



### **Disclaimer to accompany the Little Compton Conservation Area Review**

This March 1994 report is the result of an independent survey and analysis of the buildings and landscape form of Little Compton.

It identifies the architectural, historical and environmental qualities of the settlement and gives recommendations for the continuing preservation and enhancement of the Conservation Area. It was undertaken for and behalf of Stratford-on-Avon District Council. The report was used to inform boundary alterations to the conservation area that were approved by the District Council's Planning Committee on 14 September 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**

**LITTLE COMPTON**

**March 1994**



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## 1. INTRODUCTION

Little Compton is a small village of about eighty-five dwellings lying off the main A44 Moreton-in-Marsh to Chipping Norton road. It is a linear settlement set in a small wooded valley in the Cotswolds scarp just west of the Rollright Stones. Its sister village, Long Compton, is just over the hill some two miles north-east.

The village has grown round a large and ancient manor house and farmstead and two other fairly large farmsteads. There is an ancient parish church next to the Manor House, a large victorian vicarage, a village hall, a bowling club and a public house (The Red Lion at the west end of the village). The whole village, except for one of the farmsteads and Washbrook House are on the north side of Oakham Road and bounded on the north by a small brook.

The whole village, except for some modern infill housing, is built from the yellow/cream Cotswold stone from the Campden area. There are also many good stone boundary walls which are a key feature of the village.

The manor house, which is now a management training college, is in a beautiful setting of wooded lawns and fine stone walls in the centre of the village. It is by far the largest building, and, together with the Parish Church of St Denis, forms a very picturesque central group.

The Conservation Area was designated in February 1970 and it covers almost all of the village settlement. There are twelve listed buildings or structures including the Manor House (Grade II\*) and the church (Grade II\*). There are also thirty-one other buildings considered to be of local interest and importance to the Conservation Area.



## 2. SETTLEMENT HISTORY AND DEVELOPMENT

Little Compton is recorded as being an endowment of the Saxon priory of Deerhurst given to the parish which was, in 1467, part of Tewkesbury Abbey's holdings. The parish was an isolated part of Gloucestershire until about 1845.

The Manor of Long Compton was granted to Sir Thomas Pope (founder of Trinity College, Oxford) in 1546 when Tewkesbury Abbey was dissolved. It then had a succession of owners from about 1560 until about 1610 when it came into the ownership of William Juxon, then Bishop of London, who later became Arch Bishop of Canterbury. Arch Bishop Juxon resided at the Manor House during the 'commonwealth period' and carried out some extensive alterations to it in about 1620.

Little Compton's claim to fame is as the former home of William Juxon and there are a number of references to him in the village.

Little Compton was always known as a place of good ground where crops grew well and with a very pleasing natural environment. There is a reference dated 1535 which identifies the village as 'Compton in the Flowers', which is a tribute to its good habitat.

Before enclosure of the land in 1795 there was a two mile long common following the stream described as being 'of very good land'.

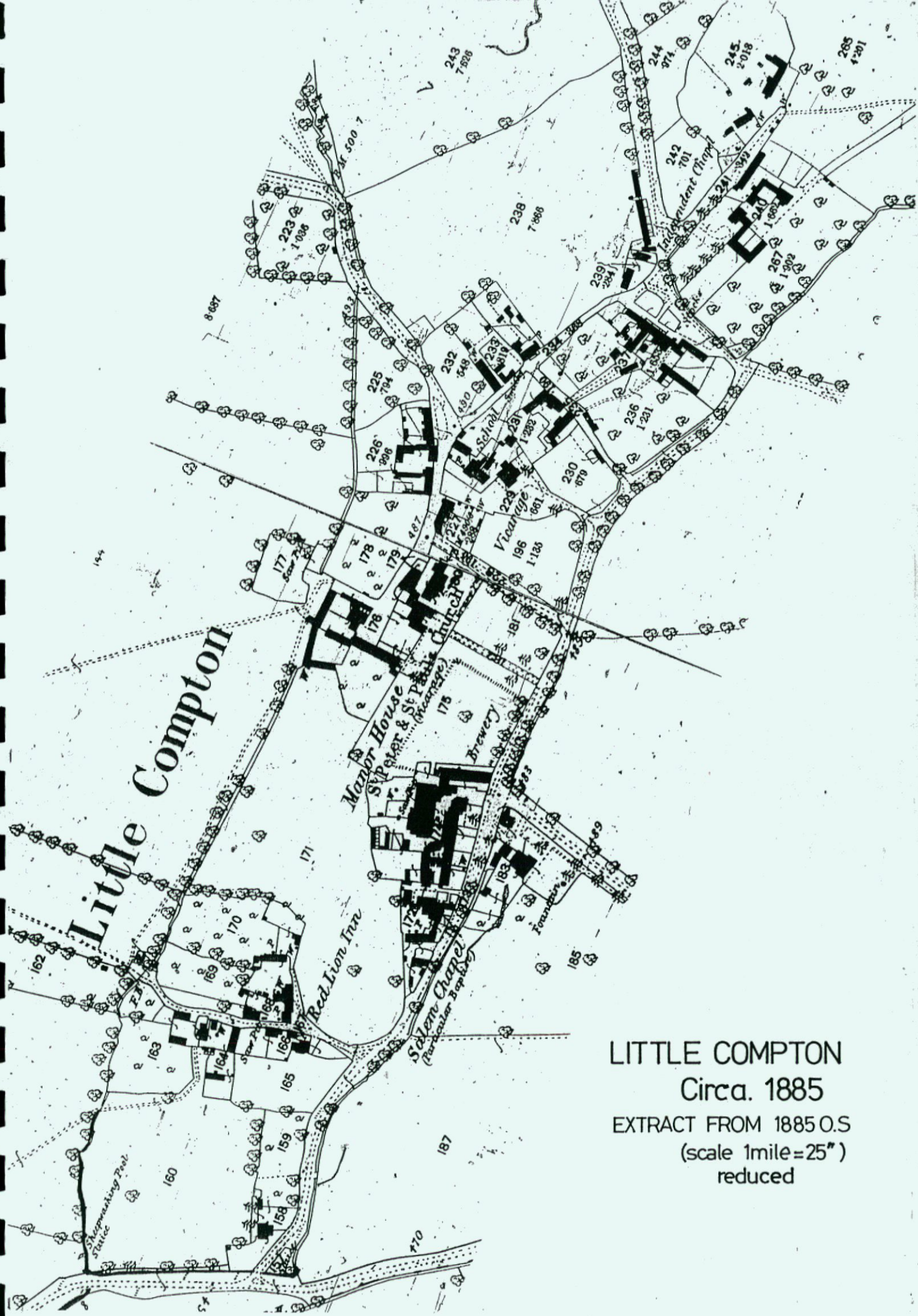
The manor and Juxon estates passed to Michael Corgon in 1793 and then there was another succession of owners until the Manor holding lapsed in about 1936.

The Church of St Denis (identified on the 1885 Ordnance survey as Church of St Peter and St Paul) is of C12th to C14th date with major rebuilding in 1863-64. It has always had close ties with the Manor House and is physically part of its curtilage. The Church registers go back to 1588.

