

BOSBURY CONSERVATION AREA

APPRAISAL

DRAFT

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BOSBURY CONSERVATION AREA APPRAISAL

No appraisal can ever be completely comprehensive. Omission of any particular building, feature or site should not be taken to imply that it is of no interest.

Introduction

Bosbury Conservation Area was designated in 1976 by the Malvern Hills District Council, and reviewed in 1991. A conservation area is defined as an area of special architectural or historic interest, the character and appearance of which should be conserved or enhanced. The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby warranting the status of the conservation area. This should also form the basis for making decisions about the future of the conservation area, ensuring its character and appearance is taken properly into account.

An appraisal has recently been carried out to review the special qualities of Bosbury Conservation Area. The scope of the appraisal has included a review of whether additional areas should be added to, or areas removed from, the designation. At this stage, any proposals for boundary change are put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of Bosbury Conservation Area will be taken at a later stage in association with consideration of management proposals.

Planning Policy Context

There is a considerable amount of policy published by a number of sources (including English Heritage and the Department of the Environment) concerning the designation, appraisal and review of conservation areas. A bibliography of pertinent publications is given at the end of this document.

Herefordshire Unitary Development Plan (UDP), adopted 23rd March 2007, sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County.

The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and on how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and help avoid the inclusion of areas that would not be in keeping with the special character of the conservation area.

Bosbury is identified in the UDP as a 'Main Village' where residential development can take place on allocated and windfall sites within the defined settlement boundary (Policy H4). Much of the settlement of Bosbury is included within the conservation area. An area of 20th Century development on the east side of the village, comprising approximately one third of the settlement area, is not included. An extensive area of open landscape to the east of the settlement, including Temple Court farm, is included within the conservation area.

This open landscape is designated as of 'Landscape Character and Area Least Resilient to Change' (Policy LA2), where proposals for new development that would adversely affect either the overall character of the landscape, or its key attributes or features, will generally be resisted by the Council. The playing field of Bosbury C. of E. Primary School in the southern part of the conservation area is safeguarded as 'Existing Recreational Open Space' (Policy RST4). Low-lying land on the floodplain of the River Leadon is recognised as of 'Flood Risk' (Policy DR7) where proposals for development need to be accompanied by a flood risk assessment. This area includes the south-western part of the settlement and much of the open landscape in the south-western part of the conservation area.

A site in the northern part of the conservation area, outside the settlement area, has been identified by the Herefordshire Housing Capacity Study (UDP) as appropriate for development (Housing Outside Settlements, Policy H7; Rural Exception Housing—affordable housing, Policy H10). The site occupies the western part of Old Court Farm, bounded on the west by the River Leadon and on the north by Dowding's Brook.

Summary of Special Interest

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.

Bosbury was a manor of the Bishops of Hereford since before the Norman Conquest. The Domesday Book records a resident population of approximately thirty-four households, including a priest and, probably, a miller. The Bishops' manor house is thought to have been located in the area now occupied by the parish church and Old Court Farm on the north side of the main village street. The medieval settlement is likely to have been located on the south side of the main street. In the vicinity of the settlement there were a number of large open fields divided into narrow arable strips, and common meadowland.

At the time of Domesday, Temple Court, in the western part of the conservation area, was a separate manor (Upleadon) with a resident population of approximately forty-five families, also probably including a miller. Medieval tenants of the manor included the Knights Templar and the Knights Hospitaller.

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. Prominent stone-built residential buildings include Old Court Farm (17th Century), built on the site of the 13th Century Bishops' manor house; and The Crown (18th Century).

At least fourteen timber-framed buildings, dated between the 15th and early 18th Century, continue to be used as residences but all have been altered or extended in some way. The majority of these buildings are located on the site of medieval burgage plots on the south side of the main village street. Significant timber-framed

buildings include Oakley Cottage and Lichen Cottage, and The Bell Inn, former hall houses dating from the 15th Century; and The Grammar School, dating from the 17th Century.

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. Prominent brick buildings include The Cottage, an 18th Century redbrick house of symmetrical Georgian design; Temple Court, an 18th Century farmhouse of symmetrical appearance that was remodelled in the 19th Century; and Beech House, a 19th Century Victorian house with polychrome brick dressings. 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; details include replacement doors and windows, bay windows with continuous pentice, and plaster rendering with imitation timber framing.

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.

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.

Location and Setting

Bosbury Conservation Area is located in eastern Herefordshire approximately thirteen miles (21km) east of Hereford City on the B4220 secondary road. The conservation area is set in an agricultural landscape on the floodplain of the River Leadon at an elevation of under 70m above Ordnance Datum (OD), rising to 70m OD near the north-western boundary and at the eastern boundary. The River Leadon flows south through the conservation area on the west side of the village of Bosbury. Dowding's Brook flows west along the northern boundary of the conservation area as a tributary of the Leadon. The wider topography of the area is characterised by the undulating landscape of Herefordshire's Central Lowland and, to the east, by the north-south trending ridges of the Malvern Foothills.

The underlying bedrock of the conservation area is siltstone and sandstone of the Raglan Mudstone Formation. In the valley of the River Leadon and its tributaries, the bedrock is overlain by recent alluvial deposits. The local bedrock gives rise to typical argillic brown earths, with coarse loamy soils over sandstone, and fine silty soils over siltstone. These soils support cereals and hops, and short-term grassland with stock raising.

