

**ORLETON  
CONSERVATION AREA**

**APPRAISAL**

**DRAFT**

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## **ORLETON 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**

Orleton Conservation Area was designated in 1976 by the former Leominster District Council. 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 now been carried out to review the special qualities of Orleton Conservation Area, particularly in view of changes within the conservation area since the original designation. 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 Orleton 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) sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County, including the settlement of Orleton.

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.

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 criteria against which the importance of the area is judged are reflected in the analysis that follows in this document.

Orleton is defined 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 village of Orleton falls within the conservation area; only a

small part of the settlement, including the site of Orleton C. of E. Primary School, lies outside (to the north-east of) the conservation area boundary.

Several locations within the settlement have been identified as potential sites for housing development (Herefordshire Housing Capacity Study, UDP). These sites are: vacant land behind The Boot Inn; a building and land on Kitchen Hill Road (south side) opposite Church House Farm; agricultural buildings off Tunnel Lane on a site adjacent to The Forge and Orleton Manor; buildings at Church House Farm (south side, adjacent to the parish church of St George).

An area of landscape and several open spaces within the conservation area are protected by the UDP. In the north-eastern part (north of the Millbrook stream and west of Hallets Well), an area of landscape character least resilient to change has been identified, and is protected from adverse development (Policy LA2). Two areas are safeguarded as existing recreational open spaces (Policy RST4). The smaller of these is in the eastern part of the conservation area (and within the settlement boundary) at St George's Crescent. The other open space is in the northern part of the conservation area, north of Millbrook Way and the Millbrook stream.

The Millbrook stream flows through the western part of Orleton village and follows the northern boundary of the settlement. Low lying areas on both sides of the stream are liable to flood, and development proposals in these areas must be accompanied by a flood risk assessment (Policy DR 7).

### **Summary of Special Interest**

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.

Before the Norman Conquest, Orleton was part of Queen Edith's extensive holdings in north Herefordshire. At the time of the Domesday Book, the manor of Orleton was held by Roger de Mortimer. The parish church of St George is the oldest surviving building in the conservation area, dating to the 12<sup>th</sup> 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 medieval settlement was surrounded by agricultural land in the form of open fields and common meadows.

The oldest surviving residential buildings, timber-framed houses on sandstone rubble foundation plinths with rubble chimneystacks, date to the 16<sup>th</sup> and 17<sup>th</sup> Century. They continue to be occupied as dwelling houses but have been altered and extended, especially during the late 20<sup>th</sup> Century. A significant number of agricultural buildings, including barns, attest to the importance of agriculture in Orleton. Dating to the 18<sup>th</sup> and 19<sup>th</sup> Century, most are timber-framed with weatherboarding on a rubble plinth. Some are constructed of squared stone. The use of local resources, timber and stone, is evident in the construction of all of these buildings.

Buildings of 18<sup>th</sup> and 19<sup>th</sup> Century date (residential, ecclesiastical and educational) are generally brick-built; a smaller number were constructed of sandstone rubble or squared stone. A number of earlier timber-framed buildings were also infilled, refronted or refaced in brick. Generally, buildings of 18<sup>th</sup> or early 19<sup>th</sup> Century date show evidence of Georgian Classical architectural influence including a symmetrical

main elevation with central door case under a hipped roof. Buildings of later 19<sup>th</sup> Century date display a wider range architectural forms and decorative features, including polychrome brickwork and Gothic influences.

During the twentieth century, residential development of a suburban character, using modern construction methods and materials, 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.

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.

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.

### **Location and Setting**

Orleton Conservation Area is located in north-west Herefordshire approximately 17 miles north of Hereford City. The conservation area, and the village of Orleton, lies to the east of the B4361 road (the Old Ludlow Road) between Leominster and Ludlow. Access to the conservation area from the west (B4361) is by means of Kitchen Hill Road and Millbrook Way, from the north-east (B4362) by Kings Road, and from the south-east (A49) by Tunnel Lane.

The conservation area is set in an agricultural landscape in the northern part of Herefordshire's Central Lowland. Immediately to the north-west lie the wooded uplands of the North West Edge Country, including The Goggin and Bircher Coppice. To the north-east is the Teme Valley, and to the south is the valley of a pre-glacial river, now followed by the mainline railway and, formerly, by the Leominster to Marlbrook (Mamble) canal.

The village of Orleton is located on a low, narrow ridge aligned east-west. The oldest part of the village, including the parish church, is located on the highest point of the ridge at 90m above Ordnance Datum (OD). The conservation area extends to the north and south on the lower slopes of the ridge at approximately 80m OD. A small stream enters the conservation area on the west side and flows eastwards along the north side of the village. On the north side of the ridge, drainage is eastwards into the River Teme. On the south side, drainage (including the Ridgemoor Brook) is southwards into the River Lugg.

The ridge upon which Orleton is sited is composed of glacial till (sandy clay variably gravely) and marks the terminal position of the Wye Glacier. (The ice sheet also blocked the course of the pre-glacial Teme near Aymestrey, resulting in a new channel through Downton Gorge and Ludlow.) To the north and south of the ridge, there are alluvial deposits composed of clay, silt, sand and gravel. In the western part of the conservation area (at the junction of the B4361 and Millbrook Way), the underlying bedrock consists of red-brown mudstone and sandstones of the Raglan Mudstone Formation. The upland area to the west of the conservation area is underlain by siltstones and limestones of the Upper Ludlow Shales.

The glacial deposits of the ridge give rise to well-drained, coarse and fine loamy soils (typical brown earths) that support cereals and some fruit, and grassland. The alluvial soils at lower elevations produce fine loamy and clayey soils (typical alluvial gley soils) that support permanent grassland with stock rearing and dairying, and, where the flood risk is low, some arable cropping. The mudstones on the west side of the conservation area produce well-drained, fine silty soils (typical argillic brown earths) that support cereals and short-term grassland with stock rearing, some hops, and deciduous woodland on steep slopes. In the early 20<sup>th</sup> Century, the chief crops of the area were wheat, barley, beans, apples and hops.