In the mid 19th century a brewery was built in the village. It must have been a substantial commercial operation which, although long ago disbanded, has left a legacy of interesting buildings. The complete group contains three large brewery buildings and three cottage terraces plus a Salem (Baptist) Chapel, all in a close group on Oakham Road opposite Washbrook House. There are a few outbuildings identified in the 1885 Ordnance Survey map which have since gone, but the great majority of the group remains.

The 1885 Ordnance Survey map also identifies a smithy (now Blacksmiths Cottage), the village primary school (now re-developed as Juxon Bungalows), another Independent Chapel (now known as Chapel Cottage), several wells and three 'saw pits'. The village stocks are also indicated outside Lynes Farmhouse.





LITTLE COMPTON

Circa. 1885

EXTRACT FROM 1885 O.S.

(scale 1mile=25")

reduced



### **3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS**

#### **3.1 Heritage and Architectural Character**

The vestiges of C12th and C13th fabric in the Church of St Denis are evidence of the medieval origins of this settlement.

The Manor House has C16th origins but it is the 17th and 18th century detailing which can be clearly identified. There is coursed, squared Cotswold stone walling with dressed stone mullioned windows with label moulds of this date.

Lynes Farmhouse, the dovecote at the Manor House, Berry Close and Pillbridge House (in the 'Red Lion' group) are all of mid to late 17th century origins. These are simple 2-storey houses with coursed, squared, rubble walling and a mixture of timber windows with wood lintels over and some dressed stone windows. They have steeply pitched roofs and originally hard stone roofing slates in diminishing courses (Pillbridge house still has).

The 18th century surviving fabric is in the Manor House - in particular the enclosing walls and dressed stone gate piers. In fact the overall impression of Little Compton Manor is of a grand 18th century Cotswold country mansion house with steep stone slated roofs, high dressed stone chimneys, pointing gables with decorative finials, fine stone mullioned windows with labels, reducing in size to upper stories and exhibiting a degree of symmetry in the composition of the facade. The formal gate piers and enclosing wall emphasises this.

The 18th century vernacular is represented by one or two fine stone barns and cottages. The Blacksmith's Cottage (formerly the smithy) is dated 1794, although it may be of earlier origins.



The terraced rows of Pinchester Cottage and the row opposite Juxon bungalows are of late C18th date (although windows and roofing materials have been changed). The steep pitched roofs and style of coursed rubble stonework identify their age.

The group around the Red Lion spans C17th to C19th century building and is a good illustration of the changing vernacular style.

The 19th century brought in alternative roofing materials - particularly welsh blue slate. The 19th century terraces of Brewery Row, Church Row, 1 to 5 Oakham Road and the row north of Lynes Farmhouse can be clearly identified as such by the roof pitch and covering Washbrook House and Wray House are the same, although they have some finer dressed stone detailing as befits their higher status.

The brewery is early to mid C19th development including the terraces and chapel building.

The early Victorian building also introduces the vertical sliding sash windows, ie, Wray House, Church Row and Washbrook House. The old vicarage is a good late Victorian house with fine dressed ashlar stonework, a higher scale emphasised by steep decorated gables and large sliding sash windows.

All the foregoing periods of building are unified by the use of the Cotswold stone, the general scale and massing and detailing of openings, etc.

The 20th century council housing at each end of the village has completely ignored the vernacular style, use of materials and juxtaposition of buildings and imposed a 'standard suburban' character on these areas, as have some of the later individual 'infill' houses.

As mentioned earlier, the stone boundary walls are a key feature of the village. Those of particular importance include the Manor House boundary walls, those round the recreation ground and down to Church Row, those round Wray House, Langstone Farm and Washbrook House.

### **3.2 Predominant Building Materials**

The yellow/cream Cotswold oolitic limestone is the principal building material in Little Compton. The subtle variations in walling and face dressing over the centuries and between wealthy houses and lower order cottages can all be seen in the village. There is good dry-stone walling to boundary walls and there are fine carved and dressed stone features, ie, chimneys, gable parapet copings and kneelers, mullioned windows with label moulds and quoins and main door openings.

Most buildings, however, have wood windows, some with timber lintels. This is a sign that the fine freestone for carving stone windows etc was not readily available locally.

The local roofing material was Cotswold stone slate laid in diminishing courses much of which still survives. There may have been thatch on the lower order cottages, but there is none is evidence in the village today - apart from a thatch roof barn in the grounds of Berry Close.

The C19th brought in blue welsh slate which has been used at lower pitches, as one Washbrook House, the brewery cottages and the Oakham Road terrace and as a cheap replacement to Cotswold stone slate on Church Row, Pinchester Cottage, Berry Close and others.

Some red brick has crept into the village in re-built chimney stacks and walling to some 19th century buildings, but it is not obvious in the village streetscape.



There is also some plain clay or grey/brown concrete tiling which fits in reasonably well with the stone slate roofing.

### **3.3 Landscape Setting and Village Form**

Little Compton lies in a nicely contained valley in the edge of the Cotswold scarp. The approach to the village from the west is along the valley, whilst from the north and from the east the approaches slope down from the higher land, giving sudden views from high levels. The immediate impression is one of the well-treed settlement, with the roof and chimneys of the Manor House rising above the tree line (Photo 1) and the remainder of the village dispersed along the valley floor.

The village is, with the exception of Washbrook House, all on the north side of the through road (Brewery Row). Most significant is the clear definition between the countryside and the village - marked on the north by the willows, ash and poplar along the stream course, and on the south by the through road, lined with mature horse chestnuts (Photo 2). Views out to the south from this road are over open countryside, and to the north glimpses of the high land at Barton Hill are obtained from many parts of the village.

The village is penetrated by a system of roads leading off the through road, which join in a 'circle' and lead past the Manor House and Church, and by Pill Lane to the west. They all have their own distinctive characters formed by the pattern of building enclosure, open spaces, trees, hedges and stone boundary walls of a great variety of types (Photos 2, 3, 5, 6, 11, 13 15). It is however difficult to orientate oneself, there being no clear village centre. A number of places exist which could be regarded as 'centres' or at least places of 'arrival' - the main one being at the entrance to the Manor House (now Reed College) and Church (Photo 3) and others outside the Red Lion Public House, the small green near Juxon Bungalows (Photo 4) and the enclosed greens outside Lynes Farmhouse.

There are more than usual orchard remains both to the east at Langstone Farm, on the north side at Blacksmith's Cottage, to the north of the Red Lion, and to the rear of Lynes Farmhouse. These are an important part of the village scene and should be protected from development.

Wirescape is not too much of an eyesore, the main proliferation of it being at the entrance from the A44. In front of the Brewery Row cottages, and near the Village Hall and Juxon Bungalows.

Apart from the over use of cypress species, and the discordant note struck by some of the new houses on the east side and those seen when arriving from the north, the village retains its rural character and seems to have absorbed well a fair amount of change and development.

Two areas of main landscape importance are identified within the Conservation Area:- the area centred around the Manor House and Church (Area A) and Langstone Farm (Area B).

#### **Area A - The Manor House and Church**

Most of the fine trees identified are in this area, and include a group of beech and cherry alongside the northern grounds of the Manor House.

The approach to the Manor House from the east leads to an attractive small-walled forecourt (Photo 3) and through a fine ashlar stone gateway with cap and ball tops and simple iron gates (Photo 5), views of the distant rising land are gained. The car park for the college, however, is poorly designed and has a neglected character.

