

Shakespeare Theatre and is still being converted (1991).

(*Victoria County History* (offprint): Styles P: *The Borough of Stratford-upon-Avon and the Parish of Alveston*: London: 1946-: 16).



**Summerhouse in Avonbank Garden  
Southern Lane**

[Formerly listed as Summerhouse or Garden building in the gardens of the Shakespeare Memorial Theatre, Southern Lane]

(Ref No. 228 - Grade II)

List description : Summerhouse, now brass rubbing centre, in gardens belonging to the Shakespeare Memorial Theatre. C18 with c1870 addition. Ashlar and rubble, and brick with ashlar dressings and graduated slate roof. Rectangular structure with oval addition to north. Classical style. South part: end pilasters with entablature blocks and top cornice and blocking course; 5 round-headed openings, the central one an entrance in forward break under pediment, no glazing etc, returns have square-headed openings, right return has tiled terrace and pilasters with signs of capitals and entablature suggesting removed lean-to structure. Inner entrance to north part has re-set 6-fielded-panel door. North part: top ashlar entablature with stylised triglyph frieze and paired timber brackets to eaves; fielded panels flank 3 curved windows with 6-pane upper sashes over later panels. This was originally a garden building in the grounds of Avonbank, built c1700 and rebuilt in 1866, demolished in the C20.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 44).

### ***Swans Nest Lane - Bridgetown***

**Stone Cottage**

**Swans Nest Lane**

(Ref No. 293 - Grade II)

List description : House. Early C19, rear and right return walls rebuilt c1990. Coursed squared stone; slate roof with brick end stacks. 2 storeys; symmetrical 3-window range. Platt band over



ground floor and 1st floor sill band; wide eaves. Entrance has C20 glazed porch and glazed door. Windows have flat arches with keys over 2-light small-paned horizontally sliding sashes, central 1st floor blind window. Lean-to outshuts to each end with straight parapets, that to right with small casement window. Rear wall is blind. A rare example of a stone cottage in Stratford. Included for group value.

### ***Terrett Court (off Wood Street)***

**1 Terrett Court (see 10 Wood Street)**  
(Ref No. 258 - Grade II)

### ***Trinity Street***



**3 Trinity Street**  
(Ref No. 229 - Grade II)

List description : Town house, now office. 1841. Brick with buff headers and stucco dressings; hipped slate roof. Double-depth plan. Georgian style. 2 storeys; symmetrical 3-window range. Wide eaves soffit. Entrance has Tuscan aedicule with blocking course, overlight with decorative glazing bars to 3-panel door. Windows have sills, and rusticated wedge lintels with keys over 16-pane sashes. To left a small part breaks back, to right a small C20 single-storey addition with top-hung sash. Returns have modillioned brick cornices and truncated lateral stacks. Part of the early C19 redevelopment of the site of the College, demolished c1799.

(Information from Shakespeare Birthplace Trust Record Office).

**4-7 Trinity Street**  
(Ref No. 230 - Grade II)

(photo page 44)

List description : Terrace of 4 houses. 1846-8. Brick with buff headers and stucco dressings; slate roof with brick end stacks and cross-axial stack. Georgian style. 2 storeys; symmetrical 8-window range of 2 pairs of houses. Wide eaves soffit. 2 pairs of entrances have wide moulded doorcases with cornices, overlights with decorative glazing bars to 4-panel-over 3-flush-panel doors. Ground floor has canted bay windows with friezes and cornices over 4:16;4-pane sashes, but end bays with 4-pane sashes; windows to 1st floor have sills, and rusticated wedge lintels with keys over 16-pane sashes, 12-pane sashes over entrances; right end has later C19 1st floor canted bay window with 4-pane sashes. 2 catslide rear wings with lateral stacks. Part of the early C19 development of the south part of Stratford.

(Information from Shakespeare Birthplace Trust Record Office).

***Tyler Street***



**1, 2 and 3 Tyler Street**  
(Ref No. 231 - Grade II)

List description : Terrace of 3 town houses. 1838, No 1 added 1845-6, later alterations. Brick with buff headers and stucco dressings; slate roof with 4 brick stacks paired across roof ridge. Georgian style. 2 storeys; 4-window range. Wide eaves soffit. Entrances have moulded doorcases with cornices, overlights to 6-fielded-panel doors, those to Nos 2 and 3 form symmetrical composition, flanking windows. Windows have sills, and rusticated wedge lintels over 12-pane sashes. Right end has altered roof with C20 parapet and garage door; 1st floor segmental-headed window, part blocked, with C20 casement. Built as part of the development of the north part of Stratford, known as New Town; the land for these houses was sold by the trustees of Tyler's Charity c1840.

(Information from Shakespeare Birthplace Trust Record Office).

**4 and 5 Tyler Street**  
(Ref No. 232 - Grade II)

(photo page 32)

List description : Pair of town houses. 1839. Brick with buff headers and stucco dressings; slate roof with brick end stacks and cross-axial stack. Double-depth plan. Georgian style. 3 storeys; symmetrical 6-window range forming 2 double-fronted houses. Plain eaves soffit. Entrances have Tuscan porches with slender columns, overlights with margin lights to 3-fielded-panel doors. Windows have sills, and rusticated wedge lintels with keys to 12-pane sashes, 6-pane sashes to 2nd floor; ground floor right end has C19 canted bay window with hipped lead roof and plate glass horned sashes. Returns have sashed windows, left return with attached C20 garage. Built as part of the early C19 development of the north part of Stratford, known as New Town. The land for these houses was sold by the trustees of Tyler's Charity c1840.

(Information from Shakespeare Birthplace Trust Record Office; Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 65).

***Warwick Road***

**12 and 13 Warwick Road**

**Grosvenor House Hotel**  
[Formerly listed separately]  
(Ref No. 233 - Grade II)

(photo page 65)

List description : Two town houses, now hotel. No 12 of 1832-4, No 13 of c1840; later alterations and additions joining the 2 houses and to left and rear. Stucco with ashlar dressings; hipped slate roof with rebuilt brick stacks. Pilaster strips and wide eaves. 2 double-fronted houses with connecting block, and addition to left. Regency style. 2 storeys; 2+3-window range, 3-window connecting range and symmetrical 3-window range. 2 entrances with Doric aedicules with triglyph friezes and guttae, overlight to glazed door to No 12, 4-panel door to No 13. Windows have sills and 12-pane sashes, those to No 12 with architraves, those to ground floor with consoled cornices; those to No 13 have consoled cornices. Connecting block has projecting ground floor with platt band over round-headed windows with keys and small-paned glazing, central glazed door; 1st floor has 12-pane sashes. Part of the early C19 development of the north part of Stratford.

(Information from Shakespeare Birthplace Trust Record Office).

**14 and 15 Warwick Road** (photo page 65)  
**Grosvenor House Hotel (14)**  
 [Formerly listed as 14, 15 Warwick Road,  
 Banwyn Hotel (14)]  
 (Ref No. 234 - Grade II)

List description : Pair of town houses, No 14 now hotel. 1842-3. Stucco; slate roofs with brick end stacks with fluted shafts, that to left end of No 14 truncated. Double-depth plan. Tudor style. 3 storeys; two symmetrical 3-window houses with connecting block, and later connecting block to left end adjoining the rest of the Grosvenor House Hotel. 1st floor sill course; pilasters and top frieze and wide eaves, end gablets with flat Tudor arches; plain bargeboards. Openings have single-chamfered reveals. Entrances have overlights with decorative glazing bars to half-glazed doors with similar glazing pattern; similar flanking French windows. 1st floor has windows with label moulds and cross-casements with glazing pattern as to doors, 2nd floor windows with similar 2-light casements. Connecting block has carriage way with 3 large battened doors with blind overlights; 1st floor has 7 applied pointed arches. Left end block has window with consoled cornice and 12-pane sash. Verandah on enriched cast iron supports with scrolly brackets and glazed roof. No 15 is currently (1991) being restored for office use. The building shares many details with contemporary houses in Old Town and Bishopton.

(Information from Shakespeare Birthplace Trust Record Office).



**17 Warwick Road**  
**Coach House Hotel and attached former coach house**  
 [Formerly listed as 17 Warwick Road]  
 (Ref No. 235 - Grade II)

List description : Town house, now hotel. 1833-4. Stuccoed brick with ashlar dressings; hipped slate roof with brick rear and return stacks. Double-depth plan. Regency style. 2 storeys; symmetrical 3-window range. Angle pilaster

strips and wide eaves soffit. Entrance has Doric aedicule with triglyph frieze and guttae, overlight with decorative glazing bars to half-glazed, small-paned door. Windows have sills, and consoled cornices over 12-pane sashes. Returns have some truncated stacks; left return has former coach house attached to rear, with hipped roof, wide segmental-headed entrance and 1st floor window with 16-pane sash.

(Information from Shakespeare Birthplace Trust Record Office).



**Red Lion Inn**  
**Warwick Road**  
 (Ref No. 236 - Grade II)

List description : Public house. Late C18 or possibly earlier, restored and altered. Stuccoed brick; partly-renewed tile roof with brick end stack and 2 stacks to front of ridge. Single storey plus attic; 5-window range; right end probably later; single-storey wing to left return. Top modillioned brick cornice. Central entrance in canted bay window has paired half-glazed doors; entrance to right of centre has doorcase with pilasters and open pediment; similar entrance to single-storey wing. 3 large and 2 small canted bay windows to ground floor have cornices over leaded glazing; similar canted bay to wing. 1st floor has 3 hipped dormers with C20 casements, one larger hipped dormer with 3-light casement and window with sill and 2-light casement to right end. Right return has 2 bay windows and C20 casements above. Rear has hipped wing and late C20 flat-roofed additions; 6 varied hipped dormers.

Interior: some exposed beams.

The building closes the view down Guild Street, and also contributes to the views down Warwick Road, Waterside and Bridgefoot; the Stratford canal runs behind.

**Waterside**

**20 Waterside (see 30 Sheep Street)**  
 (Ref No. 217 - Grade II)

### 25 Waterside

(photo page 22)

(Ref No. 237 - Grade II)

List description : House. C17 with refronting c1800. Brick with some internal timber frame; tile roof with brick stack to rear wing. 2 storeys; symmetrical 2-window range. Top modillioned brick cornice. Segmental entrance has wide-board door. Ground floor has 2 canted bay windows with hipped roofs over small-paned glazing. Windows to 1st floor have 2-light small-paned casements. Included for group value.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 56).

### 26-29 Waterside

(photo page 22)

[Formerly listed under 26-31 Waterside]

(Ref No. 238 - Grade II)

List description : Row of 4 cottages. Probably C17 with early C19 refronting. Brick with earlier timber frame exposed internally; tile roof with 2 brick stacks to rear of ridge. Single storey plus attic; 4-window range. Top modillioned brick cornice. Segmental-headed windows have 2-light small-paned casements; small lights to Nos 26 and 27; 4 gabled dormers with 2-light casements, 3 with small panes. Segmental-headed entrances have plank doors. Small rear wings.

Interior: some exposed timber framing and framed fireplaces.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 56).

### 30 and 31 Waterside (photo page 22)

[Formerly listed under 26-31 Waterside]

(Ref No. 239 - Grade II)

List description : Pair of cottages. C17 with c1800 refronting. Brick with some internal timber frame; tile roof with brick end stacks; one to front and one to rear of ridge. Single storey and attic; 2-window range. Top modillioned brick cornice. Paired segmental-headed entrances with plank doors; flanking segmental-headed windows with 2-light small-paned casements of 6+9 panes. 1st floor has 3 gabled dormers with brick gables over 2-light small-paned casements.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 56).

### 32 and 33 Waterside (photo above, right)

(Ref No. 240 - Grade II)

List description : Pair of town houses. Probably C17 with early C19 refronting. Brick with buff headers and stucco dressings; tile roof with brick cross-axial stack. Georgian style. 2 storeys; 2-window range. Top modillioned brick cornice. 2 sashes with rusticated stucco flat arches.



Round-headed entrance to each end with tympanum over plank door; similar round-headed entry to left end has cast iron plaque above: PALMER COURT. Windows have rusticated wedge lintels over 16-pane sashes and sills to ground floor, 4/8-pane sashes to 1st floor. Rear has small-paned casements.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 56).

### 34 and 35 Waterside

(photo above, left)

[Formerly listed as 35 Waterside]

(Ref No. 241 - Grade II)

List description : Two town houses. Mid C19 front, possibly to earlier building. Brick with blue brick window sills and stucco dressings; tile roof with brick stack to front of ridge. 2 storeys; 2-window range. Top modillioned brick cornice. Segmental-headed entrance to left end has plank door. Windows have 9-pane sashes, those to ground floor under wedge lintels. Rear wing is No 34; small-paned casements. Included for group value.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 56).

### 36 and 37 Waterside

(photo page 22)

(Ref No. 242 - Grade II)

List description : Two town houses. 1829, No 36 refaced. Brick, tile roof with brick cross-axial stack, end stack and stack to rear wing. Top modillioned brick cornice. 2 storeys; 4-window range. Entrances have gabled hoods, No 36 with 6-flush-panel, 2 glazed, door, No 37 with altered door; elliptical-headed entry to left end. Segmental-headed windows to ground floor; windows to No 37 with 16-pane sashes; windows to No 36 have C20 small-paned casements, of 3 lights to ground floor, of 2 lights to 1st floor.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 56).

