressings, and coursed limestone rubble to rear. Stone-slate roofs with stone ridge and end stacks. Coped parapet with urns to corners. Double-depth plan. 2 storeys plus attic; 6-window range, with slightly projecting 3-window central section. 6-panelled door with moulded stone surround and keystone. Segmental moulded pediment. Windows of central projecting section, section to right and right facade have moulded stone surrounds and keyblocks. Some original 8-pane sashes, with some C20 hinged casements. Pediment above central projecting section has moulded surround, with circular window to centre. C18 gabled range to left of central projecting section has part-glazed panelled door. 9-pane sash to first floor. C17 gabled range to rear with one 3-light mullioned window with hood mould and labels. Leaded casements. Also to rear a 2-light mullioned and transomed window with hood mould and labels, and a 4-light wood-mullioned window with wood lintel. Further C18 panelled and glazed door.

Interior: 3-bay entrance hall with a mid C18 richly moulded 6-panel door, moulded architrave, acanthus frieze and broken pediment in each side wall; moulded dado rail. Arched doorway to stairwell at rear.

Mid C18 open well stair with 1st floor gallery landing: wreathed and ramped moulded handrail, open string with craved brackets, curtail step, 3 turned balusters to each tread, ramped fielded panel stair dado. Two rooms to R. of stairwell opened into one c1975 when dividing wall removed. Mid C18 full height fielded panelling. Mid C18 stone chimney piece in former south room with moulded eared architrave and carved frieze and cornice in 1st floor bedroom. Terrace with stone balustrade on north side of house: vase balusters and panelled pedestals.

(Buildings of England: Warwickshire, p.471).

**9/159. Wall approx. 15m. S of Whichford House, Church End
(Listed Building Ref 9/159 - Grade II)**

List description : Wall. C18. Squared coursed limestone and limestone ashlar, with C19 coping. Approximately 1.5 metres high and 60 metres long, terminating at gateways to either end. Included for group value.

- 9/160. Little Whichford, Church End
[Formerly listed as outbuilding 50m. SW of Whichford House]
(Listed Building Ref 9/160 - Grade II)



(Gable end on road frontage - group value with church)

List description : House, formerly outbuilding range. C18 with C20 alterations. Squared coursed limestone with stone-slate roof with coped gable to left. C20 stone ridge stack. One-storey, 6-window range of C20 two-light casements. C20 linen-fold panel door to left, with C20 plank door to right. One C20 gabled dormer to centre. Further C20 door in right gable end, and C20 casements to rear. Interior not inspected.

9/166. The Old House, Church End
(Listed Building Ref 9/166 - Grade II)



(Group value with church)

List description : House. Possible medieval origins. C17 with early C18 additions. Squared coursed limestone with quoins. Partly uncoursed rubble to rear. Thatched C17 range, with stone-slate roof to C18 range to right. Brick ridge and end stacks, that to C18 range with original stone base. T-shaped plan. One storey plus attic and 2 storeys; 4-window range of C18 and C19 three-light casements with wood lintels. C18 plank-and-rail door to centre of thatched range. Wood lintel. C20 French doors in left facade of C18 range. One-storey stone and thatch range to left. Further C18 and C19 three-light casements to rear with, to right, a C16 window with hollow-chamfered surround and moulded head, perhaps re-set. Above, in earliest fabric, a round medieval window with mouchette tracery in a square block of stone. Interior: said to have a pair of cruck blades.

- 9/167. Cartshed approx. 20m. SW of The Old House,
Church End
(Listed Building Ref 9/167 - Grade II)



List description : Cartshed. C18. Coursed limestone rubble with thatch roof, supported to front on C20 wood pillars. 2 bays. Interior: noted as having original trenched purlin roof. Included for group value.

- 9/168. Stable and outbuilding range approx. 25m. SW of
The Old House, Church End
(Listed Building Ref 9/168 - Grade II)



('Cartwheel' feature in gable end truss)

List description : Stable and outbuilding. C18. Squared coursed limestone with thatch roof, hipped to right. Probably 4 bays, with plank door to left and stable door to right. Right gable end now gone. Interior: noted as having original tie-beams and purlins. Included for group value.

