

**KINGTON  
CONSERVATION AREA**

**APPRAISAL**

**DRAFT**

2007

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## **KINGTON 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.***

### **1. Introduction**

- 1.1 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 management, and the future, of the conservation area, ensuring that its character and appearance are taken into account when making such decisions.
- 1.2 Kington Conservation Area was designated in 1969. An appraisal has recently been carried out to review the special qualities of the 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 Kington Conservation Area will be taken at a later stage in association with consideration of management proposals.

### **2. Planning Policy Context**

- 2.1 There is a considerable amount of policy published by a number of sources (including English Heritage) concerning the designation, appraisal and review of conservation areas. A bibliography of pertinent publications is given at the end of this document.
- 2.2 Herefordshire Unitary Development Plan (UDP), adopted 23<sup>rd</sup> March 2007, sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County.
- 2.3 The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and for determining how planning applications for development within conservation areas will be considered (Policy HBA6). The reason for setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and to avoid the inclusion of areas that are not be in keeping with the special character of the conservation area.
- 2.4 Kington is identified in the UDP as a 'Main Town' where the provision of housing will be restricted to the area within the settlement boundary, and where residential development will be permitted within established residential areas where compatible with the housing design and other policies of the UDP (Policy H1). Kington Conservation Area is largely within the Kington settlement boundary. A small area on the flood plain of the River Arrow in the southern part of the conservation area is outside the settlement boundary.

- 2.5 The central part of the conservation area is identified as the central shopping and commercial area. This area will be retained and protected as the prime focus for retail, leisure and commercial activity (Policy TCR1). The retail trading character of primary shopping frontages within this area will be protected (Policy TCR3).
- 2.6 In the north-western part of the conservation area, the area north of Church Road (including the parish churchyard) is identified as an important open area, or green space, and is protected (Policy HBA9). Similar protection is extended to areas along the riverbank in the south-eastern part of the conservation area. In the south-western part of the conservation area, the Recreation Ground and the football ground are protected from development as recreational open spaces (Policy RST4). The floodplain of the River Arrow, in the southern part of the conservation area, is identified as at risk of flooding. Proposals for development in this area must be accompanied by a flood risk assessment.
- 2.7 Much of the remainder of Kington Conservation Area is identified as established residential areas (Policy H1). This includes Church Road (except as above), Bradnor View Close, Common Close, Ellin Lane, Churchill Road, Crabtree Road, the eastern section of Duke Street and the section of Bridge Street on the south side of the River Arrow.

### **3. Summary of Special Interest**

- 3.1 Kington is located in north-west Herefordshire on the A44 trunk road, a major access route to and from central Wales. The town is sited on a low ridge extending eastwards from the foot of Hergest Ridge between the River Arrow, to the south, and its tributary, the Back Brook, to the north. The undulating landscape of Herefordshire's Central Lowland lies to the east, and the scarp and vale uplands of the North West Edge Country, to the west. Kington Conservation Area comprises the central part of the settlement area. It includes the town centre, a large open space to the south-west used mainly for recreational purposes, and a low-density residential suburb to the north-west that includes the parish churchyard.
- 3.2 During the 12<sup>th</sup> Century, a borough was established in the area of the parish church and a castle is thought to have been constructed at Broken Bank, just outside the conservation area boundary. The old borough was later superseded by the planned borough of New Kington, established during the late 12<sup>th</sup> or 13<sup>th</sup> Century in the area of the present town centre. The plan form of the new borough, including the alignment of the principle streets, lanes and residential plots, was superimposed on an earlier agricultural field system. Kington became an important medieval market centre, particularly for livestock. During the post-medieval period, cloth making and glove making, and later, nail making, were significant components of the local economy.
- 3.3 The secular buildings of medieval Kington were timber-framed structures with wattle and daub infill panels. A number of these buildings survive; most are of 15<sup>th</sup> and 16<sup>th</sup> Century date. Others are likely to be concealed behind later stone, brick and rendered frontages. The earliest known timber building, on High Street, is a cruck-framed hall of 14<sup>th</sup> Century date.
- 3.4 During the 18<sup>th</sup> Century, many earlier timber-framed structures were refronted, encased or replaced by Classically-inspired Georgian buildings.

Most were built of stone; many were rendered in stucco or roughcast; some were built of locally manufactured brick. At this time, slate began to replace stone roof tiles. Some architectural features, characteristic of this period, include prominent doorcases, sash windows and central pediments.

- 3.5 The Classical architectural style continued into the Regency period of the early 19<sup>th</sup> Century when a number of residential and public buildings, including the Town Hall and the courthouse, were designed by a local architect, Benjamin Wislade. Industrial developments of the early 19<sup>th</sup> Century included the construction of an iron foundry at Sunset on the east side of the town, and a tram road linking Kington with Hay and Brecon, and ultimately, with south Wales.
- 3.6 Following the arrival of the railway in Kington in the mid-19<sup>th</sup> Century, mass-produced building bricks became more readily available and were eventually to become the most widely used construction material for public and residential buildings. Late 19<sup>th</sup> Century developments using brick included a Market Hall and a Baptist Church of Classical design; a Cottage Hospital and Victorian villas in Norman and Gothic styles; and a school in art nouveau style. In the early 20<sup>th</sup> Century, precast concrete was used for the first time in Kington in the construction of a prominent commercial building; the architectural design, however, was Classically inspired.
- 3.7 The essential character of the conservation area is that of a small, historic market town. In the town centre, narrow streets and footways are lined by 19<sup>th</sup> and early 20<sup>th</sup> Century shopfronts generally inserted into Georgian frontages of stucco, render or roughcast over sandstone rubble. In the Church Road area, detached 18<sup>th</sup> and 19<sup>th</sup> Century houses occupy generous plots with mature trees and high rubble boundary walls. The medieval church and the landscaped churchyard occupy a prominent position in this area.
- 3.8 Unique features of Kington Conservation Area are the town centre boundary walls. The high rubble walls delineate lanes that are an important element of the medieval town plan.
- 3.9 Heritage assets within the conservation area and adjacent areas include two Scheduled Monuments, one Grade I Listed Building, one Grade II\* Listed Building and one-hundred-and-thirty Grade II Listed Buildings. The Herefordshire Sites and Monuments Record includes one-hundred-and-fifty-one entries within the conservation area and adjacent areas. In addition, twenty-three Buildings of Local Interest have been identified during this appraisal.

#### **4. Location and Setting**

- 4.1 The town of Kington is located in north-west Herefordshire approximately 19 miles north-west of Hereford City on the A44, a major access route to and from central Wales. The main road now bypasses the town centre. The town, and the conservation area, occupy a low ridge extending eastwards from the foot of Hergest Ridge. On the north side of the ridge is a steep slope above the fast-flowing Back Brook; on the south side is a more gentle slope to the flood plain of the River Arrow. River and brook converge on the east side of the town.

- 4.2 The conservation area generally lies on the south-facing slope. The highest point, located near the parish church on a small hill in the north-western part of the conservation area, rises to approximately 195m above Ordnance Datum (OD). The lowest point, at the bridge over the River Arrow in the south-eastern part of the conservation area, falls to approximately 150m OD. The commercial core of Kington, centred on High Street and upper Bridge Street, overlooks the floodplain of the Arrow from the south-facing slope of the ridge. The major residential areas of the town, of 20<sup>th</sup> and 21<sup>st</sup> Century date, are located to the north of the commercial centre (Gravel Hill Road-Llewelin Road-Bradnor View Close), to the west (Park Avenue-Park View), to the east (Victoria Road area), and to the south (Eardisley Road). These residential areas, with the exception of Bradnor View Close, lie outside the boundary of the conservation area.
- 4.3 Kington is located near the north-western edge of Herefordshire's Central Lowland. To the east, the River Arrow flows through an undulating landscape of agricultural importance. To the north-west lie the scarp and vale uplands of the North West Edge Country that have traditionally supported an economy based on livestock-raising. On the west side of Kington, Hergest Ridge rises to 426m OD.
- 4.4 The underlying bedrock of much of the conservation area consists of limestone and shale of the Ludlow and Wenlock Series (Silurian). The limestone bedrock is exposed in the deeply incised valley of the Back Brook. The south-eastern part of the conservation area (south of the Arrow bridge), and the area to the east, is underlain by mudstone and siltstone of the Raglan Mudstone Formation of the Old Red Sandstone (Devonian). Hummocky glacial deposits, consisting of sand and gravel till, overlie the bedrock immediately north of the conservation area (the Gravel Hill area) and south of the conservation area (Eardisley Road-Kingswood Road). In the Arrow valley immediately south-east of the conservation area, the bedrock is overlain by more recent alluvial deposits.
- 4.5 The soils of the conservation area are mainly fine loamy soils (typical brown earths), derived from sandstone and shale, that support stock rearing on permanent grasslands. In the south-eastern part of the conservation area, and extending further east, the soils are coarse loamy soils (typical argillic brown earths) that support cereals and short term grassland, and some fruit, potatoes and hops. These soils were a source of clay for local brick production before the arrival of the railway in Kington, when cheaper, imported bricks became available.

## **5. Historic Development and Archaeology**

- 5.1 The place name, *Chingtune* (Old English), refers to the king's settlement or farmstead. The earliest documentary source for Kington is the Domesday Book of AD 1086. At the time of the Norman Conquest, Earl Harold Godwinson held Kington and several other manors in the area. All were described as waste, i.e., they were not in agricultural production, probably as a result of political unrest in the Welsh Marches. At the time of the Domesday survey, Kington was held by the king. The estate comprised four hides (perhaps 480 acres) and was again described as waste. There is no record of the local population.

