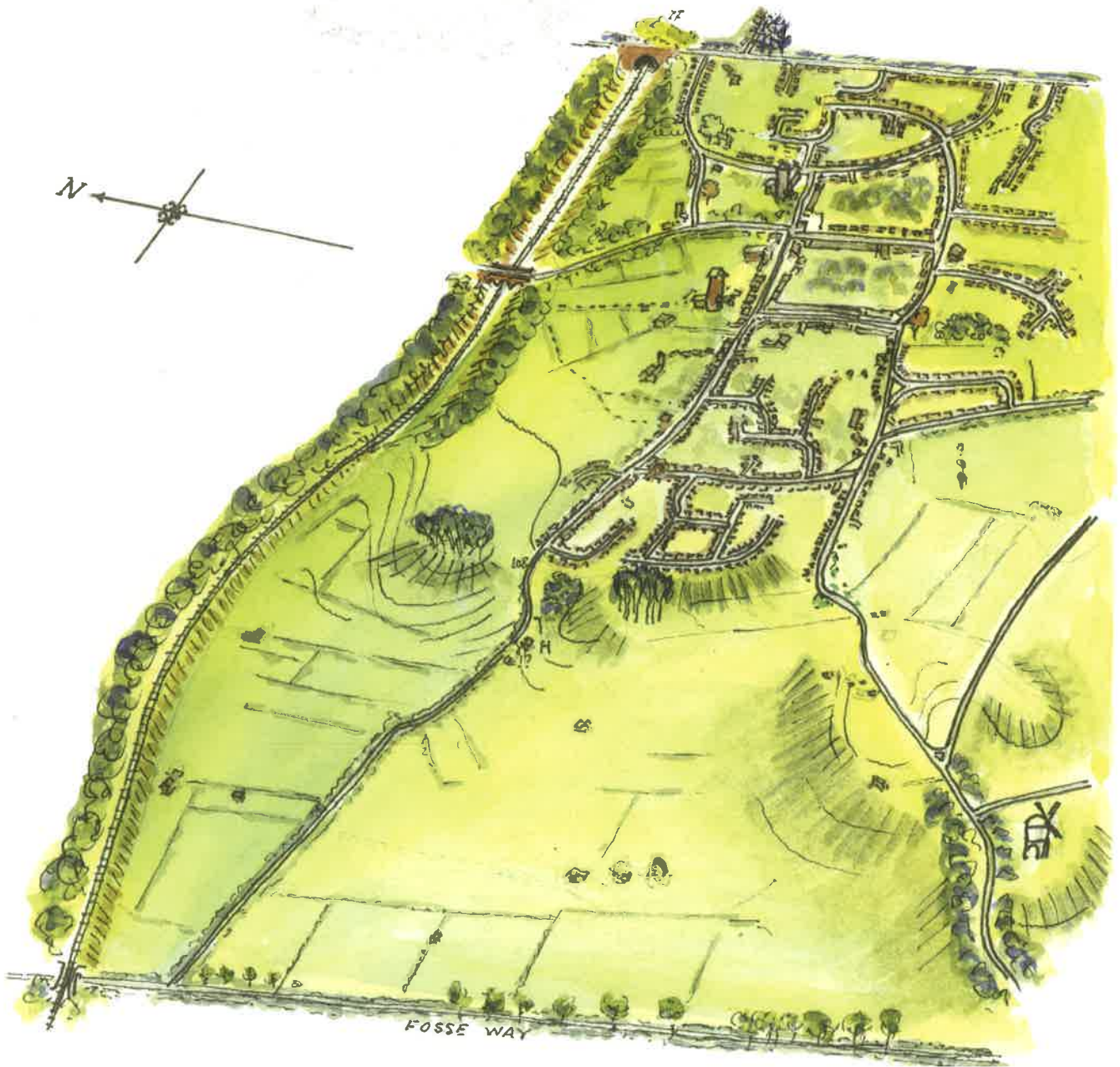




Station Road to Butt Lane

EAST
TEAM

HARBURY



VILLAGE DESIGN STATEMENT 1998



Middle Road to Treen's Hill



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**COUNTRYSIDE
COMMISSION**

The Steering Group consisted of:- Chairman, Sharon Hancock; Secretary, Linda Ridgley; Treasurer, John Hunt; Sub-Committee, Jenny Patrick, John Smith and Bill Middleton; Members, Celia Barrett, John Ridgley, David Holmes, Brian Ingram, David Winter, Maurice Bristow, Simon Sykes and Nigel Chapman.

Pen and Wash illustrations by Maurice Bristow, show views out of the village in a clockwise direction - at the top looking east, at the bottom looking west.

Drawing by Lee Bettelley of Harbury CE Primary School.

