

5

Conservation Area B

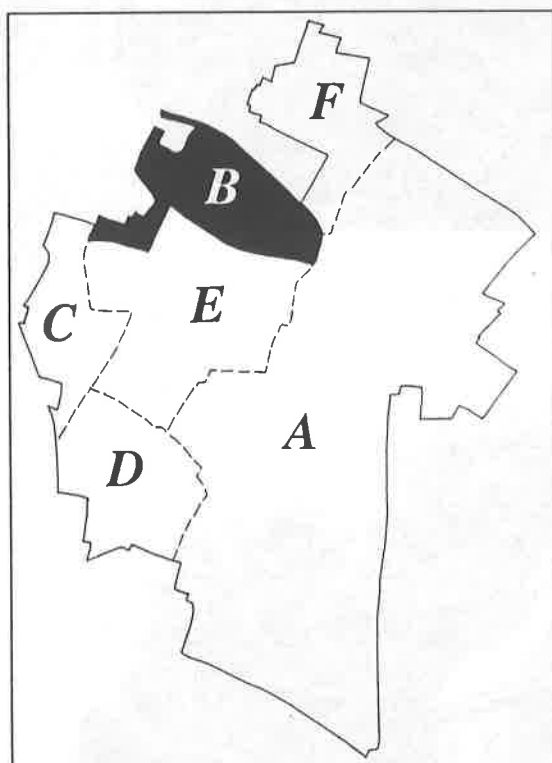
See also Chapter 10 -
*The Future of
the Conservation Area*

characteristic building materials are brickwork in the Stratford chequered pattern and Welsh slate.

Where industrial uses have now moved away, sites are being developed for residential uses. Some developments, such as Clopton Court, immediately outside the Conservation Area, are totally alien to the general character of the area and hence have influenced the



Payton Street



5.1 General Characteristics

The area is characterised by generally small-scale terraced housing, built hard against the back edge of the pavement. Interspersed with this are larger houses which, in some areas, have been converted to office or hotel use, together with some small-scale industrial development. Streets are generally narrow and there is a general feeling of enclosure. The

positioning of the boundary of the Conservation Area. The current development of Rookes Court, on the site of the former brewery, does attempt to retain some of the characteristics but not entirely successfully. The Lock Close development of Tyler Street whilst not strictly copying the detailing and character of the earlier structures, does develop the principal characteristics quite successfully.

Throughout this area there is little planting to contrast with the built environment. What few trees are visible in back gardens are therefore quite important.

5.2 Architectural Form and Materials

5.2.1 Guild Street

Until the late-18th century this formed the northern limit of the town. It is now the division between the varied central area and the more consistent development to the north. Its use as a main thoroughfare makes it a dividing, rather than uniting, street.

Apart from the properties on either side of Union Street and the rear of the Birthplace garden, there is little on the south side that contributes anything beneficial to this street. The new development of the Mulberry Tree and the adjacent building, the properties between

Union Street and the Birthplace garden and the Shakespeare Centre all present rear elevations with no significant character. The northern side of the street includes a number of early-19th



Guild Street

century houses, mostly set back behind small gardens. These vary in height from 2 to 3 storeys. The building line is generally continuous and breaks in plane frequently.

The roadway is considerably wider than the streets elsewhere in the centre which, coupled with the lack of enclosure on the south, makes this a very disjointed street.

There are a number of incongruous intrusions into the street-scape, such as the garage forecourt on the south and the very box-like and temporary appearance of No. 15 opposite.

5.2.2 Birmingham Road

This forms a continuation of Guild Street and suffers from the same heavy traffic. It does however retain many early-19th century buildings. These are mostly 2-storey brick buildings but, towards the western end on the southern side, there are 3-storey buildings some of which have been painted and opposite, on the north side, is a modern 3-storey construction. Several of the buildings retain their original sashed windows and Nos. 21, 23 and 25 have finely shaped, rubbed brick arches of very high quality.



21, 23, 23A and 25 Birmingham Road

The width of the road and the small scale of the building fail to contain this as a space. This is further exacerbated by the introduction of the garage on the north side interrupting the terrace of buildings.

Facing east, the road focuses on the 1930s buildings around the corner between Henley Street and Guild Street; an unprepossessing introduction to the old town.



Former Wesleyan chapel, originally with walls and railings along street line, entrance archway and more detailing to buildings

The former Wesleyan chapel on the corner of Shakespeare Street has a distinctive facade which terminates the view from the end of Henley Street and deserves retention.

5.2.3 John, Payton and Tyler Streets

These three streets formed part of the earliest expansion of the medieval town and were laid out in the early 19th century by John Payton. The older houses on these streets are brick built and the majority are provided with decorative door surrounds and, in some cases, small projecting timber porches. The buildings are generally immediately at the back edge of the footpath and the streets themselves are quite narrow. The building lines are not, however,



2 - 6 John Street

continuous apart from on John Street. Along Payton Street there is only limited development on the south side which creates a rather random character to the street. The same applies to Tyler Street.



1 - 5 Payton Street

The building heights are generally 2 storey on Payton Street with the exception of the Dukes Hotel (3 storey) and 3 storey on John Street. On Tyler Street the west side is 3 storey and the east side is 2 storey.



4 and 5 Tyler Street

On John Street, a number of buildings have been painted but elsewhere the brickwork is generally Stratford chequered pattern.



2 - 6 John Street

On Payton Street the eastern end is dominated by the new telephone exchange, which presents an unappealing rear elevation. On the north side, the Baptist church and adjacent Baptist church Sunday school step back from the general building line. This gives some importance to these particular buildings but the adjacent church hall and Southbourne House continue this recessed line, but do not merit the particular attention. This forms an uncomfortable break in the line of the street.



Baptist Church and Baptist Church Sunday School

The building line is, however, maintained with a high brick wall in front of Southbourne House and a rather ill-kept hedge in front of the Church.

The rendered modern facade on the west side of John Street, whilst maintaining the building line, is particularly incongruous. The window shapes emphasise a horizontal line whereas the rest of the street is generally vertical (see photograph left).

Tyler Street has recently been continued into Lock Close, a modern residential development. This area had previously been omitted from the Conservation Area but has been well developed.



Corner of Payton and Tyler Streets

The wall around the garden on the corner of Payton and Tyler Street is important in continuing the enclosure, but the appearance of trees over the wall provides an interesting diversion. The recessing of the garage to this property on Tyler Street, and on the opposite side of the street, together with their short iron railings, is rather incongruous.

The Tyler House Community Centre and the buildings at the back of 11 Guild Street with their flat parapets and, for the Community Centre, modern windows are out of keeping.

5.2.4 Great William Street, Mulberry Street and Shakespeare Street

These streets form a similar mid-19th century extension to the medieval town and are largely 2 storey, terraced brick houses. Many still retain the original vertical sliding sashes

and, in some cases, elaborate door surrounds. This is particularly so on Great William Street and the southern part of Shakespeare Street.



Shakespeare Street

Other houses in this area are not so embellished, but are still very much of the same character.

Most of the early houses are built in chequered brickwork but some have been painted, tending to break up the terraces.

At the southern end of Shakespeare Street the buildings at the rear of the public house on Guild Street, and the much altered chapel opposite, give an industrial atmosphere to this part of the street which is not characteristic of the rest of the area, but is an interesting historical remnant.

The building lines are generally continuous on the rear edge of the footpath. In a few areas, the buildings are set slightly back behind small gardens or the line is interrupted by access to buildings at right angles or parking areas. These are generally fairly narrow and do not interrupt the street-scape.

Mulberry Street is rather more disjointed than the other two particularly along the north side where boundary walls have been demolished to form parking areas. Nos. 2-3a were excluded from the former Conservation Area but despite their modernized facades they do continue the general scale and character of

the other buildings and are built in the Stratford chequered brickwork. On the south side of Mulberry Street however, the more modern Mulberry Court is totally alien, both in its setting and character to the general area, having an emphasis on horizontal lines and being set behind a strip of grass. On Great William Street the range of dormer bungalows at Nos. 40-45 with their rendered facades provide a contrast with the rest of the street but maintain the scale and detail. Further north, on the western side, Avon Mill is clearly a recent building, but presumably copies the form of an earlier industrial building on this location. The character of the detailing maintains a close connection with the period of the rest of the street.

Further north on this street the early-20th century houses of Kern Terrace, which return along the canalside were formerly excluded from the Conservation Area but those houses facing onto the main road, although set slightly back and being rather taller than others in the street, are not dissimilar in scale and any alterations to these will have an effect upon the rest of the street. Similarly the rest of the group will have an effect upon the canal side.