- 5.2 During the early 12<sup>th</sup> Century, the Honour (Lordship) of Kington was granted to Adam de Port by King Henry I. A castle may have been built here at that time and a borough established. The manor was forfeited to the king in 1172 when Adam's grandson fell out of favour. A documentary source records the repair of the castle wall or palisade in 1187 at a time of further political unrest in the Marches. In 1201, King John granted the manor to William de Broas, who also held lordships in Wales. The castle was again forfeited to the Crown in 1208 as a result of a dispute between William and the king, and later granted to Roger Clifford. Following several attempts by William and his sons to retake it, Kington Castle was probably destroyed by King John in 1216. It was subsequently replaced by a new castle and planned borough at Huntington, four miles to the south-west.
- 5.3 During the late 12<sup>th</sup> or early 13<sup>th</sup> Century, a new planned town with burgage tenure was laid out in the area of the present-day commercial centre of Kington. A documentary source of 1267 records the rents of burgages in both Kington (the old borough) and New Kington, the planned borough. There is no known record of a charter granting market rights, but an important medieval market is known to have existed here, including a cattle market. Several other markets in the area failed as a result of Kington's success, including those at Huntington and Pembridge.

#### *Old Kington*

- 5.4 An irregularly-shaped knoll known as Castle Hill, on the south side of the Back Brook approximately 140m north of Kington parish church, is thought to be the site of Kington Castle (Scheduled Monument). There are no standing structures on the site and no earthwork evidence of a bailey. A low-lying paddock with a rubble boundary wall on the west side of Castle Hill may have been the site of a medieval fishpond. These features are not within the boundaries of the conservation area.
- 5.5 The oldest standing structure in the conservation area is the south tower of the parish church of St Mary the Virgin (Grade I Listed Building), built ca. 1200. The tower is constructed of sandstone rubble with thick walls; it was built initially as a free-standing structure. (The timber roof is of 18<sup>th</sup> Century date and consists of a broached spire over truncated pyramids.)
- 5.6 The church is constructed of local sandstone rubble with sandstone dressings under tiled roofs. The chancel dates to the early 13<sup>th</sup> Century, and the nave and south aisle to ca. 1300. They are of Early English architectural style. The South Chapel was constructed during the early 14<sup>th</sup> Century in the Decorated architectural style and a window of Perpendicular design was later inserted into the south wall. (The present north aisle and outer north aisle were built in 1874 in the style of the Gothic Revival.) The church is probably on or near the site of an earlier Norman church; the medieval structure incorporates re-used fragments with Norman (Romanesque) decorative elements, and the church houses a Norman font.
- 5.7 The remains of a medieval (14<sup>th</sup> or 15<sup>th</sup> Century) cross (Scheduled Monument and Grade II) are located in the churchyard. This consists of the stump of a sandstone shaft on a square base with ogee-headed recess. It is set on modern stone steps.

- 5.8 The oldest secular building in this area is located at The Wych on the north-west side of the churchyard. Number 1 and 2 The Wych (Grade II) is a timber-framed house (now sub-divided), with plaster infill panels and a stone tile roof, dating to the late 15<sup>th</sup> Century (later altered and extended).
- 5.9 There is little physical evidence of the plan form of the old borough. Most residential plots in this area are irregular in shape and orientation. On the south side of Church Road, however, several rectangular plots extend southwards from the road and share a common boundary in the form of a lynchet (terrace) up to 2m high. These plots may be remnants of a more extensive series of medieval burgage plots. (Buildings on these sites are post-medieval in date.) The Wych, the site of the earliest secular building in the area, may also have been the location of earlier tenements.

#### *New Kington*

- 5.10 The new planned borough of Kington, dating to the late 12<sup>th</sup> or early 13<sup>th</sup> Century, was based on a regular grid pattern aligned north-west to south-east and north-east to south-west. The principle streets, High Street, Duke Street (formerly Duck Street) and the upper part of Bridge Street, form a T-junction (known as Lower Cross) with High Street/Duke Street aligned north-east to south-west, and Bridge Street aligned north-west to south-east. Burgage plots, and other residential plots described as messuages, were regular in form (but possibly of variable width) and generally aligned perpendicular to the principle streets. A regular system of narrow lanes forms common rear boundaries and separates groups of burgages (or messuages) into urban blocks.
- 5.11 The general alignment of principle streets, lanes and plots appears to have been superimposed on an agricultural co-axial field system aligned north-west to south-east. This field system extended over a wide area in the Arrow Valley, and is also expressed in modern field boundaries. Church Street, a sinuous street that links New Kington with the Old Kington area, does not follow the alignment of the field system.
- 5.12 Markets were held in the streets including Upper Cross, a triangular space at the junction of High Street/Mill Street with Church Street. Common Close, off Church Street, was the site of fairs including livestock markets. Evidence of the importance of livestock in the local economy is preserved in the field system on the north and west side of the town where funnel-shaped enclosures (slangs) link the upland common pastures with the markets in the town (and, later, with drovers' routes to London markets).
- 5.13 The oldest surviving building in New Kington is at no. 13 High Street (Grade II), and is now dated to the 14<sup>th</sup> Century. The building, formerly an open hall, is cruck-framed and aligned parallel to the street. It is set back behind a 19<sup>th</sup> Century shop. A number of timber-framed buildings dated to the 15<sup>th</sup> or early 16<sup>th</sup> Century are located in Duke Street (nos. 35, 36, 37 and 38) and Bridge Street (nos. 4-5). All are Grade II Listed Buildings.

#### *Post-medieval Kington*

- 5.14 A larger number of buildings of 17<sup>th</sup> Century date can be found throughout the conservation area. They are concentrated on High Street (including nos. 6, 11 and 12, 19 to 22, and 49 and 50) and Bridge Street (including nos. 6, 62



and the Talbot Hotel formerly Lyon House) where they occupy the sites of earlier buildings on medieval plots. All are Grade II Listed Buildings. A building at Place de Marines, Mill Street has timber framing dated to the 17<sup>th</sup> Century and may have been used as a market hall.

- 5.15 Several 17<sup>th</sup> Century buildings are located on Church Road, including Lady Hawkin's School (rebuilt in 1877) and cottages at The Wych. All are Grade II Listed Buildings. A corn mill was recorded at Crooked Well in the mid-16<sup>th</sup> Century and a 17<sup>th</sup> Century cottage is located near the site of a ford over the Back Brook at Crooked Well. This suggests that a small community had been established here by this time.

#### *18<sup>th</sup> Century Kington*

- 5.16 During the 18<sup>th</sup> Century (continuing into the early 19<sup>th</sup> Century), buildings of Georgian architectural design and Classical influence were constructed in Kington. These buildings are concentrated on High Street (including nos. 51, 51A, 52 and 53, Grade II), Duke Street (including nos. 7, 8 and 9, Grade II) and Bridge Street (including nos. 11, 12 and 13, Grade II). They are generally built of stone (some rendered in stucco or roughcast) under stone tiles (later replaced by slate) with sash windows and prominent doorcases. The larger residences and inns feature central pediments, pilasters, Venetian and bay windows. Examples include the former Chained Swan inn at 51, 51A, 52 and 53 High Street (Grade II) and the Sun Inn at 33 Duke Street (Grade II). Smaller cottages of this period were also constructed on Duke Street, Church Road (The Wych) and at Crooked Well. During the late 18<sup>th</sup> Century, a lych gate (Grade II\*) was constructed at the eastern entrance to the churchyard. The structure is of ashlar, and square on plan with four segmental arches supporting a lead cupola.
- 5.17 Industrial activities of this period included milling (corn, wool, fulling) and tanning. Mills were located at Broken Banks, Mill Street (Crabtree Mill) and to the west of Bridge Street (Kington Mill, now Arrow Mill, Grade II). A tannery was located in Tanyard Lane. Structures associated with milling and tanning included leats, weirs and sluices, some of which have survived to the present day. Cottage industries, including cloth making and glove making, were also significant local economic activities at this time. Some evidence of this is preserved in the form of cottages with former workshops ('weaving lofts') fitted with large windows at Crooked Mill.
- 5.18 The Kington Turnpike Trust, established in 1756, constructed a number of distinctive tollhouses in the Kington Area. Examples include a stone built octagonal cottage at the south end of Bridge Street (Toll House, Grade II), and a stone cottage at Headbrook (Turnpike Cottage) with a small bay window near the front entrance to observe movement along the toll road. Both of these tollhouses are of early 19<sup>th</sup> Century date.

#### *19<sup>th</sup>-early 20<sup>th</sup> Century Kington*

- 5.19 A number of large, stone-built Georgian houses of symmetrical proportions were designed in the early 19<sup>th</sup> Century by a prominent local architect, Benjamin Wishlade. These include Gravel Hill Villa and Bywell (Grade II), and possibly, Mountford House (Grade II) and Castle Hill House. Wishlade later designed several public buildings including the National School, the Court House and Police Station (all in stone) and the Town Hall (Grade II), a

prominent three-storey stuccoed building with Classical pediment and pilasters.