### **Historical Development and Archaeology**

The Domesday Book of 1086 records that the manor of Orleton (*Alretune*) was held by Ralph de Mortimer, a major tenant of the king, whose main holding was at Wigmore. The name of the manor refers to a settlement associated with the alder tree.

The population of the manor in 1086 included eleven villagers, fifteen smallholders, five ploughmen, a smith, a horseman, and a reeve, together with their families. There were also six slaves. At this time, the manor was valued at 100 shillings. This was less than its value of £7 at the time of the Conquest when it was part of Queen Edith's extensive holdings in the *parochia* of Leominster.

The Domesday record implies that there was a settlement at Orleton by 1086, supervised by Mortimer's reeve. There is no record of a priest (or church) or a mill at that time, and there is no evidence of a castle or other fortified site. The earliest dated structure in the village is the parish church. The fabric of the present church dates to the 12<sup>th</sup> Century. The building was extended in the 13<sup>th</sup> and 17<sup>th</sup> Century, restored in 1863, and again extended in the early 20<sup>th</sup> Century. A stone cross in the churchyard is thought to date to the late 14<sup>th</sup> Century.

The medieval settlement of Orleton is likely to have extended east from the church, along the highest point of a low ridge, as a linear village with tofts (long, narrow plots with a house, outbuildings, garden and, possibly, an orchard) aligned along Kitchen Hill Road. Church Lane would have provided a 'back lane' access to the properties. Nineteenth century property boundaries are also indicative of former tofts located on the north side of Kitchen Hill Road with lanes giving access to the rear of the properties. Contemporary field boundaries on the north, south and west sides of the village are characteristic of the enclosure of medieval common arable fields (Herefordshire Historic Landscape Characterisation). To the south-east, there is evidence of the enclosure and drainage of earlier meadowland. Large, open medieval fields would have been divided into narrow arable strips, or furlongs, and meadowland would have been held in common. The manor of Orleton remained a holding of the Mortimer family until 1483, following the death of Edward IV, when it became the property of the Crown.

The oldest secular buildings in the village date to the 16<sup>th</sup> Century. These timber-framed houses include Church Croft (near the parish church at the east end of the village), Ye Old House and Deacons Cottage (further west on Kitchen Hill Road) and Orleton Manor (formerly Hill House, at the south-west corner of the village). In the early 17<sup>th</sup> Century, the manor of Orleton, including the manor house, was conveyed to George Hopton by King James I. By the middle of the 17<sup>th</sup> Century, Orleton Manor and estate was the property of Thomas Blount, a lawyer and historian. The property remained in the Blount family into the 19<sup>th</sup> Century.

A larger number of timber-framed 17<sup>th</sup> Century buildings survive, including The Boot (formerly Boots) Inn and Orleton House on Kitchen Hill Road, and Church Cottage and Well Cottage on Church Lane. Several timber-framed 17<sup>th</sup> Century buildings are also located further west on Millbrook Way including Mill Brook Cottage, near the site of an earlier ford, and the Maidenhead Inn on the B4361 Leominster-Ludlow road.

By the early years of the 19<sup>th</sup> Century, the village of Orleton was well established on Kitchen Hill Road and Church Lane, extending from Church House Farm in the east to Orleton Manor (or Court) in the west. Groups of farm buildings were also located to the south-west of the village at Overton and Townsend, and to the west of the village on Millbrook Way. A further group of buildings (including a corn mill) was located near the site of the ford on Millbrook Way, and another group (including the Maidenhead Inn) at the junction of Millbrook Way and the B4361.

Field names of the early 19<sup>th</sup> Century indicate that the village was surrounded by orchards (also recorded on the later Ordnance Survey 1<sup>st</sup> edition map of 1888). Field name elements are also indicative of contemporary (or earlier) agricultural activities, e.g., cow pasture, meadow, hop yard, croft, and local industrial activities, e.g., mill, malthouse, nailer.

The village of Orleton shows a general continuity in terms of size and plan form through the 19<sup>th</sup> Century and into the 20<sup>th</sup>. A number of brick buildings were constructed during the 19<sup>th</sup> Century, including the National School, the Methodist Chapel, and several dwellings.

Significant residential development took place in the village during the second half of the 20<sup>th</sup> Century. This occurred predominantly on the north and west sides of the earlier settlement, on land that had previously supported orchards. In the late 1940s, a small, local authority housing estate was constructed at Hallets Well in the north-eastern part of the conservation area. This was followed, in the 1960s, by a larger, local authority estate at the adjoining St George's Crescent. At this time, water mains were laid through the village, a bridge for traffic was built over the ford at Millbrook Way, and a new primary school was built (outside the conservation area boundary on the east side of the village). Later high-density residential development, particularly of bungalows, took place at Claremont Orchard, Mortimer Mews and Mortimer Close, and at Millbrook Way (mainly on the south side). Infill development also took place on former open spaces, including orchards, in the older part of the settlement on the north and south sides of Church Lane. Since the designation of the conservation area in 1976, further high-density residential development has taken place at Millbrook Close-Mortimer Drive, and on the north side of Millbrook Way.

## **Spatial Analysis**

### **Character and Interrelationship of Spaces**

The architectural historian Nikolaus Pevsner briefly described Orleton in terms of a "Pretty, winding street, with a number of black and white houses". The size and plan form of the village core in the centre of the conservation area has remained remarkably constant over the course of several hundred years. It is based on two parallel streets (Kitchen Hill Road and Church Lane) aligned roughly east-west, linked at the west end by Tunnel Lane and at the east end by St George's churchyard. A number of 16<sup>th</sup> and 17<sup>th</sup> Century timber-framed dwellings, stone and weatherboarded agricultural buildings, and brick-built Victorian dwellings and public



buildings are located on both streets. Older buildings front directly onto the roadway or onto a narrow, modern footway. In this area there is feeling of enclosure. Several factors contribute to this, including the abundance of mature hedges, trees and bushes; robust boundary walls of sandstone rubble and brick; and buildings (of pre-20<sup>th</sup> Century date) crowding directly onto the road footway.