### 38 and 39 Waterside

#### Theatre Workshops

(Ref No. 243 - Grade II)

(photo page 22)

List description : Lecture Hall and Scene Dock, now workshops, for the Shakespeare Memorial Theatre. 1887. By A S Flower. Brick with ashlar dressings and timber-framed gable with pebbledash infill; tile roof. Right-angle plan. 2 storeys and attic; jettied gable on moulded brackets. Tall central segmental-pointed entrance with ashlar mouldings and hood has paired studded doors with strap hinges; smaller entrance to left with 4-centred head has similar door, datestone above reads: CFE/ 1887. 3 tall single-chamfered-transomed windows; 4 square lights under jetty; gable has two 3-light windows with 2-light window above. Raking dormer to left return has window to ground floor and 2-light window to 1st floor; raking dormer; tall lateral stack. Rear has large wing to right forming L-plan; half-hipped roof and varied fenestration with casements. An interesting example of a purpose-built ancillary building to a theatre; the tall entrance was for the removal of scenery.

(*Buildings of England*: Pevsner N: *Warwickshire*: Harmondsworth: 1966-: 416).



### 40-43 Waterside

(Ref No. 244 - Grade II)

List description :

Includes: No 7 Chapel Lane.

Terrace of 5 houses. 1856-7. Brick with buff headers and stucco dressings; slate roof with 3 brick cross-axial stacks and end stack. Georgian style. 2 storeys; 7-window range. Plain eaves. Pair of entrances to right of centre have consoled cornice, overlight to 2-tall-panel door to left (No 42), inserted window with 4-pane sash to right; similar entrance toward left end (No 43); round-headed entry (entrance to Nos 40 and 41) toward right end has stucco arch and blind fanlight to plank door, similar entry to left of centre. Windows have sills, and wedge lintels over 6-pane sashes; ground floor has 2 later C19 canted bay windows with casements, and

4-pane sash to right of entrance to Nos 40 and 41; 1st floor has blind window to left end. Left return to Chapel Lane similar 3-window range; entrance has consoled cornice, overlight and 2-tall-panel door. Included for group value.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 56).



### 44 Waterside

#### Arden Hotel

(Ref No. 245 - Grade II)

List description : Hotel. 1792-4. For C H Hunt. Brick with ashlar dressings; slate roof with coped gables and brick end stacks. Central staircase plan. Georgian style. 3 storeys; 3-window range. Platt band over ground floor and top modillioned brick cornice. Round-headed entrance has doorcase with architrave and consoled open pediment, fanlight with decorative glazing bars over 4-panel door. Window to ground floor right has rubbed brick flat arch with key over 4:12:4-pane tripartite sash, similar window above has 12-pane sash; central 1st floor window has sash with intersecting glazing bars; late C19 two-storey bay window to left has top ashlar and brick cornice, ashlar sills and lintels, 4:12:4-pane tripartite sashes and sashed side lights; 2nd floor has windows with 6-pane sashes. Single-storeyed early C20 wing; large bay windows each with three 18-pane horned sashes with return sashes flanking round-headed entrance with fanlight with radial glazing bars and small-paned half-glazed door; all under hipped pentice. Right return has varied C19 and C20 additions.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 56).

### 51 Waterside

(Ref No. 246 - Grade II)

List description : Cottage. Probably C17 with c1800 refronting, later alterations and c1950 additions to rear. Brick with some internal timber frame; tile roof with brick end stack. Single storey with attic; 2-window range. Entrance to right has arch-braced gabled canopy over C20 half-glazed door. Ground floor has canted bay





window with hipped roof and 4:12:4-pane sashes; attic has 2 gabled dormers with 2-light small-paned casements. Right return has exposed tie beam; rear wing partly projects, with half-hipped roof and weatherboarding over entrance. Rear has large rear wing.

Interior: chamfered beam and fireplace with small window and spur wall to side; former rear wall has wall posts leaning to right and covered rubble plinth. 1st floor has timber-framed wall to rear and exposed end tie beam, and tie beam, and collar truss. Included for group value.

### 53 and 54 Waterside

**Black Swan Inn, also known as The Dirty Duck**

(photo page 26)

(Ref No. 247 - Grade II)

List description : Two town houses, now public house. Probably C17 with later refronting: 1738 to left, c1800 to right; C20 alterations. Painted brick and ashlar with some internal timber frame; slate and tile roofs with brick stacks. 2 storeys; 2-window range with 2-storey-and-attic, 2-window, range to left. Top modillioned brick cornice; range to left has platt bands to both floors, angle pilasters and coped gable. Ground floor has timber cornice over 2 entrances with half-glazed doors between 3 canted bay windows with small-paned glazing, that to right end of 2 storeys, all C20; right end breaks back with segmental-headed entry with plank door. 1st floor has window with C20 small-paned casement over central bay; left end has 2 windows with moulded sills, architraves and keys over 16-pane sashes; 12 pane sash to gable. Good wrought iron sign bracket with scrolly cresting. Rear has hipped side wing to taller part, and 2 lower wings.

Interior: some exposed beams and panelling.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 56).



### 60 and 61 Waterside

(Ref No. 248 - Grade II)

List description : Two town houses. Probably C17 with c1800 refronting. Brick, No 61 to left with buff headers; tile roof with brick end stacks. 2 storeys; 2-window range. Platt band over ground floor of No 61, top modillioned brick cornice. No 60 has segmental-headed entrance with C20 stable type door to left of segmental-headed window with 3-light small-paned casement with iron opening casement; 1st floor has smaller window with small-paned horizontally sliding sash. No 61 has entrance with gabled canopy over half-glazed door to right of canted bay window with hipped roof over small-paned glazing; 1st floor has segmental-headed window with 2-light small-paned pegged casement with iron opening light; attic has large gabled dormer with 3-light casement.

Interior: noted as having some exposed beams and timber framing.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 56).



### K6 Telephone Kiosk outside Swan Theatre Waterside

(Ref No. 249 - Grade II)

List description : Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott; made by various contractors. Cast iron. Square kiosk with sail-vaulted roof. Relief crowns to top panels, above renewed painted glass panels reading: TELEPHONE. Margin-light glazing to windows and door.

**Shakespeare Memorial Theatre, Swan Theatre and Museum**

*Waterside (photo pages 17, 20, 22, 24, 26, and 81)*

[Formerly listed as 'Shakespeare Memorial Theatre' and 'Library and Art Gallery of the Shakespeare Memorial Theatre']

(Ref No. 250 - Grade II\*)

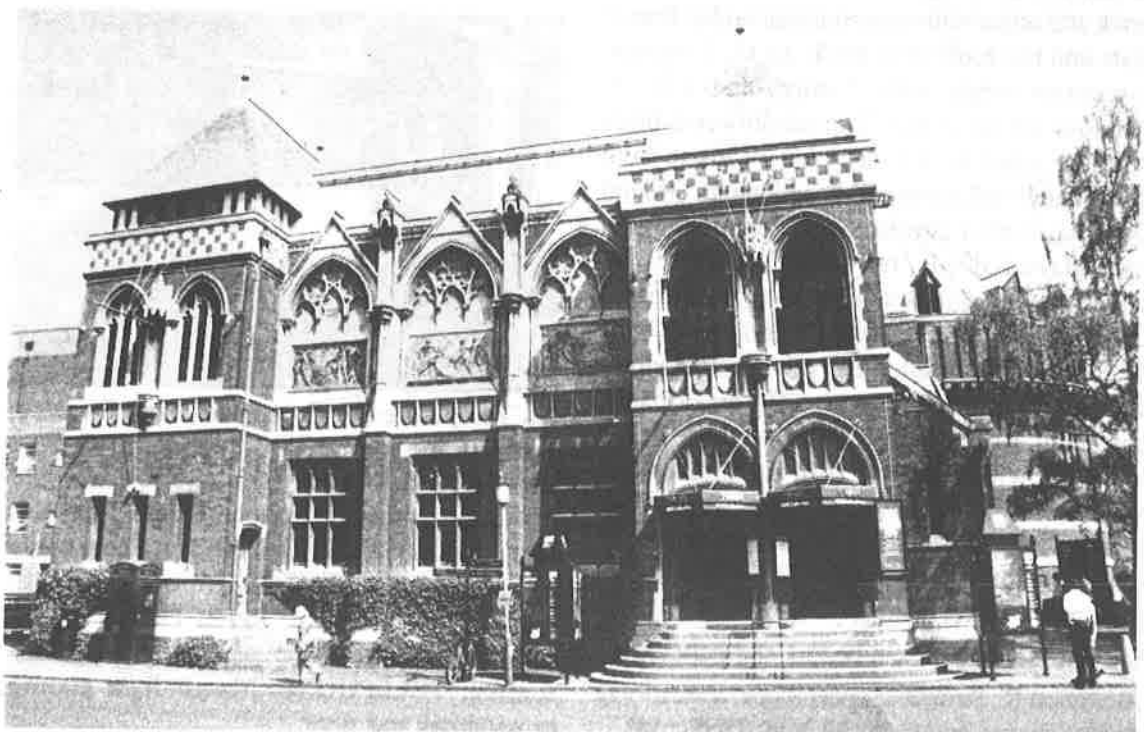
List description : Theatre 1874-9, and library/art gallery now museum 1881; by Dogshun and Unsworth; rebuilt after fire, except for library block and part of auditorium, 1929-32, by Elizabeth Scott of the firm Scott, Chesterton and Shepherd. Conference centre in original auditorium converted to Swan Theatre 1983-6 by M Reardon.

Theatre: Dutch-influenced Modernist. Brick with cut-brick reliefs; flat roof, and lead pavilion roof to Swan Theatre. Main auditorium has foyer and restaurant, with Swan Theatre to rear, to which is attached the museum wing. Entrance front convex and nearly symmetrical, with 2-storey, 5-bay centre articulated by ribbed piers, modillioned parapet; tall metal-frame windows, those to 1st floor with balconies and cut-brick allegorical reliefs by E Kennington. Late C20 glazed porch over 5 grid-pattern double doors. Attic storey with windows in ribbed recesses and taller block with banded slots; fly tower with vitrified headers and triangular strips. Flanking bays under same parapet of 3 storeys; plain 5-light windows. Taller recessed wings, that to left end has polygonal stair turret with grilles to windows, that on left having semi-octagonal termination. Concave left return, river front, remodelled before 1944, 2-storey

projection to right end, with glazed ground floor and glazing behind 1st floor balcony; shorter balcony to attic level; left end has plain windows, balconies to 1st floor; Swan Theatre has groups of 3 lights. Terrace along river has iron railings, part cantilevered over water. Rear has large bowed centre, part of 1st theatre; stone-coped plinth and flush bands; round-headed entrance with continuous mouldings and C20 doors, flanking pairs of enriched panels; 1st floor has 5 segmental-headed transomed windows of 2 trefoil-headed lights; attic with late C20 gabled dormers and roof with cresting and vane finials. Stair turret to right end has canted angles. Base of C19 tower to left, with tall pointed entrance and 3 pointed lights above; C20 upper part. Right return front simpler; recessed entrances to left end and low terrace with ribbed piers.

Interior: has predominantly geometric decorations; cantilevered spiral stair with marble parapet; auditorium remodelled 1950-51; Swan Theatre modelled on early examples, with balconies on timber posts.

Museum wing: brick with ashlar dressings; hipped slate roof with rear stack. German Gothic style. 2 storeys with attic; 3-bay range with end wings. Ashlar plinth, string courses and parapet; recessed timber-framed attic. Entrance to right wing has 2 segmental-headed doorways below pointed arches with mullions, battened doors with strap hinges. Ground floor centre has 3-light double-chamfered-mullioned windows with trefoil heads and 2 transoms between offset buttresses, frieze with shields above and 1st



floor has pointed arches with gablets and blind tracery over terracotta reliefs by P Kummer, between clustered shafts supporting gabled niches; skylight to Mansard roof. Left wing has 3 plain lights to ground floor; 1st floor has frieze with shields below 3-light pointed windows flanking niche with castle-like canopy; attic recessed behind chequer-work parapet has windows with leaded glazing; 1st floor of right wing similar. Left return has two 3-light pointed windows flanking base to 1st floor canted 2:5:2-light transomed oriel with hipped lead roof; right return has lean-to stair projection with gargoyles and trefoil-headed lights. Rear is blind; former bridge to theatre has C20 glazed infill to wide segmental arch; C20 1st floor has 3-light leaded casements.

Interior: full-height stair hall has tall arcading to stair with marble shafts and wrought iron grilles; good stained glass; wooden balustrade to balcony and waggon roof; ground floor has room with large fireplace with diaper work and inner hood; 1st floor has gallery with pointed arch to end room, which has stained glass to oriel in memory of Sir Frank Benson, founder of the Shakespeare Theatre Company, front window in memory of Benson's company.

The theatre stands on the site of the Rotunda built for the 1769 Shakespeare Jubilee, organised by David Garrick, the beginning of modern interest in Shakespeare and his work.

(*Buildings of England*: Pevsner N: *Warwickshire*: Harmondsworth: 1966-: 415-6; Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 13).



**Gateway to right of the Swan Theatre Waterside**

(Ref No. 251 - Grade II)

List description : Gateway, now refuse area. c1880. By Dogshun and Unsworth. Brick with

ashlar dressings; hipped graduated slate roof with lead ridge. Small rectangular structure with bowed left end and wall to right end; attached wall to left return. Ashlar-coped plinth; entrance with row-moulded architrave and plank gate, canopy swept out from roof; bowed end has a series of slots with simple cut-brick enrichment; roof has finial to end. Wall to right is ashlar above plinth, with arcade of 5 blind trefoil-headed arches; similar wall attached to left return; late C20 wall forming small compound. Included for group value.

(*Buildings of England*: Pevsner N: *Warwickshire*: Harmondsworth: 1966-: 416).

