

# **DILWYN CONSERVATION AREA**

## **APPRAISAL**

**DRAFT**

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## **DILWYN CONSERVATION AREA APPRAISAL**

### **Introduction**

***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.***

Dilwyn Conservation Area was designated in 1974 by the former Leominster District Council. The village of Dilwyn is located 11 miles (18km) north-west of Hereford City.

The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby warranting the status of the conservation area. This should also form the basis for making decisions about the future of the conservation area, ensuring its character and appearance is taken properly into account.

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

### **Planning Policy Context**

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

Herefordshire Unitary Development Plan (UDP) sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County, including within the village of Dilwyn.

The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and on how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and help avoid the inclusion of areas that would not be in keeping with the special character of the area. A conservation area is an area of special architectural or historic interest, the character and appearance of which should be conserved or enhanced. The criteria against which the importance of the area is judged are reflected in the analysis that follows in this document.

Dilwyn is defined in the UDP as a 'Main Village' where residential development can take place on allocated and windfall sites within a defined settlement boundary (Policy H4). The Dilwyn settlement boundary falls within the conservation area.

Within the settlement boundary, two areas are protected from development, i.e., an area north of Dilwyn VC School (Safeguarding Open Space and Allotments, Policy RST4) and an area south of The Old Forge (Protection of Open Areas and Green Spaces, Policy HBA9). In the north-east part of the conservation area outside the settlement boundary, an area is protected from development as a Landscape Least Resilient to Change (LA2).

### **Summary of Special interest**

Dilwyn Conservation Area includes the village of Dilwyn and the rural area that immediately surrounds the village on the north, east and west sides. Settlement and agricultural activities in this area date to at least the 11<sup>th</sup> Century.

The parish church and castle earthworks date to around the 12<sup>th</sup> Century. At this time the settlement developed as a cluster of tofts and closes between the church and the castle. Medieval open fields divided into long narrow furlongs surrounded the settlement, with meadowland to the north. There is no clear evidence that a planned medieval town, with a market place and burgage plots, was established here. For much of its history, Dilwyn has existed as a farming community.

Today, a significant number of timber-framed buildings dating to between the 14<sup>th</sup> and 17<sup>th</sup> Century survive, and continue to be used as domestic dwellings. All have been altered or adapted in some way, including infilling or refronting in brick, extending or enlarging. A number of former agricultural buildings have more recently been adapted to use as dwellings. During the 18<sup>th</sup> Century, Classical (Georgian) influence in building design and construction is evident, particularly in the remodelling or rebuilding of earlier timber-framed buildings with brick and render. Further development took place in the 19<sup>th</sup> Century with the construction of domestic and institutional buildings using brick and local sandstone. A significant number of new homes were built during the 20<sup>th</sup> Century, particularly on the east and south sides of the village.

Changes in agricultural methods and practice are evident, particularly since the parliamentary enclosure of medieval open fields in the 18<sup>th</sup> and 19<sup>th</sup> Century. Also, improved drainage systems have resulted in the adaptation of meadowland to arable. More recently, a number of field boundaries have been removed to create larger arable fields. Redundant farm buildings have been converted to domestic use.

Heritage assets within the conservation area include fifteen Listed Buildings, i.e., one Grade I building and fourteen Grade II buildings or structures, and one Scheduled Monument. Ten unlisted buildings are identified as buildings of local interest. The Scheduled Monument is deemed to be at risk.

Today, all of these buildings and structures, together with the area's mature trees and hedgerows, walls, gardens, open spaces and views, contribute to the special architectural and historic character of Dilwyn Conservation Area.

### **Location and Setting**

The village of Dilwyn is located on a gentle south-facing slope on the edge of the valley of the Stretford Brook. The village lies at an elevation of approximately 85m above Ordnance Datum (OD). On the west side of the conservation area, the land rises fairly steeply to an elevation of 120m OD. A spring issues from the steep east-

facing slope overlooking the central part of the village. In the northern part of the conservation area, a small stream flows eastwards (now channelled) into the Stretford Brook.

The village is surrounded by agricultural land, including arable and grazing. The conservation area includes some agricultural land on the north, east and west sides of the village. On the south side of the conservation area, the boundary is aligned with the settlement boundary.

The underlying bedrock of the upper slopes in the western part of the conservation area is the Raglan Mudstone Formation of the Lower Old Red Sandstone composed of red-brown mudstones with beds of greenish-grey sandstone. This bedrock has long been an important source of building material, and can be seen today in houses and boundary walls in the village.

