



Alveston *Conservation Area*

Stratford-on-Avon District Council



Preface

Alveston Conservation Area was designated by Warwickshire County Council in 1969, in accordance with the Civic Amenities Act 1967. Control and monitoring of the Conservation Area later passed to Stratford-on-Avon District Council which, in 1991, resolved to review its designation as required by the Planning (Listed Buildings and Conservation Areas) Act 1990.

Michael Reardon and Associates in collaboration with Alison Higgins Associates were commissioned to undertake an independent survey and analysis of the buildings and landscape of the village. This report identified the historical, architectural and environmental qualities of the settlement, made recommendations for the continuing protection and enhancement of the Conservation Area and proposed boundary changes. It was adopted by the District Council on 20 July 1992, taking into account local opinion.

This booklet, based on the consultants' report, has been produced by the District Council in the interests of preserving and enhancing the character of the Conservation Area. It forms a supplement to the District Councils' planning policy as set out in the Stratford-on-Avon District Local Plan.



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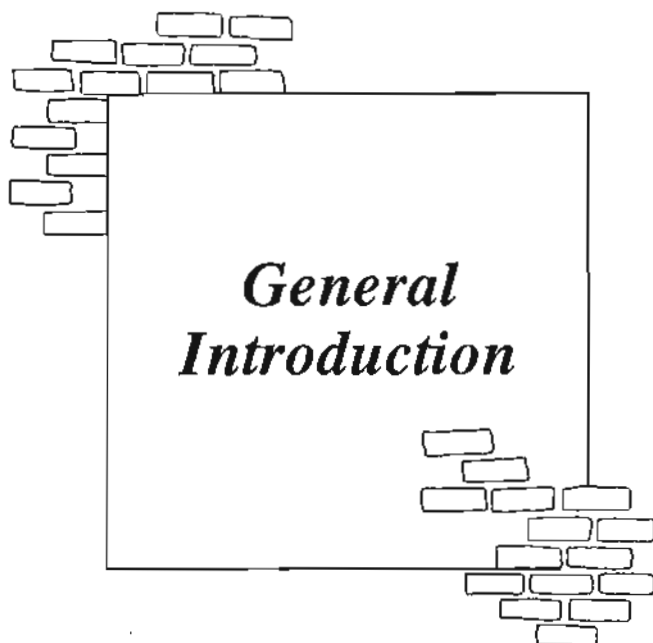
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Conservation Area Plan *Inside Back Cover*



General Introduction

1.1 Definition

The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation Areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A village green or features of archaeological interest may also contribute to the special character of an area. It is however the character of areas, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 75).

1.2 Designation

Alveston Conservation Area was originally designated in 1969 under the Civic Amenities Act 1967. With the passage of time it has become appropriate to assess the character of the area to decide whether the boundary should be redefined to take account of changing circumstances.

Designation should be seen as only a preliminary stage in the conservation process as the Town and Country Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.

1.3 Pressures

If we do not take steps to protect and preserve buildings of value, either in their own right or

because of the contribution they make to a pleasant townscape or village scene, they may well be lost, and once lost, they cannot be replaced. It should, however, be remembered that our heritage is the product of many centuries of evolution and it will continue to evolve. Few buildings exist now in the form in which they were originally conceived. Conservation allows for change as well as preservation and our architectural heritage has to be able to accommodate not only changes of use but also new building nearby. This can be done provided that the new buildings are well-designed and follow fundamental architectural principles of scale and the proper arrangement of materials and spaces and show respect for their neighbours. Conservation means breathing new life into buildings, sometimes by restoration, sometimes by sensitive development, sometimes by adaptation to a new use and always, by good management. Taking decisions on matters concerning listed buildings and conservation areas involves balancing many factors.

1.4 Response

Historic buildings and conservation areas are vitally important to the environmental quality of life in this country. Buildings of architectural and historic merit should receive very special attention. Local authorities stand in the vanguard of those protecting historic buildings and areas. The Secretary of State expects them to make diligent use of all the powers available to them. Public opinion is now overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene, and, it is expected that authorities should take account of this when framing their policies affecting historic buildings and conservation areas.

1.5 Further Advice

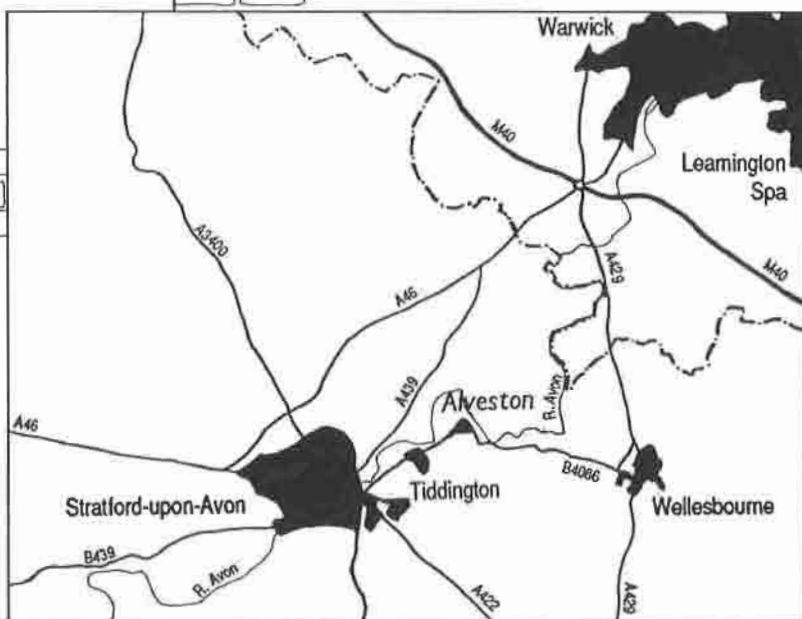
In 1990 Stratford-on-Avon District Council began a complete review of existing and potentially new conservation areas. This report is the result of that exercise.

The report has been approved by the District Council on 20 July 1992 as its formal view on the amended conservation area. It is divided into 4 sections dealing with location; history and development; characteristics of the conservation area; the future of the conservation area; in addition are listed building, landscape and settlement analysis appendices, and the conservation area policies leaflet.

This document is not exhaustive, and further advice and information can be obtained from the Planning Department, Stratford-on-Avon District Council.

1

An Introduction to Alveston



The village of Alveston lies on the left bank of the River Avon approximately 2 miles east of Stratford-upon-Avon. It is situated inside a large loop of the river on a slight rise above the general level of the river valley. It lies within Alveston Ward in the Parish of Stratford-upon-Avon. The Ward is far more extensive than the village, stretching from Clopton Bridge in the west to Littleton Bridge in the east and includes the village of Tiddington and parts of Bridgetown. The village itself is in the extreme north of the ward at an ancient crossing point of the river. The Manor house is at the extreme west of the ward, adjacent to the bridge connection to Stratford.

The ward is crossed by the main road from Stratford to Wellesbourne (B4086) but its present route bypasses the village, isolating it from through traffic. Despite the intermittent but extensive development along this road from Stratford, through Tiddington to Alveston, the village has retained a very clear identity.

The village is not readily appreciated from a distance partly because of this isolation and partly because of the presence of a large number of mature trees in and around the village. Indeed, from north of the river, when viewed from the Hatton Rock - Hampton Lucy Road, the natural rise of the land appears entirely clad



Open parkland looking towards Kissing Tree House



The ferry about 1900. The house on the bank has been replaced and the boat house is now gone. The shed to the left of the steps was later developed into a tea shop but that too is now gone.

with woodland and only a few individual roofs can be discerned.

Although the settlement is relatively compact, it does not have a very clear form. The presence of several large houses (Alveston House, Alveston Leys, Kissing Tree House and Hemingford House) with their related grounds separates the smaller housing into two groupings. The more cohesive group around the green, adjacent to the ferry crossing, to the east is now the centre of the village. To the west the housing is more scattered but those in the lane to the former mill are the remnants of the earliest village.

Although the presence of the river has been influential in the development of Alveston,

the relationship is weak. There is a reference in the 17th Century to an Alveston Bridge but its location is not known. The ferry crossing, now connecting public footpaths to Hampton Lucy, has a long history and was functioning into this century, but this has not had a major influence on the development of the village. The old ferry landing is the only public access to the river, although at present the public footpath is fenced off. There is a road to the site of the former mill but this is private.

The former connection has recently been strengthened by the donation of Swiffen Bank, an area of low lying ground adjacent to the crossing point, for the use of Alveston residents, along with the whole left bank of the river up to Cliff Cottage on the Wellesbourne Road.

The two oldest remaining houses, The Old Rectory and 3 Ferry Lane (Barley Lodge) are both predominantly timber framed, and it is probable that the majority of the village was at one time of this construction. There may indeed still be extensive remnants of early framing embedded in later buildings but the majority of the present village is of brick construction.

Unusually, many are now rendered or painted, giving the village a particular character. This may stem from the 18th or early 19th Century, when the village is believed to have had pretensions as a spa and, to some extent, copied the fashions of Leamington.



The Ferry Inn (formerly the Exchange Inn) enclosing the green

2

The Settlement - History and Development



Map published in 1831

The earliest reference to a settlement at Alveston was in 966 in a deed between Bishop Oswald of Worcester and his thane Eadric. As we have noted however, the ward is large and the reference may not be to the present site of the village. Archaeological evidence has located evidence of Roman and Saxon occupation in Tiddington and it is possible that a Roman road ran close to the present village, but there is no firm evidence.

The Domesday book, which confirms the Bishops of Worcester as Lords of the Manor, records three mills in the village and the majority of the holding are free tenements.

