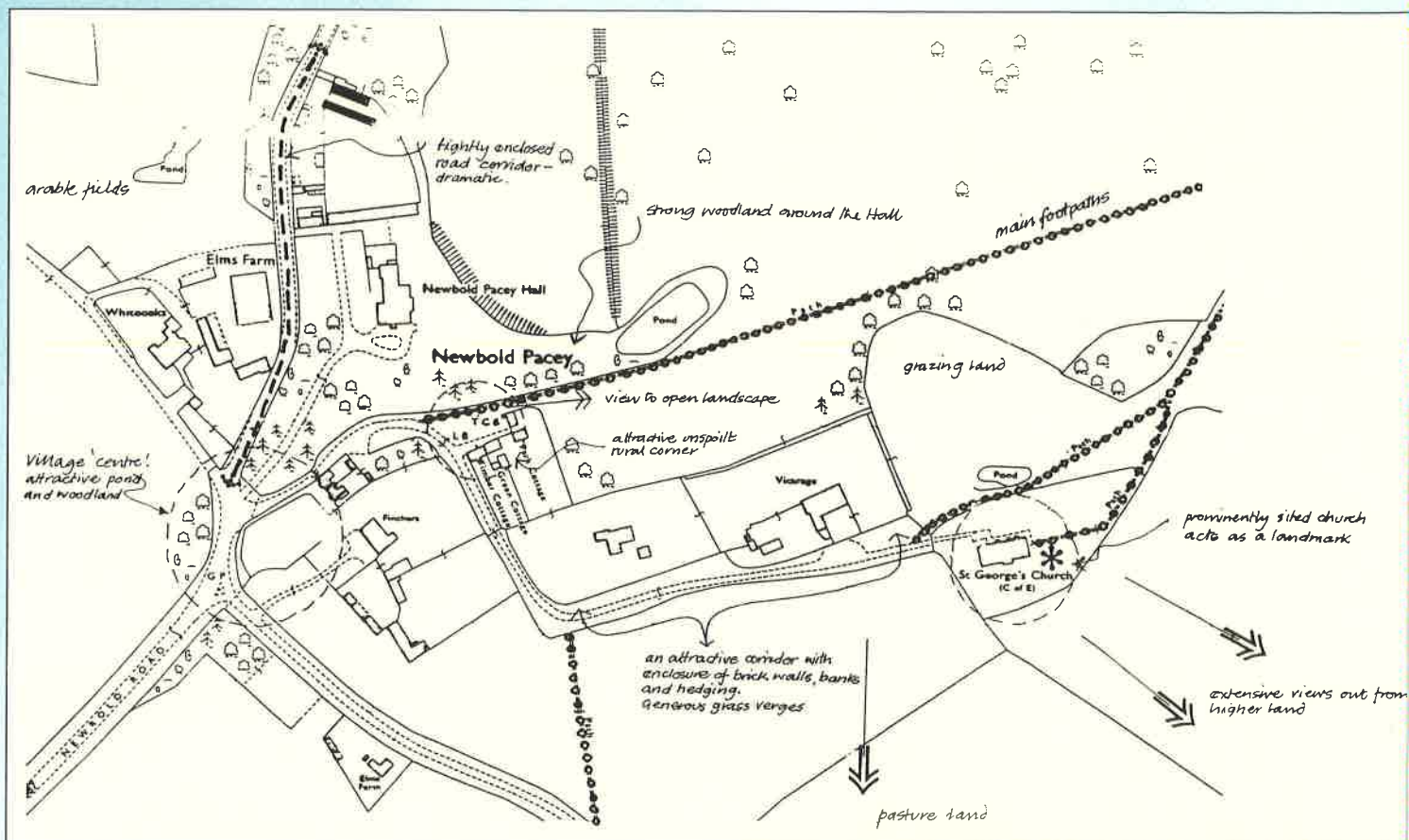


# Newbold Pacey & Ashorne Village Design Statement





Maps reproduced with kind permission of Ordnance Survey. © Crown copyright NC/01/246.  
 Source: Analysis map from Conservation Area document April 1991 Stratford-on-Avon District Council



### Acknowledgement

This Village Design Statement is the result of unstinting efforts by a number of dedicated parishioners who would like to thank the following for their valuable contributions: the children of the village, its Senior Citizens, the Parish Council and all parishioners who have contributed time, effort, ideas, local knowledge and constructive criticism; Andrew Wharton of the Stratford District Planning Department for his positive guidance; Adams Design Partners for design and artwork; Protech and Stoneleigh for film and processing; Lithomaster for repro and print; and to all those who have taken or loaned photographs and provided illustrations.





