

CONSERVATION AREA APPRAISALS FOR BOSBURY, CRADLEY, MUCH MARCLE , ORLETON, SUTTON.

Report By: Head of Planning Services

Wards Affected:

Hope End, Old Gore, Sutton Walls and Bircher.

Purpose

1. To recommend these draft conservation area appraisals to the Cabinet Member for the Environment for initial consultation with relevant parties.

Financial Implications

2. Minor costs for printing and publicity to be met from existing budgets.

Background

3. Planning Committee, 21st April 2006, recommended a programme for the preparation of character appraisals and management proposals for 16 conservation areas. Seven have been approved for initial consultation.
4. This latest appraisals, comprise Bosbury, Cradley, Much Marcle, Orleton and Sutton. The major part of these documents comprises a factual assessment of the special architectural and historic character and appearance of each conservation area, together with their setting.
5. The form and content of the appraisals follows guidance recommended by English Heritage and endorsed by the Government.
6. Only areas that have special architectural or historic interest the character or appearance of which the Council wishes to preserve or enhance should be designated as conservation areas. The appraisals have identified areas for exclusion and inclusion. Criteria forming the basis for determining such are set out in UDP policy HBA5.
7. The implications arising from designation are that the Council is required to pay special attention to the desirability of preserving or enhancing the character of the conservation area when determining planning applications. Applications have to be advertised and the Council must take account of material comments received. Conservation area consent for the demolition of buildings is required and additional planning controls apply which would normally be permitted in other areas. These primarily relate to the size of freestanding buildings that require planning permission, the size of extensions the type of external cladding, insertion of dormer windows and satellite dishes. Proposed work on all trees require prior notice to the Council to enable them to consider the desirability of serving a tree preservation order.
8. The Cabinet Member for the Environment will be asked to confirm the appraisal documents including issues. It is intended that some consultation upon the draft appraisals and issues will be undertaken although formal

comments will be sought at a later stage when management proposals have been developed. The final document for adoption will be prepared for Council approval having regard to all material comments being taken into account.

9. The issues identified for these five conservation areas at this stage fall into three categories:
 - Features such as non-listed buildings that significantly contribute to the area because of their local architectural or historic interest.
 - Features which detract from the special interest of the area such as
 - i. Historic buildings in poor condition building.
 - ii. Modern buildings that do not relate to the character of the area.
 - iii. Open gaps where street enclosure is desirable.
 - iv. Untidy land.
 - v. Street clutter and signage.
 - Changes to the conservation area boundaries;
 - i. To include areas that are considered to contribute to the special historic or architectural character of the area
 - ii. Exclusion of significant areas relating to buildings, features and landscape, which are considered to detract from the special character and appearance of the conservation area.
 - iii. Rationalisation of boundaries so that the boundaries relate to defined edges of property curtilages, field boundaries roads and lanes or other notable features.
10. The full detailed text for each conservation area is included in a number of Appendices to this report and the principal features are summarised below. A selection of diagrammatic plans will be displayed at the committee meeting.

Bosbury Conservation Area

11. Bosbury Conservation Area was designated in 1976 by the Malvern Hills District Council, and reviewed in 1991

Summary of Special Architectural and Historic Significance

12. Bosbury Conservation Area is located in eastern Herefordshire on the floodplain of the River Leadon in an area characterised by the undulating landscape of Herefordshire's Central Lowland. The conservation area includes the western (and generally older) part of the village of Bosbury and a more open landscape to the west of the village.
13. Bosbury is recorded in The Domesday Book records a resident population of approximately thirty-four households, including a priest and, probably, a miller. The medieval settlement is likely to have been located on the south side of the main street. At the time of Domesday, Temple Court, in the western part of the conservation area, was a separate manor (Upleadon).

Medieval tenants of the manor included the Knights Templar and the Knights Hospitaller.

