

BEARLEY
CONSERVATION
AREA
STUDY

Bearley House

257

B.M. 254.2

266

275

Vicarage

289

E.P.

*Methodist Chapel
(Wesleyan)*

*St. Mary's Church
(Vicarage)*

B.M. 310.7

Smithy

306

313

311

314

STRATFORD-ON-AVON
DISTRICT COUNCIL

Bearley

January 1994

Alan Smith & Partners

for

Bearley

PREFACE

This report is the result of an independent survey and analysis of the buildings and landscape form of the village of Bearley, Warwickshire. It identifies the architectural, historical and environmental qualities of the settlement and gives recommendations for the review, protection and enhancement of the Conservation Area.

This study was undertaken for and on behalf of

Stratford-on-Avon District Council by

Alan Smith & Partners
Salisbury House
1236 Evesham Road
Astwood Bank, Redditch
Worcestershire
Telephone 0527 893967
Facsimile 0527 892568

Photographs were taken on 7th December 1993, and are referenced by page number followed by either 't' to indicate top or 'b' to indicate bottom if appropriate, e.g. [40 t]

For further information contact:

Chief Planning Officer,
Stratford-on-Avon District Council
Elizabeth House, Church Street
Stratford on Avon,
Warwickshire, CV37 6HX
Telephone (0789) 260331

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General Introduction

1.1 Definition

The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation Areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A village green or features of archaeological interest may also contribute to the special character of an area. It is however the character of areas, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 75), as amended by the Planning and Compensation Act 1991

1.2 Designation

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

^^ Old Snitterfield Road
<< Church Lane





1.3 Pressures

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

^^ The Yard, Church Lane
<< " "