- 5.20 A row of Regency houses was built in the early 19<sup>th</sup> Century in The Square (nos. 8, 8A, 8B, 9, 10 and 11, Grade II). Most are of three storeys under hipped slate roofs with prominent doorcases and sash windows. Numbers 9 and 10 are stuccoed; no. 8 is roughcast. Number 11 is of two storeys under a pitched slate roof with a cast iron porch and canted bay windows. Several houses of similar style were built around this time in Mill Street (nos. 22 and 21, Grade II). They are of three storeys, stuccoed under pitched slate roofs and have prominent flat-hooded porches on square columns.
- 5.21 In 1820, John Meredith built The Foundry (Grade II) at Sunset. Constructed of stone under a slate roof, foundry and workshops were laid out around a central courtyard. At the entrance, there is a segmental stone arch with a pediment above and a domed bellcot. The machinery was powered by water, diverted from the Back Brook by means of a weir and a leat. The Kington Tramway was also constructed at this time. Running along the south side of the Back Brook, the tramway linked Kington with Eardisley, Hay and Brecon, and south Wales via the Brecon Canal, and contributed to the success of the foundry. By late 19<sup>th</sup> Century, Meredith's foundry was Kington's largest employer, making nails, agricultural implements, gates and railings, and street furniture.
- 5.22 Also during the early 19<sup>th</sup> Century, the Old Wesleyan Chapel (Grade II) was constructed in Harp Yard. This imposing Georgian building is of stone rubble under a hipped corrugated iron roof. In the later part of the century, the parish church of St Mary the Virgin was extended (1874) when new north aisles were constructed of sandstone rubble, and a new elementary school, the Board School, and master's house were constructed of rubble (1875) on Gravel Hill. The school is of Victorian Gothic design with prominent gables at the front elevation.
- 5.23 A railway line from Leominster to Kington was completed in 1857; this resulted in the closure of the tramway. The availability of cheaper bricks, however, opened a new chapter in Kington's architectural history.
- 5.24 In c.1868, the Baptist Church, Bridge Street, was constructed of brick with stucco detailing. The impressive front (west) elevation is of Classical design with pediment and modillioned cornice, pilasters, and with moulded arches and surrounds to doorcases and windows.
- 5.25 The Market Hall(Grade II) was built on a prominent site at Upper Cross in 1885. The single storey building is of redbrick under a hipped slate roof with clerestory. The main entrance on Church Street is surmounted by a pediment with terracotta ornamentation and flanked by pilasters. The balustraded clock tower was added in 1897. At around this time, bricks were also used in the construction of shops on Church Street.
- 5.26 Kington Cottage Hospital was constructed on Victoria Street in 1888 of bricks manufactured at Hampton Park Brickworks in Hereford. The building is of Victorian Gothic design in redbrick with stone quoins and dressings, and prominent gables. Residential development on Victoria Street in the late 19<sup>th</sup> Century included the construction of semi-detached villas. On the north side of the street are a number of redbrick villas with yellow brick dressings and

prominent bay windows. One group of villas has hipped slate roofs with dormer windows, and semi-circular brick arch heads over entrances and windows. A second group has pitched slate roofs with prominent gables and entrance porches at the front (south) elevation. All are set behind raised front gardens with rubble retaining walls.

- 5.27 In 1896, a new Board School (now Kington Primary School) was constructed on Mill Street. The redbrick building is of art nouveau design with Jacobean-style porches. Residential development was also undertaken on Park Avenue to the west of the school consisting of two-storey brick detached and semi-detached houses of various designs set behind front gardens with brick boundary walls and hedges.
- 5.28 In 1905, The Old Radnor Lime, Roadstone and General Trading Company building (Grade II), now occupied by Herefordshire Council, was constructed on a prominent corner site at the junction of Duke Street and Bridge Street. The two-storey building is of Classical design with ballustrated parapet and modillioned cornice; the entrance is surmounted by a pediment, and the windows by segmental arches with keyblocks. The building is constructed of precast concrete made to resemble granite, with ashlar finish to the first floor. The Old Radnor Company succeeded Meredith's Foundry as Kington's largest employer.

#### *Recent Developments*

- 5.29 A number of high-density residential developments have been undertaken within the conservation area since its designation in 1969. These include:
- Cul-de-sac development at Bradnor View Close overlooking Crooked Well, and at Oak Plock and School Close on the east side of Churchill Road.
  - Sheltered housing at Passey Court, The Square, and at Crabtree Road.
- 5.30 Commercial development since 1969 includes:
- A supermarket with car park and a gardening centre off Crabtree Road.
  - A bus depot south of Mill Street.

## **6. Spatial Analysis**

### Character and Interrelationship of Spaces

- 6.1 Kington Conservation Area is an urban area in which the largest open spaces are now recreational areas. Other open spaces include private gardens, the parish churchyard, and paved public areas in the centre of the town.
- 6.2 The Recreation Ground, donated to the town in 1888, is a large public open space surrounded by trees in the south-western part of the conservation area. The site is used for sporting and other public activities, and includes a children's playground and a cricket pavilion. To the east is the Kington Town Football Club ground and a caravan park. All are part of a more extensive area of river meadows in the Arrow valley, much of which does not have public right of access.

- 6.3 In the north-western part of the conservation area, there are a number of large private gardens, most of which are concealed behind high boundary walls. The parish churchyard is prominent and rises above its boundary wall. Trees and shrubs are abundant in this area, and rubble walls line many of the roads and lanes.
- 6.4 In the centre of the town, long private gardens extent back behind many of the properties facing onto High Street, Duke Street and Bridge Street. Hedges and high walls protect privacy.
- 6.5 Large paved open spaces in this area include three car parks south of Mill Street/High Street, accessed by means of Crabtree Road. The impact of the Mill Street car park has been softened to some extent by tree planting. A car park south of High Street impinges upon former medieval residential plots in this area. A large open space south of Duke Street comprises the livestock market (closed at the time of the conservation area re-appraisal). This area was previously occupied by private gardens and orchards.
- 6.6 Two smaller paved public open spaces are located at Place de Marines (off Mill Street) and The Square/Common Close. The former is used for public activities, including markets; the latter is a thoroughfare, also used as a car park.
- 6.7 The following open spaces contribute significantly to the historic landscape character of the conservation area:
- The churchyard of St. Mary the Virgin occupies a hilltop position overlooking the town and the Arrow Valley. The south-facing slope is landscaped and bounded by a high rubble retaining wall. Many of the gravestones were removed in 1969, however the churchyard retains its medieval cross (Scheduled Monument and Grade II), 18<sup>th</sup> Century lych gate (Grade II\*) and four early 19<sup>th</sup> Century memorials (all Grade II). The character of the churchyard is enhanced by its trees, which include a row of mature limes and yews above the churchyard wall (probably planted in the 19<sup>th</sup> Century), and individual acacia and immature native hardwoods. Access is from the east and west sides, or by steps on the south-west side (all off Church Road).
  - Private gardens and other open spaces with mature trees on the south side of Church Road, bounded by high rubble walls, at the rear of a number of listed buildings (all Grade II), including Hill Court, Church House and the attached wall, Beech Cottage and Lady Hawkin's School.
  - Private gardens and other open spaces at the backs of former burgage plots, i.e., on the north side of High Street and Duke Street, and on the west side of Bridge Street. These open spaces preserve the plan form of the medieval borough of New Kington. Lanes with high walls permit access throughout the area while preserving the integrity of the plots. Buildings at the front of the plots face onto the street behind narrow footways; many are Listed Buildings (all Grade II).
  - The Place de Marines, an urban open space, is a paved area in the town centre used as a venue for open-air activities, including markets. The space is enclosed on three sides, with the Market Hall (Grade II) on the east side and the open-sided Place de Marines building on the west side. Pedestrian access is from Mill Street on the south side or from the buildings on the east and west sides.

- The Square/Common Close, an urban open space, is a short, wide section of the public highway; historically, the site of livestock fairs and markets, now used as an access route (to Crooked Well and residential developments in the northern part of Kington) and as a car park. The site is surrounded by, and provides a setting for, a number of listed buildings (all Grade II), i.e., no. 1 The Square, nos. 8, 8A, 8B, 9, 10 and 11 The Terrace, the Swan Inn, nos. 4 to 7 Common Close, Sycamore Cottage (no. 6A), Close House and Pitfour, and is the location of the War Memorial (Grade II). Access points are on the north (two), south-west and south-east (pedestrians only) sides.

6.8 Trees are a characteristic feature of the conservation area, particularly in the north-western (Church Road) and south-western (River Meadows) parts. They have a substantial visual and physical impact, and give vertical emphasis. All trees in a conservation area are subject to notification procedures where works are proposed. Trees are prominent at the following locations:

- The churchyard of St Mary the Virgin
- Private gardens and open spaces south of Church Road
- On north-facing slopes on the south side of Castle Hill (road)
- Surrounding the Recreation Ground
- Back gardens in the town centre
- An individual mature beech tree at Victoria Road/Duke Street (north side) near the eastern boundary of the conservation area.

6.9 The following Tree Preservation Orders (TPO) apply to trees within the conservation area or in areas adjacent to it:

- TPO 333: groups of trees and individual trees in the grounds of Hill Court on the south side of Church Road.
- TPO 298: an individual mature beech tree at Oxford Lane behind the Oxford Arms Hotel.
- TPO 007: groups of trees on the north- and east-facing slopes of Castle Hill (knoll) and in the valley of the Back Brook between Broken Bank and Crooked Well (outside the conservation area).

#### Key Views and Vistas

6.10 Throughout much of the conservation area there is a sense of enclosure. In the town centre, narrow streets and footways lined with buildings and lanes with high walls result in intimate views within the area and few distant views beyond. Major thoroughfares, including Bridge Street and Church Street/Church Road, are sinuous and present sequential views of the townscape. An exception is High Street/Duke Street/Victoria Street, a linear thoroughfare extending from the Market Hall to the A44 at Sunset. The townscape along the thoroughfare presents a series of transformations with an architectural chronology from the 16<sup>th</sup> to the 20<sup>th</sup> Century.

6.11 In the Church Road area, high walls and mature trees also generate a sense of enclosure, and of contrasting textures. At the higher elevations there are views of the surrounding hills.

