

Dodford with Grafton

Greenfields

Church Road

B61 9BY

Dodford with Grafton

BDC ID DOD001

Description / Summary

1848-49 Chartist cottage. Original section three bays on the front elevation. C20 alterations including large side extension of two more bays, replacmenet of windows, and addition of rendering. Trefoil ventilator still present. Building has slated roof of same pitch to original.

Age, Authenticity and Rarity

1848-49, one of the more authentic cottages. Despite large side and rear extensions, the original form of the Chartist cottage is still evident. Retention of two out of three original chimneys.

Architectural Interest

The Chartist buildings were to the design of Fergus O'Connors specification, and built by Henry Cullingham, a "general builder, carpenter, and architect" who supervised the construction at each of the sites.

Historic Interest

The Chartist cottages represent a significant period of social and political history. The movement enabled people, driven off land by enclosure, to settle into new agricultural communities. Each family was given a plot of land to feed themselves, pay rent, and a make a small profit from selling crops. They also qualified for a vote in county through land ownership.

Townscape/Villagescape/Landscape Inter

Dodford was laid in a grid formed by narrow tracks and four acre plots. The remaining Chartist cottages occupy these plots which are still clearly divided. Their position within each four acre plot contributes to the significance of the Conservation Area. Cumulatively the buildings presence in the landscape and streetscape creates a distinctive character and layout to Dodford Conservation Area.

Dodford First School

Fockbury Road

B61 9AW

Dodford with Grafton

BDC ID DOD002

Description / Summary

Dodford first School dates from 1877, designed by F.J Yates. The building is 1 and 1 1/2 storeys high with red brick English Bond and interspersed stone banding. The roof is pitched with red clay tiles with decorative ridgeing and painted bargeboards. The windows are now modern but within original openings with stone lintels and glazed brick sills. The building was built by Brazier and Weaver using the bricks from their brickworks on site between the Old School House and Dodford Lodge.

Age, Authenticity and Rarity

The First School opened in 1877 and has since served the community of Dodford. The form of the building, although extended over time, remains true to the original playful architectural language. Notwithstanding the windows, much of the original fabric and design is evident.

Architectural Interest

The school is in the minimal gothic style by F.J. Yates with banding and saddleback bell turret.

Historic Interest

The First School opened in 1877 and has since served the community of Dodford. The building is associated with the notable architect F.J Yates and was built following the 1877 Education Act.

Townscape/Villagescape/Landscape Inter

The First School is a locally important building type and has a strong presence in the street scene. It contributes strongly to the distinctive character of the area.

Post Office and The Old Post Office

Priory Road

B61 9DA

Dodford with Grafton

BDC ID DOD003

Description / Summary

1848-49 Chartist cottage. Two properties, "Post Office" and "The Old Post Office". The original chartist cottage on the left hand side when facing the front elevation. C20 additions and alterations including rendered façade, and large side and rear extesions. The windows have been replaced and are in non-original openings.

Age, Authenticity and Rarity

1848-49, The authenticity of fabric is not high, but the form of the original Chartist cottage can still be seen. The front gable projects accurately at the same height of the roof.

Architectural Interest

The Chartist buildings were to the design of Fergus O'Connors specification, and built by Henry Cullingham, a "general builder, carpenter, and architect" who supervised the construction at each of the sites.

Historic Interest

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Sumach

Priory Road

B61 9DA

Dodford with Grafton

BDC ID DOD004

Description / Summary

1848-49 Chartist cottage. Original section three bays on the front elevation. C20 additions to the rear and roof. Alterations to the fabric of the building including white render and replacement windows. No trefoil ventilator present.

Age, Authenticity and Rarity

1848-49, The original plan form of the building can still be read from the front elevation despite a large rear extension and unsympathetic alterations such as raising of the roof, rendering the façade, replacing the windows, and removing the trefoil ventilator.

Architectural Interest

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Historic Interest

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School House Private Day Nursery

Priory Road

B61 9DF

Dodford with Grafton

BDC ID DOD005

Description / Summary

The School House was built in 1882 by John Cotton. The ground floor windows have segmental arch openings and 1st floor have arched brickwork openings. The buidling is red brickwork in the English bond with diamond patterning around the stone motif. Tile gable roof with black bargeboards and central chimney. Prominent string course between floors. Flat pilasters and hood mould on gable. C20 single storey extension to the rear.

