



# *Arlescote*

## *Conservation Area*

Stratford-on-Avon District Council

## *Preface*

This report is the result of an independent survey and analysis of the buildings and landscape form of the hamlet of Arlescote in the parish of Warmington, Warwickshire. It identifies the architectural, historical and environmental qualities of the settlement and gives recommendations for the protection and enhancement of the Conservation Area.

The study was undertaken for and on behalf of

***Stratford-on-Avon District Council***

by

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## *July 1991*

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# Contents

	<i>Designated Conservation Area Boundary</i>	4
	<i>General Introduction</i>	5
<b>1</b>	<i>An Introduction to Arlescote</i>	6
<b>2</b>	<i>The Settlement - Historical Background</i>	7
<b>3</b>	<i>The Settlement Today</i>	8
	Environmental qualities	
	Architectural form and character	
	Predominant building materials	
<b>4</b>	<i>The Settlement - Landscape</i>	9
	Village in the landscape	
	Boundaries	
	Footpaths	
	Landscape in the village	
<b>5</b>	<i>The Conservation Area</i>	11
	Buildings of quality	
	Spatial and landscape quality	
	Conservation area boundary	
<b>6</b>	<i>Development Control and Enhancement</i>	12
	Safeguarding environmental quality	
	Recommendations for improvement	
	Conclusions	
<b>7</b>	<i>Policies</i>	13
	<i>Conservation Area Plan References</i>	16
	<i>Conservation Area Plan</i> <i>Between pages 16 and 17</i>	
	<i>Appendix A</i>	17
	Listed buildings and other buildings of local architectural or historical value	
	<i>Appendix B</i>	21
	Schedule of village and landscape features important to the Conservation Area	
	Tree Groups of quality and value	
	Landscape features of quality and value	
	<i>Appendix C</i>	23
	Settlement Analysis Maps	
	Building Groups (see page 8)	
	Landscape (see pages 9 and 10)	

# Arlescote Conservation Area

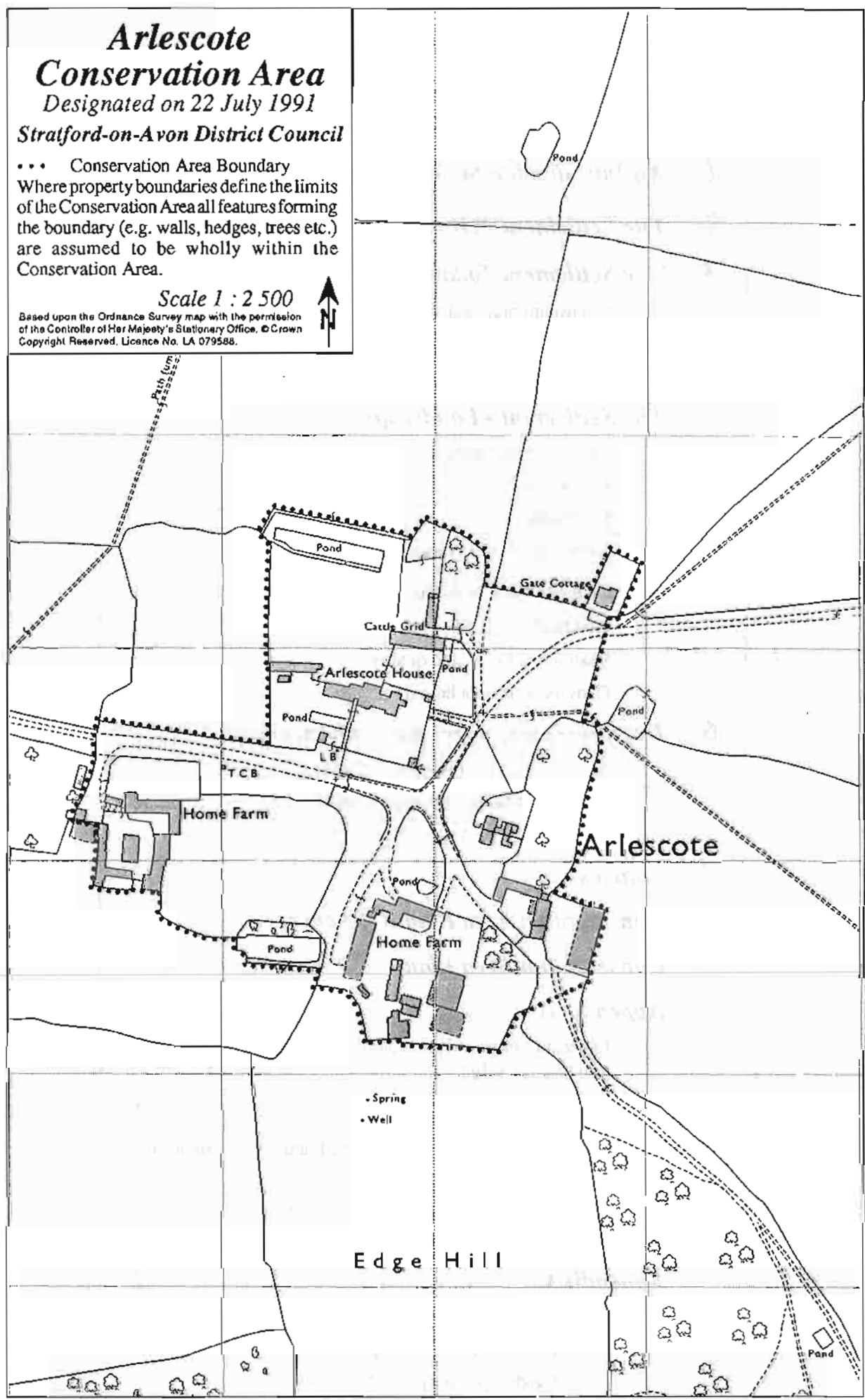
Designated on 22 July 1991

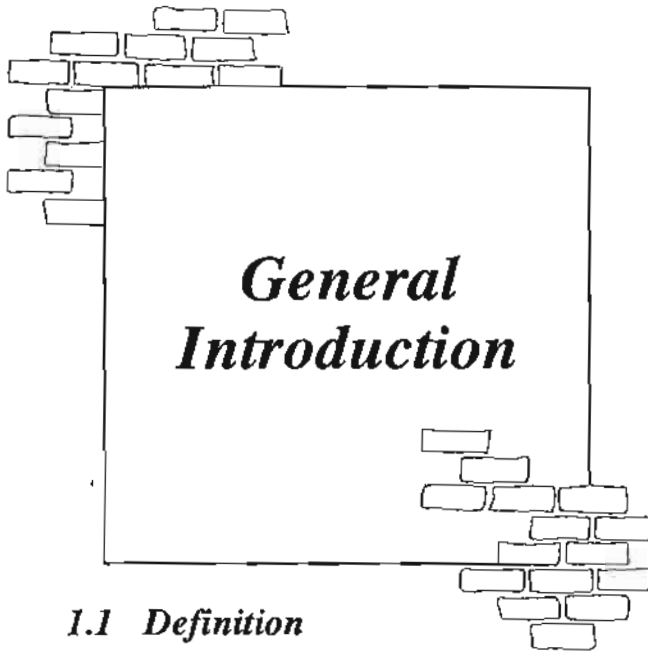
Stratford-on-Avon District Council

••• Conservation Area Boundary  
Where property boundaries define the limits of the Conservation Area all features forming the boundary (e.g. walls, hedges, trees etc.) are assumed to be wholly within the Conservation Area.