1.4 Response

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

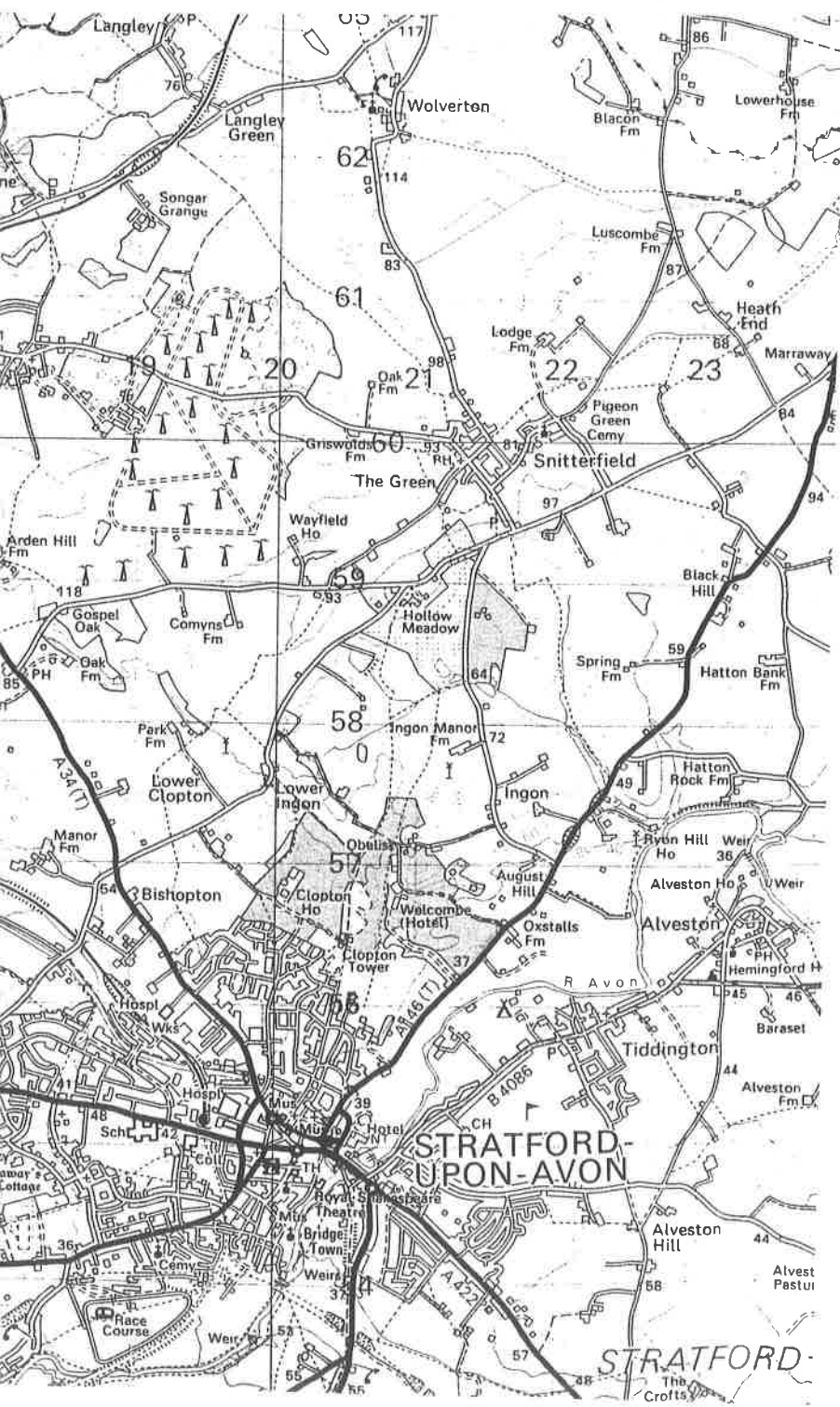
1.5 Further Advice

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

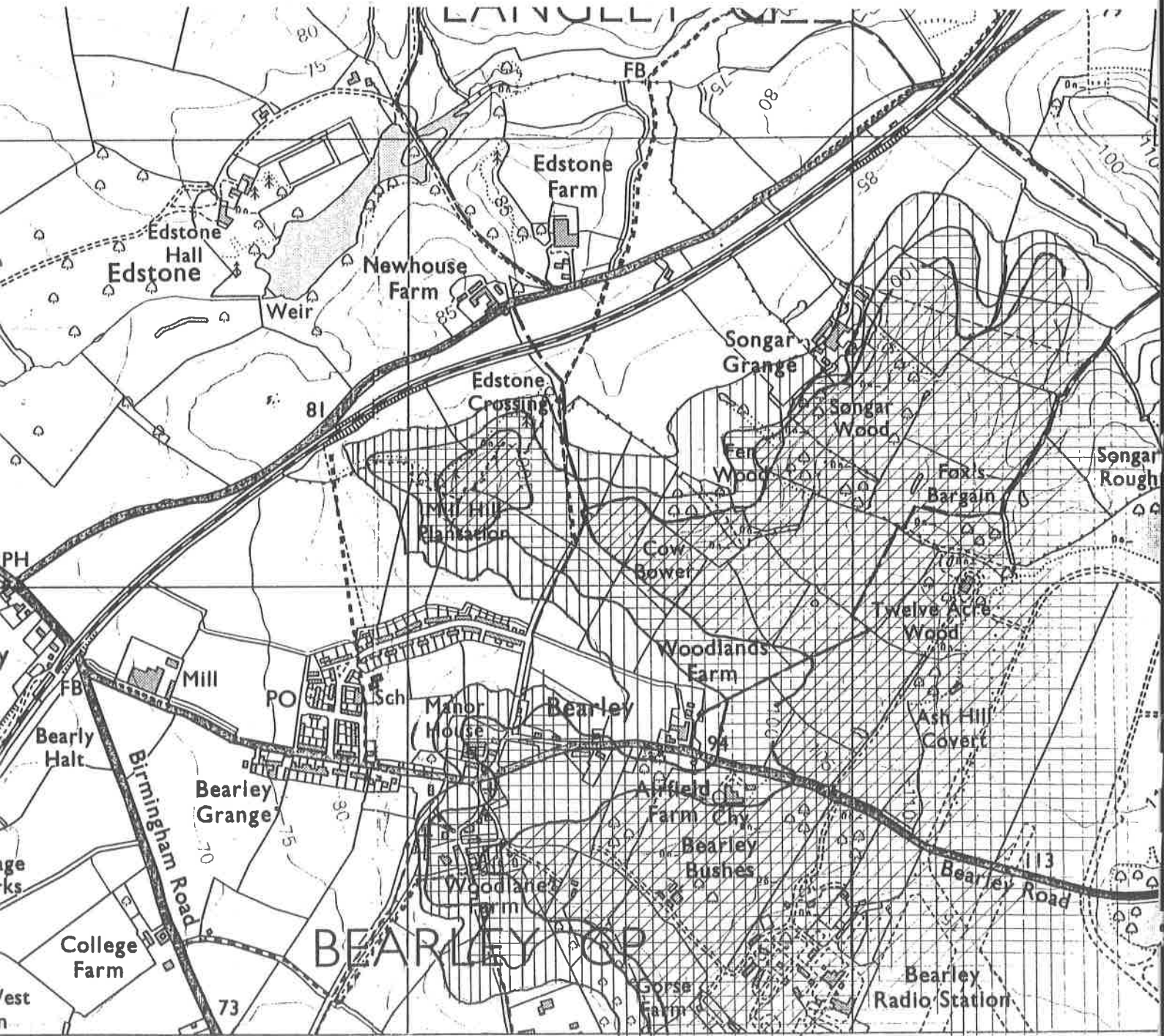
The report has been approved by the District Council on xxxxxxxx as its formal view on the conservation area. It is divided into seven sections dealing with historical background; an analysis of the landscape, buildings and setting of the conservation area; development control and enhancement and the policies applied in conservation areas.

