



Brailes

Conservation Area

Stratford-on-Avon District Council

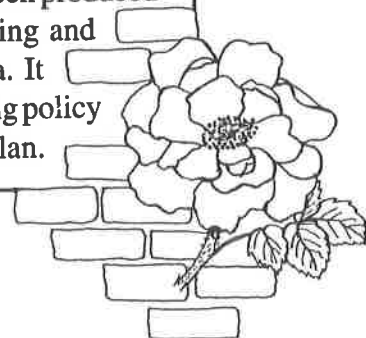


Preface

Brailes Conservation Area was designated by Warwickshire County Council in 1970, in accordance with the Civic Amenities Act 1967. Control and monitoring of the Conservation Area later passed to Stratford-on-Avon District Council which, in 1991, resolved to review its designation as required by the Planning (Listed Buildings and Conservation Areas) Act 1990.

Michael Reardon and Associates in collaboration with Alison Higgins Associates were commissioned to undertake an independent survey and analysis of the buildings and landscape of the village. Their report identified the historical, architectural and environmental qualities of the settlement, made recommendations for the continuing protection and enhancement of the Conservation Area and proposed boundary changes. It was adopted by the District Council on 24 March 1993, taking into account local opinion.

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



March 1993

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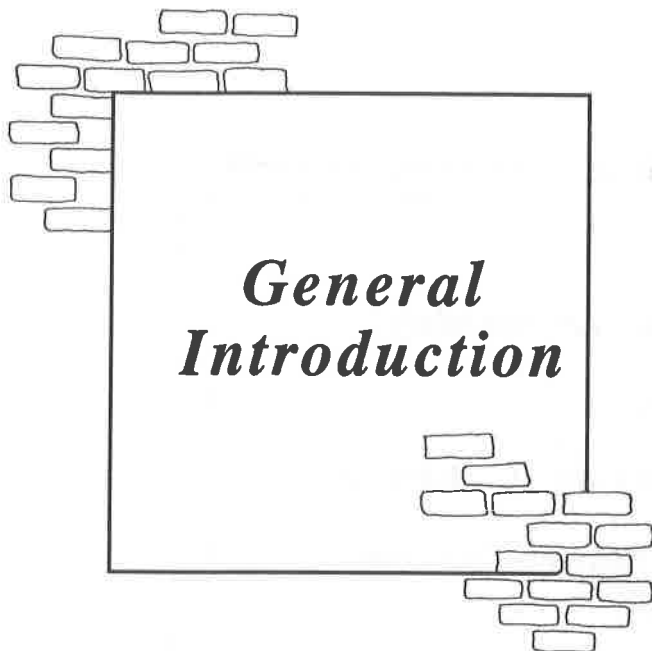
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General Introduction

1.1 Definition

The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation Areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A village green or features of archaeological interest may also contribute to the special character of an area. It is however the character of areas, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78).

1.2 Designation

Brailes Conservation Area was originally designated in 1970 under the Civic Amenities Act 1967. With the passage of time it has become appropriate to assess the character of the area to decide whether the boundary should be redefined to take account of changing circumstances.

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

1.3 Pressures

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

1.4 Response

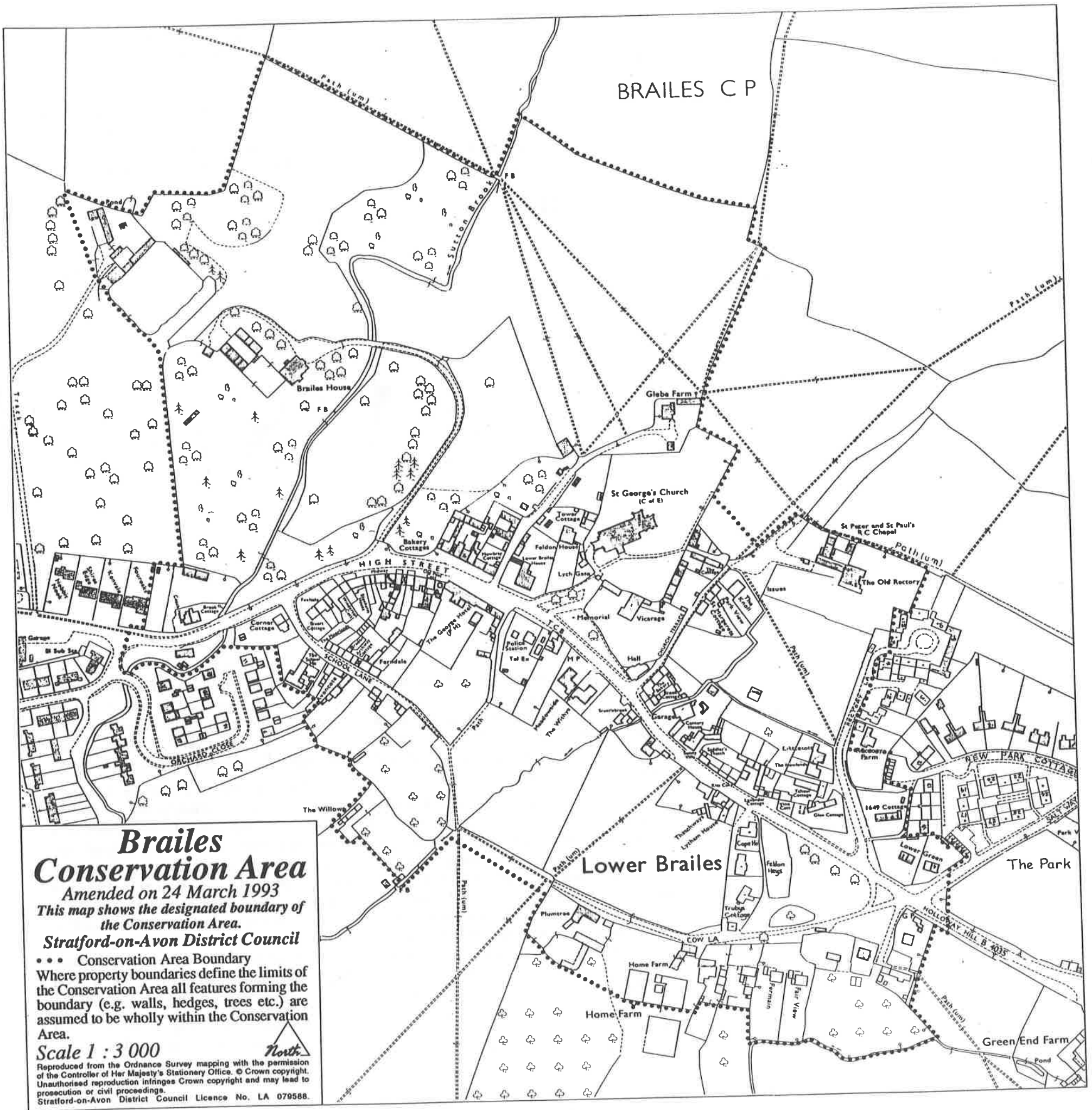
Historic buildings and conservation areas are vitally important to the environmental quality of life in this country. Buildings of architectural and historic merit should receive very special attention. Local authorities stand in the vanguard of those protecting historic buildings and areas. The Secretary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

1.5 Further Advice

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

The report has been approved by the District Council on 24 March 1993 as its formal view on the conservation area. It is divided into 5 sections dealing with location; history and development; characteristics of the Conservation Area; landscape features; the future of the Conservation Area; in addition are appendices covering listed building, review of Upper Brailes and settlement analysis; and the conservation area policies leaflet.

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



Brailes Conservation Area

Amended on 24 March 1993
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 : 3 000

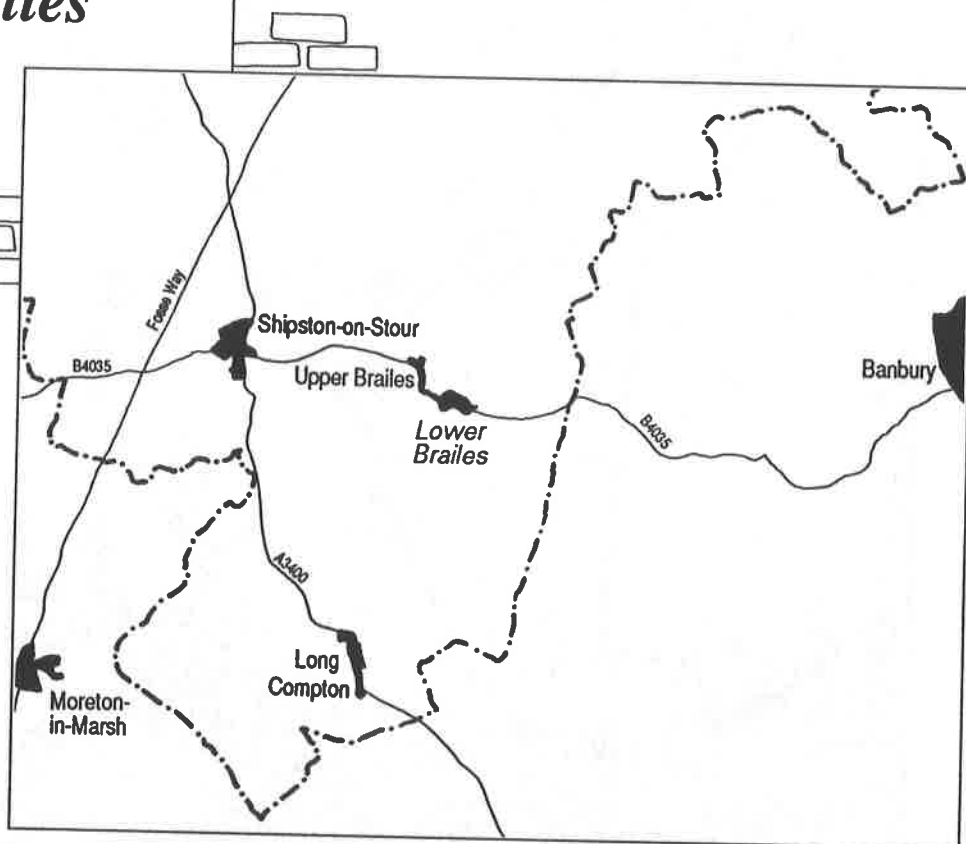
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I

An Introduction to Brailes

and its outcrop, Castle Hill, which is crowned with a complex of earthworks. The road winds its way through this gap and descends to the south-east through Upper Brailes. This is a straggling linear settlement of brick and stone cottages and farm buildings, mostly fronting onto the main road. There are three concentrations of building - at the Tysoe Road



The parish of Brailes, at 2278 hectares, is one of the largest in Warwickshire. Located two miles east of Shipston-on-Stour on the B4035 Shipston - Banbury Road, it is at the southern extremity of the county bordering Oxfordshire to the east.

Most of the parish, which contains the settlements of Winderton, Chelmscote and Grove End and the larger villages of Upper and Lower Brailes, is set on a central plain at an elevation of between 200 and 375 feet. This plain lies between a long ridge to the south and west which terminates at Brailes Hill (760 feet) - an outlier of the Cotswold Hills - and another ridge to the east which extends northwards to form the Edge Hill scarp. The parish is within the Cotswolds Area of Outstanding Natural Beauty and there are good views overlooking the village from footpaths and minor roads crossing the surrounding hills.

Following the main road, both approaches to the village are attractive. From Shipston-on-Stour, the Banbury Road climbs from the Avon plain to the natural gap between Brailes Hill

junction, outside the Gate Inn and around the green - but there is no manor house, no historic church and no real focus to the village apart from the castle mound which the road bypasses. (See *Appendix B* for analysis of Upper Brailes.)

The road continues downhill in a series of bends towards Lower Brailes with good views of the hills beyond. Formerly, the villages were separated by extensive fields and orchards, see map page 9, but the building of two large 19th century houses - St. Roman's Lea and Springfield House (with its Lodge) - and a new Village Hall and Primary School, has resulted in nearly continuous development along the north side of the road. To the south, only one large field remains as a gap in the ribbon development stretching out from each village.

Approaching from the east, the road from Banbury descends a steep hill (Holloway Hill) to the level of the plain. The village of Lower Brailes can be seen across the fields to the north-west, with the dominant church tower overlooking the irregular stepped roofscape of the village, and the slopes of Brailes Hill and



Lower Brailes from Holloway Hill

Castle Hill forming a green backdrop to the whole scene.

The core of the village, centred on St. George's Church, is set on a slight rise astride the main road as it follows a crescent-shaped path between two streams. The church is built at the crest, and from this elevated position its striking tower dominates the village.



Bakery Cottages to Hair Salon, High Street

The village probably owes much of its development to the main road but the road could also be described as its biggest environmental problem. It is difficult to reconcile a wide tarmac-surfaced road and concrete-kerbed footpaths with a village conservation area.



Scuttlebrook, Saddler's Thatch and Century House, High Street

Most of the building takes the form of small-scale terraces, cottages and farm buildings haphazardly aligned along the village street. A number of side lanes - nearly all cul-de-sacs which peter out into footpaths or tracks - extend the depth of the settlement.



The George Hotel, High Street

Apart from the church, the oldest surviving buildings in the village are the Old Rectory and the George Inn - parts of which are thought to date from the 16th century. Many of the other listed buildings are 'ironstone' cottages or the small houses of yeoman farmers dating from the 17th century.

The present manor house, Brailes House, dates from the late 18th or early 19th century, although it is on the site of an earlier building. There is much 19th century infilling and larger detached houses mostly of red brick with slate roofing. In the 20th century, new housing has almost doubled the size of the village. A small industrial estate has been built along the Winderton Road and much of the new housing is occupied by commuters and retired people, but the overall impression is of a working agricultural settlement fortunate in its fine scenic location and endowed with a wonderful parish church - known locally as the 'Cathedral of the Feldon' - reflecting the greater prosperity of an earlier age.

2

The Settlement History and Development

Brailes as a sub-regional centre at the same time as it developed facilities as a staging post for the woollen trade between the Cotswolds and the East Anglian ports. There was a water mill and a large forest at Tanworth, at one time within the parish, and the Earl established a park and a warren. Burgage rights were granted



Castle Hill, Upper Brailes

There is some evidence to suggest that there was a settled community in the vicinity of Brailes when the Anglo-Saxons penetrated into the 'Feldon' area - the countryside or 'field-land', south-east of the River Avon - and this community may have dated back to pre-Roman times.

At the time of the Conquest, the manor was part of the estates of Edwin, Earl of Mercia. The Domesday Survey records 145 households in an area of about 8.5 square miles. The manor was valued at £55 and a render of 20 cartloads of salt, which was transported from Droitwich via Stratford-upon-Avon along the ancient 'Saltway' which passes through Winderton and was in use up to the middle ages.

It is thought that William the Conqueror granted the Brailes estates to Henry de Newburgh, Earl of Warwick in 1070. It became one of the chief manors of the Earls descending with the title and castle of Warwick. The earthworks on Castle Hill may be the remains of a motte and bailey castle erected by Henry de Newburgh - ideally sited to defend the road and the settlements scattered along it down to the plain below.