*Pond cottages, Newbold Pacey*

### 1. Introduction

The purpose of this Village Design Statement is to provide guidance for the design of any new development, extension or alteration to buildings in the villages of Ashorne and Newbold Pacey by describing the character of the villages as perceived by local parishioners.

The ancient village of Newbold Pacey, together with some surrounding areas of woodland to the north-west and south-west, lies completely within the Conservation area; in the village of Ashorne a majority of the buildings also lie within the Conservation Area. This means that both villages form 'an area of special architectural and historic interest'. The designation of these Conservation areas seeks to preserve or enhance not only the buildings, many of which are listed, but also pleasant groups of houses, open spaces, the village green and other features of archaeological and historical interest.

This Village Design Statement should be read alongside the Stratford-on-Avon District Local Plan, the District Design Guide, the Countryside Design Summary and the Newbold Pacey & Ashorne Conservation Area Documents. The District Council is preparing a review of the existing Local Plan, which was being considered by Council as this publication went to press (November 2001). This will eventually replace the current Local Plan and policy references and designations will therefore change.

### 2. How our Design Statement was prepared

Newbold Pacey and Ashorne Village Design Group was formed by local residents following

a public meeting convened by the Parish Council in September 1999. Prior to the meeting residents were invited to record on film what they considered to be important features and characteristics of the villages, the surrounding landscape and other design features. The resulting photographs were displayed at the meeting and many appear in this Design Statement. A questionnaire was circulated and many offers of help were received. Some residents ran local knowledge workshops, others organised childrens' workshops and some residents took questionnaires to elderly, often housebound, parishioners for them to record their memories of past village life. The Village Design Statement has thus been endorsed throughout its preparation and production through a process of involvement and consultation with the residents of the parish.

### 3. Newbold Pacey

#### 3.1 Landscape and settlement

Newbold Pacey is situated on an upland plateau in an open rural landscape, on the 65m contour within a fold in the topography. It is therefore fairly well-concealed, only St George's Church to the east being predominantly sited. The majority of the settlement is dominated by the woodland around Newbold Pacey Hall, Whiteoaks being the only building group to the west of the road. Surrounding land is mainly arable and fairly open with outlying small blocks of woodland further afield; this landscape enhances the setting of the village and should be conserved.



*St George's church, Newbold Pacey*

*“...Newbold Pacey lies completely within a Conservation area, so its natural environment is protected”*

### 3.ii Special landscape features

The village has no 'centre' as such, but there are attractive pieces of landscape within the village that should be preserved: the pond and its group of cottages; the group of small cottages around a green dominated by a cedar tree; and the Old Vicarage, protected by hedging and a stone capped wall with ornamental gateway cones, a wide grass verge and a fine beech tree. At the Church itself the special landscape features are a row of western red cedars on the north boundary and five clipped conical yews within the churchyard. Elsewhere in the village the woodland around the Hall is the dominant element. It contains many unusual species, mostly coniferous, including cedar and yew of great age and stature. The roadside edge to the grounds is marked with an iron park railing with ornamental cast iron pillars at the entrance and towards the north the grounds are bounded by a high brick wall.

### 3.iii History

The village of Newbold Pacey was in existence prior to 1086 and is mentioned in the Domesday Book.

The manor was separated from the church during the 12th century when Atrop de Hasang transferred it to William de Paci. About 1327 the manor became depopulated and this may coincide with the growth of Ashorne on the north side of the Woozeley Brook.

The Hall is an early 18th century remodelling of an earlier 16th century building. The present occupants, the Little family, inherited it in 1789 when William Charnley died and his wife left it to her nephew, William Little of Coventry.

### 3.iv Summary of building style

Newbold Pacey is a group of highly individual buildings ranging from the seventeenth century timber frame 'black and white' vernacular, to the grand villa mid-Georgian simple classical style of the Hall. The scale of the building is equally diverse. Generally, decorative detailing is simple and united by the use of common materials. Steep roofs and gables are predominant as are the large red-brick chimneys.

The orange/buff brickwork and red/brown plain clay tile are the predominant materials. There are some long, high brick boundary walls around the Hall, the Vicarage and Elm Farm. The local Blue Lias stone only appears in some plinths on Timber Cottage. There is some ironstone dressed stone detailing to the Hall and the vicarage. Other materials include oak framing and wattle and daub and low pitched Welsh slate roofing.