## **Windsor Street**



### **1-4 Windsor Street**

(Ref No. 252 - Grade II)

List description : Terrace of 4 houses. 1837. Brick with buff headers and stucco dressings; slate roof with brick end stacks and cross-axial stack. Georgian style. 2 storeys; symmetrical 4-window range. Top modillioned brick cornice. 2 pairs of round-headed entrances with impost and keys, blind fanlights over 4-flush-panel doors. Windows have sills, and rusticated wedge lintels with keys over 16-pane sashes, 4/8-pane sashes. A good example of well preserved early C19 houses.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 59).

### **21 Windsor Street**

(photo page 34)

(Ref No. 253 - Grade II)

List description : Town house, now restaurant/dwelling. Late C16 or early C17, refaced c1800. Whitewashed brick facing to timber framing with brick infill; tile roof with brick end stack. 2-unit plan. 2 storeys. Top modillioned brick cornice; end wall posts. Ground floor has recessed left half, with late C20 small-paned casement and small-paned glazed door; segmental-headed entrance to right of centre has similar door, and window to right end has



late C20 three-light small-paned casement, replacing sashed window. 1st floor has hipped dormer with 3-light small-paned casement, window to right has 3-light metal casement. Timber frame exposed to right return and rear; large flat-roofed C20 addition to rear; left return rebuilt in C20 brick.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 59-60).

## Wood Street



### 1 and 2 Wood Street

(photo page 128, right, of 40 High Street)

(Ref No. 254 - Grade II)

List description :

Includes: No 40 High Street.

Two shops and office. 1840-41. Stucco; hipped slate roof with 3 brick cross-axial stacks. Georgian style. 3 storeys; 7-window range recessed rounded angle and single window, range to High Street. Wide eaves soffit on slender paired brackets. Entrance to office to right of centre with 6-panel door; shop front to left extends round angle, with pilasters, deep frieze and cornice, entrance to angle has Ionic columns; plate glass windows and glazed doors; shop front to right is plainer, with central entrance, deep frieze and cornice, entrance to right with half-glazed door. Windows to upper floors have sills; 12-pane sashes to 1st floor, 6-pane sashes to 2nd floor; blind windows to angle. Enriched iron sign bracket to angle lacks sign. The building extends to right as part of Debenhams, Nos 3 and 4 (q.v.).

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 62).

### 3 and 4 Wood Street

(Ref No. 255 - Grade II)

List description : Shop and office. 1840-5. Stuccoed brick; slate roof with brick cross-axial stack. 3 storeys; 2+3-window range. Part to left has wide eaves soffit on slender paired brackets; part to right with entablature over 1st floor and top cornice and parapet. C20 shop front extends over whole facade, with small



entrance to left end with 6-panel door. Upper floors have windows with sills, 1st floor has 2 windows to left with 12-pane sashes, with 6-pane sashes to floor above; rest has windows with 4-pane sashes. Shop continues in rear extension to High Street. Left part is a continuation of Nos 1 and 2 (q.v.)

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 63).



### 5 and 6 Wood Street (photo above, left and centre)

(Ref No. 256 - Grade II)

List description : House, now shops and offices. c1595, after fire, for Abraham Sturley; with later alterations and top storey, refronted 1815. Timber frame with painted brick front; tile roof with brick stack with octagonal shafts. 3 storeys; 6-window range. Coped parapet. Lower wing with carriageway to left has early C19 canted bay window above, with cornice over 8:16:8-pane sashes. C20 shop fronts. Upper floors have windows with sills and rubbed brick flat arches, over 12-pane sashes to 1st floor, canted bay window with cornice over 2:4:2-pane sashes; 2nd floor has small-paned horizontally sliding sashes flanking blind window to No 5, No 6 has 9-pane sashes flanking blind window; central 1st floor window to No 5 has infill with pilasters and entablature to 3 panels, one with clock face, date to top panel is 1977. Rear has 2 gabled wings flanking gabled stair wing, with some timber frame exposed. No 6 has a good early C17 moulded plaster ceiling with initials: IR

(James 1); 1st floor has plaster fireplace with scroll motifs, roses and reversed lion rampant etc similar to work in Harvard House, High Street (q.v.). Used as the Unicorn Inn 1630-1775.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 62).

**7 Wood Street** (photo with 5 & 6 Wood St., right)  
(Ref No. 257 - Grade II)

List description : Town house now shop/dwelling. c1760, probably with earlier origins. Painted brick with ashlar dressings; tile roof. Georgian style. 2 storeys plus attic; 2-window range. End pilasters and rich top cornice. C20 shop front. Windows to 1st floor have sills, and architraves with keys over 12-pane sashes; attic has hipped dormer with C20 2-light leaded casement, and lead sides. Rear wing.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 62).



**10 Wood Street**  
(Ref No. 258 - Grade II)

List description :

Includes: No 1 Terrett Court.

Town house, now shop. C17, restored and altered. Timber frame with plaster infill and brick underbuilding; tile roof with truncated brick end stack. Right-angle plan. C20 shop window; 1st floor has C20 three-light transomed projecting window with leaded glazing. Right return has late C20 lean-to outshut incorporating lock-up shop; exposed timber frame to right end, and 1st floor window. Documented history goes back to 1712.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 62).

**16 Wood Street**  
(Ref No. 259 - Grade II)

List description : Town house, now shop. C17 with C19 alterations. Timber frame with whitewashed brick infill and underbuilding; renewed tile roof with rear brick stacks. 2 storeys and attic; 2-window range. Early C20 shop front with central recessed door and slender



colonnettes to windows, top frieze and cornice; entrance to left has panel over paired 3-flush-panel doors. 1st floor has two C19 canted bay windows with cornices over 2:4:2-pane horned sashes; attic has 2 gable-dormers with 2-light casements. Timber framing exposed to 1st floor, square framing with jowled end posts. Brick rear elevation with wing. Plastered-over timber framing to right return, with attic window. Title abstract goes back to 1660.

Interior: chamfered beams, including large broadly-chamfered beams.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 62).



**19 and 20 Wood Street**  
(Ref No. 260 - Grade II)

List description : Public house, now 2 shops. 1898. By Owen and Ward of Birmingham; for Messrs Showells Brewery Co. Brick with timber-frame facade; hipped tile roof with cresting and gabled projection to right return with brick end stack. Vernacular Revival style. 2 storeys with attic; symmetrical 4-window range. Former segmental-headed carriage

entrance and recessed entrance to each end have stained glass to fanlights over C20 shop fronts. Ground floor has 2 inset canted bay windows with rounded central pier and stained glass in radial fanlight motifs over transoms; 1st floor has 3-light transomed projecting windows flanking 1:3:1-light canted oriels, with jettied gabled dormers above, on brackets, and with tile-hanging over 4-light projecting windows with moulded sills, brattished bressumer, and terracotta dragons to gables.

Interior: ground floor extensively altered. Originally called the Horse and Jockey.

(Information from Shakespeare Birthplace Trust Record Office).



**27 and 28 Wood Street**  
Stratford Evening Telegraph Office and Oxfam

[Formerly listed as 26 and 28 Wood Street]  
(Ref No. 261 - Grade II)

List description :

Includes: No 31 Rother Street.

Town house, now office and shop. Early C16; 1st lease dated 1535, but may incorporate some earlier work as site was tenanted back to 1440s; no evidence of fire here in late C16. Timber frame and plaster and some brick infill; renewed tile roof with cross-axial stack. 2 storeys; 4-window range; upper floor jettied on exposed soffit timbers on both fronts (Wood and Rother Street). Ground floor has C20 shop windows and entrances, some decorative brick nogging below and between windows; 1st floor has small square window, large and small 3-light windows, the latter possibly originally oriel, 2-light window to right end, all at least early C19, with leaded glazing. Wall posts to ground floor and dragon beam with simply carved face and simple enrichment to ?C20 post. Right return to Rother Street has shop windows; 1st floor has two C20 leaded 3-light casements; 3-light window to attic; wing of single storey and attic to right has close studding over shop window



and gabled dormer with 2-light leaded casement. Bracketed corner post supporting dragonbeam. Early C19 casements. Early central stack; old tiles. C20 shop fronts. Rear has some exposed timber frame and gabled wing and catslide roof to wing with large flat-roofed C20 dormer window.

Interior: exposed beams, some broadly chamfered, and fireplace with bressumer.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 61).



**38 Wood Street**  
Athena and Benetton  
(Ref No. 262 - Grade II)

List description : Public house, now 2 shops. 1898. By Owen and Ward of Birmingham; for Messrs Showells Brewery Co. Brick with timber-frame facade; hipped tile roof with cresting and gabled projection to right return with brick end stack. Vernacular Revival style. 2 storeys with attic; symmetrical 4-window range. Former segmental-headed carriage entrance and recessed entrance to each end have stained glass to fanlights over C20 shop fronts. Ground floor has 2 inset canted bay windows with rounded central pier and stained glass in radial fanlight motifs over transoms; 1st floor has 3-light transomed projecting windows flanking 1:3:1-light canted oriels, with jettied gabled dormers above, on brackets, and with tile-hanging over 4-light projecting windows

with moulded sills, brattished bressumer, and terracotta dragons to gables.

Interior: ground floor extensively altered.

Originally called the Horse and Jockey.

(Information from Shakespeare Birthplace Trust Record Office).

**44 and 44A Wood Street** (photo page 56)  
[Formerly listed as 42 and 43 Wood Street]  
(Ref No. 263 - Grade II)

List description : Town house now shops/offices. c1760; altered and extended 1930s. Brick with buff headers and ashlar dressings; hipped tile roof. Georgian style. 2 storeys with attic; 8-window range, originally 5-window range extended to left. 1st floor brick lintel bands and top timber cornice; mid to late C20 shop fronts. 1st floor has windows with moulded sills, and rubbed brick flat arches with keys over 12-pane horned sashes with wide frames; 5 gabled dormers with 2-light casements; 2 with leaded and 3 with small-paned glazing. Similar 1930s range to Henley Street not included.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 62).

**45 and 45A Wood Street** (photo page 56)  
[Formerly listed as 44 Wood Street]  
(Ref No. 264 - Grade II)

List description :

Includes: No 65 Henley Street.

Town house now shops. Early C16 with early C20 rear range. Timber frame with plaster infill; renewed tile roof with brick end stack. 3 storeys; 2-window range; the upper floors jettied on curved brackets. 2 early C20 shop fronts with bowed windows with leaded upper lights and entrances with glazed doors. 1st floor has 5-light oriels; 2nd floor with 5-light projecting windows; all with leaded glazing. Close studding with angle brackets and moulded central bracket to 2nd floor oriel. Rear range: 2 storeys; 3-window range; tile-banded brick ground floor and timber-framed 1st floor. 2 shop windows with leaded upper lights and recessed glazed doors flank segmental-headed entry with tile arch and battened segmental-headed gate with open slots to top; 1st floor has 2 canted 1:3:1-light oriels with gables flanking 2-light window, all with leaded glazing.

Interior: some exposed chamfered beams and framing. A well preserved example of C16 architecture with sympathetic rear addition.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 61-2).



**46 Wood Street**  
**Barclays Bank (part)** (photo also page 56)  
[Formerly listed as 45 Wood Street]  
(Ref No. 265 - Grade II)

List description : Town house, now part of bank. Late C16 or early C17 with later alterations and early C20 rear addition. Timber frame with plaster infill; tile roof. 2 storeys plus attic; single-window range; jettied 1st floor and gable. Entrance to right end has carved timber spandrels and half-glazed door. Ground floor has large 3-light leaded window; 1st floor has 3-light window with flanking 2-light ovolo-mullioned windows and similar 2-light window to gable, all with leaded glazing. Rear addition has shaped gable and early C20 shop front with pilasters, frieze and cornice to leaded glazing, brick-mullioned window to 1st floor.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 62).

**47 Wood Street**  
**Barclays Bank** (photo pages 17 and 56)  
[Formerly listed as '45A Wood Street' and '46 Wood Street, Barclays Bank']  
(Ref No. 266 - Grade II)

List description : Market House, now bank. 1821 incorporating c1640 building refronted in C18; 1860s enclosing of ground floor; converted to bank 1908. By William Thompson, builder William Izod. Stucco with ashlar dressings. 2 storeys; 3-window facade with rounded angles to corner of Bridge Street and single-window returns to Wood Street and Henley Street. Top cornice and parapet with clock tower. Entrance

has large doorcase with impost course, key and segmental pediment fanlight over paired 3-fielded-panel doors. Windows have sills; round-headed windows originally open arches until 1860s, with 3-light transomed wooden glazing, those to returns with small flanking windows; 1st floor has windows with similar glazing. Rainwater head with cherub. Cupola has square base and canted angles, panelled faces with 4-face clock and round-headed openings to angles; top entablature, copper cupola and wind vane with Shakespeare crest. 3-storey-with-attic, 2-window range to Wood Street: brick with internal timber frame and tile roof; right-angle plan. Platt band over 1st and 2nd floors and Dutch gable. Windows have rubbed brick flat arches over 9-pane horned sashes to ground floor, 12-pane horned sashes to upper floors; attic has window with 2-light leaded casement.

Good rainwater head. Some exposed timber frame to left return and C20 2-storey addition to rear. The building was the market hall of Stratford until 1908, replacing a C16 building. It occupies one of the most important sites in Stratford, on the corner of Wood Street, Henley Street and Union Street and closing the view up Bridge Street.

(Bearman R: *Stratford-upon-Avon: a history of its streets and buildings*: Nelson: 1988-: 16-7, 62).

