

South Carlton Conservation Area Appraisal



SOUTH CARLTON CONSERVATION AREA

A draft of this report was prepared in April 1989 for consultation purposes and was circulated for information and comment to local residents, and local and national organisations with conservation interests. The Conservation Area was designated in October 1989 and this document sets out the policy of the District Council for it.

SOUTH CARLTON CONSERVATION AREA

INTRODUCTION

- 1 In November 1969 the former Lindsey County Council designated, under Section 1 of the Civic Amenities Act, 1967, a Conservation Area in the village of South Carlton.
- 2 Section 277 of the Town and Country Planning Act 1971 (Amended) states that every local planning authority shall, from time to time, determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate such areas as Conservation Areas.
- 3 The District Council has reviewed the South Carlton Conservation Area for the following reasons:-
 - To determine if there are additional areas of the village which warrant Conservation Area status.
 - To resolve any anomalies in the existing boundary caused by subsequent development.
 - To produce an up to date base map.
 - To update the report to include the changes in Town and Country Planning legislation in recent years.
 - To give local publicity to the Conservation Area.
- 4 A survey has shown that there are minor alterations to the boundary that should be made to meet these criteria. The map with this report details these changes.

PLANNING POLICY

- 5 South Carlton has always been considered, in planning terms, as a small settlement in which only limited development should take place. Little development has taken place and there have been no dramatic population changes. The National Census of Population recorded 138 people in the parish in 1931, 1951 and 1961. By 1971 it had fallen to 110, and in 1981, 106.
- 6 The County Structure Plan, 1981, designated the village as one in which small-scale residential development will normally be permitted, provided that individual proposals are sympathetic to the nature, scale and density of existing development in the village. Present and future detailed development policies for the village are set out in policy documents available from the District Council.

HISTORY

- 7 The history of the village may go back for well over a thousand years. Its name is the significant historic survival, the suffix "ton" indicating that it was probably founded after the ninth century when the Vikings and the Danes began their invasions. It was one of a number founded in the protection of the Lincolnshire

Cliff escarpment, facing west, where springs would provide an adequate water supply. Its written history began with a mention in the Domesday Book after the Norman Invasion.

- 8 This early village survived the Great Plague, C1350, although in a smaller form. Its near neighbour, Middle Carlton, between North and South Carlton, did not, and vanished forever. Much of the site of this earlier village survives, the grass field around which the village road runs, and is protected as a Scheduled Ancient Monument. (See Map).
- 9 The present day houses and farms are built on sites that have been settled for centuries. There are a few survivals of these earlier ages. The Parish Church dates from the twelfth century. Pear Tree Cottage from the seventeenth, and there are six buildings dating from the eighteenth century. Most of the buildings are of the nineteenth century, indeed, there are only the Council Houses and one or two farm buildings of the current century, and in many ways the village appears frozen in time, around one hundred years ago.
- 10 There are two main reasons for this. Firstly, the village is a cul-de-sac, reached off Middle Street by descending a steep hill. To this extent it may be said to be "off the beaten track." Secondly, and most importantly, it has been in the protective ownership of the Monson family for generations, change has been carefully controlled, and there have been few development opportunities.

THE VILLAGE CHARACTER

- 11 There are a number of different features which make up the character of an area. Usually, these will involve a number of elements, most importantly, buildings, the spaces around them, and walls, hedges and trees.

Buildings

- 12 Buildings which are considered to be important in conservation terms will usually, but not always, be old. That is, of the eighteenth and nineteenth centuries or before. They will include all the buildings Listed as being of Architectural or Historic Interest, (Listed Buildings), in the area. Whatever its age, a building should exhibit a certain style. It should, even if it has been modernised, still appear to be an example of the style of building of the period.
- 13 The design of buildings changes with time, with changes in building techniques, materials and fashions. Many old buildings were built to conserve heat, with small windows and thick walls, facing south to catch the sun. The safety of their structure also depended on making as few holes in a wall as practicable. Central heating and modern techniques have changed all this. Gardens were, for the most part, places to grow vegetables and keep domestic livestock, chickens and pigs, so the house would be built at one side of the garden often right up against the road to maximise the production of food. Privacy in the home was not so important as small windows gave little opportunity for passers-by to see in. Now the demand is primarily for large areas of glass to let light and sun in; for

privacy the house now has to be set back in the garden, and the front at least becomes an ornamental landscaped setting.