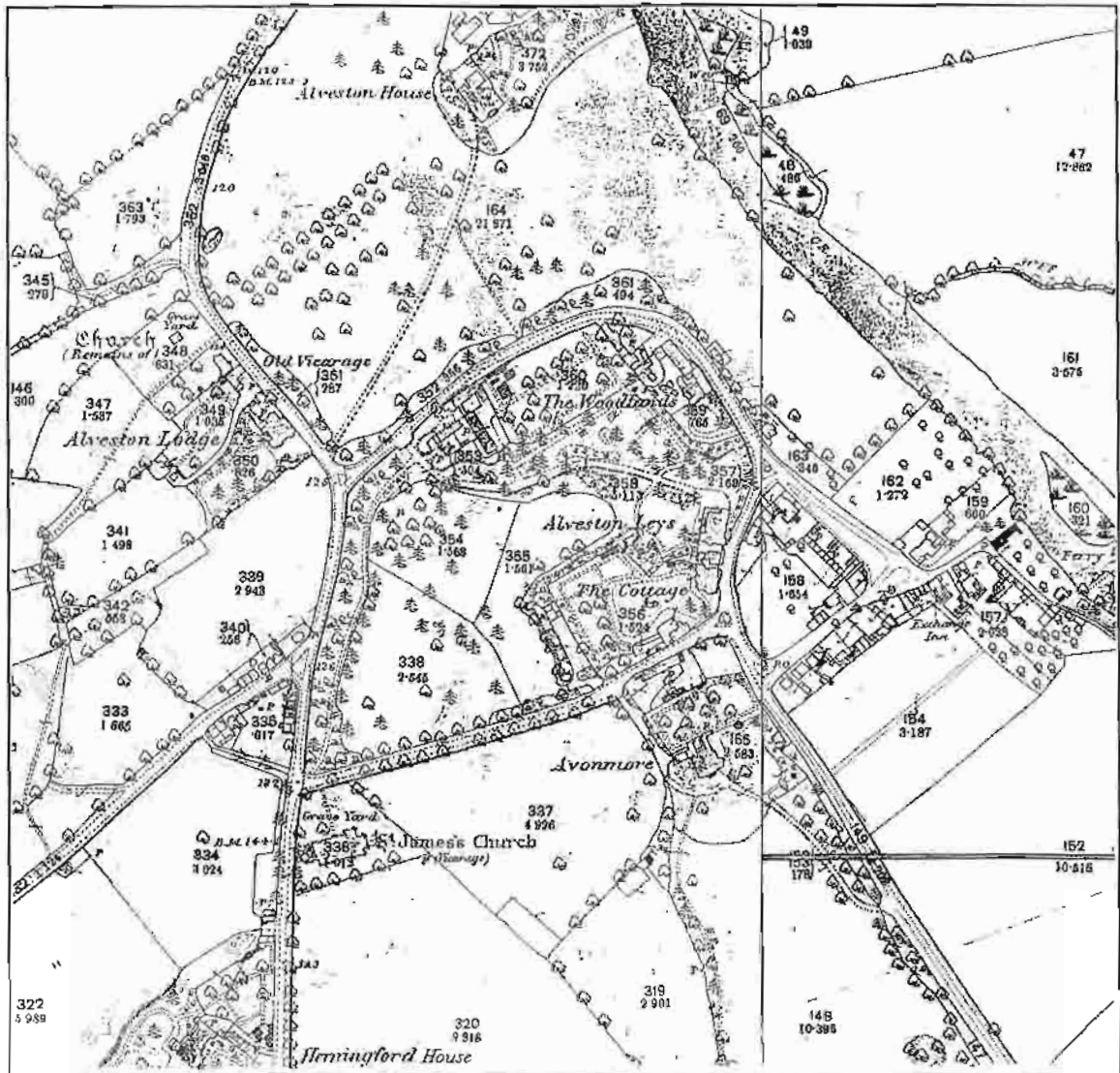
Following the Dissolution, after a brief period in the hands of the newly established Dean and Chapter of Worcester, the Manor was granted by the Crown to Edward Williams and Ralph Browne. In 1563 it was sold to Ludavic Greville, and in 1603 his son sold to Richard Lane of Bridgetown, son of Nicholas Lane

whose effigy is in the chancel of the old Church. The Manor has never been held in one family for long and has been sold many times.

Much of the Parish remained as open fields until the Enclosure Act of 1772. At that time the land between the Wellesbourne and



The Green c.1900 showing the bakehouse



Map published in 1886. Scale 1 : 5 000

Banbury Roads was formed into 6 large farms, 5 small farms and 9 smaller allotments. It was probably at this time that the present line of the Wellesbourne Road was established.

The older houses appear to be around the old Church site although one house at least, near the ferry, is pre-18th Century. Of the large houses Alveston House, built in 1689, is the earliest. The others are mostly of the late 18th or early 19th Centuries following the agricultural reforms.

The present Parish Church was built in 1839 when the unnamed lane between it and Kissing Tree House appears to have been formed. The original one inch Ordnance Survey map first published in 1831, does not show the new church and only indicates a footpath between this site and Kissing Tree House, then known as Alveston Villa. Much of the smaller housing appears to be of 19th Century or early 20th Century origin.

Certainly, the present form of the village

is clearly discernable on the first large scale Ordnance Survey map of 1886. The photograph of the Green at the turn of the century is very similar to the view today. The most significant later development, prior to the designation of the Conservation Area, was the construction of Avonfields Close in the mid-20th Century.



The Green in 1991. The bakehouse has been demolished but the house to the left is still called The Old Bakery

3

Characteristics of the Conservation Area

*For Settlement Analysis
Maps see Appendix C*

The present Conservation Area was designated in 1969 and included all the old village together with most of the land between it and the Wellesbourne Road. The 20th Century developments on Alveston Lane and around Avonfields Close were specifically excluded.

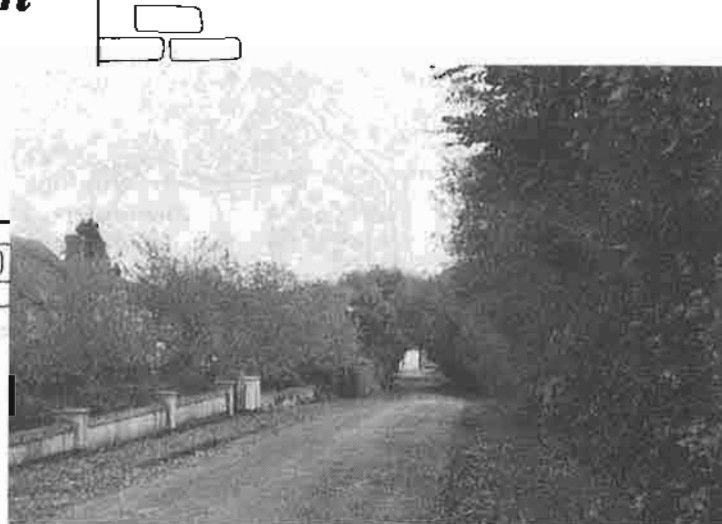
The area divides naturally into a number of sub-areas with different characteristics.

3.1 Approaches and Thoroughfares

All three approaches to Alveston along Alveston Lane, Church Lane and Kissing Tree Lane, have the same characteristic of a straight lane through relatively open country passing through pinch points created by either buildings or trees to focus on an island of grass at a road junction. It is unusual that none lead to the heart of the village which is best represented by the



Rural character reinforced by grass verges and no kerb stones



Alveston Lane pinch point

green. This constriction on entering the village is important in establishing the narrow constrained character of the village thoroughfares.

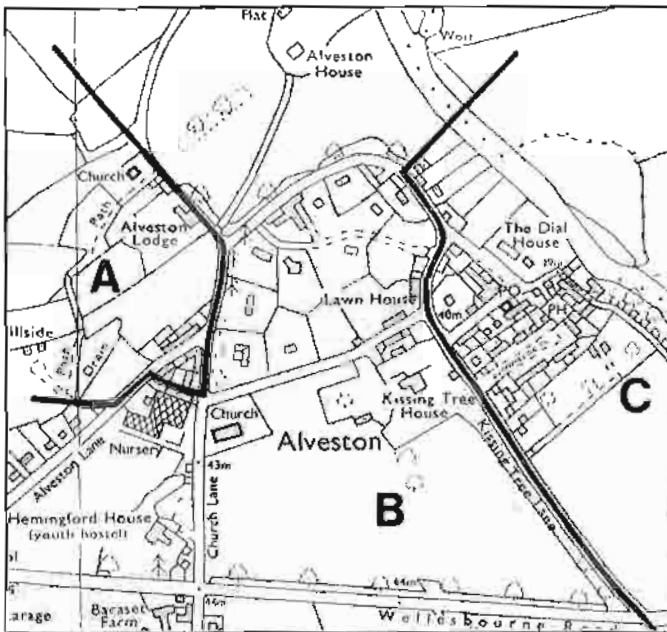
The presence of grassed triangles with a central tree and related lamp post at most of the road junctions is a distinctive and attractive feature. More subtly the presence of grass verges but lack of kerb edgings on many roads maintains a rural character. The presence of



Urban constrained character created by use of hard materials

hard paving and kerb edging in front of Alveston Leys and Lawn House, for example, immediately creates a more urban atmosphere. The lack of hard surfacing in Ferry Lane and at the far end of the lane to the mill sets these firmly in an 'undeveloped' context.

3.2 Sub-areas



Area A (Western)

Approaching from the west, the church tower forms a prominent feature but its position away from a centre of focus is a little disorientating. The housing here establishes small scale brick construction with predominantly clay roofing as the principal characteristic of the smaller buildings. The continuous development close to the back edge of the footpath is also important. The nursery development, so prominent from further west, is suitably concealed behind the roadside development.

The road continues north from this first focal point to a second focus at the junction of the Rookery and the lane to the former mill. The intrusion of open fields into this half of the village is an important characteristic. The footpath from Alveston Lane to the old church follows the visual boundary of this area formed by hedges and trees.

The development down the lane to the former mill is very sparse and slowly blends into open country at the old church. The view



The Old Church

from here out into the flood plain of the river is significant and from the path at the corner of field 0456 towards the obelisk in Welcombe Park is impressive.

Area B (Central)

The central part of the village is dominated by large private grounds, each surrounded by dense screening in the form of planting belts or close boarded fencing or high brick walls. To the north and south of this area the land enclosed is laid out in the English landscape tradition as parkland. Around Alveston House has a slightly more formal atmosphere with tree lined avenues in keeping with its late 17th Century date (*photograph page 18*) whilst the areas to the south around Kissing Tree House (*photograph page 6*) and Hemingford House have a more casual atmosphere, although the latter has recently been radically altered by modern glasshouse development and unsympathetic screen planting.



Insensitive glasshouse development with inadequate, inappropriate screening destroying the view

The intrusion of the 'new' church into this space is somewhat uncomfortable but its scale would have been even more misplaced elsewhere in the village.



