# Shottery
## Conservation Area

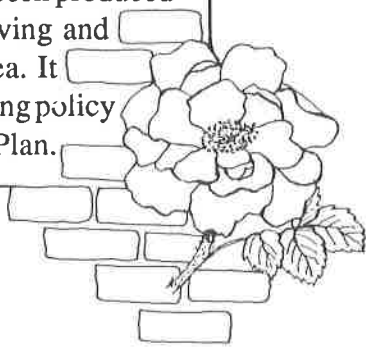
Stratford-on-Avon District Council

# *Preface*

Shottery Conservation Area was designated by Warwickshire County Council in 1969, 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. This 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 20 July 1992, 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.



***July 1992***

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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

Shottery Conservation Area was originally designated in 1969 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

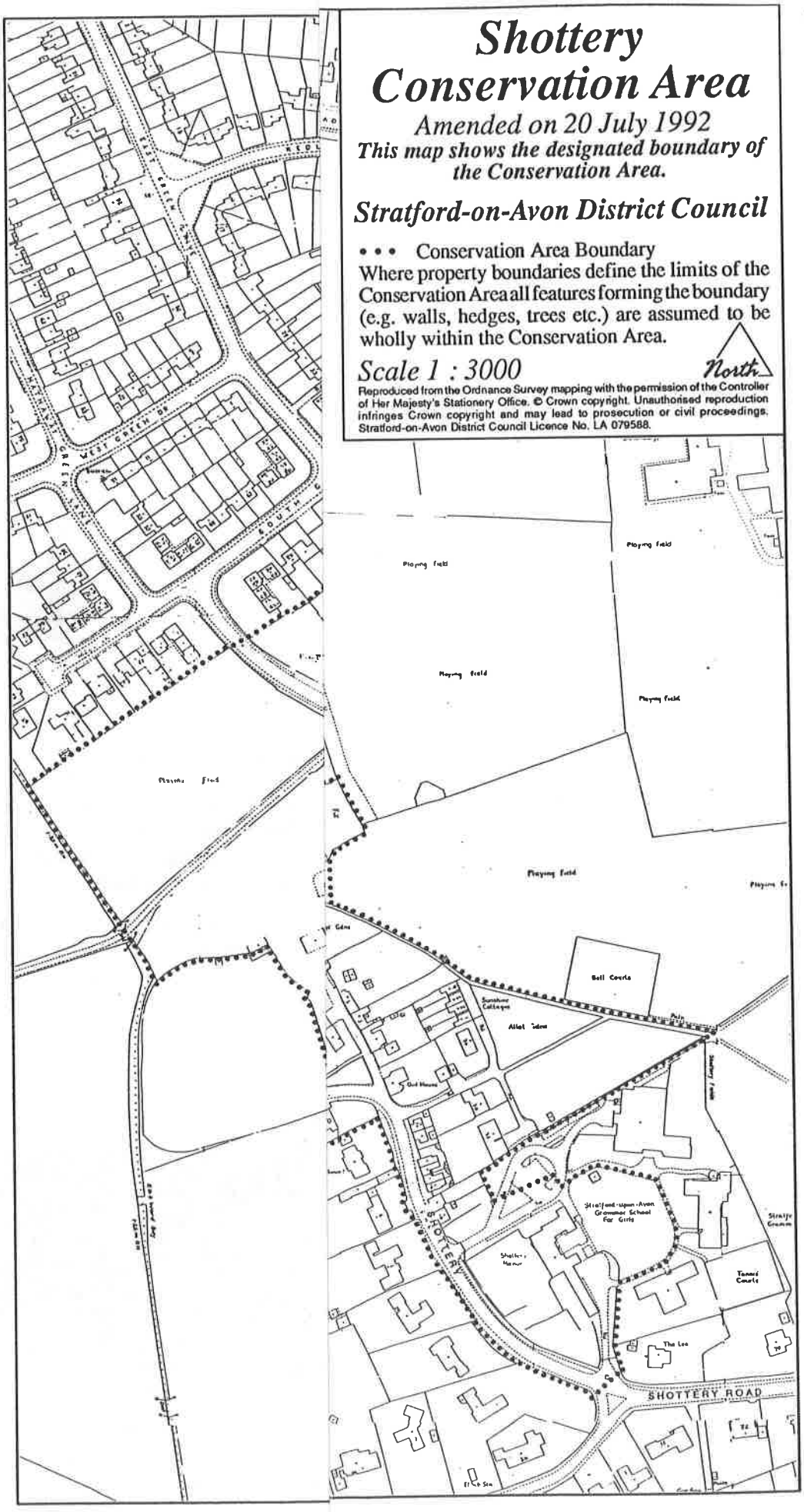
Historic buildings and conservation areas are vitally important to the environmental quality of life in this country. Buildings of architectural and historic merit should receive very special attention. Local authorities stand in the vanguard of those protecting historic buildings and areas. The Secretary 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 Review

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

The report has been approved by the District Council on 20 July 1992 as its formal view on the Conservation Area. It is divided into 4 sections dealing with location; history and development; characteristics of the conservation area; the future of the Conservation Area; in addition are listed building, landscape and settlement analysis appendices, 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.


Shottery
Conservation Area
Amended on 20 July 1992
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 : 3000
North
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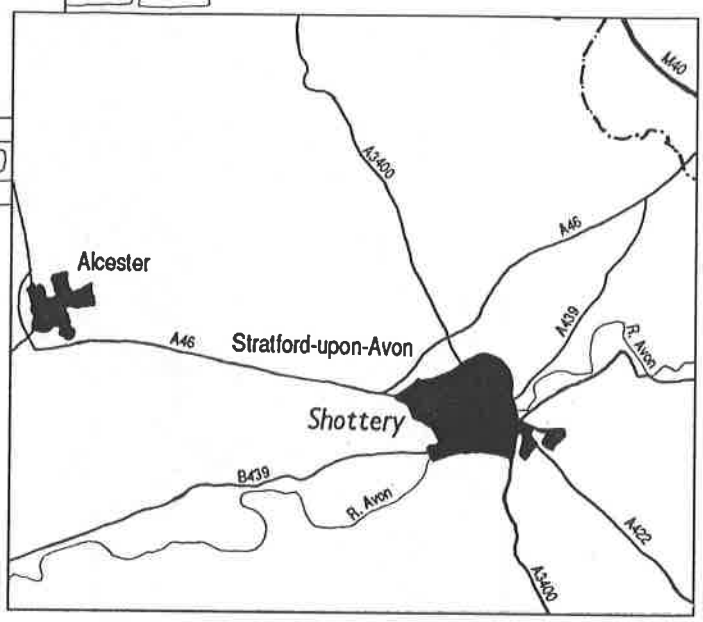
WEST GREEN DR
SOUTH GREEN DR
Playing Field
Bell Courts
Shottery
SHOTTERY ROAD
The Lea
Tennis Courts

# 1 An Introduction to Shottery




Shottery is situated about one mile west of Stratford, sandwiched between the Alcester and Evesham Roads. To the east and south the village is now connected to the suburban sprawl of Stratford. To the west is open farmland and to the north-east open fields and playing fields belonging to the Stratford-upon-Avon High School. To the north is a large area of local authority housing.

The village is best known because of Anne Hathaway's Cottage which is a pilgrimage point for thousands of tourists every year. Although its relationship with surrounding areas has changed, the village retains its essentially 'rural' character, providing an appropriate setting for Anne Hathaway's Cottage.

The village is almost exclusively residential, with two schools, a church, a public house, a Post Office and a restaurant.

# 2

# The Settlement - History and Development

*Anne Hathaway's Cottage*

Information available on the history of the settlement is limited. However, it is known that Shottery Manor was the property of Evesham Abbey until some time in the 14th century. Originally it was a farm building and was subsequently converted into a house in the 15th century, falling into the ownership of the Harewell family between 1402-1746. The

*The Manor*

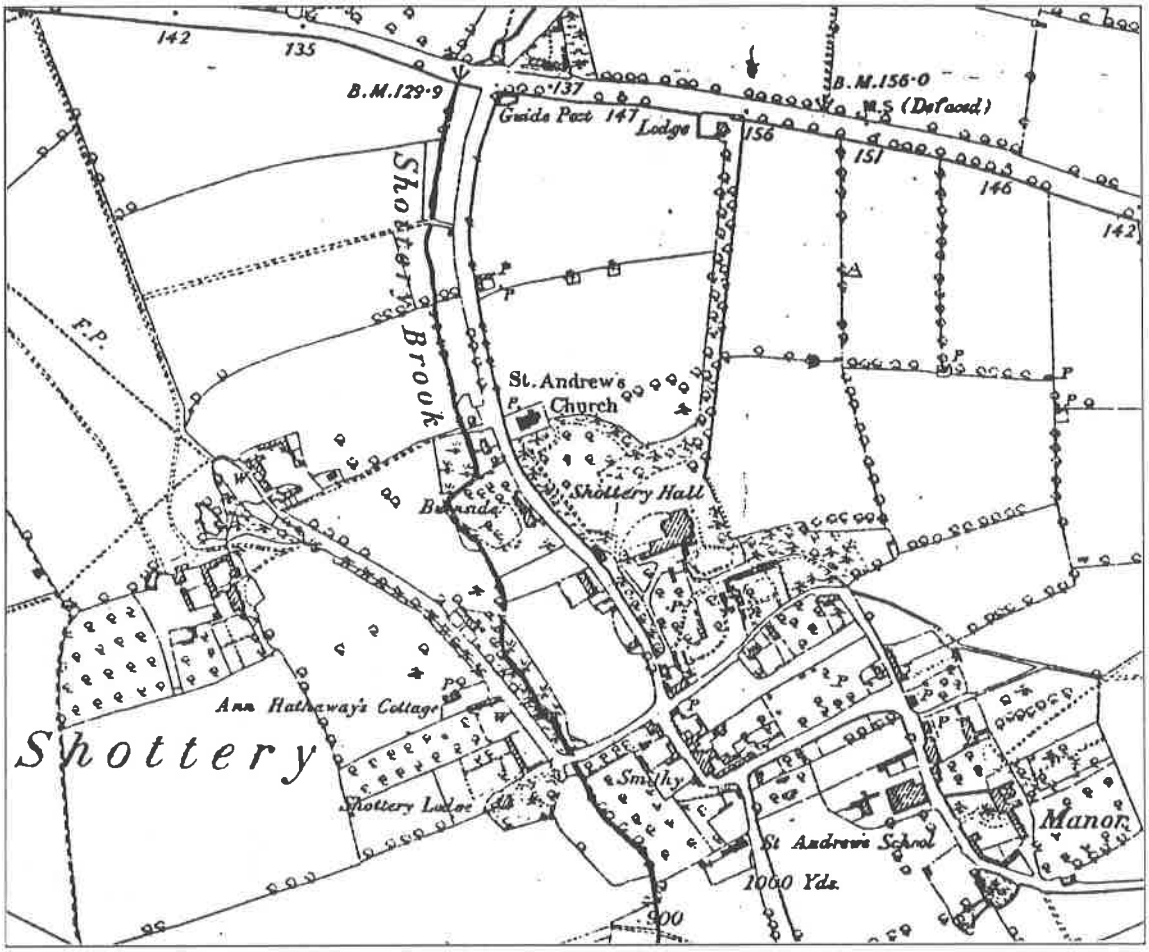
Manor is now a Grammar School. The example of the Manor is a good one, because its pattern of use is typical of many of the other buildings in the settlement, which have been converted from farm buildings into dwellings.

Anne Hathaway's Cottage dates from the 15th century or earlier, with later 16th, 17th and 18th century alterations.

By the 17th century, we have a clearer picture of the settlement, with Hathaway Hamlet situated at the top of Cottage Lane, consisting of a collection of 2-3 cottages and farm buildings. Certainly the lias stone cottage in the hamlet is known in the late 17th century to have been the weaving shop of John Morris. The timber framed cottages along Church and Tavern Lanes also date from the 17th century as well as the now converted barn on Shottery, between The Owl House and the Manor. The Manor Dovecote also dates from this period.