14. The parish church of The Holy Trinity is the oldest surviving building in the conservation area, dating from the late 12th or early 13th Century and incorporating the fabric of an earlier 12th Century church. The detached bell tower, one of seven in Herefordshire, dates from the 13th Century. The oldest surviving secular building is the stone-built Gatehouse of the Bishops' manor house, dating possibly from the 14th Century. It contains stone-built and timber-framed buildings. The majority of these buildings are located on the site of medieval burgage plots on the south side of the main village street. The earliest brick buildings in the conservation area probably date from the 18th Century. A number of earlier stone and timber-framed were also extended or refaced in brick. Brick houses of 18th and 19th Century date were constructed in Flemish bond (at the front elevation); other details include dentilled eaves, string courses and flat or segmental arch brick heads over doors and windows. Brick houses of 20th Century date include a local authority housing development (Morton Cottages) and several detached houses build on infill plots. A number of older houses have been extended or remodelled during the 20th/early 21st Century.
15. Mature trees and hedges, boundary walls of sandstone rubble and brick, and historic earthworks are also significant characteristics of the conservation area. There is a sense of enclosure in the eastern part of the conservation area, where buildings, trees and high hedges are concentrated; in the western part the landscape is more open.
16. Heritage assets within the conservation area include two Scheduled Monuments, two Grade II* listed buildings and twenty-six Grade II listed buildings. The Herefordshire Sites and Monuments Record includes twenty-one entries within the conservation area (two of which refer to finds only). In addition, three buildings of local interest have been identified during this appraisal.

Positive Areas and Features

17. The following elements contribute significantly to the character of the conservation area:
 - The main village street with its historic buildings of various architectural styles and orientation, including a significant number of timber-framed buildings, and medieval plan-form.
 - The churchyard, a green open space with landmark buildings, The Grammar School, cross, tombs and sandstone boundary walls.
 - Old Court Farm with stone Gatehouse, historic farmhouse, 19th Century model farm, and association with the Bishops of Hereford manor.
 - Temple Court including The Lodge, and stone walls and piers at the entrance.
 - The following unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area.

The Lodge.
The Old Chapel,
Beech House,

18. The following features in the public realm also contribute to the local character of the conservation area:
- Telephone call box (Grade II) outside No. 2 The Cross: K6 design in cast-iron.
 - War Memorial set in the churchyard wall: a bronze plaque set in a short section of sandstone wall with ashlar quoins under an ashlar arch with iron railings in front.
 - Old stone lane: a trackway (public footpath) with a cobble roadbed extending north from the B4220 road bridge over the River Leadon on the west side of the river.

Neutral and Intrusive Elements

19. The following intrusive elements detract from the character of the conservation area:
- Bosbury C.E. Primary School: 20th Century single-storey brick building of low visibility in the conservation area.
 - Bosbury Parish Hall: 20th Century single-storey brick building adjacent to the churchyard.

Issues

Buildings at Risk

- 20 The following buildings are potentially at risk of deterioration:
- The Gatehouse to Old Court Farm (14th Century, Grade II): it is potentially at risk as a result of both inappropriate use and under use.
 - Sandstone rubble churchyard boundary walls within the curtilage of The Holy Trinity Church (12th/13th and 16th Century, Grade I) and Bell Tower (13th Century, Grade I):

Proposed Boundary Changes

21 *Proposed Inclusion*

An area of earthworks on the north side of the site of the Bishops' manor house, enclosed on the south side by Dowding's Brook, on the west side by the River Leadon, on the north and east sides by field boundaries (Herefordshire Sites and Monuments Record 7105: Earthworks, Old Court Farm, Bosbury).

22 *Proposed Exclusions*

Bosbury C.E. Primary School and playing field; a field between the playing field and the River Leadon; a field on the west side of the conservation area; a field on the south-west side of the conservation area; two fields east of Temple Court farm; a field north of Bridge House.

Other issues

- 23 A potential site for development has been identified in the western part of Old Court Farm. This site may be of high archaeological potential because it is in the area of the former Bishops' manor, and known earthworks are located immediately to the north. Consideration should be given to archaeological investigation before any future development takes place on this site.

Cradley Conservation Area

- 24 Cradley Conservation Area was designated in 1976 by the Malvern Hills District Council, and reviewed in 1991.