Photographs by Linda Ridgley and John Smith,

Map by John Ridgley

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Adopted by Stratford on Avon District Council as Supplementary Planning Guidance
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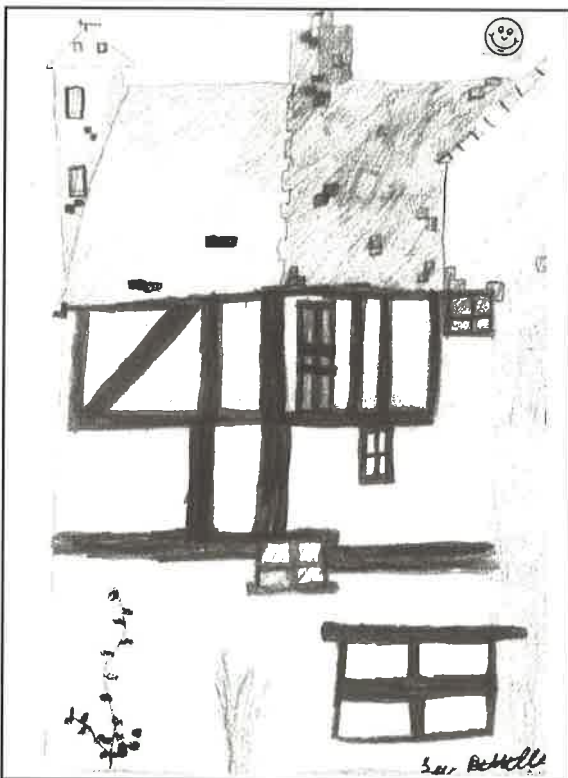




INTRODUCTION

This Village Design Statement has been produced by Harbury residents with the full support of Harbury Parish Council and Stratford on Avon District Council.

It is the result of public consultation which involved the whole village at all stages, including the schoolchildren. An initial questionnaire was distributed followed by a weekend Workshop and the findings were put on display in the Library. Draft guidelines were published, discussed at the Annual Parish Meeting and everyone's views were taken into consideration in the production of the final document.



Stone House, Mill St - Lee Bettelley - Harbury School

The result is a statement of local character which recommends Design Guidelines:-

FOR THIS VILLAGE BY THIS VILLAGE.

The Design Statement will be taken into account when considering planning applications. It is also to be made available to:- **“Help developers understand local views and perceptions at the outset of the design and development process”**.

It is a source of ideas for designers working with the local building styles which have helped make Harbury what it is today and an assistance to householders extending or improving their property.

It is a tool to help manage long term change in the village of Harbury - NOT PREVENT IT.

It suggests where development should be avoided to help preserve Harbury's character. It sets out local guidelines to ensure that necessary development, that is: new houses; new workplaces; alterations and extensions, fit their surroundings and are in keeping with local character. It lays down guidelines to keep valuable features and gives positive suggestions for improvement.

It highlights the unique and the common-place features which together make this village a distinct entity - somewhere special - **HOME**. The Village Design Statement says what Harbury's residents believe is valuable about the character of the village they live in.





HISTORY

Three Pre-historic routes cross the parish; Lear Street, which runs along Bull Ring Lane and Ivy Lane; Chesterton Street, which forms the south-western boundary and the Fosse Way, later a Roman military road. Hereburgh's Iron-Age settlement was east of the present village centre, possible near Harbury House where there are still faint remnants of a circular ditch.

The original village was close to the Church, stretching from the Bull Ring through High Street to Mill Street and with a secondary north/south lane crossing it from the Mill. The Thirteenth Century Church stands on an ancient site near one of the Domesday Manors. The other two were near Harbury House and at the Manor itself. Harbury Manor House with a few remodelled cottages and the Shakespeare Inn are all that remains of that time.

In 1611 the Wagstaffe School was built and many of the finest homes of yeomen farmers date from this time. Smaller farmsteads were laid out in a more planned manner to the north and south of the main centre along South Parade, Farm Street, Mill Street and Hall Lane, and workers' cottages were built beyond the "Manor House" lands at Farm Street, Binswood End and Temple End. There was a Windmill in Mill Lane. Nevertheless Harbury was a relatively poor village, and was described as "no thoroughfare" in 1625.

The Open Fields were not enclosed until 1779 when many of the outlying farmhouses were built. The Heath was fenced and allotments created for the dispossessed but by 1820 there was employment in quarrying and in 1847 the Oxford to Birmingham Railway was being built. The remaining Public Houses are a consequence of the Railway building and the availability of well paid jobs for labourers.

In Victorian times the Wight School (1856) and brick terraces of labourers' cottages were built both in the old core and beyond the Manor House. There were forges at Chapel Street and Binswood End Green. Older cottages were upgraded, roofs were raised in red brick and thatch changed to tile. The Co-op opened, two Non-Conformist Chapels, a Reading Room and Surgery were built and the Church was extended. Manufacturing industry like the Chain factory in Temple End began to set up. A new Cemetery was created at the junction of South Parade, Park Lane and Chapel Street.