Burmans Farmhouse (formerly Shottery Grange) is also almost certainly on the site of an earlier farmhouse. Therefore, by the 17th century the pattern of scattered rural development was in place, with the network of paths and roads linking the clusters of cottages and farmhouses.

No great deal of development seems to have taken place in the 18th century. Burman's




*Shottery c1885, not to scale*

Farmhouse (formerly Shottery Grange) was re-built, embodying an earlier structure. Hathaway Hamlet was converted in the latter part of the century to a workhouse and almshouses for the Parish of Old Stratford.

In the late 18th century several houses were constructed off Shottery adjacent to the Bell Inn, notably 35 Shottery.

The 19th century saw a far greater amount of development. The row of eight terraced

*4 - 18 (even nos.) Cottage Lane*

cottages adjacent to Anne Hathaway's Cottage date from 1820. The Anglican Church dates

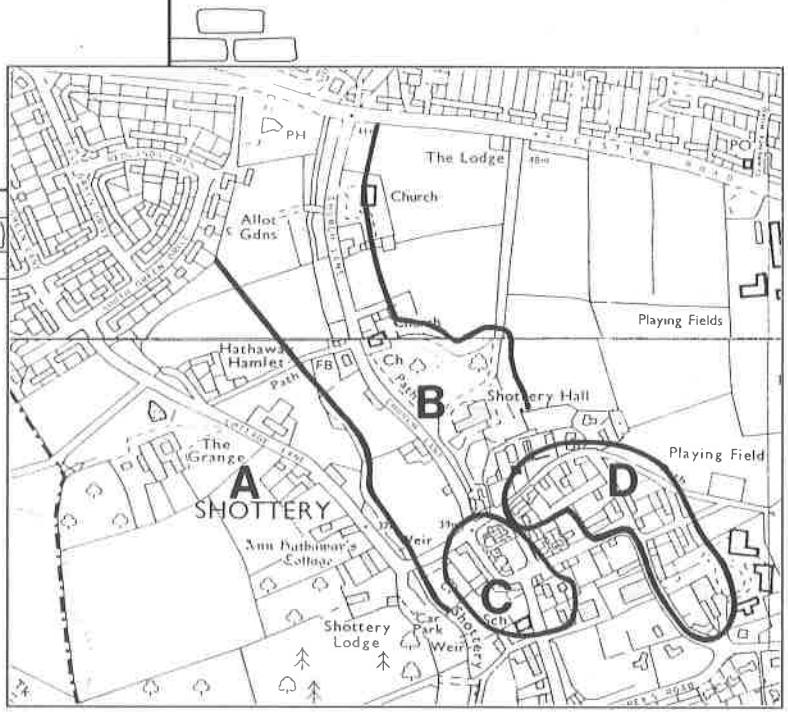
*Shottery Junior and Infant School*

from 1871, together with the School in Hathaway Lane. Again, the school is an interesting example of buildings within the area being converted and re-used. It was apparently a tithe barn dating from the 17th century and was relocated to Shottery from the Redditch area in 1871.

The earliest available Ordnance Survey map of the area, dated 1884-85, shows Shottery Hall in place as well as Shottery Lodge. The same map shows large areas of open land adjacent to the Bell Inn. The development adjoining the Bell Inn is interesting because it is the one area which demonstrates a concentrated, almost urban quality.

# 3 Characteristics of the Conservation Area

For *Settlement Analysis Maps* see ***Appendix C***




## 3.1 General Characteristics

The Conservation Area is characterised by a series of informal clusters of buildings separated by large areas of open land. These groups of buildings are linked by roads and paths and are each different in specific character.

The development is scattered without a strong central focus such as a village green. However the roads and paths which enter the area converge on the land adjacent to The Bell Inn, making this the heart of the Conservation Area.

The area could once have been described as distinctly rural in character; with the large working farms of Burman's Farm (formerly Shottery Grange), Shottery Manor and the many farm cottages and farm buildings.

The large farmhouses are now houses, separated from the land. The farm cottages have been converted into houses and the farm buildings have either been demolished (as with the large group of farm buildings of the Manor which stood opposite the Manor) or converted into houses eg. 10 and 12 Shottery. This, coupled with the impact of encroaching suburbia, means that the area, as a whole, can no longer truly be described as rural. Semi-rural might be a better term.

*Tavern Lane*

The heavily wooded areas however, and the large tracts of open land help to preserve the 'rural' appearance of the area and are crucial to its character. The approaches from the Alcester Road (ie. Cottage and Church Lanes) still present the appearance of a rural, scattered development set in a wooded landscape. The approaches from Stratford are now substantially suburban in character, with the area having mostly become welded to the suburban sprawl of Stratford.

Due to the scattered nature of Shottery, it is important to identify the smaller distinctive areas within the Conservation Area boundaries. For the purposes of this study these have been defined as follows :

**A** *3.2* Cottage Lane

**B** *3.3* Church Lane

**C** *3.4* The area adjacent to the Bell Inn

**D** *3.5* Tavern Lane and Shottery Manor

The Victorian and Edwardian development was concentrated in the Shottery area, leaving the open tracts of land between existing cottages in Cottage and Church Lanes. Gradually suburbia has subsequently encroached on the area, along Shottery and Hathaway Lanes and to the north off the Alcester Road, leaving the large proportion of Shottery still semi-rural in its setting.

The pattern emerging is one of original farmhouses, cottages and farm buildings becoming converted to houses, schools and museums (in the case of Shottery Manor and Anne Hathaway's Cottage respectively). As a result of this change of use over the years, none of the buildings within the area now have a direct relationship to their agricultural past. The area has however largely retained its rural setting and it is this which defines its character.

## *3.2 Cottage Lane - Area A*

Cottage Lane is characterised by scattered linear development either side of the road with large tracts of open space between the groups of buildings. The development is, of all the areas within Shottery, the most 'rural' in character.

*8-12 Hathaway Hamlet*

Hathaway Hamlet is situated at the top of Cottage Lane. This consists of a cluster of largely 17th century cottages, arranged in an informal layout. These were once farm cottages and farm buildings, then became almshouses and workhouses and now are houses. They are predominantly half-timbered with some later brick structures and are characteristically low in height with narrow roof spans. One of the buildings in the group is unusual in that it is constructed out of local lias limestone. The group announces the entrance to the Conservation Area when approached from

*Cottage Lane looking south*

Cottage Lane and retains its 'rural' quality since it remains exposed to open land. The hamlet is set back from the road with a relatively unobtrusive open car park for residents. The provision of a garage in this forecourt is the one element which threatens to detract from the 'rural' setting of the group. This is perhaps more as a result of the detail design (pressed metal doors and mock wrought iron hinges) and the siting of the garage.

Burmans Farm (formerly Shottery Grange), once a farmhouse and now a house, is situated opposite Hathaway Hamlet. It remains secluded within a grove of mature trees.

Between Burman's Farmhouse and Anne Hathaway's Cottage, the lane is characterised by open tracts of land either side with some unfortunate recent development, though not extensive enough to be obtrusive.

*Cottage Lane*

Anne Hathaway's Cottage is the focus to Cottage Lane, stepping down the hill and meeting the road perpendicularly. Adjacent is a row of early Victorian brick cottages set back

from the road. These two buildings, together with Shottery Lodge, which is surrounded by trees, present an informal but important group to the road.

At this point, Shottery Brook crosses Cottage Lane forming a wooded enclave. Car parks serving the museum are discreetly arranged, shielded by trees and planting.

## 3.3 Church Lane - Area B

*Church Lane looking south*

Church Lane is also characterised by scattered linear development along the length of the road. The buildings are of mixed styles, some timber framed and some Victorian. Again, the road is tree lined, with open stretches of land separating the buildings.

## 3.4 The Area Adjacent to The Bell Inn - Area C

This area generally has a more 'urban' quality with terraced Victorian houses situated close to the road. The almost continuous line of buildings opposite the Bell Inn define the character of the area. These buildings are larger and taller than the earlier cottages elsewhere in the Conservation Area. They perform well as a group presenting a continuous elevation and a pleasing rhythm of openings.

*47 - 57 Shottery (odd nos.)*

The recent development behind the Bell Inn is unfortunate because the buildings are suburban in nature and in their siting, ignore the precedent set by their neighbours. They are set back from the road with small front gardens. They would have been more successful if they were positioned in a linear fashion on the road frontage in the same way in which earlier buildings (now demolished) to the south of the Bell Inn had occupied this crucial central area.

## 3.5 Tavern Lane and Shottery Manor - Area D

The lane is narrow and relatively secluded on the edge of the Conservation Area. It has a mix of small-scale early half-timbered buildings and a few later brick buildings. Some of the houses are set back from the lane, others abut the road. All of the houses face the lane directly, apart from a very recently constructed house.

*Tavern Lane*

The half-timbered houses at the southern end of the lane present a unified and important cluster of buildings of more or less the same period.

*10 - 24 Shottery (even nos.)*

Beyond the lane, where the road becomes Shottery, the area becomes predominantly Victorian and Edwardian in character with larger brick built buildings. The edge of this part of

the Conservation Area is terminated by Shottery Manor. The Manor once stood as a large farmhouse; relatively isolated in a rural setting similar to Burman's Farmhouse (formerly Shottery Grange). It has now become surrounded by suburbia which has replaced the Manor's earlier farm buildings. The Manor does, however, still perform the important function of announcing the entrance into the Conservation Area.

## 3.6 *Architectural Form/Materials*

Generally the buildings in the area are divided into four categories:

- ☐ Large isolated farmhouses, now converted eg. Burmans Farm (formerly Shottery Grange) and Shottery Manor. Shottery Hall should also be included in this category although it was not constructed as a farmhouse.
- ☐ Small farm cottages and farm buildings, now converted into houses. These are characteristically small with short roof spans, gables, simple double-pitched roofs of thatch or clay plain tile. Constructed out of brick or half timbering, they are either double storey or a floor and a half. Dormers and chimneys are features of most of these buildings. Anne Hathaway's Cottage, though larger than the other cottages, could be included in this category.
- ☐ Larger, more urban-looking Victorian and Edwardian houses. Good examples of these are 44-54 Shottery. Constructed out of brick with clay plain tiled roofs or Welsh slate, the buildings are usually attached and perform well as a group.
- ☐ More recent/modern houses which are best described as suburban in character.

## 3.7 *Landscaping* (see also ***Appendix B***)

The landscaping of the area is the single most important 'texture', especially when viewed from the Alcester Road and when travelling down Cottage and Church Lanes.

Both Cottage Lane and Church Lane are characterised by informal avenues of mature trees. Particularly notable are those which line the stretch of Church Lane between St. Andrew's Church and Shottery Hall. The mature trees which surround Burman's Farmhouse (formerly Shottery Grange) also overhang the approach to the area down Cottage Lane and are crucial to the semi-rural character of the area.

*Shottery Brook opposite Anne Hathaway's Cottage*

*Shottery village*

Shottery Brook is also well wooded, with the trees which grow on its banks describing its route through the area. The brook is listed as an ecological site, important as a wildlife corridor on the western perimeter of the town.

In contrast the open grassland areas which form the northern edge to the village are important in that they provide open views to the wooded enclosure at the heart of the Conservation Area. It was for this reason that a further large area of open land north of Shottery Hall was included in the Conservation Area in 1992.

Shottery Nursery is an important landscape feature of the area because, again, it helps to reinforce the semi-agricultural quality of the area. It is perhaps especially important because it is situated closest to an area within the Conservation Area whose character has been much eroded by the close proximity of suburban development. This was also included in 1992.

## *3.8 Views*

The area is viewed from a distance from both the major approaches off the Alcester Road ie. Church Lane and Cottage Lane. Both views present an image of a mature, wooded setting for the village and should be preserved.