Summary of Special Architectural and Historic Significance

- 25 Cradley Conservation Area is located in eastern Herefordshire on the boundary of Herefordshire's Central Lowland and the Malvern Foothills, an area of high visual and landscape quality. The conservation area includes the old village of Cradley (the eastern settlement) and areas of open landscape on the north-west and east sides of the settlement.
- 26 The Domesday Book (1086) records that Cradley was a manor of the Bishops of Hereford. The parish church of St James is the oldest surviving building in the conservation area, dating from the late 12th Century. The oldest surviving secular building is a timber-framed structure dating from the early 16th Century and now used as the parish hall. Several houses in the village were formerly farmhouses.
A small number of brick buildings with slate roofs, including The Old Rectory, are of 18th or early 19th Century date and of Georgian architectural design. Several buildings were constructed of local stone during the 19th Century with characteristic Victorian gables or gabled dormer windows. A village school was also built in stone at this time. .
- 27 During the middle and later twentieth century residential development of a suburban character, was undertaken on former open land and orchards in the western part of the conservation area. Several large residences were constructed on infill sites on or near the main village street.
- 28 Sunken roads and old stone lanes, substantial boundary walls of sandstone rubble, and mature trees and hedges contribute significantly to the character of the conservation area. They also generate a sense of enclosure with limited views of the landscape setting beyond the village.
- 29 Heritage assets within the conservation area include one Grade B listed church, two Grade II* listed buildings and twenty-two Grade II listed buildings. The Herefordshire Sites and Monuments Record includes twenty-six entries within

the conservation area. In addition, eight buildings of local interest have been identified during this appraisal.

Positive Areas and Features

30 The following elements contribute significantly to the character of the conservation area:

- The main village street with its historic buildings, sandstone rubble boundary walls, mature trees and hedges, and sequential views.
- Rectory Lane, an old stone lane with its historic buildings including the medieval Gothic church, Tudor timber-framed hall, elm-clad barn, Georgian redbrick rectory, sandstone boundary walls, granite war memorial, mature trees, and sequential views.
- The Churchfield lane, an old stone lane with its historic buildings, orchard and mature trees, and sequential views.
- Unlisted buildings which make a positive contribution to the character of the conservation area are:

Church House
Brookside
Queenswood
Stoney Villa
Esk Bank House
The Elms Barn

31 The following features in the public realm also contribute to the local character of the conservation area:

- Telephone call box (Grade II) outside the Post Office: Also at this location is a red post office pillarbox.
- Maclean Memorial at the west end of Rectory Lane: in memory of local men and others who were killed in World War I.
- Rectory Lane (public footpath), an old stone lane with cobbled roadbed.
- The Churchfield Lane (public footpath), an old stone lane with cobbled roadbed.
- A stone step beside the stream near the Post Office where water was drawn before the installation of mains water.

Neutral and Intrusive Elements

32 The following 20th century residential development on or near the main village street detracts from the character of the conservation area. These include Brookside, Kings Orchard and Mathon Road

Issues

Buildings at Risk

33 Several unlisted structures are potentially at risk of deterioration:

- Sandstone rubble boundary wall on the west and south sides of The Old Rectory
- The Elms Barn, Rectory Lane (Building of Local Interest).

Proposed Boundary Changes

34 *Proposed Exclusion:*

- 20th Century residential development at Brookside.
- 20th Century residential infill on the west side of the main village street between the Brookside development and the Mathon road.
- 20th Century residential development at Kings Orchard.
- 20th Century residential infill east of the Mathon road and south of Kings Orchard.
- 20th Century residential infill north of the main village street and east of Hawkhurst House.

35 *Exclusion of Neutral Landscape Areas:*

- An area north of Brookside extending to the present conservation area boundary.
- An area north of Hawkhurst House extending to the present conservation area boundary.
- An area east of Barratts Orchard, south of Queenswood and north of the stream extending to the present conservation area boundary.
- An area south of the stream extending to the churchyard.
- Jubilee Field.
- An area west of Churchfield House extending to the conservation area boundary.