### ***Buildings in Stratford-upon-Avon outside the Conservation Area***

There are Listed Buildings outside the Conservation Area under Stratford-upon-Avon Parish, these include *Alveston, Bishopton, Clopton, Shottery, Tiddington* and *Welcombe*.

### ***Significant Non-Listed Buildings in the Conservation Area***

*Photographs may refer to all or part of address*

#### **Albany Road:**

Nos. 1-105 (odd nos.) (photo page 38)  
Nos. 2 - 74 (even nos.)

#### **Alcester Road:**

Nos. 5, 7, 9  
Nos. 11, 13 & 15

#### **Arden Street:**

Stratford-upon-Avon Hospital (photo pages 39 and 183)  
Nos. 2-17 (inclusive) (photos page 39)

#### **Avenue Road:**

Nos. 1, 3, 7, 11  
Nos. 2, 6 & 8 and building between (photo page 65)

#### **Birmingham Road:**

Former Motor Museum (photo page 31)  
Nos. 4, 6, 8, 10 (photo page 36)  
Nos. 22, 24, 26  
Nos. 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 27, 29, 31  
Nos. 33 & 45

#### **Brewery Street:**

Nos. 2-7 (inclusive) (photo page 34)

#### **Bridge Street:**

Nos. 2, 2A, 2B, 3  
Shops rear of Old Red Lion Court (photo page 50)  
Facade only of Nos. 6, 7, 10, 11, 15, 16  
No. 28  
Facade only of Nos. 29, 30 (photo page 53)

**Bridgetown - See Swans Nest Lane**

#### **Broad Street:**

Broad Street Jnr & Infant School (photo page 42)  
Nos. 1, 2, 3, 4, 5-24 (inclusive) (photo page 42)  
Nos. 35-41 (inclusive) (photo page 42)

#### **Broad Walk:**

Nos. 1, 2, 3, 4, 5, 6, 7, 8  
Nos. 9, 9a, 10, 11, 12

#### **Bull Street:**

Nos. 5-8 (inclusive)  
1 - 7 Mews Court  
The Sportsman Public House  
Nos. 12-35 (inclusive) (photo page 47)  
1-6 Trinity Place (photo page 43)  
Nos. 41-56 (inclusive) (photo page 43)  
Nos. 61-74 (inclusive) (photo page 46)

#### **Chapel Lane:**

Union Club

#### **Cherry Street:**

Nos. 10, 11, 12 & 13

#### **Chestnut Walk:**

Nos. 1-12 (inclusive)

#### **Church Street:**

No. 11, The Almshouses  
Nos. 6, 7, 12-15 (photo page 55)  
Nos. 27, 28, 29, 30

#### **College Lane:**

Nos. 1, 2, 3, 4, 5, 6 (photo page 46)  
Nos. 16, 17, 18, 19 (photo page 44)  
Nos. 31, 32, 33, 34, 35



**College Street:**

No. 20 (photo page 13)  
 Old Town House (photo page 13)  
 Nos. 28-41 (inclusive)

**Cook's Alley**

Nos. 1-5 (inclusive)

**Ely Street:**

Nos. 2, 7, 8, 12, 13, 15-25 (inc.) (photo page 57)  
 Nos. 37, 38, 41, 42, 44-48 (inc.) (photo page 57)  
 Nos. 55, 56, 62, 63

**Evesham Place:**

Nos. 1-35 (consec.)

**Great William Street:**

Nos. 1-25, 26 (photo pages 35 and 72)  
 1-4 Avon Mill  
 1-4 Kerns Terrace  
 Nos. 27-45, 47-55 (photo page 33)  
 The Masonic Hall

**Greenhill Street:**

No. 1 (Green Dragon Public House)  
 Nos. 2-7 (inclusive)  
 Facade only of Safeways and Nos. 12 & 13  
 Nos. 14-17 (inclusive)  
 Nos. 24-34 and 35-42 (inclusive)  
 Grove House 1-5

**Grove Road:**

Laburnum Cottages 1-4 (photo page 39)  
 Nos. 30-55 (consec.) (photo pages 37 and 39)

**Guild Street:**

Nos. 2, 3, 5  
 Waldron Court (photo page 35)  
 Packwood House  
 Guild House  
 Gatehouse at rear of 28 Bridge Street  
 No. 44 (photo page 71)

**Henley Street:**

Nos. 7, 22, 23, 24, 25, 26 (photo pages 71 and 81)  
 St. Gregory's Centre  
 The Minories (photo page 63)  
 Centre Craft Yard  
 Nos. 44, 45-51 (photo page 50)  
 Nos. 53-66 (inclusive) (photo page 50)

**High Street:**

Nos. 6-9 (inclusive) (photo page 54)  
 Nos. 14, 15 (photo page 49)  
 Nos. 32, 33, 34, 35, 37 & 38 (photo page 84)

**Holtom Street:**

Nos. 8, 9, 10, 11, 14, 15, 16 & 17

**John Street:**

Nos. 8 & 10  
 Mulberry House  
 No. 13

**Maidenhead Road:**

Nos. 32, 34, 36, 38, 40, 42 (photo page 65)

**Mansell Street:**

Nos. 1-28 (inclusive) (photo pages 34 and 72)  
 Nos. 32-39 (inclusive) (photo page 34)

**Meer Street:**

Nos. 4, 33

**Mill Lane:**

The Coach House  
 Nos. 1-6

**Mulberry Street:**

Nos. 1, 1A, 2, 2A (photo page 33)  
 Yew Tree Cottage  
 Nos. 3, 3A (photo page 33)  
 Nos. 5-11 (inclusive)  
 No. 20

**Narrow Lane:**

Nos. 3, 4, 5 & 6

**New Street:**

Nos. 9, 10

**New Broad Street:**

Nos. 25A, 26, 27, 28 (photo page 46)  
 The Queen's Warwickshire and Worcestershire  
 Yeomanry building (photo pages 42 and 46)  
 No. 34

**Old Town:**

No. 7

**Payton Street:**

Nos. 11, 12 & 13

**Rother Street:**

Nos. 6  
 United Reformed Church (photo page 77)  
 No. 20  
 No. 21, Former Guyver & Sons Garage  
 Nos. 35, 36, 37 (photo page 49)  
 Knight Court  
 Nos. 45, 45A, 46, 53, 54, 55, 56, 57, 57A (photo page 60)

**Rowley Crescent:**

Nos. 2, 3, 4, 5, 6, 7, 8, 10, 10A

**Ryland Street:**

Nos. 1-5 (inclusive) (photo page 43)  
 Nos. 6, 9, 10, 13-25, 30-39 (inclusive)

**Scholar's Lane:**

No. 1 (photo page 60)  
 Nos. 2, 3, 4, 5, 6, 11  
 No. 12, Salvation Army Hall  
 Nos. 14, 15-22 (inclusive)  
 1-4 Garden Row (photo page 60)  
 Nos. 23-31, 32-38 (inclusive)

**Shakespeare Street:**

Nos. 11, 12, 13, 14, 15

Nos. 18, 21-26 (inclusive)

Nos. 28, 29

Nos. 30-34, 43-48, 49-53 (inclusive)

**Sheep Street:**

No. 7 (photo page 53)

**Poet's Arbour**

Nos. 20, 21, 22, 23

Nos. 34, 35

No. 39, Shrieves Walk

Nos. 43, 44, 45

**Shipston Road:**

Nos. 1-21 (odd nos.)

**Southern Lane:**

The Other Place

**St. Gregory's Road:**

Nos. 1, 3, 5 & 7 (photo pages 15 and 65)

Nos. 2, 4, 6, 8, 12, 14 (photo page 65)

St. Gregory's Priory

**Swans Nest Lane - Bridgetown**

The Boat House

Memorial Boat Club

**Tiddington Road:**

Nos. 6, 7, 8, 9 & 10 (photo page 68)

**Tramway/Shipston Road**

Bridge under Tramway next to 131 Shipston Road (photo page 181)

**Trinity Street:**

Nos. 1, 2 & 8

**Tyler Street:**

Garage to 24 Payton Street

**Union Street:**

Nos. 7-12 (inclusive) (photo page 56)

Nos. 1-6C (inclusive) (photo page 56)

**Warwick Road:**

St. Gregory's Catholic Church

Nos. 10, 11, 16, 18, 19

**Waterside:**

Nos. 52, 56-59 (inc) (photo pages 21 and 26)

No. 62 (photo page 22)

**Welcombe Road:**

Nos. 4, 9, 11A-F, Beeches Lodge

**Wellesbourne Grove:**

Nos. 1-19, 20-37 (inclusive) (photo page 13)

**West Street:**

Nos. 1-72 (inclusive) (photos pages 43 and 47)

**Windsor Street:**

Odd Fellows Arms,

Nos. 8-12 (inclusive)

**Wood Street:**

Nos. 8, 9, 12-15A (inclusive)

Nos. 17 & 18 (photo page 77)

Nos. 21-26 (inclusive) (photo page 56)

Nos. 32, 34-37, 39-43A (inc.) (photo page 56)

# Appendix B

Settlement Analysis :  
Sub-Areas and  
General Analysis

Not to Scale



Boundaries between  
Sub areas are  
not precise but  
for general guidance  
only

AREA A

Generally open  
area along the  
river

AREA B

Early 19th Century  
northern Suburb

AREA C

Mid/Late 19th Century  
western Suburb

AREA D

Early 19th Century  
southern Suburb

AREA E

Medieval Town  
centre

AREA F

Late 19th Century  
garden Suburb

Garden of Maeson's  
Craft relates to  
characteristics of  
Area A

Boundary of the  
existing Conservation  
Area



Church Street is  
clearly related to  
Area E

## Appendix B

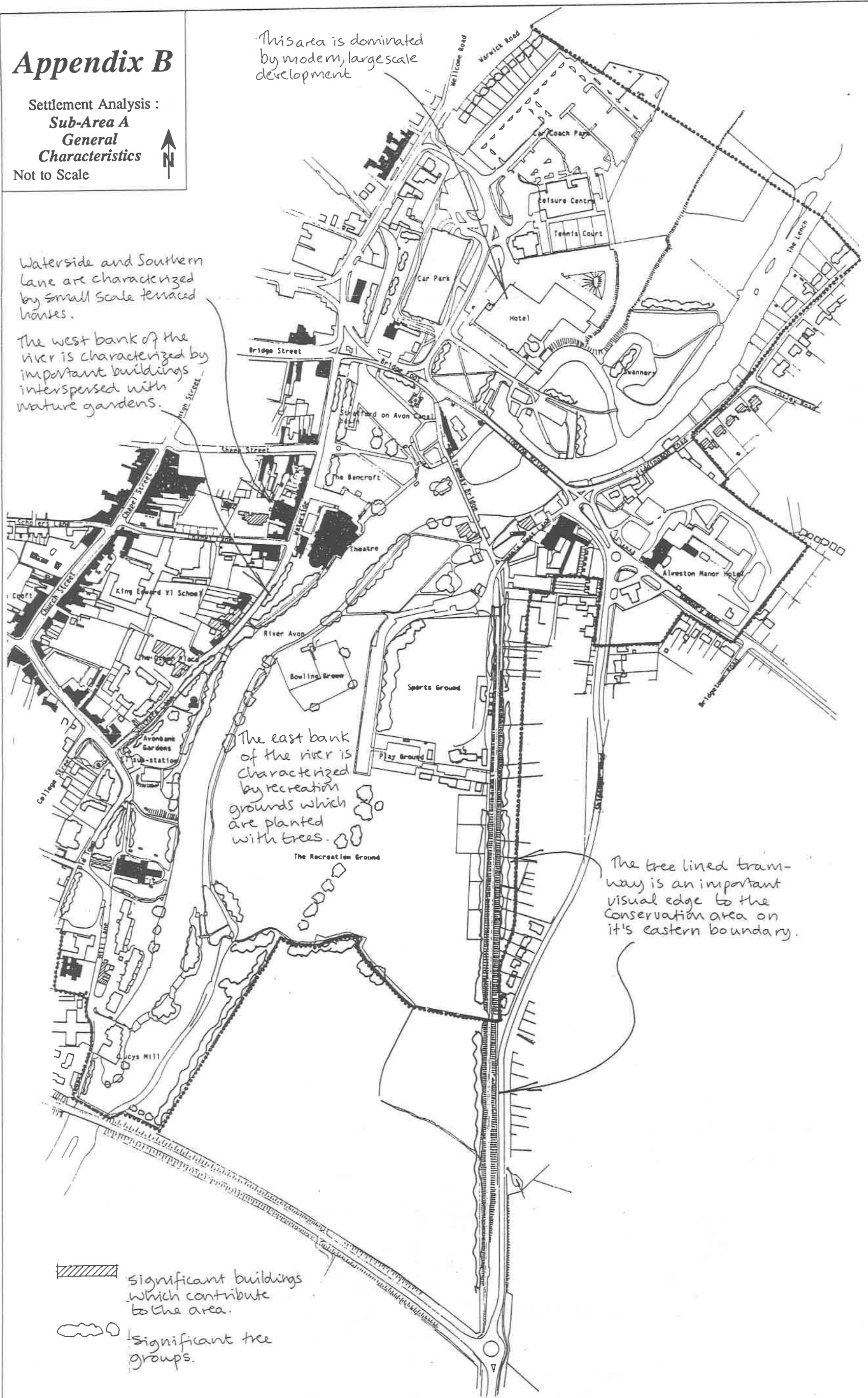
Settlement Analysis :  
**Sub-Area A**  
**General**  
**Characteristics**  
 Not to Scale



This area is dominated  
 by modern, large scale  
 development

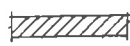
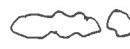
Waterside and Southern  
 Lane are characterized  
 by small scale terraced  
 houses.