The southern part of the conservation area is predominantly rural in character. Here the landscape is more open, and given over to arable and grazing with several small patches of woodland. Roads are narrow and bordered by hedges and grass verges; cottages and groups of farm buildings are more scattered. In contrast, the northern part of the conservation area is suburban in character with high-density residential development on cul-de-sacs. Bungalows and two-story houses built of modern materials sit behind small front gardens with lawns and flowerbeds; streets are bordered by footways.

Most domestic buildings in the conservation area have an attached garden. In the case of older (pre-20<sup>th</sup> Century) buildings, this is usually a rear garden. (The long, medieval plots in the village core have generally been sub-divided to accommodate more recent residential development.) Twentieth-century dwellings generally have a garden to the front and rear. (Most modern plots are significantly smaller than the medieval tofts.)

There are several large open spaces within the conservation area:

- To the north of the settlement boundary is an area of low-lying land that is protected under the provisions of the UDP (discussed above). The western part is used for recreational purposes, including a small area of woodland (plantation) and the playing field adjacent to the Village Hall
- To the south of the settlement boundary is an extensive area of agricultural land. This area includes a commercial camp site south of Millbrook Way; paddocks and a pond south of Orleton Manor that is likely to have been the site of a landscape park or pleasure grounds; a conifer plantation north of Orleton Manor that was formerly a plum orchard and may have been the site of a commissary during the Civil War; and Overton Farm.

There are a number of significant small open spaces within the Orleton settlement boundary:

- St George's churchyard
- A landscaped area at St George's Crescent that is protected under the provisions of the UDP (discussed above)
- Orleton Memorial Gardens north of Millbrook Way, a former Plymouth Brethren Burial Ground now under the trusteeship of Orleton Parish Council
- Former orchards south of Kitchen Hill Road and west of Church Croft that are likely to have been the site of medieval tofts.

Mature trees (native, coniferous and ornamental) are a significant feature of the conservation area. They are particularly prominent:

- In the grounds of The Old Vicarage where they are protected by a tree preservation order (TPO 220)
- In the village core
- In a small area north of Orleton Manor: a conifer plantation
- South of Millbrook House on Millbank Way
- In the northern part of the conservation area, in an area of otherwise open land: a small plantation; individual trees marking field boundaries
- In the southern part of the conservation, in an area of agricultural land: a small plantation; individual trees and hedges marking field boundaries.

### Key Views and Vistas

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

- A sequential view extending east along Kitchen Hill Road where the view is deflected by a series of historic buildings, including timber-framed and brick-built residential and agricultural buildings, then enclosed by redbrick walls and green hedges, and finally terminated by a stone barn, a landmark building at the east end of Kitchen Hill Road
- Looking east along Church Lane towards the tower of St Georges parish church, a landmark building that terminates the view
- Looking east along Millbrook Way towards Brick House, a landmark building that terminates the view
- Looking west along Millbrook Way, a distant view towards the wooded uplands of Bircher Coppice.

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

- Looking west from Copper Corner towards the wooded uplands of Bircher Coppice
- Looking east from St George's churchyard across the broad valley of a pre-glacial river.

### Character Analysis

The oldest surviving building in the conservation area is the parish church of St George (Grade I), a landmark building at the east end of the village core. The nave of the church was constructed in the 12<sup>th</sup> Century, and the chancel and tower in the 13<sup>th</sup> Century. The building is of coursed sandstone rubble with ashlar dressings. The roof is covered with tiles, and the spire with slates. The churchyard cross (Scheduled Monument; Grade II) may date to the late 14<sup>th</sup> Century. The monument is constructed of sandstone ashlar. An octagonal base of four steps supports a socket stone (with a niche on the west side) and an octagonal shaft. The monument

is in poor condition as a result of weathering. The churchyard is surrounded by a sandstone rubble wall with vertical 'cock and hen' coping stones. At the time of the survey (11.12.06), the wall had recently been damaged at the north-east entrance to the churchyard.

The church occupies a prominent position overlooking a broad valley to the south-east. Church and spire can be seen from Church Lane to the west, but are screened from view by buildings and trees from Kitchen Hill Road.

The oldest secular buildings in the conservation area date to the 16<sup>th</sup> century. They include Orleton Manor (Grade II\*), Church Croft (Grade II), and Ye Old House and Deacon's Cottage (Grade II). All are two-storied, are timber-framed (box framed) with rendered infill, are set on a sandstone rubble plinth, have sandstone rubble chimneystacks and one or more cross-wings. In addition, all have more recent additions or alterations including tile or slate roofs.

Orleton Manor is located in a lane at the west end of the village core overlooking the broad valley to the south-east. To the north-east, it is screened by agricultural buildings, and to the north-west by a plantation of tall conifers (previously an orchard). This impressive building was constructed as a hall house with two cross-wings on a U-shaped plan. At the rear of the house, a coursed sandstone rubble wall may have been a ha-ha, a component of a landscape park extending down slope to the south-east. On the north side of the house is an old brick wall of various heights, and a short length of cobbled footway.

Church Croft is set back on the south side of Kitchen Hill Road, near the parish church, behind a modern brick wall and terraced garden. The L-plan building comprises a 16<sup>th</sup> Century wing aligned north-south and a 17<sup>th</sup> Century range extending to the east; a short 20<sup>th</sup> Century wing projects to the west. The 16<sup>th</sup> Century wing is jettied on the second storey at the north gable.

