



Barton
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 village of Barton, Warwickshire. It identifies the architectural, historical and environmental qualities of the settlement and gives recommendations for the continuing protection and enhancement of the Conservation Area.

This study was undertaken for and on behalf of

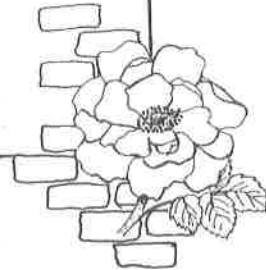
Stratford-on-Avon District Council

by

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in association with

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March 1991

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Contents

Designated Conservation Area Boundary	4
General Introduction	5
1 An Introduction to Barton	6
2 The Settlement - Historical Background	7
3 The Settlement Today	8
Environmental qualities	
Architectural form and character	
Predominant building materials	
4 The Settlement - Landscape	9
Village in the landscape	
Boundaries	
Landscape in the village	
5 The Conservation Area	11
Buildings of quality	
1987 Conservation area boundary	
Present Conservation area boundary	
6 Development Control and Enhancement	12
Safeguarding environmental quality	
Recommendations for improvement	
Conclusions	
7 Policies	13
Conservation Area Plan References	16
Conservation Area Plan	<i>Between pages 16 and 17</i>
Appendix A	17
Listed buildings and other buildings of local architectural or historical value	
Appendix B	21
Schedule of village and landscape features important to the Conservation Area	
Tree Groups of quality and value	
Landscape features of quality and value	

Barton Conservation Area

Amended on 4 March 1991
This map shows the designated boundary of
the Conservation Area.