Within the area there are no distant views, because of its secluded and enclosed nature. There are, however, several important visual relationships between paths/roads and buildings. These occur as a result of the configuration of the converging roads.

A few of the more important terminating views within the area are listed below:

*View towards St. Andrew's Church*

- ☐ A view of the entrance facade of St. Andrew's Church terminates the footpath linking Cottage and Church Lanes. This view is a pleasant surprise as one emerges from the densely overgrown path.
- ☐ Several buildings within the area adjacent to the Bell Inn perform as terminating foci, because of their siting at the intersection of roads.

*View towards Tavern Lane*

- ☐ The gable of the building known as 'The Green' at the head of Tavern Lane terminates the view from Shottery.
- ☐ A view of cottages 4-18 Cottage Lane from the bridge over Shottery Brook. Also, the view of Anne Hathaway's Cottage from both ends of Cottage Lane is important simply because these views are famous, having been exposed to visitors for over a century.

While the above mentioned views are, in some cases, obvious, they are important to remember particularly in respect of positioning street furniture. Care should be taken to ensure that these views are not degraded in any way.

Other areas within the heart of the Conservation Area ie. the open meadow, which falls down from Church Lane to the Brook and the orchard behind the Anne Hathaway's Cottage car park are important because they are direct references to the rural use of the land in the past.

Boundary walls, fences and hedges generally do not dominate the area. There are however several important walls within the area which do contribute to its character. A few of the more important walls are:

- ☐ A stepped brick wall forming the boundary to the meadow, behind 6-12 Church Lane.

*View from Cottage Lane of the meadow and stepped brick wall behind 6 - 12 Church Lane*

- ☐ A brick wall with saddleback copings forming the boundary to Shottery Nurseries, beginning at the entrance to the nursery and stretching down Tavern Lane.
- ☐ A high brick wall which stretches between the Anne Hathaway's Cottage car park and 59 Shottery.
- ☐ A blue lias limestone wall forming the boundary wall to 'The Green' at the junction between Shottery and Tavern Lane *(photograph page 13)*.
- ☐ A high brick boundary wall to the Church Lane boundary of Shottery Hall.

Other boundaries are formed by hedges, usually fairly low; especially evident at the back ends of Hathaway Hamlet and adjacent to Shottery Manor.

Mention should also be made of a simple metal fence which extends along the full length of the path between Hathaway Hamlet and Church Lane. It also returns for a short length along Cottage Lane. This path is also in itself an important landscape feature. The lane is secluded and lined with trees and is distinctly 'rural' in character.

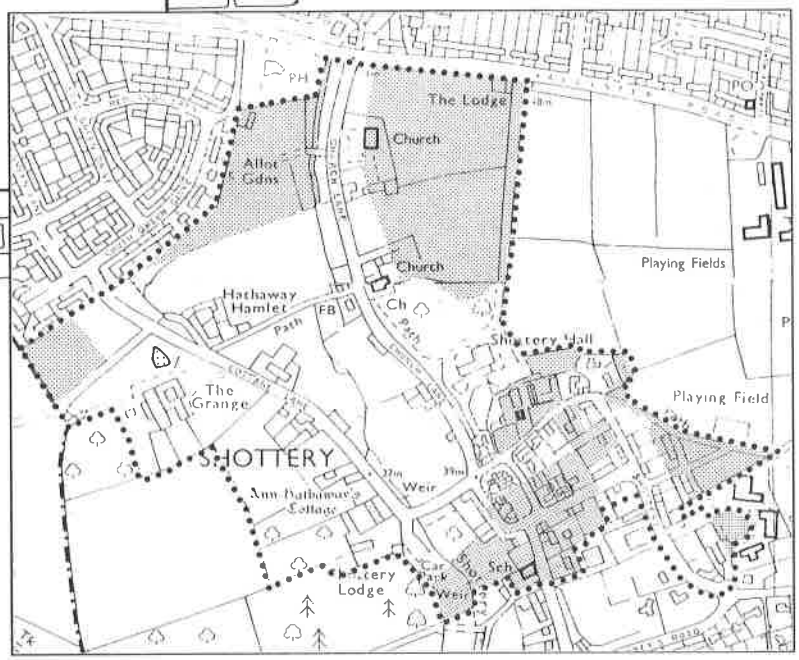
Allotments are also important landscape features in the area, because they help to reinforce and preserve the semi-rural character of the area. There are two groups of allotments

*Hathaway Hamlet and the footpath from Cottage Lane to Church Lane*

which are relevant to the area ie. one which extends alongside Church Lane from its junction with the Alcester Road and the other which is a triangle of land behind Tavern Lane. The former is important since it occurs at the entrance to the area and immediately helps to establish its semi-rural character.

# 4 The Future of the Conservation Area

For *Settlement Analysis Maps* see ***Appendix C***




## 4.1 Alterations to the Conservation Area Boundary

The following additional areas are included in the Conservation Area:

- ☐ The open land between the Alcester Road and Shottery Hall.
- ☐ Allotments to west of Shottery Brook.
- ☐ The open field north of Burman's Farmhouse and adjacent to Cottage Lane.
- ☐ Shottery Nurseries.
- ☐ Allotment gardens behind Tavern Lane.
- ☐ The area adjacent to the Bell Inn.
- ☐ Shottery Manor Dovecote.

### *i) The open land between the Alcester Road and Shottery Hall*

This stretch of open farm land is crucial to the rural setting of the Conservation Area. The views across it toward the wooded surrounds to Shottery Hall are important. The tree lined avenue approach to Shottery Hall is an important and integral part of the development of the Conservation Area.

Visually the land is an integral part of the area and is therefore included.

### *ii) Allotments to west of Shottery Brook*

The former Conservation Area boundary followed the Shottery Brook at the northern end of Church Lane. The visual boundary is, however, the rear of the housing to the west. Since this area of allotments helps to maintain the rural character of the village, it is now included in the Conservation Area.

*Allotments west of Shottery Brook*

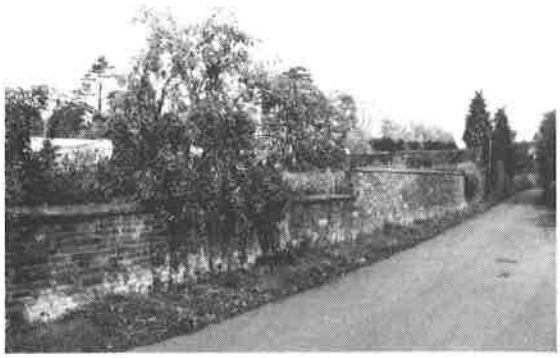
### *iii) The open field north of Burman's Farmhouse and adjacent to Cottage Lane*

Formerly approximately one third of the field was contained within the Conservation Area. The line drawn through the field was visually arbitrary. The true visual boundary is formed by the thin screen of planting at the edge of the field.

The full extent of the field is now included to ensure that the field continues to provide an open green buffer between Burman's Farmhouse and the suburban development on South Green Drive.

### *iv) Shottery Nurseries*

As mentioned earlier in section *3.7*, the nurseries are important to the area because they reinforce the semi-rural character of the Conservation Area. Visually also, the Nurseries are important in that they were once connected to Shottery Hall (a significant though not listed building in the area) and the view over the brick wall from Tavern Lane is an important one,



*Tavern Lane*

adding much to the character of part of Tavern Lane. The densely wooded tract of land behind the Nurseries is also be included - because it is these trees which form the visual boundary to the area and which help to create the sense of enclosure by vegetation.

### *v) Allotment gardens behind Tavern Lane*

Two important footpaths linking Stratford to Shottery converge at the corner of this triangle of land. The earliest Ordnance Survey map of the area, dated 1884-5, clearly illustrates the paths. The approach therefore along these

*Allotment gardens behind Tavern Lane*

footpaths and the view from the tip of the triangle across the open meadow and allotments is an important one because it establishes the semi-rural character of the area. This view is especially attractive with the back view of the Manor and its dovecote to the left and a linear development of small-scale houses with hedges. A recent house, which forms part of this group is unsympathetic architecturally, however, its scale is compatible with its neighbouring Edwardian houses.

Furthermore, as mentioned earlier, the allotments are important to the area since this is a land use which helps to stress the once agricultural nature of Shottery village.

### *vi) The area adjacent to The Bell Inn*

Although on the edge of the Conservation Area, the land surrounding the Bell Inn is significant since it performs as the centre of the village due to the convergence of roads at this point. The present appearance of this central area is unfortunate and disappointing. The area is dominated by recent suburban development, which bears no relation to the neighbouring Victorian street edge development, and by the open and rather ugly macadamized car park to the Bell Inn. The inclusion of this land into the Conservation Area will at least ensure that no greater damage is done and that, should re-development occur, it could be done in a more sympathetic manner. If re-development were ever to happen, clues as to the form of development should be taken from the earlier linear development of houses which once abutted the Bell Inn and faced the approach from Hathaway Lane.

Prior to the construction of the suburban development behind the Bell, this was an open tract of land which would have performed as a village green. Again, should the possibility of re-development occur, the opportunity should be taken to re-establish this important area of open land.

This additional area includes the Shottery Junior and Infant School and Glendower on the opposite side of the road. The School is pleasantly idiosyncratic in appearance (being a converted barn which was relocated from the Redditch area) and performs almost as a 'gatehouse' to the area. This can be regarded as

*Entrance to the Conservation Area from Hathaway Lane*

the beginning of the Conservation Area and although the School is separated from 35 Shottery by two unfortunate suburban-type dwellings these buildings are also included to ensure that future re-development can be controlled.

To the west of the school, boundary alterations resulted in the former Conservation Area bisecting the car park for Anne Hathaway's Cottage. All the car park and the wooded area to the south-east are now included in the Conservation Area. On the east side of the Brook, the whole of the existing orchard area is also included.

The previous line of the Conservation Area adjacent to The Bell Inn was rather arbitrary. All of this central area is now included, even though several of the individual modern buildings are not sympathetic to the character of the area. In this way at least future re-development can be controlled, ensuring that the remaining character of the area is reinforced and not further eroded.

### *vii) Shottery Manor Dovecote*

*Dovecote and corner of The Manor*

The Dovecote is presently listed for its group value association with Shottery Manor, and yet it was not included within the former Conservation Area.

The Dovecote is visually always seen in association with the Manor and it is therefore, now included. Furthermore, its presence says much about the earlier use of the Manor as a farmhouse.

## *4.2 Critical Analysis of Planning Control Since Designation and Suggested Improvements*

The following comments are intended as constructive criticism of the way in which the area has been controlled since designation as a Conservation Area:

### *i) Tourist Control*

Mention should be made of the control of tourist facilities in respect of visitors to Anne

*Car park for Anne Hathaway's Cottage screened from view*

Hathaway's Cottage. This is potentially an area where great damage can be done to the character of the Conservation Area. However, the careful siting of car parks, coupled with extensive planting has ensured that the impact is kept to a minimum.

### *ii) Development behind Tavern Lane*

Two areas of land adjacent to Tavern Lane were added to the Conservation Area some years after the original designation. These areas have subsequently become developed and now are the site of five new houses. The four new houses behind Shottery Nurseries are discreetly sited and relatively small in scale. Two of these are set back from the road and, although they are partly hidden amongst trees, they still present an unfortunate suburban appearance with their obtrusive garages, low garden walls and macadamised drives.

The single large house which stands alone on the triangular plot adjacent is however a great deal more obtrusive and disturbing. The building is much larger in scale than the other buildings in the lane, and is sited perpendicular to the lane, whereas most of the existing buildings front the road in a linear fashion. The house presents itself as a self contained island off Tavern Lane, surrounded by brick walls which, in detail, do not correspond to other walls in the area. The choice of materials is also inappropriate, especially the dark brick. In short, the design of the building ignores all the architectural clues presented to it by other buildings in the lane. The end result is a suburban villa surrounded by walls and a sea of brick paving which detracts horribly from the semi-rural and secluded nature of the lane.