- 14 In much of Lincolnshire this demand has been reflected in the modernisation of old cottages. Small to start with, they have often been extended, or two or three converted into one. Where they have been extended or altered they may have been rendered or painted in an attempt to hide a change in building material, or to make old brickwork more weather-proof. This, however, has not happened in South Carlton, to the advantage of the village appearance.
- 15 Similarly, modernisation has also resulted in the loss of certain traditional building features once common to the County, but this is not the case in South Carlton. Brick tumbling, where the hard end of the bricks is used along the top edge of a gable to avoid cutting a brick where, laid in horizontal courses, it reached the edge of a roof, survives on Anderson House. The vertical sliding sash window with its attractive proportions within a building elevation can be found in the village. Far more common in South Carlton, but not so in other villages nearby, is the close relation, the horizontal sliding sash, known as the "Yorkshire Light".
- 16 Last, but by no means least, are the materials of construction of buildings. In South Carlton, the predominant materials are limestone for walls and red clay pantiles on roofs, but there are also a few red brick buildings. Later alterations have seen the introduction of concrete tiles, for example, but the village is fortunate that there have been no later materials introduced that are at variance with the original colours.

Spaces

- 17 Spaces are very important in determining the character of an area. Spaces are not only defined by buildings but by the shape of the ground, and by features such as walls, hedges and trees, the latter individually, in groups and in woodland. Spaces are the open areas formed by their relationships.
- 18 Spaces come in all sizes, the largest and most important with a role in South Carlton's character is that enclosed by Fen Road, Middle Street and School Lane, the medieval village site, which is about 3.75 hectares, 9.25 acres, in area. Smaller spaces are, for example, created in gardens, and the views along roads. Other spaces are the open fields around the village edge, the green fingers of which penetrate between the houses to reach the village streets. Unusually for Lincolnshire, these fields are all grassed, cultivated plots being house gardens and allotments.

Other Features

- 19 Linking the buildings, their gardens and the various fields are hedges, walls and trees. In those parts of the village streets which are built up, principally by limestone walled buildings, the gardens are bounded by limestone walls. Where, between the buildings, there are fields alongside the roads, then hawthorn hedges are the principal feature. Alongside the roads in gardens and in the surrounding fields are many trees, in woodland as well as individual specimens.

- 20 Topography also plays its part in the village setting. Immediately to the east of the village the scarp slope of the Lincolnshire Cliff rises steeply some 30 metres. Both from Middle Street, along the Cliff edge, and from the road down to the village there are dramatic views over the village in the foreground and of the Trent Valley beyond. From the village, the slope restricts the view eastwards, and forms an attractive, grassy feature, dotted with trees grazing animals and shrubs.
- 21 Within the village itself the land still falls to the west although in a much less pronounced way. There is up to 15 metres difference between Fen Road and School Lane, which does have its effect, particularly along Fen Road and Middle Street.
- 22 South Carlton has a very strong identity. It has some features which are now rare in Lincolnshire villages, and it has a very attractive nature, probably seen at its best from the views over the village. The combination of limestone walls and pantiled roofs, set among the varying green textures of the fields, hedges and trees make it worthy for designation as a Conservation Area.
- 23 Conservation Areas are required to be clearly delineated, and usually there will be obvious physical features along which a boundary line may be drawn. Elsewhere, there may be a "grey area", but the general rule of thumb is to include land or buildings if it does add, or could be made to add, to the character of the area, otherwise, it is left out. It is by using these criteria that the boundaries have been drawn.
- 24 Just because a building, space or tree, or other feature has been left out does not mean that it is not important in itself. It simply means that its surroundings do not have that overall character that justifies Conservation Area designation

THE CONSERVATION AREA

- 25 The Conservation Area boundary has been drawn as indicated on Map 1. The boundary follows fixed points on the ground, or a straight line between fixed points. This is designed to overcome any conflict over the exact extent of the Area.
- 26 Essentially, the Conservation Area includes much of Middle Street, School Lane, and Fen Road, the houses, farms, gardens and hedges alongside them, and the grassed site of an earlier village surrounded by these three roads.

Note: The number in brackets in the text after a building is the number given to that building in Appendix 1 and on the map at the end of this report.