Around the Church and the Manor House are stone walls, generally of flat coursed stone with simple domed copings (Photo 6) or triangular around the Church. In the long south boundary wall of the Manor House (Photo 7) is another fine gateway through which the house is seen at the end of an axial path lined with an avenue of thorn trees. (Photo 8).



The gardens of the Manor House are enclosed on the west and north side by stone walls placed in open pasture land. This wall is a sensible line for the Conservation Area boundary to follow and the pasture land and adjoining orchard contribute greatly to the setting of the village. (Photo 9).

To the north of this area some farm buildings have been well integrated by the use of lime trees (Photo 10) and by a line of poplar trees.

The Recreation Ground, also in this area, is a welcome tract of open space, bounded by stone walls and containing some mature horse chestnuts. Adjoining this ground is the former Vicarage, well concealed and outlined by prominent pine, ash and birch specimens (TPOs).

The through road in this area is heavily bounded by trees and hedgerows giving it a nicely enclosed character, (Photo 6), but always allowing the outer countryside to be seen under the canopies.

#### **Area B - Langstone Farm**

Langstone Farm marks the eastern boundary of the Conservation Area and, together with the small enclosed green in front of Redlands Farm, has an original unspoilt character. This is due to the obvious care devoted to the grounds and surrounds. There are some attractive landscape features associated with the farm, the most notable being the striking row of pleached lime trees planted close to the stone boundary wall at very close centres (Photo 11). This feature is repeated inside the wall in a line of limes and an enclosure of limes closer to the farmhouse.

There is also an attractive trickling rill running at the side of the access to the farm (Photo 12). This creative use of water is also noted at Washbrook House described under the following heading.

## Generally

Apart from the strong character of the two special areas A + B, and the superb qualities of the through road, elsewhere in the village there are features of interest.

The internal road, which proceeds from the Langstone Farm area, has a nice character with no footpaths, but with small grass verges, sometimes banked, running up to the stone walls, some of which have vertical stone copings and are more rough and ready compared with those around the Manor House. At the end of this road the view is nicely stopped by the row of cottages (B20 - Photo 4). Further along this road, the Bowling Club has a fairly new stone boundary wall which is well in keeping with the vernacular (Photo 13).

Opposite the Bowling Club there is a vacant piece of land containing a good piece of orchard behind a stone wall, which, if it is allowed to be developed, should retain the orchard as an essential part of the village landscape.

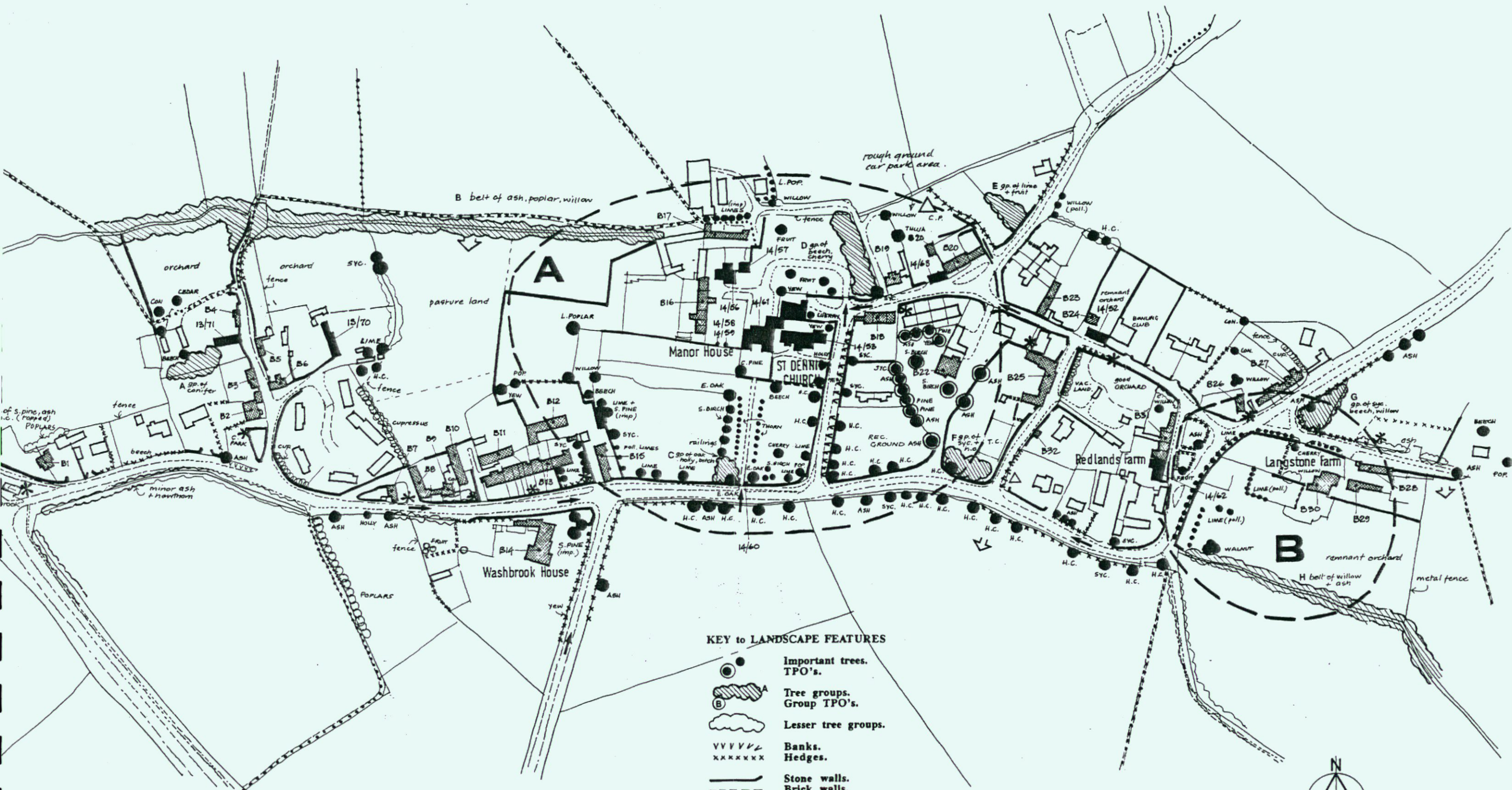
To the west side of Area A, Washbrook House is almost invisible from the through road, surrounded by a stone wall and laurel hedging. Approaching it from the south the boundary is formed by a fine clipped yew hedge leading to eye to a group of landmark scots pines (Photo 14). At the foot of the wall to Washbrook House there is an interesting exposure of the roadside water course in the form of an alcove (Photo 15).

At the western end of the village the Conservation Area includes the backlands to Pill Lane, containing some orchards and notably a good group of lime and horse chestnuts adjoining pasture land (Photo 16).



As the village approaches the A44 beyond the Red Lion the character is more suburban, a mixture of low stone walls and hedging front the houses which are of no architectural merit except for the last pair of semi-detached cottages built in 1980. Outside these cottages there is a neglected green space surrounded by railings and containing an open culvert taking the roadside stream. It also contains an obtrusive pole (Photo 17). This triangle would be ideally devoted to conversion to a village pond, removal of clutter, and treated very simply. At present it is no remarkable introduction to the village.