The Methodist Chapel on Great William Street continues a sense of enclosure, but is appropriately stepped back to take account of its greater height. The building is in poor condition but deserves better attention.

The modern building of Waldron Court, at the corner of Great William Street and Guild



Great William Street from Guild Street

Street, succeeds in being uncompromisingly modern whilst retaining the scale of the adjacent building and the generally vertical emphasis although, in its dormer windows, this is somewhat lost. This treatment can work at the corner with its stepping back from the building line but should not be repeated generally.

5.2.5 Brewery Street and Clopton Road

Brewery Street forms the westernmost extension of the early-19th century 'new town' and incorporates a number of industrial



Mulberry Street



Brewery Street

properties. Between it and Clopton Road was the original Flowers Brewery, the malthouses of the brewery have recently been re-developed as housing albeit maintaining the scale and character of the industrial buildings.

On the east side of Brewery Street are some interesting early-19th century houses, particularly No. 3 which has triangular-headed doors, windows and other decorations. This was presumably originally repeated in No. 4 which has since been modified. The other buildings are remarkably lacking in windows.

5.2.6 Windsor Street and Mansell Street

The northern end of Windsor Street in fact forms the termination to Henley Street (see



21 Windsor Street and 29, 30, 30A & 31 Henley Street

8.2.1 Area E). The remainder of Windsor Street and Mansell Street have very much the appearance of 'back streets' despite the presence of numerous 19th century dwellings. In both cases the street enclosure is incomplete due to industrial uses and service accesses which are very detrimental to the character. Windsor Street is severely disrupted by the presence of the coach parking area on the west and the school playground and car park on the east. The latter

area has, however, detailed planning permission for larger-scale development. The remaining buildings on the east are former industrial buildings, currently empty. Their scale reflects their use and is considerably higher than other buildings in the street. The west side retains several 2-storey 19th century houses, typical of the other streets in this area, but these are rather dwarfed by the present buildings on the east. Future development should reflect the smaller scale of the houses.

The coach standing area is an unfortunate necessity of the current tourist industry but its presence creates a large void in the general enclosure of all the streets around this area. It also gives undue prominence to the horizontal lines of the multi-storey car park behind.

Mansell Street retains more of the 2-storey 19th century dwellings, particularly along



12 - 28 Mansell Street

its north side where it falls into the two remarkable consistent ranges with interesting details around the doors and lintels. The south side suffers from the industrial service accesses to the properties on Greenhill Street, apart from the interesting range of early-20th century Arts



32 - 39 Mansell Street

and Crafts-influenced cottages, set back behind small gardens. These are inconsistent within the area but provide an interesting contrast still within the general scale of the other buildings.

In both streets the footpaths are extremely narrow but have good paving. That in Windsor

Street is newly-laid concrete slabs but with rather fussy changes in texture. On Mansell Street blue brick pavers are retained although, in some cases, in poor condition.

5.3 Views

The enclosed nature of this area does not permit any long-distance views but certain short views are of interest.

The rather poor state of the view east, along Birmingham Road, has been commented on in Chapter 10. This is a significant introduction to the town centre and deserves improvement.

The views up the streets, running off Guild Street, are very characteristic and emphasise the repetition of window and door details. That along Great William Street is of particular note.



Rear of the Birthplace viewed from Great William Street

The cedar tree in the rear of the Birthplace Garden is a significant focal point along Guild Street but the surrounding buildings do not focus the attention. Only in the view down Great William Street does the garden and the Birthplace itself form a prominent feature.



View from Warwick Road bridge, looking north-west, affording unexpected semi-rural views and canal traffic interest

5.4 Landscaping

5.4.1 Guild Street

Guild Street has a number of small front gardens but little of landscape value. The triangle of grass at the Warwick Road end has a circular bed with seasonal bedding plants which is well maintained. A mature Magnolia is set in grass outside Shakespeare Court; Virginia creeper, Wisteria and Garrya eliptica outside No. 10 and



9 - 11 Guild Street and Waldron Court to left

a large *Viburnum tinus* outside No. 9 provide some relief to the northern side.

The planting outside Waldron Court has been well executed and is now quite mature, although perhaps is lacking in maintenance.

On the southern side of Guild Street the prime feature is the cedar in the Birthplace Garden. This garden is extremely well



Birthplace Garden seen from Guild Street

maintained with a variety of mature trees such as lime, silver birch and fruit trees, a clipped holly hedge and a clipped yew and topiary hedge along the side of the garden adjacent to the library, all of which are clearly visible and contribute greatly to the streetscape.

5.4.2 Birmingham Road



4 - 10 (even nos.) Birmingham Road

Nos. 4-10 Birmingham Road have long front gardens which slope down to the road with attractive brick walls which retain them by the pavement. These gardens as well as those at Nos. 22-26 make a very attractive feature in this part of the Birmingham Road.

5.4.3 John, Payton and Tyler Streets

Kingfisher Court and Lock Close are new developments by the canal. They have been well landscaped with raised brick beds planted with shrubs. Iron railings have been erected in front of the houses and the paving is mainly brick. There are well established climbing plants on the pergolas which have been erected over the carports.

The early streets in this area have few gardens. Occasional ornamental trees and shrubs are visible, but little giving any contribution to the character of the area.

5.4.4 Great William, Mulberry and Shakespeare Streets

Other than box and Berberis hedging outside the side entrance to the former Motor Museum, there is very little planting and few front gardens in these streets.

5.4.5 Clopton Road

A single hawthorn tree stands outside Warwick House and an expanse of grass, the only landscaping to redeem this very plain area of Stratford.

5.4.6 Windsor Street

The large car park has a Berberis hedge around the kiosk with two ornamental cherry trees planted at the side. The drive leading from the multi-storey car park has been planted with more ornamental trees. More extensive screen planting would soften the impact of the car park.



View of canal from Clopton Road bridge. A green corridor forming the boundary of the Conservation Area



Area B - the early-19th century developments to the north of the medieval town up to the canal - summer 1990

6

Conservation Area C

See also Chapter 10 -
*The Future of
the Conservation Area*

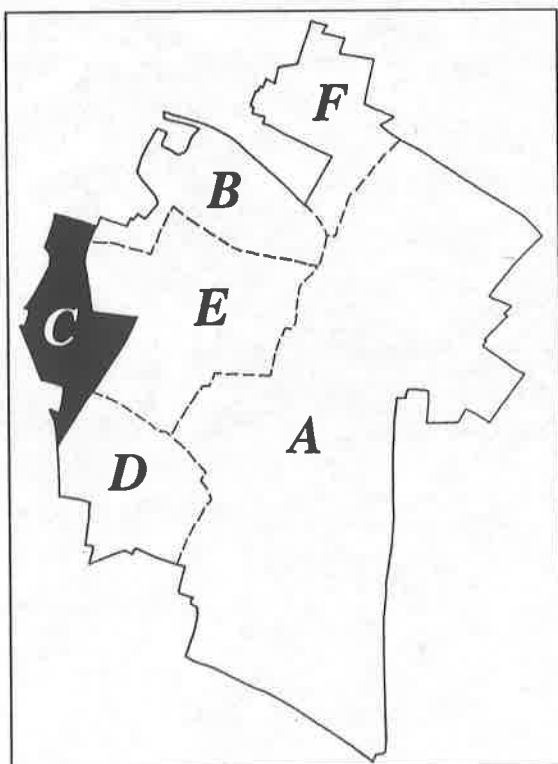
The terraced houses in the area are a mix of two- and three-storey houses. Most of these terraces are situated very close to the pavement and therefore have very small front gardens. The back gardens, in contrast, are narrow and very long. The streets in this area are set out in the shape of an enclosing circle with Albany Road, in particular, describing the shape of a crescent.



Firs Garden and Grove Road

6.1 General Characteristics

Area C is predominantly residential. Similar to **Area D**, this area is largely made up of terraced houses in a relatively dense architectural setting. The boundary to the area on the east is Evesham Place and Grove Road. This road separates **Area C** from the more commercial town centre of Stratford.



The western boundary of the area is circumnavigated by an important network of pedestrian paths which link the area to Shottery. These paths are delineated by high brick walls which form the boundary walls to the long and narrow gardens. As a result, the pedestrian approaches to the area along this route are exciting ones, giving views of the backs of terraces.

At the edge of this area is a hospital which is a late-19th century brick structure set in a parkland setting. Opposite the hospital is Arden Street which consists largely of Victorian gothic buildings and a simple set of labourers' cottages which have the appearance of almshouses.