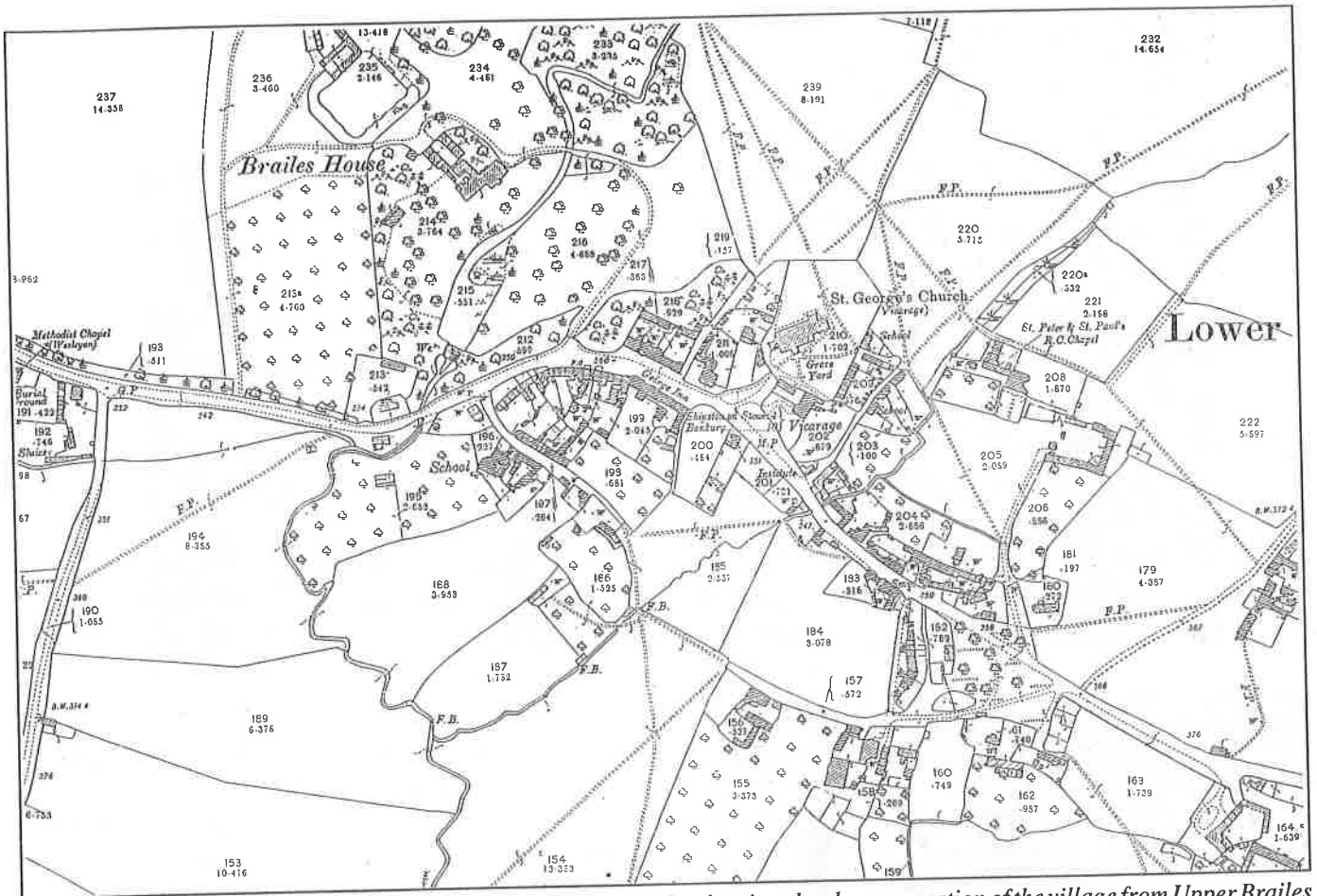
The manor prospered, presumably on the basis of mixed farming with numerous small open-field agricultural settlements looking to

in the 13th century followed by licences for a market and fair. The population of freeholders in the community was very high - nearly half the total number of heads of household recorded in the Hundred Roll of 1279. The estate was valued in 1315 at only a few shillings less than the castle and manor of Warwick and about twice the value of any other of the Earl's manors.

Between the 13th and 16th centuries, Brailes grew into a township of some importance and a document of the reign of Edward VI (1547-53) states that "...the parisshe ys of great compasse and hathe almost 2,000 houselying people." This would have ranked it as the third largest community in the county after Warwick and Coventry. The striking parish church of St.



Church of St. George



Extract from the 1905 - 25 inch Ordnance Survey Map, not to scale, showing the clear separation of the village from Upper Brailes

George reflects this prosperity. Said to be built on the site of a pre-Conquest structure, it was re-built in the 11th or 12th century and then dramatically enlarged in the 14th century with the wonderful Perpendicular tower added in the 15th century.

Enclosure awards date back to 1491 and subsequent clearances led to the virtual destruction of Chelmscote in 1510. Aerial surveys show extensive networks of roads and house foundations, now under pasture, in several areas of Upper and Lower Brailes, Winderton and Chelmscote. Awards continued until 1784 when all the remaining parish was enclosed. The prosperity of the village was linked to the cycles of fortune and decline suffered by agriculture and the wool trade.

Although the size of the village remained fairly constant, there were periods of out-migration and decline following the Civil War and Napoleonic Wars culminating in the more general depression of the 19th century.

From the surviving listed buildings it can be seen that there was still considerable building activity in the 17th and early 18th centuries, but these are mostly cottages and the small houses of yeoman farmers. By the 18th century Brailes must have settled into relative obscurity



Midway, Northview and garage, High Street

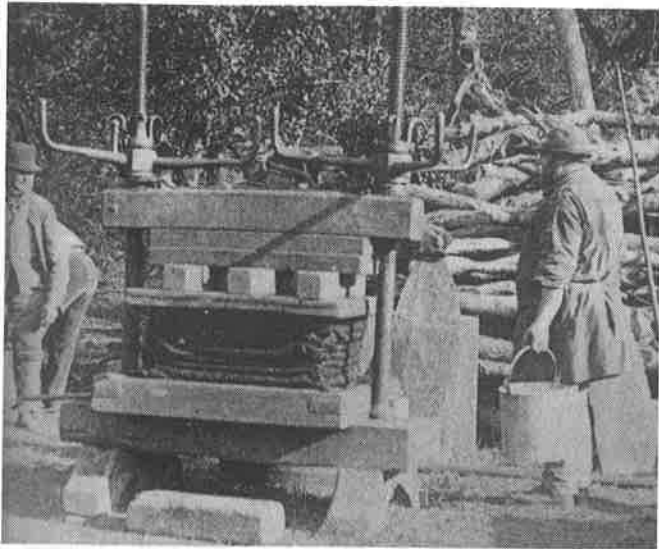
overtaken by other settlements in the county better sited to take advantage of industrial developments.



1920s view of High Street at the junction with School Lane



View from the church tower in the 1920s when there was little development beyond the Sutton Brook



Cider press in action in Brailes at the turn of the C19

The 1905 Ordnance Survey map (see page 9) and historical photographs reveal a peaceful rural backwater of scattered houses and farms laid out along the main road with numerous orchards and copses and a concentration of building around the church. Within the last forty years, the number of houses in Lower Brailes has nearly doubled with two large council estates and numerous small private developments for retired people and commuters drawn by the attractive rural qualities of the village and its fine scenic setting.

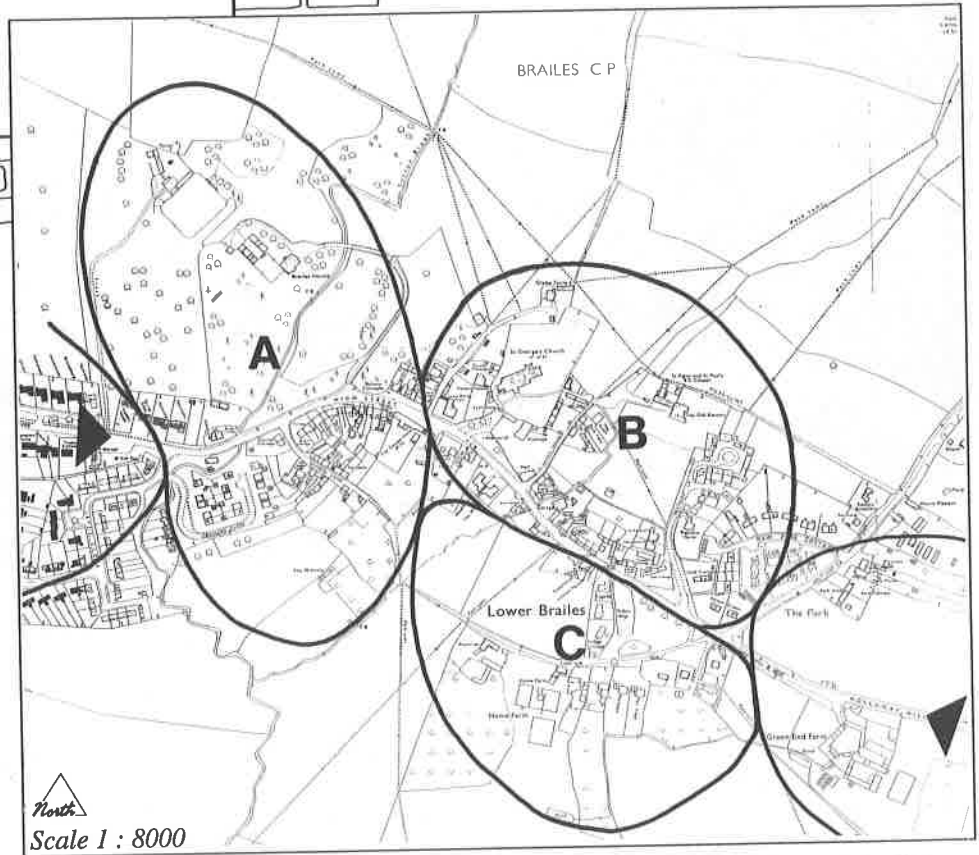


Lower Brailes from Winderton

3

Characteristics of the Conservation Area

For Settlement
Analysis Maps see
Appendix C



At the entrance to the village, the buildings are mostly small-scale 19th and 20th century houses and bungalows fronting onto the main road behind walled or fenced small gardens. Further down the road, an estate of council houses - Jeffs Close - has been built to the south on land between the brook and Sutton Lane.

The original conservation area was designated in 1970. It included most of the village of Lower Brailes from the bridge over Sutton Brook to Rectory Lane taking in Cow Lane to the south. The housing estates at the eastern and western extremities of the village and Brailes House and parkland were excluded.

For the purposes of this report, the village is divided into a sequence of areas with different characteristics.

3.1 Approach from the West

The road descends the hill from Upper Brailes in a series of bends. As noted earlier, there is an almost continuous line of development on the north side of the road and it is only a large field opposite Springfield Lodge that breaks from the ribbon development stretching out between the settlements.



Entry to Lower Brailes from Upper Brailes

Interspersed with this development is a small group of modern shops, the former garage site has been redeveloped and replaced by terraced housing. The overall character is suburban rather than rural; however, the retention of the mature trees outside the school, the tactful

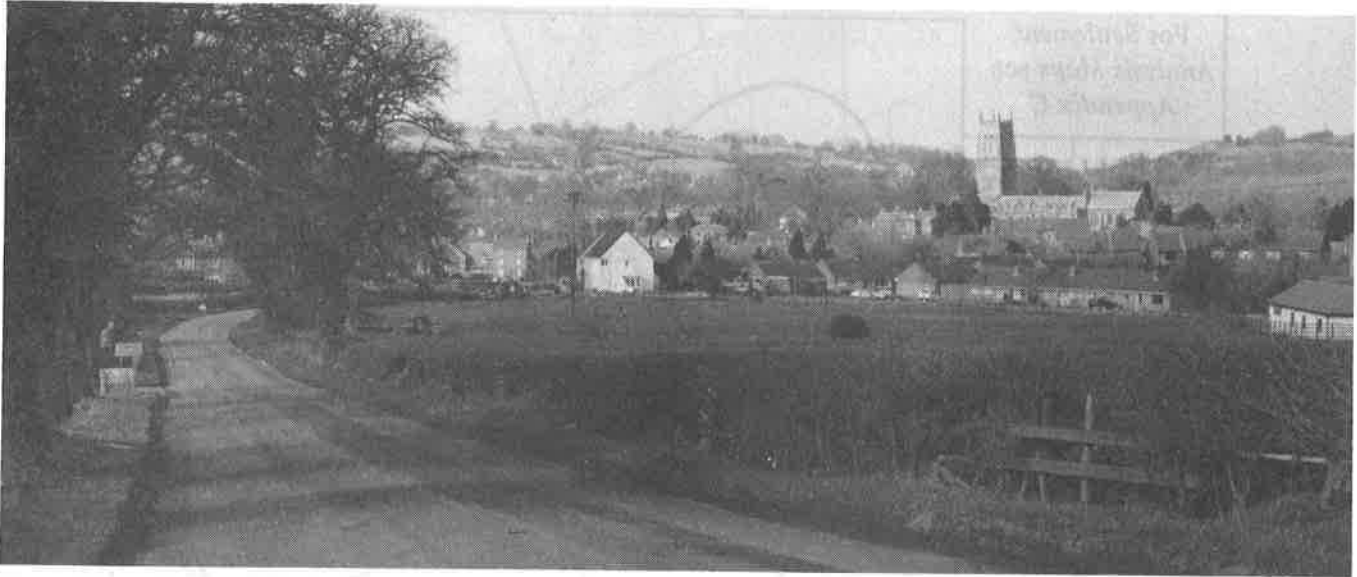
placing of the new housing to the north behind hedges and trees combined with the green backdrop of the hills ahead act to soften the prospect.

3.2 Approach from the East

The B4035 descends the steep scarp slope of the ridge marking the boundary of the parish with Oxfordshire at Holloway Hill, an attractive lane lined with trees, the canopies of which link in an arch over the road (see *Landscape - 4.2*).

has been so little ribbon development to spoil this view and that the location of the new estate has accentuated the 'hard' edge of the village.

On the south side of Holloway Hill, a large farmyard has been partly taken over by an engineering contractor. The site is partly screened by a new brick wall but heaps of road building materials and disused telephone boxes are visible from the lane. A use of this nature in this location should have much better screening.



View of Lower Brailes from the foot of Holloway Hill

Near the foot of the hill, a gap in the trees to the north reveals the village ahead at the edge of the fields. The stepped roofs of the settlement area are clustered around the foot of the church dominated by its striking tower with the slopes of Brailes Hill and Castle Hill forming a green backdrop.

The new estates of The Park and New Park Cottages have been built at this edge of the village but the traditionally-constructed small-scale building is reasonably well absorbed and it is only the relatively shallow pitched roofs of

3.3 Area A (From the West)

A smaller estate of modern bungalows - Orchard Close - is sited on the south side of the brook hard up against the former edge of the village (*photograph page 24*). This has affected the setting of the conservation area. The small valley containing the brook is attractive and could have been left as a buffer between the older part of the village and the ribbon development and estate west of the brook.