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

^^ Well Pump, Old Snitterfield Lane
 << Telephone Box, Snitterfield Road



Location Plan



1 An Introduction to Bearley

Bearley straddles the Henley to Snitterfield road roughly four miles north of Stratford.

The village stands on the edge of a shallow promontory open to the west and northern side and over looking pleasant rolling countryside. To the east the land levels to form a plateau

By-passed by the main A34 Stratford to Birmingham road it has retained much of its rural character. Modern developments, although extensive, have been contained in discrete areas and have largely left the original village unaltered.

The existing Conservation Area contains twelve listed buildings and approximately another thirty of note most of which contribute to the character of the village.

^^ Western Approach

<< Eastern Approach



2 The Settlement - Historical Background and Development

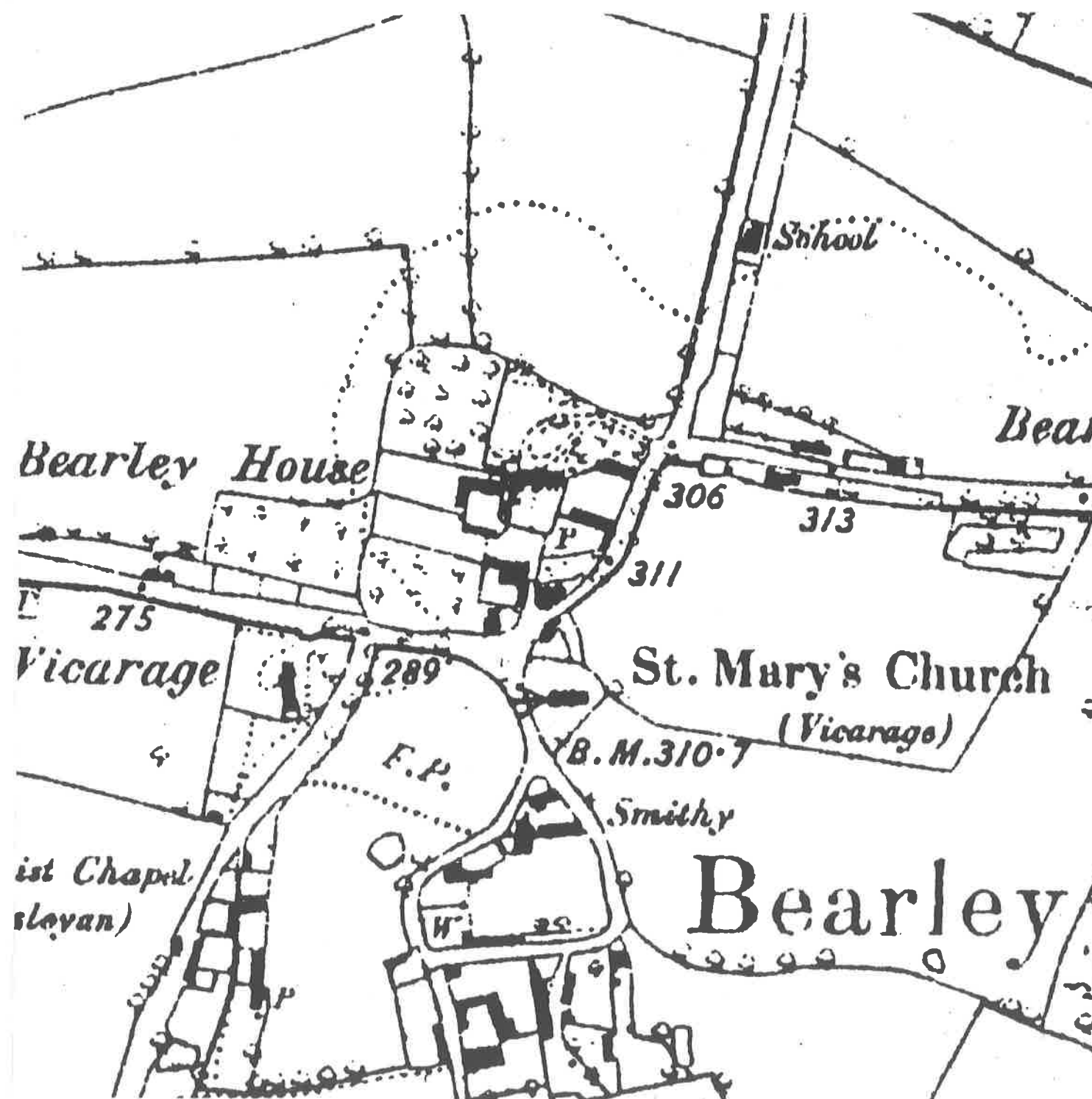
Bearley, mentioned in Domesday as a single farmstead, developed around a minor crossroads on the Snitterfield Road, the historic Salterway. The roads running to the south and north have now lost their former importance and these areas of the village have retained much of their original charm with little pressure from modern developments.