Much Marcle Conservation Area

36 Much Marcle Conservation Area was designated in 1976 by Malvern Hills District Council

Summary of Special Architectural and Historic Significance

- 37 Much Marcle Conservation Area is set in an agricultural landscape in Herefordshire's Central Lowland to the east of Marcle Ridge. The conservation area includes the village of Much Marcle, several farms, arable fields and pasture to the north, east and west of the village, and part of the Hellens and Homme House landscape parks
- 38 The Manor of Marcle was in the lordship of the king at the time of the Domesday Book. The oldest surviving building within the conservation area is the 13th Century parish church of St Bartholomew, with its landmark tower. A number of timber-framed cottages and farmhouses date to between the late 16th and 18th Century.
- 39 The character of Much Marcle Conservation Area is essentially rural and agricultural. This is best preserved on a rural road in the south-eastern part of the conservation area with a dispersed settlement pattern of farmhouses, cottages, barns and other agricultural buildings, and orchards with older varieties of apple trees in pasture. In the northern part of the village, 20th/21st Century residential development has introduced a suburban element to the detriment of local identity.
- 40 Heritage assets within the conservation area include two Scheduled Monuments, two Grade I Listed Buildings, four Grade II* listed buildings and thirty-eight Grade II listed buildings. The Herefordshire Sites and Monuments Record includes twenty-six entries within the conservation area. In addition, nine Buildings of Local Interest have been identified during this appraisal.

Positive Areas and Features

- 41 The following elements contribute significantly to the character of the conservation area:
- The village core, an area in the centre of the conservation area that includes the parish church of St Bartholomew and the churchyard with its stone walls, cross, 18th and 19th Century tombs and headstones, and ancient elm tree; Mortimer's Castle motte and bailey; Causeway Cottage; Phillip's House (former vicarage) and a cobbled carriage drive extending from the churchyard towards the former vicarage.
 - Bodenham Farm, a compact group of buildings including the Georgian farmhouse, timber-framed barn and stone-built cider house and wainhouse.
 - Street Farm, a compact group of buildings including the timber-framed farmhouse and stone outbuildings.
 - The following unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area.

Swan Cottage:

Parkside:

The Walwyn Arms public house:

Much Marcle C.E. Primary School:
Walnut Tree Cottage:
Mainwarings:
Audley Cottage:
Much Marcle Garage

- 42 The following features in the public realm also contribute to the local character of the conservation area:
- A cobbled carriage drive extending eastwards from the parish church towards the former vicarage.
 - A red cast-iron Victorian post box built into the wall of an outbuilding of Mainwarings on the main village street.

Neutral and Intrusive Elements

- 43 Twentieth century residential developments at Monks Meadow and Glebe Orchard, and infill sites adjacent to the main village street do not contribute to the character of the conservation area:

Issues

- 44 Heritage Asset at Risk

Mortimer's Castle motte and bailey (Scheduled Monument) is potentially at risk of damage by heavy growth of trees and bushes on the motte and animal burrows on the motte.

Several houses were constructed in the bailey before the monument was scheduled but extensions to them have been constructed since scheduling.

A risk assessment might be undertaken to determine damage potential due to vegetation growth, animal activity and further development.

- 45 Proposed Boundary Changes

Proposed Inclusion

Awnells Farm (probably late 17th Century, Grade II) is part of the dispersed settlement of farms and cottages on the rural road on the south-eastern side of the conservation area. A brick-built agricultural building extended in stone, located west of the farmhouse, should also be included.

Proposed Exclusion

In the north-western part: fields north and west of Mortimer's Castle; buildings north of Much Marcle Primary School and west of the B4024.

In the north-eastern part: fields and buildings east and north of the B4024 including the Monks Meadow estate, Glebe Orchard estate and Hellens (see Note 1). The following buildings should not be excluded: Parting Ground Cottage, the Memorial Hall, Phillips House and The Old Coach House.

In the eastern part: fields and buildings south of the B4024, east of the rural road and north of Street Farm.

Note 1: It is proposed that Hellens should be excluded because:

The site is separated from the rest of the conservation area by fields in agricultural use, and does not form an integral part of the conservation area.