The Woodlands, typically, is only glimpsed over high walls or through tree screening

The core of this area is taken up by a very private enclosure. The majority of it was at one time the grounds of a single house laid out in the 19th Century with a dense planting belt around the west and south and high brick walls to the north and east. Properties such as Woodlands are glimpsed over the walls, whilst others along the north and south break through the screening but keep the breach to a minimum. The original boundary now encloses some twenty individual properties and a private road but still maintains that sense of privacy that both unites it and divides the village.

Area C (Eastern)

The Rookery curves round the north of the central private block of land to arrive at the main part of the village focusing again on a green triangle at the junction with the village green; the Gothic Lodge forming an impressive backdrop. Bearing right here you enter the most enclosed part of the village, larger scale houses and high walls at the back edge of hard pavements constrain this area. It releases slightly at two more green triangles before passing a final but not well defined pinch point and leaving the village. This section of roadway encompasses many of the painted brick houses and rendered properties.

Something of this constrained character is continued along another unnamed lane to the north of Kissing Tree House before the prominent tree opposite the entrance to Kissing Tree House marks the boundary back onto *Area B*. The entrance to Kissing Tree House itself, at

Retracing back to The Lodge you enter the real village centre. From this junction the view down the green to the village is charming. The small scale buildings on the slight rise to east and south create a feeling of enclosure whilst the greater bulk of Dial House being at lower level and part screened by walls and hedges does not at the moment over-dominate.

Although the range of cottages to the east and the Ferry Inn to the south are set back



The Ferry Inn

from the boundary, the projection of adjacent buildings up to the footpath maintains the enclosure in an interesting manner. This characteristic continues at the south-west corner of the green, where the near continuous building line is quite well back from the path but the constraint is re-established by the garage on the north and the westernmost block of houses on the south.

From the south-east corner of the green the narrow unmade-up Ferry Lane has a very private character. At the southern end, the entrance to Swiffen Bank gives one of the few public glimpses of the river from the village but the public footpath along the top of the river bank to the south gives some beautiful views of the Avon.



Fine wrought iron gates with poor pillars



Kissing Tree House

present rather dilapidated, may improve when the properties are occupied, but the pair of fine wrought iron gates is set in very poor gate piers and an unbecoming forecourt. The dereliction of the barn and adjacent part-collapsed boundary wall on the south side of this lane are significantly detrimental to this area.



Poplar Terrace and the Ferry Inn (photograph left) set back from the footpath but with adjacent forward projections maintain the sense of enclosure around the green

The construction of Avonfields Close represents one of the few unsympathetic intrusions into the settlement but its small scale buildings and particular location do not compromise the rest of the settlement. Even when approaching from the south the rise of the ground helps to minimize their impact. The field to the south represents a cross between the landscape character of the parts of *Area B* and the rural fields of *Area A* but provides an essential buffer to the village.

3.3 Materials and details

Although there is some evidence of timber framed construction in the village, this is very limited. The recent use of this for new development at the Dial House is somewhat out of place. The buildings within the Conservation Area fall into two broad groups.

The smaller properties mainly in *Areas A* and *C* being mostly constructed in soft coloured local brick. These are frequently laid with lighter coloured headers and dark stretchers creating a checkered appearance (qv. Alveston Lodge). These are usually with clay tiled roofs, although occasionally finished in Welsh slate. These mostly date from the 19th Century and originally had timber windows with relatively small panes, in keeping with their lower status. Several of these have been improved in status sympathetically such as the old bakery (photographs pages 8 and 9). The addition of dormer windows and a pedimented porch have significantly but satisfactorily improved the building. Elsewhere small workers houses have been given pseudo-Georgian bay

windows at odds with their character. Fortunately, there are few uPVC windows in evidence.

The larger properties mainly in *Area B* tend to have their lovely brick construction hidden either by simply painting the brick itself or by rendering and painting. The main exception is Alveston House itself which proudly reveals its late 17th Century brickwork and stone dressings. Although many of these larger buildings still have clay tile roofs, the very largest, e.g. Alveston Leys and Kissing Tree House, use Welsh slate to allow a shallower pitch to the roofs.

The paths and road surfaces are largely tarmac and uninteresting, but their edging with grass, without kerbs in many places, is a major redeeming feature. It would be wrong to make more of the floorscape in this largely rural setting.

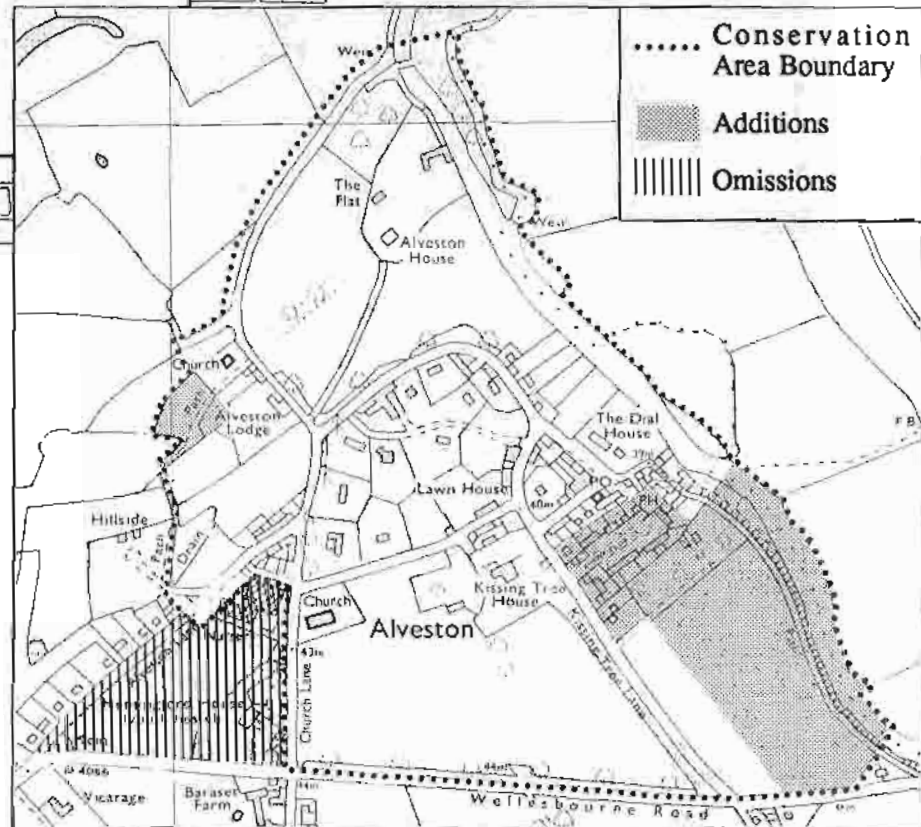
3.4 Landscape Features

Alveston village is very fortunate in having so many fine, mature trees and wide grass verges which has enabled it to retain its rural character. Most of the trees have been well cared for but replanting is perhaps necessary along the boundary of the development in the centre of Alveston (*Appendix B - 2*), in order to maintain the existing screening. The hedges around the houses in the village are mostly in keeping and are generally very well maintained (see *Conservation Area Plan* - inside back cover).

4

The Future of the Conservation Area

For Settlement Analysis Maps see Appendix C



4.1 Alterations

Since the designation in 1969 there have been a number of developments within and adjacent to the Conservation Area.

Although there was some development in the former grounds of Alveston Leys, this was still largely open fields. A number of individual private houses have now been built on this land but the virtually continuous screen of trees, fences and walls around this area has been maintained effectively concealing this development.

Other developments at Grove Cottage now Grove House, within the Conservation Area and behind 3 Ferry Lane (Barley Lodge), previously immediately outside the area are clearly visible but are in keeping with the adjacent development as a result of careful selection of scale and massing.

There is a danger that the development started, but at present halted at the Dial House, may upset the balance of this area. This, similar to the larger houses elsewhere in the village, is a private inward looking property but the present development for a leisure complex may tend to become more outward looking. The development behind the gates at the south east of the property is clearly intended as a focal point drawing the attention across the green and at variance with the more random development of the other sides of the green. The presence of the wall and hedge in front of the house and the adjacent plot to the north is an important contributing factor to the character of this area and must be maintained.

The extensive development of glass houses at the nursery to the west of the Conservation Area between Alveston and Church Lanes, has significantly affected the character of this area. The construction of



St. James Parish Church

bunding and provision of screen planting around the houses has done little to mitigate the detrimental effects of the development. In the original designation plan a significant view is indicated from the junction of Alveston Lane and Wellesbourne Road towards the church tower. At that time it was across largely open paddocks and must have had a similar character to that from the junction of Church Lane and Wellesbourne Road towards Kissing Tree House. The view is now dominated by the serried ranks of glass house roofs, and the planting of Leyland cypress gives the paddock the atmosphere of a 19th Century municipal park rather than the 18th Century landscape park it must have been.



'View' towards the church tower

Recently planted lime trees along the drive to Alveston House have obstructed another view noted in 1969. However, the original formal approach to this property from the old church is still retained and is a view more in keeping with the period and character of the house itself.

Omissions

Much of this development has been in keeping with the character of the area and does not warrant further action. The development of the glass houses at the west of the area has, however, sufficiently affected the character to warrant its omission from the Conservation Area. The boundary is therefore redefined as shown on the plan. The 'pinch point' at Alveston Lane is included as are all the properties fronting onto the lane. On Church Lane the wall to the west defines the natural boundary of the Conservation Area.

Hemingford House is separated from the bulk of the Conservation Area by the glass house development and the consequent redefinition of the boundary but its designation as a listed building should afford it sufficient protection in itself. The trees within the grounds may warrant covering by Tree Preservation Orders if they are considered to be under threat.