Middle Street

- 27 Middle Street falls gently from east to west, meandering slightly as it does so. It is the only village street that is built upon both sides. The older buildings along it are, with one exception, all limestone walled, and with two exceptions, pantile roofed. In the middle of its length are a group of buildings with tree filled

gardens that are particularly attractive. Cedar Farm (8), Anderson House (11), and Pear Tree Cottage (12), are all Listed Buildings. Pear Tree Cottage, dating from the late seventeenth century, is the oldest surviving secular building in South Carlton. Its steeply sloping roof may have once been thatched. Cedar Farm is a large, late eighteenth century farmhouse, that takes its name from the magnificent cedar tree that stands in its front garden. Anderson Farmhouse is another eighteenth century house, with the only example of tumbled gables in the village, a traditional Lincolnshire architectural feature.

- 28 At both ends of the street are working farmyards, both based on a complex of nineteenth century stone and pantile buildings, and both with more recent twentieth century buildings (7, 15 & 16). Although these larger, later buildings predominate, enough is left of the former, and in such a position, to be identified as Important Buildings (see Appendix 1). The reason for this is the important contribution of other building materials to the character of the village, and for this reason, and to partly screen the activities that take place behind them, their retention is to be encouraged.
- 29 Another building well worthy of note is the very recent conversion of a barn and outbuildings off the south side of the road into a house (9). The conversion has been tastefully carried out, the building fits into the landscape extremely well, and it can be taken as a model of how such conversions can be achieved

School Lane

- 30 Apart from around the junction with Middle Street, School Lane has development along its western side only, facing over the site of the medieval village. With one exception, the buildings are all of the nineteenth century, although some may stand on the site of earlier ones. The exception is that at the north end. The Bungalow (26), which although modernised in recent years, dates from the eighteenth century, and was thatched until at least the mid 1960's.
- 31 At the south end of the street is Hawthorn Farm (19), and its associated buildings to the north (20). As a group these are very important. They are built of similar materials and in a similar architectural style in that their roofs are all half hipped. The stone roadside wall alongside them is another strong unifying feature. It is important for the character of the village that this strong architectural style and bond is not lost.
- 32 Probably the most important building, both historically and architecturally is the former Primary School (23), now used as a private Kindergarten. It is a Listed Building, bears the Monson Coat of Arms, and was built in 1876. It was known originally as the Monson Free School, founded by the family in 1678.
- 33 There are very few individual trees on School Lane, but what few there are are important. The effect of this is that the buildings here are very prominent in the landscape viewed from the Cliff top.

Fen Road

- 34 Fen Road is a street of contrast, village at one end, country house



Cedar Farm, with its magnificent cedar tree

Vine Cottage and Walnut Tree Cottage



in the centre, and open fields at the other, and again, all development along it has taken place around the outside, looking in towards the centre.

- 35 At the western end of the Road is a cluster of mainly stone built cottages, most with pantiled roofs. They are mainly of the nineteenth century, although the two nearest to the Church, Bluebell Cottage (32) and Brick Cottage (31) are eighteenth century. The former was once a barn, and the latter one of the village's few brick buildings, as its name implies. The road drops fairly steeply here by the houses adding another dimension to the appearance of the area.
- 36 Between the cottages and the Manor House is the Parish Church (1), set back from the road, and with its small spire poking above the surrounding trees and buildings. It dates from the 12th Century, but was rebuilt and remodelled in 1859. The Monson mortuary chapel, behind it, was built in 1851. Inside the Church is the large marble tomb of the 6th Lord Monson, and remainders of the First World War South Carlton Airfield, which was built on the hill top above the village. Outside is a sundial on the south wall, and adjacent to the porch a gravestone which is protected as a Listed Building, of 1752.
- 37 Immediately to the east of the Church is the Manor House (2), a large early eighteenth century house of stone with a plain tiled roof. It sits in tree filled grounds through which the road has the appearance of passing. Adjacent to the road here, are two tree girt ponds, which provide homes for a variety of wildlife.
- 38 Apart from one house, the red brick and tile late nineteenth century Chartfield House (5), the remainder of the road runs between Hawthorn hedges and grass fields.
- 39 Taken as a whole, the village has a very strong character that could so easily be upset by any unsympathetic development. Careful consideration should be given to the appropriate re-use or conversion of any building which becomes redundant, particularly the various farmbuildings on Middle Street and School Lane.

