

The Listed Buildings of Welford-on-Avon

Introduction

Welford-on-Avon has sixty-six entries on the statutory list of buildings of special architectural or historic interest, and the great majority of them describe the same thing: a small seventeenth-century house of oak framing on a stone plinth, one storey and an attic, under a steep roof of thatch or tile. The typescript of the list kept in the Society's archive at 47/1–66 counts one building at Grade I (the Church of St Peter), one at Grade II* (Cleavers in Church Lane) and the rest at Grade II. Forty-five of the sixty-six items are dated to the sixteenth or seventeenth century, and twenty-six are thatched. Few villages of Welford's size in south Warwickshire keep so much of their early fabric, and fewer still have it so evenly spread along their streets.

This essay is about those buildings: what they are, when they were listed, what the inspectors saw in them, and what the village's own papers add to the official descriptions. It draws almost entirely on the scanned archive of the Welford and Weston Local History Society. Folder and item numbers are given in brackets, so that (47/14) means Folder 47, item 14, and readers can go straight to the source.



What listing means

Listing is the national system, begun under the Town and Country Planning Act 1947, by which the government records buildings of special interest and requires consent before they are demolished or altered in a way that affects their character. A listed building is protected whole: inside and out, with any structure fixed to it or standing within its curtilage. The grades express relative importance. Grade I marks buildings of exceptional interest, Grade II* particularly important buildings of more than special interest, and Grade II the great bulk of buildings of special interest.

Welford's papers record an earlier grading too. The 1962 county planning report counted fifty-four listed buildings in the parish, twenty-eight at Grade II and twenty-six at Grade III (19/44). Grade III was a non-statutory category, a list of buildings the inspectors thought worth noting but which did not then carry legal protection. The Local History Society's 1983 review still used it, marking proposed additions as "III" (10/32). Many of those Grade III cottages appear on the modern list with a first-listing date of 1972, which suggests (though no paper in the archive says so outright) that the 1972 resurvey raised them to Grade II.

The sources

Four documents carry most of this essay. The first is the typed copy of the statutory list at 47/1–66, a 29-page photocopy arranged alphabetically by building name, with a yellow

archive sticker against each entry. It gives the year each item was first listed and the full modern description, in the clipped house style of the list ("C17" for seventeenth century, "GV II" for group value, Grade II).

The second is an older typescript at 13/02: pages 160–178 of list number 2396, the list issued on 6 February 1952 and extended on 5 April 1967. Its descriptions are shorter and more opinionated, and they carry handwritten corrections as house names and street names changed. Its surveyor opened with a judgement that sets the tone for everything after it: "This is an extremely pretty and well-known village but it is now residential in character and a large number of cottages have been somewhat over-restored."

The third is the Local History Society's own review of the list, sent to the Parish Council on 17 December 1983 (10/32). It proposes about twenty-three additions, from the Bell Inn to "Workhouse Row", and adds notes on each building's history that the official descriptions do not contain.

The fourth is the Welford-on-Avon Conservation Area Study prepared by Alan Smith and Partners for Stratford-on-Avon District Council in July 1992 (15/08). It reprints the listing extracts by map reference and illustrates most of the listed buildings with photographs, many of which are reproduced here. Its pictures are hard-contrast photocopies, but they are the most complete photographic record of the listed buildings in the archive.

Around these four sit the church histories, house histories, sale particulars, appeals and newspaper cuttings that the Society has gathered over fifty years. Where they disagree with the list, or with each other, the essay says so.

How the essay is arranged

The next section traces the listing campaigns from 1952 to 1997. The essay then walks through the buildings: the church and its churchyard, the maypole, the cottages of the village core, the larger houses and farmhouses, and the inns, mill, bridge and other structures. Two thematic sections follow, on materials and craft and on change and protection. A gazetteer at the end lists every entry with its street, date, grade and archive reference.

The listing record, 1952 to 1997

Welford's buildings were listed in four main campaigns: 1952, 1967, 1972 and 1997. The modern typescript gives a first-listing year for all but three entries, and the pattern is clear (47/1–66).

First listed	Entries	Examples
1997	4	The Old Forge; K6 telephone kiosk; Bruton/Newland monument; chest tombs south of the church
1988	1	Coopers Cottage (formerly The Close Cottage), Chapel Street
1987 (typed "1897")	1	Barn north of Manor Farmhouse, Chapel Street
1972	28	Sefton Cottage, The Ashes, The Hollies, Virginia Cottage, Sykes Cottages, Watermill Cottage, Manor Farmhouse
1967	9	Church of St Peter; lych gate and churchyard wall; the Maypole;

1952	19	Cider Mill House; Low Thatch; The Shakespeare Cleavers, The Old Rectory, Tenpenny, Wincote, Chapel Row, Tudor Vale, Four Gables, The Scullards
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Three entries carry no year in the typescript: two churchyard tomb entries whose heading lines were lost in copying, and Glebe Cottage. One entry, the barn north of Manor Farmhouse, is typed "first listed 1897", which must be a slip for 1987: listing did not exist in 1897, and the barn's conversion to a house is described in the entry itself (47/6).

The first list, 1952

The first Welford list was issued on 6 February 1952, as part of list number 2396 for the Stratford-on-Avon Rural District (13/02). It concentrated on the oldest and most picturesque cottages around the church, along Boat Lane and Chapel Street, and on the handful of polite houses: Cleavers, The Rectory, Tudor Vale and Four Gables. The surveyor's descriptions are brief, usually three or four lines, and they record features that the later list ignores. Tenpenny was "a very small timber frame dwelling previously an outhouse"; The Cottage in Boat Lane was "over restored with modern bay windows" but had a "picturesque projecting chimney"; Flower Cottage had "formerly" been called "Cabeen" (13/02).

The 1967 additions

On 5 April 1967 the list was extended to take in the Church of St Peter, the lych gate, the maypole and a group of High Street and Chapel Street buildings (13/02). It seems strange now that the parish church was not on the first list. The likely reason is that churches in use were then covered by ecclesiastical exemption and the Church's own faculty system, and were often added later. The church entered the list at Grade B, the old grading for Anglican churches, which was later converted to Grade I.

The 1967 surveyor wrote with feeling about the High Street. Of Low Thatch, opposite the maypole, he said that its "lattice casement windows are a very picturesque background to the Maypole, and they merit more careful restoration than has previously been given to most of the cottages in this village". Of Cider Mill Cottage he wrote, approvingly, "Unspoiled by restoration. Important position in centre of village" (13/02).

The 1972 resurvey

The largest single campaign came in 1972, when twenty-eight entries were added or re-described (47/1–66). The 1962 report's twenty-six Grade III buildings (19/44), and the Society's continued use of Grade III for houses such as Sefton Cottage and The Hollies in its working copy of the old list (10/32), suggest that 1972 was partly an upgrading of cottages already noticed. It was also the moment when the descriptions became longer and more systematic, with plan form, roof covering, chimney positions and window types set down for each house. Sefton Cottage, for instance, was listed on 2 August 1972, with the Historic England list entry number 1382851 recorded in the Society's notes.

The Society's review, 1983

By 1983 the Local History Society felt the list was out of date. Its secretary, S. J. Wilshaw, wrote to the Parish Council chairman, R. Webb, on 17 December 1983, enclosing "a copy of the current list with suggested additions and alterations" and asking the Council to request a further survey (10/32). The letter admits that "some buildings, not necessarily of architectural or historic interest, have been added in order to protect the character of the village".

The proposals are a portrait of what villagers valued. They include the Bell Inn, where "auctions, Court Leet, village meetings used to be held"; Grafton Stores and the Post Office, "once a bakery"; Workhouse Row, "3 cottages, now dilapidated but of historic interest. Once a workhouse"; the Cress Farm barn, where "strolling players known to have performed"; Glebe Cottage, "one of the oldest in the village. Originally a priest's house"; and the Forge in Chapel Street, added in blue ink. The Corn Mill, on the other hand, was marked "Delete? Now converted to a dwelling house" (10/32).

Some of these proposals succeeded. Coopers Cottage was listed in 1988, and The Old Forge in 1997, fourteen years after the Society first named it. Others did not: the Bell Inn, the post office and the Church Lane terrace remain unlisted, though they sit inside the conservation area.

The 1997 additions

The last campaign came in 1997, when the churchyard monuments (dated 18 March 1997 in the typescript), the K6 telephone kiosk and The Old Forge were added (47/1–66). These reflect a national change in what listing was for. By the 1990s English Heritage was listing street furniture, tombs and the better examples of twentieth-century design, and Welford's kiosk was caught up in a national campaign to protect Sir Giles Gilbert Scott's K6 boxes as BT replaced them.

A building that drops out

One entry on the old list is missing from the new one. The 1952 list included the "Barn at Vine House", described as a "barn of square timber framing. A few panels of plastered wattle and daub infilling remain. Thatched roof" (13/02). The 1983 review still has it (10/32), and so does the 1992 study (15/08, Map Ref 36). But the later typescript at 47/1–66 has no entry for it. The archive does not say whether the barn was demolished, rebuilt or removed from the list, and the question is worth following up.

St Peter's Church and its churchyard

The Church of St Peter is Welford's only Grade I building and the oldest structure in the parish. Its list entry is the longest in the typescript and reads as a short architectural history: "c1330-40 nave and lowest stage of tower, which has early C13 middle stage and C15 top stage; c1330-40 chancel; aisles altered late C14; 1866-7 restoration by Sir G G Scott" (47/14). Under that summary sits a building of the twelfth century. The list itself notes a blocked round-headed entrance in the north aisle, small round-headed west lights to both aisles and the tower, and a twelfth-century inner doorway to the south porch "altered C15 with zig-zag moulding".