LITTLE COMPTON  
Scale: 1 / 2500  
ANALYSIS MAP



## **4. CONSERVATION AREA REVIEW AND RECOMMENDATIONS**

### **4.1 Boundary Alterations**

It is recommended that the following alterations be made to the Little Compton Conservation Area boundary:

#### **i. Manor House Grounds**

Extend Conservation Area to west boundary on existing stone enclosing walls to grounds to include complete curtilage and setting of Manor House.

#### **ii. Manor House Grounds**

Extend boundary to north to include avenue of lime trees on north side of stable range - natural boundary to Manor House farmstead group.

#### **iii. Oakham Road - East End**

Exclude open field and modern bungalow on eastern edge of village and align boundary to existing fence and hedge lines - to rationalise boundary and omit areas of little contribution to character and setting of Conservation Area.

#### **iv. Washbrook House**

Move boundary to existing hedge line to west of garden curtilage to clarify boundary and include whole of garden area and setting to house.

**v. Oakham Road - West End**

Move boundary to exclude relatively low grade area which does not contribute to setting and character of village.

**vi. Pillbridge House, Pill Lane**

Extend Conservation Area to include whole of garden and old orchard area which are part of setting of the listed building.

**4.2 Areas for Improvement**

The modern housing infill in the Pill Lane and east end village street areas is rather out of character with the village vernacular form. Therefore more tree and hedge planting would serve to reduce the prominence of the open frontage gardens and symmetry of the 'semi-detached' facades.

The Manor House (Reed College) rough ground car parking area opposite Juxon Close could do with a tidy up and perhaps some more tree and hedge planting to enclose it.

The new house on the corner of Oakham Road and the Village Hall Road (next to Maple House) could do with more enclosure to its boundary to reduce the impact of the domestic curtilage on the streetscape of this leafy lane. A good drystone wall with hedge backing etc would be ideal and complete the village enclosure on this side.

The overhead wires around the brewery terrace area along the Oakham Road spoil this group. Some underground laying of cables here would greatly improve the streetscape. The electricity and telephone cables along the village street from Langstone Farm to Juxon Close could also be put underground to improve the street scene.



#### **4.3 Conservation Area Planning Control since Designation**

Since 1970 there has been little replacement or infill development. There are some detached houses in the Redlands Farm area, and to the north of the old vicarage (including a new vicarage) and the terrace known as Juxon Close. These are all built in stone with clay or concrete tile roof coverings. As is typical with modern cavity construction, the stone walling style and detailing do relate very well with the local vernacular: however it is better than brick or render.

There have been a few extensions and refurbishments which, on the whole, have been sensitively done with appropriate scale and detailing.

The re-roofing of the brewery offices (now a dwelling) in flat concrete pantiles is rather unfortunate and is quite prominent in the streetscape. It would have been better done in its original Welsh slate.

So far Little Compton has not suffered from inappropriate replacement windows and front entrance doors and the rural vernacular character still predominates.

#### **4.4 Future Development in the Conservation Area**

There is planning permission for the conversion of the brewery buildings to dwellings. Hopefully this will result in appropriate grey plain tile or welsh slate roof coverings going back on to replace the corrugated sheeting and the new windows and doors, etc., will be in keeping.

There may be pressure in the future to convert the farm buildings at Redlands Farm. Again a sensitive scheme replacing temporary sheet roof coverings and maintaining the vernacular form of windows and doors should maintain or even enhance the streetscape on this corner.

There is little room now for further infill. The remaining open spaces around the Manor House, the recreation ground and around Berry Close and Pillbridge House are important to the setting and character of the Conservation Area.

#### 4.5 Conclusions

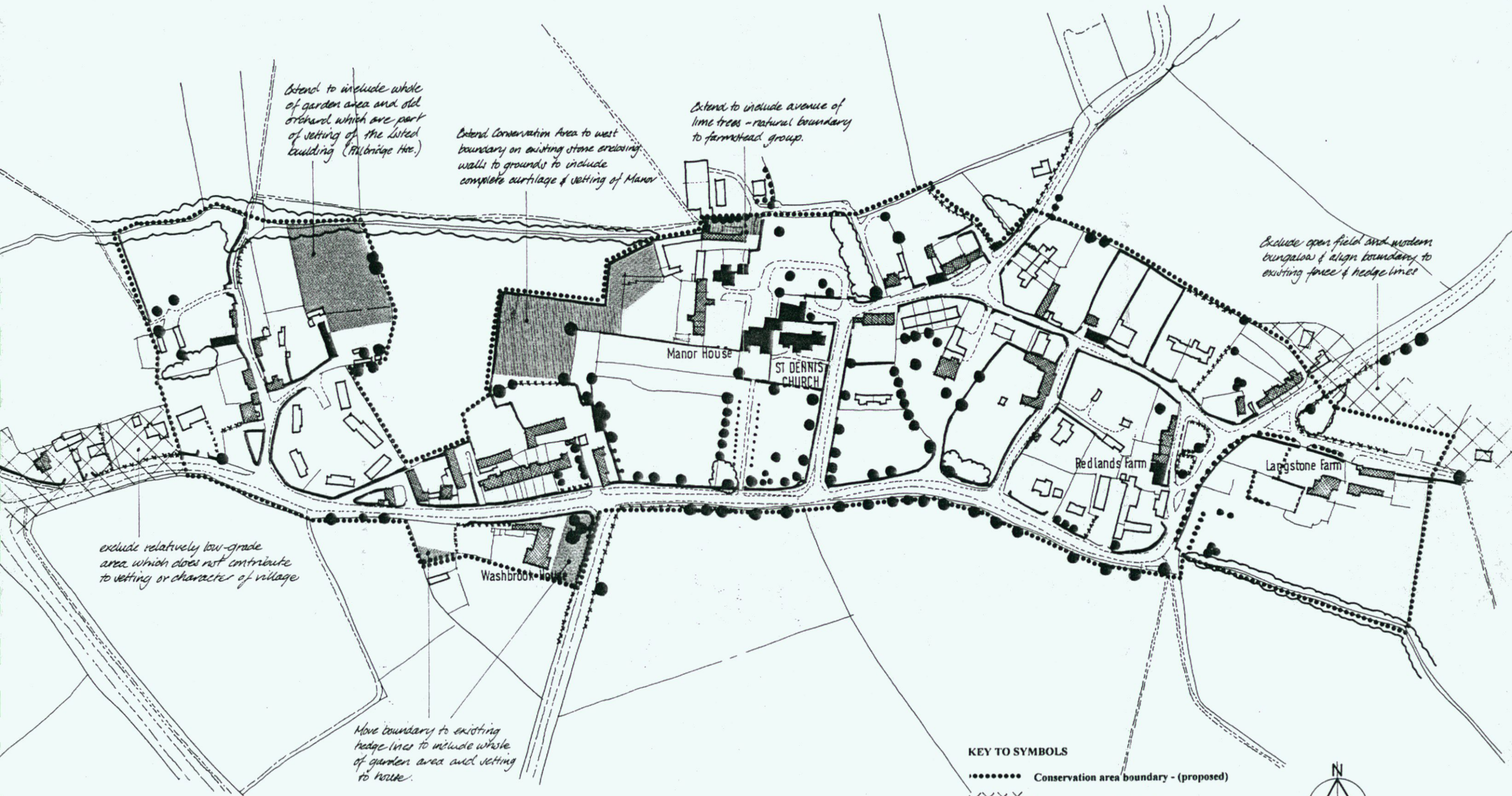
Little Compton is an archetypal 'Manor House' centred village settlement with its principal farmsteads and cottages.