Much of the conservation area is covered by glacial deposits including till, head, and sand and gravel. The latter deposits (sand and gravel) were quarried in the vicinity of Dilwyn for construction purposes. In the central and northern part of the conservation area (including the eastern part of the village) the bedrock is overlain by the silty alluvial deposits of an eastward-flowing tributary stream of the Stretford Brook. The extent of the alluvium suggests that, at an earlier period, the stream flow was greater than at present and the stream flowed to the south rather than to the east.

The soils over much of the conservation area are deep, well-drained, coarse loamy soils (typical argillic brown earths) that support cereals and short term pasture, and some fruit, potatoes and hops. In the valley of the Stretford Brook and its tributary streams, there are seasonally waterlogged silty soils (typical stagnogley soils) that support stock rearing on permanent pasture. In these areas (including the northern part of the conservation) improved drainage systems have been introduced.

### **Historical Development and Archaeology**

The origins of the place name, Dilwyn, are obscure. It has been suggested that the name derives from an Old English form meaning 'secret place'. Today, the term is also used as a Welsh personal name in which the final element means white or fair (W: *gwyn*).

The Domesday Book of 1086 records that Dilwyn (*Diluen*) was held by William of Ecois. The population of the settlement included eight villagers, five smallholders and one female slave. Not all of the available land was under cultivation at that time; the taxable value had, in fact, gone down since the Norman Conquest when the manor was held by Edwin. This also indicates that the settlement of Dilwyn predates 1066.

Following William of Ecois, the tenancy was given to Godfrey de Gamages and in the early 13<sup>th</sup> Century it was held by William de Braose. Later in that century, the manor was divided between several tenants, including the Priory of Wormsley.

A moated mound on the south side of the village is now identified as a medieval ringwork castle. The date of construction of the monument, and the identity of the builder, are unknown. It is likely, however, that the site was occupied shortly after the Conquest, and certainly by the 12<sup>th</sup> Century. At that time, the castle would have been the political and economic centre of the manor of Dilwyn and may have continued as such until the mid-13<sup>th</sup> Century. Two fishponds within the castle bailey

were an important component of the medieval domestic economy, providing fish for household consumption.

The parish church of St Mary dates to c.1200. There is architectural evidence of an earlier church at this location; there is no mention of a priest in the Domesday record, however.

The settlement of Dilwyn is likely to have developed as a small, linear village located between the castle and the church. There is no clear evidence of a planned medieval borough with a market place and burgage plots. It is probable that the village consisted of a cluster of tofts (a small plot with house, outbuildings and garden) and small, enclosed fields, or closes, occupied by smallholders and villagers dependant on the lord of the manor.

Surrounding the village, contemporary field boundaries are indicative of the enclosure of an earlier medieval field system. This would have consisted of large open fields divided into narrow arable strips, or furlongs. Tenants of various ranks would have maintained rights in land in proportion to the services they owed their feudal lord. Meadowland and pasture would have been held in common. On the steep slopes on the west side of the conservation area, medieval (or early post-medieval) field boundaries are marked by lynchets (terraces).

Some aspects of the medieval system of land division persisted into the 19<sup>th</sup> Century and are recorded by the Tithe Apportionment. On the west side of the conservation area, the large Hill Field was still divided into long, narrow strips under multiple ownership. Also in this area, narrow closes gave evidence of the enclosure of other medieval furlongs. In the northern part of the conservation area, several field names contained the element 'meadow'. This may be indicative of common holdings on seasonally waterlogged land.

Following the division of the manor and the decline of the strategic importance of the castle during the 13<sup>th</sup> Century, the focus of political and economic power is likely to have shifted. During the 14<sup>th</sup> Century, a timber-framed hall house was constructed adjacent to the parish church. This may have been associated with that power shift.

Additional new buildings were constructed in the central area of the village during the 16<sup>th</sup> and 17<sup>th</sup> Century. These included a timber-framed hall house with two cross-wings, several timber-framed cottages and a number of purpose-built agricultural buildings including a granary, a cow house and several barns. These buildings are evidence of a mixed farming economy at this time.

During the 18<sup>th</sup> and 19<sup>th</sup> Century there was some increase in the size of the settlement with growth to the north, to the south-west and to the east (on the road to Dilwyn Common). By the late 19<sup>th</sup> Century, much of the land immediately surrounding the village was given over to apple orchards. Notable exceptions were areas of meadowland on the north and south-east sides of the conservation area.

Significant changes have occurred in the 20<sup>th</sup> Century. At least 60 new homes have been built, particularly on the east side of the village and on the south side where new developments encroach upon the castle earthworks. In addition, over 20 former agricultural buildings have been converted to homes, especially in the centre of the village. Also during this period, many of the orchards have been grubbed out, areas of meadowland have been converted to arable, and a number of former field boundaries have been removed.