The west bank of the  
 river is characterized by  
 important buildings  
 interspersed with  
 mature gardens.



The east bank  
 of the river is  
 characterized  
 by recreation  
 grounds which  
 are planted  
 with trees.

The tree lined tram-  
 way is an important  
 visual edge to the  
 Conservation area on  
 it's eastern boundary.

-  significant buildings  
 which contribute  
 to the area.
-  significant tree  
 groups.

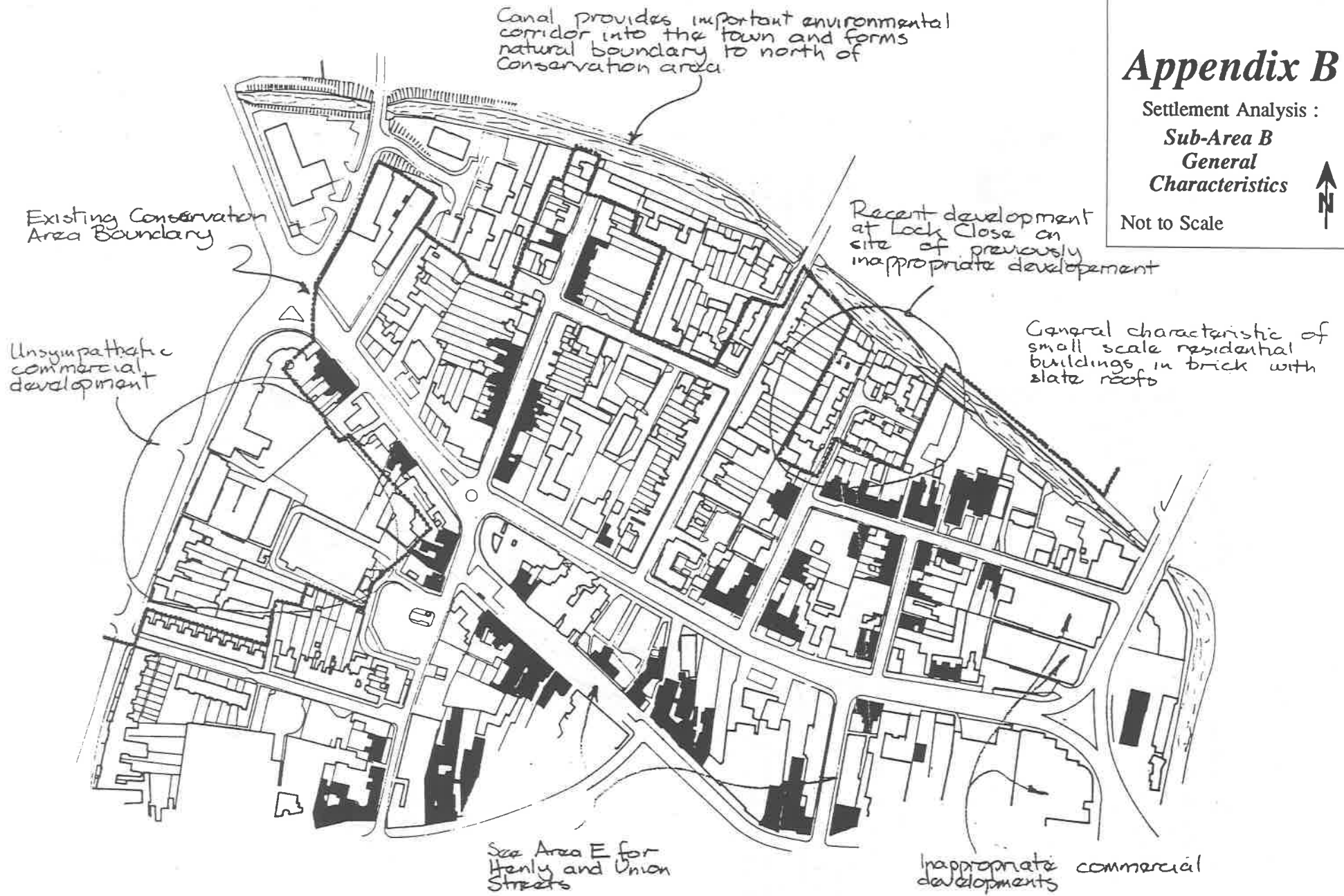
## Appendix B

Settlement Analysis :

**Sub-Area B**

**General  
Characteristics**

Not to Scale





# Appendix B

Settlement Analysis :  
**Sub-Area C**  
**General**  
**Characteristics**  
 Not to Scale

The hospital :  
 important large  
 building in a  
 park-like setting

This area consists of  
 large, 3 storey 'Gothic'  
 Victorian guest houses  
 and a simple 'alms'  
 house type development  
 of labourers cottages.

Two large  
 Victorian houses  
 perform as  
 gate houses to  
 Albany road

The western edge  
 of this area is  
 characterized  
 by narrow lanes  
 & high brick  
 boundary  
 walls to narrow  
 back gardens.

The area around  
 Albany road estab-  
 lishes the dominant  
 character of the  
 area: ie tenaced 2 &  
 3 storey houses situated  
 close to pavements.




mason's craft

Disused  
 railway track:  
 now overgrown  
 & providing  
 a planted buffer  
 to adjacent  
 housing

The 'Firs' public, open  
 space: an important  
 planted island on  
 the eastern edge  
 of Area C. Helps to  
 separate Area C  
 from adjacent  
 town centre.

3 no. important  
 Scots Pines provide  
 a focus to several  
 streets in the area.

Grove Rd & Elvisham  
 Place: characterized  
 by tenaced houses,  
 now mostly guest houses.

-  Significant buildings which contribute to the character of the area.
-  listed buildings.
-  Significant tree groups.

# Appendix B

Settlement Analysis :

**Sub-Area D**

**General  
Characteristics**

Not to Scale





Chestnut walk forming  
an important visual  
boundary of trees between  
Areas D & C.

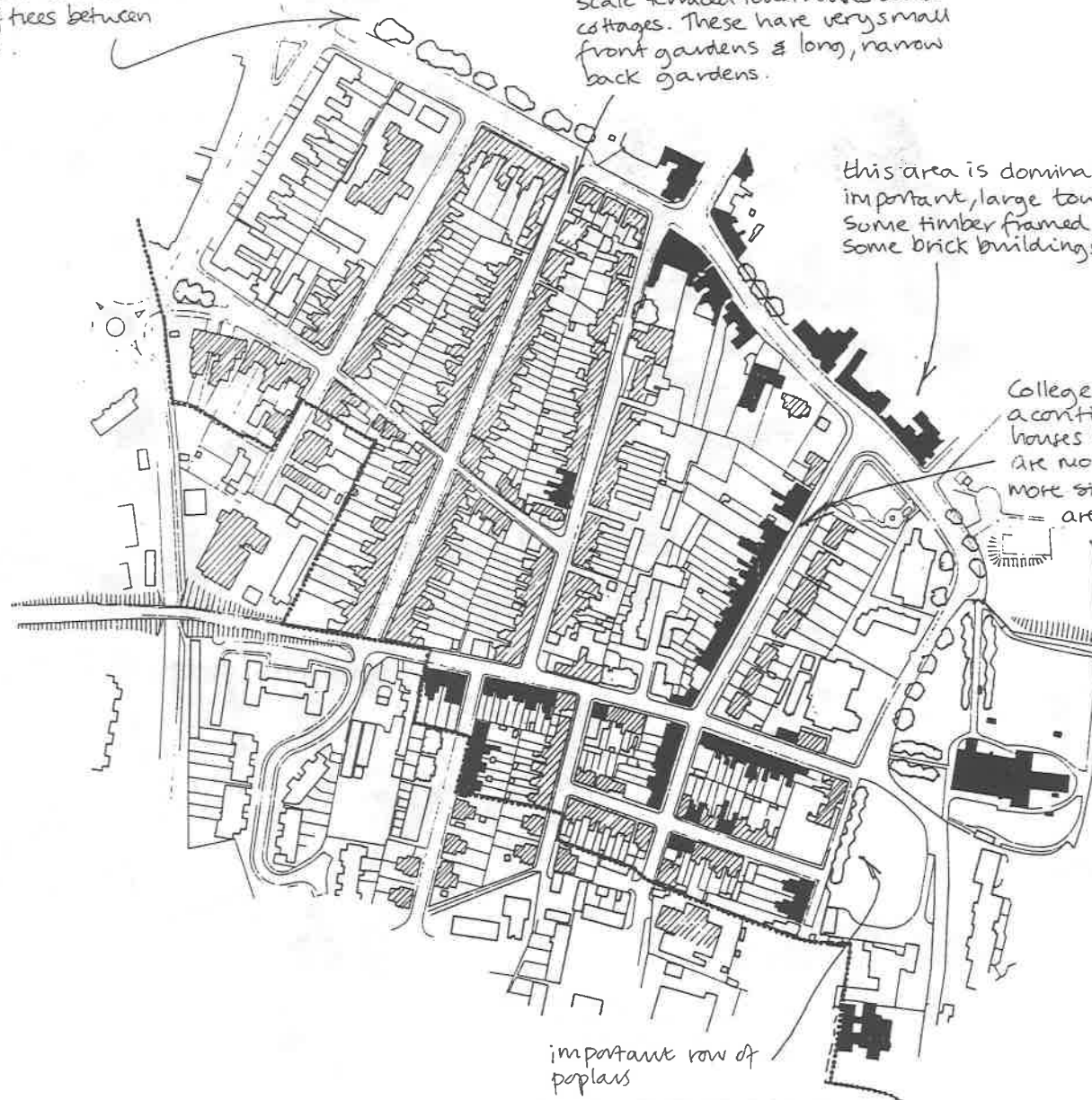
The area is characterized by a grid  
pattern of streets lined with, small  
scale terraced town houses and  
cottages. These have very small  
front gardens & long, narrow  
back gardens.

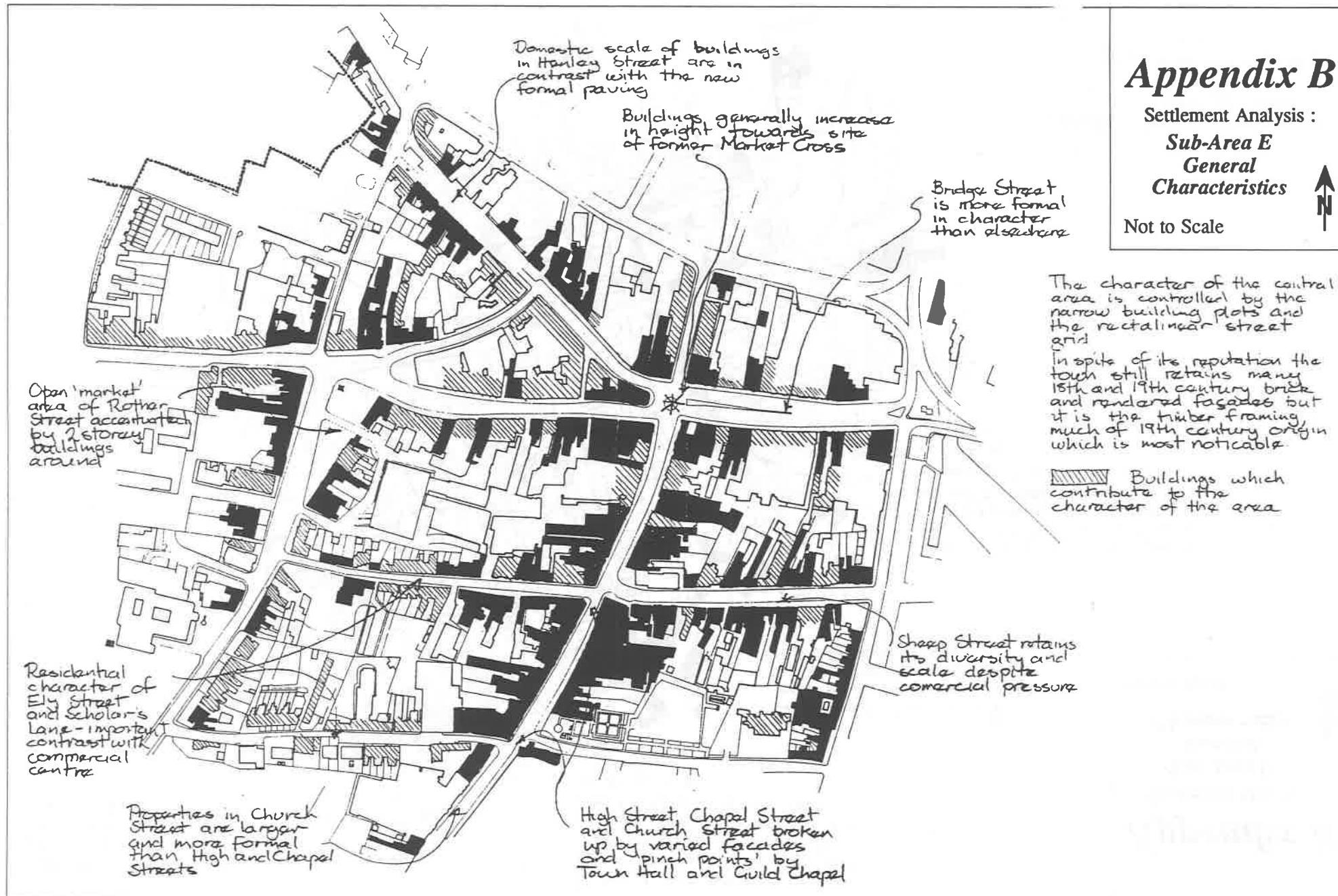
this area is dominated by  
important, large townhouses,  
some timber framed, and  
some brick buildings.