<p>1002 First reference to Hereburghbyrig (now Harbury) belonging to a Lady - Hereburgh</p> <p>1086 Three manors in Domesday Book.</p> <p>1185 Templars owned land in Harbury</p> <p>1251 Prior of Kenilworth holds Church</p> <p>Late 1200s Three Windmills</p> <p>1563 Brass in Church to Alys Wagstaff</p> <p>1586 Decree for Earl of Leicester's "enjoyment" of Harbury</p> <p>1611 Free School founded by Thomas Wagstaff</p> <p>1683 Chesterton & Kingston support Harbury's poor</p> <p>1730 Harbury has 148 homes - 7 empty</p> <p>1740 "Hungry Harbury"</p> <p>1779 Fields enclosed</p>
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1820 Quarrying begins
1847 Railway begun
1852 Railway opened
1856 Wight School Later Cop-op, two Chapels and Chain Factory built
1874 New Cemetery
1875 Public Health Acts
1930s 1st Council Houses
1936 Playing Fields
1939 1st Piped Water
1951 Population 1,316 - 412 homes
1954 Mains Sewerage
1956 Water Supply
1962 Village Hall
1967 Dovehouse lost
1970 School and Library
1975 Dutch Elm Disease

Wells began to run dry and many were deepened and cast-iron pumps were installed. A series of disastrous fires occurred and fire insurance became popular with fire plates and marks still to be seen on a few buildings, particularly those with a previous commercial function.

Council house building began 1920-30 at South Parade and Pineham Avenue but piped water did not arrive until 1939. Proper sewerage came in the 1950s when more Council Homes were built at Manor Road and Bush Heath Lane, but by then quarrying was ending and Harbury Station closed. Villagers looked elsewhere for work.

Private development increased in the late 1950s, first with infill along existing roads and then as new estates at Constance Drive, Sutcliffe Pastures, and Neales Close. A recreation ground was created and in 1962 a new Village Hall opened to serve the expanded village. In 1967 the Grade 2 Listed Dovehouse was partly demolished to facilitate development in Vicarage Lane.

More Council houses were built at Frances Road and flats at Leicester Close. The infill of Manor Orchard in the late 1960s closed the gap between the old core, known at Top End and the farmsteads of Temple End, Farm Street, and Binswood End, known as Bottom End. A new School opened in 1970. The old "Wight" School later became a Library.

In the mid 1970s Dutch Elm Disease wiped out all hedgerow Elms changing the landscape within a year. Replacements are only now beginning to have an impact. The last two engineering works closed and only one working farm remained within the village. The two Non-Conformist Chapels were converted to private houses. The Bookmaker shut and the old Fox Inn was demolished.

The M40 was built just two miles south of the village which ceased to be thought "no thoroughfare" but a desirable place to live with good communications. As car ownership grew and the bus service declined village streets became more congested and retail outlets closed. A grocer, the draper, two butchers, a drug store and a cobbler have all gone. A chemists and a party-shop have opened. In 1997/8 low cost homes for local people were at last provided when twelve "social" units were built as part of two separate estates on the east and west edges of Harbury.





THE LANDSCAPE SETTING

Harbury is part of the “Lias Villages” of the Feldon - a varied small scale hedged landscape of scattered farms and nucleated brick and stone villages identified in the Warwickshire Landscape

Guidelines of November 1993 as an area where it is recommended that the local character is conserved and enhanced and where particular mention is made of the desirability of retaining farmsteads within the settlements.



Chesterton Farm, Mill Street.

Stratford on Avon District Council’s Draft Countryside Design Summary Guidelines, circulated in November 1997, describe Harbury as being in the “Lias Uplands” where “development should reinforce characteristics that make it identifiable as a ridgetop village and local views and landmarks and the treed edges of the village should be maintained.”

However, as this Village Design Statement shows, part of Harbury’s unique character is that it **does not** follow one of the general rules for hill and ridgetop villages. In Harbury the settlement spreads down the dip slope at right angles to the scarp edge, not along it. The village stretches away from the White Lias scarp in a farmed landscape of large hedged fields with few roadside trees and isolated plantations. Part of the surrounding land has been worked over for limestone in the recent past and is now a haven for wildlife.



Western approach via Treens Hill

Stratford on Avon District Council is producing a District Design Guide to complement both the Countryside Design Summary and Village Design Statements prepared by individual communities. When complete the District Design Guide will also be adopted as Supplementary Planning Guidance. The Conservation Area Review of Harbury, includes a summary of settlement history together with a description of building styles, techniques and materials. It defines the two Conservation Areas and gives guidance on possibilities for improvement and enhancement.





DESCRIPTION OF THE VILLAGE OF HARBURY

Setting

Lias limestone interbedded with clays and topped with glacial sands and gravels influenced both building style and settlement growth of Harbury. It is a modest hilltop village set in an agricultural landscape hiding behind the skyline of the White Lias scarp spreading eastwards along the dip slope to take advantage of springs from perched watertables. The village edge is dominated by large trees, with most houses screened by hedges. It is not on the road to anywhere and has a sense of isolation.