APPENDIX Aii

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

Map Ref No	Description
B1	House Opposite Moated Castle Site, West Lane Mid 19th century, 2-storey, stone, slate roof. 3-bay symmetrical with rear wing. High stone wall in front. Isolated building at entrance to Conservation Area.
B2	Windcott House, Church End Large mid 19th century house, 2-storey and attics, lower wing. Stone and clay pantile dormers. Group value with Knights Place and Church End House.
B3	Knights Place, Church End Small mid 19th century converted stable with large 'L' shaped extension (circa 1960). Important position on top of rise.
B4	Small Thatched Outbuilding to the Old House C17th or C18th, stone and thatch. Group value with The Old House.
B5	Barn Range at Rear of Wood Farm, Church End Mid C19th, stone and welsh slate. Group value with Wood Farmhouse.
B6	Wood Farmhouse, Church End Mid 19th century farmhouse, 2-storey symmetrical front with rear wing. Stone, welsh slate, dressed quoins, reveals and parapet copings. Important position in street. Railings in front.
B7	King Edwards Terrace, Church End Mid C19th terrace of 4 houses, stone, welsh slate, large brick chimneys, set well back from road. Key position on corner.
B8	Small Stable Range at Rear of The Old Manor House C18th, stone, tiles, part of garden wall enclosure to Manor House gardens.
B9	Dogwood Cottages, Stourton Road Early 19th century cottage terrace, stone welsh slate. Group value with Emmetts Hill.

APPENDIX Aii *continued...*

- B10 Orchard Cottage, Stourton Road**
Late C19th 2-storey symmetrical house on road frontage, Hornton grey and brown lias (dressed quoins and window surrounds), blue clay tile roof, blue brick chimneys.
Prominent position on entrance to Conservation Area.
- B11 Pair of Cottages 120m NNW of Whichford Pottery**
Early C20th, estate-type, semi-detached cottages, 2-storey and rear wing, stone with brown clay tile roof.
Key position on bend in road at entrance into Conservation Area.
- B12A Sunnyside, Stourton Road**
Late 18th or early 19th century large house on road frontage, 3-storey, rubble stone and welsh slate roof.
Group value with Emmetts Hill.
- B12B Whichford Pottery, Stourton Road**
C18th, lower front range and rear wing to 'Sunnyside', stone, red/blue clay tile roof.
- B13 Littlebury, Stourton Road**
Late 19th century, 2-storey, symmetrical, stone with painted brick front, welsh slate roof, vertical sliding sash windows.
Group value.
- B14 The Norman Knight Public House, Ascott Road**
Mid 19th century, 2-storey double-pile plan, symmetrical front, red brick and slate (front painted).
Key building in village.
- B15 South View, Roselee and Glencoe Cottages, Ascott Road**
Early to mid C19th small scale terrace on roadside, stone and red brick, welsh slate roof.
Group value with Post Office range.
- B16 Ferndale, Melbourne House and Another House and Coach House and Stable, Ascott Road**
Late 18th century, 2-storey and attics on roadside, old stone, welsh slate roof, brick chimneys, pigeoncote in gable end of one house, iron railings.
Key terrace range in street.
- B17 Coach House and Stables to B16**
- B18 The Old Post Office Terrace, The Green**
Early C19th, 2-storey stone terrace, welsh slate roof, brick chimneys.
Important group to east side of Green.

APPENDIX Aii *continued...*

- B19** **Outbuilding to the House North of Wayside, The Green**
Long stone and slate outbuilding range.
Group value with frontage terraces.
- B20** **House, North of Wayside, The Green**
Early C19th, 2-storey, stone, brown clay tile, large multi-pane windows.
Important house on east side of Green.
- B21** **Wayside, The Green**
Mid 18th century house, 2-storey and rear wing, stone, welsh slate roof, leaded light windows.
Group value on east side of Green.
- B22** **Drinking Water Fountain on Green**
Late 19th century, part of water supply to village, pretty stone and stone slate roof building.
- B23** **Village Primary School, The Green**
Late 19th century, 4-bay single storey and porch, stone, welsh slate, central ridge lantern.
Key building on south side of Green.
- B24** **The Whitehouse and Adjoining Cottage, Whichford Hill**
Early 19th century group, 2-storey and attics, stone, welsh slate roof.
Group value with 'Wayside'.
- B25** **Pine Tree Cottage, Whichford Hill**
Mid 19th century, 3-bay, 2-storey and attics, stone with welsh slate roof.
Group value with Leasow Farm barns.
- B26** **Hillfoot, Whichford Hill**
Late 19th century victorian 'gothic' pair of semis, stone, steep pitched welsh slate roof.
Key building on entrance into village.
- B27** **Drinking Water Supply Fountain, Whichford Hill**
Stone and stone tile - as B22.