Scale 1 : 2 500

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# ***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), as amended by the Planning and Compensation Act 1991.

## ***1.2 Designation***

In the first instance it is necessary to analyse the character of the area to be designated and to indicate boundaries on a map. 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***

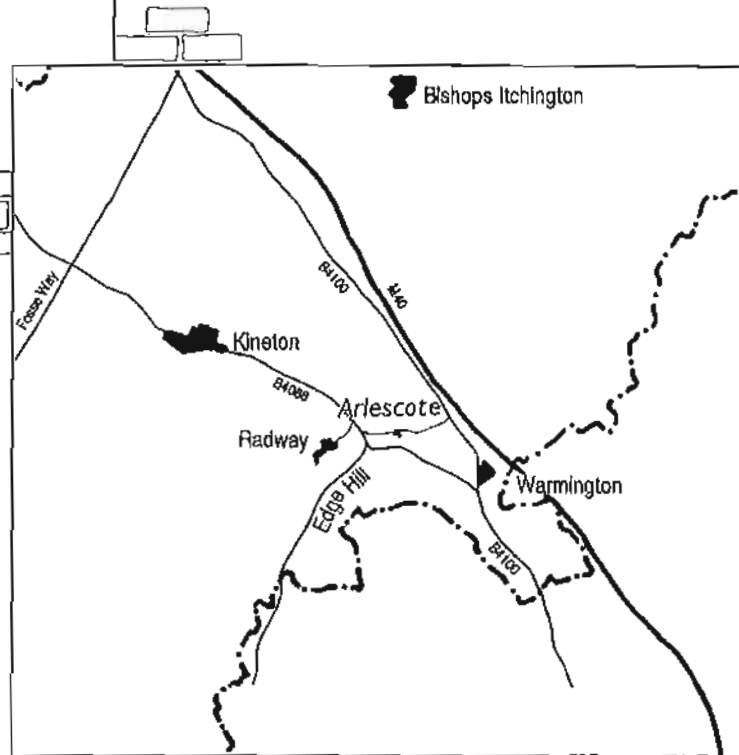
In 1990 Stratford-on-Avon District Council began a complete review of existing and potentially new conservation areas. This report is the result of that exercise.

The report has been approved by the District Council on 22 July 1991 as its formal view on the conservation area. It is divided into 7 sections dealing with historical background; an analysis of the landscape, buildings and setting of the conservation area; development control and enhancement and the policies applied in conservation areas.

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 Arlescote*



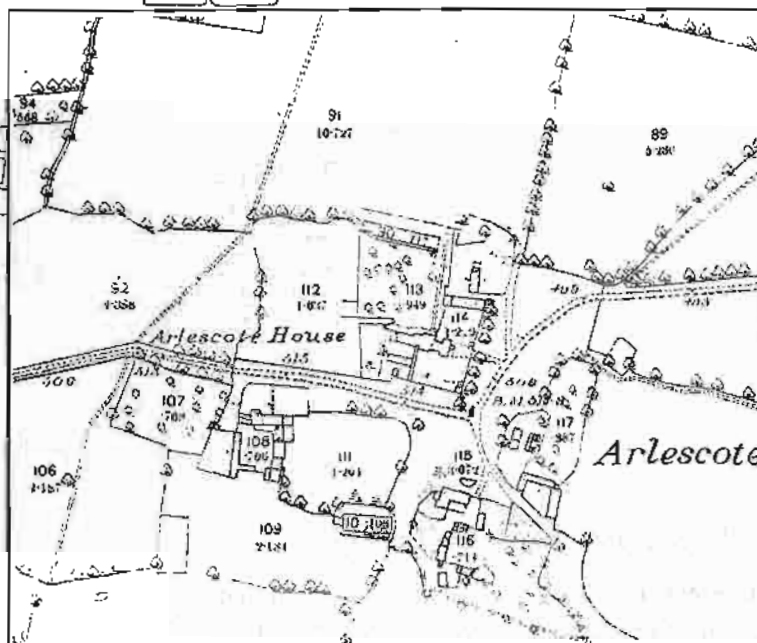
Arlescote, in the parish of Warmington, is a small hamlet of two farmsteads and three other cottages gathered around a Manor House; 'Arlescote House'. It lies under the Edge Hill scarp slope on a minor road between Radway and Warmington.

It is a very picturesque group, all the buildings of which are built in the local brown lias limestone or 'ironstone'. The environment is marred somewhat by the rather 'untidy' farmstead buildings of Home Farm. Two of the existing barns have been converted to dwellings which has ensured the survival of these redundant buildings. Otherwise, the settlement has changed very little since the late 19th century in terms of physical form. Arlescote is prominent in the landscape particularly when viewed from the Warmington to Edgehill road on top of the 'Edge'.



# 2

## *The Settlement - Historical Background*



*Extract from 1886 Ordnance Survey map*

Arlescote is recorded as being a village in the parish of Warmington in the Kington Hundred. The Domesday Survey notes that 5 hides in Arlescote were held by the Norman Abbey of Preaux. In 1125 the whole parish was given to this Abbey as a gift from the Earls of Warwick. A cell was established at Warmington, the Prior of which held Arlescote.

During the 14th century the Priory lapsed and the manor of Warmington came into the control of the Prior of Toft Monks (Norfolk) which was Preaux Abbey's representative in England.

After the dissolution the Priory's tenements in Arlescote were granted to Richard Andrews in 1542. The Goodwin family, a family of landed gentry, with branches in several villages in the Edgehill area, bought Arlescote in 1646. Over the next 50 years or so they acquired much of the rest of the hamlet, improving and extending the then Mansion House, known today as Arlescote House. The Goodwins property descended by marriage to the Loveday family in whose possession the estate remained until recent

years. The manorial rights lapsed after 1924 and now the estate has been split into separate farmstead holdings and private houses.

It is said locally that Arlescote was once a much larger village and that there was a small church or chapel. (This would concur with the priory association in medieval times).

Arlescote's recent history is uneventful. The 1886 ordnance survey shows that the settlement layout and buildings has changed hardly at all in the last century.

# 3

## *The Settlement - Today*

*For Settlement Analysis  
Building Group Map  
see Appendix C*



*Landscape Feature F*

### **3.1 Environmental Quality**

Arlescote is a 'set-piece' manor house hamlet in the open field landscape west of Edgehill. It is a homogeneous group in both architectural style and use of materials. Within the settlement, the formal enclosed layout of the Arlescote House group contrasts well with the surrounding open random grouping of the two farmsteads and cottages. They are set back off the narrow winding through road with simple open grass frontages, which give the appearance of an informal village green. There are a number of good trees adding height and enclosure to the group.