Historical Development and Archaeology

The place name, Bosbury, is thought to be derived from *Bosa's* (an Old English personal name) dwelling or enclosure. The Domesday Book (1086) records that the manor of Bosbury (*Boseberge*) in Winstree Hundred on the east side of the River Leadon was in the lordship of the Bishops of Hereford, and had been since before the Norman Conquest. The population of the manor included seventeen villagers, sixteen smallholders, a *bur* (a freedman, possibly a former slave), together with their families and two slaves. The manor also supported a priest. Six hides of agricultural land were recorded, as well as eight acres of meadowland and an area of woodland. Two ploughs were held in lordship, the priest held one plough and the Bishop's tenants held twenty-two ploughs. A mill was also recorded.

The Domesday record implies that there was a settlement with a manor house and a church at Bosbury. The site of the Domesday manor house was probably in the area occupied today by the churchyard, the parish hall and Old Court Farm. The residential settlement is likely have been on the south side of the main street. The majority of building plots at this location today are characteristic of medieval burgages, i.e., long plots with narrow street frontages. Some of the oldest secular buildings in the village, timber-framed cottages dating probably to the 15th Century, are located in this area. The Red Books of the Bishops of Hereford (surveys and valuations of the Episcopal estates) record seven tenants paying rent on dwellings in Bosbury in AD 1291.

The earliest dated structure in the village is the parish church of The Holy Trinity. The building dates to the late 12th Century or early 13th Century, and incorporates the fabric of an earlier 12th Century church. Later additions include an early 16th Century chapel. A detached bell tower, one of seven in Herefordshire, dates to the 13th Century. In the churchyard, the base of a cross dates to the 15th Century. The earliest known vicar by name, recorded as Swan, was appointed in AD 1200 and is known to have been preceded by a long sequence of earlier incumbents.

The Bishops' manor house, rebuilt in the late 13th Century, stood on the north side of the church at the centre of a productive agricultural estate. The manor house was enclosed on three sides by water: the River Leadon flowed on the west side, Dowding's Brook on the north with a ditch on the east. In the early 16th Century the manor was leased to the Morton family. Sir Richard Morton endowed a chantry chapel in the parish church in AD 1528, and was responsible for the founding of a boys' grammar school in the village in AD 1540. During the mid-16th Century John Harford was appointed steward of the Bishops' manor, followed by his son, Richard. Richard Harford built a new house (or extended an existing building), now known as Crown House (also known as The Old Crown, The Crown Inn and, formerly, New Court), on the south side of the main village street, and demolished the Bishops' manor house (possibly in part). Extensive earthworks in a field west of Crown House may be the site of a pond and ornamental garden associated with Harford's new house. Elaborate memorials to John and Richard Harford, dating to the second half of the 16th Century, were erected in the chancel of the parish church.

The site of the Bishops' manor house is now occupied by Old Court Farm. The sandstone core of the farmhouse dates to the 15th Century with 17th Century additions and mid-19th Century alterations. On the east side of the farmhouse is the former gatehouse of the Bishops' manor. The sandstone rubble building may date to the 14th Century, with 19th Century brick alterations at the rear and adjoining hop kilns to the north. Earthworks located immediately north of Old Court Farm (just outside the conservation area boundary) are thought to be the site of a fishpond associated

with the Bishop's manor. The Bosbury Tithe Map of 1840 records a pond at this location and the field name Pond Yard. An alternative interpretation of the earthworks is that this is the site of a garden created by the Harfords during the 16th Century.

The Domesday Book also records that the manor of Upleadon (*Ledene*) in Radlow Hundred on the west side of the River Leadon was in the lordship of Albert of Lorraine. (At the time of the Conquest the manor was held by Edith, sister of Earl Oda.) The population of the manor included thirty-two villagers and thirteen smallholders, their families and six slaves. Nine hides of agricultural land were recorded; two ploughs were held in lordship and thirty-two ploughs were held by the lord of the manor's tenants. The manor included a mill.

In the late 12th Century the lordship of the southern part of the manor was conveyed to the Knights Templar, a military order of laymen founded to protect pilgrims to the Holy Land. The Templars established a manor house and preceptory on the site now occupied by Temple Court farm on a low knoll overlooking the floodplain in the north-western part of the conservation area. In the early 13th Century the estate was seized by the Crown and shortly afterwards conveyed to the Knights Hospitaller of Dinmore. A document of AD 1338 lists the estate assets as including a house and garden, dovecot, watermill, 740 acres of arable land and forty acres of meadow. Following the dissolution of the monasteries in AD 1536-40 the estate was sold by the Crown and passed into private ownership.

The present Temple Court farmhouse dates to the 18th Century and may incorporate earlier fabric. It was remodelled in the mid-19th Century. The farmhouse is set on a low artificial mound surrounded on three sides by a ditch (cut on the west side by a tennis court). To the west of the house (between the house and the tennis court) is a mound (or motte) that may relate to the earlier occupation of the site. Two ponds, since filled in, were located on the north-west side of the site.

Contemporary field boundaries within, and surrounding, the conservation area are defined as the small compass enclosure of the landscape, characterised by multiple axial planned elements (Herefordshire Historic Landscape Characterisation). Vestiges of the medieval field system are recorded on the Bosbury Tithe Map. A former large open field, Bosbury Southfield, was located south of the conservation area. Other open fields included Warsaw Field to the east and Catley Rye Meadow to the north (formerly part of the manor of Upleadon). Medieval open fields were divided into long narrow arable strips, or furlongs, farmed by the Bishop's tenants. Many of the strips are recorded on the Tithe Map; at the time of the Tithe Apportionment some were in individual ownership while others were part of larger private holdings.