POLICIES AND ACTIONS FOR CONSERVATION

- 40 Planning legislation is enshrined in various Acts of Parliament. To set it out in detail would make this report unduly long, and perhaps confuse the Conservation issues with others. With this in mind the following paragraphs have been written solely to relate to South Carlton Conservation Area, and the ADDITIONAL controls on development conservation area status imposes. For more detailed information on particular aspects of relevant legislation, readers are invited to contact the Planning Department.
- 41 Within the Conservation Area the following policies and actions will be pursued by the District Council. The emphasis is on control rather than prevention but to ensure that any new development accords with its special qualities.

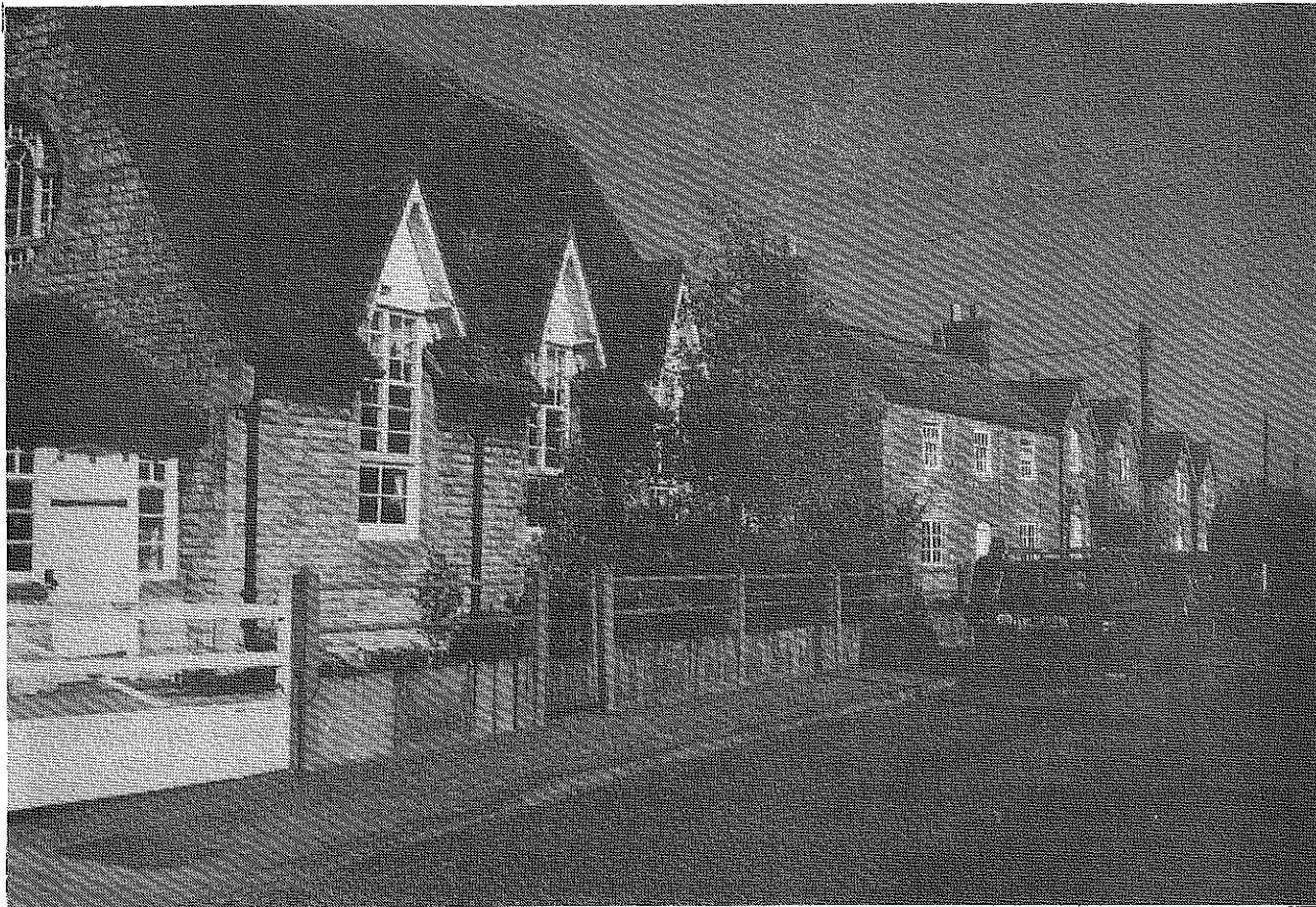
Planning Applications

- 42 In a Conservation Area, planning applications are required for extensions to dwellings that will exceed the cubic content of the original by more than 50 cubic metres or 10%, whichever is greater. (Outside a Conservation Area the requirement is for extensions which exceed 70 cubic metres, or 15%). It should be noted that in a conservation area, any building erected within the curtilage of a dwelling with a cubic content greater than 10 cubic metres shall be treated as an enlargement of the dwelling when calculating cubic content.
- 43 Planning permission must also be sought for:
- a the cladding of any part of the exterior of a dwelling with stone, artificial stone, timber, plastic or tiles;
 - b the enlargement of a dwelling consisting of an addition or alteration to its roof;
 - c the provision within the curtilage of a dwelling of any building or enclosure, swimming or other pool required for the private use of the occupier with a cubic content greater than 10 cubic metres.
- 44 Any application for planning permission for development that, in the opinion of the Council, is likely to affect the character or appearance of the Conservation Area will be advertised for public comment. In this event, there will be a period of 21 days within which people can respond, and any comments made will be taken account of by the District Council in reaching a decision. Such planning applications will usually be within the area, but they may also be outside, on the fringe of the area.
- 45 The acceptability or otherwise of any proposed new buildings within the Conservation Area will, in many cases, depend on the detailed siting and external appearance of the buildings and the material to be used in their construction. The Council may therefore refuse to consider outline applications. Additional information may be required indicating any or all of the following; siting, design and materials of construction of any proposed building works.
- 46 Applications for new uses or changes of use will be granted permission only if it is considered that the proposed use will not detract from the appearance and character of the Conservation Area, and where all other criteria can be satisfied. The District Council may require an applicant to submit additional details in support of an application to enable them to reach a decision.
- 47 The Town and Country Planning General Development Order 1988, sets out several cases of development which may be carried out without the need to seek planning permission. These works are usually called "permitted development", and include such matters as painting, the installation of new windows and doors, the placing of shutters alongside windows and the rendering of walls, and other minor works. These rights do not always apply to Listed Buildings which are covered by separate legislation. However, it is possible to rescind specified types of "Permitted Development" such as