Age, Authenticity and Rarity

Built in 1882, The form of the building is pronounced despite later additions. The original plan form can still be read externally. C20 windows but in original openings. Intresting fetures such as the diamond brickwork pettering and brickbanding still remain.

Architectural Interest

The School House is in the minimal gothic style by John Cotton.

Historic Interest

The building is associated with the notable architect John Cotton who also designed Dodford Lodge

Townscape/Villagescape/Landscape Inter

The building is prominently placed and is currently a School House serving the community.

Dodford lodge

Priory Road

B61 9DF

Dodford with Grafton

BDC ID DOD006

Description / Summary

Dodford Lodge is a gabled brick farmhouse built 1881 by John Cotton. The building is in the gothic style with red brick and decorative blue brick patterns on all elevations. The building has 4 tall chimneys to the centre of the roof.

Age, Authenticity and Rarity

Built in 1881, The form of the main dwelling has not been altered or extended over time which is particularly rare. Original windows in original openings.

Architectural Interest

The Lodge is in the minimal gothic style by John Cotton. The building still remains complete in its architectural design as it has been minimally altered. The windows illustrate this as they have retained either segmental or 2-centred arch openings. Characteristic details such as banding, decorative hood moulds and brick keystones show the quality and detail of the architecture.

Historic Interest

The building is associated with the notable architect John Cotton who also designed School House.

Townscape/Villagescape/Landscape Inter

The building is a Farmhouse which positively contributes to the distinctive character and building stock of Dodford.

Little Dodford Farm

Priory Road

B61 9DF

Dodford with Grafton

BDC ID DOD007

Description / Summary

Little Dodford Barn is an L-shaped farmhouse, showing Hall and Cross wing. As a result, the building is organic in appearance several gable ends facing perpendicularly to one another. The exterior of the building is finished in render with exposed brickwork chimneys. The roofs are deep with red clay tiled roofs.

Age, Authenticity and Rarity

Dating from the C17 the building is rare in its age. Almost entirely rebuilt in brick, but containing 2 timber frame gable heads. Originally jettied but now underbuilt probably in the C19. Considered to retain a large amount of original internal timber. Modern windows.

Architectural Interest

A good example of a C17 Farmhouse developed overtime. Historic construction methods can still be read. Showing clearly later additions and alterations such as dormers and rendered exterior.

Historic Interest

The building, particularly as it is multi phased, is important in showing how it was used overtime and how it contributed to the landscape as a farm and now residential property. The patchwork of fabric it contains shows a development of changing traditions and needs overtime.

Townscape/Villagescape/Landscape Inter

The Tower House

Priory Road

B61 9DF

Dodford with Grafton

BDC ID DOD008

Description / Summary

Tower House is constructed in a variety of outlines and surfaces, spanning from brick to pebbledash render and clay pitched to parapet tower. The tower is a significant feature with arts and crafts style openings and windows inserted. The building greatly retains what appear to be some original windows in original openings. The pattern of fenestration on the building emphasises the arts and crafts style of the property.

Age, Authenticity and Rarity

Built between 1907 and 1908, The building shows creative and interesting architecture with many layers and is authentic to its original appearance. Dating from the early 1900s and is contemporary with the adjacent Church of the Holy Trinity and St. Mary.

Architectural Interest

The dwelling is in the Arts and Crafts style by Arthur Bartlett. It is distinctive in its organic and rustic appearance with attention to artistic and architectural detail.

Historic Interest

The building is associated with the notable architect Arthur Bartlett who also designed the Grade II* Holy Trinity Church. This intrinsic link with the church is important and adds value to the building.

Townscape/Villagescape/Landscape Inter

Westbrook Victoria Road and Building to the Rear of Westbrook

Victoria Road

B61 9BZ

Dodford with Grafton

BDC ID DOD009

Description / Summary

1848-49 Chartist Cottage with significant C20 alterations. Three bays with sloped C20 front projecting element. To the rear, late C19 stables associated with the workings of the cottage. Replaced windows in non-original openings.

Age, Authenticity and Rarity

1848-49 Chartist cottage with a lower authenticity of fabric. Form of the original cottage however is still significant. This Chartist cottage in particular shows a rare example of a late C19 stable associated with the growth of strawberries in the settlement and horses which carted them to Birmingham markets.