6.2 Architectural Form and Materials

6.2.1 Albany Road

Albany Road is the most important road in **Area C**. At the Grove Road entrance to the street the houses on the south side of the street are simple brick-built two-storey structures with clay plain-tile roofs, square bay windows and first-floor facades which are pebbledashed and painted. The first-floor windows have small gables over them with painted timber barge

boards. The gardens are as elsewhere in the street, very small. The entrances to these houses have timber projecting canopies with plain clay tiles. To the north of this initial section of the road there are two distinctive Arts and Crafts-style detached houses with a grey stucco finish. These are set back from the road allowing slightly larger front gardens. Each pair of dwellings has a shared tiled entrance portico, painted green windows and Arts and Craft-details such as first-floor bow windows with curved corbel supports. At the bend in Albany Road the houses to the west of the street have slate roofs with brick chimney stacks, simple arched entrances and splayed bay windows with elaborate timber dentils and flat lead tops. The sash windows throughout are simple cruciform windows. A little further on the same side of the road, the ground-floor bay windows support a first-floor timber bay window, setting up a strong

rhythm of vertical bay windows. On the east side, the terraced houses are slightly different all with brick elevations, terracotta string-course detailing and pointed stone flat arches over the entrance doors. Directly opposite Wellesbourne Grove is a large development of three-storey Victorian terraced houses, which are very elaborate in detail with extraordinary dentils and a third storey punctuated by sash windows which occur at eaves level with small brick gables over. This terrace block is identical in style to the two large terraced blocks which guard the entrance to Albany Road from the Alcester Road.

The use of bay windows in the street is a dominant one. The charm of the street lies in the varied use of the bay window.

6.2.2 Wellesbourne Grove

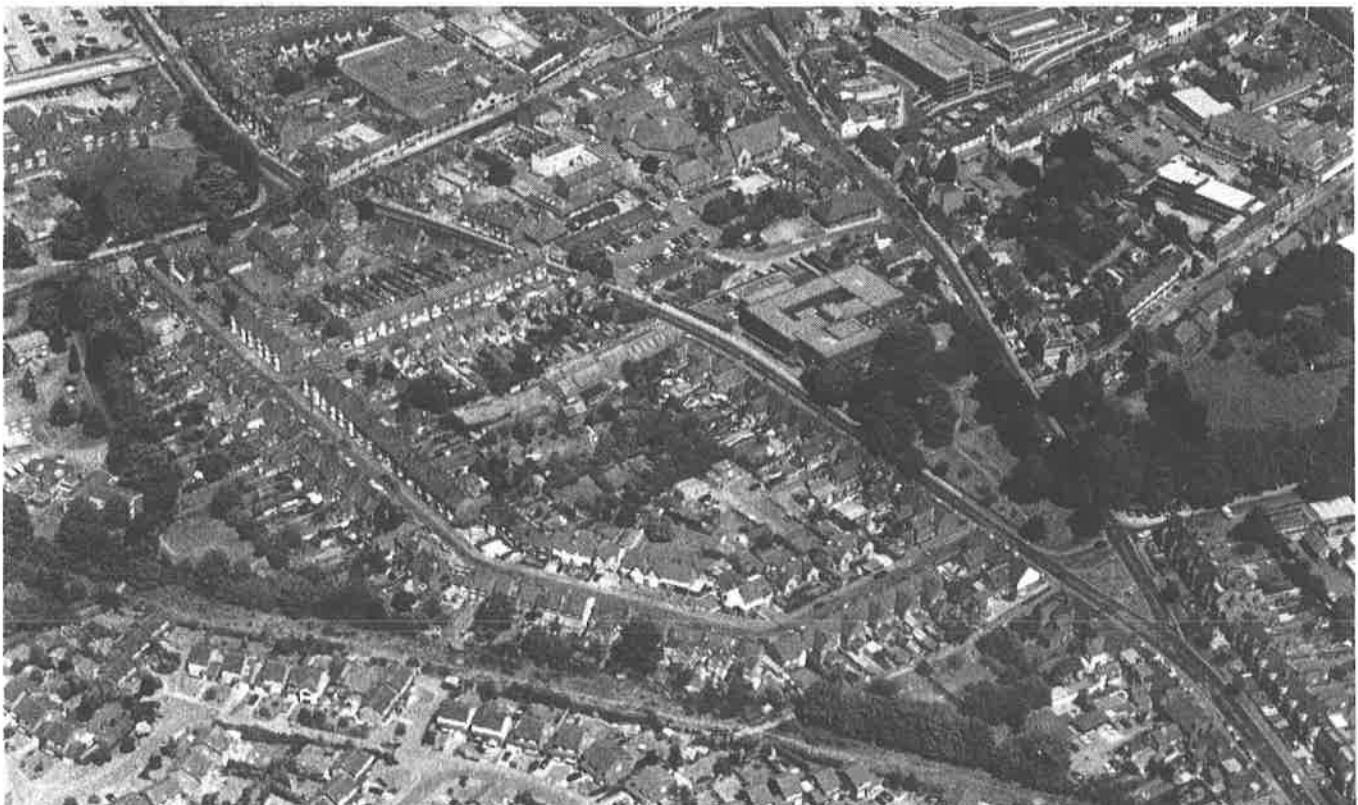
The street is lined on both sides by almost identical, simple brick terraced houses, which are two storeys in height (*see photograph page 13*). They have ground-floor bay windows, very small gardens and blue brick pavings to the pavement with granite kerb edgings. The roofs are slate and step down the road in a most pleasing way. Entrances to these houses are by way of small single doorways with semi-circular arched openings.

6.2.3 The Hospital

The Hospital, an early work of E.H. Mountford, was constructed in the latter part of the 19th century. It is constructed out of an orange brick, which is compatible with the rest



Albany Road : characterized by terraced houses with a prominent rhythm of bay windows, despite differing levels of roof line





Hospital Grounds, before the construction of Rother House Medical Centre

of the buildings of the same period in *Area C*. It is set in a parkland setting and has the appearance of a small country house. It has a clay plain-tiled roof with elaborate chimneys and stone details to important doorways, copings and windows. The building is influenced by the Arts and Crafts movement, with Voysey-like windows and painted timber balconies and various lanterns. It is important to note that the building is as interesting from its rear elevation as it is from the front and that views of this elevation across the hospital car parks, and from Arden Street, are welcome additions to this area (see photograph in *Conservation Area Plan References, Area C - Prominent Features*).

6.2.4 Arden Street

The short length of Arden Street, incorporated in the Conservation Area, has the hospital to the west which is already described. The east side of the street is lined with a mixture of development. At the corner of Greenhill Street is The Green Dragon public house. Adjacent to the pub are two very large 3-storey elaborate Victorian 'Gothic' guest houses. These are eclectic buildings with a vast array of detailing in any number of materials; including blue engineering brick, yellow bricks, encaustic tiles and stone. Windows are largely Victorian gothic in character with lancet shapes. The roofs are in two shades of slate and present very steep pitched gables to the street as well as two mansard gables with decorative barge boards.



7 - 2 Arden Street

North of these two guest houses is a charming set of labourers' cottages built in 1877 with slate roofs and simple brick facades with sash windows and entrance doors expressed with a



17 - 8 Arden Street

simple triangular pediment. These buildings are part of a development which extends into Mansell Street and were designed as a whole, where the individual dwelling is subservient to the appearance of the group of houses.

6.2.5 Evesham Place and Grove Road



Grove Road guest houses

Evesham Place and Grove Road are dominated at the southern end by 'Bed and Breakfast' terraced dwellings, which mostly date from the late part of the 19th century. These are similar in style to some of the houses in Albany Road, with ground-floor brick facades and first-floor pebbledashed and painted facades. On the west side of the road they present an almost continuous facade to the street.



Laburnum Cottages, Grove Road

The east side of Grove Road is dominated by the park adjacent to the magistrates' court and police station. This is the former garden of The Firs, once a home of the Flower family. Beyond the court is a car park with a rather beautiful early-19th century cottage (Laburnum Cottages). There are Victorian buildings which are similar in appearance to those in Albany Road. Adjacent to the car park is a builders' yard with a mixture of sheds in various materials.

6.2.6 Masons Court

Masons Court requires a special separate mention. It is situated adjacent to the police station off Rother Street. It survives as a fine large example of a timber-frame structure surrounded now by modern development and an area which has become dominated by brick-built structures. This is one of the few survivals of the medieval town since it escaped the fires of the 16th century, and is in a remarkably fine state of preservation (*see photograph page 10*).