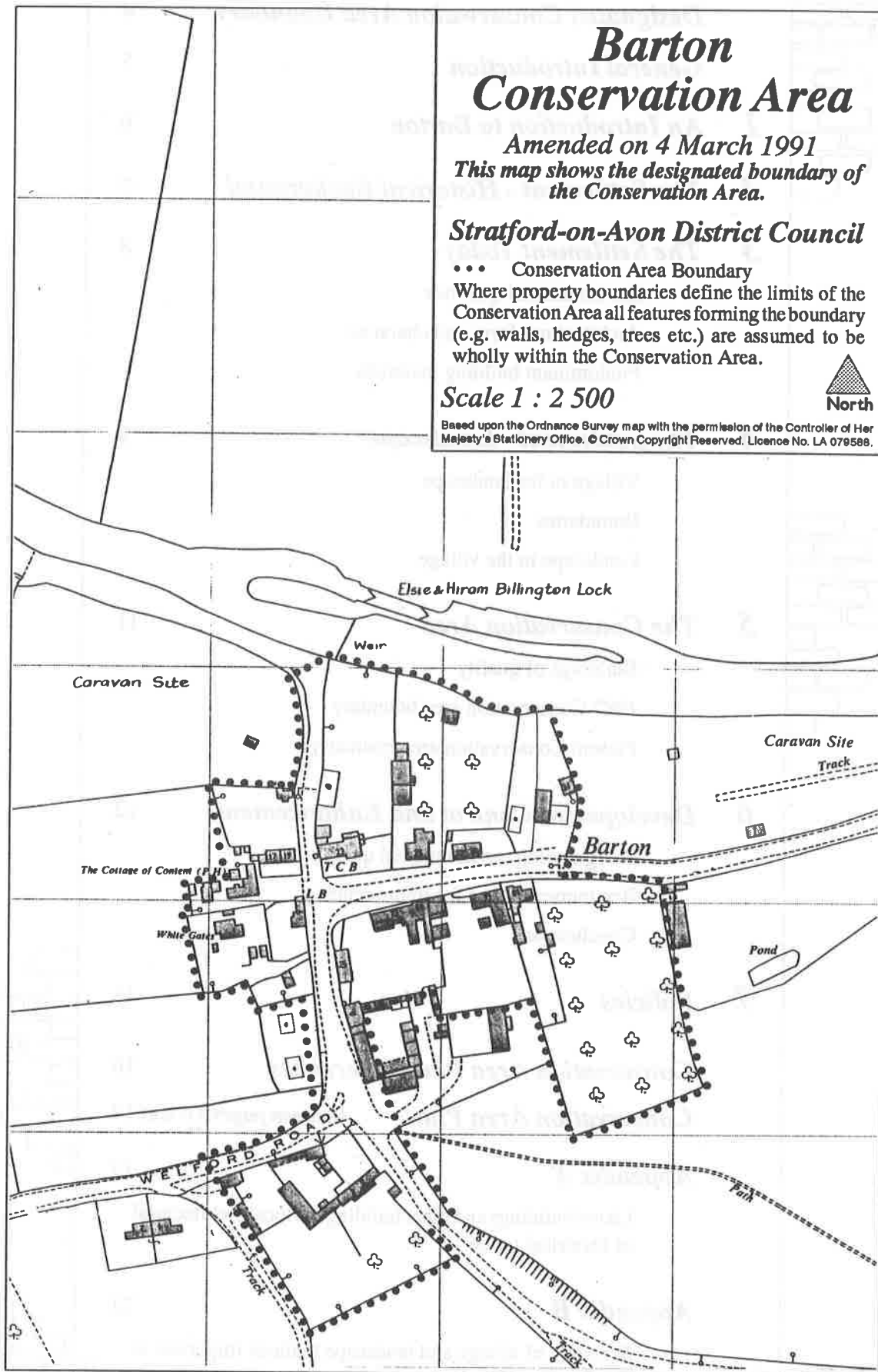
Stratford-on-Avon District Council

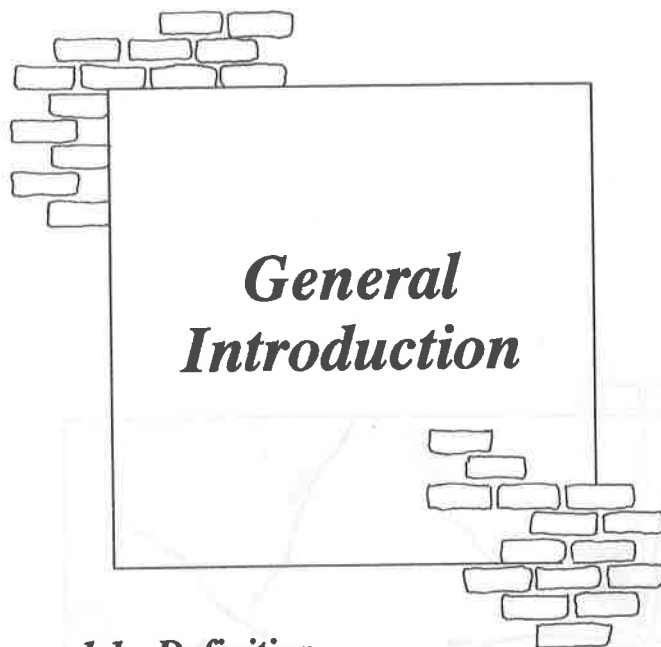
••• Conservation Area Boundary
Where property boundaries define the limits of the
Conservation Area all features forming the boundary
(e.g. walls, hedges, trees etc.) are assumed to be
wholly within the Conservation Area.

Scale 1 : 2 500



Based upon the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright Reserved. Licence No. LA 079588.





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

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 buildings 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

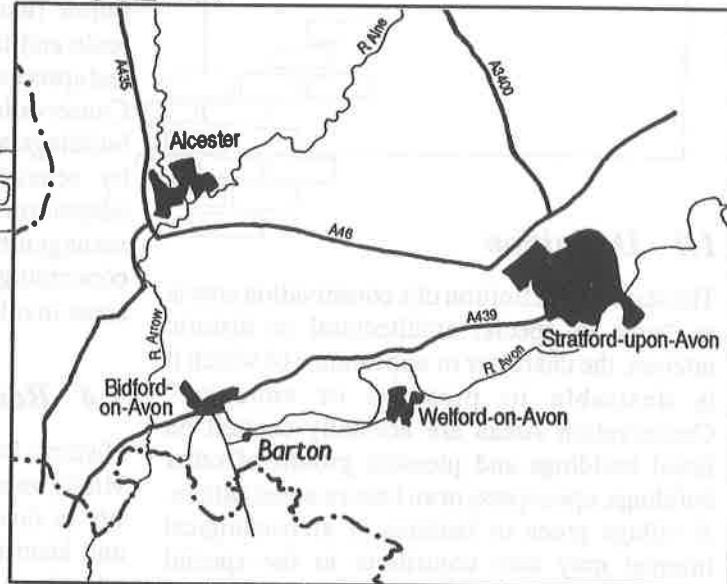
In 1990 Stratford-on-Avon District Council began a complete review of existing and potentially new conservation areas. This report is the result of that exercise.

The report has been approved by the District Council on 4 March 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 Barton



Barton is a picturesque Manor hamlet in the parish of Bidford-on-Avon. It is situated opposite Bidford-on-Avon on the south bank of the River Avon and on the Welford-on-Avon to Cleeve Prior Road. The Roman Road of Icknield Street passes half a mile to the west. Barton is an ancient settlement whose manor is recorded and associated with that of Bidford-on-Avon since the 13th century. There are now 22 dwellings, a pub, a large farmstead and an animal feeds company within the village. There are also

caravan parks on the riverside to the east and west of the village.

The 'Heart of England Way' long distance footpath passes through the village and the presence of caravan parks make it a popular tourist/holiday visit place in the summer.

A Conservation Area was designated in 1987 and included virtually the whole village. This report contains recommendations for extensions to that boundary which were formally adopted by the District Council on 4 March 1991.



2

The Settlement - Historical Background



The Manor House and Barton Cottage

The first clear reference to Barton is the sale of the Manor (together with Bidford-on-Avon, Broom and Marlcliff) to the Bishop of Bath and Wells in 1280. It then passed to various owners held with Bidford Manor until 1564 when it was split up. The Manor of Barton was joined with Bidford again in 1654 when it came into the ownership of Sir Fulwar Skipwith (Baronet) and remained in his family until 1840. In 1873 the manors of the Parish of Bidford-on-Avon were sold to William Carlile of Temple Grafton, then the estate was completely split up in 1921.

Bordesley Abbey held property in Barton in the 13th century and a Chapel of St. Leonard, Parish Church of Bidford-on-Avon existed in the village until about 1550.

At least 20 buildings in Barton are of pre-1850 construction, 9 of which are 16th or 17th century. The manor house is dated 1663 and the house adjacent to the east was probably originally a single-storey hall house of 16th century construction.

The Inn, the Cottage of Content Public House, has been so for at least 150 years, and the cottage next door to the south was once the village shop.



Cottage of Content (Public House)

3

The Settlement - Today



3.1 Environmental Character and Quality

The village of Barton is a delight to come across on the road from Welford-on-Avon to Cleeve Prior. The road 'S' bends through the village and the groups of buildings around Barton Farm and the Cottage of Content Public House form focal points on the bends in the road. The road is quite wide and the verges are generous between the Pub and the Welford-on-Avon end of the village. This is the best part, but it is slightly marred by a preponderance of telephone wires along and across the road. The buildings are mainly detached, but there is a more or less continuous frontage to the south and east sides of the street. A quiet enclosed lane leads off the road from the Pub to the river bank. This is let down by the presence of a caravan park at the river frontage. Barton was virtually surrounded by orchards in the late 19th century.

3.2 Architectural Form and Character

Barton is a splendid display of buildings of some antiquity. Fine examples of pre-18th century stone and timber framed vernacular predominate. The Manor House and the Malt House opposite, are fine blue-lias stone houses with dressed stone details such as mullioned windows with label mouldings and parapetted

gables. Red/brown plain clay tiles on 50° pitches are the predominant roofscape though there are two thatched buildings and a number of lower pitched Welsh slate roofs. The roofscape also has a number of large brick and stone chimneys rising from big open-hearth fireplaces and bake ovens. There are at least 7 timber framed buildings, two of which are black and white exposed box framing. Generally, these buildings are well kept and little altered but a number do have modern multipane casement windows which devalue them slightly.