### **3.2 Architectural Form and Character**

The settlement consists essentially of three groups of buildings, Arlescote House, the Old Home Farm and Home Farm. The neo-classical form of the house, with well proportioned sash windows in its facade and geometrically laid out gardens and enclosing walls, creates an 18th century English country house character. The farmhouses and Arlescote cottages are of a Cotswold 'type' vernacular character which is derived from the simple vernacular form dictated by the materials combined with Elizabethan and Jacobean style influences, i.e. double and triple

casement mullioned windows with decorative labels, Tudor-arch doorways and dressed stone quoins, parapeted gables and chimney stacks. These elements complement the formal style of the manor house to make a complete unified group. The further simple vernacular form of the farm buildings complete the picture. The conversion to dwellings has upset this balance a little by the use of stained timber standard windows, Velux rooflights etc. The stone walls of the Manor House and others contribute to the unity of the group.

### **3.3 Predominant Building Materials**

Brown lias limestone (ironstone) is the underlying rock. It is a good building stone and, therefore, it is almost the only material used in this area. Many roofs were once split stone slate but this was widely replaced in the late 19th century by Welsh slate and this century by clay and concrete plain tiles. There is no brick in Arlescote at all, apart from a little blue-brick rebuilding of chimneys etc. The walling is generally coursed, squared, chisel dressed rubble with dressed stone details.



# 4

For *Settlement Analysis Landscape Map* see *Appendix C*

## *The Settlement - Landscape*



*Landscape Feature C*

### **4.1 Village in the Landscape**

Arlescote is a very small village of only some ten or so properties, two of which are large farms and another, Arlescote House.

It lies to the North of Edge Hill at the foot of the escarpment and is accessed by a minor road from the B4086. This minor road in fact links with the B4100, but because of its narrow width and change of direction within the village it is almost as though the village is the end of the road.

Because of its position, sheltered from the prevailing winds by the tree clad slopes of Edge Hill, it is at present largely unchanged and has a peaceful rural character.

From the high road on Edge Hill the whole plan of the village can be seen, with the surrounding, gently rolling, pasture land fading into the distance.

There are no landmarks as such, the land form is fairly flat only rising gently towards the south behind Home Farm. The distinctive landscape feature within the village is the row of lime trees along the Eastern wall of Arlescote House.

### **4.2. Boundaries**

There are no strong landscape boundary features, instead the village seems to integrate with the surrounding agricultural divisions in a very subtle way, almost unobtrusively.

### **4.3. Footpaths**

Two footpaths lead into the village from the east, one at Gate Cottage and the other towards Arlescote House. The whole of the core of the village, however, has a predominantly 'pedestrian' feel, in spite of the occasional vehicle.



*Landscape Feature D*

#### **4.4. Landscape in the Village**

The main landscape features within the village are the wide grass areas and verges between the two sides of the settlement, and the lofty lime trees around Arlescote House.

These features give the village a serenity and tranquillity which is rare. The fact that the road and the tracks across these areas are un-edged adds to the rural character; vehicles pass through carefully.

Although not over endowed with other trees and groups there are adequate accents in the form of single trees at special places, just enough to allow the village to merge with the outer landscape.

Almost the whole village is built in warm golden brown stone, including the many boundary walls. Hedged boundaries are not much in evidence and there are no cypress hedges, which are alien intruders in so many other villages.

Overhead wires are almost completely absent, another fact which retains the rural charm.

The low post and chain fences around the greens are fairly inconspicuous and serve their purpose. All that is needed here is to ensure that they are maintained and kept in a vertical position, and that on no account should they be painted to render them more noticeable. Were they to be removed that would be even better.

The wall to Arlescote House is the main 'built' landscape feature, with its corner lodges, ornamental gate pillars of varying styles, and simple iron railings on the south side.



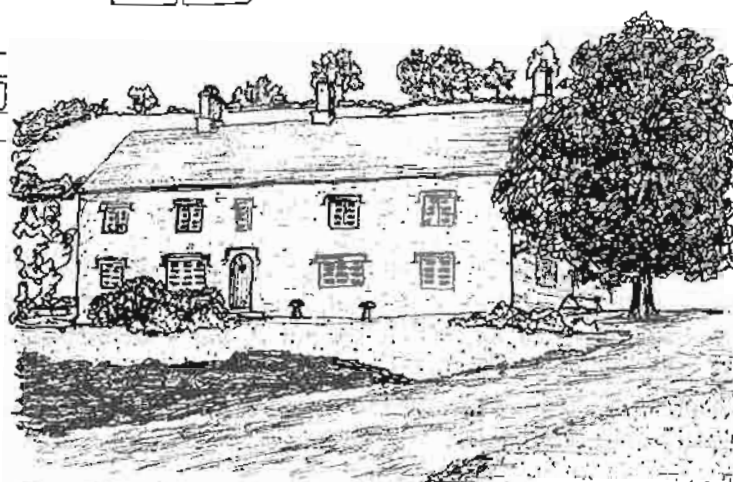
*Landscape Feature H*

In a coursed squared rubble and generally capped in stone, the wall has endured well and has mellowed to a rich golden colour.

Within the village there are a number of ponds surviving which are all of great value to wildlife, whether they are constructed such as the one outside the east wall of Arlescote House, or more natural ones as exist in the farm grounds.

# 5

## *The Conservation Area*



*Home Farmhouse*

### **5.1 Buildings of Quality**

There are six listed buildings within Arlescote Conservation Area, five of which are part of the Arlescote House group. The main house is Grade II\*. All the other 8 buildings in the settlement, apart from sheds and pre-fabricated farm buildings are considered to be of local architectural or historic value to the group. Indeed Home Farmhouse and the Arlescote Cottages may be of sufficient interest to warrant listing.

### **5.2 Spatial and Landscape Quality**

The grounds of Arlescote House and the frontage areas within the hamlet make important contributions to the character and quality of the group. The bridleway through the group, running north to south, is visually an important route although the ground surface and fencing could be improved.

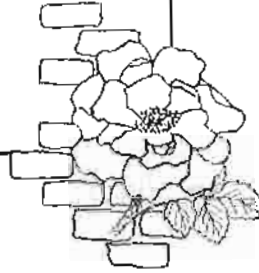
The farmyard enclosures to Old Home Farm and the east corner barn range are important to the setting of these groups.

### **5.3 The Conservation Area Boundary**

A Conservation Area is proposed to include the whole of the hamlet settlement. Pasture land areas between Old Home Farm and Home Farm and behind (north) Arlescote House are included because the former is an important open space with a frontage onto the main street and the latter is an essential part of the curtilage of Arlescote House. The orchard area behind Arlescote Cottages is also included as part of their setting and that of the barn range to the south. The enclosing walls and hedges are very important to the enclosure of the group on the boundaries of, and within, the Conservation Area.

# 6

## *Development Control and Enhancement*



Development Control and the machinery for schemes of enhancement in Arlescote Conservation Area will be as set out in the Stratford-on-Avon District Local Plan (see Chapter 7. *Policies*) under the provisions of the Town and Country Planning Act 1990.

### *6.1 Safeguarding Environmental Quality*

The buildings of Arlescote are generally unaltered in recent times apart from the two barn conversions. The preservation of architectural quality is most important, therefore alterations to windows, wall and roof facing materials should be resisted (except perhaps where it is proposed to change a roof covering back to the original local stone slate). The open grassed frontage areas should be preserved without any significant alteration. Any attempt to tidy up, and introduce ornamental garden planting would detract from the simple character of the settlement.