The summary contains a small puzzle. A tower whose lowest stage is dated c1330–40 cannot sensibly have an early thirteenth-century stage above it. The older list is plainer: "C12 in origin with a mid C14 chancel. West tower heightened in C15" (13/02). The likeliest reading is that the lower tower is twelfth-century work like the rest of the Norman church, and that the "c1330-40" belongs to the nave windows and chancel. Readers comparing the two lists should treat the modern one's tower dates with caution.



FIG. 2.

Inside the church

The list entry describes a two-bay chancel with a lean-to north vestry, a two-bay nave with lean-to aisles, a west tower and a south porch (47/14). The nave arcades have "single-stepped round arches on round piers with scallop capitals", the classic late Norman detail. The chancel has a scissor-truss roof, a sedile recess and an ogee-headed piscina.

The fittings are listed with care. There is "an early C17 timber pulpit with flared base and fielded panels"; a "C13 font bowl with caps and bases to 4 shafts, now with C17 balusters"; a war-memorial chancel screen of about 1920 "with vine trail cornice and brattishing"; a slab indented for the brass of a fifteenth-century priest; and pieces of late fourteenth- or early fifteenth-century glass re-set in the south chancel windows in 1936 (47/14). On a south-aisle buttress is an inset stone with a shield and the graffito "IR 1673".

The font is a good example of how village tradition and the list part company. Church guides and a 1975 newspaper article call it Saxon, a survivor of the first church on the site (13/25). The list, the Victoria County History and a surveyor's report of 1948 all date the bowl to the thirteenth century. The 1992 study splits the difference, saying the first church was built in 1069 "but now only the font bowl remains" (15/08).



FIG. 4.— NORTH DOOR : NOW WALLED UP.

The church before Scott

C. J. Woodward's "Notes on Welford Church", read in March 1907, includes a rare memory of the church as it was about 1850 (26/10). He describes "the brilliantly painted Royal Arms over the chancel arch", high square pews allotted to houses in the parish, two galleries, one for the school-children and one for the village band, and singing led by Mr Strong the grocer to bassoon, fiddle, clarionet and two flutes. His brother's drawings of the interior and exterior record the building before Sir George Gilbert Scott restored it in 1866–7.

Woodward also prints a description of the fabric by J. A. Cossins, who found the exterior "uninteresting, not to say depressing", because it was "covered... from the ground to the very top of the battlements of the tower, by Staffordshire cement of a sickly yellowish hue"

(26/10). Cossins dated the church to the end of the twelfth century from the pointed tower arch combined with scalloped capitals. He noted the blocked north door and the south doorway's "undercut chevron ornament of a rather unusual and extremely effective character". This is the zig-zag moulding that the list still records.

The fire of 1884

Early on Saturday 13 December 1884 the tower caught fire. Woodward quotes the Stratford-upon-Avon Herald of 19 December: the Stratford fire brigade arrived to find the flames "had obtained a complete mastery of the tower", whose three oak floors and lead roof fell before water could be passed up from the river in buckets (26/10). The bells were cracked and the clock destroyed. "It is conjectured that the fire was due to carelessness on the part of the ringers, who, on the night previous to the outbreak of the fire were practising for Christmas." Later sources sometimes misdate the fire to 1866 or 1888, but Woodward's newspaper account fixes it.

Stripping the render

The yellow cement that Cossins disliked stayed on the church for most of the twentieth century. The 1967 list still describes the church as "faced in yellow roughcast with stone quoins left visible" (13/02). In January 1975, at the start of European Architectural Heritage Year, the Evesham Journal reported that the church council planned to strip the cement plaster, there "since about 1890", and return the building to its fourteenth-century appearance (13/25). Tower repairs, prompted by a dangerous pinnacle, had cost £3,500. The honorary architect, Winston Walker, said that in its unpainted form the plaster was "quite alien to this village". The modern list, describing "coursed limestone and sandstone rubble and ashlar dressings", records the church after that work (47/14).



The lych gate and churchyard wall

Welford's lych gate was long claimed as the oldest in England. The 1952–67 list described it as "late C14/early C15 timber framing with open curved shaped braces. 2 bays. Tile roof" (13/02), and the 1992 study repeats the local claim that it was "reputedly the oldest in England dating from the 14th century" (15/08). Other sources give dates from the thirteenth to the fifteenth century.

By the mid-1960s it was unsafe. An appeal letter from the Rector, K. A. Gray, and churchwardens H. S. Hopkins and W. R. Hawkins in August 1966 explains that the lych gate had been "declared unsafe and taken down", after being photographed and drawn, and that the plan was "an exact replica" reusing original materials where possible (09/05, 09/09). The letter calls it "this Welford feature, well known for over six hundred years". The joint appeal, with a churchyard extension, sought about £1,200.



The modern list is candid about the result: "lych gate is c1970 reproduction of C15 original" (47/35). What is protected now is chiefly the churchyard wall, "probably C17", of coursed rubble with gabled coping, running about 30 metres west and 80 metres east of the gate and round into Church Lane. It includes a small north gate and a wall post box monogrammed V R. The entry notes that "the churchyard wall was not formerly listed": it was added when the lych gate entry was revised.

Tombs and monuments

Three churchyard entries and one monument were listed in 1997 (47/1–4, 47/12). Two ashlar chest tombs about ten metres south of the south aisle commemorate the Badson family, one recording William and Ann Badson, who died in the 1690s, and the other Richard Badson, d. 1792. The Badsons were a family of standing; Richard Badson bought the King's Arms, later the Bell Inn, in 1785 (11/15). A further pair of chest tombs of the 1770s has "scrolly Rococo framing", like the tomb north of the chancel to Elizabeth Holtham, d. 1777. The tall octagonal

Bruton/Newland monument of about 1846, eighteen metres south of the porch, lists three generations of two families from the 1770s to 1876.

These are not great works of sculpture. They were listed for their group value with the church, and as evidence of the farmers and tradesmen who could afford stone in an eighteenth-century village churchyard.

The Maypole and Maypole Green

Welford's maypole is one of the few maypoles in England to be listed, and its entry is unusual in being listed for its site rather than its fabric. The pole itself is modern. The modern list describes a "maypole. C20 on earlier platform of uncertain date. Stone rubble revetting walls with steps at 3 points to circular platform approx. 13.5m in diameter. Painted maypole set in iron housing has running-fox weathervane" (47/48). It adds the sentence on which the listing really rests: "It is believed that this site has been continually used for a maypole since C14 or earlier."

The 1967 list was franker still. It described a "tall modern painted maypole with weathervane, set on small village green", and stated that it was "listed on account of historical associations" (13/02). In other words, the listing protects a custom and a place: the raised green at the junction of the High Street and Chapel Street, and the right to have a pole on it.



A succession of poles

The Society's maypole papers at 01/75–89 trace the poles from the late nineteenth century. Earlier references exist: the 1814 celebrations, when the pole was repainted, are recalled by Woodward (19/27, 20/01), and an article of September 1935 says that a man named Ball's father raised the poles of 1879 and 1896 (47/925). The pole of 1896 is the first to be photographed (16/52). It was blown down in 1923.

Its replacement was a Norwegian pole of 59 feet 9 inches, recorded in a signed handwritten note (01/87) and dedicated on Empire Day, 27 May 1927 (01/77). That pole had a short life. At about half-past six on the evening of Tuesday 24 September 1935 it was struck by lightning and "fell with a crash" (01/76). A 1938 article dates the strike to 1934 (01/73), but the 1935 cutting and its date are consistent. The horse chestnut on the green was planted the same year to mark the Silver Jubilee of George V, although three different accounts exist of who planted it.

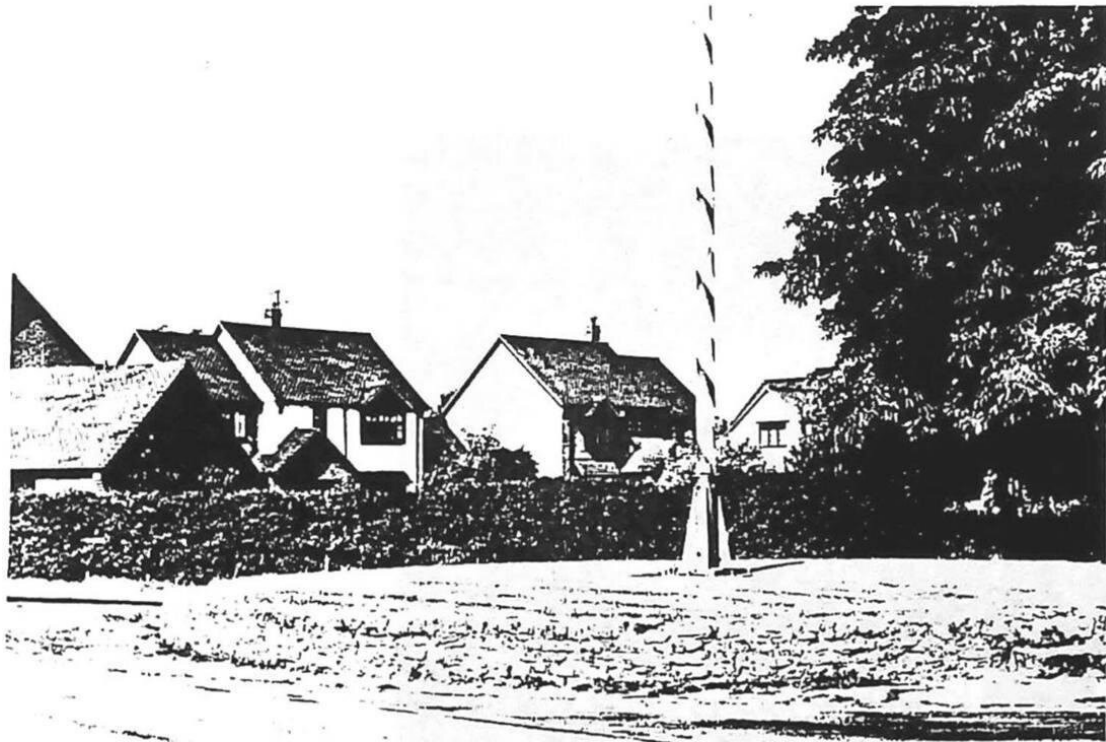
A new pole was raised in 1938, after a printed letter of 16 May invited subscribers to the event (01/86). It stood on a hinged steel base and carried a fox vane (01/73). By May 1953 it had been cut down by eleven feet (24/23), and in the 1960s it was taken down and found to be rotting (01/75). On 24 June 1967 a metal pole was raised, the gift of an anonymous donor.