Ye Old House and Deacon's Cottage are together located on the north side of Kitchen Hill Road to the west of Dicken's Lane. The T-plan building comprises a 16<sup>th</sup> Century wing aligned north-west/south-east with external rubble chimneystack, and a 17<sup>th</sup> Century east range with external rubble chimneystack and oven. The 16<sup>th</sup> Century wing is also jettied on the second storey at the north-west gable. At the time of the survey (11.12.06), a large extension was under construction at the rear (south-east side) of the building.

A larger number of 17<sup>th</sup> Century buildings are located in the conservation area. The majority are in the village core, but several are located in the western part of the conservation area. All are located on, or very close to, the street. Most of these buildings are listed (Grade II) but a number are unlisted. Shared characteristics (in common with 16<sup>th</sup> Century buildings) include timber (box) framing and sandstone rubble plinth. Most have an external rubble chimney stack at the gable end and white-painted brick or render infill. In addition, most have been altered and extended in recent years. Examples on Kitchen Hill Road include The Boot Inn and a small outbuilding at the rear, Orleton House and Woodcote (all Grade II), Church House Cottage and Kitchen Hill (both unlisted). On Church Lane and Tunnel Lane, examples include Church Yard Cottage and no. 1 Church Lane (both Grade II), and Orchard Cottage, The Cottage and The Forge (all unlisted). A group of 17<sup>th</sup> Century buildings is located on Millbrook Way near the bridge (the site of a ford until the 1960s) including Millbrook Cottage (Grade II) and The Cottage (unlisted). In the south-western part of the conservation area, near Overton Farm, is Little Overton, an unlisted timber-framed cottage.

A number of 17<sup>th</sup> Century timber-framed buildings have been refronted or refaced, perhaps to suit changing tastes in architectural style. Brick House (Grade II), a landmark building on Kitchen Hill Road at the junction with Tunnel Lane and Millbrook Way, was largely rebuilt of brick under a tile roof in the early 18<sup>th</sup> Century. The timber frame and rubble chimneystack can be seen at the rear (south) elevation; the rubble plinth can be seen at the front (north) elevation and west gable. At the front elevation there is a sandstone block bearing a date, 1728, and a human head carved in low relief. Upper House (Grade II), on the north side of Kitchen Hill Road, was refronted with roughcast brick under a pitched tile roof in the early 18<sup>th</sup> Century. The front (south) elevation is symmetrical with a central door case. Well Cottage (Grade II), formerly nos. 1 and 2 Well Cottages on Church Lane, was almost entirely clad in brick under a slate roof in the early 19<sup>th</sup> Century. The exterior of Millbrook House (unlisted), near the bridge on the south side of Millbrook Way, was rendered in the early 20<sup>th</sup> Century. On the opposite side of Millbrook Way, Ford House (unlisted) was refronted in brick at around this time.

On Kitchen Hill Road, Honeymoon Cottage adjoins Orleton Post Office. This two-storey dwelling is constructed of sandstone rubble at the first storey with timber framing above. The frame has been infilled with brick and refronted with brick at the front elevation under a pitched roof. There is a large central door case at the front elevation. This building may have originally been used for agricultural purposes.

The use of local stone as a building material can be seen throughout the conservation area. In timber-framed dwellings, it was used primarily in the construction of plinths and chimneystacks. It is also associated with agricultural buildings and boundary walls dating, probably, to the 18<sup>th</sup> and early 19<sup>th</sup> Century.

The most prominent stone building in the conservation area is a large, two-storey barn (unlisted) at Church House Farm on Kitchen Hill Road at the east end of the village core. This landmark building is constructed of squared stone under a slate roof. Two ranges of single-storey agricultural buildings of squared stone adjoin the barn.

A significant number of agricultural (or former agricultural) buildings are located in the village core. Few appear to be used for their original purpose. A number have been converted as dwellings; some are used as workshops and others for storage purposes. All of these buildings are testimony to the long history of agriculture at Orleton, and are an important aspect of the character of the conservation area.

An agricultural building range (unlisted) is located on Kitchen Hill Road adjacent to Orleton House. The first storey and gable end are built of sandstone rubble, with timber-frame and weatherboard above, under a slate roof. A short distance to the west, on the south side of Kitchen Hill Road, is a one- and two-storey range of timber-framed, weatherboarded agricultural buildings set on sandstone plinths under tiled roofs (unlisted). The gable end has been rebuilt in brick, painted white and fitted with decorative bargeboards. On Church Lane, adjacent to Church Yard Cottage, is a former cider mill (unlisted) of similar timber frame and weatherboard construction, set on a sandstone plinth under a tile roof.

At the east end of the village core, adjacent to Orleton Manor, there is a further group of agricultural buildings (unlisted). A variety of building materials was used in their construction (and alteration), including sandstone rubble, timber frame and weatherboard, and brick. All are set on sandstone rubble plinths under slate roofs.

Several stone-built dwellings can be seen in the conservation area. Stone House (unlisted) is located on the south side of Church Lane. This plain two-storey house is constructed of coursed sandstone rubble (with a later extension in brick). The house appears to be of 18<sup>th</sup> or early 19<sup>th</sup> Century date, but may have been rebuilt or refaced. A pair of stone cottages (unlisted) is located on King's Road at the eastern edge of the conservation area. Both are constructed of squared stone with brick dressings under a pitched slate roof, and are of 18<sup>th</sup> or 19<sup>th</sup> Century date.

Several farmhouses (or former farmhouses) display stone on at least one elevation (including the main elevation). Copper Corner is located at the south-east corner of the conservation area. This large T-plan house is built of sandstone rubble with brick dressings under pitched slate roofs. On the west elevation canted bay windows are built of brick with ashlar dressings. The Farm, Millbrook Way, displays stone at the main (south) and west elevations with brick at the minor elevations under a hipped slate roof. The house underwent significant alterations during the 20<sup>th</sup> Century, particularly at the front elevation, when the central gable was removed and a west wing was constructed in brick.