Architectural Interest

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Historic Interest

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Townscape/Villagescape/Landscape Inter

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Chapelgate

Warbage Lane

B61 9BE

Dodford with Grafton

BDC ID DOD010

Description / Summary

Chapelgate was a Baptist chapel founded in 1865. The chapel is a single storey, brick building of 5 bays with a slate roof. The brick is a local red/orange clay slop-moulded type. The construction of the building was undertaken in two phases. The first in 1865 is the three westerly bays with two number pointed arch windows on each side. The building was extended in the early C20 with two bays to the east and a chimney on the east gable wall.

Age, Authenticity and Rarity

Built in 1865, the phases of the building are clear. The original and simple plan form is evident. The original brickwork and slates remain well intact. This is a rare example of a baptist chapel within the Conservation Area.

Architectural Interest

The architectural style is simple but attractive in detailing. Original timber pointed arch windows occupy the earlier part of the building.

Historic Interest

Townscape/Villagescape/Landscape Inter

The building, now dwelling, was once a baptist chapel and therefore was erected with the purpose of serving the surrounding community of Dodford. The building is distinctive as a building of worship within the Conservation Area.

Orchard Cottage

Whinfield Road

B61 9BG

Dodford with Grafton

BDC ID DOD011

Description / Summary

Chartist cottage with C20 alterations and additions along with C19 barn to the rear. Windows have been replaced in non-original openings. Three bays with retained central projecting element and trefoil ventilator. Rendered plinth to base perimeter of the building.

Age, Authenticity and Rarity

1848-49, The original plan-form of the building is evident. Extensions to the rear are not seen from the front elevation, creating a clearer historic aesthetic to the cottage. Many features have been altered but many such as the ventilator and plinth remain.

Architectural Interest

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Historic Interest

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Sundays Hill

Whinfield Road

B61 9BG

Dodford with Grafton

BDC ID DOD012

Description / Summary

The building is two stories, with red brick English Bond coursing. The symmetry of the building is strong with three bays and a banded chimney at each rendered gabled end. The windows are 9 over 9 sash with square head stone lintels at first floor and segmental arches for ground floor windows with limestone detail and cills. Semi-circular door head with limestone detail. Fanlight with Y tracery detail and moulded panel door. Large extension to the rear.

Age, Authenticity and Rarity

c1790-1830. Although extended to the rear, the architectural intention, proportions, and plan form, are distinguishable. Original brickwork and details around fenestration remain with windows in original openings.

Architectural Interest

The building is considered to be in the regency style (1790-1830), shown by the slim and elegant details and simple proportions. Another notable characteristic are the round headed windows and doors at ground floor level.

Historic Interest

Townscape/Villagescape/Landscape Inter

The Dodford Inn

Whinfield Road

B61 9BG

Dodford with Grafton

BDC ID DOD013

Description / Summary

Built between 1851 and 1861. A red brick built public house in the Flemish bond with C20 extensions and large C21 extension to the west. The fenestration is not in a particular pattern with segmental and flat arches in rubbed brick. Lower roofed range is malthouse with an external staircase from yard. Both ranges have slated pitched roofs and the Main range has two brick chimneys off centre to the roof.

Age, Authenticity and Rarity

Built between 1851 and 1861, the original plan-form has changed somewhat over time with the subtraction and addition of built form. However, the original backwards "C" shaped plan is very discernible and contributes to the character of the building.

Architectural Interest

Historic Interest

The 1866 Directory suggests there was a Beer retailer, indicating that beer was made in the home and sold from there. The first mention of Dodford Inn was in 1867.

Townscape/Villagescape/Landscape Inter

The public house, now Inn/ restaurant, has been a locally important building serving the community since it was first erected in the C19.

Highfields

Woodland Road

B61 9BP

Dodford with Grafton

BDC ID DOD014

Description / Summary

Chartist cottage with C20 alterations and additions. Extension to the north west side of the building is sympathetic and continues the catslide form of the original Chartist cottage. Monopitch roof extension to the front of the central element. The building is white rendered with slate tiled roof. Extensions to the rear, bay windows added in non-original window openings.

Age, Authenticity and Rarity

1848-49 Chartist cottage with a lower authenticity of fabric. Despite extensions, the form of the original cottage however is still significant and clearly represents the original Chartist cottage.