Settlement Edges and Landscape Character

There is surprise and a sense of enclosure on entering the village. Only from the east and the Heath to the south can buildings be seen from a distance. Harbury has definite boundaries where mature trees and hedges screen the buildings and the preservation of this aspect is vital to the maintenance of its character. The rural feel is enhanced by open spaces like the Old New Inn Green. Footpaths give access from Harbury to the countryside.



The spectacular Railway Cutting forms a strong physical barrier to the north, but only those stopping at the Three Arch Bridge appreciate its impressive scale. The eastern edge has a very strong definition with Butt Lane running along the crest of a gentle ridge. Butt Lane and the houses on its western side form a clear statement of Harbury's presence as a hilltop village. The southern boundary is much less clearly marked. The development at Percival Drive has a noticeable edge but its design and retention of trees has helped to soften the hard lines.

Unfortunately, the first view of Sutcliffe Pastures from the west is not attractive. It forms a harsh suburban edge to the village, but the effect is softened by the large trees which rise above the houses.

Views out of Harbury are very important. Farmland sweeps right up to the houses and there are extensive views. From almost anywhere in the village it is possible to turn and look out over countryside, often with wonderful views. Where modern development intrudes, north of Farm Street for instance or at Hillside, this link with the countryside has been cut off. It is especially noticeable where there are only narrow gaps between houses.





Settlement Pattern

Harbury has a complex street pattern which gives it great visual interest. There is a distinct centre around the Church and High Street. Farm Street is a Seventeenth Century extension to the main village, linking Binswood End and Temple End in the north and south. Newer infill estates occupy the springlines, clay banks, orchards and meadows.



Over the years most of the open spaces between the scattered cottages and small-holdings of the old village have been filled in by individual buildings and small groups of houses of different ages, sizes and styles. The character in the traditional streets ebbs and flows as the proportion of older buildings in the view changes. The streets are narrow, curving, rarely running straight or flat for any length, varying gently with the contours giving ever-changing views.

Church Street is particularly narrow with a kink in the middle which affords a sheltered space for a village seat. Church Terrace and Hall Lane have a grass verge on one side, helping to bring a rural feel right into the centre of the village. Farm

Street curves subtly, giving ever-changing vistas. It is curbed only on the east with a grassy bank to the west, and is backed by stone walls, evergreen hedges, and trees. New buildings are set back, giving an illusion that this is still a street of farmsteads.

Only the post-war estate houses have a uniform character. Even here maturing gardens and hedged boundaries are beginning to soften the effect and the spaces between the houses provide glimpses of open countryside and mature trees. Manor Road and Bush Heath Lane are excellent examples of 1950s public housing with varied building lines, wide spacing and long frontages. Butt Lane has an excellent hedgerow boundary and there is a useful pedestrian link from South Parade to Percival Drive, helping physically to integrate the new development into the village.

The cul-de-sacs in modern estates are quiet, safe places for pedestrians. The many internal footpaths provide a safe, attractive alternative to walking along the roads. Children in particular value walking under arches of trees, on curving paths by old hedges and they relish the MUD!





Open and Connecting Spaces

The footpaths provide safe access to many of the Village Greens and the grassed area by Manor Road which, with their trees, form important green lungs in quite densely developed areas. Roadside verges bring the countryside and wildlife right into the village and minor roads like Bull Ring Lane and Mill Lane lead to wonderful country walks that curve and wind under arched trees into the open countryside.

On the more recently developed edges there are few green areas, just small amenity open spaces. There, the main sense of openness is derived from proximity with open countryside.



The Paddock and the Allotments around the Church and the Churchyard itself are probably the most important open spaces in the village. They provide a tranquil rural setting for the church and the historic Wagstaffe School. Generations of children have loved the horses in the Paddock and the efforts of the allotment holders provide a seasonally changing interest to passing gardeners.

The Pound is a peaceful open space with individual mature trees. Its name is a reminder

of its past function. The Spinney is a densely treed hummocky area of land left over from the construction of the railway cutting and has been a secret adventure playground for village children for generations. The field next to the Spinney is a place to rest and enjoy the view.

Individual trees are of importance. The walnuts in the Hall grounds, in the Paddock, on Hall Lane and Vicarage Lane, Temple End, Wagstaffe Close and the Old New Inn; the traditional pollarded limes in the Churchyard and the parkland limes on the Pound; the majestic copper beeches of the Pound and Cemetery, the many yew trees; the distinctive pines at the Station Road Corner which form a gateway to the village, and the trees along most old streets help to identify Harbury as a village. But the views “won” from the countryside and private spaces including those on modern developments also reinforce this feeling.

Station Road Corner





Footpath to Harbury Heath House

Buildings



Orchard House, opposite the Pound with raised roof-line in brick and stone. Note the courses of painted brick below the eaves and the splendid Copper Beech on Pound Green.