## **Spatial Analysis**

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

Dilwyn Conservation Area consists of a small rural settlement within an agricultural landscape. Most residential buildings have individual gardens, many to the front and rear. A notable exception is the housing development (Karen Court) in the centre of Dilwyn where the small landscaped gardens appear to be communal.

There are a number of prominent open spaces within the settlement boundary:

- In the vicinity of the church: the churchyard (public access) on a terrace with several mature trees overlooking the gardens of Church Cottage (private) to the south; to the east, the graveyard (public access) with more than a dozen trees of various species; also to the east, the school playing field (private), protected by the Herefordshire UDP (Safeguarding Open Spaces and Allotments, Policy RST4);
- In the centre of the village: the village green (public access), protected by the Herefordshire UDP (Protection of Open Areas and Green Spaces, Policy HBA9) with approximately ten trees of various species; a small triangular green (public access) at the centre of the crossroads with a mature chestnut tree;
- On the south side of the conservation area: a field (private) containing earthwork remains of the castle bailey and the site of a fishpond; to the west, earthwork remains of the castle mound and ditch (private) with a dense cover of trees and bushes.

On the west side of the conservation area is an area of former arable land bisected by the A4112 bypass. The northern part is now made up of small fields and paddocks with mature hedges and trees. Much of the southern part is now one large field used as pasture. On the north, east and south-east sides are large fields that include arable, grazing and some orchards. Mature hedges form field boundaries and solitary mature trees mark the position of former field boundaries.

Mature trees are a prominent feature of the conservation area. They are particularly abundant:

- On the steep north-western slopes;
- On both sides of the approach road to the village from the north;
- In the area of the village green;
- On the castle earthworks.

There is one Tree Protection Order (TPO 339) in the conservation area. This applies to a single tree in the garden of Orchard Barn.

### **Key Views and Vistas**

There are a number of key views within the village of Dilwyn, including:



- On entering the village from the north (A4112), a sequential view along a deeply cut sunken road enclosed by mature hedges, the view opens out in front of Church Cottage, with the parish church (12<sup>th</sup> Century) and tower standing on a high terrace opposite;
- On entering the village from the east (Dilwyn Common) along a narrow street, the view opens out in front of the church and tower, which dominate the view;
- On entering the village from the south-east (near Townsend House) along a narrow country road, the view opens out in the centre of the village with the 'village green' on the left (south), the Crown Inn (17<sup>th</sup> Century) on the right (north-east), and the timber-framed Karen Court (17<sup>th</sup> Century) ahead (north-west) screened by a mature chestnut tree at the centre of the crossroads;
- On entering the village from the south-west (A4112) a sequential view from a weatherboarded barn with corrugated iron roof to a row of red-brick cottages (19<sup>th</sup> Century), the view deflected to the east by a high red-brick wall, then continuing with The Great House (16<sup>th</sup>/17<sup>th</sup> Century, refronted during the 18<sup>th</sup> Century) on the left (north) and the timber-framed Castle Barn (17<sup>th</sup> Century) on the right (south), to the chestnut tree at the centre of the village;
- Looking east to south-west from the churchyard on the south side of the parish church: the village primary school (19<sup>th</sup> Century), School House (17<sup>th</sup> Century with alterations), the Old Police Station (possibly 17<sup>th</sup> Century with alterations), Church Cottage (14<sup>th</sup> Century, rebuilt), Karen Court (outbuildings of Great House, 17<sup>th</sup> Century with alterations);
- Looking north from the centre of the village, the church tower (12<sup>th</sup> Century) is an imposing landmark against a background of trees;
- Looking west from the road to Weobley Marsh near Townsend House, across a field with traces of the castle bailey earthworks towards the tree-covered castle earthworks (12<sup>th</sup> Century).

The following is a panoramic vista that offers a view of much of the conservation area within its wider landscape setting:

- From the highest point on the public footpath on the west side of the conservation area, looking east to south-west: views across the village with glimpses of timber-framed and red-brick buildings through the trees, to open landscapes and distant wooded hills.

### **Character Analysis**

The character of Dilwyn Conservation Area is defined to a great extent by a cluster of 17<sup>th</sup> Century 'black and white' timber-framed buildings centred on a village green set within a 'timeless' agricultural landscape. The size and plan form of the village core has remained remarkably constant over the course of several hundred years (until the 20<sup>th</sup> Century), however, there has been significant change in the appearance and use of many of the buildings, and in the methods and organisation of agriculture.

The village green is located on the south side of the crossroads at the centre of Dilwyn. This attractive green open space, enclosed by trees, is a focal point of the village. It is a recent innovation, however, and not an historic common. The area is protected under the provisions of the Herefordshire UDP (Policy HBA9, Protection of Open Areas and Green Spaces).