Architectural Interest

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Historic Interest

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Hollybank

Woodland Road

B61 9BN

Dodford with Grafton

BDC ID DOD015

Description / Summary

1849 with late C20 alterations and additions. Slate gable roof with ridge tiling. The walls are pebbledash with applied timber framing. Extensions predominantly to the west and rear.

Age, Authenticity and Rarity

1848-49 Chartist cottage with a lower authenticity of fabric. Despite extensions, the form of the original cottage is still evident and clearly represents the original Chartist cottage.

Architectural Interest

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Trefoil Court

Woodland Road

B61 9BN

Dodford with Grafton

BDC ID DOD016

Description / Summary

Chartist cottage with C20 alterations and additions. Large xtensions to the rear and a smaller extension to the east of the building. Building now in use as a Girl Guiding faciility. Windows and doors replaced. The building shows exposed modern brickwork to the east elevation and is rendered to the front elevation.

Age, Authenticity and Rarity

1848-49 Chartist cottage. Large extensions are to the rear and so the original form of the buidling is still evident. The side elevation shows the original roof design. Chimneys and trefoil ventilator still present.

Architectural Interest

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Historic Interest

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The Millstone

Woodland Road B61 9BS Dodford with Grafton BDC ID DOD017

Description / Summary

Chartist cottage with C20 alterations and additions. Large extensions to the rear. Clay tiled roof with rendered walls and rendered grey plinth. Conservatory extension protruding from the central element. Three bays with replaced windows and doors.

Age, Authenticity and Rarity

1848-49 Chartist cottage. The large extensions to the rear mean the original form of the building is still evident. The building retains its 3 bays, and its stone plinth, now rendered in grey.

Architectural Interest

The Chartist buildings were to the design of Fergus O'Connors specification, and built by Henry Cullingham, a "general builder, carpenter, and architect" who supervised the construction at each of the sites.

Historic Interest

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The Homestead

Woodland Road

B61 9BN

Dodford with Grafton

BDC ID DOD018

Description / Summary

Chartist cottage with C20 alterations and additions. Original cottage has three bays, extension to the east creates a fourth two storey bay. Building is rendered white with modern windows and bay windows in openings. Catslide roof visible to the side elevation. Roof is slate, black painted plinth to the perimeter of the building.

Age, Authenticity and Rarity

1848-49 Chartist cottage. The two storey extension to the east does not prevent the original Chartist cottage form from being read. The building retains the projecting front gable, plinth, and catslide roof form.

Architectural Interest

The Chartist buildings were to the design of Fergus O'Connors specification, and built by Henry Cullingham, a "general builder, carpenter, and architect" who supervised the construction at each of the sites.

Historic Interest

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The Latch

Brimstone Lane

B61 9AX

Dodford with Grafton

BDC ID DOD019

Description / Summary

Late C17/ early C18 vernacular two story and three bay cottage of sandstone with later early C19 rear extension of rusticated stone with perpendicular gable to make 'T' shaped planned form. Windows at ground floor to the principal elevation are non-original with now casement and Victorian rounded bay. Windows at first floor are 4/4 timber sashes. Non-original door and porch. Gabled slate roof with white timber bargeboard and later grey engineered brick chimney to southern and northern gable.

Age, Authenticity and Rarity

Late C17/ early C18, extended to the rear in C19 and most recently to the side in C21. The development of the building can be clearly read, and the original symmetrical form and fabric of the building is evident.

Architectural Interest

Good example of a vernacular stone built cottage in the late C17/ early C18.

Historic Interest

The Latch is part of Worms Ash, a good example of an early hamlet, typical of the rural settlement pattern within the parish.

Townscape/Villagescape/Landscape Inter

Fockbury House (Inc. brick boundary wall to the north) and Fockbury Farm: The buildings include "Acorn House", "Oak Lodge", "1-1a dodford ocourt", "2-4 Dodford Court", and "5 Dodford Court"

Fockbury Road

B61 9AP

Dodford with Grafton

BDC ID DOD020

Description / Summary

Late C19 two storey red brick house with slate gable roof. Large segmental headed window openings Chimney stacks within the gable walls projecting through roof to front and rear elevations. Brick in English bond with some stone detail. Brick pilasters accentuate windows and brick piers rising from ground level to dormers in central bay. Large casements with segmental heads and some leaded glass. Brick string and banding at first-floor level verandah to front elevation. The Farmstead consists of buildings in mainly redbrick and some sandstone. The roofs are pitched with clay tiles and are of varying heights. Large modern farm buildings are to the side of the site and these should not be read as part of this list.