Additions

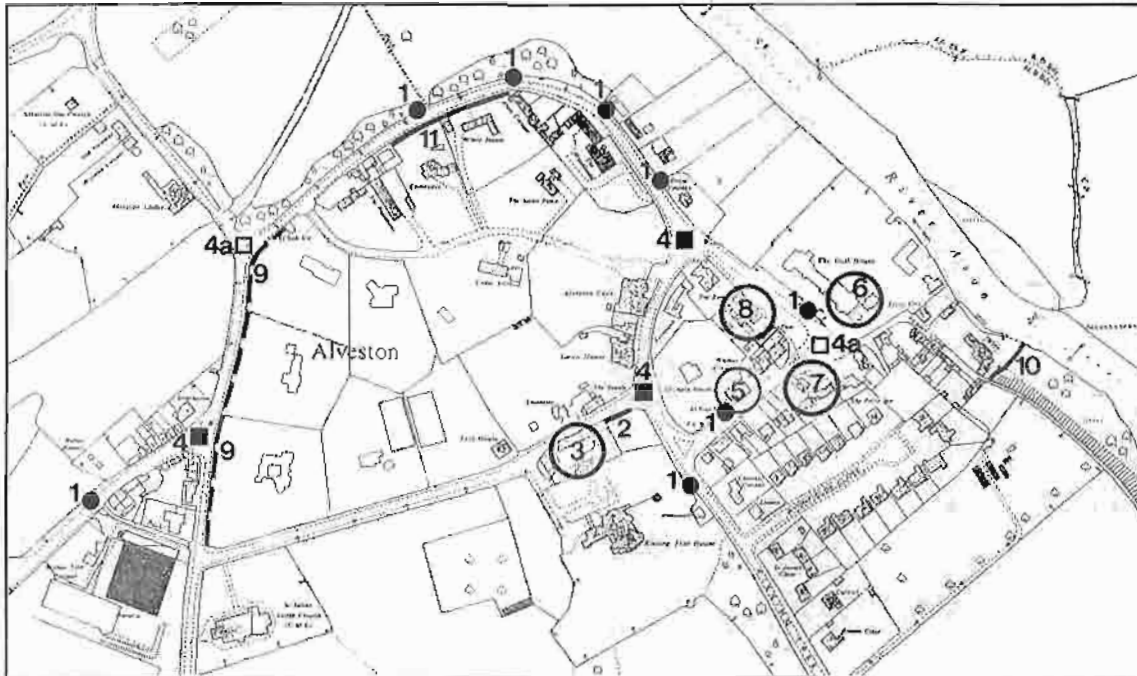
Two further modifications to the boundary are made to ensure better protection of the area.

Firstly, the open boundary between the old church yard and the field to the west (No.0260) is significant to the character of this area. The visual enclosure is provided by the hedges to the north and west and the Conservation Area is redefined to follow this line.

The second addition is intended to help protect the approach to the village from the south-east. The original boundary along the east of Kissing Tree Lane included only a 55m deep strip of the adjacent field. The visual boundary is, in fact, the line of trees on the eastern side of this field, the open aspect of which contributes significantly to the approaches to the village. The boundary of the Conservation Area is redefined to include the whole of this field together with the orchard to the north.

This redefinition totally encompasses the Avonfields Close development. Control over those buildings fronting onto Kissing Tree Lane will be beneficial to ensure that the 'pinch point' here is maintained. The remainder of this area is included for completeness, but development here is unlikely to have as significant an effect on the character of the wider Conservation Area.

The area of Swiffen Bank, the footpath along the river bank and a further stretch of the river are also included in this redefined area.



4.2 Improvements

The Conservation Area is generally well maintained but a number of features could benefit from attention.

1. Telegraph poles

Remove telegraph pole and related overhead wires in several locations. Posts and overhead cables in Church Lane are not as prominent and therefore not as detrimental.

2. Wall

Rebuild brick wall and stabilize retaining wall.

3. Empty buildings

Monitor alternative uses for currently empty buildings. Further uses should not prejudice the sense of enclosure they provide.

4. Lamp-posts

The 'Heritage' lamp post heads are out of context with cast iron posts. Replace with more sympathetically detailed lamp head similar to 4a but 'swan neck' lamps are less obtrusive.

4a. Lamp-posts

This replacement head is more in keeping with the scale and character of the post.

5. Timber shed

The painted timber shed currently used as garage gives interesting continuity of village industry but its future may be limited and a replacement building or use needs careful monitoring.

6. Dial House development

The development at the Dial House has left an incomplete structure in danger of becoming derelict in a very prominent location.

7. Windows

Modern extensions on front of building and large 'neo-Georgian' windows out of keeping with scale of building. Further such developments should be controlled and if possible, windows replaced in a style and scale in character with the buildings.

8. Outbuildings

Interesting arrangement of outbuildings at the front of cottages, some of which are clearly underused. Future uses require careful monitoring. Some have successfully been brought into better use.

9. Timber fence

Timber fence is beginning to deteriorate and should be maintained or replaced.

10. Footpath

Re-open public foot path to the ferry or establish public access on to Swiffen Bank.

11. Wall

High brick wall beginning to deteriorate and requires maintenance.

4.3 Control

The fields within the Conservation Area should be protected as open space to maintain the close relationship between the built-up and the rural environment which is characteristic of Alveston.

4.4 Conclusions

Since the designation of the Conservation Area, development in Alveston has generally been controlled to ensure the preservation of the character of the area with the major exception of that around the nursery to the west. This is sufficiently detrimental to warrant the exclusion of this area from the Conservation Area.

The addition of two further areas within the boundary to the west and south-east will help to control the characteristic juxtaposition of village development and open fields and allow the inclusion of the newly-created semi-public open space of Swiffen Bank adjacent to the river.

A major characteristic of the village is its rural appearance reinforced by the frequent glimpses into open field and parks, numerous mature trees and hedges and the simple lack of kerb stones.

Any further development within the village should take account of the significant local variations within the Conservation Area. Selected improvements would remove minor blemishes on the character but these are not numerous.

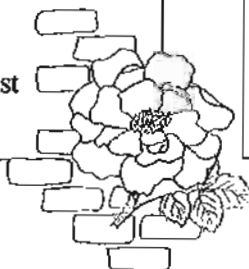
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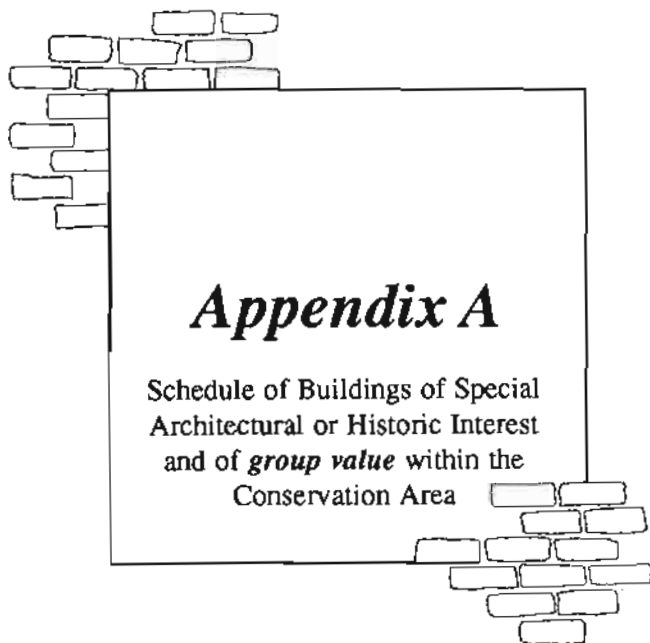
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|---|--------------------|
| Victoria County History of Warwickshire | Volume III |
| Pevsner & Wedgwood Buildings of England, Warwickshire, 1966 | |
| Hickman Warwickshire 1979 | |
| Ordnance Survey Maps reprinted by David & Charles | 1867
'One Inch' |
| Ordnance Survey Maps 'Country Series' | 1886 |
| Old photographs from the Spencer Collection of Shakespeare Birthplace Trust | |

Acknowledgements

Thanks are due to :

- Staff of the Shakespeare Birthplace Trust Record Office
- Numerous residents of Alveston Village





Listed Buildings

There are 11 listed structures within the boundary of the Conservation Area. The area has recently been re-surveyed by English Heritage and all the significant buildings have been included. These buildings contribute to the character of the Conservation Area.



Alveston House

(Listed Building Ref. 267 - Grade II*)

Not visible from the main roads, set well back in private grounds with Paddock surround. Boundaries generally formed with open pale fencing with dense tree and bush bank. This is given Group Value with 268, 269, 270, 271 and 274 but their dispersed positioning forms only a very tentative group.

List description : Small country house. 1689 with C18 alterations. Brick with blue headers and ashlar dressings; hipped tile roof with 2 brick cross-axial stacks and stack to valley.

Double-depth plan. Restoration style. 2 storeys with attic and basement; symmetrical 5-bay range. Ashlar-coped plinth, platt band over ground floor and quoins; top modillioned timber cornice. c1750 entrance has Doric porch with triglyph frieze with flowers to metopes and guttae; enriched soffit; overlight with decorative glazing bars to 4-panel door. Windows have moulded sills, and rubbed brick flat arches with keys over 18-pane sashes with wide frames; basement has 2-light single-chamfered windows with flat-faced mullions, blocked; attic has 2 flat-roofed dormers with cornices and 2-light casements. Lantern to angle. 7-bay right return, garden front: 3-bay pedimented centre with 2-bay windows. Entrance has doorcase with architrave, frieze and cornice, panelled pilasters and deep bracketed open pediment. Windows have 12-pane sashes, the central 1st floor window with rusticated brick jambs and similar flat arch, ashlar key with rosette; 4 dormers. Pediment has armorial crest. Rear similar to front; barred basement windows and rainwater head with mask. Left return has several blocked windows and sashed stair window over C20 single-storey additions replacing C19 service range.

Interior: rooms have cornices and stone fireplaces; entrance hall has 2 fluted pilasters; C20 stair replacing one of unknown date with iron balusters; front room with cast iron Adam style fireplace with figures and foliage ?late C19; room to left with dado panelling and triglyph frieze; room to right, divided, has cornice with egg-and-dart moulding; 1st floor has rear room with fielded-panelled dado; attic has exposed collar trusses with curved principals; cellars have flag floors with drainage channels, some chamfered beams and 2 vaulted chambers, one a wine cellar; water pump.



Tree lined avenue to Alveston House

A good example of a small Restoration country house set between the old church (q.v.) and the river Avon.

(*Buildings of England*: Pevsner N: *Warwickshire*: London: 1966-: 65).



Alveston Lodge

(Listed Building Ref. 268 - Grade II)

House closely abuts Mill Lane and forms a 'pinch point' closing off the views in this corner of the conservation area.