6.12 There are a number of key views:

- Looking north along the west side of Bridge Street, a series of symmetrical Georgian facades, with central doorcases, sash windows, continuous eaves line and central gables with a window, leading the eye to the Classically-designed Town Hall, a visual stop at the junction with High Street.
- Looking west along High Street, a Georgian streetscape with a distinctive vertical rhythm based on variability expressed in 19<sup>th</sup> and early 20<sup>th</sup> Century shopfronts, fenestration and eaves lines, leading the eye towards the towering redbrick Market Hall that deflects the view to left and right.
- Looking north into a lane between nos. 20 and 22 High Street, a narrow lane between buildings with textured walls of rubble and pebbledash, painted brick and timber frame, all linked by the random cobbles and coursed stone setts of the lane; behind the buildings, back gardens are screened by robust stone walls.
- Looking south into Furlong Lane from High Street, the narrow lane is enclosed by the dark stone walls of tall buildings creating the metaphor of a deep canyon.
- Looking south along Church Street, a Georgian streetscape of contrasting textures (stone, render, brick) and vertical rhythm created by changes of level of the eaves lines.
- Looking west along Prospect Road from Common Close, an intimate view along a narrow road bounded on the left by the contrasting textures of high stone rubble walls overgrown by creeping plants and trees, and on the right by listed buildings of varying heights, depths and texture (brick and stone), set behind narrow front gardens with flowers and shrubs, and low rubble retaining walls.
- Looking south-east along Church Road, an enclosed view with the contrasting colours and textures of high, sandstone rubble walls surmounted by ornamental shrubs and trees, including copper beeches.
- Looking north-west along Castle Hill, a rural view along a country lane with narrow grass verges bordered by hedges and rubble walls overgrown by creeping plants, with a painted stone cottage on the left and an orchard, and an abrupt change of level, on the right.

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

- From the A44, looking west towards Kington, the broached spire of the parish church rises above the trees with the wooded slopes of Hergest Ridge in the distance.
- From the parish churchyard, looking west towards Ridgebourne landscape park and the wooded slopes of Hergest Ridge.
- From The Wych, looking north across the narrow, wooded valley of the Back Brook to the lower slopes of Bradnor Hill with neat hedgerows and solitary trees marking former field boundaries.

## 7. **Character Analysis**

7.1 The essential character of Kington Conservation Area is that of a small, historic market town. The urban character of the town centre is derived from its narrow streets and footways, and crowded three- and four-storey buildings. There is a predominance of Georgian facades, generally stuccoed, roughcast or rendered over sandstone rubble, that are likely to conceal earlier, timber-framed cores. Many buildings have inserted 19<sup>th</sup> or early 20<sup>th</sup> Century shop

fronts. The urban character of the town centre is complemented by the Arcadian character of Church Road. Here, detached 18<sup>th</sup> and 19<sup>th</sup> Century houses, generally stone-built, occupy large plots with mature plantings, hedges and high rubble walls.

- 7.2 The basic plan form of Kington town centre appears to have changed very little between the founding of the medieval borough of New Kington and the Tithe Appraisal of the mid-19<sup>th</sup> Century. The principle streets, High Street/Duke Street and Bridge Street, form a T-junction; long plots extend back from narrow street frontages; a grid-like pattern of lanes delineates common rear boundaries and regular urban blocks. In the Church Road area, the site of Old Kington, plots are generally large and irregular with little surviving evidence of the plan form of the medieval borough. The pattern of roads in this area has remained basically the same since at least the mid-18<sup>th</sup> Century.
- 7.3 A number of landmark buildings provide a series of focal points within the conservation area. These include the medieval parish church, tower and steeple located high above the town on Church Road; the Victorian Market Hall at Upper Cross (the junction of High Street, Mill Street and Church Street), and the Classically inspired Town Hall (now shops and flats) at Lower Cross (the junction of High Street, Duke Street and Bridge Street).

#### The Conservation Area

- 7.4 A number of character areas have been described within the conservation area. They are identified as Church Hill, Town Centre, Bridge Street South, River Meadows and Bradnor View Estate.

#### *Church Hill*

- 7.5 The character area occupies the higher elevations of the ridge on which Kington is located. The area includes Church Road, The Wych, Castle Hill, Prospect Road and the parish churchyard of St Mary the Virgin. The landscape category is identified as 'semi-urban'. The character is defined as Arcadian suburb with residential and ecclesiastical elements.
- 7.6 The area has probably undergone a series of changes during its long history of settlement, now characterised by large houses on generous plots with mature plantings, trees, and high stone walls. The parish church is a landmark building occupying a prominent position. In the churchyard and the grounds of the adjacent vicarage are a number of prominent trees of several varieties.
- 7.7 Historic assets include ecclesiastical structures dating from c.1200 to 19<sup>th</sup> Century, and secular buildings dating from the 15<sup>th</sup> Century to the 19<sup>th</sup> Century. Within the walled churchyard is the medieval church (extended during the 19<sup>th</sup> Century) and tower (Grade I), the remains of a medieval cross (Grade II), the 18<sup>th</sup> Century lych gate (Grade II\*), and four 19<sup>th</sup> Century memorials (all Grade II). The high stone rubble wall is listed separately (Grade II). At the time of the survey, a section of the wall on the west side had collapsed.
- 7.8 Secular buildings include Lady Hawkins School (Grade II), founded as a charity school, later a Local Education Authority grammar school, and now

residential premises. Erected as a timber-framed building by John Abel (known as the King's Carpenter) in the early 17<sup>th</sup> Century, the school was rebuilt in coursed dressed sandstone in the late 19<sup>th</sup> Century, and altered and extended during the 20<sup>th</sup> Century. There are two other timber-framed buildings in the area: nos. 1 and 2 The Wych (Grade II, late 15<sup>th</sup> Century) and The Porch House, Church Road (Grade II, late 16<sup>th</sup> Century). Later buildings are generally built of sandstone, including Church House (Grade II, 18<sup>th</sup> Century), Beech Cottage (Grade II, 18<sup>th</sup> Century), Pitfour (Grade II, late 18<sup>th</sup>/early 19<sup>th</sup> Century), no. 6 The Wych (Grade II, early 19<sup>th</sup> Century), Castle Hill House (an early 19<sup>th</sup> Century building of local interest), and a water tower on Castle Hill, a building of local interest associated with the development of Kington's piped water supply.

- 7.9 Two brick buildings (both constructed in Flemish bond) also contribute to the residential character of the area. Close House, Prospect Road, is a large Georgian house; the imposing central entrance has a flat hood supported by columns, and the sash windows have rubbed brick flat arch heads (Grade II, mid-18<sup>th</sup> Century). Wychbourn at The Wych (a 19<sup>th</sup> Century building of local interest) is a Victorian house with polychrome brick dressings and prominent gables. (The house is located just outside the present boundary of the conservation area.)

#### *Town Centre*

- 7.10 The core area of the Town Centre is based on High Street and the upper part of Bridge Street. The periphery includes Duke Street, Market Hall Street, the lower part of Bridge Street (above the bridge), Church Street, The Square and Common Close, Mill Street (east end) and Churchill Road (east side). The landscape category is identified as 'urban'. The character is defined as historic small town centre, predominantly commercial at the core, and commercial/residential at the periphery.
- 7.11 High Street is a narrow, treeless street with narrow footways. Buildings, many of three storeys and several of four, stand at the rear of the footway. Most buildings are of Georgian (18<sup>th</sup>/early 19<sup>th</sup> Century) appearance, often with stuccoed, rendered or roughcast fronts; some have brick or painted brick frontages. In a number of cases, stone or timber-framing can be seen at the side or rear elevations, and a number of buildings are known to have timber-framed cores of 17<sup>th</sup> Century date or earlier. Roofs are pitched or hipped, several with a central gable; most have slates, some have tiles. Many of the buildings have inserted 19<sup>th</sup> or early 20<sup>th</sup> Century shopfronts, sash windows and, in some instances, bay, bow or tripartite windows. The variable heights and architectural characteristics of shopfronts, facades and eaves lines create a vertical rhythm that is part of the unique character of Kington Town Centre.
- 7.12 In Bridge Street, the sense of enclosure is less pronounced than in High Street; buildings are of two or three storeys, and both the street and footways are wider towards the south. On the west side of the street, most buildings display 18<sup>th</sup> Century Georgian frontages of stucco or roughcast under slate roofs (one prominent house is of squared, coursed rubble); most buildings conceal earlier cores. Architectural details include prominent doorcases, sash windows under flat arch heads, and some canted bay windows. Several buildings have inserted 19<sup>th</sup> or early 20<sup>th</sup> Century shopfronts. A character feature of the west side of Bridge Street is a sequence of two-storey Georgian frontages with a round-headed light in a prominent central gable and a central



doorcase. On the east side of the street, at the north end, is a sequence of 19<sup>th</sup> century roughcast and stuccoed frontages (concealing 17<sup>th</sup> or 18<sup>th</sup> Century cores) with 19<sup>th</sup> and 20<sup>th</sup> Century casement windows, and late 19<sup>th</sup> and 20<sup>th</sup> Century shop fronts. Further south, there are several groups of three-storey brick buildings with sash windows and inserted shop fronts, and a 19<sup>th</sup> Century Classically-inspired redbrick church with stucco dressings.