The back of a photograph in the archive names him: "Mr Jefferson of Welford House made the gift anonymously" (01/84). The parish magazine called the new pole aluminium; the photograph says steel (01/85, 01/84).

The metal pole was lowered for maintenance about 1987 (29/17) and refurbished by Severn Lamb in 2003 (24/27). It is the "C20" pole of the list entry. The 1992 Conservation Area Study gives its height as 70 feet (15/08).

The running fox

The weathervane is part of the listed description, and the archive records its makers. James Matthews, blacksmith, made the vane for the 1896 pole (16/52). Woodward's notes credit a man named Tomes with an earlier vane in the 1860s (20/16), and the 1938 pole carried a fox vane on its new base (01/73). The running fox is now Welford's emblem, but it began as a working vane made at the village forge.



The green as a setting

The 1992 study called the Maypole Green "the focal point of the village", a raised, well-kept lawn with "a superb specimen horse chestnut with surrounding tree seat" (15/08). It also regretted "an unfortunate choice of bollards", the untidy street furniture, and the "roundabout effect" of traffic circling the green, and it recommended a redesign. It noted that the space "is perhaps defined more by roads trees and hedges than by buildings", and that the new houses at Montagues Corner had missed the chance to enclose it.

The listed buildings around the green do much of the work of giving it character. Low Thatch, opposite, was singled out by the 1967 surveyor as "a very picturesque background to the Maypole" (13/02). Cider Mill House, a few yards north, was praised for its "important

position in centre of village". The two buildings are described in the next section. Together with the pole, they make the scene that appears on most of the postcards of Welford.

The cottages of the village core

About forty-five of Welford's listed buildings are cottages of the same basic type, and reading their entries one after another produces an almost monotonous formula: "House. C17 with later alterations. Timber-frame with painted brick infill on rubble plinth; steeply pitched thatched roof with brick end stacks" (47/1–66). Most are of two or three units, single-storey with an attic lit by dormers, with the framing best preserved at the back, where it was never refronted. The monotony is the finding. It describes a village largely rebuilt in timber in a single century and then patched, refronted and extended for three hundred years without ever being swept away.

This section walks the streets in turn.

Boat Lane

Boat Lane runs west from the church towards the river and holds one of the best groups in the village. Its smallest building is also its most curious. Tenpenny is a single-unit C17 cottage with a hipped thatched roof, and the modern list records that it was built "By Overseers of the Poor" (47/42). The 1952 list called it "a very small timber frame dwelling previously an outhouse" (13/02). The Society's 1983 review adds that it was "built in 1702 by the overseers of the poor for 2 old men" (10/32). It is parish housing, built from the poor rate, and it survives because it was later joined to its neighbour, Wincote, by a porch.



Wincote is a C17 two-unit cottage with a half-hipped thatched roof, its ground-floor windows still fitted with "crown glass to left, iron opening casements and wrought-iron casement fasteners" (47/64). Beyond it, The Cottage has framing with storey-height studs and a large

external stack. The 1952 surveyor thought it "over restored with modern bay windows" but liked its "picturesque projecting chimney" (13/02, 47/45).

On the south side, Boat Cottage is a C17 L-plan cottage altered in the eighteenth century, with only "a small amount of timber framing on west end" visible in 1952 (13/02, 47/9). The Owl Pen and Withy were listed together in 1952 as "2 C17 attached cottages" and later split into separate entries (47/52, 47/65). The Owl Pen has "a rounded plastered projection for bread oven" to the right of centre, and crown glass in lead comes in its side extension.

Church Street

Church Street has the densest run of listed buildings in the village, and the group around the churchyard is the one the 1992 study admired most: "the exception is the area around the churchyard where they make a very picturesque scene" (15/08).

Opposite the church stand Church View and Lych Gate Cottage, two C17 houses under one half-hipped thatched roof (47/15). The 1952 list records that Lych Gate Cottage had "formerly" been listed as "Bide-a-Wee", and that Church View "has a heavy 2 panel and boarded door possibly original" (13/02). The modern entry still notes "heavy frames and plank doors" to three entrances and wrought-iron casement fasteners.



On the north side, Baskerville Cottage has square framing with braces and "small triangular section of exposed wattle infill above brace to right end" (47/7). It is one of only three entries on the Welford list, with the barn north of Manor Farmhouse and Restharrow and Avondale, where wattle infill is recorded as visible (47/6, 47/39). Bridges Cottage next door is a different building altogether, a late C18 or early C19 brick cottage of two builds with segmental-headed windows and a modillioned cornice (47/11).

Daffodil Cottage was two houses: a timber-framed part refronted in painted brick, and a part of "coursed blue lias fronted in red brick" (47/22). On its street front is a board with painted lettering, "ANCIENT LIGHTS". The phrase asserted a legal right to daylight that a neighbour could not block by building, acquired by twenty years' uninterrupted enjoyment. The board itself is now part of the listed building.

Glebe Cottage is a C17 timber-framed house with roughcast cladding and an old tile roof, gable end to the street (47/27). The Society's 1983 review called it "one of the oldest in the village" and said it was "originally a priest's house" (10/32). Its name supports a connection with the rectory glebe, though the archive offers no document to prove the priest's house tradition. The typescript gives it no listing year at all.



Further down, Greenbank Cottage has a catslide projection of coursed rubble "possibly for oven or stair" (47/28). Laburnum Cottage is dated C16/C17, one of the few to be given a possible sixteenth-century origin (47/33). Restharrow and Avondale began as a row of three cottages, formerly listed with Nutshell; the 1992 study calls the third part Cherry Croft (13/02, 15/08). Their entry has the fullest interior description on the Welford list. Avondale has "two main rooms separated by open fireplace on each side, that to right with what appears to be original bressumer", and in the roof "the principles are clasped and pegged at apex... brick chimney massing within timber frame with wattle and daub plaster infill" (47/39).

Church Lane and Mill Lane

In Church Lane, Drakes Cottage and Box Tree Cottage were listed together in 1952 as "Orchardene. Tower View", a "block of 2 timber framed cottages with thatched roof" (13/02). They were later listed separately. Drakes Cottage keeps its half-hipped thatch, while Box Tree Cottage now has a machine-tile roof (47/24, 47/10).

Watermill Cottage in Mill Lane is dated "c1600", the most precise early date on the list (47/61). It has a flag floor, stop-chamfered beams, a winding stair and a roof in which "one purlin has forked end". It is joined by a modern block to a formerly separate wing "believed

to be blacksmith's shop". The 1952 list knew it as Mill Cottage, and the 1983 review as the "Cottage 170 yds. N.E. of Corn Mill" (13/02, 10/32).

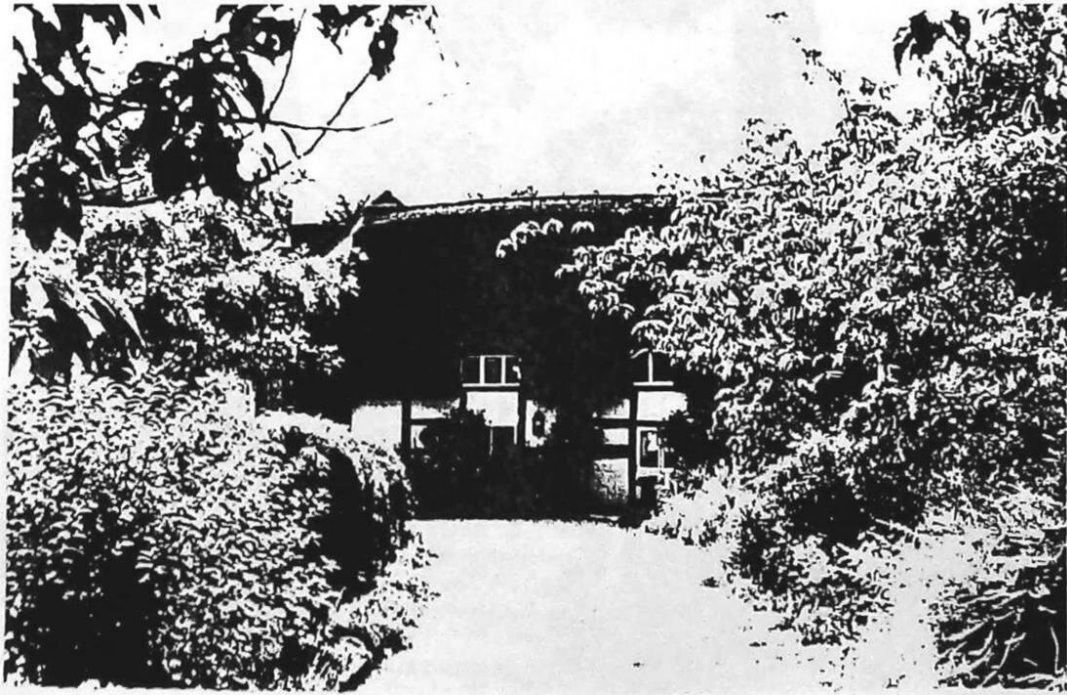
The High Street

The High Street, called Main Street on the first lists, runs north to south through the village. Its listed cottages are spread out among later houses, so they read as a sequence of separate set-pieces rather than a continuous street.