The combination of its location in a fertile valley with good hedgerows and well-treed boundaries and the more formal tree-planting around the Manor, Langstone Farm and Washbrook House, make Little Compton a very picturesque leafy village. The clear boundaries formed by the Oakham Road and the stream to the north side, and the enclosure formed by the stone walls make the sense of enclosure and unity very strong; yet within the village, around the Village Hall and along Pill Lane, there is a simple relaxed rural feel about the environment.

The uniformity created by the use of local stone is very unimportant and there is a complete range of walling style and decoration in the use of this one material.

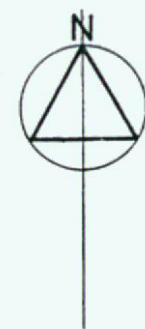
The village still has a 'local' character. The tidy garden, car-oriented environment of a 'dormitory' village is not yet apparent.





# KEY TO SYMBOLS

- ..... Conservation area boundary - (proposed)
- XXXXXX Areas to be excluded from CA.
- ██████ Areas to be included in CA.
- Listed Buildings
- ▨ Buildings of Local Importance
- Stone Walls
- - - Brick Walls
- xxxxxxx Important Hedges
- vvvvvvz Banks
- Important Trees
- ☁ Important Tree Groups



LITTLE COMPTON  
Scale: 1 / 2500  
PROPOSALS MAP



## REFERENCES

1. Ordnance Survey - 1st Edition - 1885.
2. Victoria County History - Vol I p 50 -52.



## APPENDIX Ai

### SCHEDULE OF LISTED BUILDINGS IN LITTLE COMPTON CONSERVATION AREAS

Ref No.	Description
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14/53.	Church of St. Denis (Listed Building Ref 14/53 - Grade II*)
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*(Church is very close to Manor House and is seen as an integral part of that group)*

List description : Church. C12 origins. C14 tower, the remainder rebuilt 1863-4 by E.G. Bruton. Squared coursed limestone rubble with C20-tile roof. Chancel, nave with short south aisle and south tower. Chancel of 3 bays with chamfered plinth, quoins, chamfered eaves cornice and coped gable to east with moulded kneelers and cross at apex. To east a C19 window in C13 style of 3 trefoiled lights. Hood mould with plain labels. To south three C13 re-used windows, each of a single light with trefoiled head, that to left set lower. To north a C19 gabled vestry with C20 tile roof and coped gables with kneelers. To east a Tudor-arched doorway with plank door. Trefoiled single-light window to right is perhaps re-used.



To west a further trefoiled window of a single light, also perhaps re-used. Nave of 4 bays with chamfered plinth, quoins, chamfered eaves cornice and coped gables with moulded kneelers. To south, in angle of south tower and south wall of nave, a 2-bay aisle with parapet and coped gable with moulded kneeler to east. To east of aisle, and to two south openings a C19 square-headed window of 2 hollow-chamfered pointed lights. To left of south wall of nave a C19 gabled porch with pointed, ovolo-moulded doorway. C19 door. To left a re-set C14 pointed window of 2 ogee-headed lights and quatrefoil. C19 hood mould and plain labels. To north wall of nave three C19 windows in C13 style of 2 trefoiled lights with quatrefoil-pierced plate tracery. Hood moulds with plain labels. To right a C19 doorway with hood mould and plain labels. Plank door. To left a C19 single-light window. To east gable end and to centre-right of north wall a C19 stone stack. To west wall a paired C19 window in C13 style with quatrefoil-pierced tracery. Hood moulds with plain labels. C14 south tower of 3 stages with moulded plinth. A weather-course divides the first and second stages to south and west. Flat buttress to second stage north-east and north-west angles. Offset diagonal buttresses to south-east and south-west angles. Saddleback roof with coped gables to north and south. The lower stage, which originally served as a chapel, has C19 or restored C19 chamfered doorway. To south wall a segmental-pointed window of 2 round-headed lights with chamfered surrounds, set slightly back. To east, visible from south aisle, a 2-light mullioned window, now blocked. To each face of second and third stage a double- chamfered rectangular light.

Interior: to south wall of chancel, the eastern most window has a C13 moulded and trefoiled rere-arch. Window to centre has C13 moulded splays which continue into a moulded, trefoiled arch. Westernmost window has moulded, trefoiled rere-arch supported on shafts with moulded capitals. C19 trefoiled piscina in north wall. C19 double-chamfered chancel arch. 2-bay south aisle arcade with central round pier and responds with moulded bases and capitals. Double-chamfered arches. To west of arcade a C14 triple-chamfered tower arch. In east wall of tower a C14 altar recess with chamfered surround. In south wall a small piscina. C19 barrel-vaulted chancel roof, arch-braced collar truss nave roof and panelled aisle roof. C19 stained glass in chancel east window and aisle windows. Re-set in south-east window of chancel some fragments of C16 glass from the Church of Villers, destroyed in 1918. Large C13 round font. In nave floor grave slabs to Thomas Juxon who died in 1643, to Elizabeth Pony who died in 1652, Sir William Juxon who died in 1739, and John Jones who died 1755, aged 57. In north wall of nave a wall tablet to Susanna, Viscountess Fane who died in 1792. She was wife of William Juxon, whose grave lies in the nave floor.

(V.C.H.: Warwickshire, Vol.5, pp.51-52; Buildings of England: Warwickshire, pp.340-341).



**14/52. Blacksmith's Cottage**  
**(Listed Building Ref 14/52 - Grade II)**



List description : House. Dated 1794, with probable earlier origins. Squared coursed limestone with quoins. Stone-slate roofs with stone end stacks. 3-unit plan. 2-storey, 3-window range of 2- and 3-light casements with wood lintels to ground floor centre and left, and stone flat arches to right. Plank door with wood lintel to rear. Datestone with moulded hood to first floor centre is inscribed: 'M/IM/1794'. Large C20 extension to left. Interior: said to have spine beams.



- 14/63. Barn approx. 15m NNW of No.1 Juxon Bungalows  
(not included)  
(Listed Building Ref 14/63 - Grade II)



*(Replacement wagon doors and corrugated roof sheeting detract from quality of building)*

List description : Barn. Mid/late C18. Squared coursed limestone with quoins and corrugated asbestos roof. 3 bays. Large C19 plank doors to centre with wood lintel and corresponding opening to rear. Interior: square and triangular niches and ventilation openings in walls. Pegged through-purlin roof with collars. Chamfered tie beams, collars and purlins with run-out stops.