6.3 Views

There are no extremely important views within the area. However, the layout of the roads does provide views down streets which are terminated by other terraced houses. Attention should always be paid to these views to ensure that they are not disrupted. The view down Albany Road, for example, is terminated by a view through the trees of the main entrance facade of the hospital.

Mention has already been made (section 6.1) of the importance of the views across the walls of the back gardens provided from the footpaths which describe the western boundary of the area.

6.4 Landscaping

(*see aerial photographs page 37 & 38*)

Area C is characterised by terraced houses which front directly onto the road with very small front gardens and larger rear gardens which, in this case, are less visible from adjoining streets. The Firs Garden adjacent to the police station, formerly the garden of a private house of the Flower family, is a large central island of planting between Grove Road and Rother Street (*see photograph page 36*). This contains several mature trees such as yew, holm oak, oak, sweet chestnut, beech and sycamore as well as ornamental trees such as cherry and laburnum. A newly-planted beech hedge has been established along the Grove Road side of the garden and a shrub border and two rose beds, all well maintained. The holm oak trees at the corner of the police station

perform well in softening the visual impact of its size.

The predominantly residential area around Albany Road and Wellesbourne Grove consists of very small gardens which compromise mainly hard paved areas. It is essential that attention to detail is paid in the hard paving of these areas. In some cases, the brick paving details have been lost and replaced by inappropriate artificial materials.

The hospital stands in a park-like setting. The trees lining the hospital grounds adjacent to Arden Street consist of mature cedar and horse chestnut, with some underplanting shrubbery of laurel, Mahonia, Buddlia and Cotoneaster. A well-clipped privet hedge extends along the hospital drive leading off Arden Street. Within the grounds is a fine avenue of mature London plane trees leading up to the old hospital entrance with three well-clipped, ornamental holly trees in front of the building. The trees and grounds are essential in order to maintain the setting of the hospital and to offer a mature landscaped park element at the edge of a fairly heavily developed area.

The houses in Arden Street, like those in Albany Street and Wellesbourne Grove, have very small gardens, which mostly have low retaining brick or stone walls. Attention should be paid to the use of hard paving in these areas.

There are several trees subject to Tree Preservation Orders in the area. These include four roadside lime trees on the eastern side of Evesham Place; a cedar within Firs Garden; a number of lime trees in Grove Road and a group of lime adjacent to the footpath which leads to Shottery from Evesham Place.

The footpath leading from Alcester Road to Shottery with intersection into Albany Road contains many mature trees such as silver birch, lime, holly, ash and Wellingtonia, also a number of mature lime trees alongside the footpath, planted just inside the gardens adjacent. There are also high old brick walls which form the boundary to the rear gardens of the houses in Albany Road.

Although the area is not characterised by high brick walls, there are a few which should be noted. An important old brick wall forms the boundary to Laburnum Cottage in Grove Road. There is also an important low-level brick wall with shaped brick buttresses extending along the length of the public car park, off Grove Road. The car park itself has some planting forming its boundary with Grove Road which could, however, be improved to provide a more solid screen.

Conservation Area D

See also Chapter 10 -
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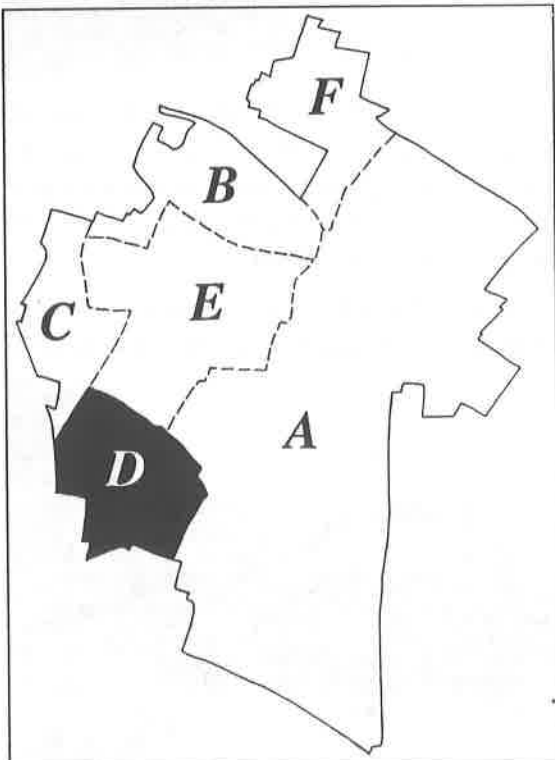
north to south running streets. The area is situated to the south of the town and is dominated by small-scale terraced cottages which line both sides of the streets. These cottages/town houses mostly date from the 19th century and the earlier part of the 20th century. The cottages are predominantly brick structures with Welsh slated roofs and some clay plain tiles. The cottages are characterised



1 - 3 College Street

7.1 General Characteristics

Area D is almost exclusively residential. It is set out as a grid of streets which run from north to south. Several narrower streets viz. Ryland Street, College Lane and Narrow Lane, which becomes Broad Walk, run perpendicularly across the aforementioned



by a simple rhythm of entrance doors, bay windows and simple sash windows. The area



Simple sash windows and a chequer pattern of brickwork is a hallmark of Area D



College Street characterized by houses with more elaborate detailing such as fanlights over simple portico entrances

is also characterised by the views over the tops of relatively high brick walls into the back yards of the terraced houses. These back yards contain a mixture of trees and shrubs as well as some small brick outbuildings, which were built at the same time as the houses themselves.

The town houses in the area are situated very close to the pavement with tiny front gardens. These front gardens are frequently

enclosed by low brick walls. The pavements are invariably constructed of blue Staffordshire engineering pavers with granite kerb edgings. The area is also characterised by relatively high boundary walls which are constructed out of the same brick as the houses and have shaped saddleback terracotta copings.



7 and 8 Ryland Street

The houses in the area are almost entirely constructed out of the Stratford chequered brickwork. This subtle variation in brick colour across the facades is one of the most dominant visual impressions of the terraced houses. The terraces, in abstract terms, present a pleasing rhythm of windows and doors to the street front together with a ridge line which is punctuated by solid brick chimney stacks, which also define the party walls between the houses.

It should be noted that while the area, as a whole, has almost complete architectural unity in terms of use of materials, form and massing, each of the streets is slightly different in architectural detail and it is this subtle variation in detail which gives the area its special architectural interest.

7.2 Architectural Form and Materials

7.2.1 Broad Street/New Broad Street/ Broad Walk

Broad Street is characterised by simple terraced houses dating from the second half of the 19th century, some with bay windows and others without. The cottages tend to have fairly elaborate entrance porticos as well as windows with expressed voussoirs and keystones which are stuccoed and painted. The window cills are also painted as well as the external reveals to the windows. Some of the cottages have semi-circular headed arched windows on the first



Broad Street

floor with painted stucco surrounds and simplified pilasters supporting the arched openings. Other cottages in the road have an elaborate first-floor string course, which is expressed by means of two courses of blue engineering brick set either side of a central more decorative orange brick header course.

The school, which forms the corner site between Broad Street and Chestnut Walk, is approximately the same date as the houses in



Stratford-upon-Avon Junior and Infant School

the street. Broad Walk consists of larger 3-storey 'villas'. These are now guest houses and are characterised by more elaborate detailing to bay windows and entrances.

New Broad Street is an extension of Broad Street and is terminated by a view of the Queen's



The Queen's Warwickshire and Worcestershire Yeomanry building

Warwickshire and Worcestershire Yeomanry building. This street has some Victorian buildings which, in style, are not dissimilar from those in Broad Street as well as a charming wood and iron shed which is currently used as a school of dancing. A large proportion of New Broad Street was formerly outside the Conservation Area.

7.2.2 West Street



35 - 21 West Street

The houses in West Street are simpler than those in Broad Street with Welsh slate roofs, chimneys breaking up the roofline, simple brickwork and dentil detailing to the eaves and very small gardens.

7.2.3 Bull Street

The houses in Bull Street are even simpler than those in West Street. Most of the cottages do not have bay windows. The windows are generally plain cruciform sash windows, and



47 - 41 Bull Street and Trinity Place to right

therefore simple arched brick openings as entrances. The windows have stuccoed flat arches, which are painted white. Again, the front gardens are extremely small.

It is interesting to note that the Chestnut Walk end of both Bull Street and West Street are later developments than the rest of the street. Certainly this part of Bull Street was developed after the First World War.

7.2.4 Holtom Street

Holtom Street is a relatively small street which is perpendicular to College Lane. Formerly only a small section of the street was



1 - 7 Holtom Street

included in the Conservation Area. At the southernmost end of this street there are five early-20th century brick structures which are a pleasing addition to the street and the Conservation Area boundary has been amended to include them.