It is hoped, if this last mentioned house can remain within the Conservation Area, that should re-development occur a more sympathetic solution could be found.

### *iii) Control of Detail*

Throughout the area there are examples where inadequate control of details has resulted in damage to the character of the area.

One of the most common problems is with replacement doors and windows. For example, 41 to 47 Shottery (opposite the Chapel) have suffered badly. These are predominantly Victorian and Edwardian simple brick structures which perform as a group and offer a continuous facade punctuated with a pleasing rhythm of openings. This is much disturbed by PVC replacement sash windows which even ignore the fact that the original windows had central dividing mullions. The front doors also have been replaced with mock 'Georgian' and mock 'Cottage' style doors in what appears to be polyurethaned African Meranti. This facade is especially important because it is at the very heart of the Conservation Area and noticeable from several approaches to the area.

Unfortunately such detail cannot be controlled under Conservation Area legislation, but it is hoped that, in due course, owners might consider replacing the plastic windows with timber sashes to match the original windows.

The car park adjacent to the Bell Inn is another area for concern. Again, this area is crucial due to its central location within the Conservation Area. A planting scheme to soften the impact of the car park would be beneficial. Furthermore, the street sign pole, which is directly on the axis of the approach from Hathaway Lane, could perhaps be rationalised or re-sited. At present it is clustered with street signs, some bent and all facing, probably for good reasons, in different directions.

The problem of garages was discussed earlier in connection with the garage constructed within the open car park adjacent to Hathaway Hamlet. The problem lies in detail design, and particularly in siting of such structures. A view down Cottage Lane clearly illustrates how the siting of the new garage obscures the view of the lias cottage and dominates the view of the Hamlet. This is particularly disturbing because this view was noted as being important and shown on Conservation Area maps with an arrow at the time of designation. The small

*Garage between 55 and 57 Shottery*

brick structure between 55 and 57 Shottery is, however, a good example of a garage-type structure which might be appropriate in conjunction with the Victorian and Edwardian buildings in the area.

## *4.3 Discussion of Development Proposals*

There is considerable pressure from the private sector to develop the land to the west of Shottery. This is associated with a proposal to provide a new road linking Alcester Road and Evesham Road.

One of the major concerns about this is that the Conservation Area would become an 'island', completely surrounded by suburbia and totally divorced from open farmland. This is bound to be detrimental to an area which is distinctly semi-rural in character. Furthermore, the land, which is proposed for development, rises away from the Conservation Area and there is no doubt that it will be visible (especially area 4 referred to in the discussion document 'Directions for Growth 2001') from the edges of the Conservation Area.

## *4.4 Conclusions*

In conclusion, it can be said that the area retains much of its character since designation. Control of detail and the small amount of development allowed within the area since designation could certainly have been better.

The original analysis of Shottery which accompanied the Conservation Area designation emphasised the importance of the timber-framed structures in the village and almost denounced the later Victorian and Edwardian structures. This report has attempted to reassess the importance of these later buildings. The area must now be seen as architecturally a mix of styles.

*Architectural mix of styles at Shottery and Tavern Lane junction*

Several alterations have been made to the boundaries of the Area, incorporating areas which are either essential in preserving the semi-rural character of the Area or are important because they are visually part of the Area and require additional control to ensure that no further damage is done. Also, it is hoped that these inclusions will offer some opportunity for improvement in cases where development has been inappropriate.

# References


Victoria County History of Warwickshire — Volume III

Pevsner and Wedgwood Buildings of England, Warwickshire 1966

Ordnance Survey Maps — 1884-85

Ordnance Survey Maps — 1906

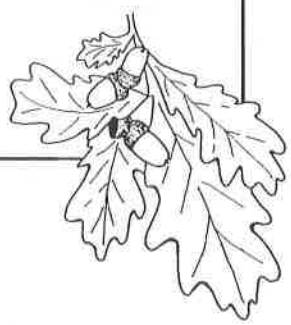
Old photographs from the Shakespeare Birthplace Trust


# Acknowledgements


Thanks are due to :

Staff of the Shakespeare Birthplace Trust Record Office

# Conservation Area Plan References



## *Listed Buildings*

(See *Appendix A*)

300 22 Church Lane
Brookside
301 24 Church Lane
Church Cottage
302 Church of St. Andrew, Church Lane
303 4-18 Cottage Lane (even)
304 Anne Hathaway's Cottage, Cottage Lane
305 Burman's Farmhouse, Cottage Lane
306 1-6 Hathaway Hamlet, Cottage Lane
307 7-10 Hathaway Hamlet, Cottage Lane
308 11 and 12 Hathaway Hamlet, Cottage Lane
309 14-18 Hathaway Hamlet, Cottage Lane
310 20 Hathaway Hamlet, Cottage Lane
311 Shottery Junior and Infant School, Hathaway Lane
312 10 and 12 Shottery
313 35 Shottery
314 Owl House, Shottery
315 Stratford-upon-Avon Grammar School for Girls, Shottery
316 Dovecote approx. 20m north of Stratford-upon-Avon Grammar School for Girls, Shottery
317 1 Tavern Lane
Quineys
318 3 and 5 Tavern Lane
Tapestry Cottage (5)
319 16 Tavern Lane
The Thatched House
320 18 Tavern Lane
Lavender House
321 The Green, Tavern Lane

## *Sites of Ecological Importance/Interest*

**15/15** **85/15**

Records held by the County Biologist, Warwickshire Museum, Market Place, Warwick. CV34 4SA Tel : Warwick 412481

## *Significant Non-Listed Buildings*

**Church Lane**
Shottery Hall
No. 1 and all adjacent buildings
Nos. 1 - 6 Burnside
No. 2 (The White Cottage)
**Cottage Lane**
Shottery Lodge
Nos. 1 and 3
Gift shop to Anne Hathaway's Cottage
The Granary
The Pool House
The Old Barn
Dovecote Mews
The Stables
**Shottery**
Nos. 44 - 54 (even)
Nos. 37 and 39
Nos. 41 - 59 (odd)
The Bell Inn
Shottery Chapel
Nos. 14 - 20 (even)
Nos. 22 and 24
**Tavern Lane**
Nos. 4 and 8

## *Landscape*

### *Tree Groups*

**ShA**
Poplar, horse chestnut, sycamore and ash.
**ShB**
Elm and thorn.
**ShC**
Elm, thorn, ash and sycamore.
**ShD**
Horse chestnut, hornbeam and beech.
**ShE**
Hornbeam, beech and thorn.
**ShF**
Ash and elm.
**ShG**
Wellingtonia, pine and sycamore.
**ShH**
Sycamore, Wellingtonia, beech and pine.
**ShI**
Wellingtonia and pine.
**ShJ**
Cedar, Robinia, pine, beech, sycamore and horse chestnut.
**ShK**
Willow, poplar, thorn and hazel.
**ShL**
Wellingtonia and cherry.
**ShM**
Pine, holm oak, poplar, yew and hornbeam.
**ShN**
Beech, thorn, elm, birch and sycamore.
**ShO**
Willow, hornbeam and oak.
**ShP**
Poplar, hornbeam and pine.
**ShQ**
Poplar and birch.
**ShR**
Oak, horse chestnut and lime.
**ShS**
Willow and Prunus.
**ShT**
Sycamore, birch, lime, horse chestnut and Robinia.

# Shottery Conservation Area

Conservation Area Boundary
The Conservation Area boundary is that defined on the map on page 5. This plan shows the features mentioned in sections *1 - 4* and ***Appendices A*** and ***B***.

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

- Listed Building
- Significant Buildings

**Important Landscape Features**

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

100 metres

North

**Warwickshire Museum**
Sites of Ecological Importance/Interest

## Trees

| | | | |
|---|---|---|---|
| a | ash | po | poplar |
| b | birch | Pr | Prunus |
| be | beech | Ro | Robinia |
| c | cedar | th | thorn |
| co | conifers | wa | walnut |
| e | elm | w.ash | weeping ash |
| h | hornbeam | We | Wellingtonia |
| ho | holm oak | wi | willow |
| hc | horse chestnut | y | yew |
| l | lime | | |
| o | oak | | |
| p | pine | | |

# *Appendix A*

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

## *Listed Buildings:*

**22 Church Lane**
**Brookside**
**[Formerly listed as 22 Church Lane, The White Cottage]**
**(Ref No. 300 - Grade II)**

List description : Cottage. C17 with later additions, including early C20 wings. Timber frame with some plaster infill and colourwashed brick; hipped thatch roof with brick end stacks and stack to rear of ridge. 2-unit, cross wing, hall house. Single storey and attic; catslide outshut to left of 2-window range with gabled wing to right return. Entrance to left of centre has plank door and side light. Cross-mullioned window to right of centre extends to eaves; 2 dormer windows of 2 lights; all with leaded glazing. Some square framing to centre and right. Wing to right return has 2 small lights flanking projecting stack with narrow light and capped shaft. Rear has varied fenestration, including tall mullioned window; square framing with tension brace; wing has timber-framed 1st floor, jettied to end, and projecting end stack.

**24 Church Lane**
**Church Cottage**
**[Formerly listed as 24 Church Lane, Brookside]**
**(Ref No. 301 - Grade II)**

List description : Cottage. C17 with later alterations. Timber frame and whitewashed brick; thatched roof with brick stacks. 2-units plus outshut. Single storey and attic; catslide outshut to right of single-window range. Entrance to return of outshut has C20 plank door. Windows have 2-light small-paned casements with iron opening casements; window to ground floor has small square window to left, outshut has 2 small lights; eyebrow dormer with 2-light casement. Square framing with brick infill. Left return has triangular 1st-floor oriel. Rear has external brick stack with stepped-in top; to left a catslide outshut with C20 single-storey wing on blue bricks; part of a wall post visible, and single- and 3-light small-paned casements.

**Church of St. Andrew**
**Church Lane** *(photo page 13)*
**(Ref No. 302 - Grade II)**

List description : Church. 1870. By Joseph Lattimore (or Lattimer). Brick with some blue brick diapering and ashlar dressings; slate roof. Single-vessel nave and chancel with apse; vestry projects east from north transept; south porch. C13-style details. Blue-brick-coped plinth and cornices; coped gables with kneelers. Apse has canted end with corbelled gablet over 2-light plate-tracery window with banded arch and sexfoil, and flanking windows of 2 trefoil-headed lights; some diapering and flush sill band. 4-bay nave has offset buttresses flanking windows of 3 single-chamfered trefoil-headed lights. Bell cote to east end has splayed base to diagonally-set open stage with late fleche and large finial; roof has triangular louvred dormers. North side has gabled organ loft with shouldered lintel to entrance and additional bay to end,

with plate-tracery window, linked to vestry, which has north window as nave and straight-headed window to south. South side of nave has basement area and date stone to right of gabled porch with 2 small ?altered lights and left return entrance with shaped lintel and plank door. West end has 4-light plate-tracery window with banded Florentine arch; iron finial.

Interior: simple hammer-beam roof with king posts; Florentine chancel arch on corbelled black shafts with rich carving; small window to north of apse has sill between carved stops and gable with angel corbels, crockets and fleuron, adjacent arch to organ loft.

Fittings: timber reredos and brass altar rail on scrolly supports, similar fronts to choir stalls enclosed by low screens with pierced quatrefoils, and cusped arches to doors; timber pulpit has canted front with Moorish style lattice work panels and vine-trail cornice; 1872 font has plain bowl on hexagonal base with 3 twined fish forming shaft.

Glass: some C19 glass to apse, including head of Christ, and figure of St Cecilia to north of apse; one C20 window to north side of nave.

(*Buildings of England*: Pevsner N: *Warwickshire*: Harmondsworth: 1966-: 397).