On the east side, Apple Trees was "formerly Maycott" (13/02). It is a three-unit C17 cottage with eyebrow dormers in its thatch (47/5). Vine Cottage and Thorn Cottage formed a group with it on the old list. Thorn Cottage was extensively restored in 1991, but inside it keeps chamfered beams and "fireplace with bressumer and bread oven with iron door" (47/57). Hornby Cottage has "square framing with thin scantlings" and an outshut roofed in stone slate (47/30). Jasmine Cottage, formerly called "Sideways", is two C17 cottages set gable-end to the road, "now 1 dwelling" (10/32, 13/02, 47/31).

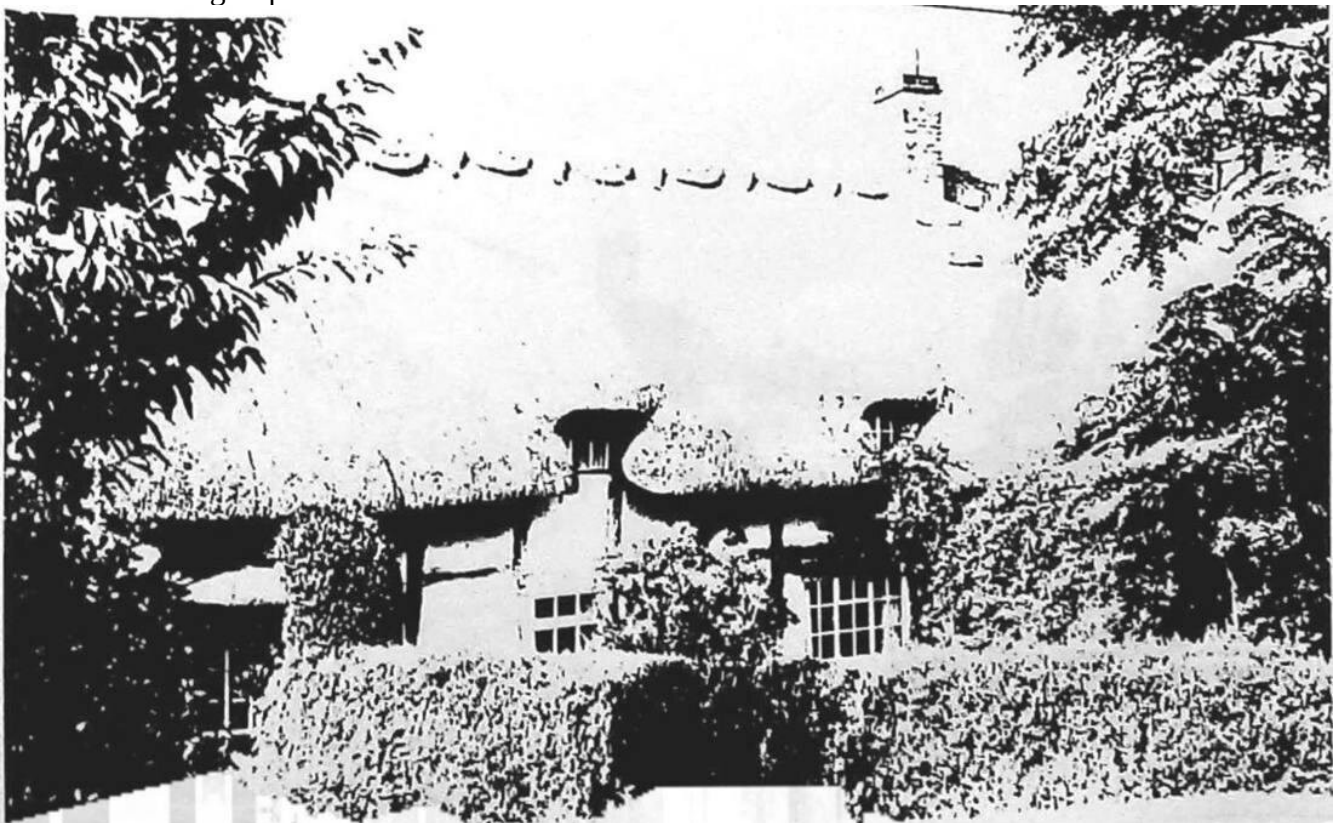
Virginia Cottage, opposite the Bell, is the best documented of the High Street cottages. Its list entry is brief: "House. C17 with extensive 1990 restoration... INTERIOR: noted as having flag floor, exposed beams and timber-framed cross walls" (47/60). Behind that entry lie some eighty items of family papers. Sarah Rosetta Matthews bought the house in December 1910 for £300 (45/01–51), and the Wilson, Matthews and Booth family lived there until 1984, paying for rethatching and fire insurance along the way.

On the west side, Low Thatch is the cottage the 1967 surveyor singled out. He praised its "beautifully shaped thatched roof" and its windows as "a very picturesque background to the Maypole" (13/02). The modern entry is brief: a C17 three-unit cottage with eyebrow dormers and stacks to the rear of the ridge (47/34). Magpie Cottage nearby is late C17 or early C18, its timber-framed centre flanked by brick sections that break forward (47/36). Holly Cottage, formerly The Hollies Cottage, keeps its exposed gable framing behind a large early twentieth-century extension (47/29).



Chapel Street and Duck Lane

Chapel Street runs east from the maypole, and its north side is the most densely built part of Welford. Nos 1–4 Chapel Row is a row of four C17 cottages under one continuous thatched roof, each of two units, with eight eyebrow and raking dormers (47/18). No. 3 is called Tallyho and No. 4 Cleve Cottage. The 1992 study called the row "a splendid thatched timber framed terraced group o



f cottages" (15/08).

On the south side, Sykes Cottages are a range of four C17 houses set at right angles to the road, with c1820 additions and a thatched roof (47/41). The 1952 list noted that "the northernmost cottage" had been "rebuilt in colour-washed brick" (13/02). The modern entry records a projecting three-light wooden-mullioned window with leaded glazing on the first floor, a rare survival.



The Thatch, at No. 9, is a C17 cottage with an eighteenth-century brick wing whose first floor has an "ogee-headed window with original head" (47/55). The 1967 surveyor called it "a pretty ogee shaped sash window facing the road" (13/02). Flower Cottage was "formerly called Cabeen" (13/02). It is a three-unit C17 cottage in which "the unit to left is convex on plan", following the curve of the street corner (47/25). Woodbine Cottage, a single-unit cottage with "thin scantlings, storey-height panels and tension brace", completes the group (47/66).



Where Chapel Street becomes Duck Lane, Waterside Cottage has a ground floor of coursed blue lias rubble with brick above a timber middle rail (47/62). Its neighbour, The Cottage, carries a Birmingham Insurance Company fire plate between its first-floor windows (47/44). The two were listed together until they were divided into separate entries. The 1992 study found them "pleasant but somewhat overwhelmed by their surroundings" of modern bungalows, and left them outside the conservation area boundary because they were protected already (15/08).

Frog Lane

Three listed buildings stand in Frog Lane, which formed its own group on the old list (13/02). Prior's Lee Cottage is a C17 cottage with a hipped thatched roof (47/38). The Nest and Tymss Cottage began as "a 2-unit timber-framed cottage extended by a 2-storey unit to right in early C19, central unit raised to 2 storeys at same time" (47/49). Tymss Cottage has spine beams, an open fireplace with a brick hood and "2 queen post trusses, one cut for doorway". Weston Close is a C17 timber-framed house on a high brick plinth, much extended in the late twentieth century (47/63).