- 7.13 Duke Street is a narrow street with narrow footways. At the west end of the street there are residential and commercial buildings of three storeys; the majority of buildings are of two storeys, however. The south side of the street is characterised by 18<sup>th</sup> and 19<sup>th</sup> Century cottages with stuccoed fronts under slate roofs with flat door hoods. There are also two groups 16<sup>th</sup> or 17<sup>th</sup> Century timber-framed one-storey cottages with dormer windows. The north side of Duke Street is more varied with stuccoed, roughcast and rubble cottages of 18<sup>th</sup> and 19<sup>th</sup> Century date; timber-framed houses with brick or plaster infill of 15<sup>th</sup> to 17<sup>th</sup> Century date; a large 18<sup>th</sup> Century inn with a 20<sup>th</sup> Century stuccoed frontage and decorative elements including pilasters, pediments, foliate swags, balusters, tripartite and bay windows; and elegant early 19<sup>th</sup> Century houses with stuccoed fronts, pilasters, tripartite sash windows under moulded pediments and late 19<sup>th</sup> Century shop fronts.
- 7.14 Church Street has a more spacious feel than most other town centre streets; the carriageway and footways are wider, particularly at the north end. Building are of two or three storeys; most are of 18<sup>th</sup> or 19<sup>th</sup> Century date and Georgian appearance (but may conceal earlier cores). Frontages are most commonly of stucco, but roughcast, painted brick, dressed stone and rubble can also be seen. At the south end of Church Street are a number of Victorian brick buildings, including the Market Hall. The main commercial and shopping frontage extends from High Street into Church Street; late 19<sup>th</sup> and 20<sup>th</sup> Century shop fronts are clustered at the south end of the street, particularly on the east side. The Square is a short, wide street on the periphery of the town centre dominated by a row of elegant Regency houses. Several stuccoed houses of similar appearance are located on Mill Street.
- 7.15 A significant number of historical assets are located in the Town Centre. They are, primarily, listed buildings and buildings of local interest, but also include the plan form of the medieval borough, particularly the well-preserved residential plots and lanes, and the stone walls that enclose them. Prominent listed buildings include the following (all Grade II): Wislade's elegant Classically inspired Town Hall at the east end of High Street; in contrast, the Oxford Arms Hotel on Duke Street; the former Chained Swan Inn at 51, 51A, 52 and 53 High Street (now divided into shops and private residences which has resulted in loss of symmetry on the ground floor); the redbrick Victorian Market Hall at the south end of Church Street; the redbrick and stucco Baptist Church on Bridge Street; and the pre-cast concrete former Old Radnor Trading Company building at the north end of Bridge Street.

#### *Bridge Street South*

- 7.16 The character area includes Bridge Street (south of the bridge), Headbrook (north side, part) and Kingswood Road (north side, part). The landscape category is identified as 'urban'. The character is defined as low-density residential suburb.

- 7.17 This small area on the south side of the bridge was settled by the early 17<sup>th</sup> Century and acts as a gateway to the conservation area. The stone-built bridge and causeway, an octagonal, coursed stone tollhouse (Grade II, 19<sup>th</sup> Century), and the Old Armoury, a 19<sup>th</sup> Century stone building of local interest, reinforce the gateway image.
- 7.18 Several other historical assets contribute to the character of the area. Townsend Cottage (Grade II, 17<sup>th</sup> Century) represents the early settlement of the area. This timber-framed house with brick infill panels, in part stone-built and now roughcast, is located at Headbrook, just outside the present boundary of the conservation area. At Kingswood Road, nos. 3, 4, 5 and 6 (buildings of local interest) comprise a terrace of stone cottages with polychrome brick dressings. These cottages are located just outside the boundary of the conservation area.

#### *River Meadows*

- 7.19 The character area includes Mill Street (west end), Crabtree Road, Park Avenue (south side), the Recreation Ground, Kington Town Football Club ground and a touring caravan park. The landscape category is identified as 'park'. The character is defined as primarily recreational open space with some late 20<sup>th</sup> Century high-density residential and commercial elements.
- 7.20 The area comprises low-lying former meadowland, at least part of which is liable to flood, on the north side of the River Arrow. Much of this area is used for recreational purposes. Crabtree Road provides access to a high-density sheltered housing site, a supermarket with an open car park and a garden centre. These developments took place after the designation of Kington Conservation Area. They are not in keeping with the character of the conservation area, but represent an intrusive element.
- 7.21 At the western end of Mill Street is the site of Crabtree Mill. The mill survives as an 18<sup>th</sup> Century stone building, now a residence known as The Nook (a building of local interest).

#### *Bradnor View Estate*

- 7.22 The character area is based on Bradnor View Close. The landscape category is identified as 'urban'; the character is defined as late 20<sup>th</sup> Century high-density residential suburb.
- 7.23 The estate at Bradnor View Close is located on a north-facing slope overlooking Crooked Well and the valley of the Back Brook. This is a modern residential cul-de-sac development of semi-detached, terraced and detached homes. Construction employed modern methods and materials (brick and tile). Most homes are located on small plots with a hard parking pad, and in some cases a small lawn, at the front and a garden at the rear.
- 7.24 The estate does not have any affinity with the character of the rest of conservation area, and represents a modern intrusive element.

#### Adjacent Areas

- 7.25 The character of a number of areas adjacent to the conservation area has been described. They are identified as Broken Bank, Crooked Well and Victoria Road.

*Broken Bank*

- 7.26 Broken Bank is located on the south side of Back Brook in the vicinity of the castle mound (Scheduled Monument). The landscape category is identified as 'semi-rural'; the character is defined as dispersed historic settlement. The area includes significant aspects of the medieval and industrial history of Kington.
- 7.27 The area can be accessed by road via Castle Hill or The Wych, by a footpath following the Old Tram Road, and by a footpath called the Old Road running north from Montfort Road. The most prominent landmark is the castle mound (Scheduled Monument), a steep-sided knoll with some indications of artificial scarping. To the west of the mound is a low-lying paddock with a rubble wall; this may be the site of a medieval fishpond.
- 7.28 Several 19<sup>th</sup> and 20<sup>th</sup> Century houses and a bungalow are located around the foot of the castle mound. Cottages of 19<sup>th</sup> Century date, or earlier, are located on Old Road and, in a small cluster, on the north side of the paddock. The cottages are built of brick (in Flemish bond) and stone (random and regular coursed rubble) under pitched slate roofs with, in most cases, segmental arch heads over ground floor windows.
- 7.29 A mill located on the north side of Back Brook (now a private residence known as Mill House) functioned as a fulling mill during the earlier part of the 19<sup>th</sup> Century. The historic settlement of this area may have been that of a small industrial community associated with the mill and the manufacture of cloth. At least one cottage has large first floor windows, possibly indicative of weaving lofts, associated with local industrial activities. The tramway may have provided a transport link.
- 7.30 On the south bank of the Back Brook, steep slopes with exposed bedrock, heavy tree cover (protected by TPO 007) and the fast-flowing stream give an appearance of wild nature. This is, however, an historic landscape. A public footpath along the stream bank follows the course of the former tram road, the bed of which was quarried out of the bedrock, and a weir on the Back Brook is indicative of control of the stream flow.

*Crooked Well*

- 7.31 Crooked Well is located on the south side of the Back Brook to the east of Broken Bank on the former site of a ford. The landscape category is identified as 'hamlet'; the character is defined as nucleated historic settlement. The area includes significant aspects of the architectural and industrial history of Kington.
- 7.32 The area is accessed by road from the south (this is an extension of Prospect Lane running north from High Street, continuing as Ellin Lane and Common Close), by a footpath following the former tram road, and by a footpath running north-east from Church Road. The historic assets of this area include stone cottages of 18<sup>th</sup> and early 19<sup>th</sup> Century date (Grade II listed buildings and buildings of local interest) one of which has a 17<sup>th</sup> Century timber-framed

core; an early 19<sup>th</sup> Century house designed by local architect Benjamin Wishlade (Byewell, Grade II); a section of iron kerb manufactured at Meredith's Foundry at Sunset.

- 7.33 Cottages are clustered in terraces along both sides of a narrow road with tarmacadam surface and narrow footpaths (at the south end). Most cottages are of random or coursed rubble construction under pitched slate roofs with rubble chimneystacks. Architectural details include segmental stone arch heads over doors and windows; linked stone drip moulds over (former) doorcase and windows; vertical and horizontal sliding sash windows.
- 7.34 Architectural evidence of local industrial activities is present at a number of cottages in the form of large 'weaving loft' windows. The adjacent tramway may have provided a transport link.

#### *Victoria Road*

- 7.35 Victoria Road is a continuation of the High Street/Duke Street thoroughfare eastwards to the A44 bypass at Sunset. The character area identified here includes Victoria Road (north side), Gravel Hill (part), the Old Tram Road (part) and The Old Foundry buildings (Grade II). The landscape category is identified as 'urban'; the character is defined as Victorian villa suburb with earlier industrial elements. The area includes significant aspects of the architectural, industrial and social history of Kington.
- 7.36 Sunset was established as an industrial suburb in the early 19<sup>th</sup> Century with the construction of an iron foundry and associated workshops. The single storey building is of random rubble under hipped slate roofs, built to a courtyard plan. Architectural details include a dressed stone arch at the main entrance with a pediment and cupola above, and segmental stone arch window heads. The building is surrounded by a sandstone rubble wall. The Old Tram Road is adjacent to the site; the tramway played a significant role in the development of the foundry.
- 7.37 There are several stone-built houses of similar date in the immediate area. They include the Olde Tavern public house (Grade II) built of coursed rubble under a slate roof with later bay windows and timber porch at the front (south) elevation. A sequence of changes of name, including the Wharf Inn and the Railway Inn, indicates the close association of this public house with local industries.
- 7.38 Two buildings of local interest are located on Gravel Hill. Gravel Hill Villa, a large Regency house of stone, brick and stucco was built in 1825 to the design of local architect Benjamin Wishlade. The Board School, a Victorian elementary school, was constructed in 1875 of stone rubble with ashlar and brick dressings.
- 7.39 Following the arrival of the railway in Kington, Victoria Street was laid out as a tree lined suburban avenue. On the north side of the street is a series of well-designed redbrick semi-detached villas, and the former Kington Cottage Hospital (now a youth hostel).

#### Buildings of Local Interest

7.40 A number of unlisted buildings make a positive contribution to the special architectural and historical interest of the area. It is proposed that the following be considered for designation as Buildings of Local Interest (see also Appendix II):

- Place de Marines, Mill Street.
- The Nook, Mill Street.
- Mill House, Broken Bank.
- Nos. 15 and 19 Crooked Mill.
- Nos. 26 and 27 Mill Street.
- Bridge House, Bridge Street.
- Turnpike Cottage, Headbrook .
- Gravel Hill Villa, Gravel Hill Drive.
- Castle Hill House, Castle Hill.
- The Water Tower, Castle Hill
- The National School, Common Close.
- Court House and Police Station, Market Hall Street.
- The Board School, Gravel Hill.
- Kington County Primary School, Mill Street.
- Rosehill, Church Road.
- The Old Armoury, Headbrook.
- Wishlade's Row, Duke Street .
- Rock Cottage, Broken Banks.
- Nos. 3 to 8 Market Hall Street.
- Nos. 3, 4, 5 and 6 Kingswood Road
- Wychbourn, no. 7 The Wych, Church Road
- No. 9 Church Street.