The house, dovecote and most of the outbuildings are protected by virtue of their status as Listed Buildings (Grade II* and Grade II) set within a Park of Local Importance.

Note 2: Several Listed Buildings within the proposed area of exclusion are protected by their status (Grade II).

Proposed Realignment of the Boundary

It is proposed that the boundary be realigned to extend along the east side of the rural road in the following locations:

- Between Street Farm and Pound Cottage.
- Between Pound Cottage and Awnells Farm.

Orleton Conservation Area

- 46 Orleton Conservation Area was designated in 1976 by the former Leominster District Council.

Summary of Special Architectural and Historic Significance

- 47 Orleton Conservation Area lies on a glacial moraine in an agricultural landscape at the northern edge of the Central Lowland of Herefordshire. The conservation area includes the village of Orleton, an area of open land on the north side of the settlement used generally for recreational purposes, and an area of agricultural land on the south and west sides.
- 48 Before the Norman Conquest, Orleton was part of Queen Edith's extensive holdings in north Herefordshire. The parish church of St George is the oldest surviving building in the conservation area, dating to the 12th Century. The plan form of the village core is characteristic of that of a medieval settlement comprising long narrow tofts (house plots) fronting onto Kitchen Hill Road. The oldest surviving residential buildings date to the 16th and 17th Centuries. A significant number of agricultural buildings, including barns, attest to the importance of agriculture in Orleton. The use of local resources, timber and stone, is evident in the construction of all of these buildings. Buildings of 18th and 19th Century date (residential, ecclesiastical and educational) are generally brick-built. A number of earlier timber-framed buildings were also infilled, refronted or refaced in brick. Generally, buildings of 18th or early 19th Century date show evidence of Georgian Classical architectural influence. Buildings of later 19th Century date display a wider range architectural forms and decorative features.

- 49 During the twentieth century, residential development of a suburban character, was undertaken on former open land in the northern part of the conservation area. Several large houses and bungalows have also been constructed on infill sites in the village core.
- 50 Mature trees and hedges, and substantial boundary walls, mainly of sandstone rubble and also of brick, are characteristic of the village core. This has resulted in a sense of enclosure, with only limited views to the landscape setting beyond the boundary of the conservation area.
- 51 Heritage assets within the conservation area include one Scheduled Monument and sixteen Listed Buildings, i.e., one Grade I, one Grade II* and fourteen Grade II. In addition, thirteen Buildings of Local Interest have been identified. There is also one Tree Preservation Order applied to a group trees.

Positive Areas and Features

- 52 The following elements contribute significantly to the character of the conservation area:
- The village core with its medieval plan form, historic buildings (ecclesiastical, residential and agricultural), boundary walls and mature vegetation
 - Orleton Manor together with its agricultural buildings, boundary walls and historic landscape
 - Millbrook Way at the bridge over the Millbrook stream, including Millbrook Cottage, Millbrook House, Ford House and The Cottage
 - Maidenhead Corner and Green Lane, including the Maidenhead Inn, Perseverance Cottage and Tower Hill.
 - The following unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area.

Church House Cottage
Kitchen Hill
Orchard Cottage
The Cottage, Church lane
The Forge
Little Overton
The Cottage, Millbrook Way
Millbrook House, Millbrook Way
Ford House
Barn and adjoining agricultural buildings, Church House Farm
Stone House
The Old School
Maidenhead Inn

- 53 The following features in the public realm also contribute to the local character of the conservation area:

- The War Memorial, Millbrook Way:
- Orleton Memorial Gardens, Millbrook Way
- The Pump, Dicken's Lane
- Telephone call box, Kitchen Hill Road.

Neutral and Intrusive Features

- 54 The following elements do not contribute to the character of the conservation area:

Twentieth century residential development on Millbrook Way, the Millbrook Close/Mortimer Close/Mortimer Drive/Claremont Orchard area, Hallets Well and St George's Crescent.

Issues

- 55 Buildings at Risk

The following listed buildings are deemed to be at risk:

- Churchyard cross (Scheduled Monument; Grade II), 14th Century:
- Boundary wall, parish church of St George (Grade I):
- Orleton Manor (Grade II*), 14th Century: unoccupied at present
- Church Yard Cottage (Grade II), 17th Century:
- Outbuilding about 10m north of The Boot Inn (Grade II), 17th Century, unoccupied.