**4-18 Cottage Lane (even)**
**(Ref No. 303 - Grade II)** *(photo page 8)*

List description : Terrace of 8 cottages. c1820; recorded in will of 1842. Brick with buff headers; slate roof with 4 brick cross axial stacks. 2 storeys; symmetrical 8-window range. Top modillioned brick cornice. Round headed entrances, in pairs and one to each end, have blind fanlights over plank doors. Ground floor has segmental-headed windows with 3-light small-paned casements with iron opening casements ; 1st floor has windows with 2-light leaded casements also with iron opening lights. Rear wings. A good example of well preserved cottages standing next to Anne Hathaway's Cottage (q.v.).

(Information from Shakespeare Birthplace Trust Record Office).

**Anne Hathaway's Cottage**
**Cottage Lane** *(photo page 7)*
**(Ref No. 304 - Grade I)**

List description : Farmhouse, now museum. C15 or earlier with C16 alterations; c1600 wing to left end and C17 wing to right end; left wing damaged by fire in 1969. Timber frame with brick and plaster infill on limestone plinth; thatch roof, higher to left wing, with brick stacks. 2-unit plan with through passage, probably originally hall and 2-storey wing, with 2-window range to left end and narrower range to right end. Single storey and attic. Coursed rubble plinth, higher to left end and to height of ground floor to right end. Entrance to through passage and one to left wing, both with plank doors. Varied fenestration, mostly restored 2-light leaded casements; one canted oriel with hipped tile roof to left wing; 4 dormer windows, one an eyebrow dormer. Stack to rear of ridge has datestone: IH/1697, and stack to right, to rear of ridge, both with tapering caps, left end stack. Rear similar; entrance to through passage has wide-boarded door with wooden pull handle.

Interior: full cruck truss to right of hall and partly exposed cruck truss to its left; through passage to back of hall fireplace; chamfered beams and exposed joists to ground floor; wide-boarded doors. Hall has brick and rubble fireplace with chamfered bressumer, 2 tinder holes to back and side recess, a bacon cupboard, has grille with splat balusters and inscription: IH EH 1697; some re-set C17 panelling; fixed settle between fireplace and door. Kitchen has wide fireplace with bressumer, inserted brick bread oven with ash hole below. 1st floor has exposed trusses and wind braces; wide floorboards except to left wing, which has tie beam cut for doorway; exposed cruck trusses over hall, one with spurs and trenched principals, collar and yoke; smoke hood to hall fireplace of brick with some exposed wattle panels. The birthplace of Anne Hathaway, 1556-1623, who married William Shakespeare in 1582, and the

home of the Hathaway family from the C15 to 1892, when it was sold to the Trustees and Guardians of Shakespeare's Birthplace. It has been a place of marked literary and tourist interest from at least the mid C18, and is reputed to be the place of William and Anne's courtship; especially noted is the so-called 'courting settle' in the hall.

(*Victoria County History* (offprint): Styles P: *The Borough of Stratford upon-Avon and the Parish of Alveston*: London: 1946-: 17: *Buildings of England*: Pevsner N: *Warwickshire*: Harmondsworth: 1966 : 397; Fox L: *Anne Hathaway's Cottage*: Norwich: 1987-)

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**Burman's Farmhouse**
**Cottage Lane**
**[Formerly listed as Shottery Grange]**
**(Ref No. 305 - Grade II)**

List description : Farmhouse now house. Late C18-early C19, embodying earlier fabric. Painted brick, mostly worn away; tile roof with brick stacks. Double-depth plan. 2 storeys, 5-window range. 3 gabled wings with catslide outshut to left and single-storey kitchen wing to left return; lean-to outshut to right return. Entrance to central gable has C20 pentice on timber posts, and C20 3-panel door; small window to right. Segmental-headed windows have pegged cross-casements with small-paned glazing; 3-light transomed window to left of entrance and to outshut to right; 1st floor has 4 windows with cross casements; outshut to left has 4-light window and triangular dormer with 3-light casement. Cross-axial stack and stack to central wing. Rear has hipped left end, possibly later, which has small porch and balcony over attached projecting loggia with re-used moulded beam to inner return, French window to 1st floor; straight joint to left of segmental-headed entrance, which has gabled canopy over plank door with heavy pegged frame. Windows to ground floor have segmental heads: 3-light transomed window and cross casement to left of entrance, 2 Tudor-headed lights with iron lattice glazing and straight-headed 4-light window under relieving arch; 1st floor has 3-light transomed window with some leaded glazing, cross-casement window with leaded glazing, segmental-headed window with 3-light casement and window with 2-light leaded casement; 2 gabled dormers with 2-light leaded casements. Right end lateral stack.

Interior: noted as having chamfered beams and fireplace bressumers.

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**1-6 Hathaway Hamlet**
**Cottage Lane**
**[Formerly listed under 1-18 Hathoway Hamlet]**
**(Ref No. 306 - Grade II)**

List description : Row of 6 cottages. C17 with C18 and C19 alterations and additions. Timber frame with brick infill on rubble plinth, and brick; tile roofs with brick stacks. L-plan. South elevation has timber-framed centre with later recessed brick wing to left and brick right end attached to projecting brick wing. Centre has 2 bays of square framing to left (No 2), and one

bay of storey-height posts with middle rails with bulging brick to right end (No 3). Entrance to No 2 has wide-boarded door; entrance to No 3 has C20 split door. Varied fenestration, mostly

2-light small-paned casements, one small leaded casement to 3rd bay; 4 raking dormers, one with some leaded glazing. Stack to front of ridge and end axial stack. Wing to left end of 2 storeys; 3 window range (No 1). Top modillioned brick cornice. Segmental-headed entrance with C20 door; segmental-headed ground floor windows, all windows with 2-light segmental-headed casements; left return has 3-light casement to ground floor, 2-light casement to 1st floor, under segmental heads. End stack. Wing to right end of 2 storeys; extended to south in C19; modillioned brick

cornice. Segmental-headed entrance (No 4) and window to ground floor of inner return, all windows have casements; end has entrance to No 5, outer return has varied outshuts and fenestration, entrance to No 6 to right end. Cross-axial stacks. Rear has similar details; coped gable to left end: No 6. Hathaway Hamlet

dates from the C17, when it was a collection of 2 or 3 cottages and farm building; in the late C18 it was converted into a workhouse and almshouses for the parish of Old Stratford, being superseded in 1836 by the union workhouse in Stratford.

(Bearman R: *Hathaway Hamlet*: typed notes: 1972-).

**7-10 Hathaway Hamlet**
**Cottage Lane** *(photo page 10)*
**[Formerly listed under 1-18 Hathoway Hamlet]**
**(Ref No. 307 - Grade II)**

List description : Row of 4 cottages. C17 with C18 and C19 alterations and additions. Timber frame with painted brick and plaster infill on rubble plinth, brick and some rubble; thatch roofs with brick stacks. L-plan. Single-storey with attic; timber-framed bay and projecting wing with brick addition to right. Paired segmental-headed entrances to Nos 9 and 10 have plank doors; entrance to No 8 to end of wing has plank door. Varied fenestration, small-paned or leaded casements: leaded casements to No 9; No 10 has 3-light segmental-headed small-paned casement and similar 2-light leaded casement to ground floor; both have a dormer. Squat stack between Nos 9 and 10; offset external stack, partly rubble to end of wing. Left return has timber-framed catslide outshut to left, and lean-to rubble outshut with tile roof to right, flanking timber-framed centre with thin scantlings. Entrance to No 7 to left end,

with dormer above; varied fenestration including small window to 1st floor centre; squat stack to left end. Rear similar, hipped gable end with dormer and bay window with catslide outshut to left. Hathaway Hamlet dates from the C17, when it was a collection of 2 or 3 cottages and

farm buildings; in the late C18 it was converted into a workhouse and almshouses for the parish of Old Stratford, being superseded in 1836 by the union workhouse in Stratford.

(Bearman R: *Hathaway Hamlet*: typed notes: 1972-).

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**11 and 12 Hathaway Hamlet**
**Cottage Lane**
**[Formerly listed under 1-18 Hathoway Hamlet]**
**(Ref No. 308 - Grade II)**

List description : House, divided into 2 in C18 and back to one in late C20. C17 with C18 (dated 1717) and later alterations. Coursed rubble with brick gables; concrete tile roof with brick end stacks. 2-unit plan. 2 storeys with attic; 2-window range. Interrupted platt band over ground floor. Paired entrances have plank doors in heavy frames. Windows have casements; ground floor has 2-light leaded casement and 3-light small-paned casement; 1st floor has 2 small-paned casements of 3 lights, one with some leaded glazing. Plaque to centre of 1st floor inscribed: S and E K/ 1717 (probably Samuel Kitchen and wife). Returns have continued platt band and steep gables with C18 or early C19 windows: left return has 2 Tudor-headed windows with small-paned glazing; right return has one such window and one window with Tudor-headed glazing in straight-headed opening. Rear has projecting courses to upper part of wall, and 8-light window to 1st floor. Hathaway Hamlet dates from the C17, when it was a collection of 2 or 3 cottages and farm buildings; in the late C18 most of the buildings were converted into a workhouse and almshouses for the parish of Old Stratford, being superseded in 1836 by the union workhouse in Stratford. The house had a weaving shop used by John Morris in the late C17 and was divided between his sons-in-law, Samuel and Adam, by his will, one of whom retained the weaving shop.

(Bearman R: *Hathaway Hamlet*: typed notes: 1972-).

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**14-18 Hathaway Hamlet**
**Cottage Lane**
**[Formerly listed under 1-18 Hathoway Hamlet]**
**(Ref No. 309 - Grade II)**

List description : Cottages and outbuildings, now row of 5 cottages. C17 with C18 and C19 alterations. Timber frame on rubble plinth, with coursed rubble and brick wings; thatch and tile roofs with some slate, and brick stacks. Single storey with attic; 3-window range with lower rubble wing to left, which has 2-storey brick wing attached to rear and extending to left.

Entrance to No 16 has C20 door and pentice extending to left over 1:2:1-light oriel with leaded glazing; No 17 has entrance with C20 door to right of window with 2-light small-paned casement; No 18 has similar adjacent entrance under pentice extended over bowed oriel with leaded glazing, 2 windows with 2-light leaded casements to right. 3 dormers with leaded and small-paned casement. Stack to rear and one to front of ridge. Right return has half-

hipped gable and casements. Rear has single-storey addition. Left end has rubble wing with brick end stack and 2 segmental-headed windows with small-paned casements and gabled dormer with leaded glazing; return has entrance with glazed door, casement and small 1st floor light. Rear wing has small-paned 2 window projection; entrance with glazed door and flanking windows with small-paned casements and one similar window to 1st floor; cross-axial stack. Rear has catslide outshut with partly slate roof and entrance to return; segmental-headed casements. Hathaway Hamlet dates from the C17, when it was a collection of 2 or 3 cottages and farm buildings; in the late C18 most of the buildings were converted into a workhouse and almshouses for the parish of Old Stratford, being superseded in 1836 by the union workhouse in Stratford.

(Bearman R: *Hathaway Hamlet*: typed notes: 1972-).

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**20 Hathaway Hamlet**
**Cottage Lane**
**[Formerly listed under 1-18 Hathoway Hamlet]**
**(Ref No. 310 - Grade II)**

List description : House. C17 with C19 and C20 alterations. Brick with some internal timber frame; thatch roof with brick stacks to rear of ridge. 2 storeys; 3-window range. Central entrance has hipped thatch canopy over plank C20 door. Windows have timber lintels and C20 leaded casements: ground floor has 3-light and 2-light casements; 1st floor has central 4-light dormer with 3-light dormer to right. Left return has sun lounge under hipped thatch roof with 4-light casement above; right return has later glazed lean-to outshut.

Interior: central room has chamfered beam, timber-framed cross walls and original fireplace to left; roof raised.