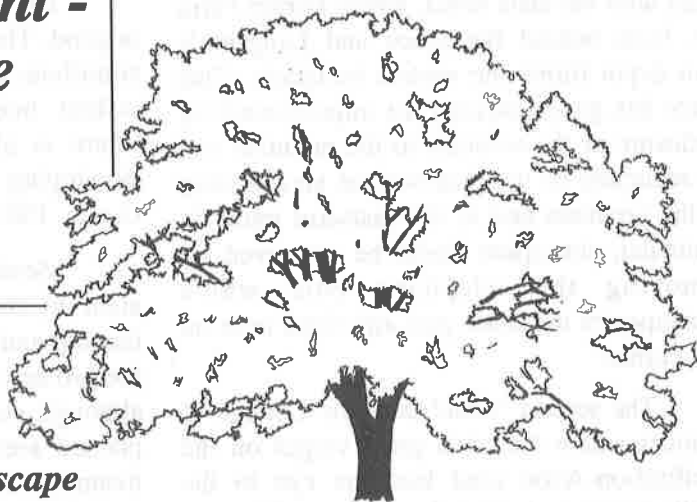
3.3 Predominant Building Materials

The local stone is blue lias limestone from the Bidford-on-Avon and Marlcliff quarries, constructed in rock-faced, coursed, squared walling. The Manor House, The Malt House and the buildings of Barton Farm have walls of alternate thick and thin courses which is a particular characteristic of stone buildings in Bidford-on-Avon. The dressed stone work is Cotswold limestone (the local blue lias is not capable of fine cutting and dressing).

There is a significant proportion of local red/orange brickwork and a number of buildings, mainly timber framed ones, have been roughcast or smooth rendered. The 'black and white' exposed timber box framing, as mentioned in 3.2 above, is particularly eye-catching.

4

The Settlement - Landscape



4.1 Village in the Landscape

Barton is a very compact village lying on the south bank of the River Avon. It does not have the dramatic land form of some of the other Warwickshire villages, but it does have, outside the Conservation Area, a scarp of higher land to the south east which serves to enclose it fairly well.

Although close to the river, its existence is not appreciated due to the presence of private gardens and flood banks. Coupled with this is the fact that the river is in a deep cutting as it passes the village. The only access to the river from the village is a small track from the Public House, Cottage of Content. This walk is marred by extraneous clutter by way of commercial activity and transmission poles, and by the absence of view until reaching the river bank.

The proliferation of caravan parks alongside the village must be viewed with some concern, as they are eroding the old orchard land which characterises many of the Warwickshire villages, and invariably they lack any landscape character whatsoever.

There are no significant landmarks in the village except for the magnificent sycamore to the rear of Langston's fruit depot, which should be protected at all costs.

From the higher ground to the south east of the village the view is marred by the iron sheds of Langston's premises. Some screen planting around their periphery would be advantageous.

4.2 Boundaries

West/South

The boundary of the 1987 Conservation Area follows the track to the river, edged by field maple, thence to the outskirts of the Cottage of Content public house where it is defined in the change from garden land to caravan park by some groups of plum, cherry and hawthorn.

Around the new houses near the road junction, the boundary follows the road and varies from cypress hedge, lapboard fence, to open fence. The garden boundary to the new houses is particularly inappropriate and illustrates the regrettable tendency for new developments to resort to cypresses as a quick method of screening.

Around the farm buildings to the south the boundary is marked by a low stone wall and a blackthorn hedge.

East

The boundary is contained within the built fabric of the village after leaving the hedged road. As it approaches the river alongside the caravan park it is marred again, regrettably, by cypress hedging.

North

The river boundary is largely open, adjoining private gardens. Willows near the bank add to the river character.

4.3 Landscape in the Village

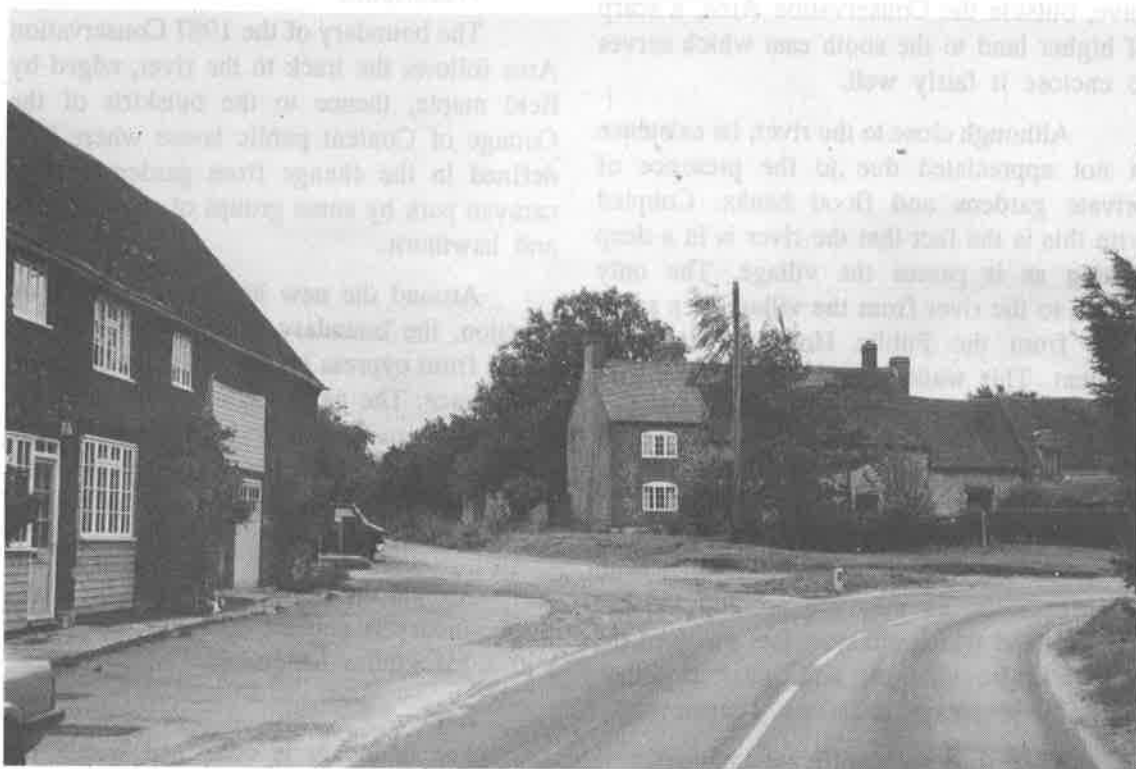
Barton presents a tidy, compact appearance which is enhanced by the presence of low stone wall frontages and the proximity of built form to the road. It has two central 'nodes' - the first is at the junction of Welford Road with the main street, where Barton Farm lies back behind the space and Langston's fruit depot forms the eastern boundary. This space has great potential for improvement by enclosure of the entrance to the premises and by reduction of the road surface area leading to the premises and to the eastward track. In particular, the space could be improved by removing the telephone pole which accompanies the small pine and birch trees on the corner.