Older buildings are rectangular, often quite narrow, of two or three bays with extensions to the side or rear. They can sometimes have timber gable ends, brick additions and usually plain blue-grey tile, (or occasionally slate), roofs at 45° running parallel to the road. The windows are generally set symmetrically, are usually wider than they are high and have timber lintels. Old barns are often converted into garaging.



Sweep of Farm Street looking north. Note mix of boundary treatments, grass verge, brick & stone walls and trees. Modern homes set back and view changes with street curve.

Traditional buildings are usually two storey, honest and plain in red brick or local Harbury limestone occasionally ashlarred but mainly coursed rubble. Even the grandest have only restrained ornamentation. Often the roofline of old stone houses has been raised in old red "Leamington" bricks (extensions use the same material) and re-roofed with blue-grey plain clay tiles or slates. Some brick and stone buildings are rendered or painted.



Merevale House, South Parade; coursed stone walls with brick gable, tiled roof, extension to side and boundary hedge.

The street scene is varied with staggered frontages and rooflines. The buildings are of different ages, styles, density, position and materials. In Farm Street this mix of old and new works well, with modern houses generally set back and a variety of boundaries, coursed rubble-stone wall, picket fences, trees, old hedge lines, and grass verges, with yew and holly softening the scene.



Mill Lane



Bush Heath Lane to Chesterton Windmill

In Vicarage Lane there is a pleasing mix of ages and styles and a great variety of orientations in plot layout which together with broad, accessible and useable verges and a variety of native trees makes a pleasing visual harmony.

Most new buildings are of brick and attempt to mirror the colours used in older houses, although “pattern book” housing with supposedly fashionable “stick on” period detail is depressingly in evidence in some places. Nevertheless, the newer estates street layouts have a degree of visual interest, avoiding monotony with some attractive small integrated groupings around semi-private spaces.



Pensioners' bungalows at Drinkwater Close

Modern infill varies in the degree of successful integration but generally is fairly well-mannered. The new bungalows in Drinkwater Close show that simple details can produce attractive modern buildings. The multi-faceted roofs of the large new houses in Church Street break up their bulk and help to blend them into the street scene. Mackley Way and Manor Court are intimate yet inviting.

The best recent addition is opposite the Old New Inn Green. Of modest proportions it takes elements from its neighbours, mixing stone and brick behind a strong stone boundary wall.

The Church, the Hall, its stables and barns, The Pubs, Wagstaffe School, Wissett Lodge, Ashton House and Western House, the Dovehouse, the Windmill, the outstanding Elizabethan Manor House, Harbury House, the Homestead and Phoenix House are the most interesting of the Listed Buildings. Western House is an important visual stop at the end of Hall Lane. Opposite the Dovehouse, the oriel window of Lullington Lodge is a unique feature.



Lullington Lodge



Chesterton House Farm, Mill Street

The working buildings including the shops, filling station and garages, are not always attractive but bring daytime activity into the village and provide employment. Villagers greatly value having a working farm still within Harbury.



Mill Lane meadow



Artefacts

Wells, pumps and fire marks are a particular and distinctive feature of Harbury. Mature native trees are remnants of the agricultural past. The traditional telephone and post boxes are valued as part of our history. Wooden benches provide a welcome resting place on the way into the village. The War Memorial and Cemetery Chapel are poignant reminders of past losses.



Pump Green, Church Street.



Old red brick wall on stone plinth with terracotta coping



Harbury stone, coursed rubble wall with stone coping.

Walls are a particular feature of Harbury, limestone ones in Farm Street, Temple End, Park and Hall Lane and red brick around the Church and Pound areas. Elsewhere picket fences surround modest stone cottages and evergreen hedges screen more modern homes. There are many fine wrought iron gates of individual design which provide embellishment.



Splendid wrought iron gateway to Wisset Lodge, Church St.

Along the older streets the legacy of overhead electricity supply, along with telegraph poles and a variety of street lighting columns can seem intrusive in places. On modern developments the prominent positioning of meter boxes and utilities cabinets jar. The lurid coloured shop fronts in the High Street are a universal cause of complaint.





DESIGN GUIDELINES

Landscape setting and the village edge

Harbury is set in a farmed landscape which comes right up to the village edge. From the west and north the village is just visible on top of the hill. Many people are surprised when they unexpectedly find themselves in a large village. From the east Butt Lane provides a definite and visible edge to the village and the Railway Cutting forms a physical barrier to the north.

- ***New development should not extend east of Butt Lane or further down the hills to the west.***

The hedged fields surrounding the village, the high hedges on the approach roads and the trees and hedges of the village edge gardens reinforce the element of surprise. Where rows of houses at the edge of the village can be seen from a distance this surprise is lost and the rural character of the surrounding farmed landscape diminished. Indigenous hedges and trees provide a rich wildlife habitat. To maintain the rural character of the surrounding farmed landscape and the element of surprise:-



- ***New development on the edge of the village should retain existing trees and hedges, avoid rows of houses on the village edge and include substantial planting of native trees which will be visible from outside.***



The old windmill; from some viewpoints, the church tower; and always the largest trees within the village stand above the houses to form the village skyline. To preserve the village skyline:-

- ***No new building should challenge the views of the Windmill and the Church Tower. The large trees within the village should be retained.***

View east from Binswood End with Harbury Windmill on skyline





Views out and open spaces

There are many places where those walking round the village enjoy distant views of the countryside between the houses and from roads and public footpaths.