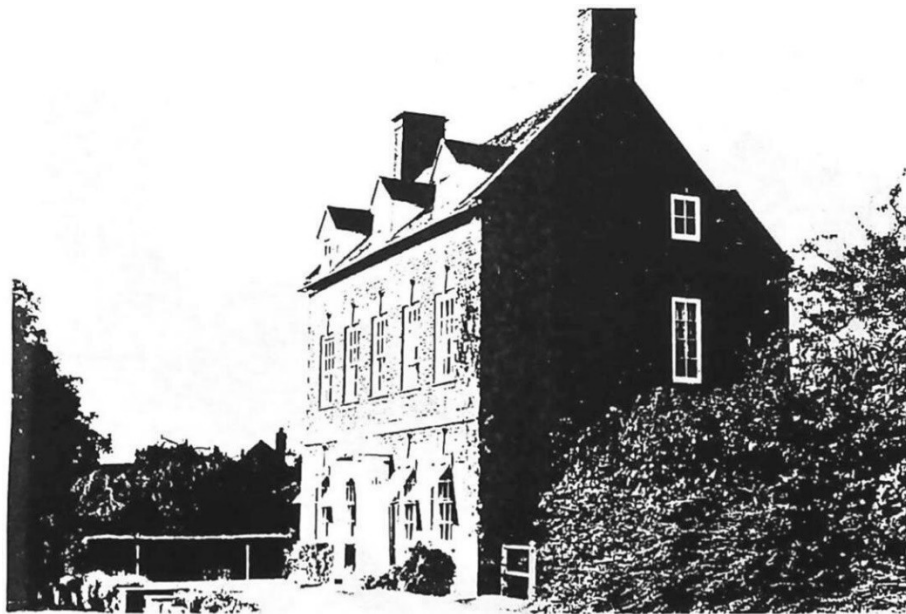
Farmhouses, rectories and larger houses

A minority of Welford's listed buildings were built to impress, or at least to stand apart from the cottage rows. They include the village's one Georgian house of real quality, two rectories, a handful of timber-framed houses of more than cottage size, and the farmhouses that anchored the old village's separate centres.

Cleavers

Cleavers in Church Lane is Welford's only Grade II* house, and the modern list's description explains why. It is a house of about 1740 in "brick laid to Flemish bond, with ashlar dressings", of two storeys and an attic, with a symmetrical five-window front (47/17). It has an ashlar plinth, a plat band and quoins. Its elliptical-headed entrance has a porch of Doric columns with "enriched swan-neck pediment" and a fanlight with thick glazing bars, and its 6/6 sashes sit under "rubbed brick flat arches with fluted ashlar key blocks".

The 1952 surveyor, writing more personally, called it a "good mid C18 house of pleasant red brick with small Flemish bond". He noted "long and short chamfered stone quoins", the fanlight's "Gothic" glazing, and a rear wing "with ball finial and tall semi-circular headed window" (13/02). The 1992 study called it "an outstanding mid-Georgian brick house" and noted "the pink and white north wing" (15/08). It is the one house in the village built to be looked at from the street.



The typescript of the modern list has one handwritten correction, and it concerns Cleavers. The entry ends "Left return attached to Pear Tree Cottage (not included)". Someone has underlined "Pear Tree" and written "Peach !!", signed with what looks like the name of Brad Plimmer and dated February 2012 (47/1–66). The neighbouring house is Peach Tree Cottage, and the list has been wrong about it for decades.

The Old Rectory and Church House

The Old Rectory, beside Cleavers, is a rectory of about 1800 "with possible earlier core", roughcast with stucco dressings, of two storeys and an attic (47/51). Its round-headed entrance has a doorcase of Tuscan columns with fluted capitals, triglyph blocks and an open pediment with rosettes. The 1952 list dated it C18 and admired its "good pedimented doorcase" (13/02). The Society's 1983 review claims it is "Elizabethan (part)" (10/32). That claim fits the list's "possible earlier core", though neither source shows the evidence.



Church House in Boat Lane, west of the church, is dated "c1684-94" (47/13). It is a two-storey house in painted brick, with timber framing exposed on the gable facing the churchyard, and its long rear wing is "a former brick and timber-framed thatched barn incorporated in house". The 1983 review proposed demoting it to Grade III, describing it only as the "House 20yds. west of Church" (10/32), but it kept its Grade II status.

Timber-framed houses of the High Street

Tudor Vale on the High Street has the oldest claimed origin of any house on the list: "C16 origins with extensive C20 alterations and additions" (47/58). It was listed in 1952 as The Laurels, renamed "Tudor Ogle" and then Tudor Vale (13/02, 10/32). The 1952 surveyor was most interested in its north gable, "of particular interest having close set studding to lower storey, geometrical framing to upper storey and gable head of fairly close set studding with central feature of carved scroll work" (13/02). The modern list records "close-studded framing to ground floor and decorative framing to first floor". Close studding was costly in timber, and its use here marks Tudor Vale as a house of some status.



Four Gables is a C17 house of three units with timber-framed cross-wings at each end, two storeys, and gabled half-dormers between them (47/26). The 1952 list described its "small gabled cross wings at either end" (13/02). The Limes, a few doors away, is a C17 house largely refaced in nineteenth-century brick, with a thatched main block and an "enriched segmental iron canopy" over the door (47/47). Compton House, formerly Compston's Cottage, is late C17 or early C18, with square framing, a large external stack and a timber-framed rear wing (47/19).



Sefton Cottage, The Ashes and The Hollies

Three listed houses on the west side of the High Street formed a group on the old list (13/02). Sefton Cottage is a C17 timber-framed house with a double-gabled roof, its attic lit by windows with gablets (47/40). It was listed on 2 August 1972. The Society's 1983 review called it "Elizabethan. Wealth of exterior & interior old timbers" (10/32). Its twentieth-century history is unusually well recorded. The first meeting of the village's playing field trust was held there on 14 November 1934, and the house was sold for £1,775 in August 1940 after the death of Miss A. D. M. Boraston (60/01, 11/30).

The Ashes is "mid C17 with late C18/early C19 front wing altered c1900 and later" (47/43). Its roughcast front carries applied timber framing, and its symmetrical three-window front has sashes in moulded architraves. Its genuine framing, at the side and rear, has "staggered half-rails which overlap in centre". The 1983 review called it a "genuine old half timbered house, extended in 1930's" (10/32).

The Hollies is the odd one out: a mid to late C18 house of three storeys in Flemish-bond brick, with a dentilled cornice, a central canted bay and a door surround with eared plaster architrave (47/46). The 1952 list called it early C19 (13/02). The Society's house notes say it was rebuilt in 1795 (10/01–08). The 1983 review adds that "James Mills once carried on local industries here, including needle making" (10/32). Needle-making was a cottage industry of the Redditch district, and The Hollies is the only listed building in Welford with a recorded industrial use of that kind.



Cider Mill House

Cider Mill House and Cider Mill are an early C18 house, an attached cider mill and a converted barn under one thatched roof (47/16). The house is timber-framed to the left and brick to the right, with a cross-axial stack "with diagonal shafts". The cider mill, now detached, "has timber beam and post with stone trough and wheel". It is the only piece of agricultural machinery on the Welford list. The 1967 surveyor thought it "unspoiled by restoration" and important for its "position in centre of village" (13/02).



The farmhouses

Manor Farmhouse in Chapel Street is "C18 with possibly earlier core", its main part of coursed blue lias rubble and its later part of brick (47/37). It marks the old Welford Farm settlement east of the maypole, one of the separate centres from which the village grew (15/08). The barn immediately north of it is a mid to late C18 six-bay barn and stable, of timber frame with brick infill and weatherboarding, now a house (47/6). It keeps a cobbled stable floor, "exposed wattle to partition wall", queen-post trusses with "some fire damage", and a plaque on the street front to Ethel Roberts, d. 1982.

Cress Farmhouse, now in Millers Close, has a late C18 brick front in English bond and an early C18 timber-framed rear wing (47/21). The 1967 list dated it C17 altered in the C18 (13/02). Its barn, not listed, was proposed in 1983 because "strolling players known to have performed here" (10/32).

Other houses

The Scullards in Chapel Street, "formerly listed as Old Manor Cottage", is a C17 timber-framed house with late C19 additions, its rear stack of rubble "with brick diagonal shafts" (47/53, 13/02). The Wynns nearby is a C17 house with a stack that has "stone quoins and cluster of 4 diagonal shafts" and a roof partly of stone slate (47/56). Coopers Cottage, formerly The Close Cottage, is late C17, with flag floors and a large fireplace with bressumer and hood; it was listed in 1988 (47/20). Dormay in Church Street, formerly The Rosary, is an eighteenth-century roughcast house with a slate roof "laid in diminishing courses" (47/23).

The inn, the forge, the bridge and the kiosk

Only a handful of Welford's listed structures were built for anything other than living in. They are worth looking at closely, because they are the buildings that record how the village earned its living and how it was reached.

The Shakespeare

The Shakespeare in Chapel Street is the only public house on the list. The modern entry describes a late C18 or early C19 brick building, painted to the front, of two storeys with a symmetrical three-window front, a dentilled cornice, and "bow windows with 4-light small-paned casements" on the ground floor (47/54). The 1967 list, when it was still the Shakespeare Inn, was more expansive. It noted a "central moulded wooden doorcase with 6-panel door frieze, dentil cornice and identical segmental bow windows either side on ground floor", and a front elevation "white-washed" (13/02). The modern entry records only a "C20 lean-to porch" at the entrance, so the doorcase seems to have been lost or hidden between the two surveys.



The Bell Inn on the High Street, much the older of the two village inns, is not listed. The 1992 study called it nineteenth-century brick (15/08). Yet the Society's papers show it was the King's Arms by the time of the 1802 enclosure award, that Richard Badson bought it in 1785, and that auctions and meetings were held there throughout the nineteenth century (01/70, 11/15, 11/30). The Society proposed it for listing in 1983, on the strength of its history rather than its fabric: "Auctions, Court Leet, village meetings used to be held here" (10/32). The proposal was not taken up. The Bell is a good illustration of the gap between historic interest, which the village valued, and architectural interest, which the inspectors weighed most heavily.