#### **Oldest Buildings – Mostly pre-19th century**

The old Vicarage is constructed of pale bricks with a blue tiled roof; it has a typically Georgian symmetrical front and rear elevations with central doors. The front door has a simple pillared portico whilst the rear has a porch supported by a metal framing. There are ornamented chimney pots and the rear roof is broken by a set of dormer windows. The western end is gabled to the rear and shows a flat face to the front elevation. The corners of the building are picked out with stone and there are stone 'keys' to the centres of the rectangular window openings which contain small paned sash windows. There are extensive outbuildings of brick with tiled roofs which were coach and stabling areas.

*“When returning home, there is no greater pleasure than driving down the tree-lined road, which is a welcome to our lovely village with character properties”*



*The Old Vicarage, Newbold Pacey*

Timber Cottage is of a half-timbered / brick construction, the brick areas being painted white. The whole is built on a layer of well-dressed, pale sandstone blocks. The front roof has modern tiles with dormer windows,



*Norman doorway,  
St George's, Newbold Pacey*



*Coach House, Newbold Pacey Hall*

whilst the rear is still of old irregular tiles. Overall, the windows are small and irregular in shape and size.

Newbold Pacey Hall is an imposing early 18th century building, grey cement rendered, with very little external ornamentation. The front elevation is a symmetrical pattern of sash windows facing eastwards across the Park. It is unusual that the front does not contain a doorway. From the front and sides the roof is hidden behind a parapet, but there are several clusters of chimneys, with ornamental brick courses and multiple, ornamented chimney pots. The southern side of the hall includes the main entrance, which has a flat-roofed portico supported by double columns on each side. To the north and rear is a 19th century addition in brick and tile. Behind the Hall, to the west there is a sheltered walled garden which, at present, is an orchard with lawn beneath. There are outbuildings, of brick with slate roofs, to accommodate four coaches and ten stables. One coach house has a prominent tower and clock. At the south-western corner of the hall there is an area of simple topiary.

### ***Victorian-Edwardian Buildings***

On the Green, next to Timber Cottage, are two cottages: one detached – Park Cottage – the other, Green Cottage, being attached to Timber Cottage.

Park Cottage is a small brick cottage, with an asymmetrical, tiled roof with chimney. The windows are small-paned and the first floor ones are canopied with small gables of roofing tiles. The front door is canopied, with wooden supports and a tiled roof.

Green Cottage has a symmetrical front elevation about a doorway, having a canopy supported on wooden pillars and brick walls. The roof is tiled and the first floor windows are set in the roof with gables over.

Also on the Green is a small brick building with a pitched tiled roof, which has double doors at one end and a shuttered window opening. The far end has a chimney stack, and the rear of the roof is slated.

Next to the pond are Pond Cottages, a pair of 'L' shaped semi-detached cottages. They are of brick with a tiled roof, with three chimney stacks per cottage. They both have symmetrical front elevations, with central, porched doorways. The porches have gabled, tiled roofs supported on brick walls and wooden beams with turned spindles between. The front elevation brickwork is ornamented by courses and motifs of blue-brick and the roof is also ornamented with diamond patterns in the roof tiles.

Elms Farm Cottage is of brick with a tiled roof and a symmetrical front elevation. The first floor windows have gabled, tiled roofs set into the roof. There is slight ornamentation to the brick ridge tiles.

A recent barn conversion is set well-back from the road behind developing formal gardens. It is of brick construction with a steeply pitched, tiled roof. The front elevation has one huge, central, oak-framed window, from floor to eaves. The brick walls on either side being ivy covered.

To the east of the pond is the house called Finchers. It is set far back from the road behind mature trees and bushes. It is constructed of brick with a tiled, irregularly



*Pasturage, Newbold Pacey*

outlined roof. The front elevation is symmetrical with small-paned large windows about a white painted, enclosed porch. To the right of the front elevation is a small, old addition. Much of the brickwork is vine covered. There are brick out buildings with flat roofs, some with a wooden fascia. The whole is surrounded by mature, formal gardens.

On the opposite side of the main road is Elms Farm, a collection of farm buildings, which are in use. The house adjacent is known as Whiteoaks. The house is of brick with a tiled roof. It has recently been refurbished; small paned windows have been fitted, the roof has been rebuilt and the whole repointed with white cement. It has a symmetrical front, with a central door with a flat-topped, shallow canopy and half-pillars of white sandstone.

### 20th Century Building

Situated between the old Vicarage and Timber Cottage is a bungalow, known as Pine Croft. It is a low, modern brick construction, with low pitched and flat roofed sections; some of the front elevation has white painted fascia boards. There are large 'picture' windows in wooden frames. To the side, is a flat roofed brick garage. The whole is surrounded by mature gardens and well-established trees and bushes.