The oldest surviving building is the parish church of St Mary (Grade I). The tower dates to the 12<sup>th</sup> Century; the church was extended and rebuilt in the late 13<sup>th</sup> Century with later additions and restoration. The building is constructed of coursed sandstone rubble with ashlar dressings under a slate roof with a shingled spire. The church occupies an imposing position on a terraced slope with sandstone rubble retaining wall overlooking the central area of the village.

Earthworks near the southern end of the conservation area mark the location of a ringwork castle, previously identified as a moated mound (Scheduled Monument). The mound is almost circular, c. 50m in diameter, with traces of a ringwork rampart. Buried stone within the rampart may be the remains of a rectangular keep. The mound is encircled by a ditch. On the east side, there was a bailey surrounded by an embankment, and two fishponds. The monument is no longer prominent in the landscape. The earthworks are eroded and hidden from view by modern housing developments on the north and west sides that encroach upon the site, and by trees and bushes.

The oldest surviving secular building is Church Cottage (also known as Church House)(Grade II) located south of, and across the road from, the parish church. The timber-framed building dates to the 14<sup>th</sup> Century and originated as a hall house with cruck trusses. The house was extensively rebuilt in the 19<sup>th</sup> Century and is now of two storeys, clad in coursed sandstone rubble, partially roughcast, with casement windows under a tile roof. The house is set in gardens bordered by a hedge and low sandstone rubble wall with railings.

The Great House (Grade II), on the west side of the village, was the largest residential building, dating possibly to the 16<sup>th</sup> Century. The timber-framed building was constructed as a hall house with two cross-wings (H-plan). The house was altered in the early 18<sup>th</sup> Century and given a Georgian appearance, which included refacing in brick, a hipped slate roof, sash windows and a front entrance with moulded wooden architraves. Other features include a lean-to slated canopy at the front elevation, an ashlar front wall with railings and ashlar gate piers with wrought iron gates and overthrow (Grade II, listed separately).

Several 17<sup>th</sup> Century timber-framed outbuildings, once part of The Great House farmstead, have recently been converted into modern two-storey houses with painted brick and rendered infill under tile or slate roofs. These include a former cow house and tallat, a granary, barns and cottages. They are now known collectively as Karen Court (Grade II, five separate listings).

A timber-framed former barn on the south side of the village (opposite The Great House) has also been converted into dwellings known as Castle Barn (unlisted). The two-storey houses have rendered infill under a single tiled roof, with windows and porches added.

A number of timber-framed houses, dating to the 17<sup>th</sup> Century, are located in or near the centre of the village. All are box-framed and show evidence of alteration to a varying extent, including painted brick and rendered infill under a slate roof. School House (Grade II) is located at the street corner east of the parish church. The gable

ends of the house have been refaced in sandstone rubble, and the entrance is in an outshut under a Gothic styled gabled canopy. Wren Cottage and Dove Cottage (formerly known as Lynwood)(both Grade II) are located south of Church Cottage; both have 19<sup>th</sup> Century porches. The Old Forge (Grade II) is located on the east side of the crossroads at the centre of the village. The central entrance has a segmental metal canopy on wrought iron brackets. The exposed timber frame at the gable end shows that the house has been enlarged considerably. Woodstock Cottage (unlisted), a small two-storey timber-framed house, is located at the east end of the village on the Dilwyn Common road.

Several unlisted timber-framed houses have been refaced with brick. These include Perrymead (south-west of the parish church), The Old Police House (east of Church Cottage), and no. 1 The Row (south of The Great House). The latter, formerly known as The Old Duke's Head Inn, shows quite dramatically the changing tastes in architectural style. The north gable was refronted in brick with a central door case, two large vertical sash windows on the ground floor and a central sash window on the first floor. These features are not in proportion to the rest of the building.

Two small, unlisted timber-framed houses are located on the approach road into Dilwyn from the north. Turve House is on the west side of the road near a trackway that gave access to Hill Field, formerly a medieval open field. The house has been refaced in brick. Turve Cottage is on the east side of the road near a trackway that gave access to meadowland. The house has recently been extended and altered, including infilling with brick.

The Crown Inn (unlisted), dating to the 17<sup>th</sup> Century, is located on the east side of the crossroads at the centre of the village. The two-storey Georgian style building has been completely refronted and rendered under a hipped roof. An outbuilding (unlisted) to the east of the inn is built of sandstone rubble with brick dressings under a slate roof, and with a gabled loft doorway above the central door at the front elevation. The building appears to be of 19<sup>th</sup> Century date, and may have been used as a brewhouse or stables. A wall of coursed sandstone rubble delineates the property boundary between the outbuilding and The Old Forge.