Hathaway Hamlet dates from the C17, when it was a collection of 2 or 3 cottages and farm buildings; in the late C18 most of the buildings were converted into workhouse and almshouses for the parish of Old Stratford, being superseded in 1836 by the union workhouse in Stratford.

(Bearman R: *Hathaway Hamlet*: typed notes: 1972-).

**Shottery Junior and Infant School**
**Hathaway Lane** *(photo page 8)*
**(Ref No. 311 - Grade II)**

List description : Tithe barn, now school. Probably C17, moved from Redditch, restored and converted to school 1870-1. By W Thompson. Timber frame with rich variety of brick, tile and rubble infill; renewed tile roof. L-plan. Single storey. Square framing; wide eaves and verges; louvre to ridge has weatherboarded fleche. Gabled front has 1:2:1-light canted oriel with side lights, hipped roof and leaded glazing; arch-braced tie beam, collar and struts framing panel reading: SHOTTERY/ ST ANDREW/NATIONAL/SCHOOL, blue brick date flanking panel: 1870 and initials below window, anchor and cross. Left return 3-window range with gabled end wing; 2 gableted 3-light projecting windows flank 4-light projecting window; wing has 3-light windows to end and return. Right return has catslide outshut with 2 lateral stacks, gabled wing with cross-casement window and 2 gableted entrances.

Interior: noted as having arch-braced tie beam and collar trusses.

An interesting early example of re-use of a structure.

(Information from Shakespeare Birthplace Trust Record Office).

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**10 and 12 Shottery**
**(Ref No. 312 - Grade II)**

List description : Barn, now 2 dwellings. C17 with C19 or C20 additions. Timber frame with brick infill on rubble plinth, brick additions;

hipped tile roof with brick end stacks. L-plan. 2 storeys; 4-window range. Left end has square framing with tension braces on high plinth; central section has timber framing with thin scantling; right end of brick. Recessed entrances flank central window, half-glazed doors. Windows have casements of single and 2 lights, 3-light window to ground floor right end, small light to centre 1st floor; all leaded. Left return similar. Rear similar, with timber-framed gable. Barn was possibly extended to right before being converted to dwellings, the central section having the barn doors.

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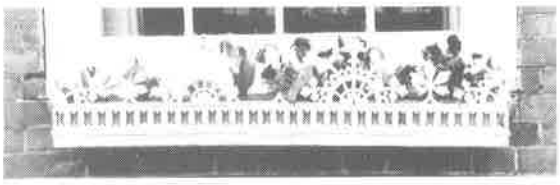
**35 Shottery**
**(Ref No. 313 - Grade II)**
List description : Houses. c1830. Brick with buff headers; tile roof with hipped end and brick end stacks and cross-axial stack. L-plan. Georgian style. 2 storeys; symmetrical 3-window range. Top modillioned brick cornice. Entrance has doorcase with bracketed open pediment over 6-flush-panel door. Segmental-headed windows have 16-pane casements with



enriched cast iron window boxes to ground floor, 16-pane sashes flanking 12-pane sash to 1st floor. Left return to Hathaway Lane has segmental-headed entrance and varied fenestration with small-paned glazing including oriel with coved base; cross-axial stack. Rear elevations have later alterations and additions. A good example of well preserved early C19 houses.

**Owl House**
**Shottery** *(photo page 9)*
**[Formerly listed as Owl House, Tavern Lane]**
**(Ref No. 314 - Grade II)**
List description : House. C17 with later alterations and early C20 addition. Whitewashed brick with some exposed timber frame; tile roof with brick end stacks. 2-unit plan with rear wing. Single storey and attic. Modillioned brick cornice. 3 segmental-headed windows have tile sills; that to left of centre, originally an entrance, has 2-light casement with leaded glazing; blocked entrance to right of centre; outer windows have similar 3-light casements. 2 gabled dormers have 2-light original leaded casements. Left return has projecting stack with small lights and offsets, lean-to projection to right; round-headed entrance to porch in re-entrant angle of front range and wing has triangular lean-to roof, tile arch and battened C20 door. Casement windows to rear wing. Right return has exposed timber frame, cranked principals halved to peak. Rear has wing under symmetrical roof to right of bow window with gabled dormer above.

**Stratford-upon-Avon Grammar School for Girls**
**Shottery** *(photo page 7)*
**(Ref No. 315 - Grade II*)**
List description : Shewn on OS map as Shottery Manor. Manor house, now school. Probably originally a farm building, the property of Evesham Abbey (mentioned in document of 1402); converted to house in C15; windows of late C17; altered and part demolished in mid to late C18; early to mid C20 additions. Coursed squared stone with ashlar dressings; renewed tile roof with rebuilt brick stack to front of ridge and other brick stacks. Half-H plan and single storey south wing. 2 storeys; 10-window range, but some windows blocked. Central entrance has brick 4-centred moulded arch with dripstone and old battened door. Windows have lintels

with keys over wooden cross-casements with leaded glazing; ground floor has 3 windows to left of entrance and brick-blocked window to left end; 2 canted bay windows to right of entrance, with hipped roofs and 1:3:1-light transomed and leaded windows below lintels to original windows, 2 such lintels over entrance; 1st floor has 5 glazed and 5 blocked windows, one brick-blocked; C18 gabled dormer to right half. Rainwater head with Harewell arms; attached convex walls to ends. Timber framed gable to left return; 1st floor has 5-light ovolo-mullioned-and-transomed window. Rear has later 2-storey projection with parapet and balcony on timber posts between re-entrant blocks, one a porch. Wing to left is brick with timber framed 1st floor; large external end stack and return Tudor-headed entrance with heavy frame and plank door. Wing to right has cross wing enclosing balcony and stair to inner return; stone with brick 1st floor.

Interior: exposed original rear wall; hall and entrance lobby have C17 panelling with top fluted panels, chamfered beams and plasterwork motifs to ceiling, fireplace with hollow-chamfered bressumer and plaster overmantel with 3 panels, inverted rose sprigs flanking Harewell arms; room to left has C17 panelling and chamfered beams, and bressumer to brick fireplace; room to right has C18 fireplace and round-headed cupboard; stair has square turned balusters and newels; window to landing has armorial glass, some panelling to end; left end has good C15 three-bay hammerbeam roof, originally longer, 3 trusses with arch-braced hammer beams with arch-braced collars, moulded members, double purlins with window braces; large brick chimney breast, stepped in to top, with C20 ashlar Tudor-arched fireplace and cornice.

The manor was owned by Evesham Abbey until some time in the C14 and was the property of the Harewell family 1402-c1746, and of the Flower family of Stratford from 1919.

(*Victoria County History* (offprint): Styles P: *The Borough of Stratford-upon-Avon and the Parish of Alveston*: London: 1946-: 17; *Buildings of England*: Pevsner N: *Warwickshire*: Harmondsworth: 1966-: 397; Belton J J: *Shottery the Mother of Stratford*; reprint from Scene: 1950-: 524-5).

**Dovecote approx. 20m north of Stratford-upon-Avon Grammar School for Girls**
**Shottery** *(photo page 17)*
**(Ref No. 316 - Grade II)**

List description : Dovecote. Probably C17. Rubble with pyramidal tile roof. Tall square-plan structure. Brick plinth and channel to each face, probably for pilaster or other feature. Lantern to roof has dove holes, edges and pyramidal roof. South face has entrance with timber lintel and battened door. Interior not inspected. Included for group value.

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**1 Tavern Lane**
**Quineys**
**[Formerly listed under 1, 3, 5 Tavern Lane, Quineys (1), Shottery Cottage (5)]**
**(Ref No. 317 - Grade II)**

List description : House. C17 with C19 and C20 alterations and C20 rear range. Timber framing with brick infill and right end, high rubble plinth; renewed tile roof with brick stacks. 2-unit plan with later addition or rebuilding to left and rear range with attached garage. Single storey plus attic. Entrance to right of centre has C20 split door with side lights. Windows have leaded glazing; ground floor has 2 windows to left of entrance, elliptical-headed window and segmental-headed window to right, all with 2-light casements, the elliptical-headed window with single light over transom; 4 gabled dormers with 2-light casements; small light to 1st floor

between 1st and 2nd dormers. Stack to rear of ridge and end stack. Rear has parallel gabled range and garage with timber-framed gable facing over plank doors.

**3 and 5 Tavern Lane**
**Tapestry Cottage (5)**
**[Formerly listed under 1, 3, 5 Tavern Lane, Quineys (1), Shottery Cottage (5)]**
**(Ref No. 318 - Grade II)**

List description : Two cottages. C17 or early C18. Timber frame with brick infill, and some painted brick; thatch roof with half-hipped end and stacks to rear of ridge. 3-unit plan. Single storey with attic. Left end has brick ground floor. Entrances have plank doors. Irregular fenestration; windows have leaded casements, mostly of 2 lights; ground floor has 6 windows with 2-light casements and one with single light to left end; 1st floor has 4 half-hipped dormers with 3-light casements, one with small 2-light window below eaves to right. Square framing, more regular to left half.

**16 Tavern Lane**
**The Thatched House**
**(Ref No. 319 - Grade II)**

List description : Three cottages, now one house. Circa 1600 with later alterations. Timber frame with plaster and brick infill on rubble plinth; thatched roof with brick stacks. Gable facing, front to left. Single storey and attics; catslide outshut with storey-height posts and middle rail; entrance with C20 door to right of large windows with leaded glazing; 2 small windows. 5-window range to rear, originally the front. 2 entrances, one to left end with half-glazed door, one to right end with pentice and plank door. Ground floor has windows with leaded casements; 3-light casement with adjoining segmental-headed window with 'fanlight' over 2-light casement, 2-light and 3-light and end 2-light casements; 3 gabled dormers with glazing over 2-light casements, and 2 raking dormers. Stack to front of ridge and end stack. Square framing.

Interior noted as having chamfered beams and some timber-framed cross-walls.

**18 Tavern Lane**
**Lavender House**
**(Ref No. 320 - Grade II)**

List description : Cottage. C17 extensively altered late C19 and with two C20 rear wings. Brick with some timber frame with plaster infill; tile roof with brick end stack and stack to front of ridge. Single storey and attic; 3-window range. Brick with timber-framed 1st floor. Entrance to left of centre has C20 door; right end has lean-to porch with entrance to inner return. Windows have leaded casements with transoms: ground floor has 2 windows with 3-light casements to ends, and with 2-light and single-light casements to centre, and 1:4:1-light casement to porch; 1st floor has half-dormers with 2-light casements. Right return is brick with hipped bay windows; C20 rear wing with attached garage. Included for group value.

**The Green**
**Tavern Lane**
**(Ref No. 321 - Grade II)**

List description : House. Late C16 or early C17. Timber frame with colourwashed brick infill on plastered plinth and some weatherboard; thatched roof with half-hipped gable to left end and brick stack to rear of ridge. 2-unit plan with lower wing to right. 2 storeys; 4-window range. Entrance to right of centre has C20 gabled canopy and door. Windows have wooden mullions and leaded glazing; ground floor has 2 windows of 2 lights and narrow light to right end; 1st floor has 2 windows of 2 lights and one to right of 4 lights, right end has 5-light dormer with canted sides. Square framing with braced wall plates. Left return has 2-light windows to ground floor. Right return has weatherboarded gable over entrance and window. Rear similar.

## *Schedule of Significant Non-Listed Buildings within Shottery Conservation Area*

### *Church Lane*

Shottery Hall
No. 1 and all adjacent buildings
Nos. 1 - 6 Burnside
No. 2 (The White Cottage)

### *Cottage Lane*

Shottery Lodge
Nos. 1 and 3
Gift shop to Anne Hathaway's Cottage
The Granary
The Pool House
The Old Barn
Dovecote Mews
The Stables

### *Shottery*

Nos. 44 - 54 (even)
Nos. 37 and 39
Nos. 41 - 59 (odd)
The Bell Inn
Shottery Chapel
Nos. 14 - 20 (even)
Nos. 22 and 24

### *Tavern Lane*

Nos. 4 and 8

# *Appendix B*

***Landscape***

Detailed descriptions, analysis and comments

side of Anne Hathaway's Cottage garden and has a well-clipped thorn hedge on its inside.