Field name elements of the early 19th Century (recorded on the Tithe Map) are indicative of contemporary (or earlier) economic activities in the area. Orchards and hopyards are particularly well represented. (The presence of hop kilns at Old Court Farm and Temple Court farm confirms the former importance of hops to the local economy.) Agricultural activities, livestock and crops are represented by terms including meadow, moor, pasture, croft, barn, cow, horse, pear, carrot, sugar (beet?), hay and clover. Local industrial activities are represented by mill, brick clamp, quarry and 'gravelly' (quarrying). Several elements may be indicative of medieval resources, i.e., coney (rabbit) is likely to indicate the site of medieval rabbit warrens, and pond the site of medieval fishponds.

The settlement pattern at Bosbury demonstrates a long history of continuity. On the main village street, most residential buildings date to between the 15th and 18th Century, with some 19th and 20th Century infill. Mid to late 20th Century residential development has taken place in the eastern part of the conservation area (Morton Cottages) and to the east of the conservation area. A new (late 20th Century) parish hall and associated facilities has been constructed in a prominent location on the west side of the churchyard. Nineteenth century brick and 20th Century steel framed agricultural buildings have been erected at Old Court Farm (immediately east of the conservation area) and at Temple Court farm.

Spatial Analysis

Character and Interrelationship of Spaces

The basic plan-form of Bosbury has probably changed little since the medieval period in terms of the ecclesiastical precinct, the (former) Episcopal precinct, and the settlement (burgages). Land use, too, demonstrates significant continuity, i.e., farm estates to the north (Old Court Farm) and west (Temple Court), the church (The Holy Trinity) at the centre, and (primarily) residential on the south side of the main village street. Landmark buildings (including the parish church, the detached bell tower and the Gatehouse of Old Court), the churchyard and its sandstone rubble walls, and the many timber-framed houses, all set within an historic environment of considerable antiquity, contribute to the essential character of Bosbury Conservation Area.

At the centre of the village are two small areas of contrasting character. On the north side of the village street is the churchyard, a quiet green space with monumental stone structures and mature trees, surrounded by stone walls with limited access points. To the south, an almost continuous line of buildings with individual frontages and rooflines crowd onto the street. This contrast between north and south has been part of the character of Bosbury since the medieval burgage plots were first laid out.

In the western part of the conservation area the landscape is more open. The house and farm buildings of Temple Court overlook an area of low-lying agricultural land. Earthworks, drainage channels and hedgerows indicate that this has long been a managed landscape.

Several open spaces within the conservation area contribute significantly to its character:

- The Holy Trinity churchyard: an intimate open space with a number of trees, including two elms flanking the entrance, bounded by stone walls, entered through a timber-framed lych gate, provides a peaceful setting for the parish church and detached bell tower.
- A field west of Crown House and the River Leadon accessed by a public footpath: an historic landscape with earthworks, drainage ditches, hedgerows and two solitary oak trees.

Mature trees (native hardwood and coniferous) are an important feature of the conservation area. They are prominent in the following areas:

- The parish churchyard (including elm trees).

- Along the banks of the River Leadon.
- The grounds of Crown House.
- The grounds of Temple Court.
- In hedgerows marking field boundaries, and two solitary oaks, especially in the southern part of the conservation area.

There are no Tree Preservation Orders in the conservation area.

Key Views and Vistas

There are a number of key views within the conservation area:

- From the south side of the main street looking north towards the churchyard with the bell tower and the lych gate in the foreground, and the parish church in the background.
- From the B4220 road bridge over the River Leadon looking east along the main street with, on the south side, a sequence of buildings with individual frontages (including 'black and white' timber-framed, redbrick, polychrome brick and painted brick) and rooflines (including steep and shallow pitched roofs, gables and dormer windows).
- From the Leadon bridge looking north along an old stone lane (public footpath) with the river on the east side and the brick-fronted Bridge House on the west side.
- From the Leadon bridge looking south along the turbulent stream with overhanging trees on the west side and timber-framed cottages on the east side.
- A sequential view from the northern entrance to the conservation area looking south:
 - ⇒ Passing between two hopyards and crossing the bridge over Dowdings's Brook
 - ⇒ Passing, on the west side, Old Court redbrick farm ranges and farmhouse, the stone Gatehouse, The Grammar School, the parish church and detached bell tower
 - ⇒ Arriving in front of the timber-framed Bell Inn on the main village street.
- A sequential view from the eastern entrance to the conservation area looking west towards the bell tower in the distance:
 - ⇒ Passing timber-framed houses on both sides of the street
 - ⇒ Arriving in front of the bell tower set in the walled churchyard with the parish church in the background.

The following panoramic vistas offer views beyond the conservation area disclosing its wider landscape setting:

- From the public footpath on the west side of Crown House looking west across the earthworks with two solitary oaks against a background of hedgerow trees, and beyond to an undulating landscape and distant wooded hills.
- From the public footpath on the south-east side of the conservation area looking east across flat arable fields towards distant wooded hills.

Character Analysis

The medieval parish church of The Holy Trinity (Grade I) and its detached bell tower (Grade I) are landmark buildings at the centre of the village. The church dates to the late 12th or early 13th Century and incorporates the fabric of an earlier 12th Century church. The tower is of early 13th Century date. Both buildings are constructed of coursed sandstone rubble under tiled roofs. Architectural forms include Norman (south doorway, capitals), Transitional (arcades, aisles, clerestory), Early English (chamfered pointed arches), Perpendicular (windows in the Morton chapel and the chancel) and Renaissance (the Harford memorials).