Two houses of 17<sup>th</sup>-18<sup>th</sup> Century date are located beyond the Dilwyn settlement boundary. Townsend House is in the southern part of the conservation area, east of the castle earthworks. The two-storey Georgian farmhouse is built of stuccoed brick under a stone tile roof. On the ground floor at the front elevation is a veranda with a swept glass roof supported by wrought iron pilasters. The house was rebuilt and extended in the 19<sup>th</sup> Century, and restored in the late 20<sup>th</sup> Century. At the front of the house is a coursed rubble wall with wrought iron railings (Grade II, listed separately). To the south of the house and gardens is a ha-ha and, beyond, a park-like landscape.

Tan House (unlisted) is located on the Dilwyn Common road on the east side of the conservation area. The timber-framed house has a cross-wing at the west end (T-plan). The house has been refronted in painted brick but retains an original bay window with diamond-shaped mullions and transoms. The building is set in an area of long closes with curving boundaries characteristic of the enclosure of medieval open fields. During the 19<sup>th</sup> Century, these fields were used as orchards.

The Red House (unlisted) is located in the eastern part of the village in an area of 20<sup>th</sup> Century development. This two-storey house is built of brick under a hipped slate roof with wooden sash windows and central door case with wooden porch. The building dates to the 18<sup>th</sup>-early 19<sup>th</sup> Century.

The most prominent 19<sup>th</sup> Century building in the conservation area is Dilwyn CV School (Grade II), located to the east of the parish church. The Gothic style building is of one storey, constructed of ashlar under a slate roof with a small bellcote. The central entrance has a porch with a two-centred arch reflecting that of the church opposite.

On the south-west side of the village is a terrace of 19<sup>th</sup> Century reflected cottages (unlisted) adjoining the former The Old Duke's Head Inn. The two-storey cottages are built of brick under a single slate roof with casement windows and small front gardens. Opposite the terrace is a high brick wall that borders the garden of The Great House.

The Old Parsonage (unlisted), a large 19<sup>th</sup> Century house, is located in the northern part of the conservation area. The two-storey house is built of brick with sash windows under a hipped slate roof. At the front elevation there is a porch, tripartite windows on the ground floor and decorative brickwork, including 'herringbone' pattern. A brick coach house (altered and extended, and now a separate residence) is located to the west of the parsonage.

On the east side of Dilwyn, in an area of former glebe (church) land on the north side of the Dilwyn Common road, there is a small 20<sup>th</sup> Century housing estate on a crescent. The estate consists of two-storey painted brick semi-detached and terraced houses, of local authority housing style, with front and rear gardens. A red, cast-iron K6 telephone box is sited on the estate. On the south side of the road is a more recent linear development of detached houses set on larger plots. On the south side of the village, there is an area of 20<sup>th</sup> Century development consisting of three closes (cul-de-sacs) with detached and semi-detached houses of various designs set on plots of varying size.

A number of different of architectural styles and periods is represented in the conservations area. This includes the medieval Gothic style of the parish church; timber-framed domestic and agricultural buildings dating between the 14<sup>th</sup> and 17<sup>th</sup> Century; Georgian style houses of the 18<sup>th</sup> and early 19<sup>th</sup> Century; and 19<sup>th</sup> Century domestic and institutional buildings ranging in style from workers' terrace to Gothic revival. The 20<sup>th</sup> Century is also represented with housing developments of several different plan forms and styles.

Of significance is the adaptation of buildings to different styles and functions associated with changes in taste and requirements. Such changes can be seen a number of buildings discussed above, for example, changes to the fabric of the parish church, including rebuilding in the 13<sup>th</sup> Century, and significant additions, alterations or restoration in the 14<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 19<sup>th</sup> and early 20<sup>th</sup> Century; the refronting of a 16<sup>th</sup> Century timber-framed winged hall (The Great House) in the 18<sup>th</sup> Century to suit the Classical-inspired Georgian sense of aesthetics; the rebuilding of a 14<sup>th</sup> Century cruck-framed hall (Church Cottage) in the 19<sup>th</sup> Century in line with contemporary architectural style and domestic arrangements; the remodelling of redundant 17<sup>th</sup> Century agricultural buildings in the 20<sup>th</sup> Century to meet housing and economic needs.

Many of the buildings in the conservation area are of two stories. Nevertheless, a variable skyline is evident as a result of different architectural styles, periods, functions and individual histories of alteration, adaptation and rebuilding. An example of this can be seen at nos. 10 to 19 Karen Court on the north-west side of the cross-roads at the centre of Dilwyn. This is a single row of houses adapted from

a cluster of farm buildings and cottages of different sizes and heights. No. 10 Karen Court was a single-storey cottage now with a dormer window with a lean-to roof; no. 11, a two-storey house; nos. 13, 14 and 15, a large barn; nos. 16, 18, and 19, a granary now with seven gabled dormers. The height of each group is different but the pitch of the roofs in each case is the same. Most are now roofed with clay plain tiles (no. 10 has slates) but were formerly thatched.