The coach park to Anne Hathaway's Cottage is well screened from the road by a grass bank planted with Portuguese laurel, silver birch, thorn and regenerating elm. This too is bounded by oak paling fencing. The two coach parks are divided by a pleasant grass clearing with a wooden seat, mature oak, hornbeam and a planting of thorn bushes.

The upper coach park is bounded by a bank of mixed planting of silver birch, hypericum, snowberry and willow and is well screened.

*Anne Hathaway's Cottage garden*

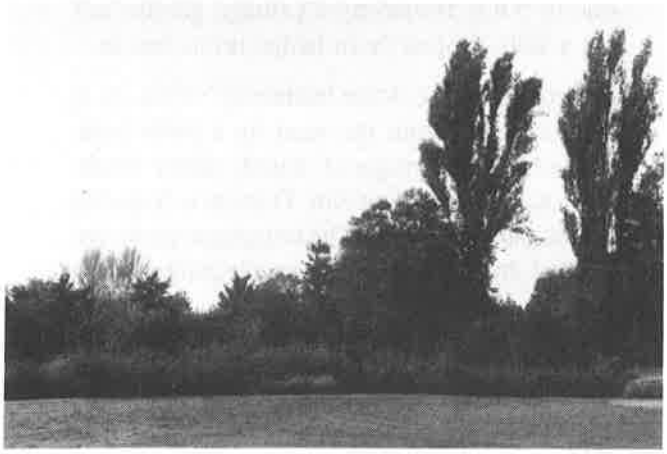
## *Cottage Lane*

The car park for Anne Hathaway's Cottage is well sited and screened from the lane by mature horse chestnut trees, willows and shrubbery. At the entrance, a mature lime tree stands on the pavement. The tarmac car park is bounded on one side by Shottery Brook with an oak paling fence forming a barrier between the car park and the Brook. The fence is in need of some repair. A line of pollarded willows also forms the eastern boundary. A conifer plantation has been established on the west side of the car park which, although not part of the Conservation Area, is an important feature since it forms a wooded backdrop to the site. The car park is softened by a wide grass bank with two hawthorn trees. The view to the east looks over a fine old orchard which is bounded by a high brick wall.

There are several fine mature trees in the garden of Shottery Lodge including pines and a Wellingtonia. A line of semi-mature lime trees leads up the drive and the garden is bounded on the north side by a mature mixed box hedge.

4-18 Shottery Cottages have simple, cottage gardens enclosed by an oak paling fence which are particularly pleasant forming an attractive introduction to Anne Hathaway's Cottage garden. The paling fence continues along the

*Pleasant clearing between the coach parks*



*Shakespeare Tree Garden*

The Shakespeare Tree Garden is bounded on the south and west sides by mixed thorn and elm hedging. The Arboretum is well planted, and has numerous wooden seats set in grass. When the planting matures, it will become an extremely attractive woodland area. There is, however, a municipal feel to the circular lawn with a wide, gravel path bounded by mixed shrub planting which, although practical from a maintenance viewpoint, is perhaps not particularly in keeping with the more informal style of Anne Hathaway's cottage garden. Further along the lane, there are two mature beech trees and a hornbeam within the front garden of Beechcroft. This garden also exhibits a well-clipped beech hedge.

The oak paling fence continues along the lane in the form of the boundary fence to Burman's Farmhouse (formerly Shottery Grange). This area contains some fine mature trees, such as hornbeam, horse chestnut, beech and holm oak. A line of purple leaf plum trees stand along the southern edge of the drive. Further along the roadside boundary, the oak paling fence has been partially replaced by chestnut paling and privet. This allows views into the garden which is very pleasant with mixed planting of hornbeam, horse chestnut and holly.

The paling fence continues and encloses the field to the west at the junction of South Green Drive and continues up to Hansell Farm. The approach from South Green Drive to Anne Hathaway's Cottage is very pleasant, with wide grass verges on either side of the road.

Returning along the other side of the road, a small car park area serves Hathaway Hamlet. The car park is surfaced with gravel, which gives a softer appearance than tarmac. Mixed planting of silver birch and laburnum stand on the roadside verge. An attractive oak post and chain fence runs along the frontage of Nos. 11, 12 and 14 at the entrance to the hamlet.

From the Hamlet, an iron railing fence froms the boundary of the field adjacent to the footpath which leads to Church Lane. Mixed planting of ash, thorn and privet borders the garden of Alexander. Oak paling encloses the rough grass and scrub area adjacent to Montgomery. Within this area, tree and shrub planting has been undertaken leading down to Shottery Brook. Eleven mature lime trees planted inside the fence form an avenue along Cottage Lane.

The Cottage Tea Garden is bounded by well-clipped privet and laurel hedge, and is well maintained.

*Shottery Brook*

The woodland area opposite Anne Hathaway's Cottage, which runs along the Brook, exhibits some mature poplar, horse chestnut, willow, hornbeam and is enclosed by a paling fence supported with a clipped privet hedge.

The pathway which leads across the bridge opposite Anne Hathaway's Cottage and into the corner of Church Lane, is a well maintained gravel walk with seats at intervals and wide grass banks. The paths have a municipal feel to them, which unfortunately detracts from their rural setting. New planting along the bank at the side of the road consists of lime, cherry, birch, thorn and a line of silver birch running along the grass field to the north of this area. When this planting matures, it will make a very pleasant approach from the corner of Church Lane to the cottage. From this footpath between Cottage Lane and Church Lane are fine views across the open meadow land to the north.

## *Church Lane*

The approach to the above mentioned path leading to Anne Hathaway's Cottage consists of Cotswold stone walling, with granite setts, set in a grass bank and mixed planting on either side of the steps leading to the path.

Walking towards Alcester Road, there are well maintained hedges between the White Cottage and the next group of cottages, which maintain

the rural feel. The gardens are well maintained at Mary Batchelor's Cottages and are enclosed by a low brick wall.

The garden of Burnside contains several fine trees, including beech, horse chestnut, Wellingtonia and a group of cedars leading down to the Brook. A pleasant wooded area adjacent to the Brook contains beech, ash and horse chestnut.

Post and rail fencing forms the roadside boundary of the allotments with mixed planting consisting of elm, elder and ash adjacent to the fence. The fence is in need of some repair. A horse chestnut is planted at the entrance to the allotments, adjacent to a bench.

Returning along Church Lane, back to Shottery, a mixed hedge forms the roadside boundary of the Roman Catholic Church. Within the churchyard, the area has received extensive planting of lime, maple and birch.

The mixed hedge continues along the field boundary between the Vicarage and the Farm. A wide grass verge along the roadside supports semi-mature trees such as horse chestnut and ash. The Vicarage has a well-clipped beech hedge with a low wooden close boarded fence on the road frontage.

*St. Andrews Church*

St. Andrew's Church has an attractive brick wall with brick on edge between low brick pillars. To the rear of the wall, is a well-clipped privet hedge, a mature Robinia and a couple of hollies. There are several commemorative trees planted at the rear of the church, but unfortunately the car park is a large expanse of tarmac, where gravel or a gravel top would have produced a much softer effect.

Shottery Hall is bounded by an iron railing fence between the churchyard and contains mixed planting of Wellingtonia, pine and ash underplanted with yew, laurel and box. A wooden fence acts as the boundary fence, giving way to a dense thorn and elm hedge. The high brick boundary wall continues along to the junction of Bell Lane and Cottage Lane.

*Footpath from Cottage Lane to Church Lane*

The path leading through from Church Lane to Cottage Lane across Shottery Brook is a charming narrow rural walk completely unspoilt with no kerbs or gravel. It must be largely unaltered since it was first established. The path is bounded on one side by a ditch leading into the Brook with woodland and open fields on the northern side. The trees include ash, thorn and sycamore. The iron railing mentioned in the description of Cottage Lane extends most of the way on the south side of the path. The gardens in Hathaway Hamlet contain mixed planting of thorn, ash and plum with two mature willows in No. 20. The hedges around the other gardens are mixed thorn, elder and elm.

## *Shottery, Hathaway Lane, Tavern Lane and Bell Lane*

The triangle of grass at the junction of Quinney's Road and Shottery, has a crab apple planted in the centre.

*Shottery from Bell Lane junction*

Outside Shottery Manor, there is a well-clipped beech hedge and a beech tree at the entrance.

Within the garden stand a group of silver birch and a mature apple.

*Stratford-upon-Avon Grammar School drive with Dovecote and Manor behind lime avenue*

The roadside boundary of Stratford-upon-Avon Girls Grammar School is formed by a fine lias stone wall. Within the garden stand a group of lilacs and two ornamental plum trees. Eight lime trees line the drive up to school buildings with mixed planting of shrubbery and ornamental trees on the other side.

Turning up the lane which leads to the footpaths to Stratford, there is a mixed hedge on the northern side with lime trees and elm. On the southern side of the footpath, a paddock is bounded by post and rail fence. The hedge along the allotments consists of mixed thorn and elm with trees including ash and plum.

Ten poplars stand on the eastern side of the school grounds adjacent to the playing field and several mature trees are found within the school grounds including beech, poplar and weeping willow.

Returning along the other side of the allotments into Tavern Lane, there is a thorn hedge on the northern side of the path by the tennis courts which belong to the College. The boundary hedge of Nos. 1-5 Tavern Lane consists of yew and box. The boundary wall of Bramley House, leading on to the junction of Tavern Lane and the footpath, is 'industrial brick' which would benefit from some planting as it dominates this end of the footpath. Looking north from the footpath towards Alcester Road, a line of poplars are located to the rear of Ardenmore, which is part of the new development on the corner of Tavern Lane.

## *Bell Lane*

The dominant feature of the lane is The Bell Inn car park. Unfortunately, the car park is highly visible, lacks enclosure and would greatly benefit from landscaping. The solitary yew standing within the car park is in poor condition. Three crab apple trees are situated by the entrance to the pub. This is one of the first sights that visitors see when entering Shottery village - perhaps it could be improved.

The new housing on the 'island' adjacent to The Bell Inn have grassy banks with some planting. The new brick walls would benefit from climbers to soften their appearance.

*Tavern Lane*

Walking from Bell Lane up Tavern Lane, past Dudfield Nurseries, there is a lovely stepped brick wall which acts as a boundary to the nursery. Within the nursery gardens stand several ornamental conifers and trees as well as the nursery beds.

On the opposite side of the lane to the nursery wall, is a mixed hedge consisting of privet, ivy, thorn and two ornamental plum trees. A cherry at No. 14 stands by the side of the road. Ivy has encroached into the old garden wall of Bardswood.

Mature holly trees and pines stand within the garden of Ardencote and a sapling ash on the corner of the drive by the footpath, leading to Stratford. There are also Scots pine within the garden of Foxleys. These trees are all mature and may originally have been in the grounds of Shottery Hall.

The planting along the side of Bramley House consists of young fruit trees which, in time, will help to soften this dominant red brick house.

On the opposite side of the Lane, there is a well clipped snowberry hedge at 14 Tavern Lane.

The front gardens of the cottages Nos. 1-5 in Tavern Lane are interesting and well maintained

*1 - 5 Tavern Lane*

with an attractive box hedge to the side of No. 1 above a lias stone wall. The garden of 2 Tavern Lane is extremely attractive with interesting trees and shrubs, and can be viewed from the lane. A large ash stands adjacent to The Owl House.

*Shottery from Tavern Lane*

Turning into Shottery from Tavern Lane, on the small green stands a bench and a young oak tree. Unfortunately, the bench is a little too close to the young oak and it would be beneficial to move the bench and hardstanding allowing the tree to mature without interfering with the seat. The wall to the rear of the green is the boundary wall of 2 Tavern Lane. Constructed from Cotswold stone, it has climbing plants which spill over the top and contribute to making this an attractive area. A flowering cherry stands on the verge outside Orchardside and is in need of some attention.