The road from Upper Brailes descends to the bottom of the hill to cross Sutton Brook

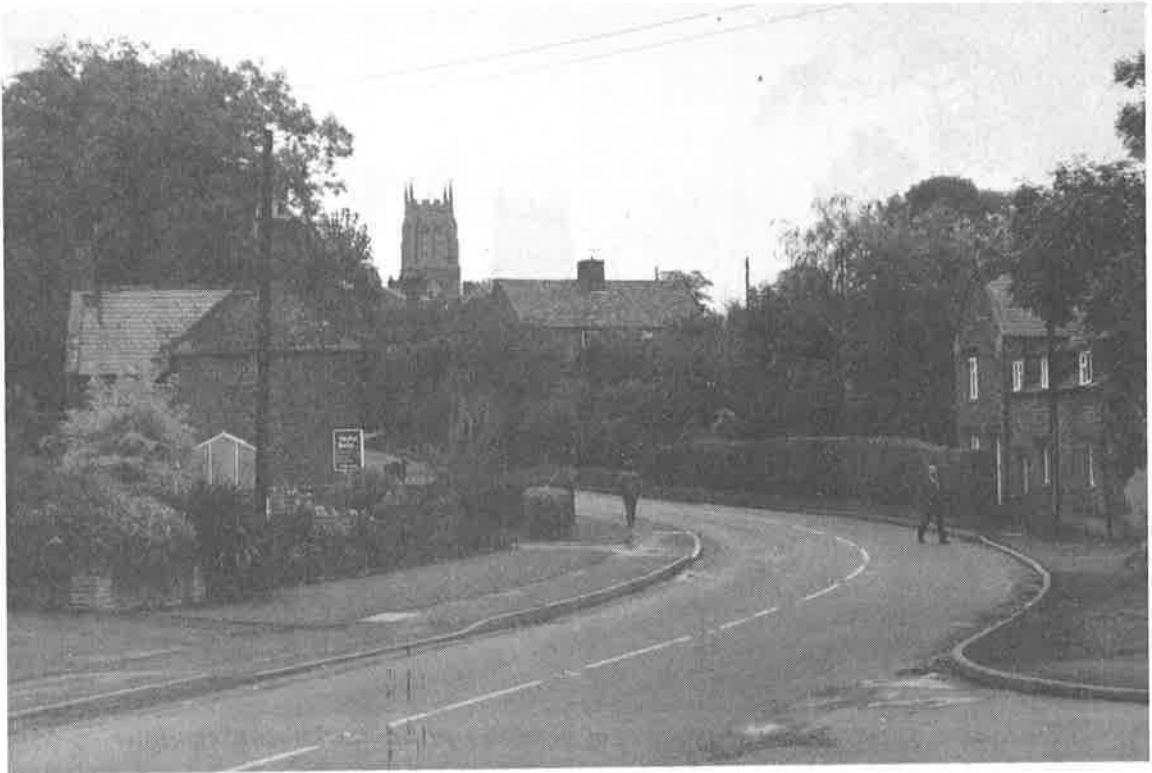


Eastern entrance to the Conservation Area, at Lower Green

the bungalows and two 'brilliant white' painted estate cottages at the junction with Saltway Lane that catch the eye. It is fortunate that there



High Street from Sutton Bridge



Western entrance to Conservation Area with Lower Brailes rising from the pinch-point to the Church tower

Bridge which is the entry to the conservation area with the core of the older village ahead.

Crossing Sutton Brook through a visual 'pinch-point' created by two stone cottages on opposing sides, the main road is channelled upwards and to the left through a corridor, enclosed by the stone boundary wall of Brailes House with mature trees overhanging the footpath to the north, and by a nearly continuous terrace of 18th and 19th century brick and stone cottages to the south - a charming and attractive view.

Just inside the conservation area, an existing building behind Bridge Cottages has been converted and extended by the construction of a bungalow. Unfortunately, it appears inadequately landscaped, too large for this site and located too close to the brook and the back of the cottages.



Old Police House, Hillside House and Surgery 'hinge' westwards

Near the top of the hill, the stone wall is angled back at the entrance to the driveway to Brailes House which is marked by simple but elegant cast iron gates and piers. The verge created by this setting back of the wall has been



Brailes House, distant right, and parkland

paved and is used for car parking. The house is set in an area of parkland and in winter can just be glimpsed through the trees.

The stone wall gives way further on to a long terrace of unremarkable 19th century cottages of stone with red brick dressings - above which looms the tower of the church (*see photograph page 7*). At this point, the long terrace opposite steps up from two to three storeys, with two larger red brick buildings forming a 'hinge' at the bend in the road. The terrace then steps down again to terminate with the fine two-storey stone group of the George Hotel at the crest of the hill.



The western entrance to the compact, central core of the village with its 'market town' character

This is the most enclosed part of the main street with something of an urban character. The lack of gardens, the hard paved verges and the presence of the Post Office, the George Hotel and the three-storey houses combined with glimpses of the church tower ahead seem to signal the entrance to the centre of a market town.

School Lane is a cul-de-sac leading off to the south-east just before the long terrace. It contains the former school, which is a Victorian



Pleasant transition along length of School Lane

the openness of the countryside as building tails off on one side and then the other and stone walls and paved tracks give way to fences and compacted earth. However, a new bungalow at the end of the lane set in a large open garden with inappropriate suburban planting has detracted from this sequence. It is built in stone but this has not been laid in the traditional manner, and the scale and form of the building bear no relationship to the adjacent cottages.

There are fine views of the church from the footpath and it is surprising that the peaceful meadows crossed by a brook and lined with willows were not previously within the conservation area (see sections 3.5, 4.4 and 5.1).

3.4 Area B (From the East)

On reaching the foot of Holloway Hill, the edge of the village is marked to the north by the new housing - The Park and New Park Cottages which back onto the Winderton Road



Entrance to School Lane from High Street

brick and stone building, a redundant farm building and an assortment of terraced and detached cottages - some of which have been over-'restored'. The lane narrows down to a footpath which links to others crossing meadows and farmland along the southern edges of the village.

The lane, like many others in the village offers a wonderful step-by-step transition from the built-up enclosed character of the core to

- and to the south by a loose cluster of cottages around a large open area of green. Two houses on the north side of the road - Lower Green - enclose the green and screen views of the estate beyond.

Reaching the green, the main road enters the village with a thatched cottage angled to face the junction with Rectory Lane followed by two terraces of cottages including a shop.



Lytham House and Lavender Cottage, High Street

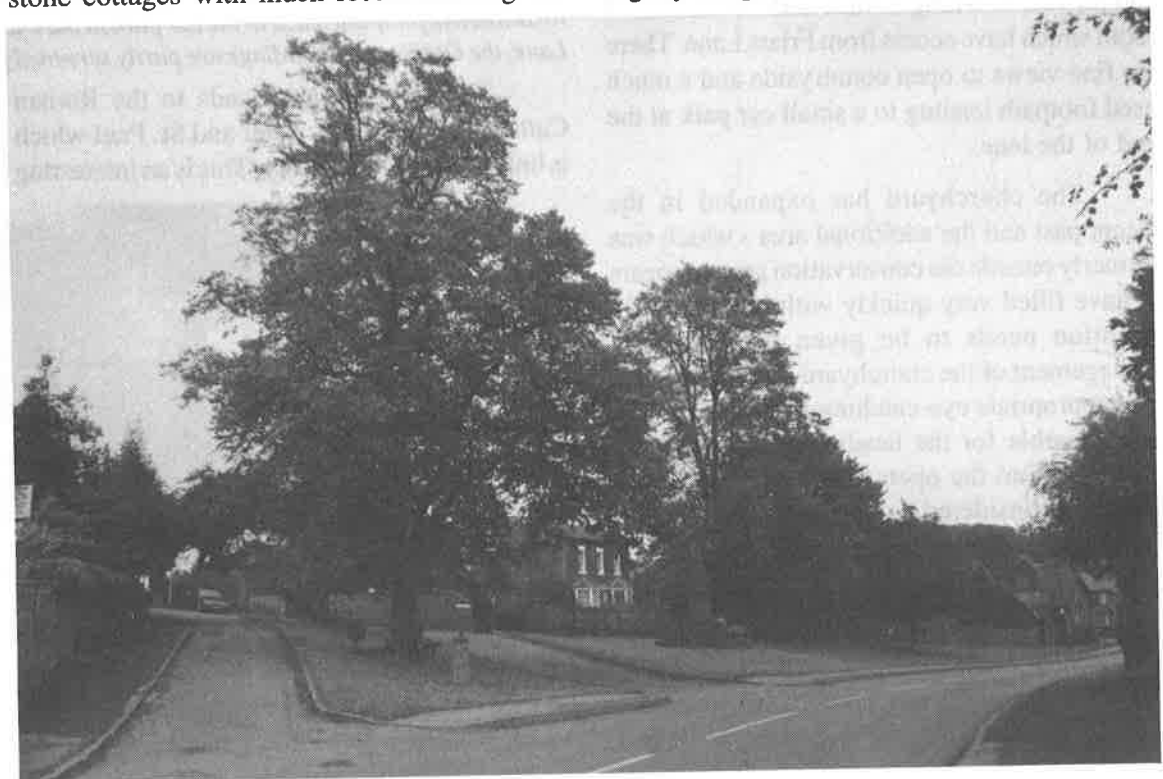
On the south side, a three-storey red brick house built up to the back edge of the footpath and set gable end-on to the road marks the point where the country road becomes the village street. This transition from unkerbed country road with fields on both sides, to village lane with the green on one side and finally to the village street running through a corridor of building is an attractive characteristic - unfortunately missing from the west end of the village.

At this point, the cluster of buildings which include 18th and 19th century brick and stone cottages with much recent infilling are

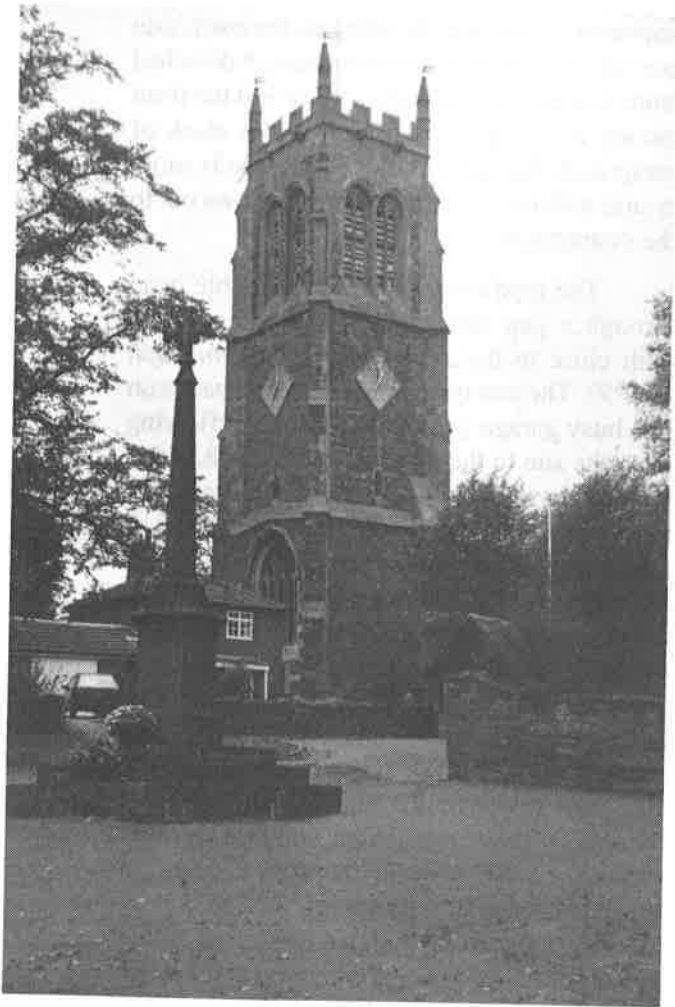
haphazardly aligned. Building on the north side is more continuous with two terraces. A detached stone cottage appears to be a forge and the front garden is occupied by a lorry and a stack of scrap iron. Building on the south side is more erratic with a field entrance giving views out to the countryside.

The road curves again in a double bend through a gap formed by two stone cottages built close to the road edge (see photograph page 7). The cottage on the north side backs on to a busy garage with parked cars overflowing from the site to the edge of the footpath. After this section of enclosed and confined space, the street ahead climbs a gentle rise and the line of building on the north side can be seen to stop at the garden to the Old Parsonage with the central green beyond. Views ahead are still closed off by the three-storey Victorian villa at the top of the hill, and there is a ragged assortment of mostly modern houses and bungalows to the south, but the eye is drawn to the green and the dominant tower of the church. The green is framed by the stone garden walls of the Old Parsonage and has several large trees and an old street lamp. Despite its setting next to a busy main road and being bisected by tarmac paved access drives, it has a charming restful character and is the centre-piece of the village.

It provides an appropriate setting for the war memorial and lychgate and acts as a buffer between the road and the churchyard. It also opens up views of the church and the almost perfect picture postcard village scene is only slightly compromised by the over-modernization



The centre piece of the village, the green provides an attractive central buffer for the village



The striking church tower, a landmark of the village

of a 19th century red brick house built close to the base of the tower.

The churchyard on the south-east side of the church is pleasantly enclosed on three sides by the church, the back wall of the Old Parsonage and the rear of a long terrace and the old school room which have access from Friars Lane. There are fine views to open countryside and a much used footpath leading to a small car park at the end of the lane.

The churchyard has expanded in the recent past and the additional area - which was formerly outside the conservation area - appears to have filled very quickly with burials. Early attention needs to be given to the future management of the churchyard to avoid the use of inappropriate eye-catching materials such as black marble for the headstones. Any further extension into the open fields should be most carefully considered.

Friars Lane is a narrow lane leading off to the north through a narrow gap between the Brailes Institute and a stone cottage. It contains a terrace of stone cottages, re-faced in brick, which backs onto the churchyard, the new vicarage - a modern house well-screened behind



Friars Lane

a stone wall - and a varied assortment of cottages and bungalows of no particular merit. A set of cast iron gate posts remains where the lane originally terminated, but the gate is gone and the lane terminates in a compacted earth car parking area. Paths lead off to the churchyard, to open countryside or across a former orchard to the east.



An attractive footpath leads to the car park at the end of Friars Lane, the Old Rectory buildings are partly screened from view

The car park also leads to the Roman Catholic Chapel of St. Peter and St. Paul which is linked to the Old Rectory. This is an interesting



Chapel of S.S. Peter and Paul, Old Rectory Farmhouse to right historic building group, well-sited by the brook which is lined with willows at the edge of the

fields overlooking a former orchard. The house has become visually linked to the village by development along Rectory Lane and the fine setting has to be carefully safeguarded. The attractive walled garden, which contains an old pond was outside the former conservation area although it forms an essential part of the setting of the listed building.



Rectory Lane

Rectory Lane marks the eastern boundary of the conservation area. Recently surfaced with tarmac, kerbed and re-aligned to modern highway standards (including full street lighting) it serves a new housing development centred on the conversion of a group of farm buildings adjacent to the Old Rectory.

This housing is informally grouped to the east of the lane and has an interesting stepped and varied roofline but its high density and over-complicated fenestration is overpowering so close to the important listed building. More planting would help to soften its initial impact.

The field and former orchard to the west is overlooked by the Old Rectory and is crossed diagonally by a footpath leading to Friars Lane and the parish church. With brooks flowing along the southern and western boundaries, it provides an important open space at the heart of the village.

Saltway Lane connects the village to Winderton. It has been widened in the recent past to give access to the new housing at The Park and New Park Cottages. Fortunately, the small scale, informal grouping and traditional construction of the bungalows and cottages has minimised the visual impact of this large development, but some more tree planting would help to relieve the rather dull and lifeless grey concrete tile roofing.

A straggling line of cottages and new houses on the east side of the lane terminates with a small industrial estate of modern warehouses. These are reasonably well concealed from the rest of the village although

visible from the churchyard and viewpoints overlooking Brailes such as Castle Hill.

Butchers Lane is a narrow track, with the appearance of a private drive, leading to a farmhouse which is unfortunately sited at the northern edge of the churchyard. The track has not been paved and, at the village end, is enclosed with high brick and stone walls. There is a cluster of red brick service buildings, many of which have been converted to dwellings in a satisfactory low-key manner. Beyond these buildings the track affords good views in three directions - to the parkland around Brailes House to the west, into the churchyard to the east and across the open countryside towards Winderton to the north.

3.5 Area C (Cow Lane)

At one time the green at the eastern end of the village must have provided an attractive open entrance to the village. The widening and kerbing of the main road has effectively cut off the northern section which is now little more



Glen Cottage fronted by a former part of the green

than a small triangular grassed verge. However, the remaining 'green' to the south has escaped relatively unscathed (see photograph page 23). Trees were planted in the 1950s and are just reaching the right sort of size for a setting of this scale. A terraced platform has been made for a bench and the dirt tracks have been widened but the temptation to 'improve' the green or make up the road has been resisted.