A further example of the variable skyline can be seen along the south side of the Dilwyn Common road looking east from the churchyard. Here there is a series of brick-built or brick clad buildings, of one and two stories, with tile and slate roofs of different heights and varying pitch. The topography (the land slopes downwards to the east) contributes to the variability of the skyline.

There is a feeling of enclosure at the crossroads at the centre of the village. Buildings are set close together on the north-west and north-east sides, while the village green on the south side is bordered by mature trees. Further north in the vicinity of the parish church, however, the churchyard and the gardens of Church Cottage create a more open environment. There is a feeling of enclosure once more on looking east along the Dilwyn Common road where buildings crowd the edge of the road, and on looking along north along a road cut deeply into its banks, with mature hedges and overhanging trees.

The most common form of boundary treatment within the village is the coursed sandstone random rubble wall with variations in coping methods. Both the retaining wall around the churchyard and the wall around Church Cottage have horizontal coping stones. In addition, the Church Cottage wall is topped with iron railings and a hedge. At Townsend House, the low random rubble wall also has horizontal coping stones with iron railings and a hedge. Random rubble walls at the village school (west side), Perrymead (east side) and the Crown Inn (east side) have vertical ('cock and hen') coping stones.

At The Old Forge, a coursed regular rubble wall with castellated top delineates the front boundary. At The Great House, the front boundary is marked by a low ashlar wall with gate piers and wrought iron gates and railings. The side walls are of brick with stone copings and pilaster buttresses. A high brick wall delineates the southern boundary of The Great House garden. The brick wall complements The Row cottages on the opposite side of the road.

Low wooden picket fences line small front gardens at The Row and The Villas (east of Church Cottage). Wooden posts and chain are used at The Old Police Station and around the tree at the crossroads in the centre of the village as well as at The Great House garden (above). Iron railings surround the graveyard on the north side of the village. Elsewhere in the conservation area, mature hedges line roads and delineate field boundaries. Some wooden fences can also be seen.

An outstanding characteristic of Dilwyn is that of a long established village set in an agricultural landscape. The medieval church, the moated mound and the timber-framed buildings attest to the history of the settlement. Moreover, the evidence of a sequence of architectural forms and styles, alternative building uses, and reorganisation of field systems indicates a history of adaptation and change.

#### Buildings of Local Interest

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

- Perrymead, 16<sup>th</sup> or 17<sup>th</sup> Century house, two storeys, timber-framed refaced in brick under tile roof, heightened, altered and added to;
- The Old Police Station, possibly 17<sup>th</sup> Century, two storeys, timber-framed refaced in brick (18<sup>th</sup> or 19<sup>th</sup> Century) under tiled roof, much altered, front door replaced by window, plastic replacement windows;
- The Red House, 18<sup>th</sup> or early 19<sup>th</sup> Century house, Georgian style, two storeys, brick under hipped slate roof, sash windows, central door case with wooden porch;
- Woodstock Cottage, possibly 17<sup>th</sup> Century, two storeys, timber-framed, painted black and white;
- Tan House, 17<sup>th</sup> Century house, two storeys, crosswing at west end (T-plan) timber-framed, refaced in brick, timber frame exposed on east gable, an original bay window with diamond-shaped mullions and transoms on north side;
- Crown Inn, 17<sup>th</sup> Century, two storeys, timber-framed, refronted and rendered under hipped slate roof, central door case;
- Outbuilding east the Crown Inn, possibly a 19<sup>th</sup> Century brewhouse, sandstone rubble with brick dressings under slate roof, gabled loft doorway above central door at front elevation;
- Castle Barn, 17<sup>th</sup> Century barn (now houses), two storeys, timber-framed with rendered infill under tile roof, painted black and white, much altered with porches and windows (20<sup>th</sup> Century);
- No. 1, The Row (formerly known as The Old Duke's Head Inn), possibly 17<sup>th</sup> Century, two storey building, timber-framed refaced in brick under tiled roof, north gable refronted in brick with central door case, two large sash windows on ground floor and one on first floor not in proportion to building, wooden casement windows on east and west elevations, much altered during late 18<sup>th</sup> or 19<sup>th</sup> Century. Adjoining is a row of 19<sup>th</sup> Century, two storey cottages, brick under tile roof, casement windows, small front gardens with wooden fence. Opposite is the high brick wall of the grounds of the Great House (included for group value).
- Orchard Cottage, possibly 17<sup>th</sup> Century, two-storeys, timber-framed with brick and render infill, painted black and white, sandstone rubble plinth, extended;
- The Old Parsonage, 19<sup>th</sup> Century house, two storeys, brick under hipped slate roof, sash windows, at front elevation a porch, tripartite windows on ground floor, decorative brickwork (including 'herringbone');
- Turve House, possible 17<sup>th</sup> Century, two-storey cottage, timber-framed with brick infill exposed at gable end, re-fronted in brick under slate roof;