Timber Cottage, Newbold Pacey

## Design Guidelines for Newbold Pacey

As the whole of Newbold Pacey lies within a Conservation Area, any proposed development must be viewed with the utmost care. The Area contains a wide range of building materials and architectural styles, with which any development must be in sympathy. Some of the buildings are on extensive sites but, to ensure that the impact of any development is in keeping with its surroundings, sites must not be over-developed in terms of floor area, height, roof-line or materials used.

- Proposed developments should be of such a scale as to enhance the village scene and should relate proportionally to the plot size, maintaining a balance between building and garden.
- Building materials should match existing materials used.
- Windows and other openings should be complementary to their neighbours. Joinery should be of traditional design and in proportion. White U.P.V.C. windows and doors should be discouraged.
- Architects should provide accurate elevations of new proposals in relation to existing properties and the wider village context.
- Trees, hedges and shrubs should be retained as an important part of the village landscape.
- All remaining areas of permanent pasture and wooded areas should be conserved.
- The natural beauty of the area should be respected and consideration given to the conservation of archaeological, architectural and vernacular features of the area.
- All remaining deserted mediaeval village and ridge and furrow landscape should be conserved.
- Two concrete posts, put in place during World War II, with iron eyelets for holding a barrier in case of invasion, are situated on the minor road. These and the traditional red phone box should be retained.
- As a designated Category 4 Settlement we support the District Local Plan's view on not recommending new developments.

*The District Council is preparing a review of the existing Local Plan, which was being considered by Council as this publication went to press (November 2001). This will eventually replace the current Local Plan and policy references and designations will therefore change.*



Newbold Pacey Hall

*“There’s a good mix of housing, and consequently different types of people - we think this is partly what keeps it a vibrant and functioning community”*



Phone box, Newbold Pacey

*“I have lived in Ashorne for over seventy years. To be able to open the window and look across the fields and hear birds first thing in the morning is lovely. One would have to go a long way to find such a lovely spot to live in”*



*Architectural detail from Toad Hall, Ashorne*

## 4. Ashorne

### 4.i Landscape and settlement

Ashorne lies to the north east of Newbold Pacey, at approximately the same elevation, and on the northern side of the Woozeley brook which divides the two settlements. It is a linear village on the east road from Newbold Pacey and lies on a south facing hillside, with Ashorne Hill forming a backcloth to its north side streetscape. To the south it is perched above the brook valley but minor land shapes close to the village help to enclose it. In the centre is the Green, flanked by cottages and stone walls to the north and open frontages to the south east.

### 4.ii Special Landscape features

The character of Ashorne is considerably enhanced by the open views all around the village. Ashorne is surrounded by prime agricultural land preserving its rural heritage. Working farms mean that the village is encircled by fields given over to crops, sheep and cattle farming. The village has panoramic views on all sides across the south Warwickshire countryside to the south and across the gentle slopes and woodland of Ashorne Hill to the north. These views which are to be seen from almost everywhere in the village are greatly valued by the residents.

The village Green is a pleasant space in the centre of the village and leading off it is a No Through Road to The Holloway, which used to be the main road to Warwick before

the ‘new road’ between Moreton Morrell and the A41 was constructed. The Holloway is probably the prehistoric trackway leading from the Iron Age Camp in Oakley Wood to the Woozeley brook. In common with other ancient trackways in Britain it has two levels; the lower level for animals to walk along and the higher level a path for people driving them. The landscape in this area of the village has particular environmental and historical importance and has several protected trees, including yew and walnut.

Public footpaths throughout the Parish have been improved in recent years with new stiles and signs, and countryside walks around the village have been featured in several publications.

Protected oak and ash trees line the approach roads from the east and west, while a group of pines behind ‘Pinecroft’ form an important backdrop to the Green. To the west the cricket ground (the only one in England to have its pavilion the other side of a brook) and the open grounds and lakes of Ashorne House which lie within the Conservation Area are an important feature. The linear belt of trees around the northern boundary of Ashorne House, composed of beech, yew, conifer species and holly, is a particularly attractive feature of the village.