List description : House. Part said to be early C16 with C18 and C19 additions. Brick with timber frame, and a little original timber framing exposed at rear; tile roofs with brick stacks. C19 front range with parallel C18 range to rear and 2-window rear wing. 3-window front range has gabled cross wing to right end. Gables with decorative bargeboards; ashlar panel with shield to right end gable. Tudor-headed entrance has side lights and bracketed canopy. Rectangular bay window to left and canted bay window to right have ashlar angle piers, cornices and parapets and transomed casements; 1st floor has central oriel with hipped roof over 2 Tudor-headed lights (being repaired/replaced March 1991); smaller gabled bay window to left, and window with label mould to right, both with 2-light casements. 2 stacks to rear and one to return. Right return has bay window; 2-window C18 range and 3-window earlier range with leaded casements. Rear has 2 gabled wings and taller, longer, wing to right. Interior not inspected. Reputed to have been the residence of William More, Prior of Worcester, 1518-35.

(*Victoria County History* (offprint): Styles P: *The Borough of Stratford-upon-Avon and the Parish of Alveston*: London: 1946-: 68).

Former Parish Church of St James

(Formerly Listed as: Old Parish Church)

(Photo page 11)

(Listed Building Ref. 269 - Grade II*)

Isolated building in old churchyard. Set back from Mill Lane behind screen of trees. Painted brickwork continues local tradition. Position on edge of village gives impression of an isolated rural setting.

List description : Chancel of former church. C18 with C19 west wall and C12 ex-situ tympanum. Painted brick on ashlar plinth, with

red brick and ashlar dressings; tile roof. Raised brick quoins and top moulded brick cornices; ashlar-coped gables. East window with 3-centred head and lancet tracery. South elevation has blocked entrance to left, with brick infill to plinth, and pointed window to right with ashlar surround and plain panel above; 3 large wall memorial tablets with worn inscriptions, one nowy-headed. Plain pointed west door with plank door with straps, lancet above.

Interior: tunnel-vaulted ceiling; south wall has re-set C12 tympanum in entrance recess, with worn carving of interlace, flowers, and lamb and ?lion, 2 scalloped and fluted capitals.

Fittings: C17 panelled timber pulpit with enriched frieze and cornice, panels with concave angles.

Painting: C18 Hanoverian Royal arms to south side.

Monuments: Nicholas Lane, d 1595, upright recumbent effigy apparently intended to be set upright; gadrooned edges to slab with fishscale diapering; flattened figure in C16 dress with applied face, hands and feet, standing on block with relief couched lion, 2 small flanking figures, kneeling in prayer. Flanking arched panels with male and female kneeling figures facing east, each with cartouche panel above. Inscription panel above has enriched strapwork border. Other good C18 and C19 wall tablets, including tablet to Newsham Peers, d 1743 from wounds received at the battle of Dettingen, veined marble with panel, scrolls to sides, broken segmental pediment with armorial bearing, and apron with cartouche; Newsham Peers, d 1820s, and wife: black marble tablet with white marble oval panel and armorial bearing above with drapery tied at angles.

(*Buildings of England*: Pevsner N: *Warwickshire*: London: 1966-: 65, PL 26B; *Victoria County History* (offprint): Styles P: *The Borough of Stratford-upon-Avon and the Parish of Alveston*: London: 1946-: 71).



Headstones

These cover three of the most elaborately carved of numerous standing headstones in the old graveyard. All are in the same local stone much covered with moss, giving a distinctive character to the graves, but the yard is generally well kept.

Headstone approx. 11m S of W end of Former Parish Church of St James (Listed Building Ref. 270 - Grade II)

List description : Headstone. Early C18. Ashlar. Segmental-headed stone with cherub above cartouche framed by drapery tied at corners. Inscription illegible. Included for group value.

Two headstones approx. 14m SW of Former Parish Church of St James (Listed Building Ref. 271 - Grade II)

List description : Two headstones. Early C18. Ashlar. Segmental-headed stones with cherubs above cartouches. That to north with scrolly enrichment and 3 cherubs, that to south with floral enrichment, obscured by moss. Inscriptions illegible.

Kissing Tree House (Photo page 12) (Listed Building Ref. 272 - Grade II)

Largely concealed from the street scene by a high wall on Kissing Tree Lane and fence/hedge plus currently dis-used buildings on adjacent lane. Entrance gates - good ironwork but pillars and adjacent railings are crude. Presumably, originally related farm buildings on adjacent lane, now separated from house and dis-used. West face prominent across park land to the West.

List description : Formerly known as: Avonmore, Alveston. House. Early C19 with later C19 porch. Stucco; hipped slate roof with stucco stacks; ashlar rear elevation. 2 storeys; symmetrical range with 2 lower wings flank single-storey infill porch, which breaks forward. Top cornices; porch with channelled rustication and top entablature with balustraded parapet. Recessed entrance with architrave with key and swan-necked pediment, 6-fielded-panel door; flanking narrow window with rusticated flat arches and 8-pane sashes. Wings have windows with sills, and wedge lintels with keys over 12-pane homed sashes; upper floor of main range has 3 hipped gables behind parapet, and segmental-headed windows with keys over 9-pane sashes; lower round-headed stair window has sash with intersecting glazing bars. Steps across width of house between attached convex walls. Rear elevation symmetrical 5-window range: 1st floor sill band and top cornice; entrance has 3-bay porch with angle pilasters and entablature, central Tuscan aedicule and overlight with decorative glazing bars to 6-

panel door, flanking 8-pane homed sashes; cornice continued over flanking stucco bay windows, each with two 12-pane sashes; 12-pane sashes to 1st floor. Flanking 2-storey canted bays to returns with cornice over each floor and 1st floor sill band; 3 windows to each floor with 4-pane sashes and one French window with glazing bars. Left return has bay window to right of canted bay, 2:4:2-pane homed sash with 4-pane sashes to 1st floor, lower range to right has 2-storey canted bay; right return has large attached wing and Victorian style conservatory and further large wing.

Interior: noted as having rear hall with elliptical arch to stair hall; open-well stick baluster staircase.



The Lodge and attached Stable block (Listed Building Ref. 273 - Grade II)

Prominently situated on the corner of two lanes, particularly visible as there is only a low box hedge around the garden. One of the few 19th Century gothic houses as against classical housing elsewhere.

List description : House. Early to mid C19. Stucco; tile roofs with stucco stacks. Double-depth plan. Tudor style. 2 storeys; symmetrical 3-window range with lower right return wing. Offset buttresses with plain square pinnacles; 3 gables, the central gable stepped, with cross motifs; coped gables have end stacks with diagonal shafts, that to right end is large. Entrance with 4-centred head, splayed reveals and label mould, has fielded-panel door with top glazed panels. Windows with splayed reveals and label moulds, small-paned casements of 3 lights with 4-centred heads to ground floor and similar 2-light casements to 1st floor. Return wing has dripcourse to ground floor and top cornice and coped gable; 2-light casement to front and to return, which has 3-light casement to 1st floor. Rear has 2 gabled wings, and C20 single-storey flat-roofed addition with attached C19 gabled 2-storey stable block.



The Old Rectory
(Listed Building Ref. 274- Grade II)

Impressive timber frame building. Somewhat 'out of place' in this brick village. Only visible from close to. Set back from the lane with no boundary fence or hedge.

List description : Rectory, now house. Early C16. Timber frame with plaster infill on rubble plinth; tile roof with brick stacks. 2 storeys; 4-window range. Entrance to left of centre has battened door and C20 gabled porch. Varied windows have C20 casements with leaded glazing. Stack to front of ridge, to left of porch. Close-studded framing. Right return has jettied 1st floor, big plastered chimney breast to ground floor, with end stack to right of ridge; close-studded gable. Left return is brick with timber-framed gable. Rear has hipped ground-floor projection.

Interior recorded as having 3-bay roof with braced tie beams and wind braces; flat joists. The former parish church of St James (q.v.) is immediately to the north west.

(*Victoria County History* (offprint): Styles P: *The Borough of Stratford-upon-Avon and the Parish of Alveston*: London: 1946-: 68; *Buildings of England*: Pevsner N: *Warwickshire*: Harmondsworth: 1966-: 65).



The Woodlands and Nos 1 and 3 Woodside
(Formerly Listed as: The Woodlands)
(Listed Building Ref. 275 - Grade II)

Large house facing on to garden surrounded by high brick wall. As elsewhere, only top storeys and roofs are visible.

List description : House, now incorporating 2 flats. C18, refronted early C19. Brick with stucco facing; tile roof with brick end and rear stacks. Georgian style. 2 storeys; symmetrical 3-window range. Stucco plinth, platt band over ground floor and top entablature with parapet stepped up to central rectangular panel. Entrance has doorcase with panelled pilasters and altered open pediment; glazed panelled door. Ground floor has 2 canted bay windows with cornices and hipped slate roofs, plate glass horned sashes and cast iron gutter with lion masks; 1st floor windows have sills and 20-pane sashes. Rear has gabled wing and varied additions; stable range to right return; left return has varied fenestration and entrance with panelled pilasters and large scrolly acanthus brackets, fluted frieze and entablature blocks to open pediment; fanlight with decorative glazing bars over 6-fielded-panel door. 3 1st floor sashes, 2 ground floor canted bays.



Church of St James (Photo page 15)
Church Lane

(Listed Building Ref. 276 - Grade II)

On the outskirts of the village and only clearly visible from Church Lane, tower forms a prominent feature often glimpsed between buildings within the heart of the village.

List description : Church. 1839, by William Walker; east end added 1876; C20 vestry. Snecked stone with ashlar dressings; tile roof with enriched crests. 2-bay chancel with north organ loft/vestry and south chapel; 7-bay nave with south porch and west tower. Details in Early English style; plinth, sill courses, single-chamfered windows and coped gables. Chancel has offset angle buttresses and gable cross; east

window of 5 stepped lancets, and lancets to north and south. Organ loft has angle buttresses and stepped triplet of lancets and gable cross, no sill course; C20 vestry to re-entrant with straight-headed mullioned windows. Double-gabled south chapel has 2-light plate tracery windows and C19 rainwater head; lateral stack. Nave has top cornice, splayed lancets between shallow offset buttresses; diagonal buttresses to west. Porch to centre of south side has double-chamfered pointed entrance, paired doors with Y-tracery motif. Late C20 entrance to south of tower. 3-stage tower has gabled angle buttresses becoming clasping buttresses to upper stages; triple-chamfered pointed west entrance has paired doors with strap hinges, rose window above; return lancets; 2nd stage has stepped triplets of lancets below clock faces; top stage has 2-light plate tracery bell openings, louvred below blind heads; top cornice and crenellated parapet with plain pinnacles.