The second 'node' is at the Cottage of Content where the wide grass verges on the Welford-on-Avon road lead the eye to the public house and, with the absence of formal footpaths, retain the rural atmosphere. The view is marred by transmission poles on Welford Road and in the small track which leads to the river.

This track, which is part of a public footpath, could be improved by strengthening of the boundaries with planting and, if possible, opening up a view to the northern river bank. Also the public house yard would be improved with a sensitive landscape treatment.

The general appearance of the village is good. There are several mature trees which contribute to the scene including at least three walnut trees and three mature sycamores. There is also an area of young woodland developing in the old orchard land to the east of the 1987 Conservation Area boundary.

Mention must be made of two features alien to the scene: the first is the lapped fencing and cypress hedge on the frontage of the two new houses, which are out of character, although compensated for by the new birch planted area at the side. The second is the treatment of the wall on the corner opposite the Cottage of Content where the old brick wall has been masked by an outer new wall of rendered, cream finish - no doubt to tie in with the house itself but none the less discordant.



Barton Farm and Langston's fruit depot

5

The Conservation Area



Vine Cottage

5.1 Buildings of Quality

There are 9 listed buildings in Barton and a further 13 of local historical interest and architectural quality are considered to make a positive contribution to the character of the Conservation Area. Of the latter the farmstead group of Barton Farm are particularly fine and constitute a complete and virtually unaltered arrangement of late 18th or early 19th century buildings.

5.2 The 1987 Conservation Area Boundary

The 1987 Conservation Area simply encompasses the village although a number of minor amendments would better ensure the fringes and setting of the settlement group. These are:

- Inclusion of the garden curtilage to Vine Cottage.
- Inclusion of the westerly boundary hedge to the river bank land (frontage to the caravan site).
- Inclusion of the frontage to the new houses between Barton Farm and the little thatch cottage (west side of main street).

5.3 The Present Conservation Area Boundary

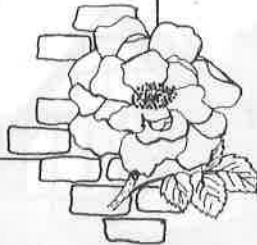
On 4 March 1991 the District Council formally adopted the recommendations set out in 5.2 above together with an amendment, proposed through local consultation, and endorsed by the consultant, that the area of former orchard to the east of Langston's premises be also included.



Animal shed and stable range at Barton Farm

6

Development Control and Enhancement



Development control and the machinery for schemes of enhancement in Barton Conservation Area will be as set out in the South Warwickshire Local Plan under policies ENV 7, ENV 8, ENV 9, ENV 11, ENV 19, ENV 20 and ENV 21 (refer to 7. *Policies*) under the provisions of the Town and Country Planning Act 1990.

6.1 Safeguarding Environmental Quality

Barton has lost much of the peripheral enclosure of orchard trees and hedgerows which would have added to the intimate character of this small village. However, it is generally well ordered and tidy. The sensitive maintenance of buildings and management of trees and hedgerows are all that is needed to maintain its pleasing character and environment. There is some scope for enhancement as detailed below.

6.2 Recommendations for Improvement

The following are items of possible and desirable improvement to the landscape of the village centre:

- Removal of overhead telephone wires.
- Forecourt and garden area in front of the Cottage of Content could benefit from some peripheral planting and consideration of the floorscape to break up the large area of tarmac.
- More screen planting to the caravan park along the west side of the river access lane.

The area of floorscape on the road bend in front of Barton Farm and the Langston fruit depot. The entrance to Langston's premises too could perhaps be screened or enclosed with brick or stone walls to obscure the large concrete hardstanding area. The grass island triangle could be enlarged and better defined.

6.3 Conclusions

Barton is an ancient settlement which has changed little in the last 200 years. It is a village of 'tourist' interest and this aspect may well increase mainly from greater use of the caravan parks etc. The Pub is a focus of activity. Its commercial response to this demand could be detrimental to the character and setting of the Conservation Area as could the expansion of the caravan parks. (A large area behind the Pub is now designated for caravan and camping use).

The village does not have a strong independent community and local affairs are dealt with by Bidford-on-Avon Parish Council and therefore it could be vulnerable to commercial pressure.

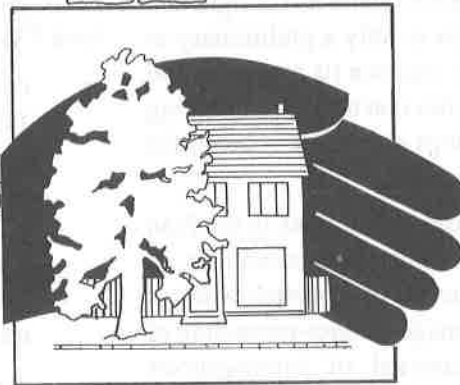
References

- | | |
|-------------------------|-------------------------|
| Victoria County History | Vol III.
pp 51 to 55 |
| Whites Directory 1874 | |
| Ordnance Survey | 1886 -
25" = 1 mile |

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 the South Warwickshire Local Plan which provides guidelines over the control of development within Conservation Areas. The following policies are particularly important:

Policy ENV 7

The Planning Authorities will only permit development in or adjoining conservation areas which is compatible with the preservation and enhancement of those areas. The design and siting of new development in conservation areas will be expected to enhance their character. New development should be in scale and character with adjacent buildings.