7.2.5 Cherry Street

Cherry Street is similar to Holtom Street in that it is a very short street which is lined on



Cherry Street seen from Ryland Street; also 1 - 5 Ryland Street

either side by some Victorian houses as well as the small detached brick built houses which are clearly part of the same development as Holtom Street. Again, the Conservation Area boundary has now been adjusted to include them.

7.2.6 College Street/New Street

Unlike Bull Street and West Street, College Street is lined on different sides by buildings of different styles and periods of construction. The west side of the street consists of important listed terraces of town houses. These are slightly grander than the houses in Bull and West Street. They are characterised by expressed key stones and arched stones which are generally painted white. The reveals to the



5 - 15 College Street

windows are also generally painted white as well as the stone cills. Entrances to the cottages are almost entirely distinguished by a painted timber architrave with fanlight, as well as a simple entablature and flat portico, which is normally dressed over with lead. The east side of the street is lined with buildings which were constructed after the First World War. These buildings tend to be more Arts and Crafts in style and, unlike their counterparts on the opposite side of the road, are set back from the pavement giving a slightly larger front garden.



1 - 8 New Street

New Street is a continuation of College Street and on its west side is a visual extension of College Street.

7.2.7 Trinity Street



7 - 4 Trinity Street

Trinity Street is dominated by the west front of the church as well as the new Methodist church and the Church of England Hall. The southern end of the street is lined with poplar trees on the east side and, on the west, by small-scale terraced houses consistent with the rest of Area D.

7.2.8 Sanctus Street/College Lane

Sanctus Street is important in that it gives access off the Evesham Road to the area. It also has a relationship with the west front of the church (see 7.3 Views). The street is lined on



20 - 30 College Lane

the southern side by simple terraces of houses and on the left hand side by the end of the terraces running in from the north. The street is



Elmhurst, 16 - 19 College Lane and Holy Trinity Church spire punctuated between College and Trinity Streets by a rather pretty brick gable with a gothic window on the first floor (also see 7.3 Views).

7.2.9 Narrow Lane



Narrow Lane looking towards Bull Street

Narrow Lane is exactly as it describes itself; a very narrow lane which links Broad and Bull Streets and which gives views into the garden space between the two sets of terraced houses.

7.2.10 Ryland Street

Ryland Street links Cherry Street to Trinity Street and is a particularly pleasant street in that it has almost complete architectural unity (see also photographs on pages 42 and 43).



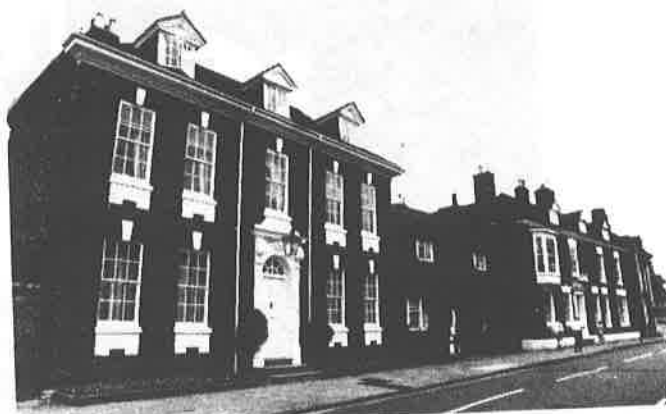
26 - 28 Ryland Street and 13 New Street

Nos. 26 and 27 in this street are notable for their brick detailing, with special hood and drip mouldings over windows, simple pilasters and gothic pointed arches.

7.2.11 Old Town/Chestnut Walk

Old Town is dominated by the large detached properties of Hall's Croft, Old Town Croft, the Dower House and Avon Croft. These

buildings line the north side of the road and distinguish themselves by being much larger than the small town houses in the rest of the area. Some are timber framed, others are brick and rendered with hand-made clay plain tiles and rather tall chimney stacks (see also Appendix A - Old Town).



5 - 2 Old Town

Where Old Town meets Church Street and Chestnut Walk, several very beautiful 18th century large houses face onto the street. The large houses in this street are stylistically more in keeping with the larger houses in Church Street than the rest of *Area D*. Chestnut Walk itself is dominated by an avenue of mature trees and a low brick wall, which forms the boundary to the open park-like area to its north.



Hall's Croft, Old Town



View down Sanctus Street/College Street, terminated by the avenue of limes and Holy Trinity tower and spire

7.3 Views

The most important view of the area is that provided by the elevated approach over the bridge in Sanctus Street. This view looks directly down Sanctus Street and College Lane at the west front of the church and its tower and spire.

The grid-like nature of the area draws attention to the views at the end of streets. The view down Bull Street, for example, is terminated at the Chestnut Walk end by a large 18th century building and at the College Lane end by a simple row of terraced cottages. This view down Bull Street is also terminated by a large mature oak tree, which is situated in the garden of the building which straddles the corner of Bull Street and Old Town (see also 7.4 Landscape).

Furthermore the view down Old Town looking towards Church Street is terminated again, by the same imposing building which terminates the view down Bull Street. It should be noted that, because of the grid-like formation of the area, the buildings situated on the corners of the grid of streets are extremely important and require special attention.

The views across the brick boundary walls and back yards between the terraces are also extremely important. These garden views provide relief to the more urban and densely architectural views down the streets themselves.

7.4 Landscaping

Area D is characterized by terraced houses with very small front gardens and larger back gardens, which are visible between streets over high brick walls.

Exceptions to this rule are the Chestnut Walk area, the area around the Holy Trinity Church and Old Town.



View down New Broad Street towards the Yeomanry buildings

As mentioned earlier, New Broad Street is terminated by a pleasant view of the Yeomanry buildings. The view down College Street, towards the north, is pleasantly terminated by a view of Old Town Croft and Avon Croft.



Horse chestnut trees along Chestnut Walk

Chestnut Walk has several mature horse chestnut trees planted along its length, which form the important role of defining the garden of Mason Croft adjacent. This street is further enhanced by several silver birch trees in the playgrounds opposite, of Stratford-upon-Avon Junior and Infant School.

The grid-like pattern of streets which make up the bulk of this area are characterized by very small, narrow-fronted gardens retained by low brick walls which are generally capped with either blue engineering bricks or with stone. The lanes which run perpendicular to the main north-south streets i.e. Narrow Lane and Ryland Street etc., provide views into the long gardens at the backs of the terraced houses. These are usually bounded by high brick walls which are constructed of the same brick as the houses and capped with special brick copings. The back gardens tend to have a mixture of trees such as lilac, ash, holly and plum. Bull Street is notable



Bull Street, looking towards Trinity College on the corner of Chestnut Walk and Church Street, with holm oaks of Stratford Preparatory School behind fine brick wall

in that it has two fine holm oak in the playground of Stratford Preparatory School.

Although the front gardens such as those in West and Bull Street are small, their detail is important due to their scale. Owners should be



20 - 15 West Street, garden frontages displaying attention to detail with wall climbing plants, natural stone paving or blue brick pavers, and simple iron railings

encouraged to pay particular attention to the use of hard paving materials compatible with the date of the building, such as natural stone paving and blue brick pavers. Simple iron railings can also be appropriate, as well as small clipped hedges. Several of the houses have well-established ivy growing over them and this is



Hedera House, 2 West Street, exhibiting ivy covered frontage

important in an area predominantly architectural in character and in which the mass of brickwork is often relieved by wall climbing plants.



Poplars in Avonfield grounds alongside Trinity Street

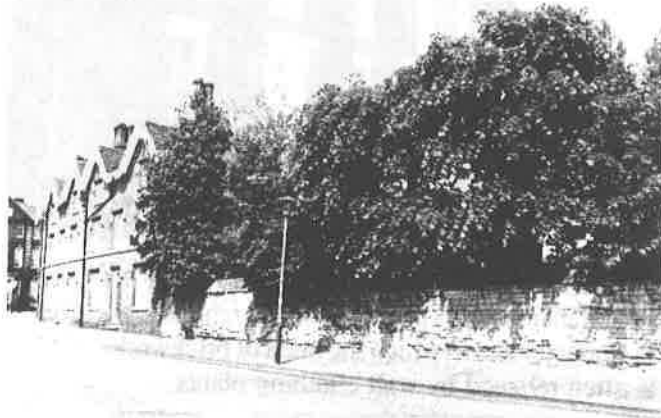
Mention should be made of the group of mature poplar trees which are situated within the grounds of Avonfield alongside Trinity Street. These trees are not only important in the street but also to the skyline, particularly when viewed from the bridge which gives access to Sanctus Street.