Age, Authenticity and Rarity

Built in 1887, The house and farm buildings retain a large amount of their original fabric and form. The form of the house remains intact and clearly illustrates the historic use of the building and wealth of the farmstead. The building has oriignal window openings with later window additions. Farm buildings have had sympathetic conversions to residential use. The size and arrangement of the farmstead is rare and distinctive.

Architectural Interest

Farmhouse built in 1887 by John Cotton for Sir John F Rotten. Extensions and dormers also by John Cotton. The farm buildings are a good example of vernacular architecture as part of a "Regular" courtyard plan with multiple yards. The buidlings, although converted and altered somewhat overtime still show clearly the development of farmyard buildings with the inclusion of brick as styles developed in the C18.

Historic Interest

Home of Richard Tapp, Bromsgrove Guild Craftsman, 1896-1914, also one of Dodford school managers. The Farmhouse is detached and set away from the yard. The size and arrangement of the Farmstead indicates wealth and perhaps historic usage of arable farming.

Townscape/Villagescape/Landscape Inter

A large and distinctive farmstead in the landscape indicating its past use a a wealthy farm and farmstead. Due to its prominent position the buildings contribute to the character of the area.

Tower

Bromsgrove Road

B61 9JD

Dodford with Grafton

BDC ID DOD021

Description / Summary

The structure comprises a three storey tower, Gothic in appearance, constructed in brick with halftimbered detailing to the upper floors and a brick base. It is topped with a striking pyramidal sprocketed roof.

Age, Authenticity and Rarity

The building is an early C20 Tower which retains its original form and much of its original fabric. Although dating from the C20 it historically relates to the earlier Clock House which was constructed in the 1880s. The building type, a tower and clock house, is rare.

Architectural Interest

The tower, with its half timbered detailing, sprocketed roof, and brickwork, illustrates distinctive craftsmanship and design. The building is purposefully designed and has arts and crafts detailing.

Historic Interest

The Tower comprises all that remains of a considerably larger house; The ClockHouse, constructed in the 1880s having replaced a 17th century farmhouse. The building was demolished in 1976 but leaving the clock tower in the grounds, now renovated and extended into a residential property. Home of A.E. Housman Scholar and Poet in his youth 1873-1878.

Townscape/Villagescape/Landscape Inter

The building is distinctive in the landscape and due to its height, contribtues strongly to the character of the area.

Top House

Woodcote Lane

B61 9EF

Dodford with Grafton

BDC ID DOD022

Description / Summary

Cottage, two storeys and two bays on the south east elevation. The front section is one room deep but there is a rear projecting element forming part of the cottage since at least the first OS map that creates an interesting planform. The building is redbrick with a plain clay tile roof and a chimney flanking each side elevation of the front section of the property. The entrance to the cottage is on the north-east elevation. Windows are not original but are sympathetic replacements in original openings with segmental arches on ground floor.

Age, Authenticity and Rarity

The building dates from the early C19 and shows a significant amount of its original form and fabric. The plan form has remained almost identical (apart from a few tweaks to the rear wing) since it was first erected. The authenticity of this building is therefore high and accurately displays the historic use of the building as a cottage and its original architectural intent.

Architectural Interest

Good example of a vernacular cottage with symmetrical architectural proportions and flemish stretcher bond.

Historic Interest

Townscape/Villagescape/Landscape Inter

Park Farm and Park Farm Barns

Kidderminster Road

B61 9AL

Dodford with Grafton

BDC ID DOD023

Description / Summary

Farmhouse built in the early 19th century. Three bays and two storeys with 6 over 6 sash windows and associated white painted stone lintels and cills. The roof is tiled with chimney stacks against each gable end enhancing the symmetry of the original Farmhouse. beneath the eaves is a detailed dentilled cornice. The building is of redbrick laid in the Flemish bond with later extensions to the side and rear. Park Farm Barns are a "Regular Z plan" formation with multiple yards. The farmhouse is attached to the barns with the eastern gable end facing the front yard. The Farmstead consists of buildings in redbrick with clay tiled roofs and are of varying heights. The size and arrangement of the farmstead suggests the farm was built in such a formation to minimise waste of materials and time.