those outlined above, if the local authority are prepared to make a Direction under Article 4 of the above Order. An "Article 4 Direction", as it is known, has to be confirmed by the Secretary of State for the Environment, and there has to be a large measure of local support for the additional controls. The District Council do not consider that at this time there are sufficient reasons to impose any further controls within South Carlton, but the option is there if needed. It should also be noted that an Article 4 Direction can be made anywhere, not just in a Conservation Area.

Siting, Design and Materials

- 48 The building lines to which the frontages of existing buildings are constructed may be important to the character of the area and any new development or modification to existing development may be required to accord with the existing building lines, unless there is a good and clear aesthetic justification for not doing so.
- 49 The design of, and materials to be used in, new buildings or in extensions to existing buildings should, in form, colour and texture, be in harmony with the traditional buildings in the Conservation Area. In effect, this means the use of local stone for walls, with usually red pantiles for the roof. However, depending on siting, there may be exceptions to this, where, for example, red brick or slate may be acceptable.
- 50 The external painting of walls has been avoided in South Carlton and in the future should be avoided wherever possible. One of the most significant characteristics of the village is the exposed stone and brickwork of its buildings. External painting requires regular maintenance which, if it does not take place, can lead to buildings becoming unkept in appearance, to the detriment of the surrounding area. It is more in keeping with the village environment to clean, repair and repoint existing walls without painting. There is no planning control over the colour that the doors and windows of individual properties are painted.
- 51 The proportion of door and window sizes in an elevation is of great importance in the creation and maintenance of building character and quality. When alterations are contemplated the size and shape of the aperture should be retained, with windows of traditional design and modern construction inserted wherever possible. Traditional design means windows of a style to reflect the age and design of the original appearance. The replacement of traditional windows with modern double glazed units presents particular problems. In these, any glazing bars are often sandwiched between flat plates of glass, and the proportions of making new frames to match existing can be a problem. On sensitive buildings, therefore, it is better to consider secondary double glazing as an alternative.
- 52 The addition of shutters alongside windows is not to be recommended. This is not a traditional detail of Lincolnshire buildings and can spoil the proportion of an elevation. In addition, they increase the burden of maintenance requiring regular repainting, and introduce unnecessary clutter to the detriment of the appearance of the building.
- 53 Before the details of the design of new buildings and extensions to



The former Primary School, School House and School Row

Brick Cottage, and Wren House



older dwellings are prepared, developers and/or owners are urged to contact the Council's Planning Department to discuss the proposals.