### 4.iii History

Ashorne (the name probably derives from the Saxon ‘hill with ash trees’) is an ancient settlement which was part of the Newbold



*The footpath leading off the Holloway, Ashorne*



Pacey manor in 1235 but was separated in 1369. It later came into the possession of the Earls of Warwick. In the county records the 1813 Manor of Ashorne Court book still survives describing the Jury and Homage (a local court session) held at the house of Thomas Rose of Ashorne in the presence of the Steward of the Earl. By the 1660's hearth tax records show there were 18 hearths in Newbold Pacey and 26 in Ashorne, including the forge which is first mentioned in 1672. During the 19th century the village grew as there was a change in the nature of the inhabitants' activity from farming locally to industrial and commercial work in the nearby urban centres. By the late 19th century there were two schools: the British School (1843) and the Church of England School. At the turn of the century, the village had an Inn, general store, bakery, smith and carriers yard as well as the school and Congregational Chapel.

#### 4.iv Summary of building style

Generally, roofs in the village are simple double-pitched with central or gable end chimneys. There are very few dormer windows or prominent front entrance doors. Windows are almost all wood multi-pane casements with brick segmental arches or wood lintels. Although there are some early 'black and white' timber frame houses with rendered panels, there are also a significant number of painted render brick buildings. The village is predominantly red/orange brick and red/orange clay tile. There is a variety of brick colours and roof tiles used on mid twentieth century buildings which blend into the village. Boundary walls are generally local red/orange brick although there is some recently built stone walling to the village green and west of the old Coach House.

There are currently about 60 houses, forty of which are of pre-1900 date. There are several seventeenth century buildings including seven or eight cottages and a large farmhouse.

There is a wide variety of architectural styles in the village, ranging from small seventeenth century timber-framed and cob thatched cottages to the Georgian Ashorne House, within the Conservation Area.



*Stonehouse Farm, Ashorne*

#### **Oldest Buildings – mostly pre-19th Century**

This group of buildings has been divided into four categories, three of which fall within the Conservation Area.

- a. **Village Green** Grouped around the Village Green are several 'black and white' thatched houses and a range of early nineteenth century houses built of red/orange brick. Pipers Cottage and Toulouse Cottage are thatched timber-framed cottages and both have modern two storey thatched extensions at the back. Pipers Cottage is seventeenth century and has a cruck beam construction. The Forge is also seventeenth century and is built mainly of red brick, although it has a central cob section which is thatched. What was the blacksmiths shop now forms a single storey extension to the house on the south side. Originally a range of small cottages dating from the seventeenth century, No's 1 and 2 The Green are two traditional 'black and white' thatched dwellings of timber frame construction. All these houses are listed buildings and their front elevations have changed very little since early photographs. The Sunnysdene, Chaos and Central range of cottages is set



*The Cottage Tavern, Ashorne*

*“The village has panoramic views on all sides across the south Warwickshire countryside to the south and across the gentle slopes and woodland of Ashorne Hill to the north”*



*Ashorne seen from the south*

back from the Green on elevated ground. Central Cottage is the largest in the range and has three storeys. All these dwellings have wood framed windows and tiled roofs.

- b. **Ashorne House and neighbouring cottages.** Ashorne House with its outbuildings and stables, at the western end of the village is the largest dwelling within Ashorne. It is brick-built, has been much altered over time and in its present form is of an imposing Georgian style, complete with moulded pediments and pillared porch, separated from the village road by a high brick wall, ornamented gate-posts and wrought-iron gates. It has immaculate formal gardens and a recently completed area of parkland and two large lakes which have attracted much wild life.

To the east of Ashorne House are two small cottages occupying long, narrow sites. One is of brick, sheltered in the lee of the wall of Ashorne House, the other is white painted, with black beams, small wood-framed windows, set back from the road, behind what used to be the store for the Cottage Tavern.

- c. **Former Stone House Farm and neighbouring barn conversion.** Stone House Farm is one of the oldest structures in the village. It is of grey stone with a tiled roof and brick chimneys. It has recently been refurbished with new

window-frames, internal alterations and the creation of extensive gardens to the rear. The neighbouring barns and out-buildings are of brick with tiled roofs and have been converted into a large house with dark hardwood window-frames and extensive garage provision. Formal gardens occur to the front and rear of the house and an extensive tree plantation and small lake have been created to the rear of the property.

- d. **Barn Conversion.** A brick-built, tiled roof barn has recently been converted into a farmhouse to replace Stone House Farm as the base for the only commercial farm in the village. There are formal gardens to the east and west, but its nature as a working farm is emphasised by the large, modern barns to the rear of the house.

#### **Victorian / Edwardian Buildings**

These buildings also form part of the Conservation Area. They have been divided into two groups:

- North side of the village street, to the east of the Village Green
- North and South sides of the village street to the west of the Village Green.