Explanation

Interpretation of the law suggests that to be acceptable in a conservation area, it must be demonstrated that a proposed development will not harm the area, and will preserve and enhance the conservation area. It is considered that there is very limited scope for further development which would actually enhance such areas rather than simply be acceptable.

In order to provide clear guidance for potential applicants, as well as to create a basis for the appropriate Authority to carry out its duty of enhancing conservation areas, special regard will be paid to Parish or Village Appraisals as a factor in identifying the local importance of any particular site or feature.

In considering any application in a conservation area it is unlikely that outline planning applications will 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. For instance, flat roof extensions will not be permitted.

Policy ENV 8

The Planning Authorities will consider any effective measures to preserve and enhance conservation areas in the Plan area.

Explanation

Town and Country Planning legislation 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.

Policy ENV 9

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 granted 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 Planning Authorities wish to avoid demolition in conservation areas, giving rise to derelict sites which detract from the character and appearance of the locality. The Authorities 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.

There are some exemptions, but Conservation Area Consent will be required to:

- demolish all or part of a building which is 115 cubic metres or more in volume. The thing to note here is that the taking down of, for example, a small extension or even a chimney stack, will require Consent if it is attached to, and forms part of, such a building. (Approval is not required for the removal of internal walls only.)
- demolish any wall, fence, railing or gate which is 1 metre or more in height and abuts a highway (including a footpath, bridleway or public open space) or is 2 metres or more in height in any other location.

Exemptions are:

- unlisted buildings of lesser volume than stated above;
- walls, fences, railings or gates of lesser height;
- a building in use, or last used, for agricultural or forestry purposes, or for an industrial process;
- buildings subject to certain statutory orders or agreements;
- churches or chapels in use for worship.

It is sound advice to discuss proposals first with a Conservation Officer as to whether Consent is needed before going to the expense of preparing drawings. If Consent is required it is a criminal offence not to apply.

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.

Town and Country Planning legislation requires anyone proposing to do work on trees in a Conservation Area, which are not already

protected by a Tree Preservation Order, to give the local planning authority six weeks notice of their intention. (A register of applications is kept and there are penalties for contravening this requirement similar to those for contravening a Tree Preservation Order).

Policy ENV 11

The Planning Authorities will actively pursue the conservation of buildings of architectural or historic interest in the Plan area. They will do this mainly by:

- 1. Refusing applications for the demolition of listed buildings.*
- 2. Requiring the most sensitive design and treatment of alterations or extensions to all buildings of architectural or historic interest.*
- 3. Taking measures to effect the repair of neglected buildings.*
- 4. Assisting the finance of repairs to buildings of architectural or historic interest.*
- 5. Refusing any application which will not be in keeping with, remove key features of, or otherwise detrimentally affect a garden of special historic interest.*

Explanation

The Planning Authorities strongly support the safeguarding of buildings of architectural or historic interest in the Plan area. These are visible evidence of the past, helping to make the area a pleasant and interesting locality in which to live. These old buildings are also part of the national architectural and historic heritage which successive Governments have been anxious to preserve. This is witnessed in the enactment of legislation designed to prevent wanton destruction of this aspect of the national heritage, together with the publication of circulars advising local authorities on the implementation of the legislation. The measures listed in this policy are a reflection of such advice.

Policy ENV 19

The Planning Authorities will require the use of appropriate design, colour and materials in the display of all advertisements. Where such features are considered to be inappropriate in the interests of amenity or public safety, action may be taken to require the removal of advertisements displayed with deemed consent.

Explanation

The authority given by the Town and Country Planning (Control of Advertisements) Regulations 1989 to display certain advertisements with deemed consent may from time to time lead to the display of some advertisements which adversely affect the character of a building, the general street scene or detract from the appearance of a conservation area. This may be through the inappropriate use of such features as day-glow effects or poor quality plastics. It is considered necessary that a policy should be pursued by persuasion rather than the use of the law. One particular growing problem in this respect is the trend by larger retail outlets to adopt a "corporate image" by using a nationally identifiable motif. As the symbols take no account of the individual buildings, they tend to be out of character with the building and sometimes detrimental to their setting.

Policy ENV 20

The Planning Authorities will usually not permit the display of advertisements where they are proposed to cut across two or more traditional frontages, especially in conservation areas.

Explanation

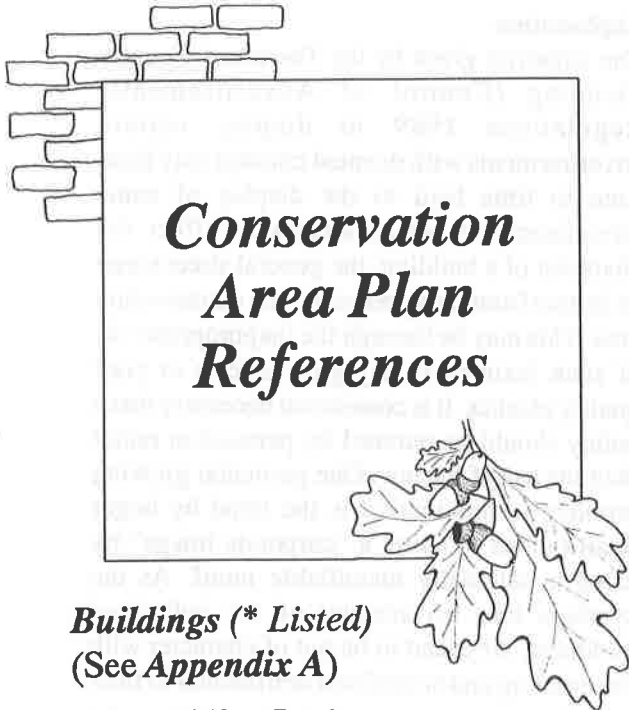
Part of the character of the streets in the centre of many villages is the close-knit urban form, combined with a range of building styles, variable ridge lines and façades. The appearance of advertisements across more than one such traditional frontage can be detrimental to the character of the street scene, and detract from the general relationship of buildings to one another.

Policy ENV 21

The Planning Authorities will not permit proposed advertisements which use obtrusive modern materials, garish colours or illumination in conservation areas, in the countryside or where they would be of detriment to the character or setting of listed buildings.