Buildings within Conservation Areas

- 54 It should be noted that in addition to the provision made for controlling the demolition and alteration of "listed" buildings, the Town and Country Amenities Act 1974 requires that within Conservation Areas, consent is obtained from the District Council before buildings, or parts of buildings, are demolished.
- 55 Permission from the District Council, called Conservation Area Consent, will be required for demolition of:-
- * Any building or part of a building with a total cubic content of more than 115 cubic metres (except for a Listed Building, see para 58 below)
 - * Any gate, wall, fence or railing which is more than 1 metre high if abutting a highway (including a public right of way) or, elsewhere any gate, wall, fence or railing which is more than 2 metres high.
- 56 If, in the opinion of the District Council, the proposed alteration of any building not Listed as being of Architectural or Historic Importance, (ie a Listed Building), is likely to detract from its appearance, or the appearance of the area, the Council will consider making a Building Preservation Notice, which then applies for a six months period the same control to the building as if it were Listed. This allows time for the Secretary of State to decide whether the building should be placed on the Statutory List of Buildings of Architectural or Historic Interest.

Listed Buildings

- 57 The fact that a building is listed as being of special architectural or historic interest does not mean that it will be preserved intact in all circumstances, but it does ensure that the case for its preservation is fully considered, through the procedure for obtaining listed building consent. This applies to all Listed Buildings, whether they are within a Conservation Area or not. Appropriate alterations to Listed Buildings may be given consent.
- 58 Anyone who wants to demolish a listed building, or to alter or extend one in any way that affects its character, must obtain 'listed building consent' from the District Council. The procedure is similar to that for obtaining planning permission. (Details can be obtained from the Planning officer).
- 59 It is an offence to demolish, alter or extend a listed building without having first obtained listed building consent.
- 60 Anyone wishing to redevelop a site on which a listed building stands will need both Listed Building Consent for the demolition, and planning permission for the new building. Planning permission alone is not sufficient to authorise the demolition. Similarly, anyone wishing to alter a listed building in a way which would affect its character, and whose proposed alteration amounts to development for which specific planning permission is required, will also need to

apply for planning permission and for listed building consent. This can include external painting.

- 61 If an application for listed building consent is refused by the local planning authority, or granted subject to conditions, the applicant has a right of appeal to the Secretary of State.
- 62 Many churches are of special architectural or historic interest, and are listed as such. But so long as they are used for ecclesiastical purposes they remain generally outside the scope of the listed building controls described in this pamphlet. Listed building consent is not required, for instance, for works to a listed ecclesiastical building which is remaining in ecclesiastical use.
- 63 The owner of a Listed Building for which Listed Building Consent, involving a measure of demolition, has been granted, is required to give one month's notice of his intention to carry out the work to the Royal Commission on Historical Monuments so that they may be able to make such records of the building as may be necessary. Listed Buildings within the Conservation Area are included in Appendix 1.

Grants for the Repair and Maintenance of Buildings

- 64 Within the limits of such funds as may be afforded from time to time, under the Local Authorities (Historic Buildings) Act 1962 the District Council will consider making grant-aid available towards the repair and maintenance of older buildings. Buildings do not have to be Listed as being of Special Architectural or Historic Interest (ie a Listed Building), but they must, in the opinion of the District Council, be of importance in the local street scene. The amount of grant-aid made available is usually related to the excess costs incurred by the owners in their maintenance and repair arising from the use of special materials or workmanship to preserve their character and appearance. Potential applicants are advised that no works should be carried out before approval for grant-aid has been confirmed. Those buildings which are considered to be most important in contributing to the character of the Conservation Area are set out in Appendix 1, but there may be other buildings, both inside and outside the Area, on which work may be grant-aided.

Other Grants

- 65 The District Council have a scheme of grant-aid to support work which will result in environmental improvement, the number of schemes in any one year being limited by the funds available. The type of work which can benefit from this is not specified because of the great variety of projects which can achieve the desired results. Projects can be identified by an individual, local organisation, Company, Parish Council or the District Council. The main criteria is that some local improvement must be achieved or the preservation of an existing attractive environment which is under threat. An applicant, landowner, or the sponsoring organisation is expected to make a financial contribution also. Each application is treated on its individual merits. Details are available from the Planning Department.
- 66 The District Council promote the planting of trees throughout the

District through their Tree Planting Scheme. Details are available from the Planning Department.