College street is characterized by  
a continuous row of terraced  
houses which, in their detailing,  
are more elaborate than the  
more simple houses elsewhere in  
area D.

important row of  
poplars

-  significant buildings  
which contribute to  
the area.
-  significant groups  
of trees.





# Appendix B

Settlement Analysis :  
**Sub-Area F**  
**General**  
**Characteristics**  
 Not to Scale



Northern area of Estate mostly newer properties but laid out on original street pattern

Tree planting along streets in Northern area has more ornamental species

19th century terrace forms termination to St Gregory's Rd

137

Group of housing forming link with area B.

Modern developments out of character with the rest of the area

Earliest development on Warwick Road still retains something of a Regency air with rendered properties


Green Road continuation of Welcombe Road is important link to countryside

Southern part of area has large 19th century brick properties with well planted gardens and low boundary walls. Streets are generally lined with mature trees

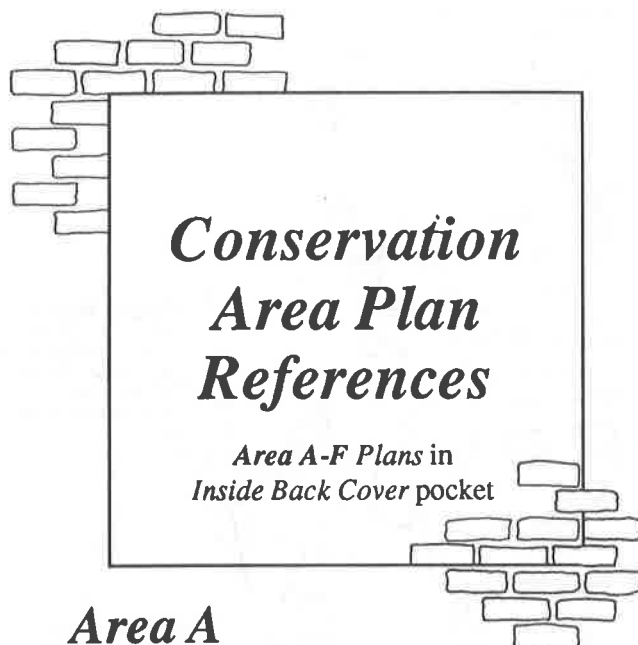
Manor building but in character forms termination to Rowley Creek

235

233/4

 Buildings which contribute to the character of the area.





## Area A

### Listed Buildings - see Appendix A

- |     |   |     |  |
|-----|---|-----|--|
| 6   | Clopton Bridge and attached former toll house, Bridgefoot                             | 160 | Old Town Croft, Old Town   |
| 7   | Gower Monument, Bridgefoot  | 217 | 30 Sheep Street (includes 20 Waterside)  |
| 8   | Old Tramway Bridge, Old Tramway Walk  | 218 | 31 Sheep Street  |
| 9   | Pen and Parchment Public House, Bridgefoot  | 219 | 32 and 33 Sheep Street   |
| 10  | Principal Timber Warehouse at Cox's Timber Yard, Bridgefoot                           | 226 | 63 Southern Lane<br>Old Ferry House  |
| 11  | Tramway House, Old Tramway Walk   | 227 | Former Barn approx. 22m south-west of Old Ferry House, Southern Lane                               |
| 12  | 1 Bridge Street<br>The Encore Public House  | 228 | Summerhouse in Avonbank Garden, Southern Lane  |
| 26  | 4, 5 and 6 Chapel Lane  | 237 | 25 Waterside   |
| 244 | 7 Chapel Lane (see 40-43 Waterside)   | 238 | 26-29 Waterside  |
| 140 | Soli House, Mill Lane<br>Catholic Youth Hostel  | 239 | 30 and 31 Waterside  |
| 149 | Church of the Holy Trinity, Old Town  | 240 | 32 and 33 Waterside  |
| 150 | Bache Tomb approx. 15.5m north of north aisle of Church of the Holy Trinity, Old Town | 241 | 34 and 35 Waterside  |
| 151 | Gate in Churchyard wall to north of Church of the Holy Trinity, Old Town              | 242 | 36 and 37 Waterside  |
| 152 | Group of 2 tombs immediately south of chancel of Church of the Holy Trinity, Old Town | 243 | 38 and 39 Waterside<br>Theatre Workshops   |
| 153 | Hearse House approx. 23m south of Church of the Holy Trinity, Old Town                | 244 | 40-43 Waterside (includes 7 Chapel Lane)   |
| 154 | Hopkins Tomb approx. 19m north of north aisle of Church of the Holy Trinity, Old Town | 245 | 44 Waterside<br>Arden Hotel  |
| 155 | Lord Headstone approx. 23.5m north of porch of Church of the Holy Trinity, Old Town   | 246 | 51 Waterside   |
| 156 | Lord Tomb approx. 17.5m north of chancel of Church of the Holy Trinity, Old Town      | 247 | 53 and 54 Waterside<br>Black Swan Inn, a.k.a. The Dirty Duck                                       |
| 157 | Payton Tomb approx. 11m south of chancel of Church of the Holy Trinity, Old Town      | 248 | 60 and 61 Waterside  |
| 158 | Dower House and Avon Croft and attached Garden Wall, Old Town                         | 249 | K6 Telephone Kiosk outside Swan Theatre, Waterside   |
| 159 | Hall's Croft and attached Garden Wall, Old Town                                       | 250 | Shakespeare Memorial Theatre, Swan Theatre and Museum, Waterside                                   |
|     |   | 251 | Gateway to right of the Swan Theatre   |
|     |   | 289 | Alveston Manor Hotel, Banbury Road, Bridgetown   |
|     |   | 290 | Former Coachhouse to north-east of Alveston Manor Hotel, Banbury Road, Bridgetown                  |
|     |   | 291 | Gazebo at traffic island approx. 150m north-west of Alveston Manor Hotel, Banbury Road, Bridgetown |
|     |   | 292 | Swan's Nest Hotel, Banbury Road, Bridgetown  |
|     |   | 293 | Stone Cottage, Swans Nest Lane, Bridgetown   |

### Significant Non-Listed Buildings -

see Appendix A

**Chapel Lane:**

Union Club

**Mill Lane:**

The Coach House

Nos. 1-6

**Shipston Road:**

Nos. 1-21 (odd nos.)

**Southern Lane:**

The Other Place

**Swans Nest Lane - Bridgetown**

The Boat House

Memorial Boat Club

**Tiddington Road:**

Nos. 6, 7, 8, 9 & 10

**Tramway/Shipston Road**

Bridge under Tramway next to 131 Shipston Rd

**Waterside:**

Nos. 52, 56-59 (inclusive) & 62



## ***Landscape***

### ***Tree Groups***

#### **Group AA**

Group of willow, ash, alder and oak.

#### **Group AB**

Group of willow, lime, sycamore and yew.

#### **Group AC**

Group of ash, larch, silver lime, maple, box, yew, holly, copper beech and thorn.

#### **Group AD**

Group of poplar, beech, and alder.

#### **Group AE**

Group of ash, cherry, Robinia, willow, elder, horse chestnut, hawthorn, oak, field maple and holly.

#### **Group AF**

Group of beech, rowan and alder.

#### **Group AG**

Group of alder, sweet gum, rowan, bird cherry, field maple, birch and horse chestnut.

#### **Group AH**

Group of ash, oak, alder, willow, hornbeam, rowan, whitebeam, poplar, London plane and maple.

#### **Group AI**

Group of willow, sycamore and cedar.

#### **Group AJ**

Group of hawthorn, lime and ash.

#### **Group AK**

Group of lime, ash, field maple and alder.

#### **Group AL**

Group of horse chestnut, holm oak and alder.

#### **Group AM**

Group of willow, Norway maple and field maple.

#### **Group AN**

Group of sycamore, willow and Wellingtonia.

#### **Group AO**

Group of cedar, yew, holly and box.

#### **Group AP**

Group of hornbeam, lime, yew, holly, box and lilac.

#### **Group AQ**

Group of holly and yew.

#### **Group AR**

Group of whitebeam, maple, yew, Indian bean tree, poplar, willow, thorn and willow-leaf pear.

#### **Group AS**

Group of holly, box and maple.

#### **Group AT**

Group of maple, willow, walnut, Wellingtonia, Maidenhair tree, snowy mepsil and holly.

#### **Group AU**

Group of rowan, alder and maple.

#### **Group AV**

Group of willow, ash and oak.

#### **Group AW**

Group of willow, horse chestnut, birch and swamp cypress.

#### **Group AX**

Group of lime, holly and western red cedar.

#### **Group AY**

Group of sycamore, oak and birch.

#### **Group AZ**

Group of sycamore, willow, ash and birch.

## ***Sites of Ecological Importance/Interest***

21/25

19/25

34/25

78/25

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

### ***Prominent Features***

#### **A1 - Church of the Holy Trinity**

##### **Old Town**

Anglo Saxon origins, early C13 tower, remodelled early C14, 1763 octagonal spire. Good C15 work, misericords and monuments. Squared stone with ashlar dressings, lead roofs. Of international importance due to its Shakespearian connections, especially his tomb. (See *Appendix A*)

#### **A2 - Swan Theatre, Shakespeare Memorial Theatre and museum**

##### **Waterside**

Dutch-influenced Modernist. Brick with lead pavillion roof to Swan Theatre, terrace along riverside. Stands on site of Rotunda built for 1769 Shakespeare Jubilee. Terminates view down Chapel Lane and dominates the riverbank when viewed from the river. (See *Appendix A*)

#### **A3 - Clopton Bridge**

##### **Bridgefoot**

Scheduled Ancient Monument, c1484 with C16 and C17 repairs, toll house 1814, footway 1827, coursed stone square and ashlar with cast iron. Three southern approaches to the town converge just before the bridge. Important survival of medieval bridge forming significant landscape feature. Important pedestrian and vehicular entrance and exit view to the town, especially towards the Theatres and Church across the river. (See *Appendix A*)



#### **A4 - Bridge under Tramway**

##### **Tramway/Shipston Road**

Accommodation bridge under Stratford to Moreton Tramway, c1826. Brick with platt band and ashlar coped parapet, splayed abutments. Tramway early example of public railway, intended as part of line to London, confined to horse-drawn waggon, line closed c1905. Tramway now functions as avenue as well as footpath, elevated on skyline as linear feature and seen from approaches to, and parts of, the town.

## Area B

### Listed Buildings - see Appendix A

- 3 21, 23, 23A and 25 Birmingham Road
- 4 37-43 (odd nos.) Birmingham Road
- 85 18 Greenhill Street
- 86 19 Greenhill Street  
The Teddy Bear Museum
- 87 20 Greenhill Street
- 88 21 and 21A Greenhill Street
- 90 Windsor Court 1 and 2  
Greenhill Street
- 92 1 Guild Street, Old Elm Inn (includes 60  
Shakespeare Street)
- 93 4 Guild Street
- 94 9, 10 and 11 Guild Street
- 95 12, 13 and 14 Guild Street
- 96 16 Guild Street (includes 1 John Street)
- 97 23-26 Guild Street, Newland Almshouses
- 98 35 and 36 Guild Street
- 99 37 and 38 Guild Street  
The Slug and Lettuce Restaurant
- 106 29, 30, 30A and 31 Henley Street
- 96 1 John Street (see 16 Guild Street)
- 132 2, 3 and 4 John Street
- 133 5 and 6 John Street  
Payton Hotel (6)
- 134 7 John Street (includes 22 Payton Street)
- 135 9 John Street
- 136 11 and 12 John Street
- 161 1, 2 and 3 Payton Street
- 162 4 Payton Street
- 163 5 Payton Street
- 164 19 and 20 Payton Street
- 165 21 and 21A Payton Street
- 134 22 Payton Street (see 7 John Street)
- 166 24 Payton Street
- 167 Baptist Church, Payton Street
- 168 Baptist Church Sunday School, Payton Street
- 169 Duke's Hotel, Payton Street
- 196 2-6 Shakespeare Street
- 197 7 and 8 Shakespeare Street
- 198 9 and 10 Shakespeare Street
- 199 19 and 20 Shakespeare Street
- 200 35-38 Shakespeare Street
- 201 39-42 Shakespeare Street
- 202 54 and 55 Shakespeare Street
- 203 56 and 57 Shakespeare Street
- 204 58 and 59 Shakespeare Street
- 92 60 Shakespeare Street (see 1 Guild Street)
- 231 1, 2 and 3 Tyler Street
- 232 4 and 5 Tyler Street
- 236 Red Lion Inn, Warwick Road
- 252 1-4 Windsor Street
- 253 21 Windsor Street

### Landscape

#### Tree Groups

##### Group BA

Group of apple, maple, pear, rowan, laburnum and holly.

##### Group BB

Group of holly, walnut, yew, purple-leaf plum and lilac.