The Old Forge

The Old Forge in Chapel Street was one of the Society's 1983 proposals, pencilled in blue ink at the end of the Chapel Street list (10/32). It was listed in 1997. The modern entry describes a C17 cottage of "timber box-frame with square plastered panels and tension braces", of three bays with a narrower centre bay, its north gable faced in brick and an external brick stack on the south gable (47/50). Inside it keeps exposed wall framing, a chamfered cross-beam "without stops" and "C17 panelled door on ground floor at south end with scratch mouldings".

The village's papers put the Matthews blacksmiths in Chapel Street through three generations (01/14, 33/48), and James Matthews made the maypole's 1896 weathervane (16/52). But the sources do not agree on where the earlier smithy stood. Some place the pre-1920 forge in this building; others put it at the later butcher's shop nearby (08/04, 01/14). The 1992 study, confusingly, describes the Old Forge as nineteenth-century brick and thatch (15/08), which

cannot be squared with the C17 frame the inspectors recorded five years later. The list entry is the more detailed and the more recent, and it is to be preferred on the building's date.

Watermill Cottage in Mill Lane offers a second blacksmith's site. Its list entry describes a wing "believed to be blacksmith's shop", once separate and now joined to the cottage (47/61). The wheelwright's and blacksmith's shops recorded opposite the lych gate between 1831 and 1875 are a third (10/17–22). Welford, a parish of farms on a river crossing, could keep more than one smith busy.

Binton Bridge

Binton Bridge carries the road north out of Welford across the Avon. Only the southern part, "between bank and island", lies in Welford parish and is on Welford's list; the northern part is listed under Binton (47/8). The entry gives the bridge a long history: "In existence from C13 but rebuilt c1783 by William Silvester and southern part mostly rebuilt 1804-9 by William Hunt; later repairs." It is built of "coursed blue lias rubble with ashlar dressings and some repairs in red and blue brick", with two large segmental arches to the north end and a group of three smaller ones to the south, under an ashlar band and brick parapet.

The 1952 list was brief: "Southernmost 5 arches. Early C19 masonry with brick parapet" (13/02). The modern entry cites the Victoria County History of Warwickshire for its dates. The 1992 study observed that the narrow bridge "crosses the river to meet the long main street", and lamented the "modern road bridge" and "poorly screened caravan site" that spoiled the approach from the north (15/08).

The mill

Welford's corn mill, on the river at the end of Mill Lane, was on the old list at Grade III (10/32, entry 17/17), with "Mill House (Cottage opposite Mill)" beside it. By 1983 the Society was asking whether it should be deleted, since it was "now converted to a dwelling house". The conversion took place in 1973 (06/11, 52/09). The mill does not appear on the modern statutory list. The 1992 study treats Welford Mill, described as "C19, detached", as a building of group value, not a listed building (15/08). Its loss from the list is a reminder that Grade III status gave no protection: the mill was converted before anyone with statutory powers had looked at it closely.

The K6 telephone kiosk

The newest listed structure in the parish is the K6 telephone kiosk on the High Street, "immediately north-west of Thorn Cottage" (47/32). It was listed in 1997. The entry is the standard one used for hundreds of kiosks across England: "Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast-iron. Square kiosk with sail vaulted roof. Relief crowns to top panels, over glazed panels with renewed lettering: TELEPHONE." The K6 was designed for the Silver Jubilee of George V, the same jubilee for which the maypole's horse chestnut was planted in 1935.

It is easy to smile at a listed phone box in a village of thatched cottages, but the kiosk earns its place. Scott's design adapted the classical vocabulary of his earlier K2, with a shallow vault recalling Sir John Soane's tomb, to a cheap mass-produced box. Welford's kiosk stands

beside a seventeenth-century cottage, and the two together show what listing had become by the 1990s: a record of the whole history of a place, not only its oldest parts.

The post box

One small object has been listed without its own entry. The churchyard wall entry includes a "wall post box with monogram: V R to corner of Church Lane" (47/35). A Victorian wall box, set into a seventeenth-century wall beside a 1969 copy of a medieval lych gate, is a fair summary of how the fabric of Welford has accumulated. The 1992 study listed the post box among its seven "features and artifacts important to the Conservation Area", alongside the maypole, the lych gate, a water pump in the garden of Tenpenny, an orchard gate and a set of saddle stones (15/08).

Materials and building craft

Welford's listed buildings are made of oak, local stone, clay and reed or straw, with brick and slate arriving later. The list entries, read together, amount to a survey of the building crafts of a south Warwickshire village from about 1600 to about 1850.

Stone from the ground

Almost every timber-framed cottage on the list stands on a "rubble plinth", and the stone of that plinth was local. A Society talk on the village's geology explains that Welford sits on Jurassic rocks: blue Lias clay, which made heavy farmland, and grey Lias limestone, quarried at Binton (10/29). The speaker noted that "much more of Welford used [it] partic. as base to walls, with half-timbering above", and asked why the cottages were not built entirely of it, as Binton's were. His answer was "expense of transport": the stone had to cross the river.

Where stone does rise above plinth level, the list calls it "coursed blue lias rubble". It forms the main part of Manor Farmhouse (47/37), the ground floor of Waterside Cottage (47/62), part of Daffodil Cottage (47/22), the rear of Sykes Cottages (47/41) and the whole of Binton Bridge (47/8). The church is the only building of dressed stone, in "coursed limestone and sandstone rubble and ashlar dressings" (47/14). Cotswold stone appears only as facing, and stone slates only on a few roofs: the outshot of Hornby Cottage and the front pitch of The Wynns (47/30, 47/56).

Timber framing

The framing itself tells a story of date and wealth. The commonest pattern on the list is "square framing": posts and rails dividing the wall into roughly square panels, sometimes with braces to the wall plate. That is the ordinary Midland method of the seventeenth century. A few buildings show more expensive work. Tudor Vale has "close-studded framing to ground floor and decorative framing to first floor", and the 1952 surveyor noted its carved scroll work (47/58, 13/02). The Ashes has "staggered half-rails which overlap in centre" (47/43). The Cottage in Boat Lane has "storey-height studs" (47/45).

At the other end of the scale, several entries record "thin scantlings": light, cheap timbers that usually mean a later or poorer build. They appear at Hornby Cottage, Magpie Cottage, Woodbine Cottage, The Cottage in Duck Lane, and the later addition to Thorn Cottage

(47/30, 47/36, 47/66, 47/44, 47/57). Tension braces, curving down from the posts to the sill, occur at Tenpenny, Woodbine Cottage and The Old Forge (47/42, 47/66, 47/50).

The infill between the timbers was originally wattle and daub: woven hazel rods plastered with clay, dung and straw. It survives visibly in only three places on the list, at Baskerville Cottage, the barn north of Manor Farmhouse, and inside Restharrow and Avondale (47/7, 47/6, 47/39). The 1952 list adds the lost barn at Vine House, where "a few panels of plastered wattle and daub infilling remain" (13/02). Everywhere else, the wattle has been replaced by brick nogging, "painted brick infill" in the list's phrase, or by modern plaster. One cottage had a still older technique. A Society house history describes the north wall of Apple Trees as "a mud wall... made by raming clay and straw down very hard", the only one in Welford, though common at Newbold and Tredington (10/02).

Thatch

Twenty-six of the sixty-six list entries are thatched (47/1–66). The 1992 study counted about forty thatched timber-framed buildings in the conservation area as a whole, and remarked that thatch and framing "give the impression of dominating Welford" though "in reality there is also much red brick, painted brick and render" (15/08). The list records the shapes of the roofs with care: "hipped" at Tenpenny and Prior's Lee, "half-hipped" at Church View, Jasmine Cottage, Magpie Cottage and Woodbine Cottage, and "steeply pitched" almost everywhere.

The archive also records what the thatch was made of. A writer who once lived at Cider Mill House examined the old thatch when the north cottage was pulled down for restoration and "found to my surprise that the original thatch consisted of rushes and not straw, which proves that the people of the Welford of Elizabethian times did their thatching with rushes grown on the River Avon" (10/01–08). Thatching bills survive among the papers of Virginia Cottage and other houses (33/27–29, 45/43, 42/03), and the Society has notes on a thatcher named Rimell working in the 1970s (13/19) and a rethatch of 1980 (24/30).