Trees

- 67 It should also be noted that the Town and Country Amenities Act 1974 makes provision for the protection of trees in Conservation Areas which are not covered by Tree Preservation Orders, by requiring that anyone intending to cut down, top, lop, uproot, damage or destroy any such trees shall give the District Council six weeks notice of their intention to do so. This gives the District Council the opportunity to consider the making of a Tree Preservation Order, where appropriate. The Council will look most carefully at development which is likely to affect existing trees and may require tree planting, in connection with new development:-

Public Participation

- 68 Although the District Council has powers of control in Conservation Areas, the success of such areas depends to a large extent on the willingness of the general public, particularly those living and working within Conservation Areas, to participate with the planning authority in furthering the aims of conservation. In this respect the planning authority will always be willing to offer help or advice to any member of the public on any matter concerning conservation. It is in the interests of the local population to do this as it protects their village environment, the immediate surroundings of their home, and may enhance the value of property.

Enhancement

- 69 Section 277(8) of the Town and Country Planning Act requires that planning authorities shall pay special attention to the desirability of enhancing the character of Conservation Areas. The District Council envisage that apart from opportunities which might arise from time to time for the promotion of a particular improvement, generally such schemes will be promoted locally, taking advantage of the funds available as set out in paragraphs 64, 65 and 66 above.
- 70 Paragraph 28 refers to the predominance of modern farm buildings on Middle Street. That at the eastern end of the street is particularly prominent in the landscape viewed from the Cliff edge and from the road leading down the hillside to the village. A tree planting scheme on the fringes of the farmyard would break up the mass of the building and lessen its adverse effect.

SOUTH CARLTON CONSERVATION AREA

Important Buildings

This list includes all those buildings which by virtue of their design and their materials contribute most strongly to the character of the area. They include all the buildings Listed as being of Architectural or Historic Importance within the Conservation Area.

Numbers refer to map

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| 1 | Church of St John the Baptist and the Monson Mausoleum | Parish Church and Mausoleum. West tower, nave, chancel, north and south aisles, north chapel with mortuary chapel beyond. Church has work of the 12th, 13th, 14th, 15th and 16th Centuries, and was remodelled in 1859. The mortuary chapel was built in 1851. Coursed limestone rubble with a banded slate roof. Listed Building. |
| 2 | The Manor House | Early C18 house with late C18 and C20 alterations. Coursed limestone rubble with ashlar quoins and dressings. Raised stone coped gables, plain tiled roof. Three brick chimney stacks. 2-storey with attics. Central panelled door with fanlight, sash windows. Listed Building. |
| 3 | Garage and store | Single storey C19 outbuildings, now garage and store. Limestone walls with red brick dressings. Hipped pantile roof. |
| 4 | Garages | Late C19 single storey stone and pantile outbuildings. Now three garages. |
| 5 | Chartfields | Late C19 house, 2-storey and attic. Red brick with red tiled roof and red brick chimney stacks. One ground floor bow window, contemporary C19 windows. |
| 6 | Garage and outbuildings | Single and 2-storey range of red brick and tile outbuildings. Late C19. |
| 7 | Farmbuildings | Range of mid C19 farmbuildings, comprising from left, stables with one gable end and one half hipped, open fronted cart sheds in centre, and 2-storey barn and single storey shed along rear. All limestone walls with pantiled roofs. |
| 8 | Cedar Farm | Late C18 farmhouse. Coursed limestone rubble with ashlar quoins and red brick |

- dressings. Raised stone coped gables, pantiled roof with two brick gable stacks. 2-storey front, off centre planked door with ogee headed lattice ironwork porch. Sash windows with brick arches. At rear a single storey and attic wing, central 6-panel door with lattice ironwork porch. Casement windows, two roof dormers. Listed Building.
- 9 Barns Former barn and outbuilding, C19, converted to a dwelling C1985. Limestone walls with red brick dressings, pantiled roof, former barn doorways now glazed.
- 10 Range of C19 farmbuildings, part 2-storey, limestone walls with pantiled roof. Some red brick dressings.
- 11 Anderson House C18 farmhouse, coursed limestone rubble with ashlar dressings. Brick coped tumbled gables, pantiled roof with two brick gable stacks. Central 6-panelled door, sash windows. Listed Building.
- 12 Pear Tree Cottage Late C17 cottage with minor C20 alterations. Coursed limestone rubble, raised brick coped gables, steeply pitched pantile roof with three gable stacks. Single storey front with garret and single storey wing to left. Off centre 6-panelled door, casement windows with timber lintels. Listed Building.
- 13 Outbuildings Two and single storey C19 outbuildings. Limestone walls with pantile roof.
- 14 Vine Cottage and Walnut Tree Cottage Early C19 pair of semi-detached cottages. Coursed limestone rubble, brown concrete tiles with red brick stacks. One sliding casement to left, other windows modern casements, all under red brick arches.
- 15 Farmbuilding Single storey C19 farmbuilding. Limestone walls, pantile roof, stone arches to windows.
- 16 Farmbuildings Group of C19 limestone farmbuildings, all single storey, with pantile roofs. That to centre has one half hip, otherwise all have gables.
- 17 Sunnyside Late C19, 3-storey house. All in red brick with slate roof, casement windows. All openings have brick arches. Brick gable stacks.