■ ***Important views should be protected and where new development obscures an established view, a new view through the development should be provided.***

The village greens and public open spaces are valued and well used. The five village greens provide surprise pockets of open space which contrast with the property-bounded streets leading to them and give an opportunity for village people to sit and watch the world go by. Equally valued are three private open spaces. Two bring working land into the village; providing a tranquil setting for the church and the Wagstaffe School, with meadow flowers and a view. The third is a place of play and adventure.



Church Paddock with view of Harbury Hall and Walnut Tree

■ ***The open spaces of The Paddock and allotments round the church, the Spinney and the Spinney paddock are particularly valued by villagers and new development should avoid them.***



There are many individual trees within the village which make a particular contribution to its character. A number are protected by Preservation Orders. Two trees which are widely appreciated are the copper beech tree on the corner of the cemetery and another at the junction of Crown Street and the Pound. Both are spectacular trees seen from many directions.

■ ***New development should retain existing mature individual trees and include new planting of local indigenous species***





The settlement pattern and new development

The village is a mosaic of buildings of different ages mostly without clear-cut dividing lines. In the village centre and at Binswood End and Temple End they are mainly older buildings. Elsewhere newer buildings are dominant. White barge boards and open plan front gardens of the newer estates show the village expanded rapidly in the 1960s.

At that time there was some resentment of the newcomers although most would now accept that the village facilities and activities benefited from the growth in population. Many residents would prefer to see little or no further growth in the village; others argue that to maintain the village facilities and activities some growth is needed. The village cannot expect to avoid some further growth but all are agreed that large-scale growth would be damaging.



■ *To avoid the tensions of rapid growth and to ensure that new development is integrated with the old, the scale of development should be tailored to meet local need and should be sympathetic to the character of the village.*

There is general agreement that many young people brought up in the village and seeking to acquire a home here are unable to afford the houses for sale in the village. This means that family ties are broken and family support networks stretched. There is a danger that the village population will become increasingly aged. There is also a widespread view that developments of 'executive' homes bring few benefits to the village and are often out of character and too suburban in style.

■ *On housing development sites of a size required to provide "affordable housing", a significant proportion of the dwellings should be low-cost homes for local people. Such homes should also be provided, where possible, on smaller developments. "Exceptions" sites outside the village envelope might also be used.*





Over the years development in the village has taken place along the original lanes, in the farmed open areas within the village, on farmland to the south and west of the village and through infill, consolidation and backland development on small holdings, orchards and larger gardens. The feeling of space and the glimpses of mature trees seen between the houses and over the walls and hedges of the remaining small holdings, orchards and larger gardens within the village are appreciated by many.

■ *Further infill, consolidation and backland development which compromises the feeling of spaciousness should be resisted, especially in the hollow squares flanked by housing in the village centre. If new development does take place on small holdings, orchards and larger gardens the mature trees and the feeling of space must be retained and the nature and character of the design should reflect the vernacular of its surroundings.*



Allotments next to Church Paddock

Working buildings

Many people enjoy the sounds and smells of the working farm close to the centre of the village. One or two barns remain from former farms and smallholdings. Other working buildings in the village include nine shops, three garages, several workshops, five pubs and the club, an office building, the school, the library and the surgery. An increasing number of people work from home. Working buildings provide employment for local people and bring people, activity and movement into the village throughout the day. They are a part of our character and history that we wish to retain.



Filling Station in Mill Street with Windmill in background

■ *Where possible working buildings should be retained and not converted to residential use. Opportunities for quiet, small-scale new employment should be encouraged. When barns and outbuildings are converted to alternative uses the street facades should be altered as little as possible and design should reflect the architectural or historical significance and keep features and characteristics that contribute to local distinctiveness.*





Roads, boundaries and paths

In the older parts of the village the roads are winding and narrow giving a constantly changing view. Throughout the village few roads run straight for any distance and many roads rise and fall with the contours. Most of the new developments in the village have been based on cul-de-sacs and these are valued for their lack of traffic. Although the village does not have a clear through-road there are concerns about increasing traffic and safety.

■ *New development should not result in roads being widened or straightened. Roads in new developments should be curved and follow the contours. Development giving rise to significant increases in traffic should be avoided. New or easier vehicular routes through the village must not be created.*

Most village roads have footpaths on both sides but some have grass verges and these bring a rural character into the heart of the village. In the older parts of the village the buildings are immediately at the back of the footpath or the grass verge. Elsewhere the older roads are bounded by a variety of brick and stone walls, fences and hedges. In Farm Street and Hall Lane the tall trees next to the road create a green corridor. Newer developments are characterised by open front gardens. Some mature road boundaries have been lost in providing visibility splays for new development.