### *6.2 Recommendations for Improvement*

There is a general need for stone wall repair and maintenance, particularly to the Old Home Farm front boundary wall. Hedges and trees, of course, need to be maintained. Home Farm contains a group of large prefabricated farm buildings which are situated on higher ground in the south-east corner. They are quite prominent in south/east views and in views down onto the village from

the B4086 Warmington Road. They are quite an eyesore and detract considerably from the architectural quality of the group. Some general 'tidy-up', recladding and/or screening by tree planting would help to restore this problem. This area is shown as orchard on the 1886 map.

### *6.3 Conclusions*

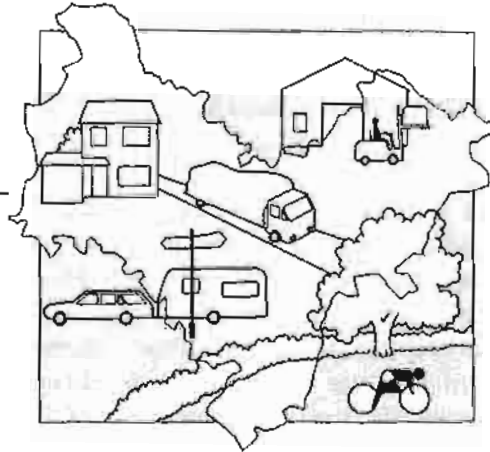
Arlescote is an idyllic country manor house group with a timeless quality and picturesque informality born out of the use of the local stone. It has not been affected by 'gentrification' or agricultural 'commercialisation'. The designation of a Conservation Area, therefore, would help to consolidate and conserve its architectural and environmental quality.

## *References*

- |   |  |
|---|--|
| Victoria County History                 | Vol VI<br>pp. 215                            |
| Ordnance Survey                         | 1886 Edition<br>Sheet L II/6<br>25" = 1 mile |
| W.M. West's Warwickshire Directory 1830 |  |
| Buildings of England 'Warwickshire'     | Nicholas Pevsner<br>pp 72                    |

# 7

## *Policies*



### **ERRATUM**

Please note that the policies outlined in Section 7 are now superseded. For more information, please contact the Policy Team on 01789 260337.

Having designated a Conservation Area, any decisions and initiatives must be considered in the context of the relevant policies in the development plan. In this respect it is currently the Draft Stratford-on-Avon District Local Plan (Part 1) which provides guidelines over the control of development within Conservation Areas. The following policies are particularly important:

### ***Policy ENV 24***

*The District Planning Authority will not permit development proposals which are likely to harm the character or appearance of a conservation area. The Authority will, at all times, have particular regard to the desirability of preserving or enhancing such areas and will seek high standards of design which will make a positive contribution to the environment of conservation areas.*

#### **Explanation**

Having been designated on the basis of their need for preservation or enhancement, conservation areas require very careful consideration in the development control process. The legislation does not intend conservation areas to be subject to an embargo on new development but it does require that their preservation or enhancement should be an important factor in the determination of planning applications. The character of conservation areas is often an amalgam of different elements such as the style of building, the extent of open space

or the amount of tree cover. These components can be threatened both by the presence of new development or by schemes which are designed with little understanding of or sympathy for the locality. On the other hand, a development scheme may well be of positive benefit to the area by, for example, upgrading a neglected area or removing an eyesore. The District Planning Authority will take account of these factors when assessing the impact of proposals in conservation areas.

Conservation area studies and parish/village appraisals may play an important part in the assessment of proposals for development in conservation areas and they will help in promoting a greater appreciation of the qualities of those areas which need to be taken into account by architects and designers. They may also be able to focus attention on features which need improvement and play a role in the enhancement process described in relation to ***Policy ENV 25***.

In considering any application in a conservation area, outline planning applications will not contain sufficient detail to enable the District Planning Authority to make an adequate assessment of the proposal. Developers will be expected to provide detailed plans and elevations together with details of materials, texture and landscaping. These will be examined to ensure that the scale, proportions, materials and landscaping proposals will blend with the existing development.

Applicants will be advised, where necessary, on design improvements which will assist in harmonising proposed buildings with their surroundings. Alterations and extensions to existing buildings will only be permitted if in sympathy with the original building.

### **Policy ENV 25**

*The District Planning Authority will support any effective measures to preserve or enhance conservation areas in the Plan area.*

#### **Explanation**

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish, from time to time, proposals for the preservation and enhancement of conservation areas in their districts. Department of Environment Circular 8/87 states that designation of a conservation area is only a preliminary to action to preserve or enhance its character and appearance. It also states that the Local Planning Authority should adopt a positive scheme for each area at an early stage.

The character of conservation areas in the Plan area could benefit from implementation of enhancement schemes involving such work as refurbishment of frontages, under-grounding of cables and the removal of incongruous advertisements and road signs. The location and design of street furniture is also important in this respect.

The means by which such enhancement schemes will be brought forward is primarily through the collective use of a variety of funds operated by Stratford-on-Avon District Council. These enable Parish Councils, individuals and local bodies to make bids for grant aid through the submission of projects for assessment by the District Planning Authority.

Other measures, such as special publicity events, self-help, competitions, etc. may be employed. The involvement of developers in conservation area enhancement could be harnessed through Planning Obligations, a process which is described in more detail in the **IMPLEMENTATION** Chapter. Funding for enhancement projects may also be sought from English Heritage.

### **Policy ENV 26**

*The demolition of buildings and the removal of healthy trees which contribute to the character and attractiveness of conservation areas will not normally be approved. Conservation Area Consent for the demolition of any building within*

*a conservation area will not normally be given unless a detailed scheme for redevelopment or reinstatement of the site has already been granted planning permission or is granted concurrently with the application for conservation area consent.*

#### **Explanation**

A building need not be listed to warrant its preservation. Other buildings of vernacular or period design or which utilise local building materials can contribute much to the character of a locality and so require protection. They may range in size from outhouses to rectories, schools and chapels. These may not be important from the national viewpoint, but they can represent particular aspects of a town or village's social history as well as being attractive in appearance.

The character and attractiveness of many conservation areas also depend on the contribution made by trees and the District Planning Authority will not permit the removal of healthy trees of amenity value within conservation areas.

The District Planning Authority wishes to avoid demolition in conservation areas, giving rise to derelict sites which detract from the character and appearance of the locality. The Authority will need to be satisfied that works to redevelop or reinstate sites of buildings proposed to be demolished will be undertaken as soon as possible after demolition.

### **Policy ENV 27**

*The District Planning Authority will actively pursue the conservation of buildings of Special Architectural or Historic Interest in the Plan area. They will do this mainly by:*

- 1. Having strong regard to the presumption against the demolition of listed buildings.*
- 2. Requiring the most sensitive design and treatment of alterations or extensions to all listed buildings.*
- 3. Taking measures to effect the repair of neglected listed buildings.*
- 4. Assisting the finance of repairs to listed buildings.*

#### **Explanation**

The Local Plan area contains over 3000 buildings included in the statutory lists of buildings of Special Architectural or Historic Interest. The lists include a great variety of buildings and other structures, ranging from large country houses to small milestones. They are not necessarily of great age and recent additions to

the list have included telephone kiosks dating from the 1930s.