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| 18 | East View, Rose Cottage and West End | Row of three 2-storey cottages, late C19. Coursed limestone walls and stacks, red tiled roof. On front elevation East View and 1st floor of West End have horizontal sliding sashes, otherwise C20 casements. |
| 19 | Hawthorn Farm | Late C19 farmhouse. Coursed limestone walls, double half hipped, pantiled roof with valley. Single storey stone porch to south elevation, brown brick chimney stacks. Casement windows, those on 1st floor front with dummy dormers above. |
| 20 | Outbuildings | Two late C19 stone and pantile outbuildings. One north gable to south building, otherwise half hipped roofs. |
| 21 | Farmbuildings | Group of late C19 farmbuildings comprising single storey cartsheds and stores with detached 2-storey barn. All have limestone walls, and pantiled, half hipped roofs. Barn has ground floor cartshed, upper storey reached by external stairs on south side. |
| 22 | Yew Tree Cottage | C19 house, 2-storey, limestone walls, pantile roof with red brick stacks. Two horizontal sliding sash windows to street, otherwise C20 casements. |
| 23 | Kindergarten | Formerly the Monson CE Primary School. Founded in 1678, the present Monson Free School was built in 1876. Single storey, limestone walls with ashlar dressings. Steeply pitched plain tiled roof with gable ends. Lower hipped porches at either end. Three tall windows to street, through eaves with weather boarded gables over. Inscribed stone with coat of arms to left. Circular windows in gable ends. Listed Building. |
| 24 | School House | Early to mid C19, 2-storey cottage. Coursed limestone rubble, with pantiled roof with red brick stacks. Plank door in centre with red brick arch over. Casement windows. |
| 25 | School Row | Two pairs of semi-detached houses. Late C19. Coursed limestone walls, slate roofs. Casement windows under stone arches. Brown brick chimney stacks. |
| 26 | The Bungalow | C18 cottage, 1-storey with attic. Coursed limestone rubble with pantile roof, central ridge chimney stack. C20 |

- casement windows. Coat of arms on south elevation. Single storey stone and pantile outbuilding adjacent with red brick stacks.
- 27 Hillside Cottage Early C19 house. Coursed limestone rubble, pantiled roof with stone coped side gables. Ground floor sash windows, first floor C20 casements, all with stone lintels and pilasters.
- 28 Chartfields Cottage Early C19. Coursed limestone rubble, pantiles, ground floor has cambered brick arches. One horizontal sliding sash to right on ground floor, other windows casements.
- 29 The Pheasantry, Edmund Cottage and Romaine Cottage Row of three late C19 houses. Coursed limestone rubble with brown concrete tiles. Four stone chimney stacks. Horizontal sliding sash windows under stone arches.
- 30 Wren House Early C19 house, coursed limestone rubble, pantiled roof. 1-storey with attics. Two flush sash windows to ground floor under flat arches, three C19 gabled dormers. Red brick chimney stacks.
- 31 Brick Cottage House dating from C18. Red brick, hipped pantiled roof. 2-storeys, first floor band. Casement windows under cambered arches, modern closed wooden porch.
- 32 Bluebell Cottage Former barn, now cottage. C18 with C19 alterations. Coursed limestone rubble with ashlar quoins, part hipped pantile roof with single ridge and gable stacks. Single storey with attic. First floor, three dormer windows. Listed Building.
- 33 Gravestone 1752, Ashlar, to William Sander. Listed Building.

■ Important Buildings
(Numbers refer to Appendix 1).

□ Conservation Area

--- Previous Conservation Area Boundary where different.

== Scheduled Ancient Monument