APPENDIX Bi

SCHEDULE OF LANDSCAPE FEATURES OF IMPORTANCE TO WHICHFORD CONSERVATION AREA

Photo No.	Description
1	St Michael's Church and the village in its setting, from the north. The enclosure of rising land clearly seen in the distance.
2	Hedgerows and trees lead down from the south towards the Recreation Ground and link the village to the countryside. The pines are a landmark opposite Leasow Farm.
3	The rear boundary to the Church and Whichford House, attractive stone walls giving way to pasture land. A walnut tree outside the wall is prominent.
4	The village street from Church End House with an attractive mixture of stone walls, hedges and verges. The acacia tree at Windcott House acts as a pivot on the road bend.
5	A corner of the Recreation Ground opposite The Norman Knight public house. Good unkerbed grassed space giving a spacious feel to the village.
6	A view of the Church and Whichford House from the important open space opposite.
7	The tree enclosure to Whichford House. The upright form of the sycamore contrasts well with the horizontal form of the yews.
8	The stone boundary wall to Whichford House with a simple tarmac path at its base with granite kerbing.
9	The entrance gates to the Church, of pleasant design but raw in colour. The stone wall has a simple double-pitched stone coping.
10	The entrance path to the Church, effectively sunken and bounded by grass edges and headstones.
11	The Recreation Ground, giving way to rising land and the outer countryside.
12	The bus stop on the Recreation Ground, pleasantly ivy clad, and with The Manor House beyond.

APPENDIX Bi *continued...*

- 13** The attractive stone built well on the Recreation Ground.
- 14** Another more ornamental well opposite Leasow Farm.
- 15** The view over the pools opposite the moated site. An important view and open space to be protected.

Whichford

1



2



3



Whichford

4



5



6



Whichford

7



8



9



Whichford

10



11



12



Whichford

13



14



15



APPENDIX Bii

LIST OF TREE GROUPS IDENTIFIED ON MAPS

(Including TPO's.)

Note: *Individual trees are identified on the analysis plan. TPO's are marked only where corresponding to the TPO schedules held by the Local Planning Authority.*

Map Ref	Description
A	A group of conifers which could form a better boundary to the Conservation Area.
B	Willows, poplars, hawthorn and ash complementing the pools in this important open view.
C	A corner-group of willow defining the enclosure of a remnant orchard.
D	A belt of willow, ash, pine and cypress forming the boundary to the Conservation Area.
E	A belt of ash trees on the boundary of the church.
F	A small but important group of holly in the churchyard.
G	An important group of yews in the grounds of Whichford House.
H	A boundary group of mature ash.
J	A continuing belt of large yew, sycamore and ash.
K	A continuing belt of ash, sycamore and willow on the stream - one of the important 'lead in' features of the village.
L	A plantation of middle-aged oak and ash at the entrance to the Conservation Area.
M	A group of sycamore and poplar.
N	A group of large ash in the grounds of The Old Manor House.
O	A descending belt of willow, sycamore and ash on rising land.
P	A small group of willow.

APPENDIX Bii *continued...*

- Q** Group of ash and elm forming a boundary feature.
- R** A small group of ash - identified as a TPO.
- S** A mixed group of ash, almond and hawthorn (TPO).



B14 - THO NORMAN KAZUHI - PH,



B16 & B17 - Female, Melbourne Cth.
+ Coelhorn - stable body.



B16 - Fendall, Melbourne House



B15 The Old PO.



321 - Wayville, the Green



B22 - Fountain opposite the White Horse



B25 - PINE TREE COTTAGE.



1. 10/13/42 - Germany, lesson for.

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323 - 7173 VILLAGE PRIMARY SCHOOL



B26 - Hullfoot, with Chapman Hull



B15 - south view, Roselee & Glencoe Cotts,



opposite most coastal sites



03 - Knights Place, Chert Ecol



B7 - KINSHAWA'S TERRACE



B7 - King Contract Termination



D10 - ORCHARD CONTACT



B27 - Fountain opposite Pine Tree Lott