The District Planning Authority recognises the value of listed buildings as visible evidence of the past and the contribution they make to the character of the area. These buildings are also part of the national architectural and historic heritage which successive Governments have been anxious to preserve, reflecting general public concern about this issue. The District Planning Authority will endeavour to implement fully the Planning (Listed Buildings and Conservation Areas) Act 1990 which includes many provisions relating to listed buildings, including measures to ensure their preservation.

**Policy ENV 24** is an expression of a concern to make a positive contribution to building conservation in the light of Government advice on this subject.

As regards the determination of applications for the demolition of listed buildings, the District Planning Authority will follow the principles contained in Circular 8/87. Demolition will not be permitted unless the Authority is satisfied that every possible effort has been made to continue the present use or to find a suitable environmentally acceptable alternative use for the building. Evidence will need to be provided that the freehold of the building has been offered for sale on the open market.

The District Planning Authority will guard against the danger of over-restoration of listed buildings and prevent the unnecessary destruction of internal and external features of interest. The Authority will expect developers and householders to have regard to the following general principles based on those contained in Appendix V of Circular 8/87:

1. Alterations should utilise similar, preferably reclaimed, materials and matching architectural style. Extensions should be built in sympathetic architectural style and materials, although these need not necessarily exactly match those used on the existing building. It is important to be able to see the form of the original building after a modern extension has been added. (The District Planning Authority's Conservation Architect and the Warwickshire Museum can advise on sources of suitable natural building materials).
2. The symmetry and traditional divisions of elevations must be observed.
3. Historic detailing needs to be preserved.
4. Existing openings should not be widened or heightened out of proportion to an elevation.

5. Windows need to be of appropriate design and to use existing openings.
6. The original shape, pitch, cladding and ornament of roofs need to be retained.
7. Interior features of interest should be respected and left in-situ wherever possible.

The District Planning Authority has power to execute works which are urgently necessary for the preservation of a listed building or an unlisted building in a conservation area (in the latter case, by direction of the Secretary of State). The cost of the works can be recovered from the owner of the building. The District Planning Authority can also serve a 'Repairs Notice' on the owner to specify works necessary for the preservation of the building which, if not carried out after two months, render the building liable to a compulsory purchase order. If an owner has deliberately neglected a building with a view to demolition, then compulsory acquisition can take place with minimum compensation being paid to the former owner.

The great majority of owners of buildings of architectural or historic interest are keen to maintain their properties in good order. The legal measures described above are a last resort, but the District Planning Authority will consider their application if an important building is seriously threatened by neglect.

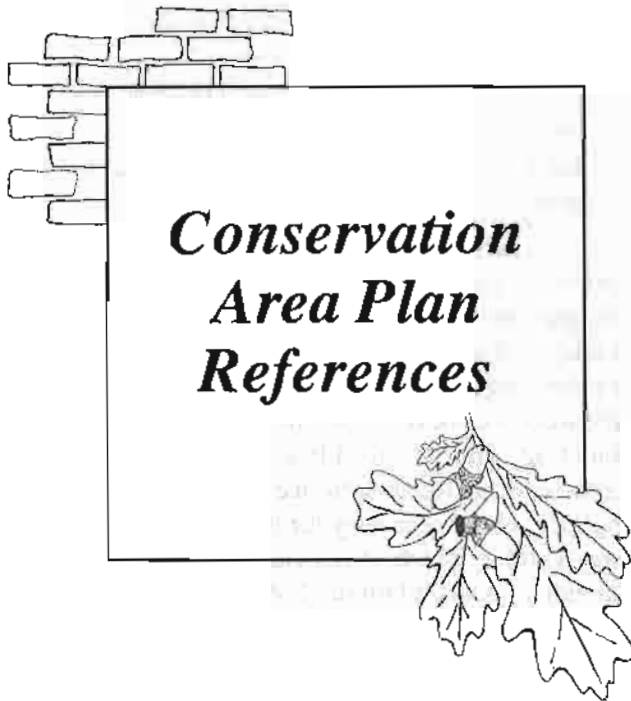
On the positive side, since 1980 the District Planning Authority has grant-aided essential repairs to listed buildings. Grants vary with the importance and situation of the building concerned, with listed buildings in conservation areas having the highest priority. The grants are mainly between 20% and 50% of the cost of the work. The District Planning Authority will continue to operate this scheme as resources permit.

In addition to their contribution to the visual environment, historic buildings are a rich store of historical information. Where alterations to historic buildings are permitted, provision will be made for recording the structure of the building in advance of alteration. Records of many buildings are or will be held by the Warwickshire Museum. Developers may be asked to assist in promoting the educational value of buildings of interest e.g. through the display of historic information.

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Attention is also drawn to the Local Plan policies on Satellite Television Dishes in relation to listed buildings (**Policy ENV 28**) and Control of Advertisements (**Policy ENV 29**).

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***Buildings (\* Listed)***  
***(See Appendix A)***

- 1.\* Arlescote House
- 2.\*\* Boundary Walls and Pavilions at Arlescote House
- 3.\* Garden Pavilion, Walls and Stables at Arlescote House
4. Garage and Stable Range at Arlescote House
- 5.\* Barn, north of Arlescote House
6. Gate Cottage
7. Arlescote Cottages
8. Barn Range, east of Home Farm
9. Stable Range to Barn east of Home Farm
10. Home Farm House
11. Sheltershed Range at Home Farm
- 12.\* Old Home Farm
13. Sheltershed Range at Old Home Farm
14. Stable Range at Old Home Farm

***Landscape - Individual Features***  
***(See Appendix B)***

***Tree Group***

**Group A**

Group spaced around pond between the two Home Farm buildings. The main tree species is ash of middle age, with hawthorn specimens below.

**Group B**

A plantation of young poplars.

***Landscape Features***

**C.**

The village from Edge Hill.

**D .**

The north beside Arlescote House, sheltering tree clad slopes of Edge Hill, the simple post and chain fences and the limes on the greens.

**E.**

The 'centre' of the village, the greens and the limes and the simple road access.

**F.**

Character of the stone walls approaching the village from the west.

**G.**

Details of the south stone boundary walls to Arlescote House.

**H.**

Details of the east stone boundary walls to Arlescote House.



## Appendix A

Schedule of Buildings of Local  
Architectural and Historic Interest and  
of *group value* within the  
Conservation Area

hood moulds. Wings have sashes in mid C18 moulded stone architraves. Hipped 2-light leaded casement roof dormers, 2 to centre, one to wings. Irregularly placed stacks. Narrow recessed linking block to left wing has half-glazed 4-panelled door. Wing has 2 pairs of leaded cross windows; stone lintels with keystones. Left return side has internal stack. Right return side of main block is 3-window range. Now main entrance front. Late C19/early C20 porch, to right of centre, has buttresses flush with front, coped gable parapet and kneelers with ball finials. Chamfered 4-centred archway has sunk spandrels with raised circles. Inside, Tudor-arched ribbed door with hood mould. Mullioned and transomed windows with hood moulds, 3-light to left, 2-light



### 1. Arlescote House

(Listed Building Ref. 3/175 - Grade II\*)

Fine neo-classical manor house around which hamlet is based. Formal front garden layout with surrounding stone walls with pavilions and railings with centre decorative iron gates and stone piers in Elizabethan tradition. Very picturesque.