The western boundary is marked by the remains of an orchard and a group of new houses, and the south boundary by a line of mostly 20th century bungalows and houses in larger gardens fronting onto the lane.

Cow Lane curves down to the south-west corner of the green past two fine 18th century ironstone houses, typical of the region, to a



Plumtree Farm, Cow Lane

large working farmyard fronted by the 17th century ironstone farmhouse.

The track continues through a field to cross Sutton Brook and links with other footpaths leading back to the main street and School Lane. The brook, lined with willows, flows through a gentle valley. With views of



Lower Brailes from Cow Lane

the village and church tower on one side and open countryside on the other, this is a particularly sensitive area requiring careful control.

3.6 Materials and Details

The Victoria County History describes the building of Brailes as being ‘... mostly small and of the usual Cotswold type with stone walls etc., dating back in some cases to the 16th or 17th century, but few are distinctive individually.’

In fact, the buildings of Brailes are more accurately described as belonging to the type found in the Banbury region, which includes the northern part of Oxfordshire and parts of Warwickshire and Northamptonshire, and is characterised by the use of ‘ironstone’ for walling. This is because in geological terms the oolitic limestone of the Cotswolds has weathered down in this area to the underlying beds of the

Middle Lias which occur as a sandy ferruginous limestone - the marlstone. It was readily available throughout the region, but the stone beds increase in thickness in the Edge Hill area where they have been extensively quarried from medieval times, particularly at the nearby quarries of Hornton and Burton Dassett.



Home Farmhouse, Cow Lane

The marlstone weathers with exposure to become a soft rusty-looking stone which could only be worked to produce a simpler and coarser detailing than the finer oolitic limestone of the Cotswolds.

Nearly all the listed buildings in Brailes are built of this ‘ironstone’ although some Cotswold limestone can be found in the church, and some 17th century buildings in Upper Brailes are faced with walls in which courses of ironstone are alternated with courses of limestone - a detail typical of parts of the Banbury region.



Saddlers Thatch, High Street

Most of these buildings were originally thatched, often with parapeted gables. Stone slates, so often seen in the Cotswolds, were used rarely and the only surviving examples are on the Old Rectory and the church.

From the late 18th century, red brick becomes the predominant walling material and



Old Police House and Hillside House

by the 19th century nearly all new building is of red brick with roofs of Welsh slate. Some of the earlier ironstone cottages have stone mullion windows with label moulds and iron casements but surviving windows are generally of painted timber with small panes.

Most of the new housing is of brick with roofs of dull-coloured concrete slates or plain tiles. For infill sites, a wider range of materials should be acceptable - brick, render or stone with slate, plain tile or even thatch roofing depending on the location. However, in a conservation area, better quality materials are more appropriate and the use of hand-made bricks, self-coloured lime/sand render and hand-formed slates and tiles should be encouraged. In some cases, an attempt has been made to build 'in keeping' with the older houses by using reconstituted or synthetic stone, but usually without success because insufficient attention has been paid to the colour and the type of coursing. In the listed buildings, the stone walling is laid as rubble (sometimes squared and dressed) in courses of varying bed depth. At least one new building - a bungalow - is of Hornton stone, but the end result proves that careful design and the form of the building is just as important as the selection of natural materials.



The Old Parsonage

It is noticeable that many of the listed buildings (see *Appendix A*) have not yet been 'improved' or 'gentrified' and many early windows and doors and original details remain



The Green, Cow Lane

intact. Several groups of farm buildings have been converted to dwellings - generally satisfactorily - although the use of large rooflights, ginger-coloured woodstains on poor quality softwood and a lack of planting has, in some cases, detracted from the overall effect.

An attractive feature of the village is the number of footpaths - many leading from side



Footpath from Friars to Rectory Lane through remnant orchard

lanes and tracks. With the construction of new estate and infill housing, Saltway Lane and Rectory Lane have been enlarged and kerbed to modern urban highway standards. In the case of Rectory Lane, this has been done in a way which is visually damaging to the conservation area. More appropriate standards should be employed for lanes of this type with the use of stone kerbs (if kerbs are really necessary) and compacted stone surfaces or stone rolled into the top layer of the tarmac.

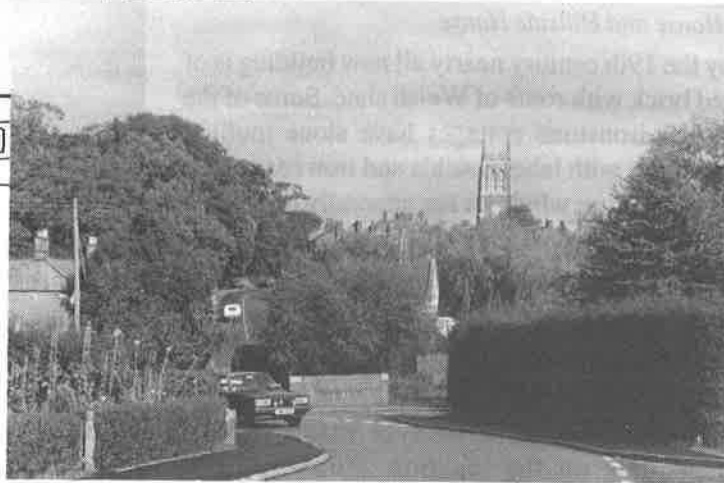
4

Landscape Features

For Settlement Analysis
Maps see Appendix C

the conservation area but intrudes into some of these views.

The best views out of the village are from the end of Butchers Lane and along the driveway to Glebe Farm, from the churchyard looking towards Winderton and from the footpath at the end of School Lane looking



View from Jeffs Close

Lower Brailes is fortunate in its wonderful setting within the Cotswolds Area of Outstanding Natural Beauty, on a central plain surrounded by Brailes Hill, Castle Hill, Mine Hill and the long ridge which forms the northern boundary of the Parish.

The main road approaches from Shipston-on-Stour and from Banbury and all the minor roads - the Castle Hill road and roads from Sutton-under-Brailes and Winderton - provide wonderful views across the village, all revealing a cluster of roofs dominated by the tower of the church. Particular care is needed with new development at the edge of the village, such as the new industrial estate which is screened from

towards Cow Lane and the fields to the south. Another good view point is from the green outside the church, looking towards Mine Hill.

The roads leading into Brailes from Shipston-on-Stour, Banbury, Winderton and Sutton-under-Brailes are all tree-lined with wide grass verges. The trees are mostly mature oak and ash.

The village itself is has the benefit of mature plantings and good open spaces between the housing, giving the impression that little has changed over the past hundred years. Of particular importance to the character of the conservation area is the parkland around Brailes House (*see photograph page 13*), the greens at



Winderton from Lower Brailes



Glimpse views between houses - School Lane

the eastern edge of the village and below the church, the mature trees within these greens and the garden of the Old Parsonage. A number of attractive footpaths provide short-cuts within the village and others lead from side lanes or tracks to the open countryside. The brooks are



Sutton Brook running through Brailes House parkland

also an attractive feature. Great care is needed to keep both brooks and paths well maintained without spoiling their special character.

For ease of reference, the village has been divided into sections to coincide with the earlier appraisal, and general descriptions of the planting are given below. Within the conservation area there is a requirement for permission to be obtained from the District Council to undertake pruning, tree surgery or felling of any existing trees.

4.1 The Approach from the West

Church of England Primary School

Fine mature oaks line the edge of the playing fields and grounds of the school with a well maintained thorn hedge forming the



Mature oaks at the school

boundary (see photograph page 11). Some new planting of beech and other native species has taken place between the existing mature trees.

Blew Gates

Mature Scots pine, oak and ash with well-kept hedging form the roadside boundary to the front of this development.

The gardens are bounded by low stone walls. The houses opposite the former garage site on the main road have a screen of poplars and conifers in front of them with mature oaks in the gardens of 'Shire Edge' and 'Kenvale'.

Jeffs Close

The gardens of Jeffs Close, a new development with access from the main road, have all been planted with privet hedging which



Jeffs Close with neat privet hedges and view to the church

is exceptionally well maintained. The brook runs along the eastern edge of the estate and there are wide grass verges which help to maintain the 'rural feel' of the village. The road from Jeffs Close leads out onto Sutton Lane which has a fine mature oak at the top of the rise leading back onto the main road.

Orchard Close

This development of bungalows is sited next to Jeffs Close on the eastern side of the stream. Built over an orchard, there are very pleasant views to the south overlooking fields and more orchards beyond and the valley of the brook. Several weeping willows have been



Bridge over Sutton Brook, access to Orchard Close unsuitably planted in the small front gardens of the houses. The access road is carried over a new red brick bridge, the crude design of which contrasts unfavourably with the adjacent stone bridge carrying the main road.

4.2 Area A

A wide belt of trees runs along the perimeter of the parkland grounds of Brailes House which are enclosed by a high stone wall (see photograph pages 12 and 13). The trees include ash, oak, Scots pine, horse chestnut, lime and poplar. The entrance to Brailes House



Entrance to Brailes House

has a pair of fine wrought iron gates and the drive through the parkland is flanked on either side by post and rail fencing.

On the south side of the main road, several garden boundaries are formed by hedges, but



Cottages on High Street

these gradually give way to brick and stone walls further into the village.

Higher up the hill, some of the houses in the long terrace opposite the entrance to Brailes House have no front gardens and the path is



Northview from Brailes House driveway

widened to allow parking. The stone cottages opposite the George Hotel have wide pavements in front with very narrow strips of garden (see photograph page 7).

4.3 Area B

Rectory Lane

This is a new development including barn and stable conversions made into a courtyard with communal gardens in the centre, trees include birch and Amelanchier. Old brick and stone walls surround the private gardens at the rear of the houses. The drive within the courtyard is fortunately gravelled which helps to soften the appearance of these houses.

Further development has taken place along the lane towards the High Street which unfortunately blocks the view of the hills from the church. The stream has been culverted at this point and lined with paving slabs - which although improves through flow of water, it reduces the ecological value of the watercourse. The lane exhibits concrete kerbs, tarmac and ornamental trees such as cherry which contribute little to the once rural character of the lane.

Friars Lane (see also 3.4)

This lane runs from the High Street to the Catholic Chapel and presbytery. Stone and brick walls surround the properties along the lane which contain paddocks with old fruit trees. Nos. 1-3 Friars Lane have long cottage gardens in the front leading down to the lane. At the end of Friars Lane there is a car parking area which leads on to the fields beyond. Access to the chapel of St. Peter and St. Paul is gained by a stone bridge over the stream and the garden of the presbytery contains old fruit trees and mature yew and holly. A public footpath runs through the orchard at the side of the chapel and onto

Rectory Lane. The stream runs around the perimeter of the orchard - an attractive place with a special character.

St. George's Church

An avenue of pollarded limes leads to the south door of the church, and within the churchyard, mature yew and holly with assorted



Churchyard from the north

shrubs. The churchyard extends to the north and east with pleasant views out over the fields and is bounded by an iron railing fence.



Two mature lime trees stand outside the church and lychgate on the green which is an attractive open space within the village.

High Street

The garden of the Old Parsonage is surrounded by a stone wall with stone coping and contains mature lime, hornbeam and sycamore.



Brailes Institute with Old Parsonage wall and garden

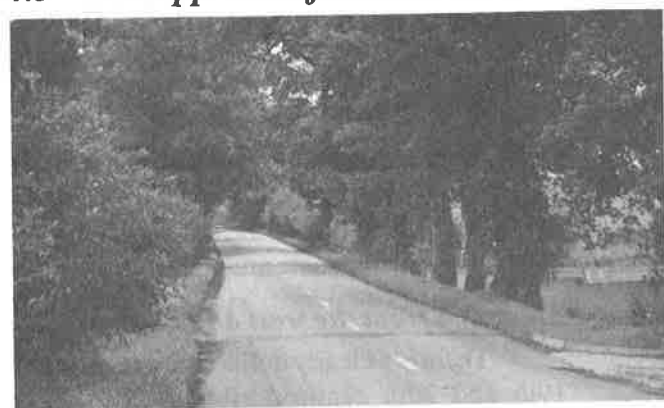
4.4 Area C

Cow Lane, leading into School Lane



There is a wide green on the south side of the High Street opposite Rectory Lane with maturing trees. Houses front onto it with large front gardens and rough orchards and allotments. There is a narrow footpath with high hedges on each side along the western edge of the green. Cow Lane is a track which becomes a footpath leading to others which connect with the High Street alongside the George Hotel and to the end of School Lane (*see photograph pages 19 and 25*). The footpath crosses a stream which is lined with willows, some of which are in poor condition. Thorn hedges and stone walls line the path leading into School Lane with paddocks containing fruit trees and mature walnut. This is an attractive part of the village, completely unspoilt and undeveloped.

4.5 The Approach from the East



Holloway Hill looking eastwards out of the village

Holloway Hill, which comes down into Lower Brailes from Banbury, has a thick band of trees on either side of the road with steep banks on the upper part of the hill. The trees are mostly sycamore, thorn and oak with a thorn hedge retaining them. Lower down the hill there is a clearing with sycamore and oak and a gap in the trees which permits views of the village.

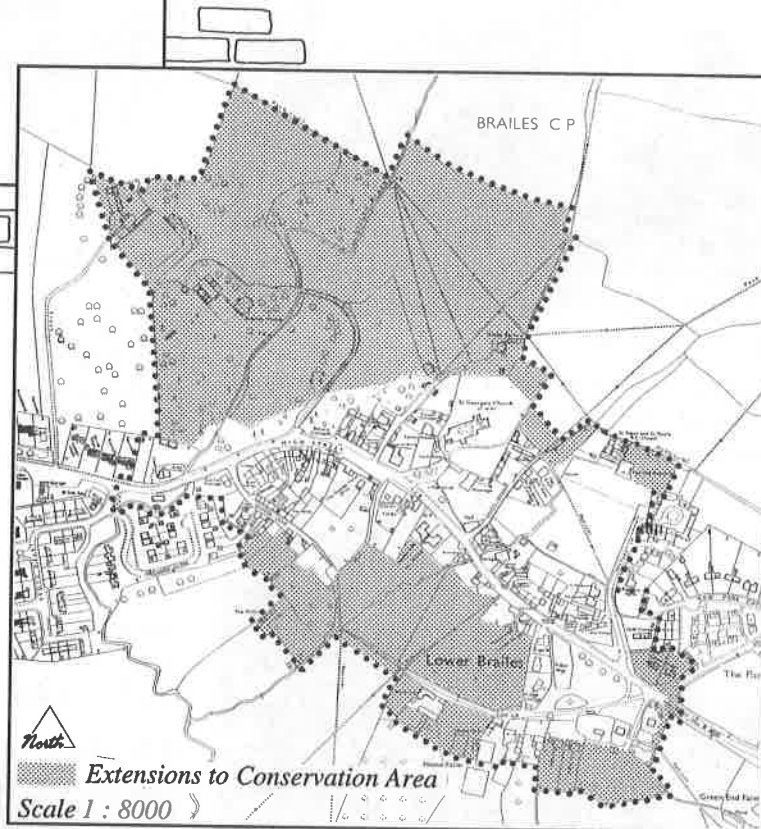
New Park Cottages and The Park

This is a new development off the High Street on the road leading out to Winderton (Saltway Lane). There is little planting here of any note.

5

The Future of the Conservation Area

For Settlement Analysis Maps see Appendix C



close proximity to the conservation area is regrettable. However, the new building does not obtrude above the skyline and more tree planting might help to soften its impact.

The conservation area boundary was drawn very tightly along the backs of buildings on the south-west side of School Lane. It has been extended to include rear gardens, possible

5.1 Alterations

Since designation in 1970, the village has grown considerably and consideration had to be given to the line of the conservation area boundary. Amendments are set out below:

Approach from the west and Area A

There is a clearly defined point where the 19th and 20th century 'ribbon' and estate development meets the core of the older village housing - the visual 'pinch-point' between Brook Cottage and the cottage opposite just before the bridge over Sutton Brook - and that was adequately defined by the previous conservation area boundary.