Brick, tile and slate

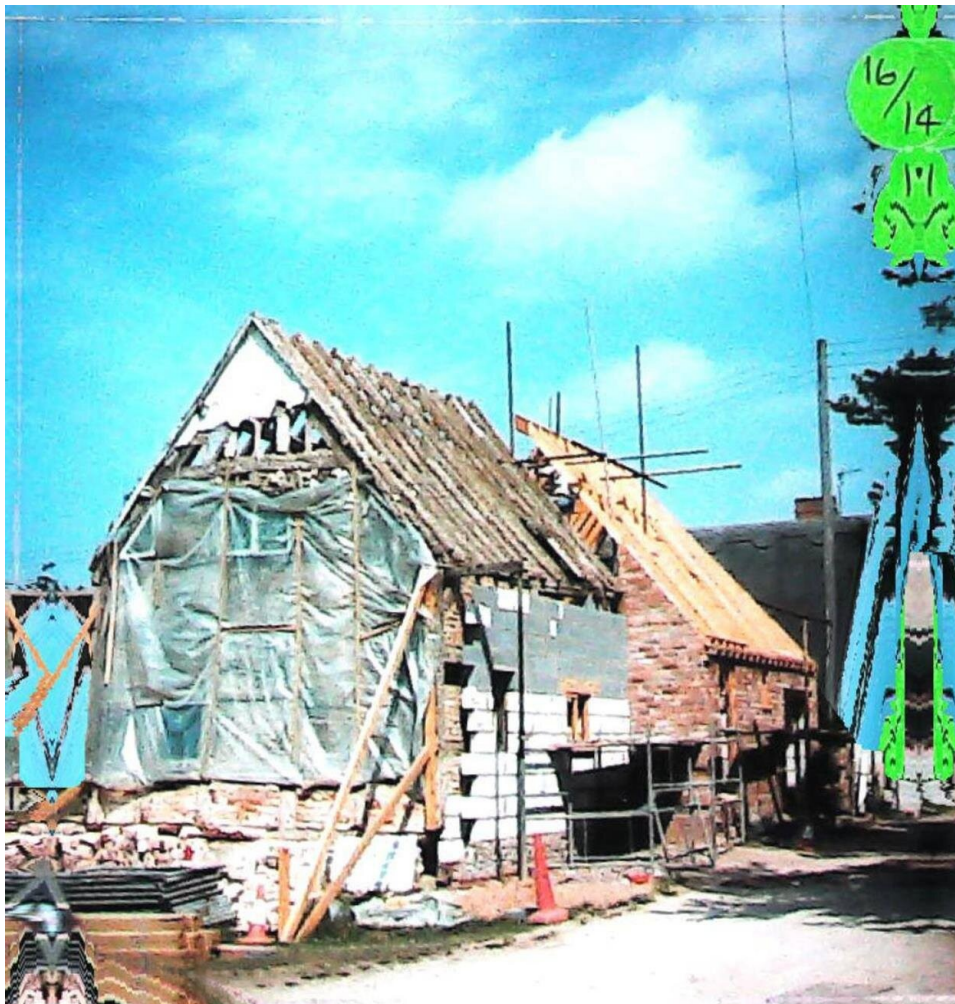
Brick arrived in Welford in the late seventeenth century and became the normal material for new building in the eighteenth. Church House of about 1684–94 is the earliest dated brick house on the list (47/13). Cleavers, about 1740, is the finest, in "small Flemish bond" with stone dressings (47/17, 13/02). The Hollies, Bridges Cottage and the brick half of Cider Mill House are also in Flemish bond; Cress Farmhouse is in English bond (47/46, 47/11, 47/16, 47/21). Many timber-framed cottages were refronted or extended in brick, and the list repeatedly describes one gable or one end "rebuilt in colour-washed brick".

Roofs followed the same course. Plain clay tiles replaced thatch on several cottages, and machine tiles on more. Welsh slate, brought by canal and railway, appears in the nineteenth century, at Dormay ("laid in diminishing courses"), The Hollies, The Ashes and The Nest (47/23, 47/46, 47/43, 47/49). The 1992 study noted "equal amounts of plain tile and Welsh slate roofing" in the village, and "some unusual early interlocking clay tiles" (15/08).

Inside the houses

Where the inspectors got inside, they described a consistent vernacular interior. Flag floors were recorded at Coopers Cottage, Virginia Cottage and Watermill Cottage (47/20, 47/60, 47/61). Chamfered or stop-chamfered spine beams appear at most of the houses inspected. Open fireplaces with bressumers, the heavy timber lintels over wide hearths, were noted at Coopers Cottage, Flower Cottage, Glebe Cottage, Thorn Cottage, Restharrow and Avondale, Virginia Cottage and Watermill Cottage.

Bread ovens were part of the plan. The Owl Pen has "a rounded plastered projection for bread oven" on its front (47/52). Thorn Cottage has a "bread oven with iron door" (47/57). Greenbank Cottage has a catslide projection "possibly for oven or stair" (47/28). Roofs were framed with queen-post trusses at the barn north of Manor Farmhouse and at Tymss Cottage, and with principals "clasped and pegged at apex" at Avondale (47/6, 47/49, 47/39). In several cottages, trusses have been cut through to make doorways into attic rooms, the clearest physical sign of how roof spaces became bedrooms.



The builders

The list names only two builders, both engineers of the bridge: William Silvester, who rebuilt Binton Bridge about 1783, and William Hunt, who rebuilt its southern part in 1804–9 (47/8). The cottages were built by local carpenters whose names are mostly lost. The Society's notes record the Hancox family as eighteenth-century builders in the village (21/52–66), and a 1938 builder's bill from Parriss survives (01/48). In a 1980s photograph of a cottage restoration, a builder's van is lettered "C. Padbury & Son Ltd." (16/17). These are the hands behind the fabric that the list describes.

Change, loss and protection

Every account of Welford's buildings since 1952 has said the same two things: that the village is exceptionally pretty, and that it has been over-restored. The tension between those judgements runs through the whole history of its listing.

"Somewhat over-restored"

The 1952–67 surveyor opened the Welford list by calling it "an extremely pretty and well-known village" that was "now residential in character", where "a large number of cottages have been somewhat over-restored" (13/02). He came back to the point at Low Thatch, whose windows "merit more careful restoration than has previously been given to most of the cottages in this village", and at The Cottage in Boat Lane, "over restored with modern bay windows". Forty years later, the 1992 study said much the same: Welford "has now lost its original rustic charm, and in parts is a little over-restored", although "it is without doubt a village of quality with some exceptional individual buildings" (15/08).

The modern list records the restorations in its dates. Virginia Cottage had "extensive 1990 restoration" (47/60), and Thorn Cottage and Thornette "extensive 1991 restoration" of their frame (47/57). Tudor Vale has "extensive C20 alterations and additions", including a brick range with "applied timber-framing" (47/58). The Ashes and The Limes also have applied framing, boards nailed to brick or render to look like structural timber (47/43, 47/47). Mock framing is itself a historic fashion of about 1900, but the inspectors were careful to tell it apart from the real thing.

The most common changes were to windows. Entry after entry records "C20 leaded casements", "renewed small-paned casements" or modern bay windows. Old glass is noted where it survives, as "crown glass" at Wincote, The Owl Pen and Chapel Row, and "wrought-iron casement fasteners" at Church View, Chapel Row and Wincote (47/64, 47/52, 47/18, 47/15). These small details are the parts of a cottage most easily lost to a well-meant improvement, and the inspectors evidently thought them worth recording for that reason.

Names and divisions

The list also records a quieter kind of change: the renaming and division of houses. Its "Formerly Listed as" notes show that Main Street became the High Street, that the south side of Chapel Street became Duck Lane, and that Church House moved, on paper, from Church Lane to Boat Lane (47/1–66, 13/02).

Name now	Formerly listed as
Compton House	Compston's Cottage
Cider Mill House and Cider Mill	Cider Mill Cottage
Dormay	The Rosary
Holly Cottage	The Hollies Cottage
Coopers Cottage	The Close Cottage
The Old Rectory	The Rectory
Watermill Cottage	Mill Cottage
The Scullards	Old Manor Cottage
Tudor Vale	The Laurels, then Tudor Ogle
Lych Gate Cottage	Bide-a-Wee
Box Tree Cottage and Drakes Cottage	Orchardene and Tower View
The Owl Pen; Withy	The Owl Pen and Withy (one entry)
The Cottage; Waterside Cottage	Waterside Cottage and The Cottage (one entry)

The last three pairs show single listings split as houses were divided or sold apart. The reverse happened too. Jasmine Cottage and Daffodil Cottage were each two cottages made into one, and Restharrow and Avondale were three, "2 now amalgamated" (47/31, 47/22, 47/39). Each change reflects the village's shift from labourers' cottages to larger family homes.

Pressure from new building

The main threat to the setting of the listed buildings came after the Second World War. A county planning report of 1962 records that the parish population rose from 664 in 1931 to 787 in 1951, and was estimated at about 1,000 by 1962 (19/44). Some ninety dwellings had been built since 1951, mostly bungalows on Barton Road, Headland Road and Binton Road, all on septic tanks because there was no main drainage. The Parish Council complained about "the number and design of new dwellings". The report recommended "special care in the old streets", where the listed buildings stood.

The conservation area followed in 1969 and was revised in 1993 (47/667). Conservation area status protects the character of an area, including unlisted buildings and trees, rather than individual buildings, and so it filled the gaps between the listed cottages. The 1992 study that prepared the revision named the detractors: suburban frontages, concrete bollards, overhead wires, Leylandii screens and modern street furniture, the caravan site at Mill Farm, and poor access to the river (15/08). It recommended removing the overhead wires and redesigning the maypole area.

Losses

The listed buildings have survived well, but the archive records some losses. The lych gate was dismantled as unsafe and replaced by a replica about 1969 (09/05, 47/35). The barn at Vine House, listed in 1952 and still mapped in 1992, has no entry on the later list (13/02, 15/08). The corn mill, never more than Grade III, was converted to a house in 1973 and does not appear on the statutory list (10/32, 06/11). Workhouse Row, "3 cottages, now dilapidated but of historic interest. Once a workhouse", was proposed for protection in 1983 (10/32), but no later listing record names it.

Fire was the oldest danger. St Peter's tower burned in 1884 (26/10). The barn north of Manor Farmhouse shows "some fire damage" in its roof timbers (47/6). The fire plate of the Birmingham Insurance Company on The Cottage in Duck Lane is a reminder that the risk was insured as well as feared (47/44). The thatched cottages, above all, depended on careful householders and a working thatcher, and the bills and fire policies in the house papers are as much a part of their survival as the list.