■ *Where new development abuts existing roads, trees and old highway boundaries should be retained and Highway standards and design approaches applied more flexibly to take account of the existing rural character.*

There are several footpaths within the village which are valued as safe and interesting short cuts for those on foot. The curving Dark Lane with its high banks and overhanging vegetation is a particularly intriguing route between the school and the centre of the village. A network of local field paths gives village residents a choice of long and short walks in the countryside.

■ *New development should preserve the character and interest of existing public rights of way and where possible provide new pedestrian and cycle links. Care must be taken to design routes within new developments to be safe for users and neighbours.*



Mill Lane looking south to the Windmill





Buildings and materials

The older buildings in the village are made with materials which reflect their age. There are timber-framed buildings, Harbury stone buildings and those built of local brick. Some have thatched roofs - most have plain blue-grey tiled or slate roofs. A surprising number of timber-framed and stone buildings have been altered or extended in brick to give a mixture of materials. Generally the older houses are lower and narrower with steeper pitched roofs running parallel to the road and simply detailed.



Modern House in Mill Street, tile hung with gable end on to road

■ *Older buildings should be retained and altered or extended in materials and styles which maintain their character. New development close to older traditional buildings should be designed to reflect the colours, textures, materials, shapes and proportions of buildings nearby. The new buildings on the edge of the village should keep to the scale and limited colour range of the older buildings and avoid fussy decoration. They should use sympathetic materials at the curtilage in keeping with the traditional verges, setts, picket fences, stone or brick walls and hedges of native species used locally.*



Temple End with mix of ages, styles and materials

The new buildings, especially those built in the 1960s attempt to reproduce the colours of the local stone and bricks. Generally they have larger windows, shallower pitched roofs and many are grouped with their gable ends to the road. Local people have accepted this mixture of styles and materials but they value the older buildings and their settings.



New cottage-style house Temple End - respects neighbours





There are a number of characteristic details on the older buildings in the village; the timber framed gables, timber lintels and brick chimneys of many stone buildings, the decorative dentil courses at the eaves of many brick buildings and the general use of spiked gutter brackets.



Fire Plate, Spiked Brackets, Dentil course to eaves. 35 Farm Street.



Timber framed gable end, brick chimneys, stone and brick, small windows, converted outbuilding - 27 Farm St.



Wooden picket fence with gate fronts Stone built Bird's Cottage, Mill Street.

■ *Alterations and extensions to older buildings should repeat the characteristic details where appropriate. There may also be opportunities to draw upon and reflect them in new developments close to older buildings.*

Signs and advertisements

Generally the signs and advertisements around the village are relevant and restrained. However the bold and competing corporate liveries of the two supermarkets have brought a suburban feel to the heart of the village.

■ *New signs and advertisements should be kept to a minimum, relevant to their location and restrained in appearance.*

Surfaces

The roads and paths of the village are all tarmac. Most kerbs are concrete but there are a few lengths of old granite kerbs which are appreciated for their distinctive appearance. Some granite kerbs have been replaced by concrete copies which are not considered a success.

■ *All granite kerbs should be retained for their interest and appearance.*



Trees, walls, grass verge & granite setts - Dovehouse Lane





Artefacts and enhancements

The two wall-mounted post boxes and the red telephone box in the centre of the village are bright reminders of the changing design of communication. The village notice boards communicate current information on the multiple activities of the residents.



G.R. Post Box - Church Street



Well and pump in garden of Hill Cottage, Farm Street



Listed Phone Box - Mill Street

Many cottage gardens still have wells and these, with the pump on Crown or Pump Green, confirm that there is no substantial watercourse in the village. The war memorial on Crown Green reminds us of those village people who gave their life in war. The many wooden seats scattered round the village allow, those who have the time, a chance to sit and watch the world go by. The insurance company fire plaques still in place on several cottages give an insight into how emergencies were dealt with in the past.

■ ***Historic artefacts should be preserved and their existence celebrated.***

The most frequently mentioned eyesores in the village are the larger flat-roofed buildings, the aggressive shop advertising in the centre of the village, the tangle of overhead poles and wires in some streets and the increasing number of prominent utility boxes on the front of houses. Development and re-development offer the opportunity to deal with eyesores and to replace or improve poorly designed or inappropriate buildings and features in ways which better reflect the character of the village.

■ ***New development should enhance existing buildings and features. For example flat roofs might be replaced with pitched roofs, advertising re-designed, hedges and walls on old street boundaries reinstated, poles and wires removed and barren open spaces screened or landscaped.***



Harbury supermarket, Mill Street/Chapel Street junction





Dark skies at night are a feature of the rural landscape. Street lighting contributes to “skyglow” obscuring the stars and introducing a suburban element. Too much illumination also wastes energy. New lighting should use columns of a sympathetic style designed to avoid “light pollution” and glare.