The church and tower are set in a churchyard that is raised at least 0.5m above the main village street. On the south and east sides is a low sandstone rubble retaining wall with vertical 'cock and hen' coping stones. On the north side is a high sandstone rubble wall overgrown by vegetation, replaced by a brick wall towards the east side.

In the churchyard there is a stone cross (Scheduled Monument; Grade II). The square sandstone ashlar base is of 15th Century date; the shaft and cross head were restored at a later date. The cross is not in its original position. There are a number of grave markers and tombs within the churchyard, five of which are listed (all Grade II). Of the listed tombs, two decorative sandstone ashlar pedestal tombs date to the late 18th and early 19th Centuries, and three moulded sandstone ashlar chest tombs date between the late 17th and 18th Century.

The use of local stone as a building material can be seen in a number of high status residential buildings and structures in the conservation area, generally of medieval or early post-medieval date. The most prominent stone buildings are the medieval parish church and bell tower (described above), and the 14th Century Gatehouse (Scheduled Monument; Grade II) to Old Court Farmhouse. The Gatehouse is a landmark building located on the east side of Old Court. The two-storey structure is built of sandstone random rubble under a pitched tiled roof. At the front (east) elevation there is a central gateway with a chamfered pointed arch; to the south is a smaller pedestrian gateway (sealed); on either side is a stone buttress. Further south are three windows, one of which is a 19th Century insertion with brick segmental arch head, sill and surround. Attached to the north side of the Gatehouse is a 19th Century brick hop kiln, and there are brick alterations at the rear (west side).

The earliest wing of Old Court Farm (Grade II) is dated to the 17th Century with a 15th Century core. The two-storey building is of coursed sandstone rubble under a pitched tiled roof; at the front (south) elevation are sash windows with segmental stone arch heads. Mid-19th Century brick-built additions include a second residential wing (discussed below) and agricultural ranges.

The earliest wing at Crown House (Grade II), also known as The Old Crown, formerly The Crown Inn and New Court, is of 18th Century date with a late 16th Century core. It is constructed of coursed squared sandstone under a pitched tiled roof. At the north-west gable end is a stone mullioned and transomed window at the ground floor, and a wooden mullioned and transomed window at the first floor. (The building contains a room with fine panelling and a cross-beamed ceiling.) Brick additions were constructed during the late 19th/early 20th Century. The house has a garden on the north side behind a high brick wall, and extensive grounds to the south with mature trees behind high hedges.

At least fourteen timber-framed buildings, dating to between the 15th and 18th Century, are located in the conservation area. All are located on, or close to, the main village street; most have been altered or added to, and several have been refronted or partly refaced.

Oakley Cottage and Lichen Cottage (listed jointly, Grade II), two adjoining tenements that were formerly one house, and The Bell Inn (Grade II), a public house, are located on the south side of the main street opposite the churchyard. Both are hall houses dating, probably, to the 15th Century and occupying the sites of medieval burgages. The public house is a focus of local social activities.

Oakley and Lichen Cottages are of H-plan, with the former hall aligned east-west and two cross-wings aligned north-south. The two-storey building is timber-framed with painted brick infill, and largely refaced in brick and painted sandstone rubble under pitched tiled roofs. At the west end there is an external rubble chimneystack with brick shaft. At the front (north) elevation the central bay (hall) is of painted brick with 20th Century windows (the 1st floor has been inserted); both cross-wing gables are timber-framed with close studding and painted brick infill at the 1st floor (regular square panels are exposed at the side elevation), and refaced with painted rubble at the ground floor. Each gable end has a door at the east side and casement windows. The east gable has decorative bargeboards; the west gable has a bay window at the ground floor.

The Bell Inn is of T-plan and two storeys; the former hall is aligned east-west with a cross-wing at the west end aligned north-south. The building is timber-framed (with, generally, irregular square panelling) with painted brick infill and painted brick refacing at the ground floor under pitched tiled roofs. The gable of the cross-wing has close-studded timber framing and decorative bargeboards. The 1st floor has been inserted into the hall. Fenestration is irregular and includes casement, sash and 20th Century windows. On the west side is an early 19th Century brick addition (discussed below).

The following houses are located on the south side of the main street, probably on the site of medieval burgage plots, and extend eastwards from the River Leadon. Bridge Cottage (17th Century, Grade II) is a single storey house with attic and two west-facing gabled dormer windows; the timber frame is of regular square panels with painted brick infill; the building is aligned north-south; at the north gable end is an off-centre 20th Century door and casement windows. To the rear (south) is Brook Cottage (17th Century, Grade II), a two-storey house also aligned north-south and set on a sandstone plinth with sandstone chimneystack at the south gable end; the frame is of regular square panels with part painted brick and part wattle and daub infill; at the front (east) elevation is a central entrance with gabled porch and irregular casement windows. This building may have previously been used as a smith's shop.

Lawn Croft (17th or 18th Century, Grade II), formerly Lacon Cottage, is a two-storey house aligned east-west; the frame is of regular square panels with painted brick infill; the front (north) elevation has been refaced in painted brick with central entrance and overlight, casement windows, and brick segmental arch heads over door and ground floor windows. Oak Cottage (17th Century, Grade II) is a two-storey timber-framed house aligned north-south that has been refaced in painted brick and roughcast; at the north gable end is a door to the east side and irregular casement windows.