Age, Authenticity and Rarity

The farmhouse and associated farm buildings date from the early C19 and contain a considerable amount of their original fabric and form. The formal georgian proportions are clearly discernible. Additionally, original detailing such as stone lintels, dentilled eaves, and openings have been retained and maintained well resulting in a very attractive farmhouse.

Architectural Interest

The farmhouse represents the fashion of building farmhouses in the georgian style. It has a distinctive architectural style and shows prosperity. The farm buildings are a good example of vernacular architecture as part of a "Regular Z plan" with multiple yards.

Historic Interest

Townscape/Villagescape/Landscape Inter

Parkgate Inn

Kidderminster Road

B61 9AJ

Dodford with Grafton

BDC ID DOD024

Description / Summary

Parkgate Inn is an early C18 building of painted brickwork with steep pitched clay tile roofs. The plan form of the building has grown organically with later additions including early and late C20. The building varies in height with single, two, and three storey sections. Windows are of varying styles, those on the older range have curved segmental arches with keystone. Additionally, this older section has end quoins and band at attic level. Multiple exposed brick chimneys can be seen across the public house with the two on the west side being particularly prominent.

Age, Authenticity and Rarity

Dating from the early C18, the building retains a large amount of original form and fabric. The building has positively retained its useage as an Inn since at least the first edition OS map where it appears as "Parkgate Inn" and serves the community.

Architectural Interest

The building is multiphased and its architecture is a good example of a public house dating from the C18. Details such as tile hanging and articulated gable ends contribute to the character of the building.

Historic Interest

Townscape/Villagescape/Landscape Inter

The location of Parkgate Inn just off the busy Kidderminster Road clearly illustrates its historic and present use as an Inn/ Public House.

Battlefield Farm (Farmstead and Farmhouse)

Kidderminster Road

B61 9AG

Dodford with Grafton

BDC ID DOD025

Description / Summary

Battlefield Farm consists of Farmhouse and Barns. Battlefield barns are in the U-Plan formation and are positioned to the west of Battlefield Farmhouse whose gable faces onto the yard. the Farmhouse is painted brick with plain tiled roof and end stacks. Two storeys and attic dentilled eaves cornice. Three-bay façade. Windows have segmental heads and chamfered brick sills. Replacement sashes. Central entrance with gabled porch on moulded timber brackets and C20 half-glazed door. The range is in brick with tiled pitched roofs which step down in height as the U plan turns towards the road. The barns have altered window and door openings. However, it is likely the large residential window on the northern side of the range is in an original opening.

Age, Authenticity and Rarity

C19, the farmsteads original U-Plan formation and relationship to the farmhouse is clearly legible. The buildings retain their original architectural form and the majority of thier original fabric. Some window and door openings have been altered on the barns.

Architectural Interest

The buildings in the farmstead are a good example of vernacular architecture as part of a Regular courtyard of U-plan and Farmhouse.

Historic Interest

Battlefield Farm is on or near the site of a Civil War battle. It is also within an area that was once parkland forming part of the Grafton Manor Estate.

Townscape/Villagescape/Landscape Inter

Battlefield House

Kidderminster Road

B61 9AD

Dodford with Grafton

BDC ID DOD026

Description / Summary

Battlefield House has a complex plan form and complex roof form. Orignally thought to be "T" shaped, the has building organically grown overtime. The building is two storeys with attic, rendered with decorative timber framing, notably on the south west gable. The roof consists of mainly pitched clay roofs with detailed ridging and a turreted roof on the south west side. Grand and detailed chimneys raise high above the roofs creating a very playful appearance to the building.

Age, Authenticity and Rarity

Built in 1869, the form, fabric, and architecture of the building retains much of its authenticity .There appear to have been minimal alterations over time. A rare example of a arts and crafts style country house.

Architectural Interest

The building is a good example of an early arts and crafts style dwelling. Although not attributed to a particular architect, the details on the building are such that they display craftsmanship and a distinctive architectural style.