Interior: chancel has richly carved arch-braced roof; arch to organ loft and trefoil-headed credence recess; 2-bay south arcade with arches dying into jambs and chamfered square pier, applied arcading to east end has marble shafts and rich painting; moulded chancel arch. Nave has simple hammer beam roof; late C20 glazed-in narthex and gallery with earlier staircase with turned balusters.

Fittings: chancel has stalls with tracery to panelled fronts, and panelling to chapel; altar rail with traceried frieze on posts. Chapel noted as having re-set C17 panelling. Nave has rood screen in the style of Bodley and Garner across the width of the east end incorporating entrances to vestry and chapel, panels and doors with pierced tracery below open scrolly tracery panels between shafts supporting coved rood loft with vine-trail cornice and brattishing; rood to chancel arch has crucifix with crocketing and fleurs-de-llys and figures of Our Lady and St John; painted latin texts to coving; C19 font in narthex.

Memorials: several interesting wall tablets including tablet to 3 women who died from the effects of sleeping in a room with a coke fire, 1835-6, and 2 richly carved Gothic style tablets dated 1848 and 1872.

Wall painting: chancel has figures flanking east window, possibly remaining from more extensive scheme; nave has painting to chancel arch and 4 flanking shields. A replacement for the original church to the NW of the village, of which the chancel remains (q.v.).

(*Buildings of England*: Pevsner N: *Warwickshire*: London: 1966-: 65).



3 Ferry Lane

Barley Lodge

(Listed Building Ref. 278 - Grade II)

Prominently situated at the South East corner of the green completing the enclosure at this point. It is the only building that closely abuts the open space. Recently much restored, giving a rather harsh edge to the building. This forms a group with the Ferry Inn and Harvington House.

List description : House. C17, with later alterations. Timber frame and painted brick with plaster; renewed tile roof with brick ridge stack. L-plan. 2 storeys with basement; 2-window range. Brick basement and timber-framed facade. Entrance to right end, up C20 brick steps with plain iron rail, has gabled canopy and C20 split door; basement entrance has plank door with strap hinges. Windows have small-paned casements of 4 lights to ground floor window, and of 2 and 3 lights to 1st floor windows. Right return has segmental-headed windows with C20 casements, short rear wing and single-storey wing with timber wall posts. Left return has pebbledash. Rear outshut under catslide roof and wing with late C20 2-storey addition with jettied 1st floor and gabled dormer. Situated on the village green.

(*Victoria County History* (offprint): Styles P: *The Borough of Stratford-upon-Avon and the Parish of Alveston*: London: 1946-: 68)

Listed Building outside

Conservation Area

Hemingford House (Youth Hostel)

Church Lane

(Listed Building Ref. 277- Grade II)

Set well back from the road largely concealed by brick wall along Church Lane. Upper storey and roof only are glimpsed from Wellesbourne Road, largely concealed by bank of trees and hedges.

List description : House, now Youth Hostel. Early to mid C19. Stucco with ashlar dressings; hipped slate roof with rebuilt brick stacks. Double-depth plan with 2 wings to rear and wider rear wing. Georgian style. 3 storeys; symmetrical 3-window range with 2-storey, single-window, flanking wings. Centre breaks forward; angle pilasters, top cornices and panelled parapets. Entrance has porch with Doric columns and Tuscan entablature, architrave to paired half-glazed doors with margin lights. Windows have sills and architraves; ground floor has 2 bay windows with cornices over 8:16:8-pane tripartite sashes; 1st floor has 16-pane sashes and 2nd floor has 8-pane sashes. Wings have round-headed niches under blind 1st floor windows, to left end a projection with 16-pane sash. Left return has 2 projecting wings, that to left with entablature and 2-storey canted bay window; that to right with ground floor projection with verandah with cast iron openwork supports and swept roof; similar windows with sashes of 9 and 6 panes, and 2 tripartite sashes. Right return has re-entrant block to left of late C20 addition. Rear range has later addition to left end; segmental-headed windows with sashes of 12 and 9 panes; 1st floor has two 3:9:3-pane tripartite sashes.

Interior noted as having entrance hall with tile floor and rich cornice, moulded doorcases with rosettes; 2 Doric columns flank opening to stair hall, which has open-well stick baluster staircase and elliptical-headed doorway with husk to archivolt and fanlight with decorative glazing bars over paired panelled doors; window shutters.

Significant Non-Listed Buildings within the Conservation Area

Alveston Lane:

1, 2, 3, 4, 5, 6, 7, 8

Lilac Cottage

Zampah Cottage

Hemingford Cottage

Between Kissing Tree Lane and Church Lane:

Lawn Side

Former outbuildings to Kissing Tree House

Leys House

Church Lane:

Wayside

Croft Cottage

Church Cottage

Ferry Lane to Kissing Tree Lane:

The Ferry Inn

Harvington House

Exchange Cottage

Jubilee Cottage

The Old Bakery

1 & 2 Walnut Cottage

The Yews

Lamorna Cottage

Marendy

Avon Garage

Lynboume

Orchardleigh

Hollyhurst

Jasmine Cottage

Ferry Lane:

4, 4a, 5, 6, 7, 8, 9, 10 & 11

Ferry View

1, 2 and 3

Kissing Tree Lane:

1, 2, 3 and 4 St James's Close

Linden House

Chestnut Cottage

Avonmore Cottage

Lawn House

Alveston Leys

Fern Bank

The Rookery:

Nos. 1, 2, 3 & 4

Avon House

The Malt House

Myrtle Cottage

Rose Cottage

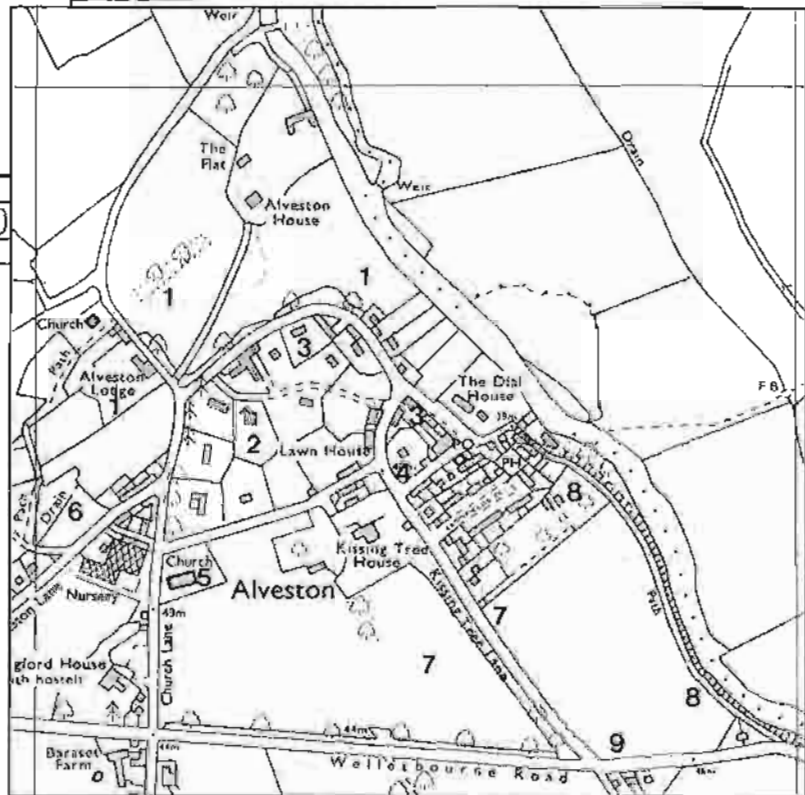
Sundial House

1 - 5 Poplar Terrace

The Dial House and outbuilding

Appendix B

Planting Features



the gardens consists of ornamental garden trees such as magnolia, lilac, Prunus species and holly. Located at the entrance to Myrtle Cottage there is a fine yew buttress.

The perimeter of Alveston House is bounded by a paling fence which is well maintained. Behind the fence, a belt of mixed planting creates a significant feature within the settlement and

For ease of reference, the Conservation Area has been divided into sections and general descriptions of the planting are given below. Within the Conservation Area there is a requirement for permission to be obtained to lop, prune or fell any existing trees above 7.5cm diameter at 1.5 metres from ground level.

Throughout Alveston, the trees and hedges form a significant characteristic and should, where possible, be retained and managed. A number of specific trees are crucial to the character of the settlement and these have been identified accordingly.

1. From the Dial House, north and east, along The Rookery to the perimeter of Alveston House grounds.

A well clipped yew hedge forms the frontage of the Dial House, with horse chestnut, ash and sycamore growing on the roadside verge. Within the garden stands lime, holly and horse chestnut, and in the field adjacent to Dial House, there are three beeches and a hornbeam which are the subject of a Preservation Order.

The roadside hedges, fronting the properties consist of thorn, Lonicera nitida or Leyland cypress and all are well kept. Planting within

consist of:- beech, hornbeam, sycamore, horse chestnut, holly, yew, elm regeneration, elder and snowberry.

This makes an excellent all year round screen. Some of the trees would benefit from remedial arboricultural works to prolong their lives - the tree belt should be managed with a view to perpetuating the feature.

Either side of the entrance drive to Alveston House stand groups of hornbeam, beech and horse chestnut, some of which require remedial works.

The driveway to the house is lined by young lime trees.

The mixed planting continues around the perimeter of Alveston House inside the paling fence.

An old avenue of mature lime trees which originally led to the old church, creates a significant landscape feature and should be retained and perpetuated (*photograph page 18*).

Planting continues either side of the footpath at the side of Alveston House and consists of sycamore, thorn and poplar.

Returning along the lane by the old church, there are four lime trees, and one coppice lime stool all of which would benefit from pruning. The trees are situated along the top of the perimeter wall. These trees enhance the area and should be retained.