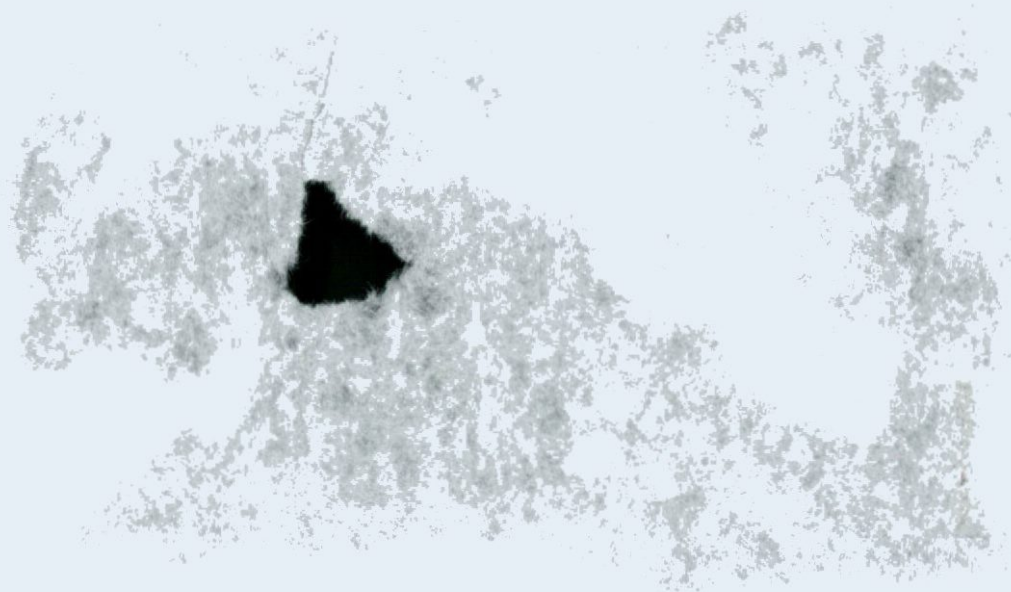
**14/62. Lynes Farmhouse**  
**(Listed Building Ref 14/62 - Grade II)**



*(Integral part of prominent terrace group on Oakham Road)*

List description : Farmhouse. Mid/late C17. Squared coursed limestone with C20-tile roof and brick ridge stacks. 3-unit plan. 2-storey, 3-window range. One 3-light mullioned window to ground floor right, with C20 bays to centre and left. Three 2-light casements with wood lintels to first floor, with one chamfered light to centre left. C20 door within C20 stone and timber gabled porch. Interior: noted as having large open fireplace with chamfered bressumer.

- 14/61. Little Compton Manor House and attached wall  
[Formerly listed as Little Compton Manor (Bishop Juxon's House)  
with pigeoncote]  
(Listed Building Ref 14/61 - Grade II\*)



List description : Manor house. Early C16 origins, with remodelling of 1620; late C17, C18 and C20 alterations and additions. Squared coursed limestone to front and rear with quoins and coped gables with moulded ball finials. Coursed rubble to west wing, with part of first floor moulded string course. Stone-slate roofs with moulded stone ridge, end, and projecting lateral stacks. Originally a U-shaped plan. 3 storeys plus attic; 5-window range of 2-, 3- and 4-light ovolo-moulded mullioned windows, possibly C20 restorations of original fenestration. All mullioned windows have hood moulds and labels. C17 blocked windows, one with hood mould and labels, in internal angle of east wing. C17 doorway to centre of ground floor with heavily-moulded surround and moulded broken pediment with cartouche of arms. Doorway perhaps restored C20. C17 panelled oak door with carved semi-circular top panel. West wing of earlier origin, with buttress to centre and to north-west. Further 4-light ovolo-moulded mullioned and transomed window, and 2- and 3-light ovolo-moulded and plain-chamfered mullioned windows to first and second floors. One full gabled dormer with 2-light mullioned window with original leaded lights. Rear of west wing has further 2- and 3-light ovolo-moulded and plain-chamfered mullioned windows, with blocked mullioned and transomed window opening.



3 further blocked openings below. 4-centred arched chamfered doorway leading to cellar, with chamfered light to immediate right. East wing has further ovolo-moulded mullioned windows, those in gabled dormers with transoms. Two C18 thirty-pane sashes with moulded surrounds to ground floor, that to right perhaps in place of earlier mullioned and transomed window. One 12-pane sash with moulded surround to first floor. The northern part of east wing is early C16, and has a 3-light plain-chamfered mullioned and transomed window to ground floor with a 2-light and single-light window, and C20 projection to first floor. 3-storey range projecting towards east has further 3-light mullioned windows, that to second floor hollow-chamfered. Rear of east wing, and west-facing internal angle have further 3-light plain-chamfered mullioned and transomed windows, some restored. One 3-light mullioned window above original iron-sheeted door, with decorative iron hinge and lock. Lead rain-water heads to south, east and west are inscribed in bas relief: 'O-/ANDO/1620' and have decorative features below. Large 3-storey stone range to north was added 1927, and is in imitative style with mullioned and mullioned and transomed windows. Extending south from south east corner of east wing a C18 wall with stone plinth and brick in Flemish garden wall bond above. The wall is approximately 20 metres long and 3 metres high, and has a plank and muntin door in moulded surround towards north.

Interior: ground floor of C16 north-east wing, formerly kitchen, has the original C16 roof with heavily-moulded spine beams, crossed with smaller but identically-moulded beams and small similarly-moulded joists. Ceiling has heavily-moulded wood cornice surround. Large 4-centred arched stone fireplace with ogee and ovolo-moulded surround with moulded stops. Stone-flagged floor. Restored C16/C17 plank door. C16 room above (The Juxon Room) has late C16 moulded panelling with some original cock-head hinges. 4-centre arched stone fireplace with moulded surround and panelled overmantel. 1620 hall in central range has contemporary panelling rising to ceiling on east wall. 4-centred arched stone fireplace with hollow and ogee-moulded surround to west with C20 overmantel in Jacobean style. Stone flagged floor. Room to east of central hall lined with late C16 moulded panelling, with heavily carved pilasters and frieze with floral and foliage decoration and lion heads. Simple small 4-centred arched fireplaces with chamfered surrounds throughout house.

History: once the home of William Juxon, Archbishop of Canterbury. (V.C.H.: Warwickshire, Vol.V, pp.50-51; Buildings of England: Warwickshire, pp.340-341).



- 14/60. Gates and gatepiers approx. 100m S of Little Compton Manor  
(Listed Building Ref 14/60 - Grade II)



*(A prominent feature on through-road frontage)*

List description : 2 gatepiers. Early C17. Limestone ashlar with chamfered plinth, heavily moulded capitals and large moulded ball finials. Each gatepier is approximately 3.5 metres high and is linked to the other by C19 iron gates.  
(V.C.H.: Warwickshire, Vol.V, p.51).



- 14/57. Dovecote approx. 40m NNW of Little Compton Manor  
[Formerly listed as Pigeoncote at Little Compton Manor] (Listed  
Building Ref 14/57 - Grade II)

List description : Dovecote. Mid C17, with C20 restorations. Coursed limestone rubble with stone-slate roof. Square and gabled on each face, with pyramidal turret surmounting centre. 2 storeys. One 2-light mullioned window with hood mould and labels to 3 faces, with plank door to ground and first floors to east.

Interior: nesting boxes on 3 faces of first floor. Most C17 roof timbers remain.

(Buildings of England: Warwickshire, p.341; V.C.H.: Warwickshire, p.51).

**14/56. Barn approx. 45m NW of Little Compton Manor  
(Listed Building Ref 14/56 - Grade II)**

List description : Barn. C17/C18. Squared coursed limestone with quoins. Stone-slate roof. 5 bays. Large gabled porch to centre with breeze-block infill in doorway. Double plank doors, and lean-to range to rear. Damaged 2-light mullioned window in left gable end. Nesting boxes and C20 window in right gable end.  
Interior: trenched purlin roof with collars. Original purlins, and some original rafters.  
Included for group value.