There are a number 19<sup>th</sup> Century (and, possibly, 18<sup>th</sup> Century) brick buildings in the conservation area. They include a school, churches, dwellings and farm buildings. Several earlier timber-framed buildings were also refaced or refronted during this period (discussed above).

One of the most striking brick buildings is The Old School (unlisted), the former primary school, built in 1854 as the National School. The school is constructed of redbrick with blue brick decoration and Bath stone dressings to the windows and gables. The ogee-headed windows have intricately-patterned glazing bars. The roof is tiled and has decorative ridge tiles. On the south side is a low, sandstone rubble boundary wall, now overgrown by vegetation, and on the east side is a low brick wall with half-round coping.

The Orleton Methodist Chapel (unlisted), located on Tunnel Lane at the junction with Church Lane, was built in 1890. The building is of redbrick with blue brick decoration under a steep slate roof. It is of standard design with arched windows and a small brick porch at the west gable. Two redbrick cottages (unlisted) next to the chapel are of slightly later date. Both have blue and yellow brick decoration (painted black and white on one of the cottages). They are set on a rubble-fronted platform under a slate roof. A former chapel (now a dwelling, unlisted) is located on Kitchen Hill Road near the junction with Millbrook Way. It is built of redbrick with a porch and decorative bargeboards at the south gable, and inserted dormer windows.

The Old Vicarage (Grade II), located adjacent to the parish church, was rebuilt in 1817-21. The rather plain three-storey house is in stuccoed brick under a hipped slate roof. The following two-storey brick dwellings with pitched slate roofs are located on the north side of Kitchen Hill Road in the village core. Claremont (unlisted), with symmetrical front elevation and central doorcase, was rebuilt in 1850 on the site of an earlier house. A former agricultural range at the rear is partially timber-framed with brick infill. Church House (unlisted) has stone dressings, bay windows, and gabled dormer windows at the front elevation. Rosecroft (unlisted) is decorated with a dentillated string course; a timber-framed range with brick infill is also located at the rear.

Eagle House (unlisted) is located on the south side of Kitchen Hill Road in the village core. The two-storey brick building has painted lintels over windows and door. At the west end of the front elevation there is a 19<sup>th</sup> Century shopfront, inserted after the

house was built. At the west gable is a decorative bargeboard that matches the bargeboard of the adjacent agricultural building (discussed above). On Church Lane, behind Eagle House and at the back end of the former toft, are nos. 1 and 2 Eagle Cottages (unlisted). This semidetached pair is brick-built under a pitched slate roof. Both have a gabled canopy over the central door case; one has inserted bay windows at the ground floor.

Located on the south side of Church Lane is Bower Orchard (unlisted), a brick dwelling with symmetrical front elevation and central doorcase, built in the 19<sup>th</sup> Century (with a later addition at the south gable). An unusual decorative feature of the house is four recessed panels, two stories high, at the front and rear elevations. Other 18<sup>th</sup> or 19<sup>th</sup> Century brick buildings located in the conservation area include several farmhouses and agricultural buildings (since converted as dwellings) such as those at The Bower (Church Lane/Tunnel Lane) and The Farm (Millbrook Way). All of these buildings are unlisted.

A group of pre-20<sup>th</sup> Century buildings is located on the B4361 at the junction with Millbrook Way and Green Lane (Maidenhead Corner). The most prominent of these is the Maidenhead Inn (unlisted), at the south-west corner of the junction, dating to the 18<sup>th</sup> Century or earlier. The building is of painted brick and pebbledash under a pitched slate roof, with an extension on the south side in stone under a hipped slate roof. The inn has undergone a number of alterations since its construction. At the north-west corner of the junction is a small, single storey stone building (unlisted) with some timber framing. This former agricultural building was partially demolished in the 20<sup>th</sup> Century to improve traffic visibility.

Two brick-built (in Flemish bond) houses of symmetrical design with central door cases are located in the vicinity. Perseverence Cottage (unlisted), on the east side of the B4361, has a shallow-pitched slate roof, sash windows, a fanlight over the door, and a plaque dated 1836. It has an extension in similar architectural style at the north gable. Tower Hill (unlisted) is located on Green Lane at the western end of the conservation area. The house has a shallow hipped slate roof, casement windows, a wooden canopy with tiles over the door, and a stone west gable end. It has an extension in similar architectural style at the east gable. On the west side there are several timber-framed, weatherboarded agricultural buildings set on rubble plinths. A holloway gives access to the yard. The house may date to the 18<sup>th</sup> Century.

On the north-east side of the conservation area, at Hallets Well, there is a group of post-World War II semi-detached, two-storey local authority houses in a cul-de-sac development. All are of the same design in redbrick with an attached outbuilding at the gable end, and a small front garden. Most have been altered, e.g., fitted with replacement doors and windows. Immediately to the south, on St George's Crescent, is a small estate of 1960s local authority houses and bungalows. All are block-built, with pebbledash, under machine tile roofs. The houses are of chalet style with dormer windows in steeply pitched roofs. Most occupy narrow plots with a garden at front and rear. The houses are set back from the road above a landscaped bank, and are approached at the front by footways.

Later 20<sup>th</sup> Century residential development, on Millbrook Way west of Kitchen Hill Road and on cul-de-sacs laid out north of Kitchen Hill Road, is generally uniform in character and differs little from suburban development elsewhere in the country. Modern construction methods and materials have been utilized including brick, painted panels and machine tiles. Infill development in the village core, particularly on Church Lane, has been mainly in the form of large modern houses or bungalows

on large plots. These buildings contrast significantly with most pre-20th Century buildings in this part of the conservation area in terms of scale, design and materials.