The trees outside Alveston Lodge consist of mature yew and beech and there is a fine Cedar of Lebanon in the garden, all of which are especially significant.

The boundary hedge of the field adjacent to Alveston Lodge consists of mixed thorn with elm saplings.

The lime tree at the junction of the lanes at this point is of particular importance.

2. Central Alveston

The area in the middle of Alveston is extremely well screened from view by a close boarded fence, which in some places is in need of repair. Planting behind the fence consists of fine mature



lime trees with yew and holly underplanted with laurel. There is a Preservation Order on the majority of this planting and it should be maintained as it is in an effective and attractive screen.

The entrance to Cedar Leys is bounded on one side by a well clipped privet hedge and within the central area stand a number of fine, mature cedars.

A good mixed hedge of yew, holly and thorn forms the frontage of Court Leys. This screen continues along much of the road towards Leys House.



A fine, mature oak stands in the garden of Lawnside and a holm oak in the Lawn House overhangs the roadside, forming a significant feature. The entrance to Alveston Leys is bounded by yew trees.

In the gardens of these houses are several fine mature native and ornamental trees.

3. The south and west side of the lane leading from the Rookery to the Ferry Inn with Avon House, The Woodlands, The Lodge and Poplar Terrace.

The houses along this lane in the main abut the road and the planting consists mainly of hedges such as privet, box and Leyland cypress.

Yews and limes between the Woodlands and Alveston Leys are important and should be retained.

The garden of The Lodge has a well clipped box hedge as its boundary with three ornamental cherries within.

A flowering cherry is situated at the corner of Poplar Terrace.

The poplar in the middle of the green opposite the Ferry Inn is especially prominent.

4. The lane leading from the Ferry Inn with Alveston Garage on the right leading round to Orchard House.

The hedges around the electric sub-station are well maintained consisting of Leyland cypress and thorn and should be retained. The hedge around the perimeter of Orchard House is a mixture of thorn and ivy. The tree at the junction of the lanes by the sub-station is a newly planted horse chestnut and will become a significant feature as it matures. Likewise, the tree at the junction of the lanes beyond Orchard House, a rowan, and opposite Alveston Leys, a lime, should be retained.

5. The Churchyard

An avenue of clipped yew bushes leads to the main entrance of the Church and two golden yews are found outside the Church door opposite the Nursery. Within the Churchyard there are four good sized holly bushes, two on either side of the church and a mature lime, horse chestnut and yew along the rear boundary. On the boundary opposite Court Leys stands a beech and maple.

6. Alveston Lane leading into the junction with Church Lane.

There is a fine chestnut at this junction, which is particularly important.

A thorn hedge along the perimeter of the field opposite Willow Tree Cottage should be maintained and gaps planted up where necessary.

A weeping willow is situated to the left of the drive to Willow Tree Cottage and an ash to the right with a thorn hedge bounding the garden.

7. Kissing Tree Lane

The boundary to Kissing Tree Lane consists of a wall and fence leading down to the Wellesbourne Road. Planting inside the fence consists of mature beech, oak, horse chestnut, sycamore, lime and yew, which forms a significant belt. A chestnut tree planted on the corner of Kissing Tree Lane and Wellesbourne Road is particularly significant.

The planting inside Avonfields Close consists mainly of ornamental garden trees.

An old robinia stands on the corner of Broome Close and a large sycamore in the field adjacent to Broome Close, both are visually important.

Trees in the Park of Kissing Tree House are fine specimens and consist of oak, horse chestnut, sycamore, lime and beech. These should be retained to maintain the parkland character but recent conifer planting to the south of the main house should not be extended.

8. The footpath to the river and along Swiffen Bank.

There is a path leading down to the river and the planting consists of willows, osiers and thorn.

The public footpath following the river at the top of the bank is planted with a mixture of willows, thorn and is overgrown. There are remnants of a line of mature oaks along the path and these should be retained. A thorn hedge runs along the other side of the path and should if possible be laid.

On the right hand side walking towards Wellesbourne Road there is a line of fruit trees in the field at the back of Avonfields Close and a walnut tree, which form an important buffer to the village.

9. South Conservation Area boundary

The proposed extended conservation area along the Wellesbourne Road is bounded by a well cared for thorn hedge.

Conservation Area Tree Groups

(refer to *Conservation Area Plan* - inside back cover)

AvA

Poplar, sycamore and thorn

AvB

Beech, hornbeam, sycamore, horse chestnut, holly, yew and elm

AvC

Lime, yew and holly

AvD

Lime, yew and holly

AvE

Lime and yew

AvF

Horse chestnut, London plane and laburnum

AvG

Ash and sycamore

AvH

Horse chestnut, sycamore, cherry and yew

AvI

Oak and horse chestnut

AvJ

Horse chestnut, beech and lime

AvK

Sycamore and elm

AvL

Beech, sycamore, horse chestnut, oak and lime

AvM

Horse chestnut, beech, oak, sycamore and lime

AvN

Sycamore, ash, willow, horse chestnut, walnut and elder

Sites of Ecological Importance/Interest

21/25

32/25

73/25

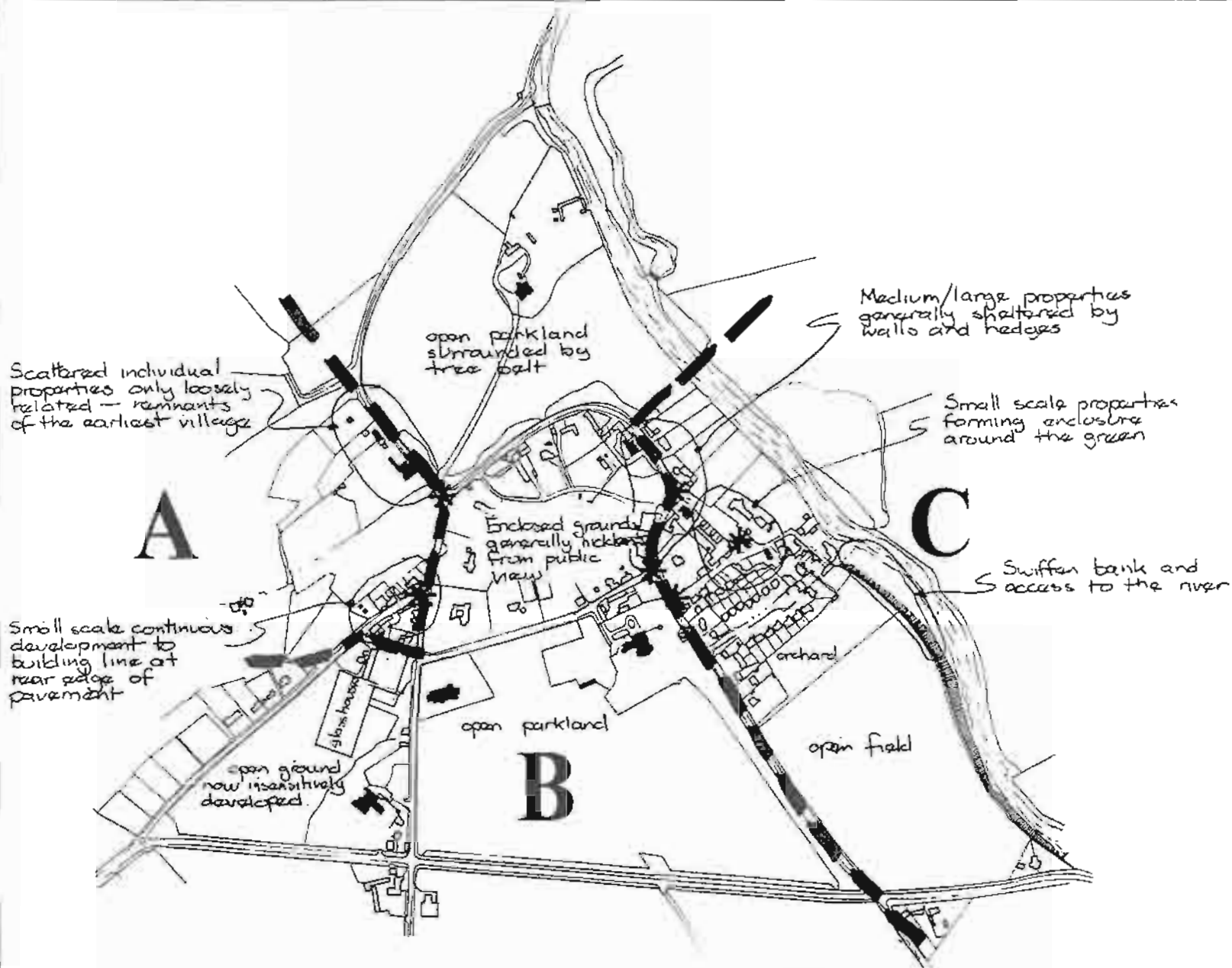
74/25

Records held by the County Biologist, Warwickshire Museum, Market Place, Warwick. CV34 4SA. Tel: Warwick 412481