Conclusion

Welford-on-Avon's sixty-six listed items describe a seventeenth-century timber-framed village that survived because it was never rich enough to rebuild and never poor enough to be abandoned. Its cottages were patched in brick, re-roofed in tile and slate, divided and recombined, refitted with bay windows and leaded lights, and finally restored, sometimes too thoroughly. Through all of that, the oak frames, the lias plinths and the steep roofs stayed in place, and the list records them.

The official descriptions and the village's own papers tell the story in different ways. The list is precise about plan forms, roof trusses and window types. It is almost silent about people. The archive supplies the rest: the overseers of the poor who built Tenpenny in 1702 for two old men; the ringers whose practice for Christmas 1884 may have burned the church tower; the blacksmith who made the maypole's weathervane in 1896; the needle-maker at The Hollies; the strolling players in the Cress Farm barn; the family who bought Virginia Cottage for £300 in 1910 and kept it for seventy years. The two sources need each other. Without the list, the village's memories would lack a fixed record of what the buildings actually are. Without the archive, the list would be a catalogue of beams.

The sources also disagree, and the disagreements are worth keeping in view. The church's font is Saxon in the guidebooks and thirteenth-century in the list. The lych gate was "the oldest in England" until it was rebuilt as a replica. The Old Forge is seventeenth-century in the 1997 list and nineteenth-century in the 1992 study. The modern list's dating of the church tower does not quite make sense. A neighbour of Cleavers was misnamed for decades until a reader wrote "Peach !!" in the margin. None of these errors is serious, but each is a reminder that the list is a document written by people, revised over time, and open to correction from local knowledge.

The Local History Society has been part of that process. Its 1983 review asked for buildings to be protected for their history as much as their architecture, and some of its proposals, such as Coopers Cottage and The Old Forge, were later listed. Others, including the Bell Inn and the Church Lane terrace, were not, and they now depend on the conservation area for protection. The question the Society raised in 1983, whether a building with a long place in village life deserves listing even if its fabric is plain, is still a fair one.

The buildings themselves are the best argument for the system. Walk from the lych gate down Boat Lane, along Church Street to the High Street, south to the maypole and east down Chapel Street, and almost every few yards a list entry is standing beside the road. Most are small, most are thatched, most are older than any document about them. That so many survive, in a village that grew from 664 people in 1931 to well over a thousand within a generation, is the clearest result of seventy years of listing.

Gazetteer of listed buildings

Every entry in the statutory list as transcribed at 47/1–66, in the typescript's alphabetical order. Dates of fabric are the list's own; "not stated" means the typescript gives no first-listing year.

Ref	Building	Street	Date (list)	Grade	First listed
47/1–2	2 chest tombs (Badson)	Churchyard	Late C17 and late C18	II	1997
47/3	2 chest tombs	Churchyard	1770s	II	Not stated
47/4	Chest tomb (Holtham)	Churchyard	1770s	II	Not stated
47/5	Apple Trees	High Street	C17	II	1972
47/6	Barn north of Manor Farmhouse	Chapel Street	Mid to late C18	II	1987 (typed 1897)
47/7	Baskerville Cottage	Church Street	C17	II	1952
47/8	Binton Bridge, southern part	Binton Road	C13; rebuilt c1783 and 1804–9	II	1972
47/9	Boat Cottage	Boat Lane	C17	II	1952
47/10	Box Tree Cottage	Church Lane	C17	II	1972
47/11	Bridges Cottage	Church Street	Late C18 or early C19	II	1952
47/12	Bruton/Newland monument	Churchyard	c1846	II	1997
47/13	Church House	Boat Lane	c1684–94	II	1972
47/14	Church of St Peter	Church Street	C12–C15; restored 1866–7	I	1967
47/15	Church View and Lych Gate Cottage	Church Street	C17	II	1952
47/16	Cider Mill House and Cider Mill	High Street	Early C18	II	1967
47/17	Cleavers	Church Lane	c1740	II*	1952
47/18	Nos 1–4 Chapel Row	Chapel Street	C17	II	1952
47/19	Compton House	High Street	Late C17 or early C18	II	1952
47/20	Coopers Cottage	Chapel Street	Late C17	II	1988
47/21	Cress Farmhouse	Millers Close	Late C18; early C18 wing	II	1972
47/22	Daffodil Cottage	Church Street	C17	II	1952
47/23	Dormay	Church Street	C18	II	1972
47/24	Drakes Cottage	Church Lane	C17	II	1972
47/25	Flower Cottage	Chapel Street	C17	II	1972
47/26	Four Gables	High Street	C17	II	1952
47/27	Glebe Cottage	Church Street	C17	II	Not stated
47/28	Greenbank Cottage	Church Street	C17	II	1972
47/29	Holly Cottage	High Street	C17	II	1972
47/30	Hornby Cottage	High Street	Late C17 or early	II	1972

			C18		
47/31	Jasmine Cottage	High Street	C17	II	1972
47/32	K6 telephone kiosk	High Street	Designed 1935	II	1997
47/33	Laburnum Cottage	Church Street	C16/C17	II	1972
47/34	Low Thatch	High Street	C17	II	1967
47/35	Lych gate and churchyard wall	Church Street / Church Lane	Wall probably C17; gate c1970	II	1967
47/36	Magpie Cottage	High Street	Late C17 or early C18	II	1967
47/37	Manor Farmhouse	Chapel Street	C18, possibly earlier core	II	1972
47/38	Prior's Lee Cottage	Frog Lane	C17	II	1972
47/39	Restharrow and Avondale	Church Street	C17	II	1972
47/40	Sefton Cottage	High Street	C17	II	1972
47/41	Nos 1–4 Sykes Cottages	Chapel Street	C17; c1820 additions	II	1972
47/42	Tenpenny	Boat Lane	C17	II	1952
47/43	The Ashes	High Street	Mid C17	II	1972
47/44	The Cottage	Duck Lane	Late C17 or C18	II	1972
47/45	The Cottage	Boat Lane	C17	II	1952
47/46	The Hollies	High Street	Mid to late C18	II	1972
47/47	The Limes	High Street	C17	II	1967
47/48	The Maypole	High Street	C20 pole on earlier platform	II	1967
47/49	The Nest and Tymss Cottage	Frog Lane	Probably early C18	II	1972
47/50	The Old Forge	Chapel Street	C17	II	1997
47/51	The Old Rectory	Church Lane	c1800	II	1952
47/52	The Owl Pen	Boat Lane	C17	II	1952
47/53	The Scullards	Chapel Street	C17	II	1952
47/54	The Shakespeare	Chapel Street	Late C18 or early C19	II	1967
47/55	The Thatch	Chapel Street	C17	II	1967
47/56	The Wynns	Chapel Street	C17	II	1952
47/57	Thorn Cottage and Thornette	High Street	C17	II	1952
47/58	Tudor Vale	High Street	C16	II	1952
47/59	Vine Cottage	High Street	C17	II	1972
47/60	Virginia Cottage	High Street	C17	II	1972
47/61	Watermill Cottage	Mill Lane	c1600	II	1972
47/62	Waterside Cottage	Duck Lane	C17	II	1972
47/63	Weston Close	Frog Lane	C17	II	1972
47/64	Wincote	Boat Lane	C17	II	1952
47/65	Withy	Boat Lane	C17	II	1952
47/66	Woodbine Cottage	Chapel Street	C17	II	1972

Sources

All references are to the Welford and Weston Local History Society archive (folder/item).

- 47/1–66: typescript of the statutory list, "Welford on Avon's Listed Buildings", 29 pages, with first-listing years and one manuscript correction (2012).
- 13/02: list no. 2396, pages 160–178, listings of 6 February 1952 and 5 April 1967, with handwritten amendments.
- 10/32: Welford and Weston Local History Society, letter to the Parish Council and annotated list of proposed additions, 17 December 1983.
- 15/08: Alan Smith and Partners with Clent Landscape Design, Welford-on-Avon Conservation Area Study, July 1992 (draft), source of the 1992 photographs.
- 19/44: county planning report on Welford-on-Avon, 1962.
- 47/667: Stratford-on-Avon District Council conservation area sheet, April 1998.
- 26/10: C. J. Woodward, "Notes on Welford Church, Gloucestershire", 13 March 1907, with drawings by J. M. Woodward.
- 13/25: "Project to give church 1340s look", Evesham Journal, 16 January 1975.
- 09/05 and 09/09: churchyard extension and lychgate appeal, August 1966.
- 41/30: photograph of the church bells beside the old lych gate, 1960.
- 01/73–89: maypole papers, 1896–2010, including 01/76 (lightning, 1935), 01/84–85 (new pole, 1967) and 01/87 (1927 pole).
- 16/52: photograph of the raising of the maypole, 1896, with typed caption.
- 47/925, 19/27, 20/01, 20/16, 24/23, 24/27, 29/17: further maypole references.
- 10/01–08: house histories, including Cress Farm, Apple Trees (mud wall) and Cider Mill (rush thatch).
- 10/29: talk on the geology of Welford.
- 11/15, 11/30, 01/70: Bell Inn and King's Arms history, sale particulars.
- 45/01–51, 33/27–29: Virginia Cottage papers and thatching bills.
- 60/01, 11/30: Sefton Cottage in the playing field trust minutes and the 1940 sale.
- 06/11, 52/09: conversion of Welford Mill, 1973.
- 16/14 and 16/17: colour photographs of a cottage restoration, 1980s.
- 01/14, 08/04, 33/48, 10/17–22: the Matthews blacksmiths and the village smithies