#### Features in the Public Realm

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

- Sandstone rubble walls within the conservation area and in adjacent areas:
  - Town Centre including, Prospect Lane, Prospect Place, Board School Lane, Oxford Lane, Sun Lane, Chapel Lane, Furlong Lane, Market Hall Street, Wishlade's Row, Tanyard Lane
  - Bridge Street (south of the River Arrow)
  - Lane south of Mill Street between nos. 18 and 20
  - Church Road, Prospect Road, Castle Hill, The Wych, the churchyard, lane extending north from Church Road to Crooked Well, lane extending south from Church Road to Park View
  - Lanes and footpaths in Broken Bank (including Old Road) and Crooked Well
  - The east end of Old Tram Road and the boundary walls of The Foundry.
- A public footpath following the course of the early 19<sup>th</sup> Century tram road on the south side of the Back Brook; features include: boundary walls of random rubble at the east end, iron pedestrian gates at Crooked Well, sections where the roadbed was hewn out of the bedrock.
- A stone-lined leat extending east along Tanyard Lane associated with the industrial activities of the former tannery.
- War Memorial (Grade II) at The Square; sandstone, shaft with cross, six-sided base with slate tablets, stepped plinth.

- Iron gates at the Recreation Ground (Mill Street) bearing a plaque in Art Nouveau style with text in raised lettering.
- Iron kerbs at Crooked Well (outside nos. 20 to 23) and Duke Street (outside no. 33, formerly The Sun Inn) with text in raised lettering, “MEREDITH”, “KINGTON” (manufactured at Meredith’s Foundry).
- Iron pedestrian gates at Crooked Well (on the route of the former tram road), and at Church Road (near Castle Hill Cottage).
- Two K6 telephone call boxes (both Grade II) at Bridge Street (outside the Baptist Church), and at Church Street (south-east of the War Memorial).

#### Prevalent Building Materials and Local Details

- 7.42 The long history of settlement at Kington, from the medieval period to the present day, is preserved in the fabric and architectural design of the built environment as well as in the plan form of the town. Prevalent building materials used in the construction of the oldest surviving buildings in the conservation area are local sandstone and timber. The walls and dressings of the medieval parish church are of sandstone rubble; the roof is of plain tiles with oak timbers.
- 7.43 It is likely that a significant number of secular buildings with a timber-framed core have survived to the present. Exposed timber-frames are less common, however, but can be seen at The Wych, Church Road and Duke Street. Generally of 15<sup>th</sup> and 16<sup>th</sup> Century date, they are box-framed buildings with plaster or brick (nogging) infill, with rubble (or painted rubble) at minor elevations and rubble chimneystacks. Several have stone tiled roofs; others have been replaced with slate. Buildings of this date were generally constructed as open halls with one or more cross-wings; most surviving buildings of the period have undergone significant alteration. One cruck-framed structure of 14<sup>th</sup> Century date is known, now concealed behind a 19<sup>th</sup> Century façade. There are several stick-framed buildings of 17<sup>th</sup> Century date, also with plaster or brick infill and including stone structural elements.
- 7.44 By the late 17<sup>th</sup> Century, and particularly during the 18<sup>th</sup> and early 19<sup>th</sup> Centuries, sandstone had become the most common building material, and can be seen throughout the conservation area. Much of the stone used was in the form of random rubble, but dressed stone and ashlar were also utilised. Frequently, front or other prominent elevations were finished in stucco or roughcast, or were colour-washed. To a lesser extent, locally manufactured brick, laid in Flemish bond, was also used during the 18<sup>th</sup> and early 19<sup>th</sup> Centuries. Welsh slate was more readily available during this period and became the most commonly used roofing material. Buildings of this period, particularly the larger houses and inns, display the Classically-inspired symmetry characteristic of Georgian architecture under pitched or hipped roofs. Common design features include a central pediment, pilasters, a prominent doorcase with hood and pilasters, and vertical sash windows under flat arch heads. Individual features include modillion eaves, tripartite windows, a round- and ogee-headed window set in central pediment, cast- or wrought-ironwork, and rusticated stucco.
- 7.45 During the second half of the 19<sup>th</sup> Century, mass-produced brick, transported by rail, became cheaper and more readily available. Brick was used in the construction of Victorian urban villas and public buildings with stone, polychrome brick, stucco and terracotta dressings under slate roofs. Rubble (squared uncoursed and regular coursed) continued to be used in the

construction of terraced cottages with polychrome brick dressings, brick chimneystacks and pitched slate roofs.

- 7.46 By the early years of 20<sup>th</sup> Century, brick under slate roofs had become the most widely used building materials. At this time, the first precast concrete building was constructed in Kington. This highly decorative commercial building is in Classical style, and designed to resemble granite.
- 7.47 Many 19<sup>th</sup> and early 20<sup>th</sup> Century shop fronts in the town centre retain traditional features. These include stallrisers, plinths, pilasters, consoles, glazing bars, fascia and cornice.
- 7.48 Prominent sandstone rubble walls found throughout the conservation area are generally of random, but also of coursed, construction. Coping techniques include parallel and vertical (cock-and-hen and half-round tooled) stones, and cement skimming.

#### Positive Areas and Features

- 7.49 Much of Kington Conservation Area can be described as positive. The following elements contribute significantly to the character of the conservation area:
- The town centre area, particularly High Street, Duke Street, much of Bridge Street, the lanes and property boundaries: retains the plan form of the medieval planned borough, and includes a significant number of listed buildings (14<sup>th</sup> to 19<sup>th</sup> Century).
  - The parish churchyard and The Wych: includes listed ecclesiastical buildings, monuments and walls, listed medieval secular buildings, trees and landscaping.
  - Common Close (north side) and Prospect Road: listed Georgian houses and cottages (mid-18<sup>th</sup>/early 19<sup>th</sup> Century), contrasting textures of stone, brick and vegetation.
  - The Square: The Terrace, listed Regency houses (early 19<sup>th</sup> Century).

#### Neutral and Intrusive Elements

- 7.50 Late 20th Century residential and other development such as Bradnor View Close, Oak Plock and School Close, Crabtree Road sheltered accommodation, and the town centre supermarket with associated open car parks stand out as intrusive elements within the character of the conservation area.

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

- 8.1 A relatively significant amount of residential development has been undertaken in Kington since the designation of the conservation area in 1969. Much of this has taken place outside the boundary of the conservation area, for instance, at Llewelin Road, Greenfield Drive and Gravel Hill Drive, on sites south of Victoria Road and east of Eardisley Road, and at Sunset (residential and commercial). Some high-density residential development has taken place within the conservation area and some are highlighted in para. 7.50 above. Some infill development (large houses on large plots) has taken place in the Church Hill area. Commercial development includes the town

centre supermarket and associated car parks. There is a coach depot in Mill Street.

- 8.2 There remains pressure for infill development at the rear of plots in the town centre. These plots, together with the lanes and boundary walls that enclose them, are a significant component of the medieval town plan. The disruption or destruction of these features would be detrimental to the unique character of Kington Conservation Area.
- 8.3 The majority of buildings in the conservation area appear to be in a good, or reasonable, state of repair. Several listed buildings are potentially at risk of deterioration because they are vacant or only partially occupied (see below). A section of the churchyard wall (Grade II) has collapsed. The town centre boundary walls are increasingly under threat from development, damage and neglect (see below).

## **9. Issues**

### **Buildings at Risk**

- 9.1 The following listed buildings are potentially at risk:
- Perimeter Wall of the Churchyard (Grade II), Church Road: a section of wall on the west side of the churchyard has collapsed.
  - Former Wesleyan Chapel (Grade II), Harp Yard: vacant, awaits conversion to flats.
  - Oxford Arms Hotel (Grade II), Duke Street: vacant or partially occupied, awaits sale.
  - Lamb Inn (Grade II), High Street: vacant or partially occupied, awaits sale.
  - No. 17 Duke Street (Grade II): apparently vacant.
  - Nos. 7, 8 and 9 Duke Street (Grade II): apparently vacant.
  -

### **Town Centre Boundary Walls**

- 9.2 The medieval plan form of New Kington, including its burgage plots and narrow lanes, has, to a great extent, survived to the present time. The lanes, most of which are enclosed on one or both sides by high, sandstone rubble walls, may be unique to Kington. They provide pedestrian right-of-way access to the town centre from the surrounding residential areas. The survival, and continuing use, of the lanes and boundary walls has also contributed significantly to the preservation of the medieval town plan.
- 9.3 The survival of the lanes and walls is increasingly under threat from development, damage and neglect, however. It is proposed that the significance of the lanes and walls may be recognised, in the first instance, by their designation as Buildings of Local Interest. Where the walls are parts of the curtilage of a Listed Building, consent is required for any changes to them. Measures to protect other parts might usefully be investigated.

### **Shop Fronts**

- 9.4 Shop fronts of 19<sup>th</sup> and early 20<sup>th</sup> Century date contribute to the historic character of the conservation area and to the vertical rhythm of the streetscape. Where continuous facias or other design elements are



introduced across the front of several adjacent buildings, however, there is a loss of rhythm as a result of the imposition of horizontal emphasis, and an erosion of the historic character of the conservation area.

### Proposed Boundary Changes, Inclusions and Exclusions

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

- i) To include areas of special architectural or historic interest that would contribute to the character of the conservation area.
- ii) To include areas of the landscape that form an integral part of the historic built environment and contribute to the character of the conservation area.
- iii) To exclude neutral or intrusive areas that do not contribute to, or, detract from, the character of the conservation area.
- iv) To exclude areas of the landscape that do not form an integral part of the historic built environment.
- v) To align the conservation area boundary with recognisable features such as field boundaries, property boundaries, roads, lanes or public footpaths, and to maintain coherence of the boundary.