Explanation

Certain contemporary fashions in advertisement design conflict with the need to preserve the character of historic areas and buildings and the amenity of the countryside. Modern trends in advertisement design are tending to favour very conspicuous materials which can have detrimental visual effects in environmentally sensitive locations. The District Council has produced a design guide on "Signs and Advertisements in Conservation Areas."



Buildings (* Listed)
(See Appendix A)

- 1.* 9 Welford Road
- 3.* Cottage of Content (Public House)
- 4.* The Manor House and Barton Cottage
- 5.* Wisson Hill
- 6.* Stone House
- 7.* Market Garden House
- 8.* The Malt House
- 9.* Barn at Malt House
- 10.* Dovecote at the Malt House
- 11.* Vine Cottage
12. Welford Cottage and adjoining cottage
13. Barn at D. Langston premises
14. Barton Farm
15. Animal Shed and Stable range at Barton Farm
- 15A. Cartshed at Barton Farm
16. Dan Langston Limited premises
17. Little Thatch, 7 Welford Road
18. Hertford Cottage
19. White Gates
20. Cottage (next to Public House)
21. Barn at rear of Market Garden

Landscape - Individual Features
(See Appendix B)

Tree Groups

Group A

Old orchard with large sycamore to its edge.

Group B

River approach lined with young field maples.

Group C

Small thicket of hawthorn and chestnut.

Group D

Medium age hawthorn, ash, plum, elm and apple, large poplar.

Group E

Remnant of orchard with blackthorn hedge.

Landscape Features

F.

Welford Road. Wide verges, stone walls and close building.

G.

Access to the river.

H.

Open space outside Barton Farm and Langston's fruit depot. Walnut tree behind house.

J.

Mature sycamore.

K.

Unsympathetic treatment of boundaries to new houses.




L.

New rendered wall inappropriate to the village scene.

Barton 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

Scale 1 : 1 250



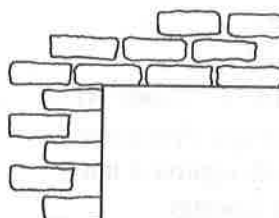
- Landscape**
-  Hedges (width denotes stature)
 -  Fences (close boarded)
 -  Walls: Stone
 -  Brick
 -  Banks
 -  Roads: Surfaced
 -  Unsurfaced
 -  Footpaths: Fenced
 -  Open field track
 -  Individual Trees (See *Trees*)
 -  Woodland Groups
 -  Grass Areas
 -  Orchard
 -  Tree Groups
 -  Features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



Trees

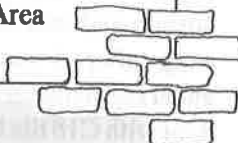
- A Ash
- B Birch
- L Lime
- M Maple
- PO Poplar
- SY Sycamore
- WA Walnut
- WW Weeping Willow





Appendix A

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




1. 9 Welford Road
(Listed Building Ref. 10/73 - Grade II)

Well kept cottage. Key building on street corner from east approach - formerly village shop. Low stone wall to garden frontage.

Listed description : "Cottage. C17 with C18 wing to rear. Timber framed with some bracing and plastered infill. Low lias plinth and some lias walling to left corner. Thatched roof; stone external stack with brick shaft to left end. One-unit, extended to L-plan. Entrance front to garden, gable end and wing to road. 2 storeys and attic. C20 glazed door and window to ground floor only. C20 casements with glazing bars throughout. To road: whitewashed brick infill, low wing of thin framing above whitewashed brick and lias end wall. 2-window range ground floor, and triangular attic window in apex. Wing has 2 windows on different level. Left end has some late C20 framing flush with stack. Interior: Open fireplace, winder stairs, one old plank door."

2. Pump, 3m south of 9 Welford Road
(Listed Building Ref. 10/74 - Grade II)

Listed description : "Pump. C19. Cast iron. Cylinder type with fluted domed top. Included for group value."

3. Cottage of Content (Public House)
Welford Road

(Listed Building Ref. 10/75 - Grade II)

Set back off road. Focal point from east approach.

Listed description : "Public House. C17. Front of brick replacing timber frame, and right hand section of coursed stone; whitewashed. Left return has tension brace framing with whitewashed brick infill above coursed lias. Ground floor: Old tile roof with brick end chimney on right and internal stack to rear. L-plan, possibly originally single-ended hall house; cross wing on left flush with front. One storey and attic, cross wing very slightly taller. One window and small window between floors; 3 ground floor windows. Late C20 door and porch. C19 and C20 casements under segmental and cambered arches. To rear timber framed cross wing gable and lower later lias range attached. Interior: broad chamfered ceiling beam and inglenook fireplace with chamfered bressumer. (V.C.H. : Warwickshire, 111, p.51)"

4. The Manor House and Barton Cottage
12 and 14 Welford Road

(Listed Building Ref. 10/81 - Grade II)

Dominant building in village - centre piece.

Listed description : "Manor house, now divided into 2. Datestone inscribed 'JOHN PAYTON ANNO DOMINI 1663' C18/early C19 wing on right. Lias ashlar with alternating broad and narrow courses, and limestone dressings. Left gable of colour-washed C19 brick. Wing of red brick with brick dentil cornice. Tile roof, stone slates to left cross wing. Brick internal and end chimneys. L-plan with cross wing on left and coped cross gable on right. Two storeys and attic, 5-window range, 2-window wing. C17 studded door with traces of incised lozenge pattern in moulded wood surround with later overlight above lintel, and cement dressings. Barton Cottage has entrance next to cross-wing. C19 4-panelled half-glazed door with moulded wood surround and late C20 porch of coursed lias with tile roof. Stone mullioned 2 and 3-light windows with hood moulds. Cross-wing has 4-light ground floor windows with king mullion, and C19 attic casement under segmental arch. Left return side has 2 blocked 2-light windows on 1st floor. Rear wing has some exposed close studding with later brick infill. Interior: Barton Cottage has some exposed framing, and in the kitchen a large open fireplace, now partially blocked, with broad stop chamfered bressumer. (V.C.H. : Warwickshire, Vol III, p.51)"

**7. Market Garden House
21 and 23 Welford Road**

(Listed Building Ref. 10/76 - Grade II)

Crude modern alteration to frontage. Prominent position - focal point from south approach into village, low brick wall to long frontage.