Listed description: "House. Late C17, with mid C18 wing and alterations, and late C19/early C20 alterations. Regular coursed, almost ashlar, ironstone. Concrete tile hipped roofs have painted moulded-wood eaves cornice; stone ridge stacks with C19 square ashlar shafts. H-plan with later additions to rear and wing to left. Symmetrical front. 2 storeys and attic; 7-window range. 3-bay recessed centre. Entrance has moulded architrave and scrolled pediment; late C19/early C20 half-glazed panelled door with glazing bars. 3-light and central 2-light stone-mullioned and transomed windows, possibly renewed, with

to right. Rear irregular, with mullioned and transomed windows. Interior: former entrance hall has moulded cross beams. The large ovolo-moulded 4-centred arched fireplace and C17 style panelling are late C19/early C20. Dog leg staircase with winders opens off hall to left of fireplace. Substantial turned balusters and moulded handrail; gate on landing, possibly contemporary, has shaped splat balusters and H-hinges. Room to right has good early C18 bolection panelling and stone bolection fireplace. Fielded 5-panelled doors to several rooms. Dining room to rear has C18 style fireplace with eared architrave and dentil cornice. Bedroom has some painted fielded panelling and wood bolection fireplace. First floor has 2-panelled and 8-panelled doors. Winder attic stairs".

(V.C.H.; Warwickshire; Buildings of England: Warwickshire, p.72; Country Life, Vol. CII, 5 September 1947).



**2. Boundary Walls and Pavilions at Arlescote House**  
**(Listed Building Ref. 3/176 and 3/177 - Grade II)**

Ironstone single-storey pavilions, built into front boundary wall - symmetrical layout.

Listed description:

Left garden pavilion:

"Pavilion, garden walls, railings and gatepiers. Late C17/early C18. Regular coursed ironstone. Pavilion has painted moulded wood cornice. Old tile ogee hipped roof has wood ball finial. One storey; one-window range. Front probably originally open and later blocked. Leaded cross window. Right return side has plank door. Stone lintel with keystones. Catslide roof to rear. Walls have flat stone coping with moulded cornice. Gateway in right corner has flush panelled door and stone flat arch. Return section of wall towards Arlescote House (q.v.) is stepped down halfway. Low wall and plain iron railings with urn finials at intervals. Gatepier possibly late C19/early C20. Ashlar. Shaped sunk panels, entablature and strongly projecting cornice."

(Buildings of England: Warwickshire, p.72)

Right garden pavilion :

"Pavilion, garden walls, railings and gatepiers. Late C17/early C18. Regular coursed ironstone. Pavilion has painted moulded wood cornice. Old tile ogee roof has wood ball finial. One storey; one-window range. Leaded cross windows to 3 sides, on left return side inserted in doorway. 4-panelled door to rear towards Arlescote House (q.v.). Stone flat arches. Walls have flat stone coping with moulded stone cornice. Low wall and plain iron railings with urn finials at intervals. Gatepier possibly late C19/early C20. Ashlar. Shaped sunk panels, entablature, and strongly projecting cornice. Right return section of wall stepped down. Square gatepier on right has moulded cornice and stone ball finial."

(Buildings of England: Warwickshire, p.72)

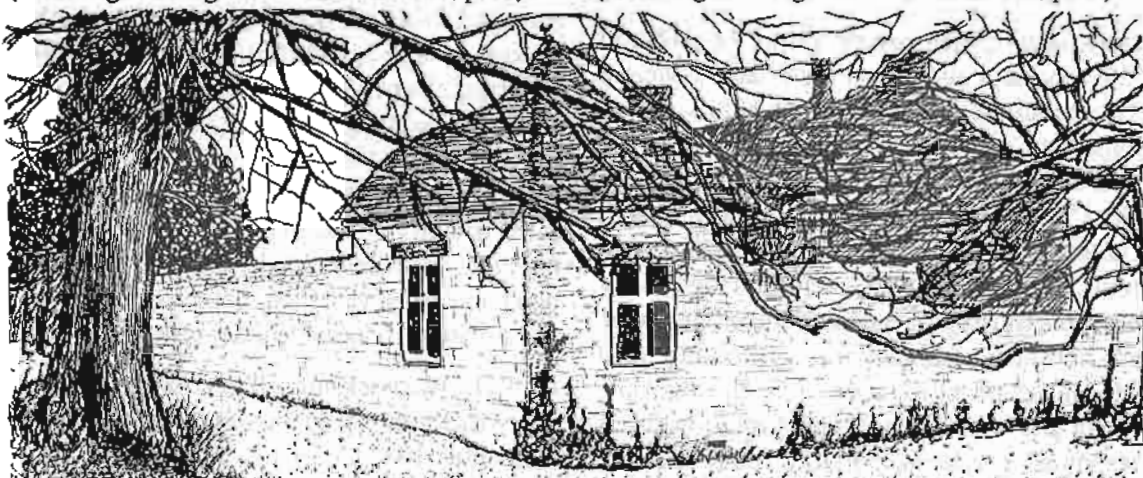
**3. Garden Pavilion, Walls and Stables at Arlescote House**

**(Listed Building Ref. 3/178 - Grade II)**

Ironstone 6-bay stable range facing rear courtyard and garden pavilion both built into enclosing boundary walls. Fine group and integral part of Arlescote House group.

Listed description : "Pavilion, garden walls and stable block. Late C17/early C18; stable block mid C19. Regular coursed ironstone. Pavilion has painted moulded wood cornice. Old tile ogee roof. One storey. No window to road. Left return side has leaded cross window. Plank door to rear. Stone flat arches. Walls have flat stone coping with moulded cornice. Square gatepier on left has moulded cornice and stone ball finial. Stable block of ironstone ashlar with cornice. Slate hipped roof. 3-light mullioned window to right. Main front to right return side. One storey and attics; 6-window range. 3 chamfered doorways. Garage door inserted to right. Two 2-light mullioned windows and 2-light casement, and 3 single lights. Central dormer has chamfered Tudor arched doorway and plank door."

(Buildings of England: Warwickshire, p.72)



**4. Garage and Stable Range at Arlescote House**

Originally a stable and outhouse service building to Arlescote House. Now converted and extended to form 2 garages, loose boxes and store rooms. Single storey - 7 bays. Ironstone walls. Re-roofed in green faced concrete plain tiles. Set well back off road - enclosed by stone walls to Arlescote House group - important to group but roof tile colour not in keeping.

**5. Barn, north of Arlescote House  
(Listed Building Ref. 3/179 - Grade II)**

4-bay threshing barn with midstrey - now being converted to a single dwelling - new stained windows and grey concrete tile roof (original probably stone slates.) Group value with Arlescote House - prominent in landscape.