The Cross (17th Century, Grade II) is a single-storey house with attic, aligned north-south, with regular square-panelled frame and painted brick infill and painted brick refacing; at the north gable end is a canted bay window with a pentice at the ground floor, and a casement window in the gable; the entrance is in a covered passageway on the west side of the gable end; there is a lean-to extension with a sash window on the east side. This building is located at the east end of the group of burgage plots.

In the eastern section of the main street are several timber-framed buildings set on smaller plots. Nos. 1 and 2 The Cross (listed jointly, Grade II) are two adjoining tenements aligned east-west. Both are timber-framed with painted brick infill on sandstone plinths under pitched tiled roofs with a discontinuous roofline, external painted rubble chimneystack with brick shaft at the gable ends, and irregular casement windows. No. 1 (17th Century) is of a single storey with an attic and half-dormer window; framing is of regular square panels; at the front (north) elevation the entrance is at the east side under a canopy. No. 2 (18th Century) is of two storeys; framing is of irregular square panels; at the front (north) elevation the central entrance is under a canopy.

The Old Cottage (18th Century, Grade II) is a single storey house with an attic and central dormer window, aligned east-west, timber-framed with regular square panels and rendered infill under a 20th Century pitched tiled roof with a chimneystack at the west gable end enclosed by later lean-to extension. At the front (north) elevation is an off-centre door and 20th Century casement windows. The house is set behind a small garden with high hedges. Karsland House and Stores Cottage (probably early 18th Century, listed jointly, Grade II) is a single storey building with attics, aligned east-west, timber-framed with regular square panels and part painted brick/part rendered infill (partly refaced) under a continuous pitched tiled roof with two dormer windows (one with a gable roof). At the front (north) elevation is an off centre entrance, 20th Century door and casement windows. The building is set behind a small garden with a low brick wall.

To the north of the main street are two significant timber-framed buildings, The Dog (Dog Farmhouse) and The Grammar School. The Dog (late 16th/early 17th Century, Grade II) is a former two-storey farmhouse set on a large plot with outbuildings. The house is of L-plan: the main block is aligned east-west and a rear wing extends north at the east end. The timber frame is generally of regular square panels with part painted brick and part rendered infill on a sandstone plinth under pitched tiled roofs. At the front (south) elevation is a central entrance with gabled porch and irregular casement windows. A low rubble wall extends to the east and west of house with mature hedges.

The Grammar School (17th Century, Grade II) is a former school located at the north-east corner of the churchyard and aligned north-south. The timber frame, exposed at the west elevation, is of regular square panels with painted brick infill on a sandstone plinth. During the 19th Century the building was reconstructed in brick under a pitched slate roof. The main entrance and an external brick chimneystack are at the

west elevation, and large 19th Century windows are fitted on three sides of building. A plaque in south gable is inscribed FREE GRAMMAR/ SCHOOL/ FOUNDED BY/ SIR ROWLAND/ MORTON/ 1540.

A further timber-framed building is located on the west side of the River Leadon. Bridge House (17th Century, Grade II) is a two-storey house, aligned north-south with an external chimneystack at the south gable, under a pitched tiled roof. The timber frame, exposed at the rear (west) elevation, is of regular square panels with painted brick infill. The front elevation was refaced in brick during the early 19th Century. At the front (east) elevation is an off centre entrance with a gabled canopy supported by brackets, and casement windows with segmental arch heads. The house is set behind a narrow garden and a low brick wall with semi-circular brick coping.

The earliest brick buildings in the conservation area probably date from the 18th Century. A number of these are extensions of, or additions to, earlier stone or timber-framed buildings. Several brick buildings on the site of medieval burgage plots on the main street may conceal evidence of timber framing. The following buildings are located on the south side of the main street.

The Cottage (18th Century, Grade II) is a two-storey house aligned east-west (one of a pair with The Old Shop) on the south side of the main street. It is built of redbrick in Flemish bond under a pitched slate roof. The Georgian symmetrical front (north) elevation has a string course, central entry with a six-panelled door and overlight, and casement windows (a ground floor window has been enlarged); windows and doorway have flat gauged brick arch heads. The Old Shop formerly Bosbury Press (18th Century, Grade II) was altered considerably during the 20th Century, including painted brick front (north) under a pitched tiled roof, 20th Century replacement windows, canted bay windows on either side of the central entry with a 20th Century glazed door under a continuous pentice.

Church Lea (late 18th or 19th Century, unlisted) is a two-storey house aligned east-west, built of redbrick in Flemish bond with dentilled eaves under two hipped roofs aligned north-south (the west is tiled; the east has slates). The front (north) elevation is of painted brick with off-centre entry and 20th Century canted bay window under a continuous pentice at the ground floor, and 20th Century replacement windows with segmental arch heads at the 1st floor. Pax Cottage (early 19th Century, Grade II) is a two-storey house, aligned east-west, of painted brick with dentilled eaves under a pitched tiled roof. At the front (north) elevation is an off-centre entry and canted bay window under a continuous pentice, and irregular fenestration including sash and casement windows of different sizes with square and segmental arch heads.

Beech House (19th Century, unlisted) is a two-storey house with attics (now two residences), aligned east-west, built of redbrick in Flemish bond with polychrome brick dressings under a continuous pitched slate roof. At the front (north) elevation there are blue brick quoins and string course, an off-centre door case with red and blue brick pilasters under a concrete pediment; a carriage entrance at the west side has been refitted with two doorways; at the 1st floor there are sash windows, at the 2nd floor and attic there are casement windows with polychrome brick segmental arch heads over the 1st and 2nd floor windows and (former) carriage entrance.