**14/58. Gatepier approx. 8m W of Little Compton Manor  
(Listed Building Ref 14/58 - Grade II)**

List description : Gatepier. C18. Limestone with chamfered plinth.  
Rusticated pier with moulded capital and pineapple finial.  
Approximately 3 metres high.  
Included for group value.

**14/59. Gatepier approx. 10m W of Little Compton Manor  
(Listed Building Ref 14/59 - Grade II)**

List description : Gatepier. C18. Limestone with chamfered plinth.  
Rusticated pier with moulded capital and pineapple finial.  
Approximately 3 metres high.  
Included for group value.



**13/71. Berry Close, Pill Lane  
(Listed Building Ref 13/71 - Grade II)**



List description : House. Mid C17. Squared coursed limestone with quoins. Slate roof with rendered brick ridge and end stacks. 4-unit plan. 2-storey, 4-window range of ovolo-moulded 2- and 3-light mullioned windows. One C19 casement to ground floor. C17 ovolo-moulded 4-centred head doorway with C20 door and hood to centre left. Plank door in inserted opening to centre right. Plinth, C19 and C20 casements and further plank door to rear.

Interior: noted as having stop-chamfered spine beams and 2 large open fireplaces with stop-chamfered bressumers. Some stone flagged floors.

**13/70. Pillbridge House, Pill Lane  
(Listed Building Ref 13/70 - Grade II)**



List description : Shown on Ordnance Survey map as Catball. House. C17/early C18. Squared coursed limestone with quoins. Stone-slate roofs with stone ridge and end stacks. Two 2-unit plans. 2-storey, 4-window range of 2- and 3-light casements with old wood shutters. Stone flat arches and wood lintels. C20 door with wood lintel to right. C17 plank door to rear. C19 two-storey stone extension to right.

Interior: 4-centred arched stone fireplace with hollow-chamfered surround. Chamfered spine beam with ogee stop. Some stone flagged floors. Wood window seats with original small window boxes on either side. Some C17 plank doors. Part-restored dog-leg staircase with flat balusters.



## APPENDIX Aii.

### SCHEDULE OF BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE TO LITTLE COMPTON CONSERVATION AREAS

Map Ref No.	Description
<b>B2</b>	<b>The Red Lion Public House, Pill Lane</b>  Late 18th century house - 3-bay, 2-storey, coursed rubble, brown clay, plain tile roof, parapet gables, modern extensions in stone and tile, key building in Pill Lane.
<b>B3</b>	<b>Outbuildings to Red Lion</b>  C19th single storey, coursed rubble, slate roof, on roadside, important to enclosure of street, group value.
<b>B4</b>	<b>Barn at Berry Close</b>  C17th, 2-bay small barn, coursed rubble, timber, wheatstraw thatch, only surviving thatch in village - group value with LB 13/71.
<b>B5</b>	<b>Brick Cottage, Pill Lane</b>  Mid C19th, 4-bay, 2-storey red brick and clay plain tile, vernacular scale, on roadside, important to enclosure of street.
<b>B6</b>	<b>The Post Office, Pill Lane</b>  Mid C19th, 2-storey, 2-bay house with outshots, course rubble, welsh slate roof, symmetrical frontage, key building on street corner.
<b>B7</b>	<b>High Corner, Oakham Road</b>  Late C19th coursed rubble and welsh slate with red brick front, stone outbuildings and boundary wall, group value.
<b>B8</b>	<b>Charcott &amp; 1 and 2, High Corner</b>  C19th cottage range recently fully refurbished, coursed rubble, dressed quoins, cills and lintels, blue slate roof, L-shaped 2-storey range, group value.

## APPENDIX Aii. *continued...*

Map Ref No.	Description
B9	<b>Salem (Baptist) Chapel, Oakham Road</b>  Mid C19th, 2-bay, high roof single storey, gable end to road, parapet and finish coursed, squared rubble and dressed stone detailing, blue slate roof, 'Georgian' semi-circular lead VSS multipane wood windows, group value, of local historical importance to brewery group.
B10	<b>Chapel Row, Oakham Road</b>  Mid C19th terrace of 5 cottages, 2-storey, coursed, squared rubble, slate and tile roofs, red brick chimneys, group value with chapel.
B11	<b>Brewery Building (Barn and Stores)</b>  6-bay, coursed rubble, corrugated iron barrel roof, boarded wagon doors, group value.
B12	<b>Brewery Malthouse and Brewhouse</b>  2-storey, L-shaped, 9-day range, corrugated iron roof sheeting, coursed rubble, some red brick, group value.
B13	<b>Brewery Row, Oakham Road</b>  Mid C19th terraced row of 8 cottages, 2-storey, coursed, squared rubble, blue slate roof, red brick chimneys, set back off road, important group in street, part of brewery group.
B14	<b>Washbrook House, Oakham Road</b>  Large detached country house, 2-storey, double-pile plan, coursed, squared rubble, dressed stone detailing, blue slate hipped roof, VSS windows, stone boundary wall, large garden setting (possibly the Brewer's House).
B15	<b>The Lyme Trees, Oakham Road</b>  Mid C19th former brewery offices (?), 6-bay single storey, converted to dwelling, slate roof replaced with concrete pantiles, group value with brewery.
B16	<b>Barn Range to Manor House</b>



## APPENDIX Aii. *continued...*

Map Ref No.	Description
B17	<b>Stable Range to Manor House</b>
B18	<b>Church Row, Village Street</b>  Early C19th terrace of 3 cottages along roadside, 2-storey, and single storey barn outbuilding, coursed, squared rubble, blue slate, red brick chimneys, red clay tile on barn, some decorative tiles, important building on corner.
B19	<b>House Opposite Church Row, Village Street</b>  Late C19th large cottage, 2-storey and outshot, 3-bay symmetrical frontage. Coursed, squared rubble, with dressed quoins, stone slate roof (50°), leaded light wood windows, group value in street.
B20	<b>Cottage Row Opposite Juxon Close</b>  Mid C18th terrace of 3 cottages, 2-storey, coursed rubble, stone slate roofing, replacement windows, replacement red brick chimneys, important group on road junction.
B21	<b>Barn at Rear in Reed College Car Park</b>  Mid C19th 3-bay stable and hayloft, coursed rubble, blue slate roof, group value.
B22	<b>The Former Vicarage, Oakham Road</b>  Mid C19th, large detached Victorian 'Gothic' villa, high 2-storey 'L'-shaped plan, well back off road in wooded gardens, ashlar stone, parapet gables, brown tile roof, high stone chimneys, large VSS windows, key building in village.
B23	<b>Pinchester Cottage, Village Street</b>  Mid C18th cottage range, 2-storey and attics, modernised, gable to road, 3-bay, coursed, squared rubble, blue slate roof, prominent building in street.