A church has been present in the centre of the village since 1221 when John Deburral granted the Advowson of Bearley to the prior of Wootton Wawen. Bearley has remained a chapelry of Wootton for much of the period since, perhaps indicating its subsidiary status relative to its larger neighbours.

Bearley was substantially an open field village in 1775 and, typically, former farmsteads are clustered within the village core.

Twentieth century developments have taken place in two areas. To the east of the Church, the main road was straightened, reputedly in order to allow large military vehicles to pass through the village on the way to the nearby Snitterfield Airfield. This has added to the rather open character of the village centre.

<< Extract from 1885 Ordnance Survey plan,
Note line of Snitterfield Road, and lack of
change in the historic cores



Residential development has taken place in an annular pattern around the north-west quarter of the village. This area lies in a shallow curved valley, separated from the heart of the village by open farm land. This relationship allows the retention of the open views from the area around the Manor House.

The larger area east of the Church, south of the main road, has been redeveloped to provide detached modern dwellings. These replaced World War II airfield buildings which were latterly used as a holiday camp. The village gained an area of open space at the same time.

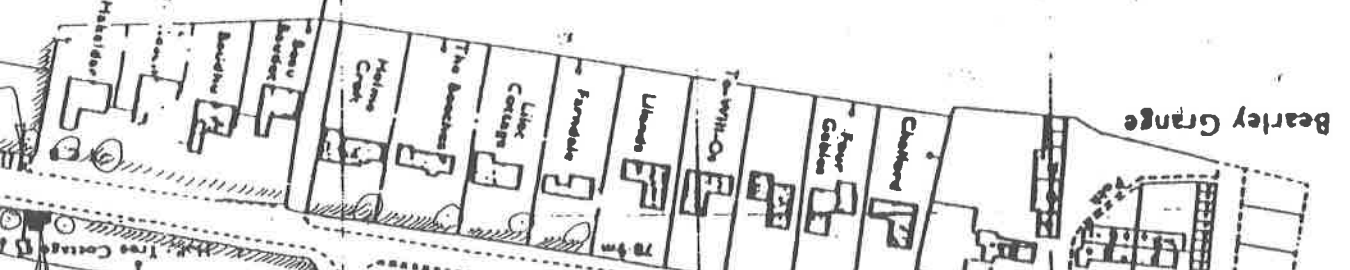
Modern developments have been sited so that their impact on the historic centre is fairly limited. Bearley has, therefore, successfully moved on with the times and, with proper consideration, should continue to do so.