The area directly in front of the Methodist church and the Anglican church hall is an area for concern. A number of mature lime trees help screen the 1960s buildings, however additional planting could be considered within the forecourts of the Methodist church and the Anglican church hall to soften the impact of the tarmac which characterises their setting.

The churchyard of Holy Trinity Church itself is an important landscape feature with a fine avenue of mature lime trees leading up to the north door and mature lime around the perimeter wall, opposite the Methodist church. There are also mature lime and yew trees outside the west door which are important (see Area A).

Blue engineering pavers and granite kerb edgings for pavements have been extensively used in this area, special care should be taken to ensure that this detail is not lost.

The Old Town area has gardens which are mature and which contain fine specimens. The boundary of Hall's Croft consists of a fine lias stone wall capped with brick, which is an important feature of the street. There are also eight pollarded lime trees and a mature holly which appear above this wall and which act as



Garden Wall attached to Hall's Croft, Old Town

an avenue to the street. The planting outside Hall's Croft consists of a fine Magnolia grandiflora and Wisteria with some beds in front which contain seasonal bedding plants (see photograph page 45).

The trees in the grounds of the Vicarage are mostly mature lime and horse chestnut. The wall of the Vicarage is a fine old brick wall, capped with clay plain tiles. The area of Old Town is characterised by fine hedges, such as the box hedge which grows through wooden railings outside Avon Croft and the Dower House.

The Memorial Garden off Old Town and College Street has a 4ft brick wall surrounding it, with traditional saddleback terracotta copings. The garden is well maintained and consists of a lawn, rose beds, shrubs and perennials with lilacs and ornamental cherry trees. A clipped privet hedge has been established around the seat area within the garden.

The three pine trees on the island between Broad Walk and Evesham Place should also be noted as they provide an important visual focus to the end of this street.



Avon Croft and the Dower House, Old Town, with a pleasant box hedge along the frontages

8

Conservation Area E

See also Chapter 10 -
*The Future of
the Conservation Area*

tourists come to see. The irregular nature of the facades and use of timber framing are therefore very important. However, these are interspersed with many buildings of different characteristics from the 17th to the 20th century and this variety is equally important.

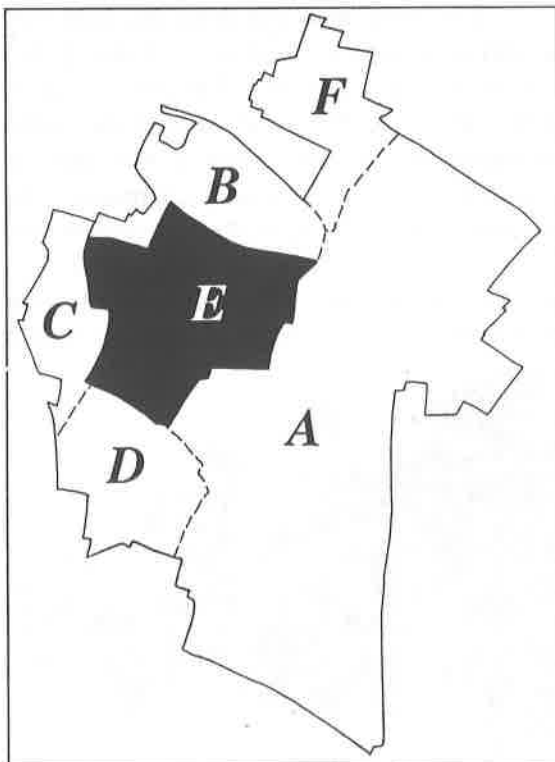
The streets are of varying widths, reflecting the different characteristics within the area. The large open spaces of the market



High Street, the irregular facades still related to the original burgage plots typify the medieval centre

8.1 General Characteristics

Although partly a creation of the 19th century, the distinctive Tudor characteristics of many of the buildings in this area are very significant and are certainly what most of the



Rother Street: the open space relates to its use as a market place. The generally small scale of the buildings accentuates its size
streets of Rother Street and Bridge Street contrast well with the narrower High Street, Ely Street and Sheep Street and the transition afforded by Wood Street from one to the other is most attractive.

This variation of street width is accentuated by variations in building height. Stratford is fortunate in having avoided the excessive building heights so common in industrially developed and highly commercial towns. It is interesting to note that the more important and presumably more commercially attractive area around the head of Bridge Street,



View down Wood Street from the top of Bridge Street showing the gradation of building heights rising to foreground

clustering around the former market cross, had resulted in the development of taller buildings and this gradual increase of height towards this point is distinctive and should not be counteracted by any new developments.

The original layout of this area, with large spaces behind the housing, has resulted in a number of pedestrian alleyways through and amongst the buildings. In some locations, such



4 & 5 Bridge Street, with access between to Old Red Lion Court



Old Red Lion Court shops from Bridge Street

as Old Red Lion Court, this has been most successfully developed. Bell Court, whilst perhaps more commercially developed, does not retain the characteristics of the area to the same extent but its total enclosure by earlier buildings on the street frontages does not allow it to interfere with the general character of the area.

As befits an urban centre, planted landscaping is subservient to the built environment. Consequently, the few planted areas and mature trees become much more significant in articulating the streetscape.

8.2 Architectural Form and Materials

8.2.1 Henley Street



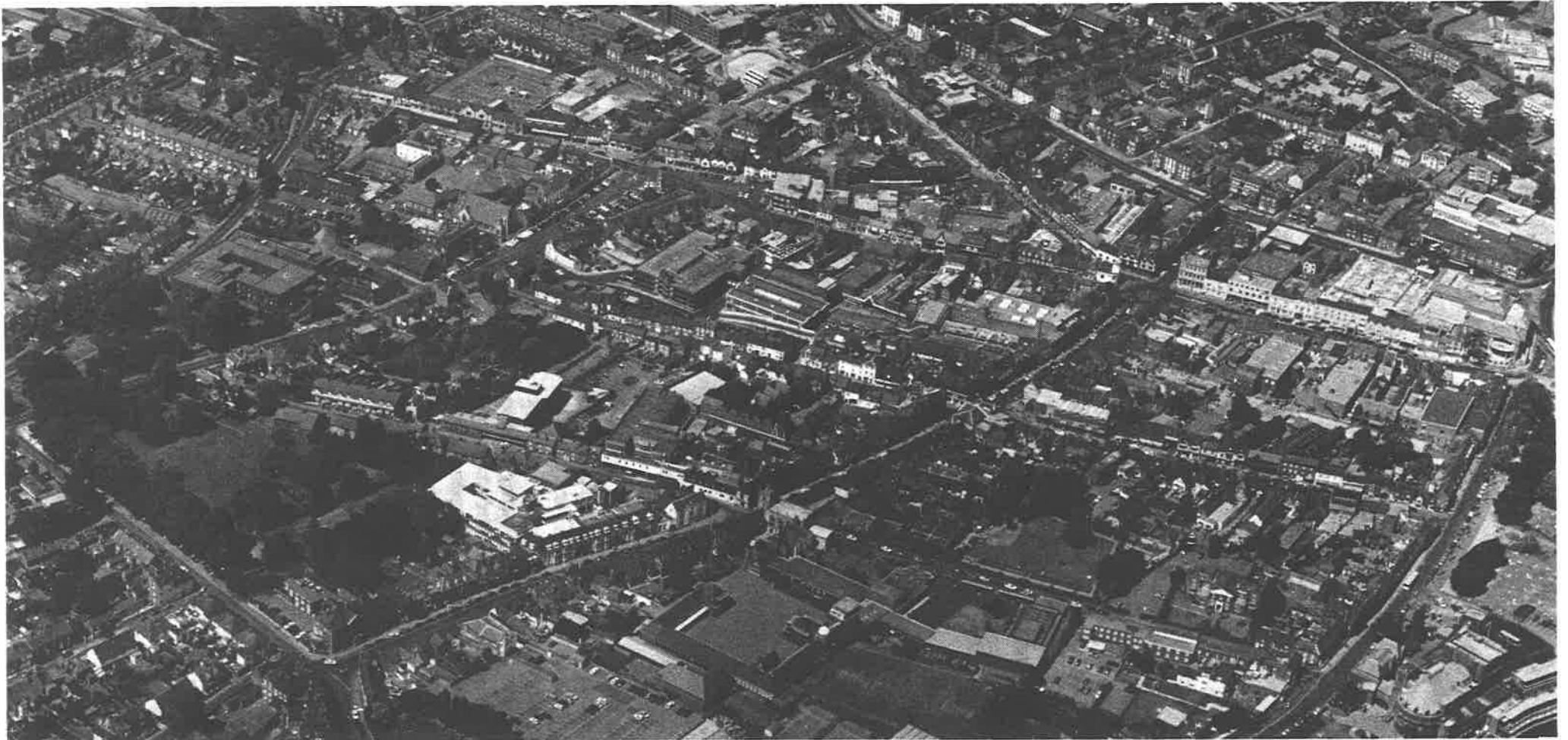
Henley Street from Bridge Street, showing two distinct areas and architectural styles to the street

The character of this street has been changed significantly by the recent paving scheme and related street furniture. This now divides the street into two distinctly different sections. The eastern section, which is still used by vehicular traffic, is still very clearly a small town thoroughfare. The western section, which incorporates the Birthplace, now has the character of an elongated public square.