A number of different architectural styles and periods are represented in the conservations area. These include the medieval Gothic style of the parish church; timber-framed (box framed) domestic buildings dating to the 16<sup>th</sup> and 17<sup>th</sup> Century; stone built dwellings and weatherboarded agricultural buildings of the 18<sup>th</sup> and 19<sup>th</sup> Century; brick buildings of the late 18<sup>th</sup> and early 19<sup>th</sup> Century showing evidence of Georgian Classical (symmetrical) influence, and brick buildings of the middle and late 19<sup>th</sup> Century showing evidence of a renewed interest in Gothic style. High-density public and private sector housing of the 20<sup>th</sup> Century, including bungalows and two-storey detached and semi-detached houses, makes use of modern materials and building methods.

The majority of buildings in the village core are of two stories. Nevertheless, a variable skyline is evident as a result of different architectural styles, materials and functions, and individual histories of alteration, adaptation and rebuilding. By contrast, in the areas of 20<sup>th</sup> Century residential development (particularly Millbrook Way, Mortimer Drive/Mortimer Close, and Hallets Well/St Georges Crescent) there is far greater uniformity.

There is a feeling of enclosure in the village core, particularly at the western end where buildings crowd onto Kitchen Hill Road and Church Lane. Mature hedges, shrubs and trees, and robust boundary walls, frequently overgrown by vegetation, contribute to this sense of enclosure. In the southern part of the conservation area the landscape is more open. However, the narrow roads in the south-western part are down cut (in places) and are lined by trees, and mature or overgrown hedges, again generating a sense of enclosure. By contrast, in areas of 20<sup>th</sup> Century residential development in the northern and western parts of the conservation area the streetscape is more open and urban in character.

The down cutting of roads and trackways (holloways) as a result of long or heavy use adds to a sense of historical continuity. Such down cutting can be seen not only in the south-western part of the conservation area but also on Millbrook Way at the eastern end, on the south side of Kitchen Hill Road, on Dicken's Lane (formerly giving access to the pump), and on a trackway (now a footpath) beside The Old School (giving access to meadowland on either side of the Millbrook stream).

The most common form of boundary treatment found in the conservation area generally is the hedge, particularly in areas of rural landscape. In the village core, sandstone rubble boundary walls are more common, sometimes in association with hedges. Substantial rubble walls can be seen surrounding the churchyard (here with vertical coping stones), at several locations on Kitchen Hill Road, at Bower House and Copper Corner, and on the south side of Orleton Manor (possibly a ha-ha). Brick walls, some with half-round coping, can be seen at the east end of Kitchen Hill Road, particularly at The Vicarage, and at Orleton Manor (with various coping treatments, including flat stone slabs and tiles). In the areas of 20<sup>th</sup> Century residential development, boundary features (where they occur), generally take the form of low hedges or wooden fences.

A number of features in the public realm contribute to the local character of the conservation area:

- The War Memorial, Millbrook Way: a free-standing Celtic cross in stone with a wreath carved in low relief on the circle, set on a square plinth of three stages

- Orleton Memorial Gardens, Millbrook Way: a burial ground of the Plymouth Brethren containing grave markers of a number of types and two species of fungi not previously recorded in Herefordshire. The former chapel, located nearby on Kitchen Hill Road, is now a private residence
- The Pump, Dicken's Lane: a 19<sup>th</sup> Century cast-iron water pump, in poor condition (the handle and top are missing). Before mains water was introduced to Orleton in the 1960s, this public pump was the primary source for residents of Church Lane
- Telephone call box, Kitchen Hill Road: K6 design in cast-iron, painted 'post office' red, located in a rural setting against the background of a hedge and orchard.

### Buildings of Local Interest

A number of 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:

- Church House Cottage, Kitchen Hill Road (north side): 17<sup>th</sup> Century, timber-framed (box frame) with painted brick infill on rubble plinth, one-and-a-half stories, pitched roof, external rubble chimneystack at the south gable end; with later alterations and additions
- Kitchen Hill, Kitchen Hill Road (south side): 17<sup>th</sup> Century, timber-framed (box frame) with rendered infill, two stories, first floor is jettied at west elevation, pitched roof, internal chimneystacks at both gables; with later alterations. Also, 19<sup>th</sup> Century coach house, single storey with loft, rendered, pitched roof, at east elevation is a double door and a single door, and loft access above
- Orchard Cottage, Church Lane: 17<sup>th</sup> Century, timber-framed (box frame) with rendered infill, pitched roof with dormer windows, external rubble chimneystack at north gable; with later alterations and additions
- The Cottage, Church Lane: 17<sup>th</sup> Century, timber-framed (box frame) with rendered infill on rubble plinth, two stories, pitched roof, external rubble chimneystacks at gable ends; with later alterations, formerly two cottages
- The Forge, Tunnel Lane: 17<sup>th</sup> Century, timber-framed (box frame) with painted brick infill, two stories, pitched roof, external chimneystack at east gable and rubble gable end, a single storey building (former forge) adjoining at west end; with later alterations and additions
- Little Overton, Overton Lane: 17<sup>th</sup> Century, timber-framed (box framed) with painted infill, pitched roof; with later alterations
- The Cottage, Millbrook Way (north side): 17<sup>th</sup> Century, timber-framed (box frame) with rendered infill, pitched roof with dormer windows, external brick stack at south gable; with later alterations