Listed description : "House, formerly divided into 2. C17 with later alterations. Whitewashed stone and timber square framed cross wing on right with some bracing and plastered infill. Late C20 tile roof with brick internal and ridge chimneys, and external stack to right return side. L-plan. One storey and attic with brick gabled dormer and mid C20 flat roofed dormer; cross wing taller. 3-window range. C19 plank door undersegmental arch, and 4-panelled half-glazed door with C18 tile hood in cross wing. C20 metal casements; one with wood lintel, another under segmental arch. Exposed small framing to side and rear of cross wing. Interior not inspected. Small, much altered timber framed barn now attached to rear by low block reputed to have been forge".



**5. Wisson Hill
16 Welford Road
(Listed Building Ref. 10/82 - Grade II)**

Oldest surviving building in village. Simple low lawned frontage and low brick wall to courtyard.

Listed description : "House. C16/early C17. Timber framing, partly built up in stone; roughcast. Old tile roof with brick chimneys; big internal stack at junction of cross wing, and C18/C19 external stack to right end. Probably originally a single-ended hall house, jettied cross wing on left. 2 storeys, 3 widely spaced windows. Entrance in mid C20 wing. Two C18 casements with leaded lights, other casements C19 and C20. Right end wall has exposed framing of long vertical panels with 2 braces and jowled posts, and whitewashed brick infill. Rear of stone, with some brick. Interior not inspected. (V.C.H. : Warwickshire, Vol III, p.51)"

**6. Stone House
18 Welford Road
(Listed Building Ref. 10/83 - Grade II)**

First building on south side of east approach into village.

Listed description : "House. Mid C17. Projecting wing of coursed stone, remainder rendered; said to be over timber framing with brick infill. Tile roof. Big external stone chimney breast with brick shaft. L-plan; gable end to street on right. 2-storeys and attic, 1 window range. C20 glazed door and porch to left of chimney. 3-light stone mullioned windows with hood moulds. Small blocked 2-light attic window. Some exposed small framing to 1st floor at rear, with stone built under. Interior not inspected".



**8. The Malt House
Welford Road
(Listed Building Ref. 10/77 - Grade II)**

Prominent individual building on north side of main street. Fine stone work. Stone boundary wall with iron gate to frontage.

Listed description : "House. Early C17. Lias in alternating thick and thin courses, with limestone dressings. Tile roof. External stone chimney with late C20 brick shaft to left gable. Coped gables with ball finials. L-plan. 2 storeys and attic; 2-window range. Door and porch in late C20 single storey wing set back on right. Stone mullioned windows with king mullions and hood moulds, 4-light throughout except ground floor right of 5 lights, 2 lights probably replacing original door. Attic with 2-light window. Interior not inspected".

9. Barn at Malt House

Welford Road

(Listed Building Ref. 10/78 - Grade II)

Fine stone and slate roof barn - obscured from village street.

Listed description : "Barn, converted to malthouse. Date uncertain, but probably C17 with C18/C19 alterations and additions. Lias of alternating narrow courses and big square blocks. Additions have narrower, more irregular coursing. Slate roof with ball finial to left gable, square timber ventilator near right end. 6 bays and addition on right set back but continuing roofline. Door on left, central door to 1st floor with external stairs, paired doors to addition in altered opening. 3 small openings to ground floor, 2 to 1st, 2 with segmental brick arches. Interior: Floor appears to be later insertion. Roof structure altered : 2 trenched purlins and collar, tie beam cut through and diagonal braces inserted".



10. Dovecote at the Malt House

Welford Road

(Listed Building Ref. 10/79 - Grade II)

Delightful old dovecote - glimpse view from village street.

Listed description : "Dovecote. C16. Coursed limestone, tile roof. Square plan. Central stable door, with another door above. Blank roof dormer with 2 bird openings. Open square lantern. Interior open to the double-framed roof. Nesting places intact. (Elwin S. Sappcote, 'Warwickshire Dovecotes' : Birmingham Archaeological Society Transactions Vol. LXV1 1950, pp.124, 125)"

11. Vine Cottage

Welford Road

(Listed Building Ref. 10/80 - Grade II)

First building on north side to east approach into village. Set well back off road - small timber framed and tiled hovel in foreground used as garage.

Listed description: "Cottage. C17 with late C20 additions and alterations. Timber framing with whitewashed plaster infill. C20 tile roof. 2-unit plan, altered. Gable end to front, 2 storeys and attic. 3 very closely set windows. C20 door, porch and casements with leaded lights. Stone external stack with late C20 brick shaft to rear. Interior altered: C20 staircase and blocked doorways. Exposed framing, ceiling beam with broad chamfer. Open fireplace with bressumer, possibly not original. Late C20 2-storey timber frame addition to right".

12. Welford Cottage and adjoining cottage
Welford Road

Early 19th century 2-bay cottage with modern extension to east. Red brick and tile - may be rebuild of earlier stone or timber framed cottage. Prominent on road frontage.

13. Barn at D. Langston premises

5-bay barn : red/buff brick on stone plinth - some timber frame and weather board at north end. Not visible from village street, but on the boundary of the Conservation Area.



14. Barton Farm

Welford Road

18th/19th C. fine and original farmstead group at southern end of village comprising 3-bay, 2-storey brick - stone farmhouse, dairy, 3-bay stable and granary, then right-angled return of 6-bay stone and tile barn range with midstorey gable to road. Lawned frontage. Picturesque focal group on south approach out of village.

**15. Animal Shed and Stable range
Barton Farm, Welford Road**

Early 19th C. 2-bay brick and stone stable with hay loft and 4-bay stone open-sided animal shed range along roadside. Part of Barton Farm group.

**15A. Cartshed at Barton Farm
Welford Road**

Late 18th century open sided cartshed range of 4-bays stone with clay tile roof - westerly enclosing range to Barton Farm group.