The building height generally decreases along the street from east to west. At the eastern end several buildings are 2½ or even 3 storeys high, whilst at the western end the older buildings are very low 2 storeys. Although the building frontage is virtually continuous, the majority of the buildings reflect the ancient plot sizes, giving a continually changing scale and character to the street - which is particularly noticeable on the south side, opposite to the



46 - 32 Henley Street



Area E - the medieval heart of the town - summer 1990



Henley Street, north, from Windsor Street. Break in building line gives prominence to Shakespeare's Birthplace

Birthplace. The north side however shows a distinctly different character as might be expected from its unique significance. The Birthplace itself, set as it is within a large private garden, breaks the continuous built face to the street. This is largely a product of the 19th

The introduction of trees at the western end of the street will, undoubtedly, have a long-term effect on the character. Whilst they may provide an effective terminal feature to the street when viewed from the eastern end, the presence of trees in the street-scape is not a noted feature of this part of Stratford.



Shakespeare's Birthplace

century (see Chapter 2, page 16) but effectively provides prominence to the building. The building itself reflects the scale and divisions prevalent elsewhere in the street. The rather weak railings and municipal planting beds and planting boxes are, however, somewhat at odds with the streetscape. The Shakespeare Centre has broken with the general scale and character of the street. Although the massing has clearly been arranged to reflect the existing character, the uniform brickwork and regular face make it a very dominant feature within the street.

The majority of the remaining buildings are of 18th and 19th century brickwork with usually clay tile roofs. There is some evidence of early timber framing, but most of the visible framing is, in fact, 19th or 20th century. Towards the east are a number of larger Victorian buildings displaying clearly 19th century timber framing. This characteristic has been effectively picked up in the entrance to the newly formed Bard's Walk (see photograph page 50).

The modern buildings on the north side of the street at the eastern end have made some attempt to reflect the scale of the original buildings but the brickwork on Nos. 4, 4a and 5 is characterless and the unsupported overhang and timber weather boarding of Nos. 2 and 3 are rather alien features.

8.2.2 Bridge Street

As the street rises from the flood plain, moving west, it increases in width and focuses on the cupola of Barclays Bank (originally built as the market cross). The building height also increases from east to west but, due to the increasing width, the overall impression is of a relatively uniform height. As with elsewhere, the narrow medieval plots are still reflected in the variety of facades and heights but here



Bridge Street from Bridgefoot, the gradient of the roof lines defies the gradient of the street due to the increased road width. The cupola of Barclays Bank is an important focal point and visual anchor throughout the town centre



29 - 34 Bridge Street

consistent 18th century facades tend to group these together into apparently larger buildings. The majority of buildings are either rendered or painted, although one or two brick facades still show and one of the few 1930's facades (at No. 7) still remains.

The shop windows and signs, particularly on the south side of the street, are becoming over-dominating.

The footpath and road finishes are inconsequential and are rather obliterated by the presence of parked cars along both sides of the street. The centre island at the western end of the street is rather utilitarian.

8.2.3 The Old Red Lion/ Shrieve's Walk

This new development, between Bridge Street and Sheep Street, is quite successful architecturally, drawing on and re-interpreting the scales and details traditional to Stratford (see photographs page 50).

8.2.4 Sheep Street

As with Bridge Street, this rises from the river as it travels westward but is relatively consistent in width. It focuses to some extent at its western end on the Town Hall which is slightly canted to the general line of the street.

The scale of buildings is generally around 2-storey height. The impressive timber-framed

building at 40 Sheep Street (the Shrieve's House) is a tall 2½ storeys and forms a focus half way along the street, articulating a slight bend in the building line.



The Shrieve's House, carriage entrance gives pedestrian access to outbuildings - now shop. To right is the new building of Shrieve's Walk - a shopping walkway to Bridge Street

Many of the buildings are timber framed, some incorporating early timbers. There is a much greater variety in the facades than in other streets, and the introduction of prominent gables and dormer windows is more noticeable. The broken building line is emphasised by the facades being frequently off-set and at slight angles to one another. Those buildings which are not timber framed are generally painted or plastered but a few mellow brick facades do remain. The tall 3-storey building at 21/23 Sheep street, with its green tiled roofing, is distinctly out of place and made more so by the untidy break between the brick upper floors and the rendered ground floor.

The concrete paving and tarmac road surface is inconsequential, but is helped by the natural stone kerbing. The new buildings at Shrieve's Walk and Nos. 43/45 draw well on the existing scale of the streets and re-interpretation of existing detail (rather more so in the former than the latter).

The modern block at the west end of the north side is an unfortunate product of 1960s design albeit highly regarded at the time. Although the overall height may be in line with the adjacent buildings, the window lines clearly interpret a much deeper storey height. The plain and unarticulated brick and concrete facades are both uninteresting and have weathered badly, particularly where the concrete has not been re-painted on the Sheep Street facade. The imitation gables are a weak and uninteresting re-interpretation of an important feature of this street.

The Town Hall, being both slightly angled to the rest of the street and built in stonework, forms an important focus in contrast to the other buildings of the street.



17 - 5 Sheep Street

8.2.5 High Street

(see photographs pages 8, 16 and 49)

The street is lined on both sides with tall buildings, the majority of which are three storeys and, indeed, some three and a half storeys high. The building lines reflect the slight curve of the street and provide a good sense of enclosure. The majority of the buildings display timber framing, some of relatively modern reinstatement. Those which are not timber framed are generally white painted but a few brick faces provide an interesting contrast.

Many of the facades still reflect the narrow plot widths but a few have been united, usually behind a rendered or brick facade. The rather over-long brick facade and related fascia of Debenhams is an unhappy intrusion.

The shop windows are generally of sufficient variety to reflect the divisions of the building, but in some cases, eg. No. 10 (Principles) the facias and shop windows have run across the natural division of the building.



1 - 7 High Street

Numerous shops now have rather large fascia signs giving a horizontal emphasis in contrast to the general vertical emphasis of the buildings.

The Town Hall at the south and Lloyds Bank on Bridge Street to the north form two terminal features to this street, both in stone contrasting with the other buildings. The northern termination, however, is not very successful and this space rather dwindles out into Union Street. This termination works rather better when the christmas tree is located in the traffic island.

The concrete slab paving and tarmac road surface are inconsequential, but well set off with the natural stone kerbing.

8.2.6 Chapel Street

Although this is simply a continuation of the High Street, the articulation of the building line, created by the projection of the Town Hall with the related increase in height on the west side created by the Midland Bank, provides a pinch point separating the two streets (see photograph page 8). Chapel Street is significantly different in character from the High Street, both in use and scale. Although the majority of the buildings have 3 storeys, the third is usually accommodated within the roof space, creating a generally lower eaves height



Chapel Street from Church Street, with High Street in the distance; the contrasting scale and stonework of the Town Hall articulates the street

than High Street. There are also a number of large properties occupying several original plots but still of early origin, notably both the



Shakespeare Hotel and Town Hall to left

Shakespeare and Falcon Hotels. On the west side Nos. 8, 9 and 10 are part of a single 18th century property, but this is disguised by the variety of ground floor treatments and paintwork on the bricks. The Midland Bank is distinctive in being one of the few buildings displaying the flamboyant decorative brickwork of the late-19th century. It is out of character with the rest of the area but is acceptable at this point as a balance to the equally incongruous stonework of the Town Hall.

The southern end of Chapel Street is defined by the projection of the Guild Chapel, which serves the same function as the Town Hall in separating Chapel Street from the continuation. The sense of enclosure is, however, broken by the gap formed by New Place Garden.



Nash's House and New Place garden

Although the building on this site was demolished in the 18th century, the enclosure was maintained for a long time by a high garden wall, which has now been reduced. Although this is an alien element within this area of Stratford, the significance of the site clearly justifies this. The opening out at this point defines the end of the shopping area and also provides one of the few glimpses of the main theatre from within the town.