■ *Lighting proposals should aim for the minimum necessary for safety and amenity. Lamps should be simple, low-energy, white light not coloured, and properly shielded to prevent light spillage or glare (low-level bollards may be appropriate in some cases.) On the edges of the village appropriate landscape design and screening should also be considered.*



Change will be successful and acceptable in most cases if these guiding principles are followed. Remember the maxim:-

Keep it plain. Keep it simple. Keep it honest!



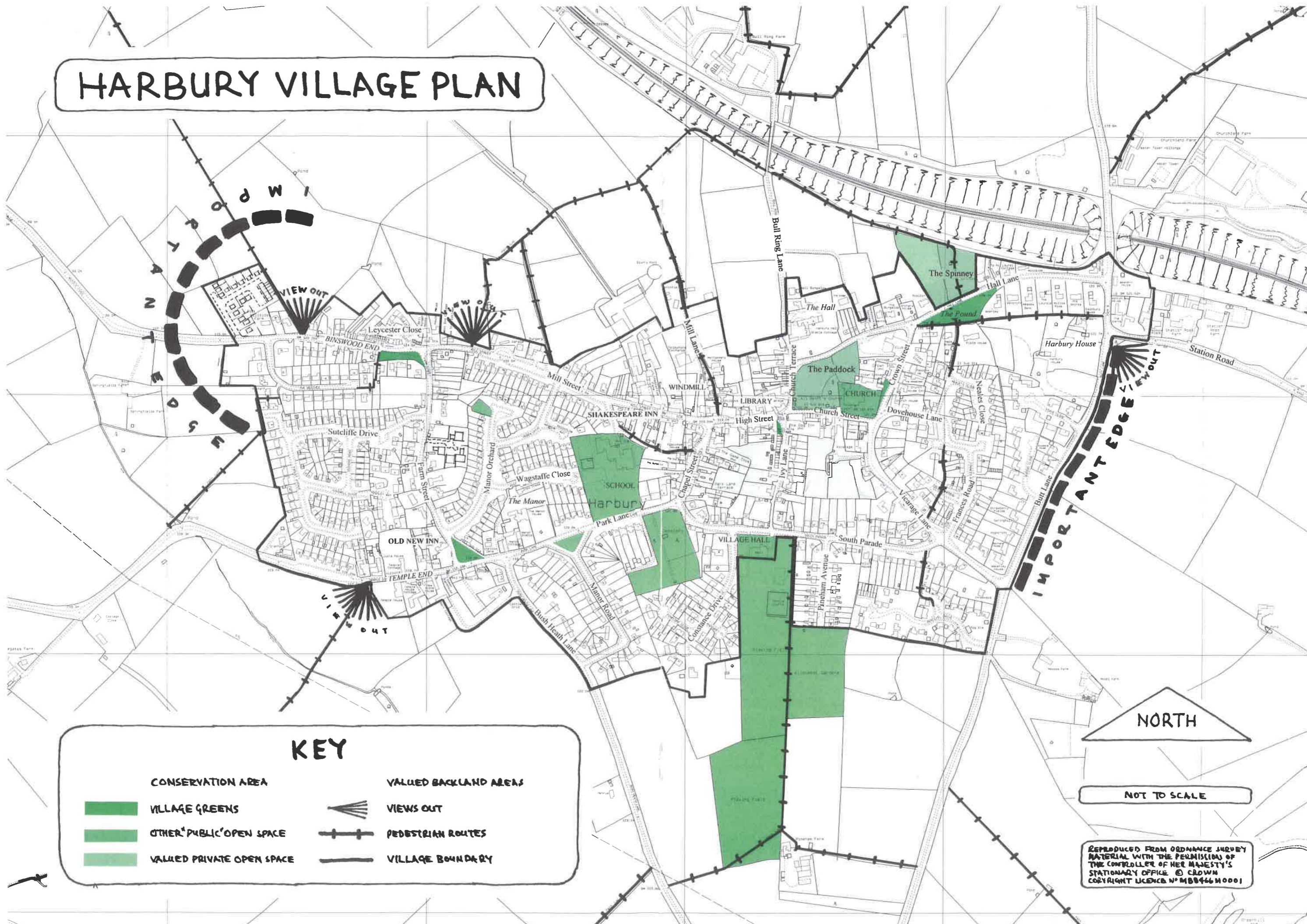


Harbury from North of Cutting











Bush Heath Lane

HARBURY VILLAGE PLAN



KEY

- | | | | |
|---|---------------------------|---|-----------------------|
|  | CONSERVATION AREA |  | VALUED BACKLAND AREAS |
|  | VILLAGE GREENS |  | VIEWS OUT |
|  | OTHER PUBLIC OPEN SPACE |  | PEDESTRIAN ROUTES |
|  | VALUED PRIVATE OPEN SPACE |  | VILLAGE BOUNDARY |



NOT TO SCALE

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