**16. Dan Langston Limited premises
Welford Road**

Late 18th or early 19th century 4-bay long barn range on road frontage. Red brick and tile roof, earlier stone wall remains in south gable. Devalued by unsympathetic window/door infill. 2-bay single storey and attic stable range to north now converted to dwelling - rather crudely. Key group on west approach into village.



**17. Little Thatch
7 Welford Road**

Delightful tiny one-bay timber framed and thatched cottage with lean to extension. Extensively restored very recently. Obscured by thick tree and hedge line to road.



**18. Hertford Cottage
Welford Road**

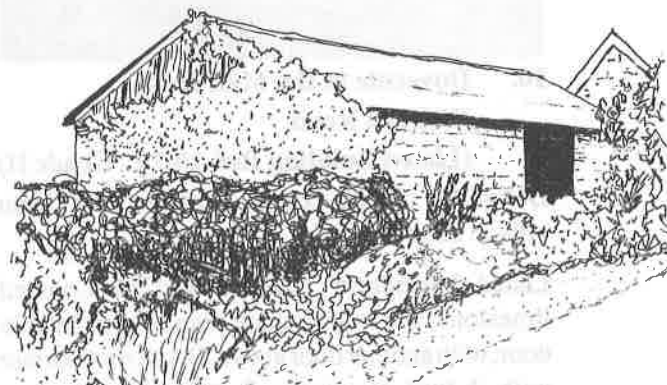
Heavily refurbished early 19th century brick and tile cottage range - probably originally three cottages. Now painted render with modern windows and dormers. Prominent on road frontage. High enclosing rendered wall to garden on corner of street.

**19. White Gates
Welford Road**

Old brick and stone cottage. Remodelled in mid-19th century. Rendered. Obscured from village street. Enclosing stone walls. Poor condition.

**20. Cottage (next to Public House)
Welford Road**

3-bay late 19th century red brick and Welsh slate cottage to pub. Modern timber windows. A little out of place with surrounding older buildings but forms important enclosure to the pub forecourt.



**21. Barn at rear of Market Garden
off Welford Road**

18th/19th century stone barn with later replacement corrugated sheet roof. Group value along lane to river frontage. Good stonework.

Appendix B

Schedule of Village and
Landscape Features Important
to the Conservation Area



Tree Groups

(See Conservation Area Plan).

Group A

This is an area of old orchard land which is being invaded by scrub growth and which could develop, with management, into a useful woodland area to shelter the settlement from the east. It contains on its edge some large sycamore trees.

Group B

The approach to the river is lined with young field maples, more pronounced on the east side. They are valuable in screening the caravan site and should be respected.

Group C

This group is small thicket of hawthorn and cherry, some 2 - 2.5m high which should be allowed to mature.

Group D

This group is a broad band of medium age hawthorn, ash, plum, elm and apple containing a large poplar near White Gates. It is a valuable feature screening the caravan area and needs protection against trespass.

Group E

This is a remnant of orchard with a blackthorn hedge on its south boundary. As a relic of what was once common, it is valuable.

Landscape Features

(See Conservation Area Plan).

F.

The Welford Road. The wide verges, stone walls and close building gives good scale and character, note the absence of formal footpaths, but obtrusive poles.

G.

The only access to the river, from the pub yard on the left. Marred by a pole and by its unkempt state.

H.

The potentially valuable open space outside Barton Farm and Langston's fruit depot. Too much tarmac and concrete and an intrusive pole. Note the walnut tree behind the house.

J.

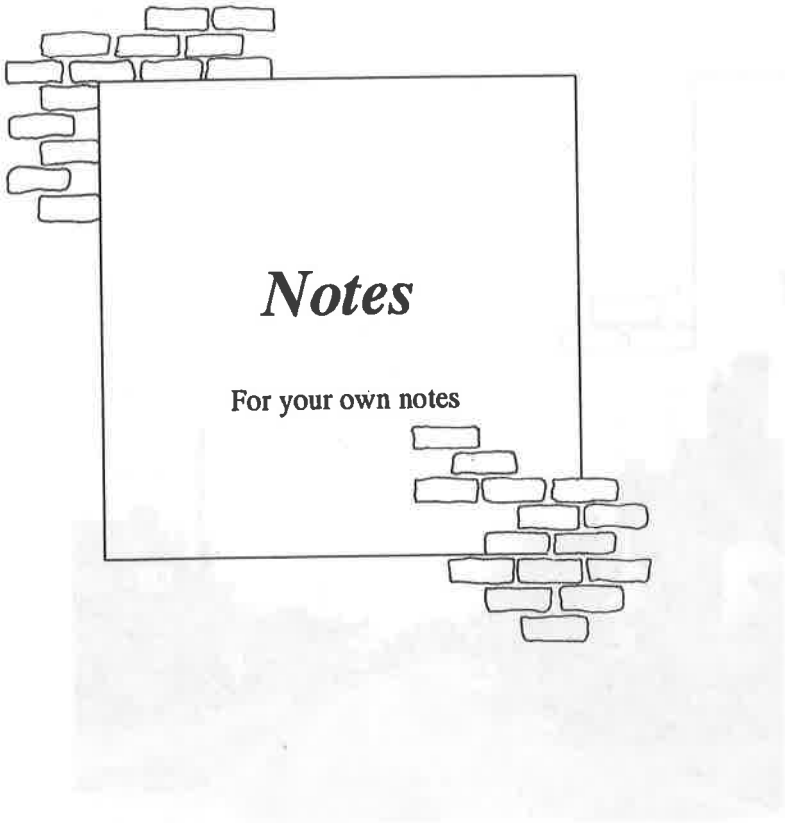
The mature sycamore at the rear of Langston's premises. A truly magnificent specimen and a landmark.

K.

The unsympathetic treatment of boundaries to new houses. Lapboarding and cypress screens are out of context.

L.

The masking of an old brick wall with a new rendered wall on the corner opposite the Cottage of Content. In keeping with the house but inappropriate to the village scene.



Appendix B

Minimum of 4000 words
Language Learning Assessment
in the Class Room in 2000

Landscape Culture

The Construction of the

The world that we live in is not just a collection of things and events, but a collection of things and events that are shaped by the way we think and feel about them. This is the landscape culture that we live in.

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The Group

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