Western Ap
1:11.7

0077

0045
5 1414
12-21

0052
4824
1-19



0056
1-25
2-50

1761



The village falls into distinct developed areas with the church as a central pivot [10 t]. Important areas of open space reinforce and emphasise the nature of the village. For clarity of definition, the character of the Conservation Area is discussed area by area, important adjoining features are also discussed, as follows;

- Area A - The Church and church yard
- Area B - The Manor House settlement
- Area C - Church Lane "Loop"
- Area D - Ash Lane
- Area E - Open space west of Church
- Area F - Open space and recent residential development to east of Church
- Area G - Open space and residential development to north-west of village

These divisions are primarily to aid description and discussion.



Area A - The Church of St Mary and adjoining churchyard

It is perhaps indicative of Bearley's retiring character that the modest Lych Gate is the key building for the principal approach to the village [11 t]. It is important for marking the village centre both architecturally and spiritually.

The church sits in a compact churchyard enclosed by mature trees and hedgerows and dotted with specimen trees [11 b]. Although generally built in coursed lias rubble, the church is dominated by the plain, squat nineteenth century orangey/red brick tower with timber louvered and plain tiled top. This rather unusual feature is glimpsed through trees from various points in the village [10 t], but cannot be said to dominate.



Area B - The Manor House settlement

The Manor House sits at the crest of the brow of the hill overlooking the open grazing land to the north-west of the village. [12 b] This area contains a variety of building forms which, although fairly disparate, together create an interesting sub-settlement within the village.

The Manor House is irregular in plan and roof line, glasshouses and outbuildings, together with fine brick walls and gates create a rambling impression which contrasts with the more formal north elevation [12 b].

The Gothick Coach House [39 b], slightly eccentric, creates a semi-private open yard. Manor Cottage, Tudor Cottage together with the former barn combine with the Manor and Coach Houses to form a complete group reflecting a former social system. Building ref. 26 appears to be any early example of the barn conversion, the large projecting bay has changed the character of the original building dramatically, although it has benefitted from sympathetic materials and has 'weathered down'. Public space merges imperceptibly into the Manor grounds, the loose enclosure opens up at the north east corner to give open views over the roof tops of the Grange Road area to open landscape beyond.

Tudor Cottage, ref. 2, originally sat on the bend in the principal through road, whose re-alignment has now created a small open space. Tudor Cottage, together with the Lych Gate, and Manor Cottage, are the most significant buildings when the village is viewed from the Snitterfield Road.

This area reflects Bearley's generally open structure, lying back from the main through road.

Area C - Church Lane "Loop"

Church Lane runs south from Snitterfield Road past the church and gently rising to a significant area comprising a variety of residential building types dating from the seventeenth century to the present. Generally street enclosure is created by substantial hedgerows and trees.

The Old Forge closes a short vista at a fork in Church Lane [13 t, 44]. To the east side, the lane continues, the western tip of the recent residential development impinges on the edge of the Conservation Area, the siting, scale and materials reflect much of the character of the heart of the village, but the mock timber framing is perhaps a little inappropriate.

The road curves to the right around the remnants of an old orchard [16 b] which is also contained by a hedgerow. Scrooby's, ref 11, is an important terminal building. The Chimney House, ref 9, lies back at the end of a hedge lined drive. The evergreen hedge continues to The Yard, a terrace of modest dwellings set at right angles to the road, garages and outbuildings opposite create a pleasant sense of enclosure.

The terraced row of cottages, refs 8 and 36, is a rare example of dwellings sited at the back of footpath, directly enclosing the street. The brick boundary wall to Woodlane Farm opposite is also an important enclosing element.

Woodlane Farm [13 b] on the south edge of the village is now in the course of conversion to complete residential use. The farmhouse is an attractive important building emphasising the village boundary. The single storey outbuildings, particularly at the north west corner, are important in emphasising the village structure in this area.





The recent Cape Hill House, ref 43, [14 t] makes some contribution to the definition of the village edge, and reflects some of the character of the adjacent listed Elmdene Cottage.