### 9.6 Proposed Inclusions

- 9.6.1 Broken Bank including Mill House (Building of Local Interest).
- 9.6.2 Area including the following buildings on the north-east side of Montfort Road: Mountford House nos. 8 and 9 The Wych, Church Road, Wychbourne, no. 7 The Wych.
- 9.6.3 Crooked Well, including several listed buildings and buildings of local interest.
- 9.6.4 Victoria Road (north side) including the Old Foundry, Gravel Hill Villa and the Board School, and the Old Tram Road (part).
- 9.6.5 Area including the following buildings on the south side of the conservation area: Townsend Cottage, Headbrook, nos. 3, 4, 5 and 6 Kingswood Road.

### 9.7 Proposed Exclusions

- 9.7.1 Oak Plock and School Close: residential developments
- 9.7.2 Crabtree Road: sheltered housing development, supermarket and car park.
- 9.7.3 Areas of open landscape in River Meadows, including the Recreation Ground, the football ground and the touring caravan park (recreational open spaces protected from development, Herefordshire Unitary Development Plan, Policy RST4).

Note: It is not proposed to exclude the Mill Street car park or Bradnor View Close, both considered intrusive elements, in order to maintain the coherence of the conservation area boundary.

### 9.8 Proposed New Boundary:

The following boundary is proposed, based on the above inclusions and exclusions:

- ⇒ From Duke Street, south along the west side of Love Lane, west along the south side of the Cattle Market, south along the eastern property boundary of no. 2 Market hall Street, continuing south along property boundaries, crossing Tanyard Lane, continuing south to the River Arrow, crossing the river.

- ⇒ South-west along the south bank of the River Arrow, south at the first property boundary, continuing south along property boundaries, east then south along the property boundary of The Old Armoury, west long the north side of Headbrook, crossing Headbrook at the junction with Kingswood Road, south-east then west along the property boundary of Townsend Cottage, continuing west then north along the property boundary of nos. 3 to 6 Kingswood, crossing Kingswood Road.
- ⇒ South-west along the north side of Kingswood Road, north at the first property boundary, continuing west then north along property boundaries to the south bank of the River Arrow and crossing the river at the footbridge, north-west along the north bank of the river, north-east at the first property boundary to the south side of the Mill Race, crossing the leat.
- ⇒ North along the west side of Arrow Mill, continuing north along the west side of Furlong Lane, west along the south side of the footpath north of the supermarket, continuing west along the northern property boundary of the sheltered accommodation development to a lane, north along the east side of the lane, east along the property boundary south of nos. 18 to 26/27 Mill Street, north to Mill Street then east along the south side of the street.
- ⇒ North along the east side of Churchill Road, east along the southern property boundary of School Close, then north, then west along the northern boundary of Oak Plock, north along the east side of Churchill Road continuing along a property boundary, south-west along the southern property boundary of Hill Court, continuing south-west, then north, then southwest along property boundaries to the former Lady Hawkins School, north along the western boundary of the former school to Hergest Road, north-east along the south side of the road to the junction with Church Road and Montfort Road.
- ⇒ North-west along the east side of Montfort Road, north then east along the property boundary of Mountford House, north along the west side of Old Road, west along the north side of a lane, north along the western property boundary of no. 23, continuing north, crossing the Back Brook, north-west then east along the property boundary of Mill House, crossing the Back Brook at the footbridge to the south bank.
- ⇒ East along the north side of the public footpath following the course of the former tram road, north-east along the north side of the public footpath on the west side of Crooked Well to the footbridge over the Back Brook, east along the south bank of Back Brook, south along the rear (eastern) property boundaries on the east side of Crooked Well, west along the north side of the public footpath.
- ⇒ South along the east side of the Crooked Well road, east along the northern property boundary of the former National School then south, continuing along the eastern property boundary of The Coach House, crossing Walnut Grove, south-east along the eastern property boundary of the nursing home then east to Ellin Lane, south-east along the east side of the lane.
- ⇒ North-east along the north side of Prospect Lane/Board School Lane, north along the eastern property boundary of the Board School then north-east along the northern boundary, continuing north-east along the northern property boundary of Gravel Hill Villa then south along the eastern boundary to Gravel Hill Drive.
- ⇒ East along the north side of a lane, north-west along the south side of the Old Tram Road, a public footpath, north along the western property boundary of The Old Foundry then east and south-east along the northern boundary, west along the north side of Victoria Road/Duke Street to Love Lane.

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

### Scheduled Monuments

- Mound 140m north of the parish church of St Mary the Virgin
- Churchyard Cross in the churchyard of St Mary the Virgin

### Herefordshire Sites and Monuments Record

- 151 records for Kington Conservation Area and adjacent areas

### Listed Buildings

Grade I: Buildings of national importance and exceptional interest.

Grade II\*: Particularly important buildings of more than special interest.

Grade II: Buildings of special interest.

(Note: All Grade II unless shown)

#### *Bridge Street*

##### West Side

- No. 2, Albion House
- No. 3, Shop and dwelling
- Nos. 4 and 5, Shops and dwellings
- No. 6, House now shop and dwelling
- No. 7, House now offices and dwelling
- Nos. 8 and 9, Houses now with surgery
- No. 10, House
- Nos. 11, 12 and 13, Houses
- Nos. 14 and 15, Houses
- No. 16, House
- Nos. 17 and 17A, House
- No. 18, House
- No. 19, House
- Nos. 5 and 5A Baynham's Yard, Cottages now house
- Arrow Lodge
- Arrow Lodge Mill
- Warehouse at Arrow Lodge Mill
- Toll House

##### East Side

- No. 39, Cottage
- Nos. 40-44 (consecutive), Cottages
- Nos. 47, 48 and 49, House now three dwellings
- No. 53, House
- Nos. 61, 61A and 62 including shop, Shop and dwellings
- Baptist Church
- K6 Telephone Kiosk outside Baptist Church
- Queen's Head Inn, House now inn
- Talbot Hotel, Inn now hotel
- Kington Library, formerly Old Radnor Trading Company offices

#### *Church Road*

##### North Side

- Church of St Mary (Grade I)
- Cross in churchyard
- Lychgate in churchyard (Grade II\*)
- Perimeter wall of churchyard to west and south-west of church
- Edmund Cheese Memorial in churchyard
- Eleanor Pyefinch Monument in churchyard
- Hugh Gwalter Memorial in churchyard
- John Morris Memorial in churchyard
- Nos. 1 and 2, The Wych, House now houses
- No. 6, The Wych (Wych House), House
- Castle Hill Cottage, House
- Porch House

South Side

- Nos. 8 and 9, Cottages now house
- Lady Hawkins School
- Beech Cottage
- Church House and attached wall
- Hill Court, House

*Church Street*

East Side

- Nos. 6, 7 and 8, Cottages now shops and dwellings
- K6 Telephone Kiosk south-east of War Memorial
- The Swan Hotel, Inn now hotel
- No. 18, House

West Side

- Nos. 21 and 22, Houses
- No. 23, House
- The Royal Oak Public House including wing to east, Houses now inn
- No. 25, House
- No. 26, House
- Nos. 27 and 28, Houses
- No. 29, House
- Nos. 32 and 33, House formerly The Red Lion Inn now cottages
- Castle Inn, Inn
- Nos. 34 and 35, Houses
- The Market Hall

*Common Close*

North Side

- Nos. 4 to 7 (consecutive) including no. 6A, Sycamore Cottage, Cottages
- Close House, House
- Pitfour, House
- Pitfour Coach House

*Crooked Well*

- No. 19, Cottage
- Nos. 20 to 23 (consecutive), Cottages
- Byewell, House

*Duke Street*

South Side

- Nos. 4 and 5, Mitre House (No. 4), Houses
- No. 6, Pembroke House, House
- Nos. 7, 8 and 9, Houses now shop and dwelling
- Nos. 10, 11 and 12, Cottages
- Nos. 14 to 16 (consecutive), Ye Olde House, Cottages now house
- Nos. 17, 18 and 19, Cottages
- Nos. 21 and 22, Cottages
- No. 23, House
- Nos. 24 and 25, Houses now offices

North Side

- Nos. 32 and 32A including outbuildings to left, Houses now offices
- No 33, House and outbuilding formerly The Sun Inn
- Nos. 34 and 35, Houses now house
- Nos. 36, 37 and 38, House now cottages
- No. 39, House
- Nos. 40 and 41, House now cottages
- Nos. 46 and 46B, Houses now shop and dwelling
- Nos. 47, 47A and 47B, House now flats
- Oxford Arms Hotel

*Headbrook*

South Side

- No. 2, Townsend Cottage

North Side

- No. 19, Cottage

*High Street*

North Side

- Midland Bank, House now bank
- No. 2, Shop and dwelling now offices and flats
- No. 3, House now flats
- No. 4, House now shop and dwelling
- Nos. 5 and 6, House now shops and dwelling
- No. 7, Shop and dwelling
- No. 8, Shop and dwelling
- No. 9, Shop and dwelling
- No. 10, Shop and dwelling
- No. 11, Shop and dwelling now restaurant and flat
- Lamb Inn, Inn
- No. 13, Shop and dwelling
- No. 15, House now shop and dwelling
- No. 19, Shop and dwelling
- Nos. 20, 21 and Wattle Cottage, Shops and dwelling
- Nos. 22 and 23, Shops and dwellings
- Nos. 25 and 26, House now shops and dwelling