- Millbrook House, Millbrook Way: 17<sup>th</sup> Century, timber-framed second storey on rubble first storey, pitched roof; external chimneystacks at gable ends; with later alterations (rendered during 20<sup>th</sup> Century)
- Ford House, Millbrook Way: 17<sup>th</sup> Century, timber-framed (box frame) with brick infill on rubble plinth, steeply pitched roof with dormer window; later refronted in brick and extended
- Barn and adjoining agricultural buildings, Church House Farm, Kitchen Hill Road (south side): possibly early 19<sup>th</sup> Century, a landmark building constructed of squared stone under a pitched slate roof, tall double wooden doors in central bay of main and rear elevations, narrow ventilation slits; two ranges of single-storey agricultural buildings of squared stone adjoin the barn.
- Stone House, Church Lane: 18<sup>th</sup> or early 19<sup>th</sup> Century, sandstone rubble on rubble plinth, two stories, pitched roof with plain tiles; considerably altered during 20<sup>th</sup> Century
- The Old School, Kitchen Hill Road: 1854, redbrick with blue brick decoration and Bath stone dressings to the windows and gables, tiled pitched roof with decorative ridge tiles, ogee-headed windows with intricately-patterned glazing bars, on the south side is a low sandstone rubble boundary wall and on the east side a low brick wall with half-round coping. Originally constructed as a National School (public elementary school), later served as the local primary school, several generations of village children were educated at the school before it closed in 1967. The architect, James Cranston of Birmingham, also designed two major buildings in Leominster, the Corn Exchange and the Town Hall, both of which have been demolished. The Old School survives as a local example of the architect's work.
- Maidenhead Inn: 18<sup>th</sup> Century or earlier, painted brick and pebbledash under a pitched slate roof, some wooden casement windows, an extension on the south side in stone under a hipped slate roof; considerably altered since original construction.

### Prevalent Building Materials and Local Details

Prevalent building materials used in the construction of the oldest surviving buildings in the conservation area are local sandstone and timber. The parish church is constructed of coursed sandstone rubble with ashlar dressings. The roofs of the nave and chancel, and the spire are of timber construction with clay plain tiles (nave and chancel) and slates (spire).

Characteristic of residential buildings dated to the 16<sup>th</sup> and 17<sup>th</sup> Century is timber-framing (box-frame) on a sandstone rubble plinth with a rubble chimneystack at the gable end. Most of these buildings are now infilled with brick or render, but exposed laths can be seen on two, i.e., Church Yard Cottage and The Boot Inn outbuilding (both of 17<sup>th</sup> Century date). All of these buildings have undergone alteration, including insertion of dormer windows, raising the roof, replacement of thatch by slate or tiles, addition of porches and other extensions, and, in some cases, refronting or refacing in brick or render. Most timber-framed buildings have a painted black and white finish.

Agricultural buildings (probably of 18<sup>th</sup> and 19<sup>th</sup> Century date) are generally timber-framed and weatherboarded on a rubble plinth with rubble gable ends. In some cases, ground floor walls are also constructed of sandstone rubble. Several 19<sup>th</sup> Century agricultural buildings are constructed of squared stone under slate or corrugated asbestos roofs. Many agricultural buildings have been converted to other uses, including residential and commercial.

Most residential and public buildings of the 18<sup>th</sup> and 19<sup>th</sup> Century are constructed of redbrick under slate roofs. A small number of stone-built residential buildings date from this period, both of rubble and of squared stone. Several 19<sup>th</sup> Century public buildings (a school, two chapels and associated cottages) are decorated with polychrome bricks. A small number of buildings display decorative bargeboards fitted to the gable end (also dating to the 19<sup>th</sup> Century).

Residential buildings (including farmhouses) dating to the late 18<sup>th</sup> or early 19<sup>th</sup> Century are symmetrical in design at the front elevation with central door case and vertical sash windows under a hipped tile roof. Later 19<sup>th</sup> Century houses are generally plain in design under a pitched slate roof, and, in some cases, have an off centre front door, a porch, and bay windows. Several exhibit decorative features, i.e., a dentilled string course (Rosecroft); recessed panels (Bower Orchard).

Twentieth century residential development includes brick detached and semi-detached two-storey houses and bungalows under pitched roofs with machine tiles. There is also a small estate of block-built bungalows, and semi-detached and terraced chalet-style houses with dormer windows. Building materials and fittings are mass-produced in uniform designs and, generally, are not of local origin.

### Positive Areas and Features

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.

### Neutral and Intrusive Features

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, Halletts Well and St George's Crescent.

## **Pressures, Capacity and General Condition**

A significant amount of residential development has taken place in the conservation area since its designation in 1976. Much of this has been in the form of 'cul-de-sac development' in the northern part of the conservation area, and on Millbrook Way. A small amount of infill development (generally in the form of large dwellings on large plots) has taken place in the village core.

Four sites within the conservation area (and within Orleton settlement) have been identified as having potential for residential development (discussed above). A dwelling has recently been constructed on one of those sites, and former stables have been converted to office use, i.e., off Tunnel Lane between The Forge and Orleton Manor. Elsewhere in the conservation area (in the village core) former agricultural buildings have been converted to residential use. It is likely that there will be pressure for future development, particularly of redundant or under-used agricultural buildings.

The majority of buildings in the conservation area are occupied and in a good state of repair. A small number of buildings are unoccupied, or not fully occupied, and are at risk of deterioration (discussed further below).

## **Issues**

### **Buildings at Risk**

The following listed buildings are deemed to be at risk:

- Churchyard cross (Scheduled Monument; Grade II), 14<sup>th</sup> Century: the steps at the base are fractured in places along the natural bedding planes of the rock, and the shaft is eroded along most of its length
- Boundary wall, parish church of St George (Grade I): the sandstone rubble boundary wall has been seriously damaged (partially demolished) at its north-west terminal near the entrance to the churchyard
- Orleton Manor (Grade II\*), 14<sup>th</sup> Century: unoccupied at present
- Church Yard Cottage (Grade II), 17<sup>th</sup> Century: at the rear elevation and north gable, render has fallen off in a number of areas leaving the underlying laths exposed and the building liable to water damage; the gardens are overgrown with trees and shrubs which may further damage the fabric of the building
- Outbuilding about 10m north of The Boot Inn (Grade II), 17<sup>th</sup> Century, timber-framed with painted brick and wattle-and-daub infill on coursed rubble plinth, corrugated asbestos roof, one bay, one storey with attic: holes in walls, wattle-and-daub panels in poor condition, exposed to weather, unoccupied.

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

- The Old School, Kitchen Hill Road (unlisted), 1854: the fabric of the building is deteriorating, the grounds are overgrown, the building is only partially occupied

- Barn and adjoining agricultural buildings, Church House Farm, Kitchen Hill Road (unlisted), possibly early 19<sup>th</sup> Century: the fabric of the buildings appears to be in good condition but the buildings are presently unoccupied and the yard is overgrown.