The north western section of the "loop" is again strongly defined by hedge and tree, which give way to The Stone House. The close set timber framing and blue lias ground floor stone walling together with its angled siting support the suggestion that the building was imported from Stratford, and the emphasise its landmark quality. Precise topiary are an interesting variation on the hedgerow enclosure in this area.

The modest cottage and adjacent garage buildings, ref 35 & 34, sit within strong evergreen enclosure, and this continues back to the Old Forge.

Area D - Ash Lane

Ash Lane forms a discrete area, the character is determined largely by short terraces of nineteenth century dwellings, often much altered, running parallel to contours on the side of the sloping land.

Although individual buildings are modest this area's distinct character defines the west edge of the village [14 b].

At the corner of Ash Lane and Snitterfield Road, the Vicarage sits in its own grounds behind substantial hedges and makes little contribution to the general streetscape. Trees and hedgerows to the north boundary are particularly important to the character of the village and the west approach.





Area E - Paddock west of Church

The loose knit structure of the fabric of Bearley gives great importance to the quality of open spaces. This paddock [15 t] is well defined by substantial hedgerows. To the south west a well used footpath is enclosed by a fence and evergreen hedge, views from this path underline the open nature of the village.

Behind the hedge a recently constructed dwelling, ref 41, unfortunately spoils the open views across this space breaking the skyline.

Area F - Open space and recent residential development to east of Church

The area east of the church [15 b] has undergone most change in recent times. As previously discussed the line of the main road was straightened and the section of road south of the recreation ground created.

Military buildings associated with the airfield, and subsequently converted to holiday use, were recently replaced with residential development. Although fairly conventional in layout this scheme utilises appropriate materials and is suitably scaled. In addition this redevelopment allowed the provision of a further open space to the south of Snitterfield Road. This space merges with the recreation ground to create a large attractive space, mirroring major open spaces elsewhere in the village.



Area G - Open space and residential development to north-west of village



This area [16 t] at the edge of the Conservation Area exhibits a striking approach to the problem of extending small rural settlements. Many similar villages have been extended by simply lining the main road with endless 'suburbia'. This residential extension sits within a shallow valley, separated from the village core, but nevertheless part of the village. Its setting means that long views from the village core are largely retained over roof tops. The village's original relationship with open countryside is also mostly maintained.

The open area of farmland, between Grange Road and the village core, reflects on a larger scale the recurrent theme of loosely defined positive open spaces which is characteristic of Bearley as a whole.

Summary

Bearley is a settlement of considerable interest generated to a great extent by the interplay between individual buildings and the enclosure created by substantial hedgerows and trees.

Modest dwellings predominate, for the most part they are set back from, or at angle to the street. This characteristic further emphasises the importance of definition of the streetscape by hedgerows.

<< Remnants of Old Orchard, Church Lane





3.3. Architectural Form and Character

With the exception of the Church and Manor House, buildings are generally modest dwellings of two storey or single storey and attic. Forms range from detached to short terraces. Roofs are generally simple double pitched.

Detailing is simple, seventeenth and eighteenth century buildings (all Listed) are often timber framed with restrained eaves and verges, later dwellings, mostly nineteenth century, usually have three course brick dentil eaves detailing.

Windows are mostly white painted timber casements, sashes being rare. Porches are few and restrained.





3.4. Predominant Building Materials

Walling

a) Timber framing is common in the older, generally seventeenth century buildings. Infill is mostly brick, some has been painted.

b) Warm orangey red local brickwork forms the predominant walling material in later buildings, some has been rendered and painted.