It is unfortunate that the Orchard Close estate was developed in an orchard by a brook that could have provided a 'green edge' to the conservation area. The uniform design of the bungalows with shallow pitched roofs emphasised by white-painted bargeboards and monotonous concrete roof slates is alien to the character of the older village housing, and its



Orchard Close

infill sites and properties at the edge of the village where development should be carefully controlled to protect views from the surrounding countryside.

The stone wall with a belt of trees behind, marking the boundary of the parkland to Brailes House makes a very important contribution to the conservation area. Although the house is screened from the main street, it is visible from



Brailes House and The Stables



The crinkle-crankle wall at Brailes House

several points within the village. The red brick farm buildings and wonderful 'crinkle-crankle' walled gardens could become subject to development pressure, so the house, gardens and farm buildings and associated parkland are included within the conservation area to acknowledge their contribution to its character (photograph pages 12, 13, 20 and 21).

Area B

Any development at Glebe Farm would affect the settings of Brailes House and the church. The farmhouse and its driveway are now within the conservation area.

The recent extension of the churchyard is very prominent - viewed from the fields and footpaths at the edge of the village. All of the churchyard is now within the conservation area, the boundary of which is rounded off to include the car park (photograph page 16).

The Old Rectory with St. Peter and St. Paul's Catholic Chapel is an important historic building group. Formerly separated by open fields, it has become linked to the village by the new development along Rectory Lane. The conservation area boundary has been extended to take in the walled garden of the house and an



The Old Rectory gardens and pond

attractive pond which should be assessed for designation as an ecological site.

There are no further opportunities for development along Rectory Lane. The conservation area boundary has been adjusted to exclude all the new housing but the lane itself and the verge on the western edge of the lane is retained within the conservation area.

Area C

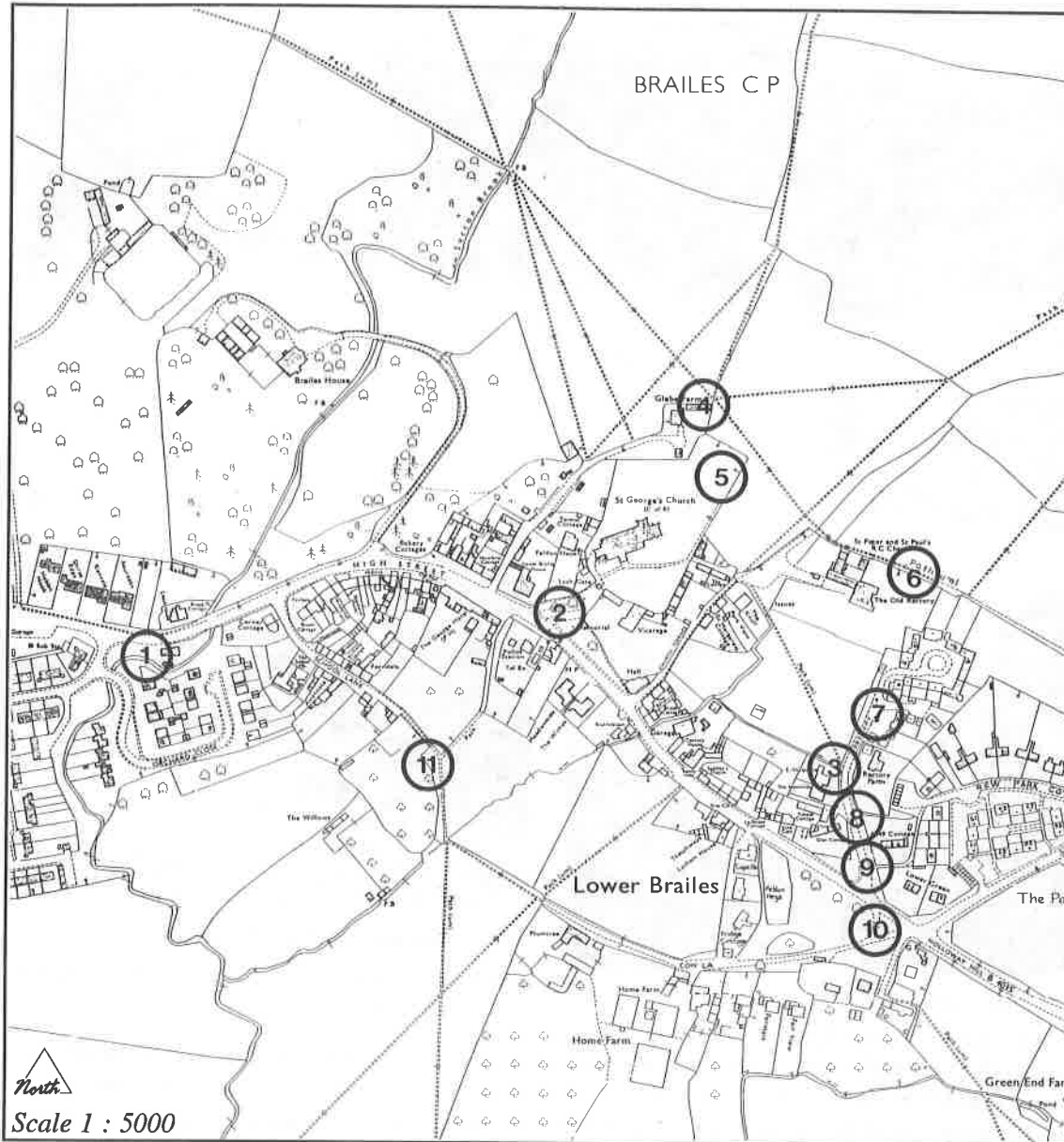
The Conservation Area boundary in this area was originally drawn tightly around the properties on the southern side of High Street. It is considered advisable to protect the fields which separate Cow Lane from the rear boundaries of these properties.

The boundary has therefore been extended to take in all the buildings and gardens fronting onto Cow Lane and the open fields to the north which are so important to the character and setting of the village (photographs page 18).

Approach from the east

Two houses on the north side of the road between Rectory Lane and Saltway Lane, at the entrance to the village, enclose the green and are now included within the conservation area (photograph page 12).

5.2 Improvements



Generally, the village is well maintained. Some small scale and very localized improvements are suggested below:

1. Replace broken panel fence with vertically boarded timber fence and consider improved maintenance of this area.
2. Re-surface access drives with stone.
3. Consideration to be given to ecological improvements of concrete lined stream.
4. Remove unsightly storage building.
5. Screen churchyard extension with hedge.
6. Stone wall and gates to garden deteriorating and require repair.
7. Plant hedges to soften impact of new houses.
8. Surface access roads.
9. Replace street lights with lamps fixed to walls and poles as elsewhere in the village or use less obtrusive swan-neck fittings.

10. Reduce and limit extent of paved tracks across the green.

11. Provide better screening to garden of new bungalow and build dry stone wall with hedge behind as boundary.

5.3 Control

Lower Brailes has virtually doubled in size with infill housing and new estates since part of the village was designated a conservation area in 1970.

The largest estates were sited at the western and eastern end of the village and the character of the conservation area is relatively unscathed, although it has been noted that Orchard Close was set too close to the boundary.

The more recent conversion of the Rectory Farm buildings and associated new housing has adversely affected the setting of the Old Rectory and its impact on the conservation area has been aggravated by the

application of modern highway standards to the upgrading of Rectory Lane.

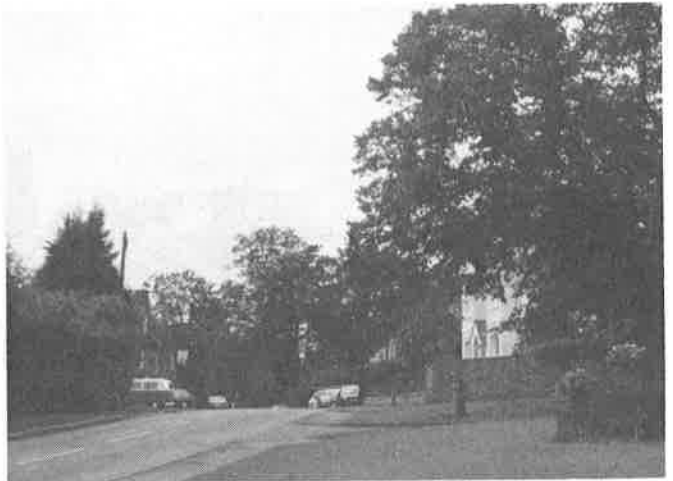
The emerging District Local Plan identifies a Built-up Area Boundary for Brailes within which infill and redevelopment may be acceptable in principle. Since much of the Conservation Area for Lower Brailes lies inside this boundary it will be necessary to ensure that all development proposals are of the highest quality. The guidelines set out in this document should be of assistance in determining planning applications.

The additions to the conservation area extend conservation area control to land outside the Built-up Area Boundary in order to protect the settings of the most important listed buildings along the northern edge of the conservation area and the fields which provide an important setting to the southern edge of the village.

5.4 Conclusions

Lower Brailes is predominantly the centre for a working agricultural community. It has grown rapidly over the past 20 years and new estates and 'ribbon' development have almost linked it to Upper Brailes to form a combined settlement of over a mile in length.

However, parts of Lower Brailes - from Rectory Lane to Sutton Brook - are reminiscent



of the traditional 'picture-postcard' view of the picturesque English village and despite the rapid growth just beyond and the impact of the main road which bisects it, the conservation area has retained much of its character.



With the continuing restriction on further large-scale development and the protection afforded to fields on the edge of the village by their inclusion within the conservation area, the character of the village should be sufficiently safeguarded and an appropriate setting to the parish church, the 'Cathedral of the Feldon' maintained.



Lower Brailes from Cow Lane



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Acknowledgements

Thanks are due to:

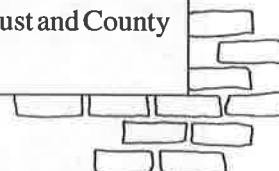
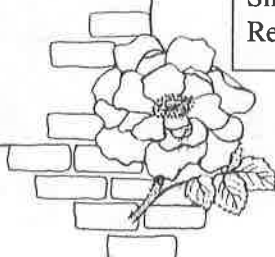
Staff of the Shakespeare Birthplace
Trust

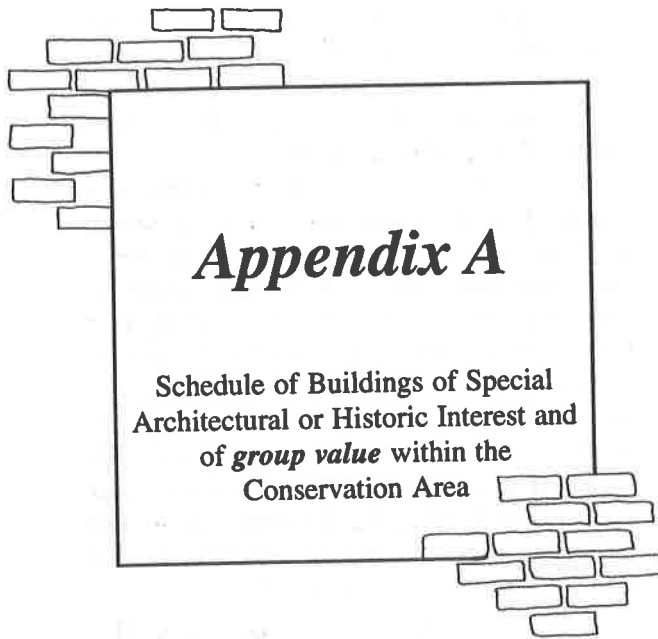
Staff of the County Records Office

Residents of Upper and Lower Brailes

The assistance of Mr Reg Ellis RIBA,
MRTPI, AA Dip.Cons

Historical photographs, pages 9 & 10,
reproduced by kind permission of the
Shakespeare Birthplace Trust and County
Records Office





Appendix A

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

Listed Buildings :

There are 18 listed structures within the boundary of the amended conservation area. These buildings contribute to the character of the conservation area, both individually and collectively. With the exception of the church, which is listed Grade I, and the Old Rectory and Chapel of St. Peter and St. Paul, which is listed Grade II*, all the other structures are listed Grade II.

Structures deemed listed by virtue of standing within the curtilage of Listed Buildings, and extensions to Listed Buildings, are not shown individually on the Conservation Area Plan. However, they are subject to Listed Building legislation and may have significance within the Conservation Area.

The Green (photo page 19)
Cow Lane

Lower Brailes
(Ref No. 5/23 - Grade II)

17th century stone cottage typical of the region set in a garden fronting onto Cow Lane. Stone mullion windows and label moulds.

List description : House. C17 with later alterations and additions. Regular coursed ironstone rubble. Steeply pitched Welsh slate roof. Stone coped gables. Stone end stacks. Single storey plus attic. 2-window range. Entrance to left has C20 plank door with wood lintel. To right a 4-light stone-mullioned window with hood mould and label stops and a 2-light C20 casement with wood lintel. Attic has two 3-light stone-mullioned windows with hood moulds and label stops. Raking roof to outshut at right end. 2-storey C20 rear extension.

Interior: stop-chamfered beam and stop-chamfered joists. Renewed spiral stair. Original plank doors to upstairs bedrooms. Roof trusses survive, pegged at apex.

Home Farmhouse (photo page 18)

Cow Lane

Lower Brailes
(Ref No. 15/24 - Grade II)

Later 17th century stone farmhouse, upgraded in the 18th century with sash windows and porch with columns. Adjacent stone barn. Interesting contrast with The Green next door.

List description : Farmhouse. Late C17 with later range butted on in C18. Squared coursed ironstone. Slate M-shaped roof with coped stone gables. Brick end stacks. Ironstone quoins. Double-depth plan. 2 storeys. 3-window range. Central entrance has 4-panelled door with overlight and C20 porch. Entrance is flanked by sashes with stone surrounds (12 panes). 3 similar sashes to first floor. Earlier range to rear. Interior not inspected.



Plumtree Farmhouse (photo also page 18)

Cow Lane

Lower Brailes
(Ref No. 15/25 - Grade II)

Mid-17th century stone farmhouse. Simple rectangular, unaffected building at side of working farmyard. Contributes to rural character of lane at point of transition between village and countryside.

List description : Farmhouse. Mid/late C17. Regular coursed ironstone rubble. Steeply pitched C20 tile roof. Brick end and ridge stacks, the ridge stack on a stone base. Ironstone quoins. 2 builds. Single storey plus attic. 3-window range. Through-passage plan. T-plan (rear door now blocked). Entrance to left has plank door with wood frame and wood lintel. To left a 3-light stone-mullioned window. To right a small rectangular fixed-light window and two 3-light stone mullion windows with hood moulds and label stops. Attic has three 3-light stone mullion windows with hood moulds and label stops.

Rear: 2 semi-circular 2-storey staircase projections. Scattered fenestration including stone mullion windows and casements.

Interior: stop-chamfered beams and stop-chamfered joists. Stone spiral stair to left part. Right part has elm panelling on first floor. Plank doors. Inglenook fireplaces. Left part has inglenook with bread oven and copper to right.



Barn approx. 25m south of Plumtree Farmhouse

Cow Lane

Lower Brailes

(Ref No. 15/26 - Grade II)

Late 18th century barn to rear of farmhouse enclosing a yard.

List description : Barn. Probably late C18. Finely jointed coursed squared ironstone. Hipped corrugated-iron roof covering thatch. 3-bay central threshing floor. Plank doors. Trenched purlin roof with common rafters. Included for group value.