### Proposed Boundary Changes

It is suggested that consideration should be given to a number of boundary changes that would involve exclusions from the conservation area. General considerations underlying these proposals are:

1. To realign the conservation area boundary with recognisable features such as field boundaries, property lines, roads or lanes, at locations where the boundary does not follow recognisable features, e.g., where former field boundaries have been removed
  2. To exclude areas of the landscape that do not form an integral part of the historic built environment
  3. To exclude neutral or intrusive areas that do not contribute to, or detract from, the character of the conservation area.
- 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.
  - 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) Halletts Well and St George's Crescent.

### Other Issues

- 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

- 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:
  - (i) 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)
  - (ii) 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.

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*Orleton Parish Tithe Map of 1841*.

## **Appendix I: List of Heritage Assets**

### Scheduled Monuments

- Churchyard cross in St George's Churchyard

### Listed Buildings

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

- Church of St George

Grade II\*: Particularly important buildings of more than special interest (4% of Listed Buildings).

- Orleton Manor

Grade II: Buildings of special interest.

- Well Cottages (nos. 1 and 2), Church Lane
- Church Yard Cottage, Church Lane
- No. 1, Church Lane
- The Boot Inn, Kings Road
- Outbuilding about 10m north of The Boot Inn
- The Upper House, Kings Road
- Orleton House, Kings Road
- Woodcote, Kings Road
- Brick House, Kings Road/Tunnel Lane
- Ye Old House and Deacons Cottage, Kings Road
- Church Croft, Kings Road
- The Vicarage (The Old Vicarage), Kings Road
- Churchyard cross about 15m south of Church of St George
- Mill Brook Cottage, Mill Brook Way

### Herefordshire Sites and Monuments Record

- Churchyard cross
- Orleton Court
- St Georges Church
- Mill
- Boots (now The Boot) Inn
- Lower House
- Upper House
- Post medieval dwelling, Kitchen Hill
- The Old Vicarage (2 records)
- Orleton medieval settlement
- Wesleyan Methodist Chapel
- Chapel
- Orleton Court (Orleton Manor) garden
- Barn (demolished)

## **Appendix II: Buildings of Local Interest**

- Church House Cottage, Kitchen Hill Road (north side): 17<sup>th</sup> Century, timber-framed (box frame) with painted brick infill on rubble plinth, one-and-a-half stories, pitched roof, external rubble chimneystack at the south gable end; with later alterations and additions
- Kitchen Hill, Kitchen Hill Road (south side): 17<sup>th</sup> Century, timber-framed (box frame) with rendered infill, 2 stories, 1<sup>st</sup> floor is jettied at west elevation, pitched roof, internal chimneystacks at both gables; with later alterations. Also, 19<sup>th</sup> Century coach house, single storey with loft, rendered, pitched roof, at east elevation is 1 double door and 1 single door, and loft access above
- Orchard Cottage, Church Lane: 17<sup>th</sup> Century, timber-framed (box frame) with rendered infill, pitched roof with dormer windows, external rubble chimneystack at north gable; with later alterations and additions
- The Cottage, Church Lane: 17<sup>th</sup> Century, timber-framed (box frame) with rendered infill on rubble plinth 2 stories, pitched roof, external rubble chimneystacks at gable ends; with later alterations, formerly 2 cottages
- The Forge, Tunnel Lane: 17<sup>th</sup> Century, timber-framed (box frame) with painted brick infill, 2 stories, pitched roof, external chimneystack at east gable and rubble gable end, single storey building (former forge) at west end; with later alterations and additions
- Little Overton, Overton Lane: 17<sup>th</sup> Century, timber-framed (box framed) with painted infill, pitched roof; with later alterations
- The Cottage, Millbrook Way (north side): 17<sup>th</sup> Century, timber-framed (box frame) with rendered infill, pitched roof with dormer windows, external brick stack at south gable; with later alterations
- Millbrook House, Millbrook Way: 17<sup>th</sup> Century, timber-framed 2<sup>nd</sup> storey on rubble 1<sup>st</sup> storey, pitched roof; external chimneystacks at gable ends; with later alterations (rendered in 20<sup>th</sup> Century)
- Ford House, Millbrook Way: 17<sup>th</sup> Century, timber-framed (box frame) with brick infill on rubble plinth, steeply pitched roof with dormer window; later refronted in brick and extended
- Barn and adjoining agricultural buildings, Church House Farm, Kitchen Hill Road (south side): early 19<sup>th</sup> Century (?), a large building constructed of squared stone under a pitched slate roof, tall double wooden doors in central bay of main and rear elevations, narrow ventilation slits; two ranges of single-storey agricultural buildings of squared stone adjoin the barn
- Stone House, Church Lane: 18<sup>th</sup>/early 19<sup>th</sup> Century, sandstone rubble on rubble plinth, 2 stories, pitched roof with plain tiles; considerably altered during 20<sup>th</sup> Century



- The Old School, Kitchen Hill Road: 1854, redbrick with blue brick decoration and Bath stone dressings to the windows and gables, tiled pitched roof with decorative ridge tiles, ogee-headed windows with intricately-patterned glazing bars, on the south side is a low, sandstone rubble boundary wall and on the east side a low brick wall with half-round coping. Originally constructed as a National School (public elementary school), later served as the local primary school, several generations of village children were educated at the school before it closed in 1967. The architect, James Cranston of Birmingham, also designed two major buildings in Leominster, the Corn Exchange and the Town Hall, both of which have been demolished. The Old School survives as a local example of the architect's work
- Maidenhead Inn: 18<sup>th</sup> Century or earlier, painted brick and pebbledash under a pitched slate roof, some wooden casement windows, an extension on the south side in stone under a hipped slate roof; considerably altered since original construction.