- Turve Cottage, possibly 17<sup>th</sup> Century, two-storey cottage, timber-framed with brick infill, slate roof, recently altered and extended.

### Prevalent Building Materials and Local Details

Local natural resources were available for construction purposes in the conservation area, including sandstone, sand and gravel. Evidence of earlier quarrying activities and brickmaking is preserved in 19<sup>th</sup> Century field names, e.g., Sandpits Piece, Brick Meadow.

A number of houses in the conservation area date from at least the 17<sup>th</sup> Century. They are timber-framed buildings, most of which are of box frame construction (one 14<sup>th</sup> Century building is of cruck-framed construction). Several originated as hall houses with one or two crosswings; at a later date, an upper floor was inserted into the hall. Early timber-framed houses were infilled with wattle (or lathes) and daub, later replaced with brick, painted brick or render. Original thatched roofs were replaced with clay plain tiles. Many timber-framed houses were later refronted in brick or painted brick. In most cases, surviving timber-framed buildings have been altered, including enlarging, raising the roof, building extensions, or adding porches.

A significant number of timber-framed agricultural buildings have been converted to residential use. Conversion generally includes the insertion of doors and windows; in some instances, dormer windows and porches are added. These dwellings have generally been given a 'black and white' finish.

There is a small number of Georgian-styled buildings in the conservation area. Characteristics include a symmetrical front elevation, the use of brick or stucco, a hipped slate roof, vertical sash windows and central (more-or-less) entry. The majority are, on closer examination, timber-framed buildings that have been rebuilt or refronted.

Buildings of 19<sup>th</sup> Century date are of brick or stone construction with slate roofs. They include large (a parsonage) and small (terraced) houses, and a school. (Local stone was frequently used during the 19<sup>th</sup> Century when altering or rebuilding older houses.) Most 20<sup>th</sup> Century houses are brick-built under a pitched roof with slates or cement tiles. Some are painted or rendered, or finished with a 'timber-framed' look.

### Positive Areas and Features

- The historic core of the village, with its prominent church, cluster of timber-framed buildings, and well-kept gardens and village green;
- Townsend House and ancillary buildings, the ha-ha and park-like landscape to the south.

### Neutral and Intrusive Features

- At the crossroads in the centre of the village, the small triangular 'green' has acquired clutter which detracts from its rural character, including the following: a bright green litter bin, a modern red post box, a yellow fire hydrant sign, three water utility signs, a bus stop sign, two wooden benches and two road signs. Further, traffic control systems in the form of white lines and 'Give Way' signs painted on the carriageway surrounding the green tend to reduce it to simply a road junction;

- On the west side of the conservation: the A4122 bypass;
- In the south-western part of the conservation area (Barn Close, Orchard Close): an area of recent (20<sup>th</sup> Century) residential development (The gardens of several houses encroach on the moated mound, a Scheduled Monument.);
- In the eastern part of the conservation area (Probert Close, The Glebelands, Dilwyn Common road): areas of recent (20<sup>th</sup> Century) residential development.

Note: In terms of plan form, architectural design, building materials and site density, the residential developments listed above are similar to recent planned residential developments in many other areas.

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

Most of the dwellings and public buildings in the conservation area appear to be well kept and in good condition. There are a number of redundant agricultural buildings in poor condition, and (on the Dilwyn Common road) the ruins of a 19<sup>th</sup> Century Methodist Chapel.

A certain amount of residential development has taken place within the conservation area since its designation. This has occurred on the south side of the village of Dilwyn in the vicinity of the castle earthwork, and on the east side extending along the Dilwyn Common road. It is likely that pressures for development will continue in the latter area towards Dilwyn Common. Part of this area is recognised as a landscape least resilient to change (Herefordshire UDP, Policy LA2). Several buildings in the conservation area are currently undergoing alteration, rebuilding or extension.

A notable area of development in the recent past is in the centre of the settlement where redundant farm buildings have been converted to dwellings. This, and an area of new development at the south-west edge of the settlement, is the most densely inhabited part of the conservation area.