- 56 The following buildings of local interest are deemed to be at risk:

- The Old School, Kitchen Hill Road (unlisted), 1854:
- Barn and adjoining agricultural buildings, Church House Farm, Kitchen Hill Road (unlisted), possibly early 19th Century.

Proposed Boundary Changes

- 57 *Proposed inclusion*

In the western part of the conservation area, it is observed that the conservation area boundary does not follow recognisable features at several locations, i.e.,

(i) in a field north of Green Lane;

(ii) in a field east of the B4361 and south of Millbrook Way;

(iii) in a field west of Kitchen Hill Road and south of Millbrook Way.

It is proposed that the boundary should be redrawn to follow recognisable features without causing any significant loss to the conservation area, i.e.,

(i) the north side of Green Lane;

(ii) field boundary/property line east of the B4361 and south of Millbrook Way;

(iii) field boundary/property line west of Kitchen Hill Road and south of Millbrook Way.

58 *Proposed Exclusion*

In the south-eastern part of the conservation area, it is proposed that the following areas of landscape should be excluded,

- (i) a field north-east of Church House Farm;
- (ii) a field south-east of St George's churchyard;
- (iii) three small fields or paddocks south of Tunnel Lane and east of Tunnel Road Cottage;
- (iv) a wooded area (plantation) west of item (iii);
- (v) two small fields east of Little Overton and west of item (iv).

It is proposed that further discussion be undertaken and opinion sought on the exclusion of the following neutral or intrusive areas of twentieth century residential development (discussed above) that do not contribute to the character of the conservation area:

- (i) parts of Millbrook Way;
- (ii) the Millbrook Close/Mortimer Close/Mortimer Drive/Claremont Orchard area;
- (iii) Hallets Well and St George's Crescent.

Other Issues

- 59 Barns and other agricultural buildings in the village core contribute to the character and historic interest of the conservation area. The loss of these buildings would be detrimental to the character of the area. It is strongly recommended that any proposals for conversion or redevelopment should take this into consideration
- 60 Orleton Manor (Grade II*) is an important building in terms of both its architectural and historical interest; the landscape setting of the building contributes significantly to its character. It is recommended that the following aspects of the landscape setting should be given consideration:
- 61 Proposals for the conversion or redevelopment of agricultural buildings on the east side of Orleton Manor should be sympathetic to the landscape setting of the house (see also comments above)
- 62 A conifer plantation is located north-west of the house on a site previously occupied by an orchard for several hundred years. Replacement of the conifers by native broadleaf species, or the reinstatement of the orchard, would enhance the landscape setting of Orleton Manor.

Sutton Conservation Area

- 63 Sutton Conservation Area was designated in 1978 by the former South Herefordshire District Council.

Summary of Special Architectural and Historic Significance

- 64 Sutton Conservation Area is set in an agricultural landscape in Herefordshire's Central Lowland to the east of the floodplain of the River Lugg. The conservation area includes the southern part of the village of Sutton, a number of farms within, and to the south of, the settlement, and the house, gardens and landscape park of Sutton Court. Since designation of the conservation area in 1978, several residential developments have been undertaken within its boundaries.
- 65 Sutton Walls hillfort is evidence of the human occupation of the Sutton area since the Iron Age. Archaeological and documentary evidence records that there has been settlement at Sutton since Domesday, and the area has been continuously occupied until the present time.
- 66 The oldest surviving building within the conservation area is the 12th Century parish church of St. Nicholas. The earliest residential buildings are timber-framed, dating to between the 14th Century and the 17th Century. Farm buildings, both timber-framed and stone-built, date to between the 18th and 19th Century. A number of buildings (some of which were rebuilt or refaced) display evidence of changing architectural and function forms, including Gothic, Tudor, Georgian, Victorian and contemporary residential developments.
- 67 The essential character of the conservation area is rural and agricultural. The significant number of farm buildings within the conservation area contributes to this. However, 20th Century residential development has tended to detract from the character, and has introduced a suburban element.
- 68 Heritage assets within the conservation area include one Grade II* and 20 Grade II. In addition, 9 Buildings of Local Interest have been identified.