This group of buildings includes Victoria Cottage, the Club Cottages, the former School and School House. Victoria Cottage occupies a large plot, with a detached garage. The house is of brick, recently cleaned of a



*The Holloway, probably prehistoric in origin*

paint layer, with a steep, pitched, tiled roof with blue ornamental ridge tiles. An extension to the east has altered the former symmetry of the front elevation.

Club Cottages, as their name implies, were originally four small labourers' cottages built through a 'savings club.' They are of brick with an original slate roof on the western half and modern, grey, concrete tiles on the eastern half. They are now two houses. The one to the west being symmetrical about a canopied door, but with a bay structure to the upstairs and downstairs windows to the right of the door and flush windows to the left. It has a small, brick, attached garage, level with the front of the house. The house to the east has flush windows, an asymmetrical door, with enclosed porch and a garage attached, in line with the house front. At the gable ends of the two cottages there are original, ornate wooden barge boards.

The former School and School House building is of brick with steep, pitched, gabled roofs in tile, with ornamental blue ridge tiles. There are prominent gables to the front elevation. Ornamental cream brickwork is found within the main wall brickwork. The structure also contains a brick clock tower on the front elevation with a gabled top, tiled roof and a white-painted, wood-slatted upper section to the tower. Entry to the tower is by way of an 'Elizabethan-style' arched doorway, with curved stone lintel and a heavy wooden door with wrought-iron fittings.

Pincroft and Appletree Cottage are both enlarged cottages which open onto the road which becomes the Holloway, to the north of the Village Green. Pincroft has been much altered and enlarged. It now has a lower half of brick with the upper half rendered and painted cream, save for brick edgings to the corners of the house and around the windows. Recently the front elevation, ground floor, has been altered, so that it more closely resembles its original form. Modern window frames have been fitted. Appletree Cottage is a small brick-built cottage of two different types of brick. The older section has its original slate roof, the younger has an artificial 'slate' roof.

**North Side** This area contains an architecturally wide range of buildings. Opposite the entrance to the Village Hall,

close to the road, is a double-fronted cottage, known as Birchfield. It is of brick construction, painted over, with a grey, concrete tiled roof and ridge fittings. Its front elevation is almost symmetrical about a wood-canopied front door. There is a small addition to the western end of the house. To the east is a strange canopied structure, now set in bushes. The village garage used to serve petrol from pumps beneath this canopy.

Set back from the road, on a slight ridge, overlooking the road, are two old cottages which now form a terrace with two modern houses. Elm and Holly Cottages are of brick with steep tiled roofs. They have an uneven building line and the roof line is complex. Some windows are small-paned casement windows, others are in a modern style. Elm Cottage has a small brick porch in one corner of the front elevation, whilst Holly Cottage has a partially enclosed wooden porch. Both cottages have chimneys with original pots.

Hinton is a small brick-built cottage with a slated roof and a chimney at the eastern end. The front elevation is almost symmetrical with a central door, and a brick porch. It has a small wall surmounted by a picket-fence separating the narrow front garden from the village street.

Middle Cottage is a complex structure with numerous old additions in differing styles. It is a very small, brick built, painted cottage, with a corrugated steel roof to one part of the structure, with tiles elsewhere. The front-facing gable shows black timbering. There is a medium-sized formal garden to the front of the property.

Mericot is a small detached brick built, slate roofed cottage, set back from the street with a formal front garden.

The Cottage is a small brick-built, painted cottage with a tiled roof, set back and side-on to the street. At the street end of the drive which it shares with Field View is a pump which still delivers water in times of drought.

Field View is a small, brick-built, painted cottage with a tiled roof. The front elevation is almost symmetrical about a central door. It has a small front garden, separated from the street by a low brick wall.

Attached to Field View on one side and the Cottage Tavern on the other is a small

*“Ashorne is one of the rare unspoiled villages in Warwickshire. The locals are friendly and helpful with a good community spirit”*



*One of the children's workshops that contributed to this design statement*

cottage known as 'Pooh's House.' It is of brick, painted and has a tiled roof. Windows are small with some panes containing 'bull's eyes.'

The Cottage Tavern is of brick, rendered and painted with a tiled roof. The front elevation is symmetrical with three gabled dormer windows to the first floor. The central door has a wooden canopy which is also tiled. The ground floor windows are bow windows, with small panes.

**South Side** Ivy and Hedgehog Cottages are semi-detached brick cottages set below the level of the street. Ivy Cottage has a symmetrical front elevation about a brick-built enclosed porch, has a slate roof and is rendered and painted. Hedgehog Cottage is small, brick built, painted, with a tiled roof. It has modern window frames. It is well-hidden from the street by bushes and small trees.