Dilwyn is an attractive village. It is thought likely that pressure for further development will occur as a result of the continuing recognition of the Dilwyn area as a desirable place to live.

### **Issues**

#### **Monument at Risk**

The moated mound (Scheduled Monument) is at risk as a result of damage that has already been done, and the likelihood of further damage due to:

- (i) Residential development over most of the upper bailey and on the north and west sides of the mound;



- (ii) Vegetation cover, including trees and bushes, over much of the ditch and the mound, the roots of which are likely to cause damage to buried archaeological deposits.

### Potential Boundary Changes

It is suggested that consideration should be given to a number of boundary changes that would involve the removal of certain areas from the conservation area. General reasons underlying such proposals include:

- (i) To exclude neutral or intrusive areas that do not contribute to the character of the conservation area;
- (ii) To exclude areas of landscape that do not form an integral part of the historic built environment;
- (iii) To realign the boundary to follow recognisable features, such as field boundaries, property boundaries or public footpaths.

It is proposed that the following landscape areas on the periphery of the conservation area should be excluded since they do not form an integral part of the historic built environment (see Plan 3):

- On the west side of the conservation area: an area west of the A4112 bypass, including the carriageway and verges of the road;
- Several fields on the north-east side of the conservation area;
- Several fields on the south-east side of the conservation area.

It is proposed that further discussion be undertaken and opinion sought on the exclusion of the following neutral or intrusive areas (discussed above) that do not contribute to the character of the conservation area (see Plan 3):

- An area of recent (20<sup>th</sup> Century) residential development in the south-western part of the conservation area (Barn Close, Orchard Close);
- Areas of recent (20<sup>th</sup> Century) residential development in the eastern part of the conservation area (Probert Close, The Glebelands, Dilwyn Common road).

It is further proposed that, following any changes, the boundary of the conservation area be realigned to follow recognisable features, such as field boundaries, property boundaries or public footpaths.

### Enhancements

It is proposed that measures be taken to enhance the character of the crossroads and small triangular 'green' at the centre of the village, including:

- (i) Re-siting intrusive elements, or their replacement by street furniture or signs that are more compatible, e.g., in terms of colour and design;
- (ii) Reconsideration of traffic control systems.

## Sources

### Planning Documents and Guidance

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Dilwyn Parish Tithe Map of 1837.

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

### Scheduled Monuments

- Moated mound

### Listed Buildings

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

- Church of St Mary

Grade II: Buildings of special interest.

- Dilwyn VC School
- School House
- Church Cottage
- Wren Cottage and Lynwood
- The Old Forge
- The Great House
- Garden wall, railings and gate piers to south of the Great House
- Townsend House
- Railings and retaining wall to west of Townsend House
- Karen Court, nos. 1 to 8
- Karen Court, no. 10
- Karen Court, no. 11
- Karen Court, nos. 13 to 15
- Karen Court, nos. 16, 18 and 19

### Herefordshire Sites and Monuments Record

- Moated mound south of church
- The Tann (Tan) House
- St Mary's Church
- Village pound
- Dilwyn village
- The Great House
- Outbuildings to the Great House
- Perrymead Cottage
- Dilwyn village centre
- The Old Forge
- Glebe boundary bank
- Possible Roman road from Broadheath to Dilwyn

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

- Perrymead, 16<sup>th</sup> or 17<sup>th</sup> Century house, two storeys, timber-framed refaced in brick under tile roof, heightened, altered and added to;
- The Old Police Station, possibly 17<sup>th</sup> Century, two storeys, timber-framed refaced in brick (18<sup>th</sup> or 19<sup>th</sup> Century) under tiled roof, much altered, front door replaced by window, plastic replacement windows;
- The Red House, 18<sup>th</sup> or early 19<sup>th</sup> Century house, Georgian style, two storeys, brick under hipped slate roof, sash windows, central door case with wooden porch;
- Woodstock Cottage, possibly 17<sup>th</sup> Century, two storeys, timber-framed, painted black and white;
- Tan House, 17<sup>th</sup> Century house, two storeys, crosswing at west end (T-plan) timber-framed, refaced in brick, timber frame exposed on east gable, an original bay window with diamond-shaped mullions and transoms on north side;
- Crown Inn, 17<sup>th</sup> Century, two storeys, timber-framed, refronted and rendered under hipped slate roof, central door case;
- Outbuilding east the Crown Inn, possibly a 19<sup>th</sup> Century brewhouse, sandstone rubble with brick dressings under slate roof, gabled loft doorway above central door at front elevation;
- Castle Barn, 17<sup>th</sup> Century barn (now houses), two storeys, timber-framed with rendered infill under tile roof, painted black and white, much altered with porches and windows (20<sup>th</sup> Century);
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