### Significant Non-Listed Buildings - see Appendix A

#### Arden Street:

Nos. 2-17

#### Birmingham Road:

Former Motor Museum

Nos. 4, 6, 8, 10, 22, 24, 26

Nos. 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 27, 29, 31  
Nos. 33 & 45

#### Brewery Street:

Nos. 2-7 (inclusive)

#### Great William Street:

Nos. 1-25, 26

1-4 Avon Mill

1-4 Kerns Terrace

Nos. 27-45, 47-55

The Masonic Hall

#### Guild Street:

Nos. 2, 3, 5

Waldron Court

Packwood House

Guild House

Gatehouse at rear of 28 Bridge Street

No. 44

#### Henley Street

Nos. 22-26

#### John Street:

Nos. 8 & 10

Mulberry House

No. 13

#### Mansell Street:

Nos. 1-28 (inclusive)

Nos. 32-39 (inclusive)

#### Mulberry Street:

Nos. 1, 1A, 2, 2A

Yew Tree Cottage

Nos. 3, 3A

Nos. 5-11 (inclusive)

No. 20

#### Payton Street:

Nos. 11, 12 & 13

#### Shakespeare Street:

Nos. 11, 12, 13, 14, 15

Nos. 18, 21-26 (inclusive)

Nos. 28, 29

Nos. 30-34, 43-48, 49-53 (inclusive)

#### Tyler Street:

Garage to 24 Payton Street

#### Union Street:

Nos. 7-12 (inclusive)

Nos. 1-6C (inclusive)

#### Warwick Road

No. 7

#### Windsor Street:

Odd Fellows Arms,

Nos. 8-12 (inclusive)

### Site of Ecological Importance/Interest

14/15

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

## **Area C**

### **Listed Buildings - see Appendix A**

- 91 Dovecote (immediately south-west of Magistrates' Court), Grove Road  
170 1-4 Rother Street  
Mason's Court

### **Significant Non-Listed Buildings - see Appendix A**

#### **Albany Road:**

Nos. 1-105 (odd nos.)

Nos. 2-74 (even nos.)

#### **Alcester Road:**

Nos. 5, 7, 9

Nos. 11, 13 & 15

#### **Arden Street:**

Stratford-upon-Avon Hospital

Nos. 2-17 (inclusive)

#### **Broad Walk**

No. 9

#### **Evesham Place:**

Nos. 1-35 (consec.)

#### **Greenhill Street:**

No. 1 (Green Dragon Public House)

#### **Grove Road:**

Laburnum Cottages 1-4

Nos. 30-55 (consec.)

#### **Wellesbourne Grove:**

Nos. 1-19, 20-37 (inclusive)

### **Landscape**

#### **Tree Groups**

##### **Group CA**

Group of cedar, Wellingtonia, horse chestnut, cypress, holly and ash.

##### **Group CB**

Group of Norway maple, Wellingtonia and yew.

##### **Group CC**

Group of bird cherry, purple-leaf plum and holm oak.

##### **Group CD**

Group of yew, hornbeam, Turkey oak, pine and lime.

##### **Group CE**

Group of laburnum, bird cherry and prunus.

##### **Group CF**

Group of yew, horse chestnut, holm oak, Douglas fir, beech, Robinia and western red cedar.

##### **Group CG**

Group of pine, maple, beech and walnut.

### **Prominent Features**



#### **C1 - The Hospital**

##### **Arden Street/Alcester Road**

Building influenced by Arts and Crafts movement, set in a parkland setting with an avenue of mature trees. Terminates the view northwards down Albany Road.

### **Site of Ecological Importance/Interest**

99/15

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

## Area D

### Listed Buildings - see Appendix A

- 24 55 and 56 Bull Street
- 25 57 and 58 Bull Street
- 41 1 Church Street  
Stratford Preparatory School
- 57 Trinity College, Church Street
- 58 20-30 College Lane
- 59 36 College Lane
- 60 38-47 College Lane
- 61 Elmhurst, College Lane
- 62 1A, 1B and 2A College Street
- 63 3 and 4 College Street
- 64 5 and 6 College Street
- 65 7-12 College Street
- 66 13, 14 and 15 College Street
- 67 16 College Street
- 68 17 College Street
- 69 18 and 19 College Street
- 130 1 Holtom Street
- 131 2-7 Holtom Street
- 141 1 New Street
- 142 2-5 New Street
- 143 6, 7 and 8 New Street
- 194 13 New Street (see 28 Ryland Street)
- 144 1 Old Town
- 145 2 and 3 Old Town
- 146 4 and 5 Old Town  
Old Town Place (5)
- 147 6 Old Town  
Old Town Cottage
- 148 17, 18, 19 and 19A Old Town
- 151 Gate in Churchyard wall to north of  
Church of the Holy Trinity, Old Town
- 158 Dower House and Avon Croft and  
attached Garden Wall
- 159 Hall's Croft and attached Garden Wall
- 160 Old Town Croft, Old Town
- 191 7 and 8 Ryland Street
- 192 11 and 12 Ryland Street
- 193 26 and 27 Ryland Street
- 194 28 Ryland Street (includes 13 New Street)
- 195 1-4 Sanctus Street and attached railings
- 229 3 Trinity Street
- 230 4-7 Trinity Street

### Landscape

#### Tree Groups

##### Group DA

Group of holm oak, pine, poplar, Robinia, cypress, lime and purple-leaf plum.

#### Sites of Ecological Importance/Interest

21/15	51/15
78/25	99/15

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

### Significant Non-Listed Buildings - see Appendix A

#### Broad Street:

Broad Street Junior and Infant School  
Nos. 1, 2, 3, 4, 5-24 (inclusive)  
Nos. 35-41 (inclusive)

#### Broad Walk:

Nos. 1, 2, 3, 4, 5, 6, 7, 8  
Nos. 9, 9A, 10, 11, 12

#### Bull Street:

Nos. 5-8 (inclusive)  
1-7 Mews Court  
The Sportsman Public House  
Nos. 12-35 (inclusive)

1-6 Trinity Place

Nos. 41-54 (inclusive)

Nos. 61-74 (inclusive)

#### Cherry Street:

Nos. 10, 11, 12 & 13

#### Chestnut Walk:

Nos. 1-12 (inclusive)

#### College Lane:

Nos. 1, 2, 3, 4, 5, 6

Nos. 16, 17, 18, 19

Nos. 31, 32, 33, 34, 35

#### College Street:

No. 20

Old Town House

Nos. 28-41 (inclusive)

#### Evesham Place:

Nos. 33-35 (consec.)

#### Holtom Street:

Nos. 8, 9, 10, 11, 14, 15, 16 & 17

#### Narrow Lane:

Nos. 3, 4, 5 & 6

#### New Street:

Nos. 9, 10

#### New Broad Street:

Nos. 25A, 26, 27, 28

The Queen's Warwickshire and Worcestershire  
Yeomanry Building

No. 34

#### Old Town:

No. 7

#### Ryland Street:

Nos. 1-5 (inclusive)

Nos. 6, 9, 10, 13-17 (inclusive)

Nos. 18-25 (inclusive)

Nos. 30-39 (inclusive)

#### Trinity Street:

Nos. 1, 2 & 8

#### West Street:

Nos. 1-72 (inclusive)

## Area E

### Listed Buildings - see Appendix A

- |     |   |     |  |
|-----|---|-----|--|
| 12  | 1 Bridge Street<br>The Encore Public House  | 53  | Mason Croft and attached gate and walls,<br>Church Street                      |
| 13  | 4 and 5 Bridge Street<br>Old Red Lion Shopping Centre                                 | 54  | Gateway approx. 19m west of Mason<br>Croft, Church Street                      |
| 14  | 12, 13 and 14 Bridge Street   | 55  | Gazebo approx. 42m west of Mason<br>Croft, Church Street                       |
| 15  | 17, 18 and 19 Bridge Street   | 56  | 1-10, 12-22 and 24 The Almshouses,<br>Church Street                            |
| 16  | 20 Bridge Street<br>Barclays Bank   | 57  | Trinity College, Church Street   |
| 17  | 21 Bridge Street  | 70  | 3 Ely Street   |
| 18  | 22 Bridge Street<br>Lloyds Bank   | 71  | 5 Ely Street   |
| 19  | 23 Bridge Street  | 72  | 6 Ely Street<br>Cross Keys Inn   |
| 20  | 27 Bridge Street  | 73  | 9 Ely Street   |
| 21  | 31 Bridge Street  | 74  | 10 Ely Street  |
| 22  | 32 and 33 Bridge Street   | 75  | 14 Ely Street  |
| 23  | 34 Bridge Street  | 76  | 26 Ely Street<br>Christian Science Reading Room                                |
| 26  | 4, 5 and 6 Chapel Lane  | 77  | 30-34 Ely Street   |
| 244 | 7 Chapel Lane (see 40-43 Waterside)   | 78  | 39 and 40 Ely Street   |
| 27  | Shakespeare Monument on east side of<br>The Great Garden of New Place, Chapel<br>Lane | 79  | 49, 50 and 51 Ely Street   |
| 28  | 1-3 Chapel Street<br>Falcon Hotel   | 80  | 53 and 54 Ely Street<br>The Queen's Head Inn                                   |
| 29  | 4 Chapel Street   | 81  | 57 Ely Street  |
| 30  | 5, 5A and 5B Chapel Street<br>Strathenden Hotel (5)                                   | 82  | 58 Ely Street  |
| 31  | 6 and 6A Chapel Street  | 83  | 59 and 60 Ely Street<br>Antiques Centre  |
| 32  | 7 Chapel Street<br>The Web  | 84  | Outbuilding Range to rear of 59 and 60<br>Ely Street and 27 and 28 High Street |
| 33  | 8, 9 and 10 Chapel Street   | 85  | 18 Greenhill Street  |
| 34  | 11 Chapel Street  | 86  | 19 Greenhill Street<br>The Teddy Bear Museum                                   |
| 35  | 12 and 13 Chapel Street<br>Midland Bank   | 87  | 20 Greenhill Street  |
| 36  | 20 and 20A Chapel Street  | 88  | 21 and 21A Greenhill Street  |
| 37  | 21 Chapel Street  | 89  | 23 Greenhill Street<br>Old Thatch Tavern Public House                          |
| 38  | 22 Chapel Street<br>Nash's House (New Place Museum)                                   | 90  | Windsor Court 1 and 2, Greenhill Street  |
| 39  | Shakespeare Hotel, Chapel Street  | 91  | Dovecote (immediately south-west of<br>Magistrates' Court), Grove Road         |
| 40  | Town Hall, Chapel Street  | 100 | 1 Henley Street  |
| 42  | 8 and 9 Church Street   | 101 | 8 and 9 Henley Street  |
| 43  | 16 Church Street  | 102 | 10 Henley Street   |
| 44  | 17 and 18 Church Street   | 103 | 12 Henley Street<br>Public Library   |
| 45  | 19 and 20 Church Street   | 104 | 13 Henley Street<br>Shakespeare Birthplace Trust Office                        |
| 46  | 21 and 22 Church Street<br>Windmill Inn   | 105 | 19, 20 and 21 Henley Street  |
| 47  | 23 Church Street<br>Winton House  | 106 | 29, 30, 30A and 31 Henley Street   |
| 48  | 24-26 Church Street   | 107 | 32-36 Henley Street  |
| 49  | Guild Chapel of the Holy Cross, Church<br>Street                                      | 108 | 38, 39 and 40 Henley Street  |
| 50  | The Old Vicarage, Church Street   | 109 | 41 and 42 Henley Street  |
| 51  | The Pedagogue's House, King Edward<br>VI Grammar School, Church Street                | 110 | 43 Henley Street   |
| 52  | Guildhall, King Edward VI Grammar<br>School, Church Street                            | 264 | 65 Henley Street (see 45 and 45A Wood<br>Street)                               |
|     |   | 111 | Shakespeare's Birthplace   |
|     |   | 112 | Two K6 Telephone Kiosks in front of St.<br>Gregory's Centre (not included)     |
|     |   | 113 | 1 High Street  |
|     |   | 114 | 2 and 3 High Street  |