Listed description : "Barn. C18. Regular coursed ironstone. Corrugated asbestos roof has coped gable parapet on right. 4 bays. Double doors in second bay. Coped gable has wrought-iron weather vane. Interior: through-purlin roof".



**6. Gate Cottage**

1930's 2-storey house built in coursed ironstone with stone slate and grey concrete tile roof. Modern replacement casement windows with timber lintels over. In isolated position on east approach into settlement - very prominent in landscape. Old stone boundary walls.



**7. Arlescote Cottages**

Mid 19th century pair of 'estate' cottages. Ironstone with red/brown clay tile roof. 3-bay/2 storey symmetrical front. Dressed stone quoins, mullioned windows with labels. Tudor arch entrance doorways with fine planked doors. Single storey matching outbuildings to rear - one cottage has modern extension to rear. Very picturesque. A fine, little-altered building - prominent in streetscape from west approach into village.

**8. Barn Range, east of Home Farm**

5-bay ironstone barn range with central midstrey. Early 19th century - recently converted to form a single dwelling. New windows and red clay tile roof. Group value. Very prominent in landscape from south and east views.



**9. Stable Range to Barn east of Home Farm**

L-shaped 5/6 bay shelter-shed range to barn with enclosing walls to foldyard. Converted to ancillary accommodation to barn conversion. Group value with barn.

**10. Home Farm House** (*illustration page 11*)

Large farmhouse of 5 bays - 2 storey with rear 2-storey wing and single storey dairy. Ironstone with dressed quoins, parapet copings, mullioned windows with labels (iron casements) and fine 'Tudor' entrance door. Welsh slate roof. 3 ridge stacks. Early 19th century alterations and extensions to possibly late 17th century or early 18th century building. Set well back off road - very prominent in streetscape from east/south approach into hamlet.

**11. Sheltershed Range at Home Farm**

Ironstone single-storey open-sided sheltershed range behind farmhouse - 2-bay and 3-bay sections, roofs replaced in corrugated sheeting. Group value with farmhouse.

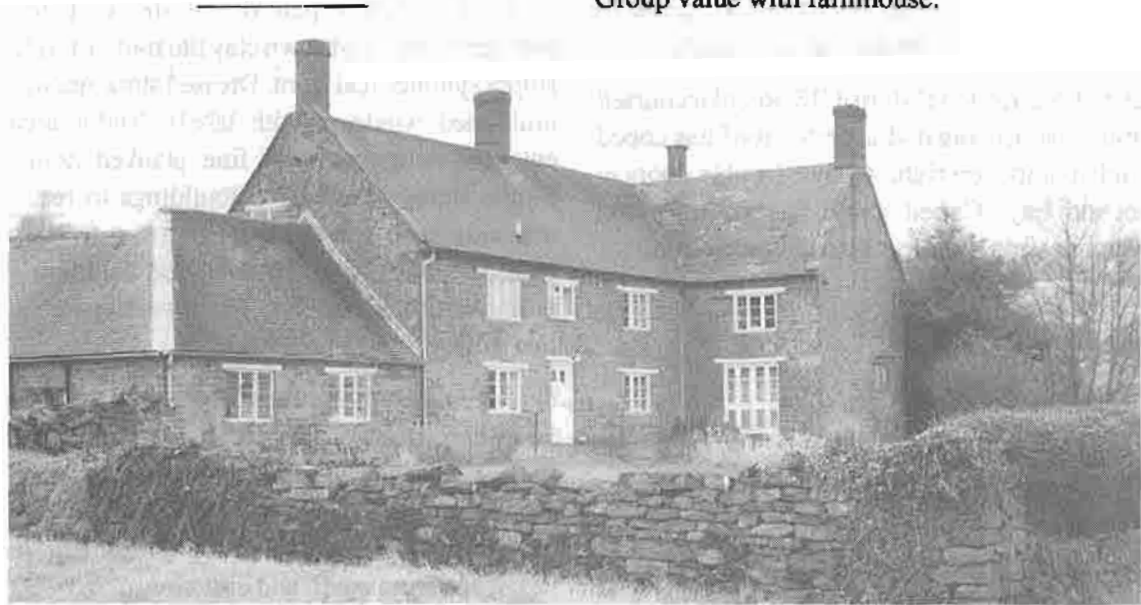
fielded 4-panelled door. Interior: flagged floors. Wing has broad chamfered ceiling beams with scalloped stops. Fielded 4-panel doors, and 3 plank doors with strap hinges. Original straight flight and winder staircases".

**13. Sheltershed Range at Old Home Farm**

Early 19th Century long L-shaped single storey ironstone range to S/E of farmhouse enclosing farmyard. Red clay tile roof. Group value with farmhouse.

**14. Stable Range at Old Home Farm**

Long mid-19th century stable range in 4-bays and 3-bays. Ironstone coursed rubble with Welsh slate roofs. S/E of farmhouse enclosing farmyard. Attached to farmhouse outhouse at south side. Group value with farmhouse.



**12. Old Home Farm**

(Listed Building Ref. 3/180 - Grade II)

Large ironstone farmhouse set back off road with enclosing low stone walls. Complete group with farmstead buildings enclosing farmyard. Very prominent in landscape - first building in settlement from west approach.

Listed description : "Farmhouse. Mid C18 with C17 wing. Regular coursed ironstone with simple cornice. C20 tile roof has coped gable parapets; one stone end and brick ridge and end stacks. Through-passage L-plan, with wing on right. 2 storeys and attic; 4-window range. Central part-glazed 6-panelled door. 2-light C20 window above. C18 and C19 three-light casements, some leaded, to left and right. Wing has no windows to front. Left return side has C19 French window and 3-light casement. Painted wood lintels throughout. Single storey 2-window range with hipped roof on left. Right return side has blocked 3-light stone mullioned window with hood mould on ground floor. Gable with stone stack. To rear:



**Appendix B**

Schedule of Village and  
Landscape Features Important  
to the Conservation Area



**Tree Groups**

(See *Conservation Area Plan*)

**Group A**

This group is spaced around the pond between the two Home Farm buildings. The main tree species is ash of middle age, together with hawthorn specimens below. It is one of the 'punctuation' marks in the village and should be managed with a view to survival, possibly by introducing young trees to take over eventually.

**Group B**

A plantation of young poplars which, although fairly minor at present, will form another village edge 'punctuation' mark if allowed to mature.

**Landscape features**

(See *Conservation Area Plan*)

C. (photo page 9)

The village from Edge Hill blends into the surrounding landscape. Notable features are Arlescote House and its lime trees. Foreground marred by neglected area behind Home Farm.