The Old Chapel (late 19th/ early 20th Century, unlisted) is located at the eastern boundary of the conservation area. A chapel converted to a single storey dwelling, the building is aligned north-south and built of redbrick in Flemish bond under a pitched tiled roof. At the north gable end there are dentilled eaves and a brick string course, and the former entrance has been converted to a window with a brick arch

head. At the west elevation a new entrance has been inserted into a former window with a leaded porch; at the east elevation is a brick-built lean-to extension in stretcher bond.

Church Cottage (19th Century, unlisted) is located west of the churchyard adjacent to the parish hall. The two-storey house is built of redbrick under pitched tiled roofs with off-centre entry at the south gable, 20th Century replacement windows, brick segmental arch heads over the door and 1st floor windows, and sandstone rubble walling at the east elevation (ground floor). An 18th Century vicarage previously occupied the site of the parish hall, but was demolished to make way for the new parish hall. Church Cottage occupies the site of an outbuilding to the former vicarage, and may incorporate part of that outbuilding, i.e., the sandstone rubble walling.

Temple Court (18th Century, remodelled in the mid-19th Century, Grade II) is located in the western part of the conservation area. The farmhouse is of two storeys with attics and cellars, aligned east-west with a further wing at the rear (north side). The building is constructed of redbrick in Flemish bond on a sandstone rubble plinth under parallel pitched slate roofs. At the symmetrical front (south) elevation the central bay breaks forward under a gable, and a central porch with gable roof; the regular fenestration is of sash windows with brick segmental arch heads. The stone-built north wing may incorporate earlier fabric. Agricultural buildings located on the east side.

The Lodge (late 18th/early 19th Century, unlisted) is located at the entrance to Temple Court farm. The house is of a single storey with attic aligned east-west. It is built of redbrick in Flemish bond under a pitched tiled roof with external brick chimneystacks at the gable ends. At the front (south) elevation there are dentilled eaves and 20th Century replacement windows with brick segmental arch heads; the entrance porch is at the west gable end. Adjoining buildings at the rear incorporate sandstone rubble construction.

A number of stone or timber-framed buildings were later extended in brick, including The Bell Inn, Old Court Farmhouse and Crown House. The Bell Inn has an early 19th century two-storey brick extension on the west side. The front (north) elevation is of painted brick with dentilled eaves under a pitched tiled roof; the entrance is at the east side with a lean-to tiled porch; there are two sash windows at the 1st floor and one at the ground floor with brick segmental arch head.

At Old Court Farmhouse a two-storey wing, aligned north-south, was constructed of brick in Flemish bond under a pitched tile roof during the 19th Century. At the symmetrical front (east) elevation there is a central porch with gable roof, and tripartite sash windows; doorway and windows have brick segmental arch heads. To the north of the farmhouse are brick-built model farm ranges in Flemish garden wall bond under pitched tile roofs. Attached to the stone Gatehouse is brick hop kiln (also in Flemish garden wall bond) under a pyramid slate roof with louvres.

At Crown House a two-storey brick wing in Flemish bond under a pitched tiled roof, aligned north-east to south-west, was constructed during the late 19th/early 20th Century. It has sash windows with brick segmental arch heads. At the east gable end the building is rendered in plaster with imitation timber framing.

The Old Police Station (unlisted) is a two-storey house (two residences) with attics, aligned east-west, under a continuous pitched tile roof with central gable. During the 20th Century the building was refaced in plaster with imitation timber framing. At the

front (north) elevation are two entrances under the central gable, and metal-framed casement windows.

There are a number of 20th Century residences (all unlisted) in the eastern part of the conservation area. Morton Cottages is a local authority housing development on a cul-de-sac on the north side of the main street. The estate consists of ten semi-detached two-storey brick houses in stretcher bond under pitched tile roofs with replacement windows (those at the ground floor with brick flat arch heads). The houses are set on generous plots, with mature hedges on the main street. On the south side of the main street are two brick houses on infill plots set back off the road. The parish hall, adjacent to the churchyard, is a modern brick building of one storey. It is a focus of local social activities.

Several architectural forms and influences are represented in the conservation area. These include the Norman (Romanesque), Gothic (Transitional, Early English and Perpendicular) and Renaissance details of stone-built medieval and early post-medieval buildings; timber-framed (box framed) domestic buildings with brick, plaster and (in one known case) wattle and daub infill dating to between the 15th and 18th Century; brick and stone buildings of the 18th and early 19th Century showing evidence of Georgian influence; brick buildings of 19th Century (Victorian) and 20th Century (modern) date.

A variable skyline is evident within the conservation area, particularly on the south side of the main village street, as a result of different architectural styles, materials and functions, and individual histories of alteration, adaptation and rebuilding. By contrast, there is greater uniformity at Morton Cottages, a 20th Century local authority housing development.

There is a feeling of enclosure in the eastern part of the conservation area, particularly on the main street. A number of factors contribute to this. On the south side of the street buildings are set immediately at the rear of the fairly narrow footway; the buildings themselves crowd together on narrow plots and, in some cases, bay windows, pentices and porches appear to encroach or overhang the footway; most of the buildings are of two stories, some also with attics; steeply-pitched roofs and prominent chimney shafts contribute to the vertical scale of the buildings. On the north side of the street the churchyard is raised above the level of the street; hedges, mature trees and the imposing bell tower also contribute to a sense of enclosure.