Old Rectory Farmhouse and attached R.C. Chapel of S.S. Peter and Paul

Friars Lane (photo also pages 16 and 25)

Lower Brailes

[Formerly listed as The Old Rectory]

(Ref No. 15/28 - Grade II*)

A fine building group with interesting historical connections. Farmhouse of late 16th century origins was the home of the Bishop family who provided the first post-Reformation Catholic bishop to this country (1623-24). Attached chapel of later date one of the earliest with fine unpretentious interior. Fine setting at edge of village. Walled garden and pond inexplicably excluded from former Conservation Area.

List description : House and chapel. Late C16/early C17 with earlier origins. C18 alterations. West elevation: regular coursed ironstone rubble. Steeply pitched stone slate roof laid to diminishing courses. 2 storeys plus attic. 3-

window range. U-plan. Entrance has plank door with wrought-iron strap hinges, moulded wood frame and chamfered wood lintel. To left a 2-light casement with bars. To right a 2-light casement with bars. First floor has a 16-pane sash, a 2-light stone-mullioned window with diagonal lead comes and a 2-light wood-mullioned window with rectangular lead comes and wood lintel. Attic has 4 fixed light windows with stone surrounds. South front: early C18 red brick laid to Flemish bond. Steeply pitched stone slate roof. Brick ridge and end stacks on stone bases. Stone lateral stacks. 2 storeys. 3-window range. Central entrance has panelled door with moulded wood door frame and hood. Doorway is flanked by 16-pane sashes with brick flat arches. 3 similar windows to first floor. 2 gabled roof dormers.

Interior: 2 south facing rooms have stone flag floors, stop-chamfered or pointed C16 moulded beams, C19 fireplaces with earlier fireplaces in situ. Room to north has massive inglenook with cut bressumer and Victorian and Edwardian fireplaces fronting earlier fireplace and showing successive additions. Kitchen has massive inglenook with C18 beam fronting original bressumer, bread oven, Jacobean style racks above fireplace. Cast-iron fittings including cooking pots and hooks and spit racks. Oak settle. Stop-chamfered beam. Pantry. Stone flag floors. Hall to rear of kitchen has C17 open well staircase with heavy turned balusters. 3 rooms to north of hall not available for inspection. Roof said to be late medieval. Rectory barn now R.C. chapel above brewhouse and dairy in ground floor. Chapel dated 1726. Ironstone ashlar. Steeply pitched Welsh slate roof. 2 storeys. 6-window range. Plank door to left has moulded wood frame and wood lintel. Three 2-light windows with astragals and wood lintels. 6 wood mullioned and transomed windows to first floor have late C19/early C20 stained glass. Two C20 skylights.

Rear: covered external stone staircase to chapel. 4 wood mullioned and transomed windows with stop-chamfered lintels to chapel. (see opposite)

Interior: ground floor has 3-bay brewhouse/malthouse to left with recesses for coppers and wide fireplace with massive bressumer. Timber-frame partition with lathe and plaster to right and side passage to 5 small rooms used as dairy and wine cellar. The 2 end rooms have wire mesh windows and stone flag floors and wide shelves. Room third from right has plank door with strap hinges and was probably a wine cellar. Stop-chamfered beams. The passage wall has moulded stone plinths. First floor chapel with confessional, sacristy and priest's study. Early C18 details include wood panelling, oak

altar rails, ceiling cornices, 6-panelled doors and wooden window shutters. Three early C18 pine pews with drawers. Other pews C19. Priest's study has one wall with C18 hand painted wall paper and C18 bookshelves. The chapel is attached to the Old Rectory Farmhouse. William Bishop, the first R.C. Bishop, lived here.

(*Buildings of England: Warwickshire*, 1981, p.218; *V.C.H.: Warwickshire*, 1949, Vol.V, p.17).



Presbytery attached to R.C. Chapel of S.S. Peter and Paul

Friars Lane

Lower Brailes

(Ref No. 15/29 - Grade II)

Late 17th century painted stone cottage, attached to rear of Chapel.

List description : Cottage, now presbytery. Late C17 with additions and alterations of c.1823 and 1962. Ground floor of painted coursed ironstone rubble. Brick end stacks. Stack to right with stone base. 3 storeys. 2-unit plan. First and second floors of painted brick. Slate roof. Central entrance has plank door with moulded wood frame and wood lintel. Doorway is flanked by C20 windows. Covered exterior stone steps to first floor chapel (q.v.) attached to right. Top of stairs lit by a 3-light wood-mullioned window. First and second floors each have two casements with semi-circular arched heads.

Interior: Beams. Remodelled in C19 and C20. Included for group value.

1649 Cottage

High Street

Lower Brailes

(Ref No. 15/32 - Grade II)

Three stone cottages converted to one house; at right angles to the lane but surrounded on three sides by new building.

List description : Three cottages, now one house. Datestone 1649. Regular coursed ironstone rubble. C20 tile roof. Rendered ridge and end stacks. Single storey plus attic. 4-window range. 2 entrances. Renewed plank doors with C20



thatched hoods. Ground floor has two 2-light metal casements and a 3-light metal casement. First floor has four small casements. Most windows have wrought-iron casement fasteners and wood lintels. Single-storey kitchen extension to left.

Interior: stop-chamfered beams and joists. Rebuilt or renewed stonework to inglenook fireplaces. Stone flag floors. Interior stud partition with lath and plaster infill. Earlier ladder staircase to attic replaced by C20 stair during past 20 years.



Glen Cottage

High Street

Lower Brailes

(Ref No. 15/33 - Grade II)

Late 17th century stone cottage, thatched and angled to face junction of Rectory Lane and High Street. Prominent and picturesque at eastern entrance to village.

List description : Two cottages, now house. Probably late C17, with C19 and C20 additions. Regular coursed ironstone rubble. Steeply pitched thatched roof. Brick end stacks. Single storey plus attic. 2-window range. Central entrance has plank door with wood frame and thatched hood. Continuous wood lintel with casement to right. Another 3-light casement to left. Two C20 half-dormers. Blocked entrance to left. Thatched brick extension to left said to have been used as a wheelwright's shop. Thatched C20 extension to right. Rear has kitchen outshut in brick and stone. (*cont. over*)

(photo also page 17)

Interior: ladder and spiral stairs said to have been replaced by C20 stairs over past 20 years. Some stone flags. Chamfered beams and joists. Massive end stacks on interior.

Saddler's Thatch (photo pages 7 and 18)
High Street

Lower Brailes
(Ref No. 15/34 - Grade II)

Late 17th century stone cottage at end of terrace built close to back edge of footpath. Part of an attractive cluster of simple stone cottages enclosing narrow winding section of the main street.

List description : House. Late C17. Regular coursed ironstone rubble. Steeply pitched C20 tile roof. Stone end stacks. 2 storeys plus attic. 3-window range. Off-centre entrance to right has renewed door and C20 hood. Entrance is flanked by 3-light casements. First floor has two 3-light wood mullioned windows and a C20 fixed light window. Painted stop-chamfered lintels. Left end has a small 2-light wood mullioned window with painted wood lintel.

Interior: stop-chamfered beams and chamfered joists on ground floor and first floor, some on ground floor renewed. Wooden winder stair. Wide floor boards. Stone flags. Fireplace with wood bressumer.

Sunny Villa (now The Old Post Office)
High Street (photo below, right)

Lower Brailes
(Ref No. 15/35 - Grade II)

Early 19th century stone cottage with narrow front garden. Part of group with Nos. 34 and 36. Unfortunate stained replacement windows and porch to front door with waney edge boarding.

List description : House. Early C19. Coursed squared ironstone. Ironstone quoins. Slate roof. Brick end stacks. 2-unit plan plus extensions to rear. 2 storeys; 3-window range. Central entrance has 6-panelled door with wood door-frame and overlight. C20 porch. Entrance is flanked by 3-light wood casements with stone sills. First floor has a 2-light and two 3-light wood casements with lead comes and original glass. Interior not inspected. Included for group value.

Century House (photo below, left and page 7)
High Street

Lower Brailes
(Ref No. 15/36 - Grade II)

Two cottages converted to one house gable-end on to road and built against the back of the narrow footpath. Late 17th century, stone construction with label moulds. Important part of group above and forms visual 'pinch-point' with stone cottage opposite.

List description : Two cottages, now house. Late C17, remodelled C20. Regular coursed ironstone rubble. Steeply pitched slate roof with coped gables. Brick stacks on stone bases at ends. 2 storeys plus attic. 3-window range. 2 entrances. To left a plank door with wrought-iron hinges and moulded wood door-frame. C20 gabled porch. To right a C20 plank door with hood mould and label stop. To left a 4-light stone-mullion with hood mould and label stops. Two C20 windows to right. First floor has two 2-light and a 3-light stone-mullioned windows with hood moulds and label stops. C20 roof dormer. Rear said to have re-set mullions.

Interior: stone flag floor, double-chamfer stopped beams. Straight flight stair.





Church of St. George

High Street (photo pages 8, 16, 23 and others)

Lower Brailes

[Formerly listed as Parish Church of St. George]

(Ref No. 15/37 - Grade I)

The church with its wonderful tower is the primary focus of the conservation area. It is the most important Listed Building and dominates the village.

List description : Church. C13 with C14 and C15 alterations and additions. Restoration 1879. Regular coursed ironstone, stone slate roofs. Chancel, nave, west tower, north and south aisles, north vestry.

Chancel: mostly sandstone windows, chancel east window of 5 lights with reticulated tracery. South windows include a 3-light window with intersecting tracery, 2-light traceried window and 4-light Perpendicular window. Doorway with pointed arched head and hood mould. Two 2-light north windows have traceried heads.

Nave has parapets with finials to north and south. Corbel table to south has heads. Clerestory of twelve 2-light Decorated windows to both north and south.

South aisle: east window of 3 lights with plate tracery, trefoil and cinquefoils. Late C13 windows include a 3-light window with intersecting tracery, four 3-light windows with stepped lancets. 2-light lancet window to west has cinquefoil.

North aisle: six 2-light Decorated windows with square heads. Pointed arched doorway with hood mould. Open parapet. Corbel table has row of beasts, and monsters heads.

West tower of 3 stages. C15 west doorway has square head with partly renewed stonework. 5-light Perpendicular west window. Double

window openings to bell chamfer. Embattled parapet with finials.

South porch: C15. Parapet, finials and sundial. South doorway has 3 continuous orders of moulding and hood mould. Renewed plank door. Diagonal buttresses. Coped gables. Sanctus bell-cote has ogee heads and finial. Gargoyles.

Interior: chancel has renewed chancel arch in Decorated style and renewed stonework to organ recess. 3-seat Decorated sedilia with stone arms. Decorated piscina. All with ogee heads. Nave has 6-bay arcades to north and south with octagonal piers and double-chamfered arches. North arcade is later than south, which is probably late C13/early C14. South arcade has piers with differing bases and capitals. Very low pitch roof with corbel heads supporting roof trusses. Easternmost roof beam has traces of C15 painting. Tall Decorated tower arch with 3 orders of continuous chamfers. Late C13/early C14 octagonal font with 8 different tracery patterns. C19 font cover, pine pews, pulpit and stone reredos.

Monuments. Wall monument in south aisle to Richard Davies d.1639. Master of Arts, Exeter College, Oxford. Marble entablature supporting still life of books. C15 tomb chest with traceried sides and defaced effigy. C17 and C18 grave-stones in chancel floor to Sherley 1633 and Jane wife of Ralph Sherley 1685 - 26, Jane wife of Barnabas Bishop, Patron of the church 1630; Barnabas Bishop 1635; William Bishop 1687 and Francis Bishop 1712; John Bishop 1627, Dorothy his wife 161?: James Wright 1716.

Church of St. George was known locally as the Cathedral of the Feldon.

(Buildings of England: Warwickshire, 1981, pp.217-18; V.C.H.: Warwickshire, Vol.V, 1949, pp.21-23).

Headstones, Coffin Stone and Chest Tombs, The Churchyard (Ref Nos. 38 - 42)

A fine collection of memorials dating back to the 17th century. The earliest decipherable date is 1613. These early headstone and tombs give a special character to the churchyard.

Group of 11 Headstones approx. 35m south of west tower of Church of St. George High Street

Lower Brailes

(Ref No. 15/38 - Grade II)

List description : Group of 11 headstones. C17, C18 and C19. Limestone. 1 and 2 back to back. 1 dated 1661. 2 has partially legible inscription to the Son of Marian Ward. 3 dated Dec 1 1661, scrolled shoulders. 4 and 5. Two plain C19 headstones. 6 and 7 back to back. One with winged cherub the other dated 1807. 8 and 9

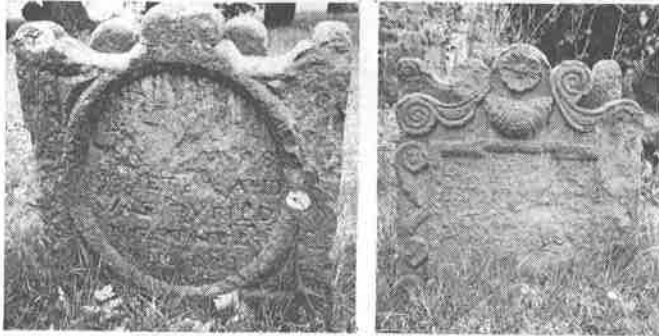


Chest tomb to Baldwin family approx. 5m south of porch of Church of St. George High Street

Lower Brailes

(Ref No. 15/39 - Grade II)

List description : Chest tomb. Ironstone. Several dates including 1822 and commemorating several members of the Baldwin family. Plain. Panelled sides. Moulded, chamfered ledger slab. Prominent position near south porch.



back to back. 8 has scrolled shoulders and is dated 1668. 9 has scrolled shoulders. 10 and 11



back to back. 10 dated 1697, the other 1661 with drapes, cherub's head and floral decoration.



Chest tomb to Sheldon family approx. 20m S of east end of nave of Church of St. George High Street

Lower Brailes

(Ref No. 15/40 - Grade II)

List description : Chest tomb to Sheldon family. Dated 1831, 1832 and 1835. Ironstone. Plain. Panelled sides. Chamfered ledger slab.



Row of 13 Headstones along south wall of chancel of Church of St. George High Street

Lower Brailes

(Ref No. 15/41 - Grade II)

List description : Row of 13 tall headstones. Late C17/early C18. Ironstone. Boldly carved but mostly illegible inscriptions. Decoration includes winged cherubs heads, scrolls, open pages of a book, strapwork, cartouches and floral

decoration. No. 7 dated April 18th 1706 to Robert Gardiner. No. 10 dated 1660. No. 11 dated 1706. No. 12 dated 1794. No. 13 dated 1733.



Coffin stone approx. 2m east of chancel of Church of St. George High Street Lower Brailes (Ref No. 15/42 - Grade II)

List description : Coffin stone. Probably medieval. Limestone. Hollow chamfered and moulded sides and top.

Brailes House High Street Lower Brailes (Ref No. 15/43 - Grade II)

Late 18th or early 19th century. The remaining block of a larger and earlier building. Only just visible from the High Street glimpsed through trees. Set in attractive parkland which extends right up to the village street and visible from viewpoints to the north and east.

List description : House. Remaining block of large house. Late C18/early C19 with earlier stonework in rear wall. C20 alterations and additions. Garden front: ironstone ashlar. Hipped slate roof. Stone end and lateral stacks. 2 storeys. 4-window range including probably original canted 2-storey 3-light bay window to left. Entrance via semi-circular stone steps to French doors in bay window. A sash to left and 2

sashes to right of bay window. All sashes have glazing bars (12-pane altogether) and stone sills. Similar window arrangement to first floor. Moulded stone cornice below stone coped parapet. Flat band at first floor. C20 porch to right end. Rear left: 2-storey ironstone rubble walls. Greenhouse extension. C20 cloakroom extension to rear right.