D. (photo page 10)

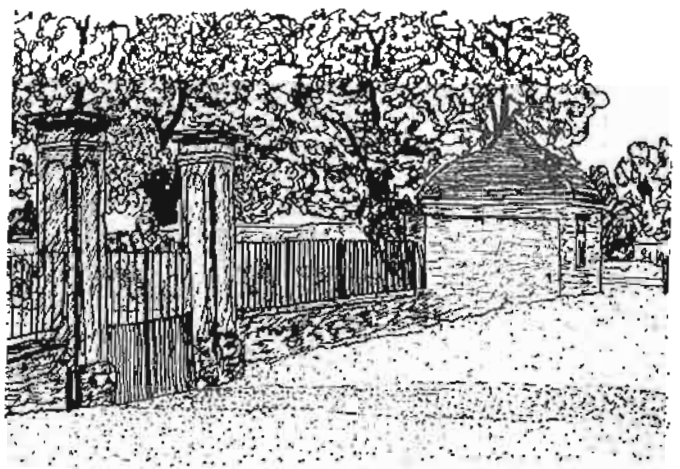
From the north beside Arlescote House showing the sheltering tree clad slopes of Edge Hill, the simple post and chain fences and the limes on the greens.

E.

The 'centre' of the village, the greens and the limes and the simple road access. Care to be taken to maintain the posts and chains, if they are not to be taken out.

F. (photo page 8)

Character of the stone walls approaching the village from the west.

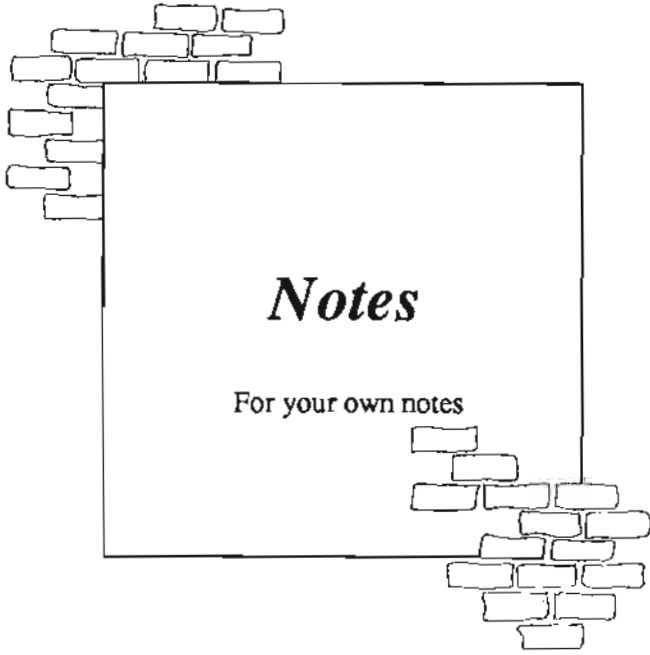


G.

Details of the south stone boundary walls to Arlescote House.

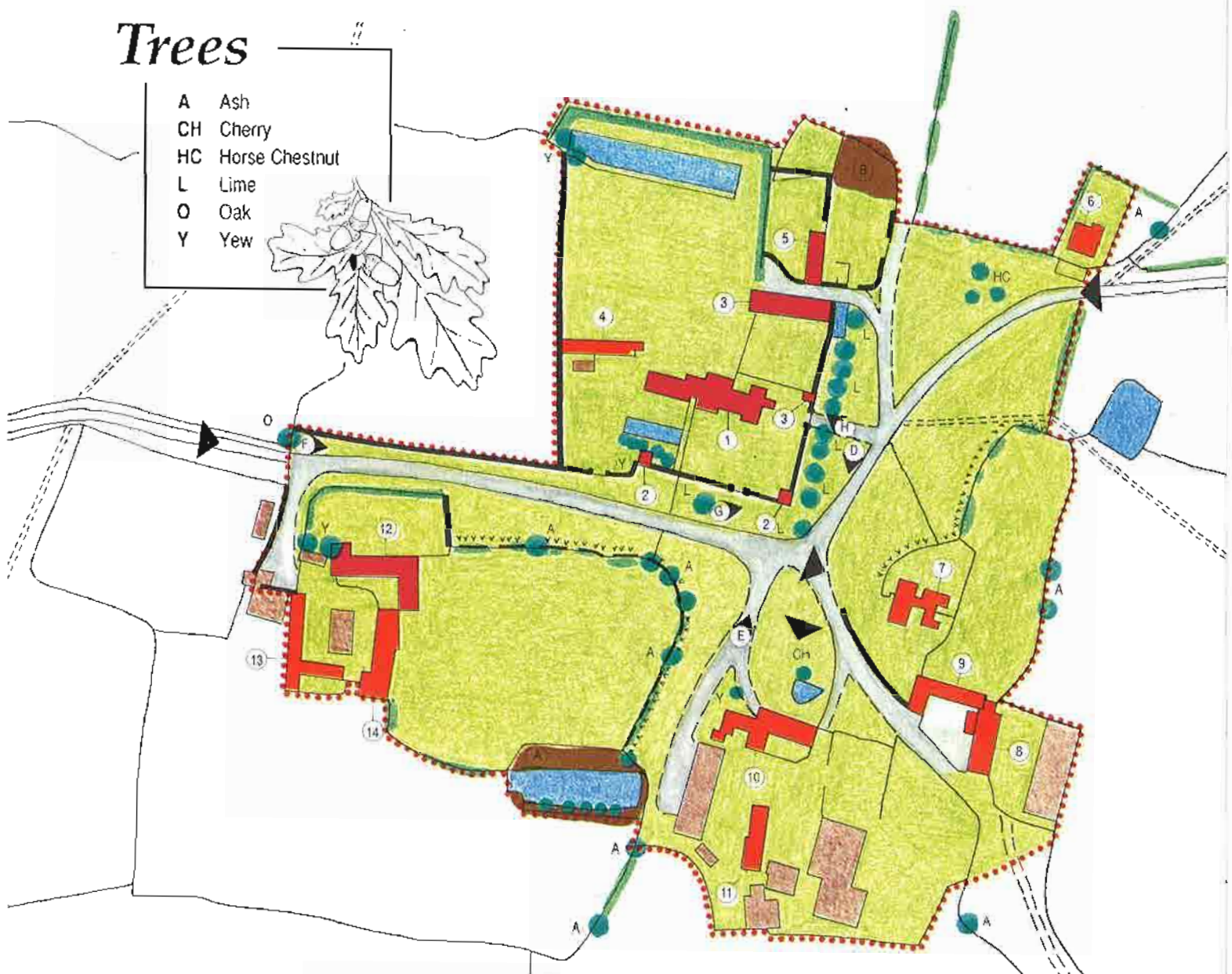
H. (photo page 10)

Details of the east stone boundary walls to Arlescote House.



# Trees

- A Ash
- CH Cherry
- HC Horse Chestnut
- L Lime
- O Oak
- Y Yew



## Landscape

- Hedges (width denotes stature)
- Fences (close boarded)
- Stone Walls
- Banks
- Roads: Surfaced
- Unsurfaced
- Footpaths
- Individual Trees (See *Trees*)
- Woodland Groups
- Grass Areas
- Tree Groups  
(See *Conservation Area Plan References*)
- Features  
(See *Conservation Area Plan References*)

# Arlescote Conservation Area

Conservation Area Boundary  
The Conservation Area boundary is that defined on the map on page 4. This plan shows the features mentioned in Chapters 1 - 6 and Appendices A and B.

## Buildings

- (See *Conservation Area Plan References*)
- Listed Building
  - Individual Local Interest and Local Group Value
  - Others
  - Main Streetscape Views
- 100m

## Edge Hill