Historic Interest

During World War II a store of Molotov cocktails was stored at Battlefield House for use by No 7 (Dodford) Platoon HomeGuard against enemy columns passing through the adjacent road cutting

Townscape/Villagescape/Landscape Inter

Rodenhurst Farm

Timberhonger Lane

B61 9DP

Dodford with Grafton

BDC ID DOD027

Description / Summary

Square Plan building of red brick with clay tile hipped roof and brick quoining to the edges. The windows are 8 over 2 sashes on the first floor with sash horns and original glazing. A triangular dormer is on the western elevation with tall brick chimneys breaking up the roof with corbelled detail at the top.

Age, Authenticity and Rarity

Early C20 Farmhouse, the original plan form of the farmstead and of the main dwelling is retained clearly reflecting its original design intention. The windows are original and create positive character and detail on the building. The fabric is largely intact.

Architectural Interest

Architecturally the building shows distinctive design and is well considered in detailing especially in elements such as the windows, brickwork, and exposed rafter roof design. Its square plan form is quite distinctive.

Historic Interest

Historically the house was part of an L-shaped, regular courtyard farmstead and is indicative of a smaller farmstead. The ranges were interlinked to the north and formed one yard to the north east of Rodenhurst. Although detached, the historic shape of the farmstead is evident with larger modern buildings to the north and east directly.

Townscape/Villagescape/Landscape Inter

Grafton Cottage

Grafton Lane

B61 7HA

Dodford with Grafton

BDC ID DOD028

Description / Summary

Grafton Cottage is a two storey dwelling with the second floor in the attic space shown with four small dormer windows and windows in gables with segmental arches. The majority of windows are considered to be in their original openings. Although perhaps not the original windows, they are timber and show a patina of age. The building is red brick with clay tile pitched roof and two tall chimneys on the east and west side of the building.

Age, Authenticity and Rarity

The building dates from the mid C18 and retains features which illustrate its age, specifically the door hood with cup mould. The plan form and architecture of the building has changed minimally overtime.

Architectural Interest

Historic Interest

Due to its close proximity to the listed Grafton Manor and Preists House, it is likely that the building was used to serve these buildings in some way. The building has group value with these buildings and forms an interesting collection with them.

Townscape/Villagescape/Landscape Inter

Foxwalks Farm and Foxwalks Farmstead: The buildings include "Foxwalks Farm", "Farm Cottage", "The Coach House", "The Stables", "The Millhouse", and "The Granary".

Grafton Lane

B61 7HB

Dodford with Grafton

BDC ID DOD029

Description / Summary

The Foxwalks/ Farm Cottage is a two storey dwelling with attic space. The façade is comprised of thin red bricks in an irregular bond creating a rustic appearance. The windows are a mixture of crittel and UPVC. On the south side of the dwelling is a two storey timber framed bay window with wooden framed casements and lead mullions. There is a prominent chimney on the east side of the building. Historic Regular full courtyard farmstead now converted to residential. Buildings remaining include the Farmhouse (The Foxwalks/ Farm Cottage) and some of the Foxwalks Farm Barns. To the north is the "The Coach House" and "The Stables" in a linear plan formation. To the north of this is "The Millhouse", and "The Granary", in an L-Plan formation. They are the remnants of a much larger farmstead. Large modern farm buildings adjacent to the site should not be read as part of this list.

Age, Authenticity and Rarity

Foxwalks Farm dates from the C18 and the building retains a significant and recognisable amount of its original form and fabric. Some window openings have been altered, as shown by amended brickwork, but the historic quality of the building remains. The building is a rare example of a surviving farmhouse to a large farmstead. Although the Farmstead has experienced a loss of farm buildings, it dates from the late C18 to early C19 and buildings that remain illustrate clearly the plan form of the historic farmstead. The residential conversions have been sensitive and although windows have been replaced, the historic brickwork and form of the barns survive.

Architectural Interest

The architectural attention to detail on Foxwalks Farm, and the material choices with the inclusion of brick illustrates how farm building styles developed in the C18.

Historic Interest

The use of brickwork, clay tile roofs, and the size of the Farmhouse, all give an indication as to its wealth and status. The Farmstead was once a full regular courtyard plan with buildings on all sides of the yard. Possibly even could be considered to be a plan of multiple yards therefore showing its size, and wealth.

Townscape/Villagescape/Landscape Inter

The building is surrounded by open fields and so sits quite prominently in the landscape. It distinctively illustrates the history and character of the area.