## APPENDIX Aii. *continued...*

Map Ref No.	Description
<b>B25</b>	<b>Wray House, Village Centre</b>  Late C19th large house, recently extended and modernised, coursed rubble, stone slate and tile roof, multi-paned windows, stone chimneys, group value in street.
<b>B26</b>	<b>Chapel Cottage, Oakham Road</b>  C19th non-conformist chapel, much altered and converted to a dwelling, coursed rubble, brown tile roof, group value on corner, local historical interest.
<b>B27</b>	<b>1 to 5, Oakham Road</b>  Late C19th terraced row of 5 cottages, 2-storey, coursed rubble with blue slate roof, red brick chimneys, small wood windows, on roadside, important group on east side approach into Conservation Area.
<b>B28 &amp; B29</b>	<b>Barns at Langstone Farm</b>  Early C19th stone barn and stable ranges, group value with farmhouse.
<b>B30</b>	<b>Langstone Farmhouse</b>  Mid C19th farmhouse, coursed, squared rubble with dressed stone quoins and chimneys, stone slate roof, in gardens surrounded by high stone wall, group value, important farmstead to village.
<b>B31</b>	<b>Redland Cottage, Fridays House, Nos 4 &amp; 5</b>  Mid C18th to mid C19th terrace row with Lynes Farmhouse, rubble, clay tile and slate, key group on main road frontage.



## APPENDIX Bi

### SCHEDULE OF LANDSCAPE FEATURES OF IMPORTANCE TO LITTLE COMPTON CONSERVATION AREAS

Photo No.	Description
1	Village in the landscape, from the north east.
2	The tree-lined through road.
3	The approach to Reed College (Manor House) and Church.
4	The 'green' at the road junction near Juxon Bungalows. The cottages form a visual stop to the road view, and the stone walls are more loosely laid.
5	Stone gateway to the Manor House grounds.
6	Stone walls to the Manor House and the recreation ground.
7	The long stone wall to the Manor House with the important evergreen oak near the gates and wide grass verge with no footpath.
8	The axial view of the Manor House from the entrance gates.
9	The stone wall/pasture boundary on the west side of the Manor House.
10	The mature lime trees near the farm sheds, north of the Manor House.
11	The pleached lime trees at Langstone Farm.
12	The roadside rill at Langstone Farm.
13	Stone walls to the Bowling Club - recent and well laid.
14	Washbrook House from the south, the fine clipped yew hedge is a feature as also is the tall landmark group of Scots pines.
15	An interesting exposure of the roadside water course at Washbrook House.
16	The group of limes and horse chestnuts in the backlands at Pill Lane.
17	The neglected and cluttered open space at the A44 entrance to the village.

## APPENDIX Bii

### SCHEDULE OF TREE GROUPS IDENTIFIED ON THE ANALYSIS MAP (Including TPO's)

**Note:** *Individual trees are identified on the plan. Tree Preservation Orders are marked only where they correspond to the TPO schedules held by Stratford on Avon District Council.*

Group Description
Ref
No

- |   |  |
|---|--|
| A | A minor group of conifers in the grounds of Berry Close.   |
| B | A major belt of mature ash, poplar and willow along the stream course and providing a strong boundary to the village.  |
| C | A group of important oak, holly and birch behind at the south entrance to the Manor House. The large evergreen oak fronting this group is a major feature on the through road (Photo 7). |
| D | A group of large beech and cherry along the east boundary of the former Rectory.   |
| E | A group of limes and fruit trees just outside the Conservation Area boundary.  |
| F | A group of sycamore and horse chestnut contributing to the tree-lined character of the through road.   |
| G | A triangle of sycamore, beech and willow opposite Langstone Farm.  |
| H | A belt of willow and ash along the stream at Langstone Farm, forming the Conservation Area boundary.   |



Little  
Compton

16



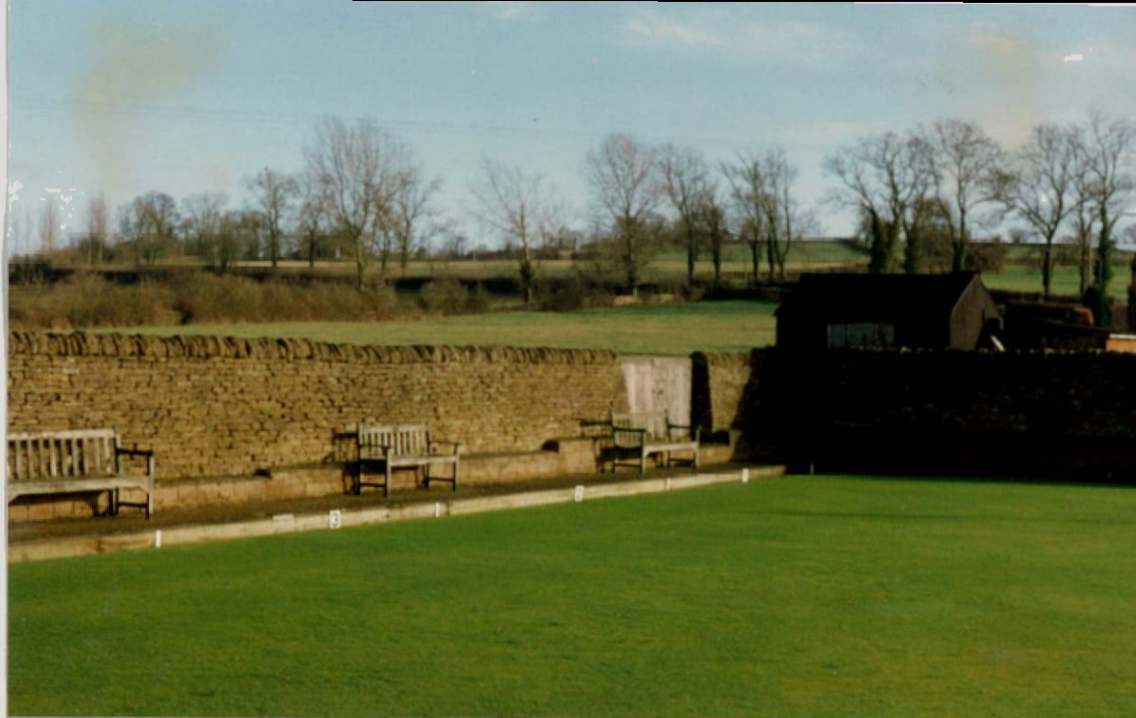
17





Little  
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13



14



15





Little  
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10



11



12



Little  
Compton

7



8



9





Little  
Compton

4



5



6



Little  
Compton



1



2



3





B1. Red Lodge. Main Road





B2 - THE RED LION, PIN LANE





, Pitt Lane.





B6 - The pool office (south view), Pin LANK





37 - HIGH CORNER, OAKHAM ROAD





B8 - Charcott, Carlson Road





B9 - SALEM (BAPTIST) CHAPEL





BIO - chapel Row





B11 - Brennen Blöds





B11 - Brewery.





SIC Brewery Buildings





B12 - Norway.





B12 - Brewery.





B13 - BREWERY ROW





Henry Row





814. WAPAB, 2002 NOV





B15 - the Legume Trees,





B16 - James, Billy.





now.





B19 - Horse ~~sent~~ to opp Chest Row





D 66 - Ken at corner





Bro - Run at Cover





1225, *Proleptus* *lance*





~~Bona~~ Bawn ketuani LB.  
21





B22- THE VICARAGE, OXFORD ROAD.





1563 - *Phidolesta* *leHayes*





B23 - PINSCHETER COTTAGE.





1325 - Wray House





1866 - Chapel Cottage, Oakham Road





021 - 1 to 5, Oakham Road,





100 Dekker Road





B28 - Ban at Langston Farm.





330 - Sanyōr Farm house





B31 - Redland Cott, Frodsham Hse. Nos 4 & 5.