In the western part of the conservation area large fields are part of a more open landscape. However, mature hedges and tall trees generally inhibit views beyond the boundaries of the conservation area.

The most common form of boundary treatment found in the conservation area is the hedge. In the western part hedgerows form field boundaries and often include mature trees. Hedges also border roadside property in the eastern part of the conservation area, including high hedges at The Crown and The Dog. Prominent stone boundary and retaining walls surround the churchyard on three sides, and delineate the southern boundary of The Dog property and the east side of the garden of Church Lea. Most of these walls are constructed of sandstone random rubble with vertical 'cock and hen' coping. Similar rubble walls with stone gate piers are located at the entrance to Temple Court farm. At Old Court Farm brick boundary walls with brick-on-edge coping are found in association with 19th Century brick-built agricultural ranges. The walls are interned at the farm entrance. Several houses in the village have low brick boundary walls, including Bridge House where the wall has

semi-circular brick coping. Also present in the conservation area, but less common, are metal railings and wooden fences.

Buildings of Local Interest

Several unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area. It is proposed that the following be considered for designation as Buildings of Local Interest:

- The Lodge at the entrance to Temple Court estate, late 18th/19th Century, single-storey house with attic, redbrick in Flemish bond under a pitched tiled roof, dentilled eaves, external brick chimneystacks at gable ends, entrance porch at west gable end, 20th Century replacement windows with brick segmental arch heads.
- The Old Chapel, late 19th/early 20th Century chapel converted to a dwelling, single-storey, redbrick in Flemish bond under pitched tiled roof; at north gable end: dentilled eaves, brick string course, former entrance converted to a window with brick arch head; at west elevation: new entrance inserted into former window with leaded porch; at east elevation: brick (stretcher bond) lean-to extension.
- Beech House, 19th Century, two-storey house with attics (now two residences), redbrick in Flemish bond with polychrome brick dressings under continuous pitched slate roof; at front (north) elevation: blue brick quoins and string course, off-centre door case with red and blue brick pilasters under concrete pediment, carriage entrance at west side (refitted with two doorways), sash windows at 1st floor, casements at 2nd floor and attic, polychrome brick segmental arches over 1st and 2nd floor windows and carriage entrance.

Features in the Public Realm

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, painted 'post office' red.
- 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.

Prevalent Building Materials and Local Details

Prevalent building materials used in the construction of the oldest surviving buildings in the conservation area are local stone and timber. The walls and dressings of the parish church (12th/13th Century) and the Bell Tower (13th Century) are constructed of sandstone and the roof timbers are of oak with clay plain tiles. The Gatehouse (14th Century) is also constructed of sandstone with a timber-framed inner wall under a

tiled roof. Several prominent houses (Old Court, Crown House and Temple Court) include a stone-built wing of 17th or 18th Century date with, possibly, an earlier stone core and timber-frame.

The majority of buildings dating to between the 15th and early 18th Century are timber-framed with, generally, regular square box frames and painted brick infill panels. Most buildings with exposed timber framing have been painted 'black and white'.

- One timber-framed building shows evidence of irregular square framing; two show evidence of close studding.
- Several buildings have rendered infill; one has wattle and daub.
- Seven buildings have been refaced (or partly refaced) in brick or painted brick; two in painted rubble; one in roughcast; one has been substantially rebuilt in brick.
- Four timber-framed buildings are known to be set on sandstone rubble plinths.
- Four buildings have external sandstone rubble chimneystacks.
- One building has a slate roof; the remainder have tiled roofs.

Twelve brick-built residential buildings date to the 18th/19th Century. Characteristic details include Flemish bond brickwork, pitched roofs, windows and doors with segmental arch heads. Local details that occur less frequently include:

- Two adjoining 18th Century houses, front elevation of Georgian symmetrical influence including central doorcase, regular fenestration and flat gauged brick arches over door and windows (one of these houses has been significantly altered including the replacement of roof slates with tiles, painted brick front elevation, replacement windows including bay windows with continuous pentice at ground floor).
- Two large 18th/19th Century farmhouses, front elevations of symmetrical appearance with central entrance porch, regular fenestration and segmental brick arch window heads (in one farmhouse the central bay breaks forward under a gable).

Other local details include:

- Dentilled eaves (four houses of 18th/19th Century date).
- Polychrome brick (one house of 19th Century date).
- Hipped roof (one house of 18th/19th Century date).

Positive Areas and Features

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.

Neutral and Intrusive Elements

The following intrusive elements do not contribute to 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.

Pressures, Capacity and General Condition

Twentieth-century residential development in the Bosbury Conservation Area has been quite limited. Most recent 20th Century development within the settlement of Bosbury has taken place to the east of the conservation area, with the exception of several infill sites in the eastern part of the conservation area.

A potential site for development has been identified on the north side of the conservation area in the western part of Old Court Farm (Herefordshire Housing Capacity Study, UDP). The site is described as previously developed/underused land and buildings. Appropriate alternative use is proposed as 'farm diversification' and capacity is given as 'ten'. (The site is discussed further below.)

Most buildings in the conservation area appear to be occupied, or in use, and in a good state of repair. However, several issues are discussed below.

Issues

Buildings at Risk

The following are potentially at risk of deterioration:

- The Gatehouse to Old Court Farm (14th Century, Grade II): the structure has been greatly altered, including 19th Century additions; 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): the wall on the south side is at risk of damage caused by

vehicles parked at an angle to the wall; the wall on the north side is at risk of damage caused by the roots of vegetation growing over it.