Content is a small cottage built of brick with a tiled roof and chimney stack at each end. It has an almost blank wall to the street, windows being on the end and to the rear, where the 'front' door is, with an enclosed, brick built porch.

Toad Hall is a single storey, brick building with a tiled roof and ornamental pillars on the roadside end corners. At the opposite end is a small conservatory. It lies side-on to the village street on the drive to the Village Hall. It was originally built as the Congregational Chapel

and to its rear is Hope Cottage which was the Chapel caretaker's residence. This is of brick, painted with an uneven tiled roof. It has a symmetrical front elevation, the door having a small porch.

Staddle Stones is a larger cottage of pale brick, tiled roof, with a central chimney. The windows are small with small panes. There is a small porch with door at the eastern end of the front elevation, set close to the roadside.

### **20th. Century Buildings**

This group of buildings has been divided into five groups, three of which might be described as 'infilling' and the other two as additions to the size of the village, extending its length eastwards and westwards.

This is a group of mixed housing, mainly on the south side of the village street, but does include a terrace of four council-built houses on the north side, built of a pale brick with concrete tiled roofs. The first floor windows are dormer style and the front doors have inverted V shaped canopies supported on beams. Window frames and front doors have been recently changed. They have reasonably sized front gardens and long narrow rear ones. On the south side of the street there are council-built houses of pre-war and post-war age. The terrace of three post-war houses are of rough brick with concrete tiles on the roof, each with a single



*Piper's Cottage, Ashorne*

*“My earliest memory of the village is being taken up to see the forge by my grandfather who owned it”*



*Forge Cottage, Ashorne*

chimney. They are double-fronted with a central door which stands forward from the main elevation, with a flat concrete roof. Of the two groups of semis the pre-war ones are of pale brick with concrete tiles. They have had new windows and front doors; the downstairs windows being bays, whose tiled roofs extend over the door canopies on either side. Of the post-war houses two are on the main street, situated on a bank with a large front garden. They are double-fronted, with rendered and painted walls, concrete roof tiles and the door is recessed slightly. There are four council-built houses and two sets of semis in a small cul-de-sac off the main street. The first pair are double-fronted, with pale bricks and concrete tiled roofs. They have a small front garden and a larger one to the rear. Window frames and doors have been replaced. The second pair have asymmetrical fronts with the doors to the outer sides. They are of similar brick and tile as their immediate neighbours. The doors are canopied. In recent years some of these houses have been bought by the tenants and are now private dwellings, whilst the remainder are administered by the South Warwickshire Housing Association.

At each end of this group of houses are two blocks of semi-detached houses; at the western end lie Whiteways and Treetops, which are post-war set away from the road, behind mature trees and in a shallow hollow. They are of brick construction, with tiled roofs and white timber cladding to the front elevations. Originally the garages were integral; both have now been converted to living accommodation. At the eastern end is Morrell View and its neighbour, Southerndown, originally cottages of the Ashorne House estate, built immediately before the second world war. They are of dark, rough brick construction, with tiled roofs. They are situated on a slight bank but are well-screened from the road by mature trees. Both have been considerably enlarged, Morrell View recently; its neighbour some twenty years ago.

The modern, single storey brick and slate Village Hall, at the entrance to Chapel Meadow, replaced the World War I vintage 'hut' in 1983.