Interior: early C19 open well staircase with wreathed handrail. C19 marble and wrought-iron fireplace. Carved wood fireplace surround in present dining room and early C19 marble surround in drawing room. Cellar with brick arches. C19 ceiling bands and architraves to doors. Through purlin roof.

Kitchen garden walls approx. 200m north of Brailes House High Street Lower Brailes (Ref No. 15/44 - Grade II)

(photo page 25)

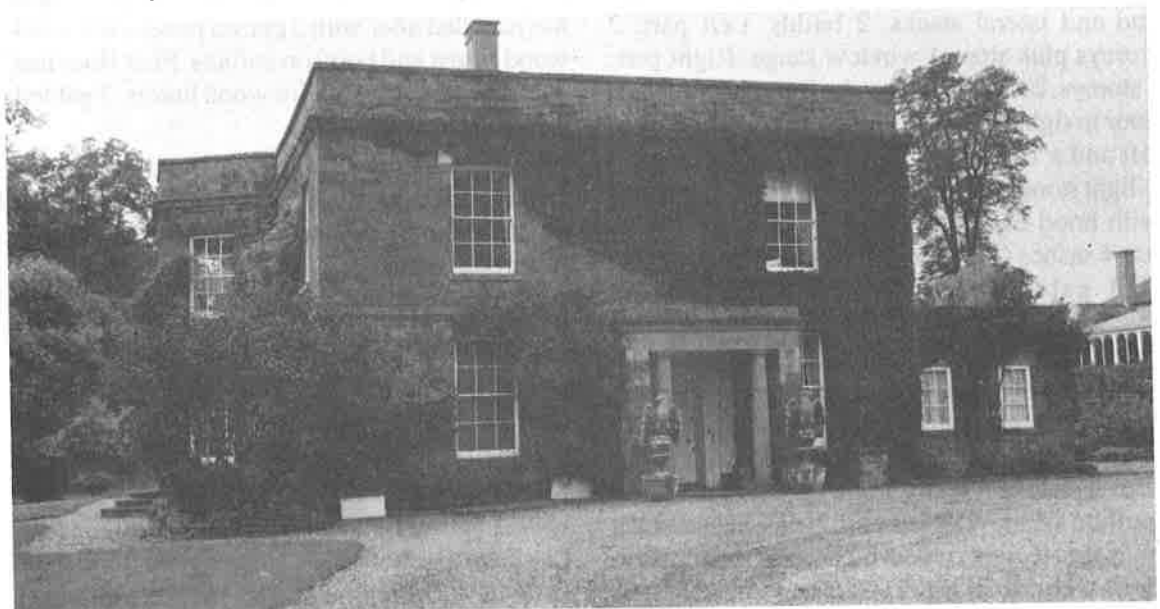
Wonderful 18th century 'crinkle-crankle' high brick walls at the rear of Brailes House and part of a group with it and adjacent farm buildings. List description : Kitchen garden walls. Probably late C18. Red brick with glazed headers. Flemish stretcher bond. Crinkle-crankle profile. Approximately 2.5 metres high. Brick coping. Complete circuit of wall enclosing rectangular area of kitchen garden.

Road bridge over Hen Brook (Sutton Brook) High Street Lower Brailes (Ref No. 15/45 - Grade II)

(photo page 12)

Attractive and functional stone bridge carrying the main road. Hen Brook now known as Sutton Brook.

List description : Bridge. Late C18. Coursed squared blocks of ironstone. Moulded stone coping. 3 semi-circular arches with keystone heads and 2 stone cutwaters. The keystone to left inscribed WR. Carries road over Hen Brook.





Milestone approx. 300m south of Church High Street Lower Brailes (Ref No. 15/46 - Grade II)

Simple cast iron plaque on timber post set in verge.

List description : Milestone. C19. Cast-iron plaque on renewed wooden post. Inscription: Brailes/Banbury/10/Shipston/4.



centre to left has plank half doors and wood frame. Plank loft door to left.

(V.C.H.: Warwickshire, 1949, Vol.V, p.17).

George Hotel and attached carriage entrance and barn

High Street (photo also pages 7 and 10)
Lower Brailes

[Formerly listed as George Hotel] (Ref No. 15/47 - Grade II)

Fine late 16th/early 17th century stone group in prominent location at crest of hill. The character of the hotel with adjacent barn and arched cart entrance reminiscent of a farm group. Located at the heart of the village, this stamps the rural character on the area.



List description : House, now hotel and public house. Late C16/early C17 with C18 alterations and extensions. Finely jointed coursed squared ironstone. Steeply pitched tile roof. Brick ridge, end and lateral stacks. 2 builds. Left part: 2 storeys plus attic. 4-window range. Right part: 2 storeys. 2-window range. Left part has renewed door to right flanked by a canted bay window to left and a 16-pane sash to right. To far left two 2-light stone-mullioned windows (ovolo section) with hood moulds and label stops. First floor has 4 sashes (16-panes) with wood lintels. Two C18 gabled roof dormers with opening casements. Right part has 2 sashes to both ground and first floors all of 16-panes each. Stone lateral stack. C19 brick extension to rear right. Carriage entrance and barn attached to left end: C18 regular coursed ironstone. Partly Welsh slate and partly stone slate roofs. Wood-mullion window in left end. Brick lateral stack to right. 2-light wood-mullioned window to right with wood lintel. Carriage entrance off-



Brailes Post Office and Old Post Cottage High Street

Lower Brailes (Ref No. 15/48 - Grade II)

Late 16th/early 17th century stone cottages, part of a long terrace enclosing views on the south side of the street.

List description : House, now post office and house. Probably late C16/early C17 with later alterations and additions. Regular coursed ironstone rubble. Steeply pitched slate roof. Brick end stacks. 2 entrances. Shop to left has late C19/early C20 shop front with partly-glazed panelled door. Entrance to Post Cottage to right has panelled door with 2 glazed panels, moulded wood frame and hood on corbels. First floor has 2 tall C20 casements with wood lintels. 2 gabled C20 roof dormers.

Interior of Post Office has moulded stop-chamfered beams and large inglenook with moulded stop-chamfered bressumer. Included for group value.

Midway, Northview and garage part to right High Street (photo pages 9, 10 and 22)

Lower Brailes (Ref No. 15/49 - Grade II)

Originally three cottages of stone now converted to two. Also part of long terrace with attractive variety of brick and stone cottages.

List description : Three cottages, now 2 cottages. Late C17. Datestone R/TM 1699 on moulded

stone plaque. Regular coursed ironstone rubble. Steeply pitched C20 slate roof. Renewed brick ridge and lateral stacks. Single storey plus attic. 3-window range altogether. 2 entrances to right. Midway has partly-glazed plank door, with moulded wood frame and C20 porch. Northview to right has C20 porch; a C20 casement with wood lintel to left and a 3-light casement inserted into stone opening. Hood mould and label stop. Between the entrances a C20 casement. First floor has a 2-light casement inserted in stone opening with wrought-iron springs, a 3-light

casement with wrought-iron spring and wood lintel and a C20 casement with painted wood lintel. 2-storey single-window part to right: ironstone rubble. Slate roof. Coped gable to left. Early C19. Probably a stable now garage with loft over. Wide plank doors with wood lintel. Loft has plank door with wood lintel and wood frame.

Interior: Midway said to have original beams, joists, inglenooks and stone flag floors.

(V.C.H.: Warwickshire, 1949, Vol.V, p.17).

Significant Non-Listed Buildings within the Conservation Area

Friar's Lane:

Church Terrace Nos. 1-4
The Cottage
Thistle Cottage
Scout Hut

1 and 2 Bakery Cottages
Fairfax Fabrics
The Old Bakery
George Cottage
Mowbray Cottage
Hair Salon

(photo pages 7, 10 and 14)

High Street (south side/north side):

The Old Coach House (photo page 13)
Stuart Cottage
April Cottage
Chauncier Cottage (photo pages 9 and 22)
Winderton Cottage
St. Helens
Blenheim House
Brailes Surgery (photo page 13)
Hillside House (photo pages 13 and 19)
Old Police House



Bow Cottage



Tap Niche
Scuttlebrook (photo pages 7 and 27)
Garage adjacent to Rose Cottage
Lytham House (photo page 15)
Brook Cottage
Bridge Cottage (photo page 13)

Lower Brailes House
Memorial
Lampost on Green



Lychgate
The Old Parsonage and outbuilding (photo page 19)
Brailes Institute (photo page 23)
The Bakery
Building at rear of scrapyard
Lavender Cottage (photo page 15)
Smiths General Stores
Vine Cottage

School Lane:

Corner Cottage
No. 2
Play School

(photo pages 14 and 21)



Appendix B Upper Brailes

converted to houses) and cottages in stone, red brick and render around the junction, dominated by the two larger stone farmhouses - Fanthill Farmhouse and Brailes Hill Farmhouse on the south-west side of the road.

This part of the village has an attractive enclosed character as the road winds through a narrow 'corridor' of building. A former brick



Castle Hill

At an early stage, Upper Brailes was surveyed with a view to assessing whether parts of the village should be recommended for designation as a Conservation Area.

Upper Brailes is a later settlement than Lower Brailes and includes 16 Grade II listed structures - mostly dispersed along the main road. The village is strung out along the B4035 Shipston-on-Stour - Banbury road with three distinct concentrations of building.

The first is at the brow of the hill (Fant Hill) where the main road rises to pass through the natural gap between Brailes Hill and Castle Hill and is joined by the lane leading to Tysoe. There is a cluster of farm buildings (some

smithy sited at the edge of the road and the row of cottages opposite form a 'visual pinch-point'



'Pinch-point' near Hill Lane



Fant Hill and Castle Hill junction

at the centre but further south, the buildings are spaced further apart and there are views ahead of the distant hills and the looming presence of the earthworks capping Castle Hill to the east. Constructed in a variety of materials, the buildings straggle along the edge of the road with no real focus apart from the Castle Hill mound which is 300 yards away from the street.

A wide gap then opens up with the allotments on the east side of the road extending right to the foot of Castle Hill.

The second group of buildings is centred on The Gate Inn, a stone building of the late



Building group around The Gate Inn

17th century. Two other terraces of building include a 19th century former brewery of red brick and slate and a listed 18th century stone cottage. This group terminates with a recently converted group of red brick and slate farm buildings. Two 19th century listed houses opposite mark the entrance to Gilletts Lane, an attractive unpaved side lane giving access to more cottages. However, all the other buildings on this side of the road are modern houses and bungalows of no particular merit.



The Old Forge

Further south, just past a late 17th century thatched stone cottage, the road curves to the east as it leaves the more built-up part of the village. At this point, a lane forks off to the south-west and an open green at the junction is the setting for the third concentration of



Rose Cottage and Primitive Methodist Chapel

buildings. This includes a pair of late 17th century stone cottages and a red brick Primitive Methodist Chapel, but most of the housing is modern and of no particular merit. The green is attractive with two mature chestnut trees.



Mature chestnut trees on the green

Of these three centres of development, it appeared that the first - around the Tysoe road junction - came closest to having that 'special' architectural interest, worthy of preservation or enhancement which is the criterion for conservation area designation. It could also be argued that the extent of recent infilling and conversion of redundant farm buildings poses a threat to its character.

On closer examination, it became apparent that none of the buildings, the spaces they enclose or the planting was so special as to warrant this additional safeguarding. The only feature that could be described as special were the intriguing earthworks on Castle Hill. However, they are 300 yards from the village street and it is unlikely that they could benefit from enhancement. Perhaps the allotments could be tidied up or re-located so that they did not extend to the hill. The earthworks are already protected as a scheduled ancient monument and by specific ecological site and Site of Special Scientific Interest designations.

The village is also protected by its inclusion within the Cotswolds Area of Outstanding Natural Beauty. Consequently it has been identified in the emerging District Local Plan as a village where only small-scale development will be allowed within the defined Built-up Area Boundary and where further peripheral development will not be acceptable.

It was concluded that the the character of Upper Brailes does not warrant designation as a conservation area. The adjacent Castle Hill is an important historical site but is already adequately protected as a Scheduled Ancient Monument.

Appendix C

Settlement Analysis :

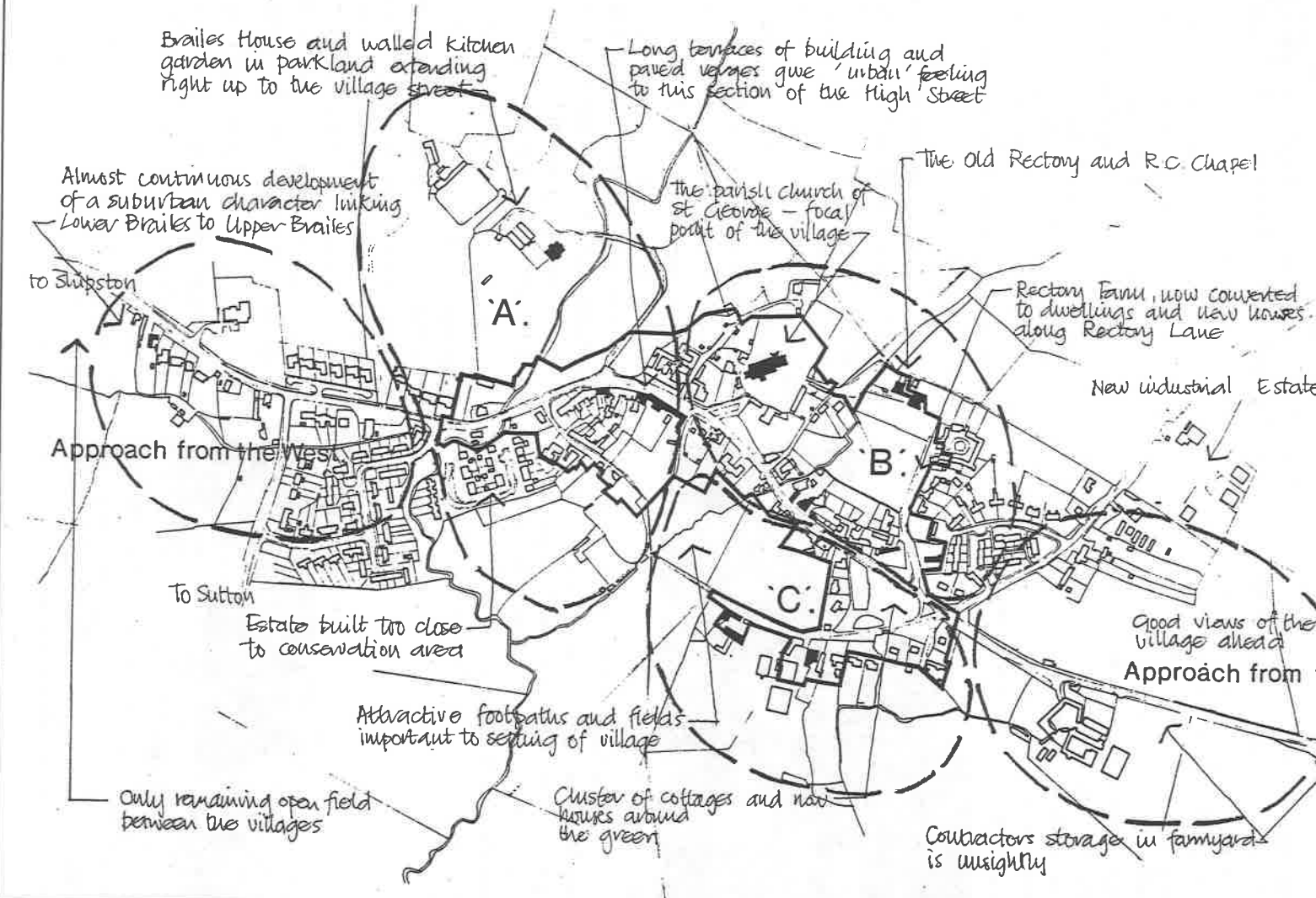
**Sub-Areas and
General Analysis**

Not to Scale



PRINCIPAL SUB-AREAS

- 'A' the High Street rises from the Brook to the crest of the hill with parkland to the north
- 'B' The village street on the other side of the hill with the green & the churchyard
- 'C' Cow Lane and the green to the east.