Walking back towards Bell Lane, on the corner of Hathaway Lane and Bell Lane at Spring Cottage, there is a well-clipped privet hedge with a mature walnut in the garden.

Turning into Hathaway Lane, a well-clipped mixed hedge forms the frontage boundary of No. 24. A mature Robinia stands within the garden on No. 63 and weeping ash and other ornamental trees are found in the garden of The Web.

The iron railings around Shottery Nursery School playground are well maintained with three silver birch trees also forming the frontage.

On the opposite side of the road, a well-clipped privet hedge with four mature lime trees stand in the front garden of Glendower. An attractive old brick wall divides off the properties on the northern side of Glendower.

Turning back into Shottery from Bell Lane, an orchard area within No. 27 is banded by a roadside privet hedge.

The privet hedge outside Barley Cottage extends around the boundary of Marchmead.

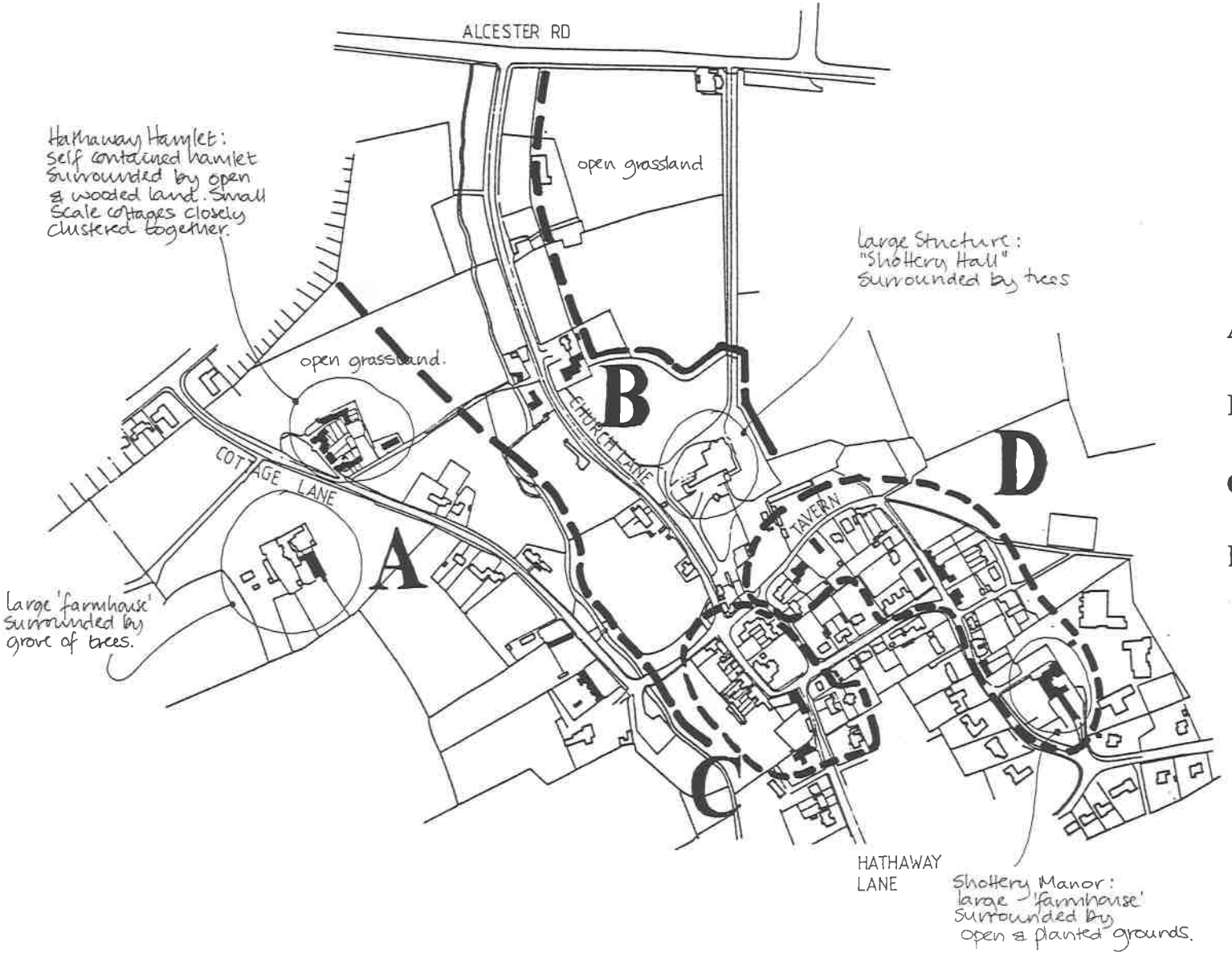
There is a well clipped conifer hedge outside Evergreen and a pleasant yew hedge outside 3 Shottery with ornamental trees and shrubs in the garden.

## *Alcester Road and Avenue leading to Shottery Hall*

The Avenue leading to Shottery Hall consists of walnut, lime and poplar and has wide grass verges on either side. The entrance is framed by two mature limes and a low dressed stone wall topped with cast iron railings and stanchions

*Avenue leading to Shottery Hall*

which extend past the Lodge. The hedge bounding the open field on the south side of the Alcester Road leading down to the entrance to Church Lane consists mainly of elder, thorn and elm with some mature thorn trees in the hedge.




# *Appendix C*

Settlement Analysis :

***Sub-Areas and General Analysis***

Not to Scale

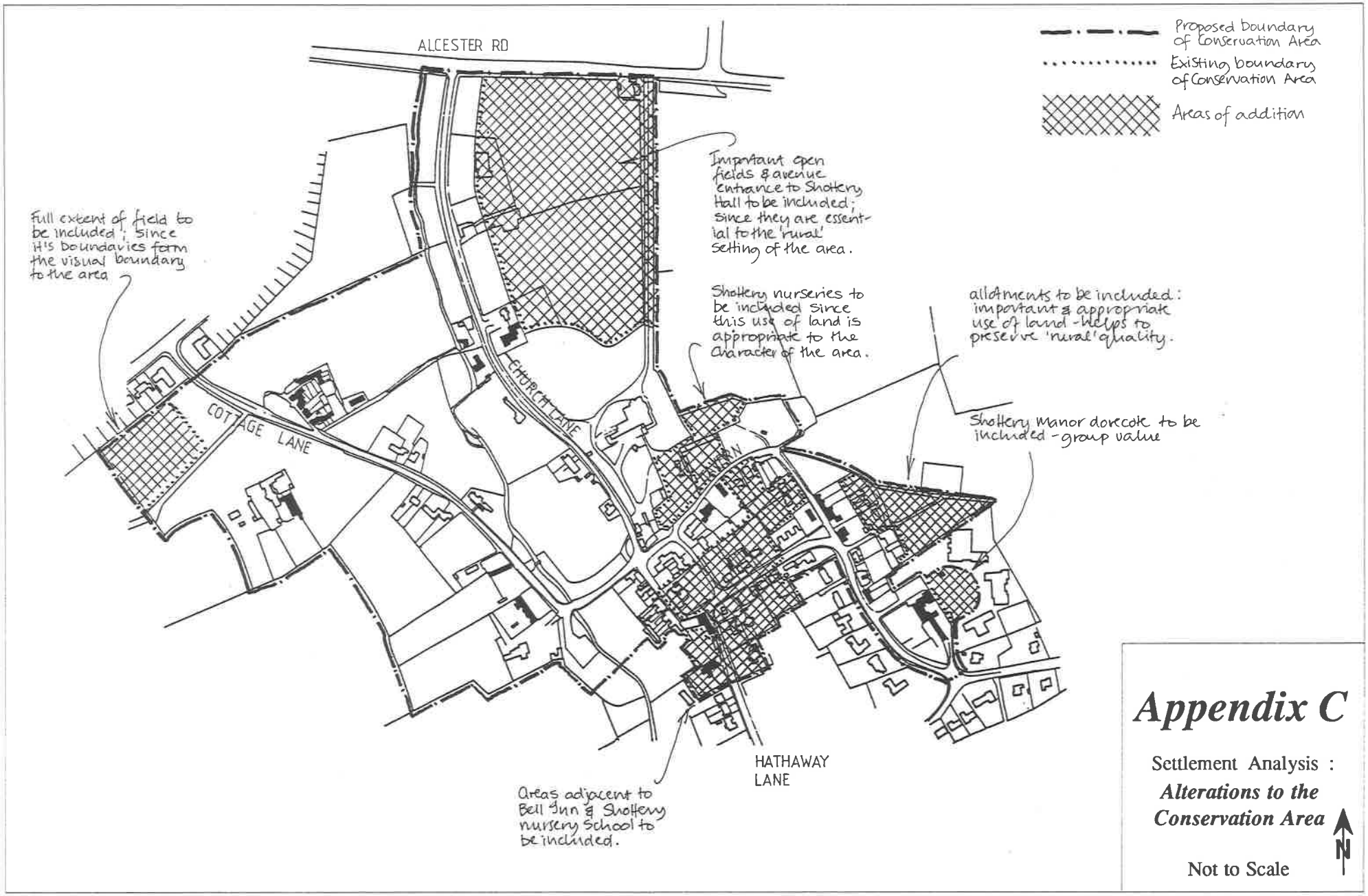
N

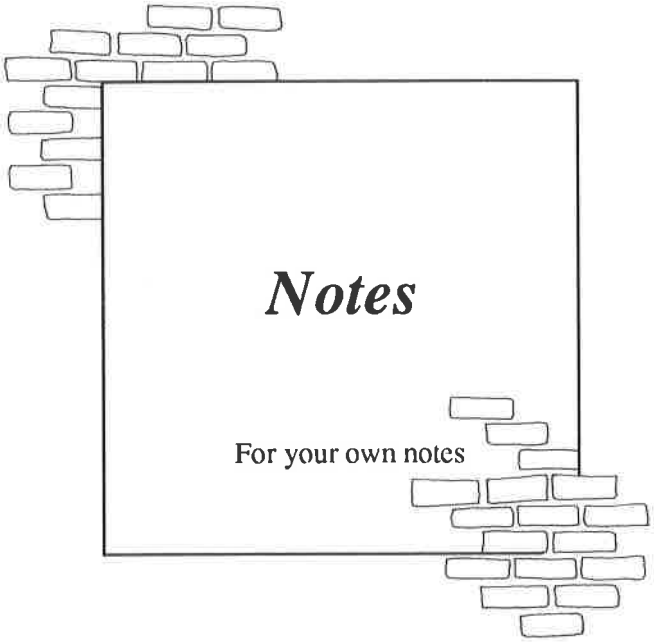
**A** COTTAGE LANE: Scattered development of cottages interspersed with large stretches of open land.

**B** CHURCH LANE: Scattered development of slightly larger cottages interspersed with large tracts of open or wooded land.

**C** THE BELL INN AREA: More 'urban' development with larger terraced Victorian and Edwardian buildings fronting the road.

**D** TAVERN LANE: Narrow lane with small scale cottages in linear development.


Proposed boundary of Conservation Area
Existing boundary of Conservation Area
Areas of addition
ALCESTER RD
Important open fields & avenue entrance to Shottery Hall to be included; since they are essential to the 'rural' setting of the area.
Full extent of field to be included; since it's boundaries form the visual boundary to the area
Shottery nurseries to be included since this use of land is appropriate to the character of the area.
allotments to be included: important & appropriate use of land - helps to preserve 'rural' quality.
Shottery Manor dovecote to be included - group value
COTTAGE LANE
CHURCH LANE
HATHAWAY LANE
Areas adjacent to Bell Inn & Shottery nursery School to be included.
Appendix C
Settlement Analysis :
Alterations to the Conservation Area
Not to Scale
N



# *Notes*

For your own notes