Positive Areas and Features

- 69 The following elements contribute significantly to the character of the conservation area:
- An area in the centre of the village at the crossroads of the Hereford road and Ridgeway Road: a group of prominent buildings and farmyards, including Church House Farmhouse and barn; Stone House, agriculture building and sandstone boundary walls; The Golden Cross public house;
 - An area around the parish church in the eastern part of the conservation area: a group of prominent buildings and farmyards, including St Nicholas's church, churchyard and monuments; The Old Rectory; Sutton Court; Pantall's Farm and Pantall's Cottage; Upper House Farm; sandstone boundary walls;

- An area in the western part of the conservation area: buildings and farmyards in a rural setting, including Lane Farmhouse and associated farm buildings; nos. 1 and 2 Lane Cottages and associated farm buildings; Seaborne House and associated outbuildings; sandstone boundary walls; a sunken lane (holloway) with mature hedges and narrow verges.
- The following unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area.

The Talbot's
 Upper House Farmhouse
 Bank House
 The Golden Cross Inn
 Agricultural building: probably of 18th or 19th Century, a large timber-framed building (The building occupies a prominent position on the north-east side of the crossroads of the Hereford road and Ridgeway Road)
 Old Rectory
 Green Bank
 Brook House
 The Lodge:

70 The following features in the public realm also contribute to the local character of the conservation area:

- Mile Stone, on the south-east side of the crossroads of the Hereford road and Ridgeway Road: probably early 19th Century, sandstone with segmental head and a cast iron plaque with raised centred lettering, "TO/ HEREFORD/ 4/ MILES".
- War Memorial (First World War), in a prominent position near the north-east gateway of St Nicholas's churchyard: a free-standing granite Celtic wheel-headed cross with incised "Celtic" decorative elements on a granite base set on a sandstone plinth of two stages.

Neutral and Intrusive Features

71 The following element does not contribute to the character of the conservation area:

Twentieth century residential developments on Willow Rise, The Craft and Woodville Grove.

Issues

Buildings at Risk

72 The following listed buildings are deemed to be at risk:

- Churchyard cross (Grade II), 14th or 15th Century
- Chest tomb (Grade II), AD 1780:

- Barn (Grade II), 18th Century: 93 The following Building of Local Interest may be at risk:

73 The following building of Local interest may be at risk

- The Talbot's 17th Century

Proposed Boundary Changes

74 *Proposed realignment*

At several locations, the conservation area boundary does not follow recognisable features. It is proposed that at these locations the boundary should be realigned to follow recognisable property boundaries without causing any significant change to the conservation area

- On the north side of The White House, the adjacent former cider house and granary, and Holly Bank;
- On the north side of Stone House Farm;
- Between The Ford and the sewage works.

75 It is proposed that further discussion be undertaken and opinion sought on the exclusion of the following neutral or intrusive areas of twentieth century residential development (discussed above) that do not contribute to the character of the conservation area:

- Willow Rise;
- The Craft;
- Woodville Grove.

76 Other Issues

Farmhouses, barns and other agricultural buildings make a significant contribution to the character and historic interest of the conservation area. The loss of these buildings would be detrimental to the character of the area. It is strongly recommended that any proposals for conversion or redevelopment should take this into consideration.

RECOMMENDATION

THAT The Cabinet Member for the Environment is requested to accept these appraisals and the issues raised in association with these for the purpose of instigating the initial consultations with interested parties.

BACKGROUND PAPERS

- Report to Planning Committee dated 21st April 2006 entitled 'Programme for the Review of Conservation Areas'
- Guidance on Conservation Area Appraisals – English heritage et al.

APPENDICES

Bosbury Conservation Area Appraisal
Cradley Conservation Area Appraisal
Much Marcle Conservation Area Appraisal
Orleton Conservation Area Appraisal
Sutton Conservation Area Appraisal

JMS 24.06.07