Appendix C

Settlement Analysis :
**Sub-Areas and
General Analysis**

Not to Scale



Appendix C

Settlement Analysis :
*Alterations to the
Conservation Area*

Not to Scale



Field N°0260 included
to preserve link
between old church
and open fields

Boundary of Conservation
Area will then follow
visual boundary

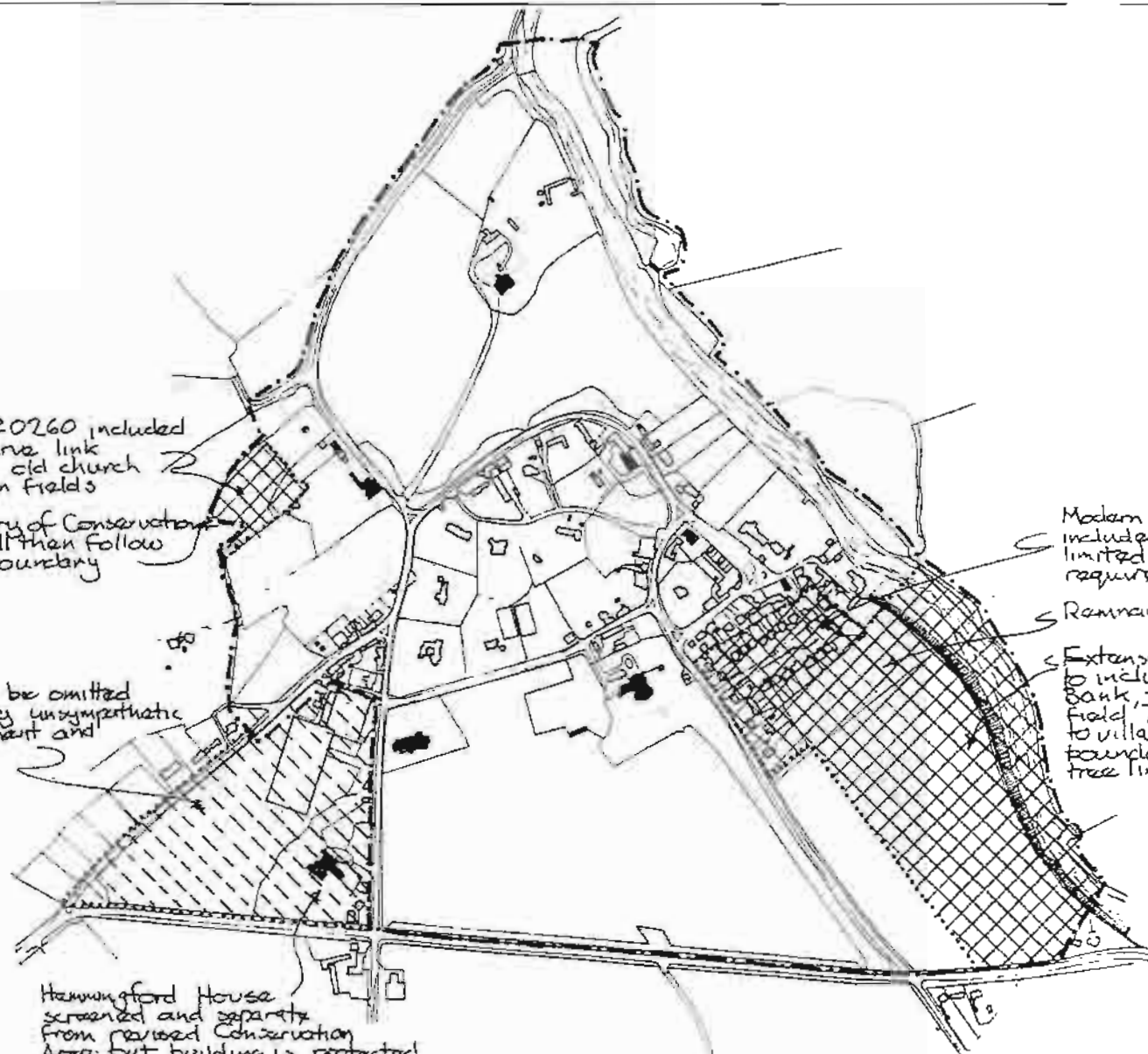
Area to be omitted
following unsympathetic
development and
planting

Hemingford House
screened and separate
from revised Conservation
Area but building is protected
by listed status. Trees in
grounds should be protected
by TPO

Modern development
included but only
limited control
required

Remnants of orchard

Extension of Con. Area
to include Suffolk
Bank, the whole of
field 7527 as buffer
to village and visual
boundary of hedge/
tree line



Alveston Conservation Area

Important Landscape Features

- Hedges
- Fences
- Walls
- Footpaths
- Trees (See Trees)
- Tree Groups (e.g. AvA)
- Orchard
- Parkland
- Important Views
- Terminal Features
- Prominent Feature

Buildings
(See Conservation Area Plan References and Appendix A)

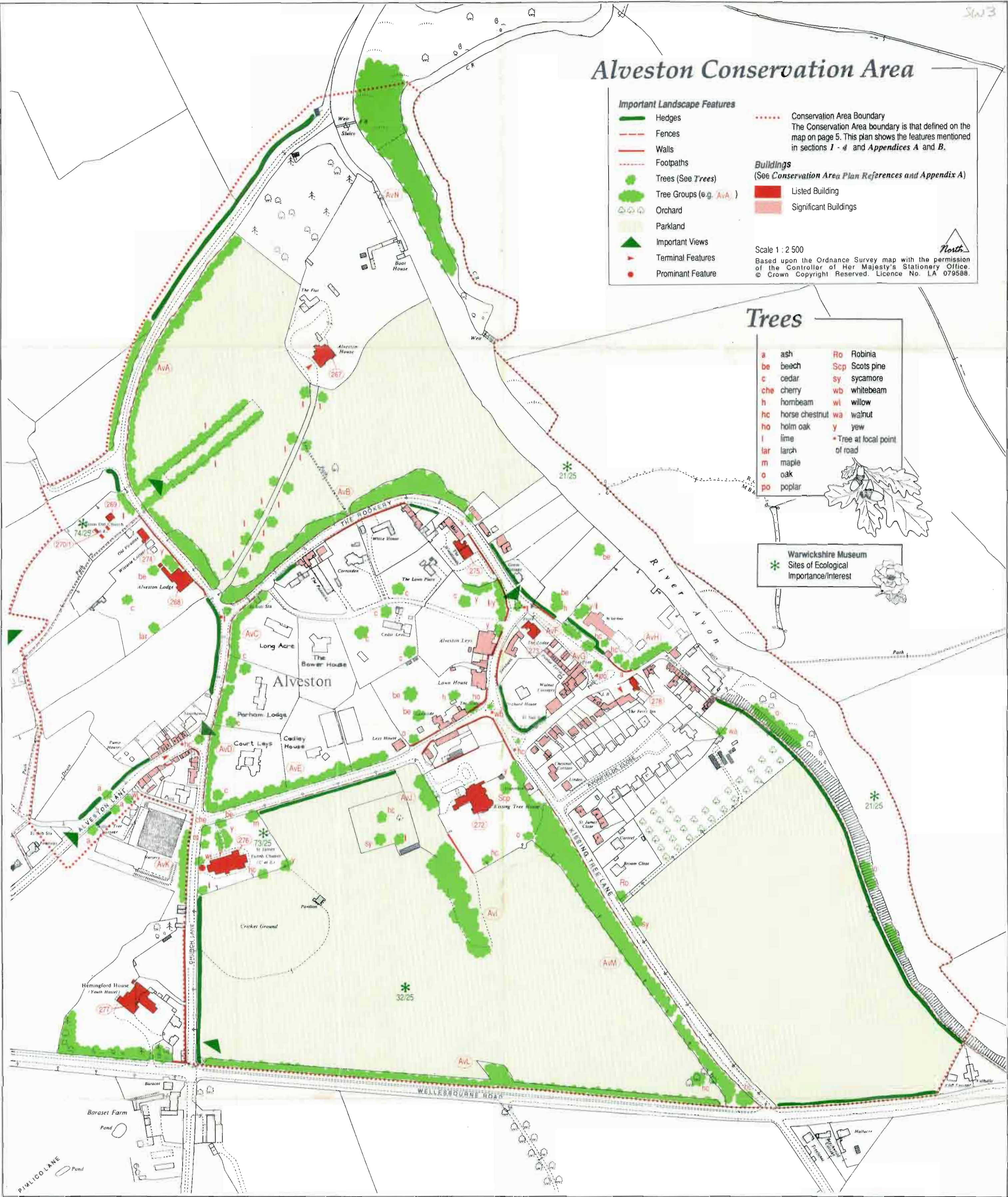
- Listed Building
- Significant Buildings

Scale 1 : 2 500
Based upon the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office. © Crown Copyright Reserved. Licence No. LA 079588.

Trees

a	ash	Ro	Robinia
be	beech	Scp	Scots pine
c	cedar	sy	sycamore
che	cherry	wb	whitebeam
h	hombear	wi	willow
hc	horse chestnut	wa	walnut
ho	holm oak	y	yew
l	lime		* Tree at local point of road
lar	larch		
m	maple		
o	oak		
po	poplar		

Warwickshire Museum Sites of Ecological Importance/Interest



Listed Buildings

- See Appendix A
- 267 Alveston House
 - 268 Alveston Lodge
 - 269 Former Parish Church of St James
 - 270 Headstone approx. 11m S of W end of Former Parish Church of St James
 - 271 Two headstones approx. 14m SW of Former Parish Church of St James
 - 272 Kissing Tree House
 - 273 The Lodge and attached Stable block
 - 274 The Old Rectory
 - 275 The Woodlands and Nos 1 and 3 Woodside
 - 276 Church of St James, Church Lane
 - 277 Hemingford House (Youth Hostel), Church Lane
 - 278 3 Ferry Lane
 - Barley Lodge
- Prominent Feature** - Church of St. James, Church Lane 1839, snecked stone with ashlar dressings, details in Early English style, 3 stage tower. A avenue of yew bushes to main entrance.

Significant Non-Listed Buildings

- See Appendix A
- Alveston Lane:** Nos. 1, 2, 3, 4, 5, 6, 7, 8
 - Lilac Cottage
 - Zampah Cottage
 - Hemingford Cottage
 - Between Kissing Tree Lane and Church Lane:** Lawn Side
 - Former outbuildings to Kissing Tree House
 - Leys House
 - Church Lane:** Wayside
 - Croft Cottage
 - Church Cottage
 - Ferry Lane to Kissing Tree Lane:** The Ferry Inn
 - Harvington House
 - Exchange Cottage
 - Jubilee Cottage
 - The Old Bakery
 - 1 & 2 Walnut Cottage
 - The Yews
 - Lamorna Cottage
 - Marendy
 - Avon Garage
 - Lynbounte
 - Orchardleigh
 - Hollyhurst
 - Jasmine Cottage
 - Ferry Lane:** Nos. 4, 4a, 5, 6, 7, 8, 9, 10 & 11
 - Ferry View
 - Nos. 1, 2 and 3
 - Kissing Tree Lane:** 1, 2, 3 and 4 St James's Close
 - Linden House
 - Chestnut Cottage
 - Avonmore Cottage
 - Lawn House
 - Alveston Leys
 - Fern Bank
 - The Rookery:** Nos. 1, 2, 3 & 4
 - Avon House
 - The Malt House
 - Myrtle Cottage
 - Rose Cottage
 - Sundial House
 - 1 - 5 Poplar Terrace
 - The Dial House and outbuildings