South Side

- No. 29, House now shop and dwelling
- Harp Yard, Former Old Wesleyan Chapel, disused
- Nos. 30 and 31, Shops and dwellings
- No. 32, Shops and dwellings
- No. 33, Shop and dwelling
- Nos. 34 and 35, Shops and dwellings
- No. 36, Shop and dwelling
- No. 37, The Wine Vaults Public House, House now inn
- Nos. 38 and 38A, House now shops and dwellings
- Nos. 39 and 40, Houses now shops and dwellings
- No. 43, House now shop and dwelling
- Nos. 44 and 45, Shops and dwellings
- Nos. 46 and 47, Shops and dwellings
- No. 48, Shop and dwelling
- Nos. 49 and 50, shop and dwelling
- Nos. 51, 51A, 52 and 53, House now shops and dwellings
- No. 54, Shop and dwelling

*Mill Street*

- No. 18, Crabtree Cottage, Cottage
- Nos. 20 and 21, Westfield (No. 20), Houses
- Nos. 22 to 25 (consecutive), Cottages

*Montfort Road*

- Mountford House, House

*New Market Street (Market Hall Street)*

- Nos. 14 and 15, Cottages

*The Square*

- No. 1 and attached buildings, House and outbuildings
- Nos. 8, 8A, 8B, 9 and 10 The Terrace, attached gates and railings, Houses
- No. 11, House
- War Memorial

*Victoria Road*

- No. 22, Olde Tavern public house
- The Foundry, former iron foundry, Dwellings and commercial premises

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

- Place de Marines, Mill Street (a public amenity, may have been constructed as a market hall and later used as a coach house): 17<sup>th</sup> Century with later alterations, a single-storey open-sided building of random rubble under a pitched slate roof with a bellcot at the south end, an open entrance at the south gable end with segmental brick arch head and surrounds, open entrances on east and west sides in the form of a triple segmental brick arch head with brick surrounds and pillars.
- The Nook, Mill Street (formerly Crabtree Mill, now a private residence): 18<sup>th</sup> Century, a two-storey building of random rubble under a pitched slate roof, stone chimneystack at west gable end; at the front (north) elevation: central entrance with fanlight and casement windows all under flat stone arch heads.
- Mill House, Broken Bank (a former mill, now a private residence): 18<sup>th</sup> Century, a two-storey building of random rubble under pitched slate roofs; at the front (west) elevation: off centre entrance and casement windows (replaced) under segmental stone arch heads. (Outside the present conservation area boundary in an area of proposed extension.)
- Nos. 15 and 19 Crooked Mill (private residences): probably 18<sup>th</sup> Century, a row of two-storey cottages of colour-washed stone rubble under pitched roofs, rubble end chimneystack with brick shaft, rendered at east end, extended at west end; at the front (north elevation): replaced doors and windows. (Outside the present conservation area boundary in an area of proposed extension.)
- Nos. 26 and 27 Mill Street (private residence): probably 18<sup>th</sup> Century, a two-storey house of random rubble under a pitched concrete tile roof with rubble chimneystack, rounded return to left side; at the front (north) elevation: entrance at left with plank door, replacement windows, stone segmental arch heads over door and ground-floor windows.
- Bridge House, Bridge Street (former tanyard and residence): 18<sup>th</sup> or early 19<sup>th</sup> Century, a two-storey house in painted rubble and pebbledash under a hipped slate roof, external rubble chimneystacks with brick shafts; at the front (west) elevation: central doorcase with pediment over flat hood, bay windows with sashes on each side at ground and 1<sup>st</sup> floor with pediments above, iron railings at the front; building extended to the rear in painted rubble under pitched tile roofs with oriel and casement windows at the south elevation. At the rear: a two-storey building in squared rubble built to courses with stone quoins under a pitched tile roof; at the west elevation: a central carriage drive with stone segmental arch head, to the right a plank double door with painted lintel, casement windows with stone segmental arch heads (at the ground floor). Rubble walls on three sides of the main building; a stone-lined leat aligned east-west on south side.
- Turnpike Cottage, Headbrook (private residence): c.1828, a single storey building in random rubble under a pitched slate roof; at the front (south) elevation: quoins, a central pediment, central doorcase with a small bay window to the left under a tiled pentice, casement windows (replacements) under Georgian flat stone arch heads, with stone cills. (Outside the conservation area boundary.)
- Gravel Hill Villa, Gravel Hill Drive (under redevelopment): built in 1825, a large, two-storey Regency period house of stone, brick and stucco under hipped slate roofs, large sash windows and smaller windows with gothic details, and a canopied iron balcony. Designed by local architect Benjamin Wislade.
- Castle Hill House, Castle Hill (private residence): built in 1824 with later 19<sup>th</sup> Century alterations, two storeys of squared rubble built to courses under pitched slate roofs, sash windows under Georgian flat stone arch heads. May have been designed by Benjamin Wislade.

- The Water Tower, Castle Hill: built in 1831, squared rubble built to courses with brick upper storey in Flemish bond under a pitched slate roof, at north-west gable end: central doorway under stone lintel and two upper access ports.
- The National School, Common Close (a former elementary school now a private residence): built in 1836, a two-storey building of random rubble under pitched slate roofs; at the west elevation: sash windows under segmental brick arch heads, two engraved plaques: "1836" and "NATIONAL SCHOOL"; at the north elevation: sash window under stone lintel with label mould and ashlar quoins. Designed by Benjamin Wishlade.
- Court House and Police Station, Market Hall Street (now Kington Register Office and business premises): built in 1841, a single storey building of random rubble built to courses under pitched tile roofs; at north gable end, rusticated quoins, two entrances (one sealed) and one window under rusticated flat stone arch heads. A 20<sup>th</sup> Century extension at front (west) elevation of former Police Station. Designed by Benjamin Wishlade.
- The Board School, Gravel Hill (a former elementary school awaiting redevelopment): built in 1875, a single storey building of random rubble under hipped slate roofs with conical ventilators mounted on ridges, decorative barge boards, ashlar quoins, segmental brick arch heads and brick surrounds at entrances and windows, and stone cills.
- Kington County Primary School, Mill Street: built in 1894, a single storey building of redbrick in Flemish bond under pitched tile roofs with decorative ridge tiles, ventilators designed as bellcotes, Jacobean-style porches, rubbed brick flat arch heads over windows, and a low brick boundary wall in Flemish bond with stone capping and iron railings.
- Rosehill, Church Road (private residence): 19<sup>th</sup> Century with later 19<sup>th</sup> Century extension, a two-storey house in squared rubble built to courses under pitched concrete tile roofs with yellow brick chimneystacks; at the east elevation: sash and casement windows under segmental stone arch heads, a dormer with a Diocletian window and a dormer with casement window with Gothic tracery, and a lean-to; an extension at the south end: two stories of squared rubble under pitched concrete tile roofs with yellow brick chimneys, yellow brick quoins, sash windows, yellow brick segmental arch heads and surrounds at doors and windows.
- The Old Armoury, Headbrook (private residence): 19<sup>th</sup> Century, a two-storey building of random rubble built to courses under pitched slate roofs, rubble external chimneystacks; at south elevation: a central porch with Gothic arch entrance, sash windows with flat stone arch heads and stone cills.
- Wishlade's Row, Duke Street (private residences): 19<sup>th</sup> Century, a terrace of two-storey cottages of rubble built to courses under a pitched slate roof; at the front (west) elevation: small, wooden porches under pitched slate or corrugated iron roofs, and casement windows (replaced) under flat stone arch heads.
- Rock Cottage, Broken Banks (private residence): 19<sup>th</sup> Century, a two-storey house in random rubble under pitched slate roof with a brick chimneystack; at front (west) elevation: yellow brick quoins, sash and casement windows yellow brick segmental arch heads and surrounds. (Outside the present conservation area boundary in an area of proposed extension.)
- Nos. 3 to 8 Market Hall Street (private residences): 19<sup>th</sup> Century, a terrace of two-storey cottages of squared rubble built to courses under pitched slate roofs with redbrick chimneys; at the front (west) elevation: a plinth of rusticated stone blocks, segmental arch and surrounds of yellow brick at doors and windows (and cills), a

string course of yellow and blue bricks, doors and windows fitted with modern replacements.

- Nos. 3, 4, 5 and 6 Kingswood Road (private residences): 19<sup>th</sup> Century, a terrace of two-storey cottages of squared rubble under pitched slate roofs with yellow and blue brick chimneys; at the front (north) elevation: yellow brick quoins, sash windows and glazed doors with segmental yellow and blue brick arch heads with a central keystone, and yellow and blue brick surrounds; each cottage has a small garden with stone boundary wall at the front. (Outside the present conservation area boundary in an area of proposed extension.)
- Wychbourn, no. 7 The Wych, Church Road (private residence): 19<sup>th</sup> Century, a two-storey, polychrome brick house under pitched slate roofs with yellow ridge tiles and polychrome brick chimneys with square yellow pots, yellow brick quoins, sash windows with stone lintels and yellow brick decorative chevrons above, and yellow brick surrounds; at the south elevation: entrance porch under a pitched slate roof; at the west elevation: canted bay windows in yellow brick; surrounded by gardens with a low stone wall and hedges. (Outside the present conservation area boundary in an area of proposed extension.)
- No. 9 Church Street (shop with residence above): 19<sup>th</sup> Century, two storeys with attic, redbrick with polychrome dressings on a stone plinth under a pitched slate roof; at the front (south-west) elevation: yellow brick quoins, string courses and cornice; an original shop front with wood pilasters, panelled stallriser, painted wooden signboard above yellow brick cornice; at first floor two round headed sash windows with Gothic arch brick heads and yellow brick surrounds, a similar dormer window above.
- Town Centre Boundary Walls at Prospect Place, Prospect Lane, Board School Lane, Oxford Lane, Sun Lane, Chapel Lane, Furlong Lane, Wishlade's Row, Love Lane and Tanyard Lane: sandstone rubble walls delineating narrow lanes that are a component of the medieval planned borough of Newington.

### **Appendix III: Sources**

#### Planning Documents and Guidance

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