Proposed Boundary Changes

General considerations underlying proposals to change conservation area boundaries include the following:

1. To include areas of special architectural or historic interest that would contribute to the character of the conservation area.
2. To exclude neutral or intrusive areas that do not contribute to, or detract from, the character of the conservation area.
3. To include areas of the landscape that form an integral part of the historic built environment.
4. To exclude areas of landscape that do not form an integral part of the historic built environment.
5. To align the conservation area boundary with recognisable features such as field boundaries, property boundaries, roads or lanes.

Proposed Inclusion (Consideration no. 3):

- 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).

Proposed Exclusions (Consideration nos. 2 and 4):

- 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.

Proposed Boundary (Consideration no. 5):

The following boundary is proposed, based on the above inclusion and exclusions (see Plan 3):

- ⇒ From the eastern entrance of the conservation area: west along the south side of the main village street (B4220); south along the eastern property boundary of The Old Chapel; west along the southern (rear) property boundaries of houses on the south side of the main street; south along the footpath leading to Lower Mill; west along the northern property boundary of Bosbury C.E. Primary School and playing field; cross the River Leadon;
- ⇒ South along the west bank of the River Leadon; south-west along the southern boundary of two fields containing earthworks; north along western boundary of the westernmost field containing earthworks; south-west along

the south side of the B4220 secondary road; cross the road at the entrance to The Lodge and Temple Court;

- ⇒ North-west along the western property boundary of The Lodge; continue north-west along field boundaries; east along a trackway marking the present boundary of the conservation area; south along a ditch marking the eastern boundary of Temple Court farm; east along the north side of the B4220 secondary road; north then east along the property boundary of Bridge House; north along the public footpath on the west side of the River Leadon to the gate; cross the river;
- ⇒ North-west along the east side of the River Leadon; cross Dowding's Brook and continue north-west along the east side of the river; east along the field boundary on the north side of the earthworks then south along the field boundary; north-east along the north side of Dowding's Brook; cross the bridge over the brook; south along the east side of the road; east along the northern property boundary of The Dog; continue east along the northern property boundary of Morton Cottages then south to the eastern entrance of the conservation area.

Other Issues

Development

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

Sources

Planning Documents and Guidance

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Appendix I: List of Heritage Assets

Scheduled Monuments

- Old Court Farm gatehouse
- Churchyard cross, Holy Trinity Church

Listed Buildings

Grade I: Buildings of national importance and exceptional interest (2% of Listed Buildings).

- Church of Holy Trinity
- Bell Tower

Grade II: Buildings of special interest.

- Churchyard cross approximately 8m south of south porch of Church of Holy Trinity
- Gatehouse to Old Court Farmhouse
- Old Court Farmhouse
- Oakley Cottage and Lichen Cottage
- Pax Cottage
- The Bell Inn
- The Cross
- Taylor memorial approximately 10m east of Chancel of Church of Holy Trinity
- Dog Farmhouse
- The Old Crown (now Crown House)
- Bridge Cottage
- Brook Cottage
- The Grammar School
- Bridge House
- Nos. 1 and 2 The Cross
- The Old Cottage
- Lawn Croft (Lacon Cottage)
- Oak Cottage
- Temple Court
- Karsland House and Stores Cottage
- The Cottage
- Bosbury Press (now The Old Shop)
- Chest tomb approximately 0.5m south of Morton Chapel of Church of Holy Trinity
- Chest tomb approximately 1.5m south of Morton Chapel of Holy Trinity
- Chest tomb approximately 4m south of south porch of Church of Holy Trinity
- Stedman memorial approximately 10m east of Chancel of Church of Holy Trinity

Herefordshire Sites and Monuments Record

- Bishops Palace complex (site)
- Holy Trinity Church
- Green Man, Holy Trinity Church (sculpture)
- Churchyard Cross
- Old Court Farm
- Old Court Farm Gatehouse
- Old Court Garden
- Hopkilns, Old Court
- Earthworks, Old Court Farm
- Pond, NW of Old Court Farm
- Temple Court Farm, site of Templars at Upleaden
- Temple Court Landscape Park
- Hopkilns, Temple Court
- Cottage (site), SW of Temple Court
- Old Grammar School
- Medieval Settlement (site), Motor Vehicle Repair Workshop
- The Dog (house), Bosbury
- Wall and Medieval Pottery (find), Church Lea garden
- The Crown Inn
- Holloway
- Bell (find)

Appendix II: Buildings of Local Interest

- The Lodge at the entrance to Temple Court estate, late 18th/19th Century, single-storey house with attic, redbrick (Flemish bond) under a pitched tiled roof, dentilled eaves, external brick chimneystacks at gable ends, entrance porch at west gable end, 20th Century replacement windows with brick segmental arch heads.
- The Old Chapel, late 19th/early 20th Century chapel converted to a dwelling, single-storey, redbrick (Flemish bond) under pitched tiled roof; at north gable end: dentilled eaves, brick string course, former entrance converted to a window with brick arch head; at west elevation: new entrance inserted into former window with leaded porch; at east elevation: brick (stretcher bond) lean-to.
- Beech House, 19th Century, two-storey house with attics (now two residences), redbrick (Flemish bond) with polychrome brick dressings under continuous pitched slate roof; at front (north) elevation: blue brick quoins and string course, off-centre door case with red and blue brick pilasters under concrete pediment, carriage entrance at west side (refitted with two doorways), sash windows at 1st floor, casements at 2nd floor and attic, polychrome brick segmental arches over 1st and 2nd floor windows and carriage entrance.