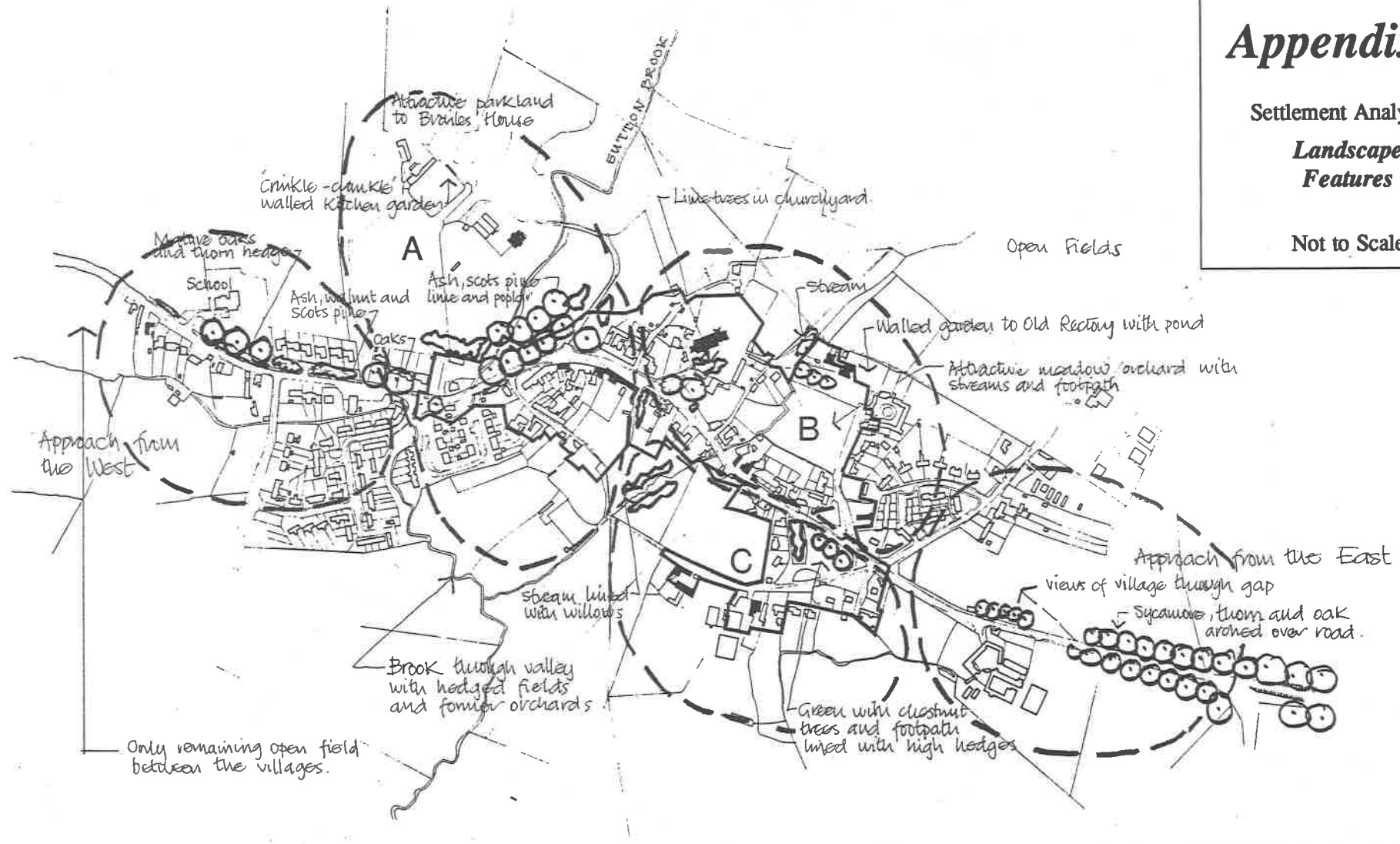


Appendix C

Settlement Analysis :

**Landscape
Features**

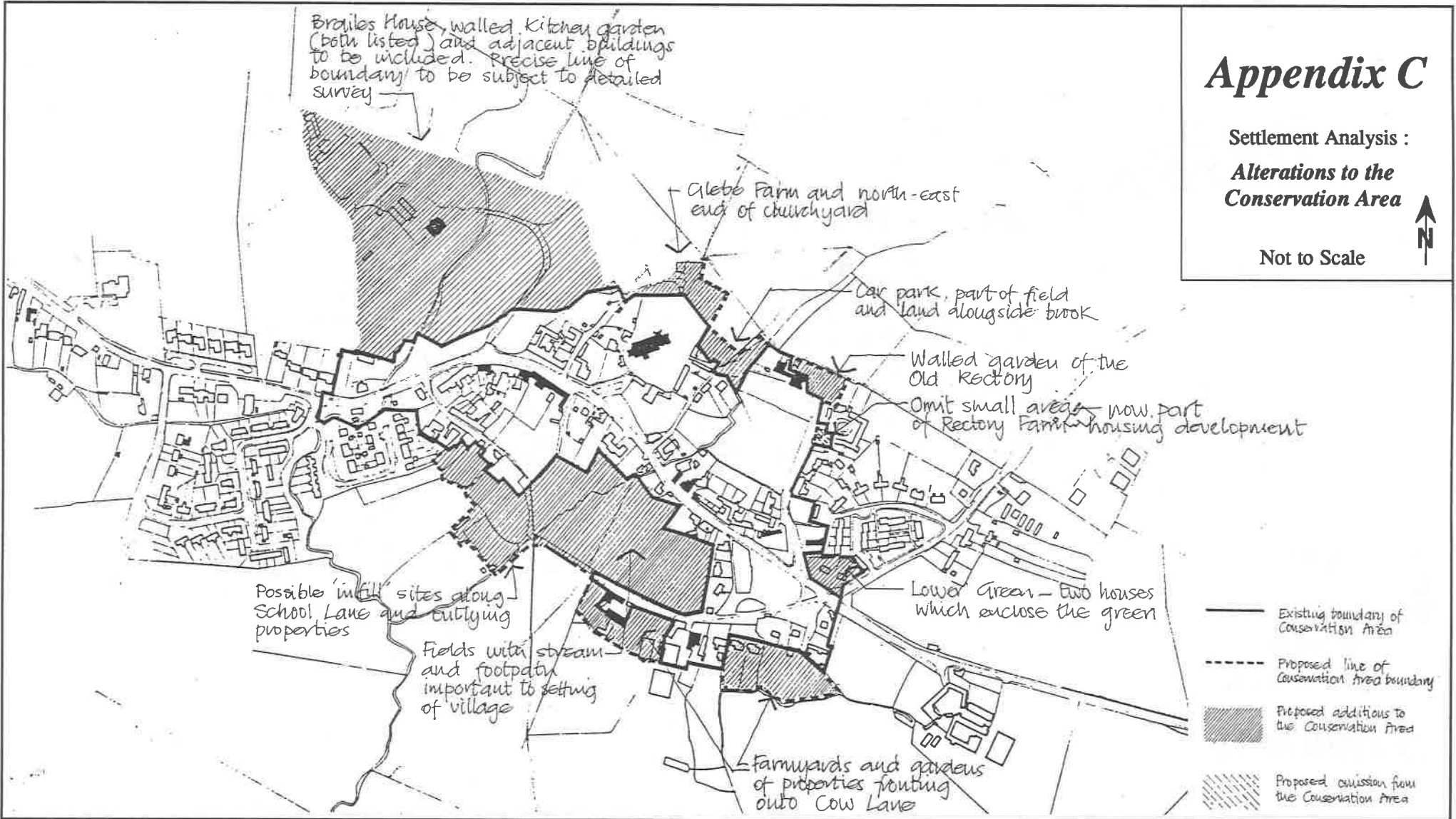
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Appendix C

Settlement Analysis : Alterations to the Conservation Area

Not to Scale





Lower Brailes Conservation Area Plan References



Listed Buildings -

(See Appendix A)

- 23 The Green, Cow Lane
- 24 Home Farmhouse, Cow Lane
- 25 Plumtree Farmhouse, Cow Lane
- 26 Barn approx. 25mm south of Plumtree Farmhouse, Cow Lane
- 28 Old Rectory Farmhouse and attached R.C. Chapel of S.S. Peter and Paul, Friars Lane

- 29 Presbytery attached to R.C. Chapel of S.S. Peter and Paul, Friars Lane
- 32 1649 Cottage, High Street
- 33 Glen Cottage, High Street
- 34 Saddler's Thatch, High Street
- 35 The Old Post Office, formerly Sunny Villa, High Street
- 36 Century House, High Street
- 37 Church of St. George, High Street
- 38 Group of 11 headstones approx. 35m south of west tower of Church of St. George, High Street
- 39 Chest tomb to Baldwin family approx. 5m south of porch of Church of St. George, High Street
- 40 Chest tomb to Sheldon family approx. 20m south of east end of nave of Church of St. George, High Street
- 41 Row of 13 Headstones along south wall of chancel of Church of St. George, High Street
- 42 Coffin stone approx. 2m east of chancel of Church of St. George, High Street
- 43 Brailes House, High Street
- 44 Kitchen garden walls approx. 200m north of Brailes House, High Street
- 45 Road bridge over Hen Brook, High Street
- 46 Milestone approx. 300m south of Church, High Street
- 47 George Hotel and attached carriage entrance and barn, High Street
- 48 Brailes Post Office and Old Post Cottage, High Street
- 49 Midway, Northview and garage part to right, High Street

Significant Non-Listed Buildings within the Conservation Area

Friar's Lane:

- Church Terrace Nos. 1-4
- The Cottage
- Thistle Cottage
- Scout Hut

High Street:

- The Old Coach House
- Stuart Cottage
- April Cottage
- Chaunticler Cottage
- Winderton Cottage
- St. Helens
- Blenheim House
- Brailes Surgery
- Hillside House
- Old Police House
- Bow Cottage
- Tap Niche
- Scuttlebrook
- Garage adjacent to Rose
- Lytham House
- Brook Cottage
- Bridge Cottage
- 1 and 2 Bakery Cottages
- Fairfax Fabrics
- The Old Bakery
- George Cottage
- Mowbray Cottage
- Hair Salon
- Lower Brailes House
- Memorial
- Lampost on Green
- Lychgate
- The Old Parsonage and c
- Brailes Institute
- The Bakery

Buildings deemed likely to form of standing within the curtilage of Listed Buildings, and extensions to Listed Buildings, are not shown in red on the Conservation Area Plan. However, they are subject to Listed Building legislation and may have significance within the Conservation Area.

BRAILES C P

Brailes Conservation Area

For use in conjunction with *Conservation Area Plan References*

..... Conservation Area Boundary
 The Conservation Area boundary is that defined on the map on page 5. This plan shows the features mentioned in Chapters 1-5 and Appendices A, B and C.

Important Landscape Features

- Trees (See *Trees*)
- Tree Groups (See *Conservation Area Plan References*)
- Orchard
- Open Space
- Important Views
- Terminal Features
- Hedges
- Fences
- Walls
- Footpaths

Buildings

(See *Conservation Area Plan References and Appendix A*)

- Listed Building
- Significant Building

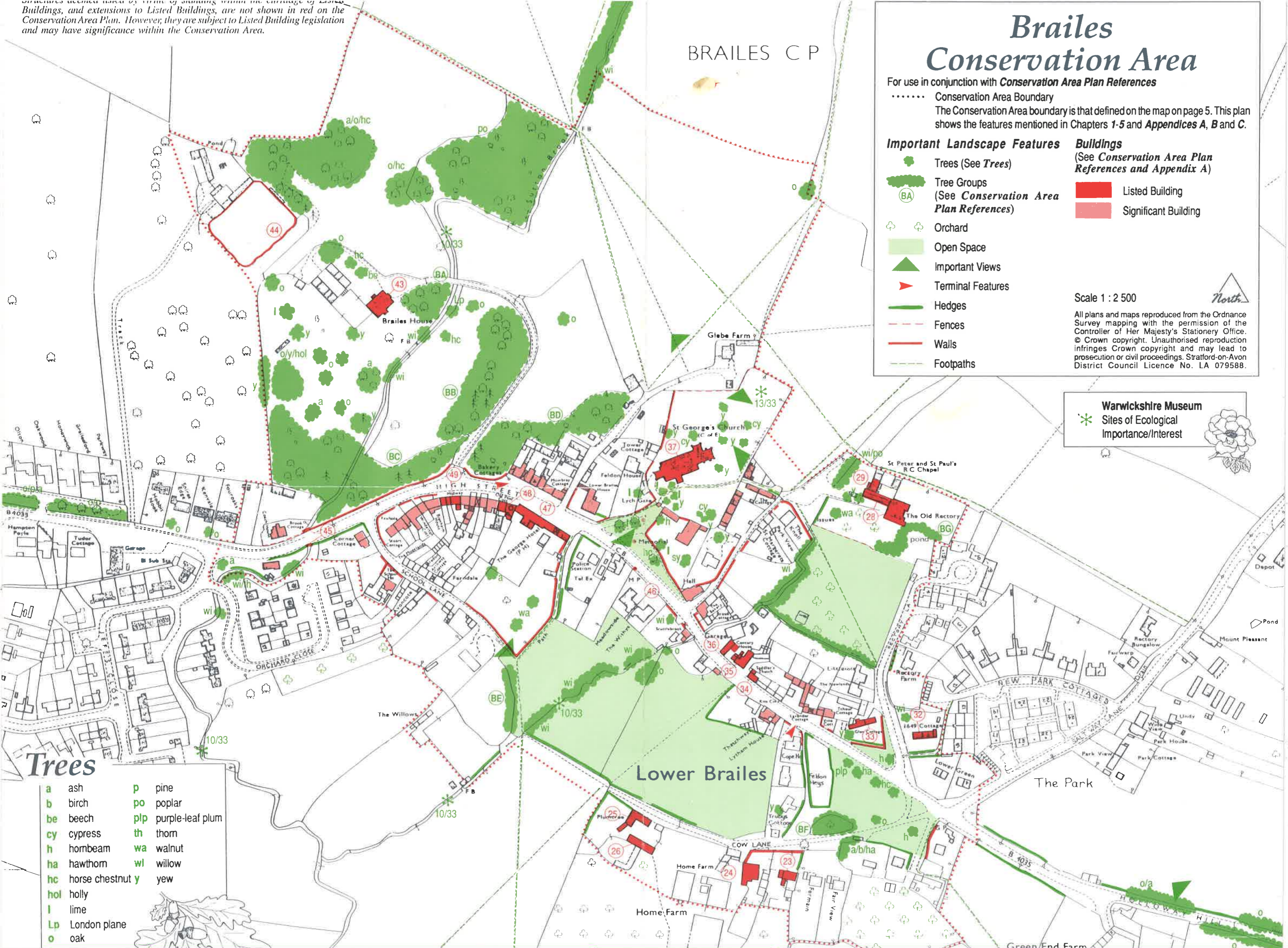
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Warwickshire Museum

- Sites of Ecological Importance/Interest



Trees

- | | | | |
|-----|----------------|-----|------------------|
| a | ash | p | pine |
| b | birch | po | poplar |
| be | beech | plp | purple-leaf plum |
| cy | cypress | th | thorn |
| h | hornbeam | wa | walnut |
| ha | hawthorn | wl | willow |
| hc | horse chestnut | y | yew |
| hol | holly | | |
| l | lime | | |
| Lp | London plane | | |
| o | oak | | |