- |     |  |     |  |
|-----|--|-----|--|
| 115 | 4 and 5 High Street                                    | 210 | 8 and 9 Sheep Street                               |
| 116 | 10-13 High Street                                      | 211 | 10, 11 and 12 Sheep Street                         |
| 117 | 16 High Street   | 212 | 13 and 14 Sheep Street                             |
| 118 | 17 and 18 High Street                                  | 213 | 15, 16 and 17 Sheep Street                         |
| 119 | 19 and 20 High Street                                  |     | The Rose and Crown Public House                    |
| 120 | 21 High Street   | 214 | 18 Sheep Street                                    |
| 121 | 23 and 24 High Street                                  |     | Stratford House Hotel                              |
|     | Tudor House  | 215 | 19 Sheep Street                                    |
| 122 | 25 High Street   | 216 | 24 and 25 Sheep Street                             |
|     | Garrick Inn  | 217 | 30 Sheep Street                                    |
| 123 | 26 High Street   | 218 | 31 Sheep Street                                    |
|     | Harvard House  | 219 | 32 and 33 Sheep Street                             |
| 124 | 27 and 28 High Street                                  | 220 | 36 Sheep Street                                    |
| 125 | 29 High Street   | 221 | 37 and 38 Sheep Street                             |
| 126 | 30 High Street   | 222 | 40 Sheep Street                                    |
| 127 | 31 High Street   |     | The Shrieve's House                                |
| 128 | 36 High Street   | 223 | 42 Sheep Street                                    |
| 129 | 39 and 39A High Street                                 | 224 | 46 Sheep Street                                    |
| 254 | 40 High Street (see 1 and 2 Wood Street)               |     | Bancroft House                                     |
| 138 | 13 and 14 Meer Street                                  | 244 | 40-43 Waterside (includes 7 Chapel Lane)           |
| 139 | 15 and 16 Meer Street                                  | 258 | 1 Terrett Court (see 10 Wood Street)               |
| 148 | 17, 18, 19 and 19A Old Town                            | 252 | 1-4 Windsor Street                                 |
| 170 | 1-4 Rother Street                                      | 253 | 21 Windsor Street                                  |
|     | Mason's Court  | 254 | 1 and 2 Wood Street (includes 40 High Street)      |
| 171 | 7 and 8 Rother Street                                  | 255 | 3 and 4 Wood Street                                |
| 172 | 11 and 12 Rother Street                                | 256 | 5 and 6 Wood Street                                |
| 173 | 13 Rother Street                                       | 257 | 7 Wood Street                                      |
| 174 | 14 and 15 Rother Street                                | 258 | 10 Wood Street (includes 1 Terrett Court)          |
|     | Civic Hall   | 259 | 16 Wood Street                                     |
| 175 | 16 Rother Street                                       | 260 | 19 and 20 Wood Street                              |
| 176 | 17 Rother Street                                       | 261 | 27 and 28 Wood Street (includes 31 Rother Street)  |
|     | York House   | 262 | 38 Wood Street                                     |
| 177 | 18, 18A and 19 Rother Street                           | 263 | 44 and 44A Wood Street                             |
| 178 | 27 Rother Street                                       | 264 | 45 and 45A Wood Street (includes 65 Henley Street) |
| 261 | 31 Rother Street (see 27 and 28 Wood Street)           | 265 | 46 Wood Street                                     |
| 179 | 32 and 33 Rother Street                                |     | Barclays Bank (part)                               |
| 180 | 34 Rother Street                                       | 266 | 47 Wood Street                                     |
| 181 | 38 Rother Street                                       |     | Barclays Bank                                      |
| 182 | 39 and 40 Rother Street                                |     |  |
| 183 | 41 Rother Street                                       |     |  |
| 184 | 42 Rother Street                                       |     |  |
|     | The Lamplighter Public House                           |     |  |
| 185 | 47 and 48 Rother Street                                |     |  |
|     | Symphony Cottage (48)                                  |     |  |
| 186 | 49 Rother Street                                       |     |  |
|     | Tudor Cottage  |     |  |
| 187 | 50, 51 and 52 Rother Street                            |     |  |
| 188 | 58 and 59 Rother Street and attached wall and railings |     |  |
| 189 | American Fountain, Rother Street                       |     |  |
| 190 | White Swan Hotel, Rother Street                        |     |  |
| 205 | 1 Sheep Street   |     |  |
| 206 | 2 Sheep Street   |     |  |
| 207 | 3 Sheep Street   |     |  |
| 208 | 4 Sheep Street   |     |  |
|     | The Vintner (formerly Antique Arcade)                  |     |  |
| 209 | 5 Sheep Street   |     |  |
|     | The Vintner  |     |  |

**Significant Non-Listed Buildings -**  
see **Appendix A**

**Bridge Street:**

Nos. 2, 2A, 2B, 3

Shops in rear of Old Red Lion Court

Facade only of Nos. 6, 7, 10, 11, 15, 16

No. 28

Facade only of Nos. 29, 30

**Chapel Lane:**

Union Club

**Church Street:**

No. 11, The Almshouses

Nos. 6, 7, 12-15

Nos. 27, 28, 29, 30

**Cook's Alley:**

Nos. 1-5 (inclusive)

**Ely Street:**

Nos. 2, 7, 8, 12, 13, 15-25 (inclusive)

Nos. 37, 38, 41, 42, 44-48 (inclusive)

Nos. 55, 56, 62, 63

**Greenhill Street:**

No. 1 (Green Dragon Public House)

Nos. 2-7 (inclusive)

Facade only of Safeways and Nos. 12 & 13

Nos. 14-17 (inclusive)

Nos. 24-34 and 35-42 (inclusive)

Grove House 1-5

**Grove Road:**

Laburnum Cottages 1-4

**Guild Street:**

No. 44

**Henley Street:**

Nos. 7, 22, 23, 24, 25, 26

St. Gregory's Centre

The Minories

Centre Craft Yard

Nos. 44, 45-51, 53-64 (inclusive)

**High Street:**

Nos. 6-9 (inclusive)

Nos. 14, 15

Nos. 32, 33, 34, 35, 37 & 38

**Meer Street:**

Nos. 4, 33

**Rother Street:**

No. 6

United Reformed Church

No. 20

No. 21, Former Guyver & Sons Garage

Nos. 35, 36, 37

Knight Court

Nos. 45, 45A, 46, 53, 54, 55, 56, 57, 57A

**Scholar's Lane:**

Nos. 1, 2, 3, 4, 5, 6, 11

No. 12, Salvation Army Hall

Nos. 14, 15-22 (inclusive)

1-4 Garden Row

Nos. 23-31, 32-38 (inclusive)

**Sheep Street:**

No. 7

Poet's Arbour

Nos. 20, 21, 22, 23

Nos. 34, 35

No. 39, Shrieves Walk

Nos. 43, 44, 45

**Union Street:**

Nos. 7-12 (inclusive)

Nos. 1-6C (inclusive)

**Windsor Street:**

Odd Fellows Arms

Nos. 8-12 (inclusive)

**Wood Street:**

Nos. 8, 9, 12-15A (inclusive)

Nos. 17 & 18

Nos. 21-26 (inclusive)

Nos. 32, 34-37, 39-43A (inclusive)

**Landscape****Tree Groups****Group EA**

Group of horse chestnut and maple.

**Group EB**

Group of lilac, maple, cherry, holly and copper beech.

**Group EC**

Group of horse chestnut, larch, pine, poplar and lime.

**Group ED**

Group of horse chestnut, beech, London plane and maple.

**Group EE**

Group of lime, horse chestnut and holly.

**Group EF**

Group of pine, birch, maple and poplar.

**Group EG**

Group of holly, lime, beech and yew.

**Prominent Features****E1 - Guild Chapel of the Holy Cross****Church Street**

C13 building with c1450 alterations, perpendicular style, projects into street. Forms viewpoint from Chapel and Church Streets. (See *Appendix A*)

**E2 - Shakespeare's Birthplace****Henley Street**

Late C15 and C16 building of unique significance, set in large private garden with ancient mulberry tree. (See *Appendix A*)

**E3 - American Fountain****Rother Street**

Gothic style clock tower, incorporating horsetrough, dog bowl and drinking fountain, in ashlar and granite. Monument is focal point of Rother Street and approaching streets. (See *Appendix A*)

**E4 - Barclays Bank****Wood Street**

1821 building incorporating c1640 refronted building, stucco with ashlar dressings. Viewpoint up Bridge Street towards cupola of Barclays Bank (originally built as the Market Cross), particularly prominent when Bridge Street is lined with flag poles or Christmas decorations. (See *Appendix A*)

## **Area F**

### **Listed Buildings - see Appendix A**

- 137 30 Maidenhead Road  
Regency Cottage  
233 12 and 13 Warwick Road  
Grosvenor House Hotel  
234 14 and 15 Warwick Road  
Grosvenor House Hotel (14)  
235 17 Warwick Road  
Coach House Hotel and attached former  
coach house

### **Significant Non-Listed Buildings -**

#### **see Appendix A**

#### **Avenue Road:**

- Nos. 1, 3, 7, 11  
Nos. 2, 6 & 8 and building between

#### **Maidenhead Road:**

- Nos. 32, 34, 36, 38, 40, 42

#### **Rowley Crescent:**

- Nos. 2, 3, 4, 5, 6, 7, 8, 10, 10A

#### **St. Gregory's Road:**

- Nos. 1, 3, 5 & 7  
Nos. 2, 4, 6, 8, 12, 14

#### **St. Gregory's Priory**

#### **Warwick Road:**

- St. Gregory's Catholic Church

- Nos. 10, 11, 16, 18, 19

#### **Welcombe Road:**

- Nos. 4, 9, 11A-F, Beeches Lodge

## **Landscape**

### **Tree Groups**

#### **Group FA**

Group of cypress, birch, lime, walnut, pine, holly, yew, Robinia and maple.

#### **Group FB**

Group of yew, beech, holly, Wellingtonia, cypress, monkey puzzle, maple and horse chestnut.

#### **Group FC**

Group of cypress, sycamore, copper beech, holly and purple-leaf plum.

#### **Group FD**

Group of cypress, holly and yew.

#### **Group FE**

Group of western red cedar, yew, holly and lime.

#### **Group FF**

Group of yew, Wellingtonia and holly.

#### **Group FG**

Group of cypress and cedar.

#### **Group FH**

Group of cypress and Wellingtonia.

#### **Group FI**

Group of lime, yew and holly.

### **Sites of Ecological Importance/Interest**

14/15

79/25

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

## **ADDENDUM**

*Following official publication of the  
revised list of buildings of special architectural or historic interest  
by the Department of National Heritage in 1994  
the following information is drawn to your attention.*

### **Additional Listed Building**

**Southam headstone approximately 50  
metres north of Church of Holy Trinity  
Old Town**

**(Ref No. 334 - Grade II)**

List description : Headstone to Mary Southam  
and her daughter Mary, both d 1682. Late C17.  
Limestone ashlar. Broad stone has shaped  
head, inscribed decoration and well-cut  
inscription with partly buried verses. A good  
survival.

a daughter of abraham doth ly returned to the  
dust  
her Life was hid in Christ her God in whom  
was all her trust  
who wisely wrought whilst it was day  
and with her Spirit did wach and pray  
to heare Gods Word attentive was her care  
her heart was full of Godly feare  
A Gods Angel she honored those  
that taught his Word and did his Will disclose  
persons vile her heart abhor'd  
and reverenc'd those that feer'd the Lord  
Sarah to her husband a deere Mother  
unto her children desolved but not dead

Spectators heed death's quick persute  
First pres't the tree and then ye fruit  
yet his attempts are all but vaine  
For tree and fruit shall springe againe  
indust shee sleeps now freed from feeres  
and shall be when her Christ apeeres

### **Significant Non Listed Building**

*(see page 168)*

**this building WAS considered for Listing  
following re-survey and is NOW  
considered a Significant Non-Listed  
Building**

**38 Wood Street  
Athena and Benetton**

**(No reference number and not a listed  
building)**



May 1994

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



Warwickshire Museum  
\* Sites of Ecological  
Importance/Interest

# Stratford-upon-Avon Conservation Area C

..... 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 - 10 and Appendix A.

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

■ Listed Building  
■ Significant Buildings

**Important Landscape Features**

— Walls  
- - Footpaths  
● Trees (See Trees)  
● Tree Groups (See Conservation Area Plan References)

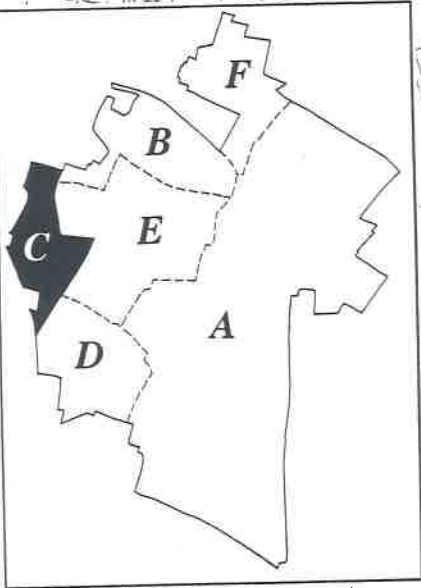
▶ Terminal Features  
● Prominent Feature (See Conservation Area Plan Reference)

50 metres

North

## Trees

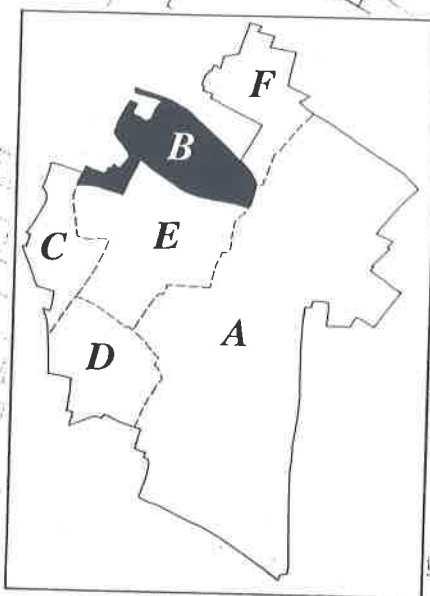
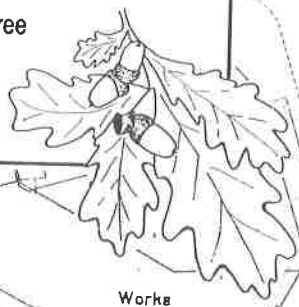
ap	apple	li	lilac
b	birch	Lp	London plane
be	beech	m	maple
c	cedar	mul	mulberry tree
che	cherry	p	pine
cy	cypress	pe	pear
e	elm	Ro	Robinia
h	hornbeam	sc	sweet chestnut
hc	horse chestnut	sy	sycamore
ho	holm oak	We	Wellingtonia
hol	holly	y	yew
l	lime		
la	laburnum		





# Trees

- |     |                  |    |        |
|-----|------------------|----|--------|
| a   | ash              | wl | willow |
| b   | birch            | y  | yew    |
| cl  | cedar of Lebanon |    |        |
| l   | lime             |    |        |
| mul | mulberry tree    |    |        |
| o   | oak              |    |        |
| pe  | pear             |    |        |
| Ro  | Robinia          |    |        |



Warwickshire Museum  
Sites of Ecological  
Importance/Interest



## Stratford-upon-Avon Conservation Area B

..... 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 - 10 and Appendix A.

### Buildings

(See Conservation Area Plan References and Appendix A)

- Listed Building
- Significant Buildings

### Important Landscape Features

- Walls
- Tree Groups (See Conservation Area Plan References)
- Trees (See Trees)
- (BA)
- Terminal Features



50 metres