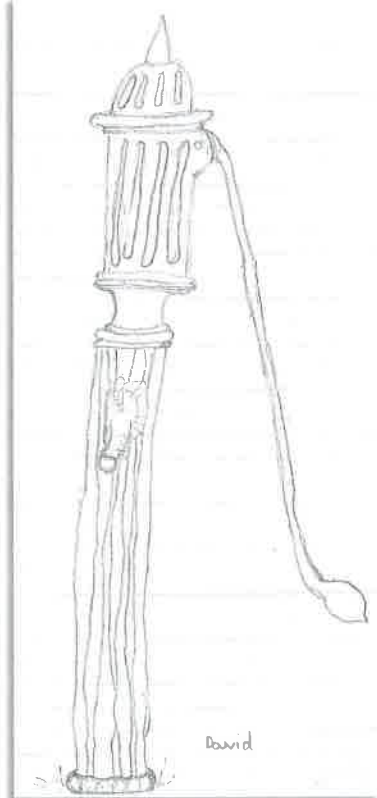
*The cricket pavilion, Ashorne*

Three properties infill between Ashorne House to the west and the Victorian/Edwardian housing to the east. Baytree Villa, now Grafton, and The Nook, now Greenacres, are late 1930's, symmetrical double-fronted houses, of dark rough brick with tiled roofs. The top half of Grafton is rendered and painted. Downstairs windows are bays with flat roofs. There is a garage to the side, and the rear has been extensively enlarged recently. Greenacres has an asymmetrical front built of similar materials to its neighbour, Grafton. It has an enclosed porch and downstairs bay windows with a pitched and tiled roof. Torreen Cottage is a small post-war house built on the site of an old cottage (in which one of our contributors lived when young). It is situated well back from the road, has an asymmetrical front elevation of rough red brick, a concrete tiled roof and an integral garage. Window frames are of metal, the front door is recessed within a porch and there is no front garden as such.

There are two modern, brick-built bungalows on the western edge of the village. The smaller one, at the foot of the bank on the road side, has ample parking in front of it but very little land to the sides or the rear. It is constructed of pale brick with a very steep pitched roof of tiles. The front is asymmetrical,



*Roof detail, Ashorne*



*Several pumps remain in their original locations within the village*



by Sophie  
27th October

*Decorative pillar, Ashorne House*



*The north side of the village street, Ashorne*

with the door being protected by an inverted V shaped canopy. The larger bungalow is perched on top of the bank but because it is low-built and surrounded by trees and mature bushes it is very difficult to see from the road. The bungalow is of brick with a complex roof line including flat and low-pitched elements, with large 'picture' windows. This property has extensive gardens to the south and north of it.

A small infill development of two new attached brick properties is perched on the bank which overlooks the village street. The plots are very narrow with the garages in front of the houses at street level. The houses are built to the rear of the plots of red brick with tiled roofs and have a complex pitched gabled roof outline. Doors and windows are dark-stained and are in bays with tiled canopies.

A modern development of four brick buildings stands at the eastern end of the village on the northern bank overlooking the road. There are three houses and one bungalow. The bungalow is, as its name 'Lowfold' suggests, a low-pitched roofed, brick-built building, with 'picture' windows, hidden from view at the end of a winding drive behind a large well established front garden of mature bushes and trees. The other three properties are brick-built houses, whose gardens are maturing and the visual impact of these properties is decreasing. Fosse View is

of dark brick with a white-painted wood fascia, and has a steeply pitched tiled roof with dormer windows. There is an integral double garage. Lea View is of mixed red bricks, has a steep pitched, tiled roof and a symmetrical front elevation. It has a recessed tiled porch and dormer windows in the roof. The garage is of brick and is detached from the house to the front and side of it. High Paddock is a large detached house of brick with a tiled roof. It has an asymmetrical front elevation with small casement windows. It has a detached garage set back from the building line.



*The school and school House, Ashorne*



*Middle Cottage, Ashorne*

## Design Guidelines for Ashorne

Although buildings in Ashorne fall either within or just outside the Conservation Area, the close proximity of buildings result in all developments having some visual impact on the hamlet as a whole.

- Proposed developments, whether to the front, side or rear of existing buildings, should be of such a scale as to enhance the village scene and should relate proportionally to the plot size, maintaining a balance between the building and garden.
- Building materials should match existing materials used. (The text provides greater detail on individual buildings).
- Windows and other openings should be complementary to their neighbours. Joinery should be of traditional design and in proportion to the property. White U.P.V.C. windows and doors should be actively discouraged.
- Architects should provide accurate elevations of new proposals in relation to existing properties and the wider village context.
- Adequate off-road parking should be maintained or improved.
- Trees, hedges and shrubs should be retained as they form an important part of the village landscape.

- All remaining areas of permanent pasture and allotments which contribute to the open spaces should be conserved together with adjoining wooded areas.
- The natural beauty of this area, including flora and fauna, should be respected. Consideration should be given to the conservation of archaeological, architectural and vernacular features of the area.
- All remaining ridge and furrow landscape should be conserved.
- Ashorne has retained its old style red telephone box on the Green and situated on the main street is an old village pump. These are special features to be conserved.
- As a designated Category 4 Settlement we support the District Local Plan's view on not recommending new developments.
- We support whole-heartedly the General Principles of Acceptable Development (Policy Env 1.) and the Development and Enhancement in Conservation Areas (Policy Env 26.) policies as set out in the District Local Plan, May 2000.

*The District Council is preparing a review of the existing Local Plan, which was being considered by Council as this publication went to press (November 2001). This will eventually replace the current Local Plan and policy references and designations will therefore change.*



*Mericot, Ashorne*



*20th century council houses, Ashorne*