There is a preponderance of timber framing in this street but the presence of some typical chequered brickwork and other painted brickwork continues the variety seen elsewhere.

Paving on the north side is concrete slabs interspersed with brick pavers and on the south side, natural stone slabs with brick pavers.

8.2.7 Church Street

This is the further continuation of Chapel Street divided off by the projection of the Guild



Church Street from Chapel Street: several buildings of a much larger scale than elsewhere

Chapel and a bend in the street. There is a further distinct change in character from Chapel Street due to the presence of even longer ranges of buildings and larger individual buildings. The street is somewhat wider than other streets in the town centre and to some extent asymmetrical in that the properties on the west side are generally 2½ or 3 storeys high, whereas the majority of the properties on the east side are very low 2 storeys or even 1½ storeys high. The long range of almshouses and the Council Offices occupy much of the northern end of the street. There is rather more of a horizontal emphasis created by the jetty of the first and the cornice of the second, which is picked up in other properties along this street. Despite this however there is still a generally vertical emphasis created by bay windows, vertical sash windows and vertical timber studwork. The mix of timber framing, red brick (but not chequered brick) painted rendering and painted brickwork is typical of elsewhere.



The Almshouses, Church Street. Probably the oldest surviving domestic building in Stratford-upon-Avon

The skyline is generally broken by dormer windows, projecting gables and numerous chimney stacks.

The building line does not have the continuity of elsewhere and is further disturbed by the introduction of some shrubs in front of the buildings on the west side. This, together with the greater street width, creates a much more open character to this street than others in the town centre.

The stone paving of the footpaths with the small areas of cobbles is most successful.

8.2.8 Union Street

This street was not formed until 1830, following the development of land to the north of Guild Street. Consequently, it does not include any medieval buildings. Taking its lead from the scale of buildings at the market cross, the

buildings tend to be 3 storeys high and, on the north side, are formed with relatively tall storeys. Practically all the buildings are in brickwork, mostly in the typical chequered brick pattern. The majority of the west side is a single industrial



12 - 8 Union Street

building, now converted into shops and offices. The scale of the ground floor and the decorative detailing is particularly different from elsewhere within the town. The other properties still exhibit the general verticality of detailing and the relatively narrow plot sizes, although the building face is relatively consistent.



6C - 1 Union Street

The formation of shop fronts along the ground floor of the east side has generally respected the original divisions and has sufficient variety and detail to provide consistent interest.

The termination of the street at the north by a poorly-detailed, modern building in Guild Street, is a rather unfortunate end to the main thoroughfare through the town.

The paving of this street in concrete slabs with concrete kerbs and poor tarmac reflects the poorer quality of the street.

The narrower nature of this street coupled with the tall buildings creates a canyon-like atmosphere which is unlike the rest of the town centre.

8.2.9 Wood Street

As with Henley Street, the general building height increases from west to east. This is further emphasised by a narrowing of the street as it proceeds eastward (*see photograph page 50*). The buildings commence at the west at a low 2-storey height, rising to a high 3 storeys on both sides at the east. Many of the buildings are in brick with clay tile roofs but



Wood Street

there is some evidence of early timber frame and, particularly on the north side, considerable Victorian timber-frame work. At the east end, on the south side, Nos. 1-7 retain the Georgian facades which were lost elsewhere in the 19th century. At the east, these are rendered with cornices and string courses, whilst Nos. 5 and 6 have brick facades taken up to a straight parapet and painted.



44 - 47 Wood Street

The narrow medieval plot size is perpetuated in the variety of facade heights and styles, even into the more modern infill work. The variety of sizes and shapes of shop windows helps to maintain this broken facade, but they are beginning to be counteracted by the generally consistent size and height of facias over the windows (*see Chapter 10*).

The plain concrete slab pavings and tarmac road are inconsequential, but the use of natural stone kerbing gives an interesting line unfortunately contrasted with the inevitable yellow lines. The use of red brick pavers to define kerb crossing points is a little disruptive.

The break in the building line leading to Bell Court is sufficiently narrow not to disturb the line of the street, but the view through is particularly unimpressive, focusing on the over emphasised concrete gable of the covered way. The new entrance to Bard's Walk is more successful although the idiosyncratic roof detail and the view through the false first-floor window to the steel roof structure detract.

8.2.10 Ely Street

Although immediately next to the main shopping streets, this has a far more residential character. This proximity of residential use with commercial use is an important characteristic of Stratford-upon-Avon.

In general the buildings are 2 storeys high, the earlier buildings being quite low. As elsewhere, there is a general tendency for buildings to become higher as they approach High Street and here there are several 3-storey buildings.



Ely Street from Rother Street

There are rather more long ranges of buildings than elsewhere, which do not clearly reflect the narrow medieval plots. This is particularly so at the western end of the street. Nonetheless, there is still the characteristic variety of building plane, eaves height and



30 - 34 Ely Street

materials seen elsewhere. This is accentuated by the collection of chimney stacks clearly visible, breaking up the skyline, which are

notably absent on the newly restored range of timber-framed buildings at the west.

The majority of the buildings retain their small-paned windows where appropriate, but there are a number of buildings, particularly on the south side, which have larger panes or inappropriately-detailed windows. Those on The Cross Keys have a decidedly horizontal emphasis despite being small paned, which contrasts with the general verticality of the features along this street. The adjacent shop suffers similarly from the conflict between horizontal and vertical emphasis.



47 - 54 Ely Street

This is one of the few streets in the town centre that has old brick paving on the footpaths. The simplicity of the detailing of the older paving in random stretcherbond is more traditional than the rather stylised patterning adopted with the newer pavers. The stone kerbing successfully unites both old and new pavers.

The virtually-continuous building face is broken in a number of places but these are generally narrow and do not interrupt the enclosure. Where these provide access into private areas, they frequently give glimpses of trees but, in a few cases, there are rather unsightly views notably that onto Russell House. The view into Lysander Court is decidedly untypical of Stratford-upon-Avon with its sea of unbroken herringbone paving and canyonlike appearance, due to the oversizing of the houses in relation to the width of the courtyard. These new properties are in fact some of the tallest in the town.

The public access into Bell Court is rather disjointed. The shrubs are a rather uncharacteristic feature. This form of planting works rather better in the private space created by the new buildings at Nos. 37/38, where this stepping-back of the buildings has allowed the increase in eaves height and successfully articulates the streetscape.



27 Rother Street and 13 - 16 Meer Street

8.2.11 Meer Street

Much of this street has been re-built in the last 30 years but, nonetheless, it retains a lot of the character and scale of the medieval streets. The general eaves height is very low at barely above one storey height in some places. Most buildings are 1½ or 2 storeys high. The earlier buildings at the northern end retain much of their character of 18th/19th century workers' cottages, due to the retention of window opening sizes, even though now in use as shops.

The very dominant curve of Nos. 25-33 with the extensive unsupported overhang is somewhat alien. This form is echoed on the other side but, since this retains more of the sub-division into plot sizes, it is not quite so disruptive.

The new opening into the service yard for Bard's Walk provides an unfortunate break in the building line. Elsewhere in the town accesses to rear service yards have been made with covered ways through the buildings which has allowed the building line to continue at first floor. The break is made rather worse by the blank uninteresting wall at the rear of Bard's Walk.

Footpaths are generally uninteresting concrete paving with a mixture of stone and concrete kerb edges and an untidy tarmac road.

8.2.12 Greenhill Street

The continuation of Wood Street, beyond Rother Street into Greenhill Street, continues the general decline in standard and scale of buildings towards the west. The low 2-storey buildings at the eastern end, adjacent to Rother Street, are typical of elsewhere within the town



18 - 21A Greenhill Street and Windsor Court

centre incorporating some early timber framing but mostly concealed behind brickwork. The thatch on the public house is an interesting sole survivor of the thatch formerly within the town, which was generally banned after the appalling fires of the late-16th century.

Beyond these buildings the scale changes drastically on the south with some 19th century industrial development and on the north with mid-20th century development, although the latter does attempt to retain the eaves line.

The southern side continues the variety of scale of 19th century development, interrupted by the open space in front of Grove House. The rather simple railings around this area are insufficient to contain the street line, whilst the discontinuity of buildings or planting behind allow the space to bleed out into the back-land development of rather poor industrial buildings. The western end of the northern side has some greater continuity of scale, which has been picked up by the modern development of a supermarket.

The buildings generally are of 19th century brick, in some cases demonstrating the Stratford chequered pattern, but in others using a harsher Victorian red brick and yet elsewhere