Roofing

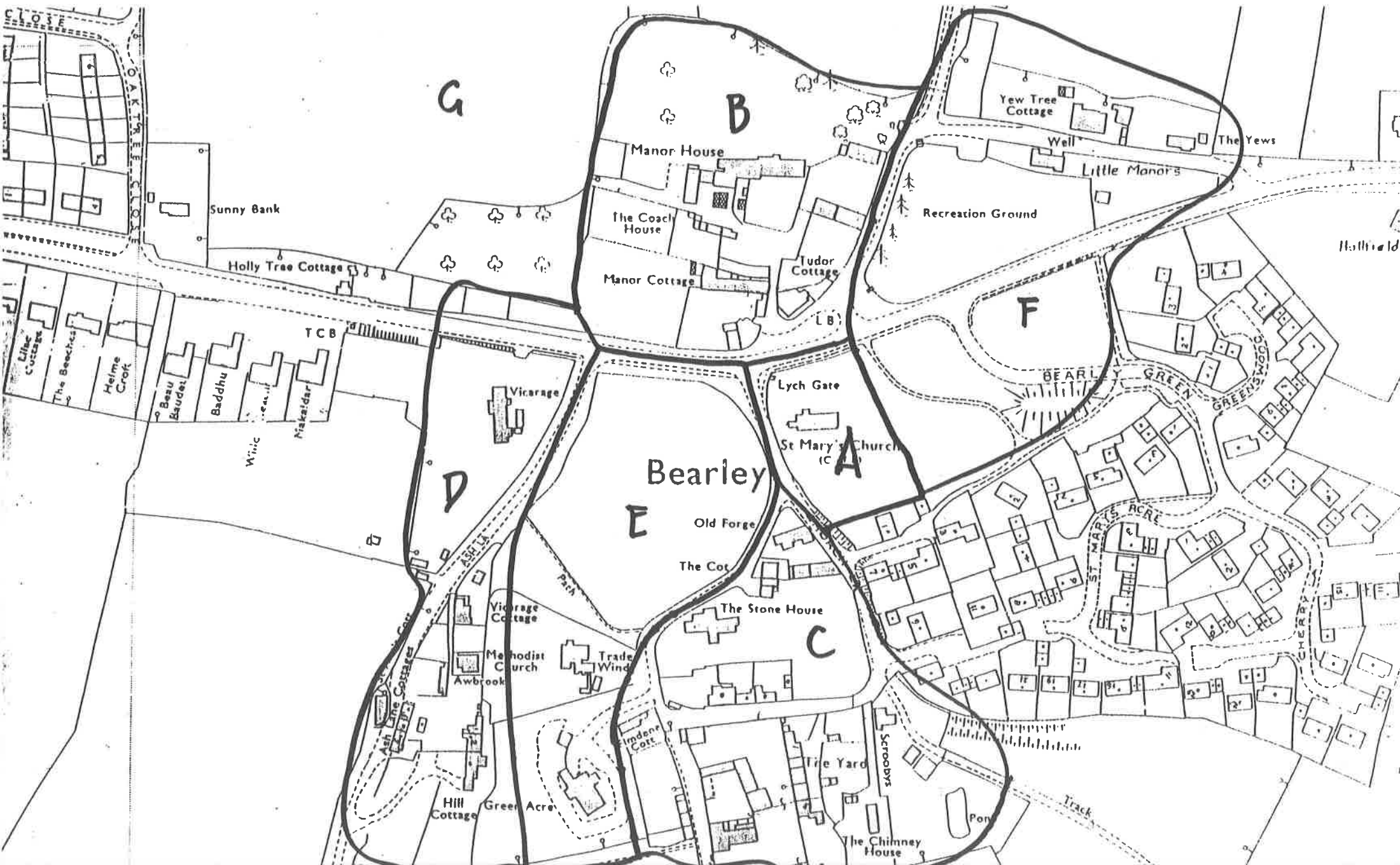
Roofing is almost entirely clay plain tiling. Simple detailing predominates.



3.5. Summary

Bearley has a restrained, retiring character. Buildings and spaces within the areas described interact to create an unusual village form and it is right that the whole of the significant area should be protected by a Conservation Area designation.

The above townscape analysis forms the basis of our proposed alterations to the existing Conservation Area, which are discussed in detail in section five



G

B

F

D

E

A

C

CLOSE

Sunny Bank

Holly Tree Cottage

Manor House

The Coach House

Manor Cottage

Tudor Cottage

Yew Tree Cottage

Well

The Yews

Little Manor's

Recreation Ground

Hollis Idg

Little Cottage

The Beeches

Helme Crok

Beau Baudet

Baddhu

Winic

Pickardar

TCB

Vicarage

Lych Gate

St Mary's Church

Bearley

Old Forge

The Cot

The Stone House

Vicarage Cottage

Methodist Church

Awbrook

Trade Wind

Imdonr Cott

Fire Yard

Scroobys

Hill Cottage

Green Acre

Pond

The Chimney House

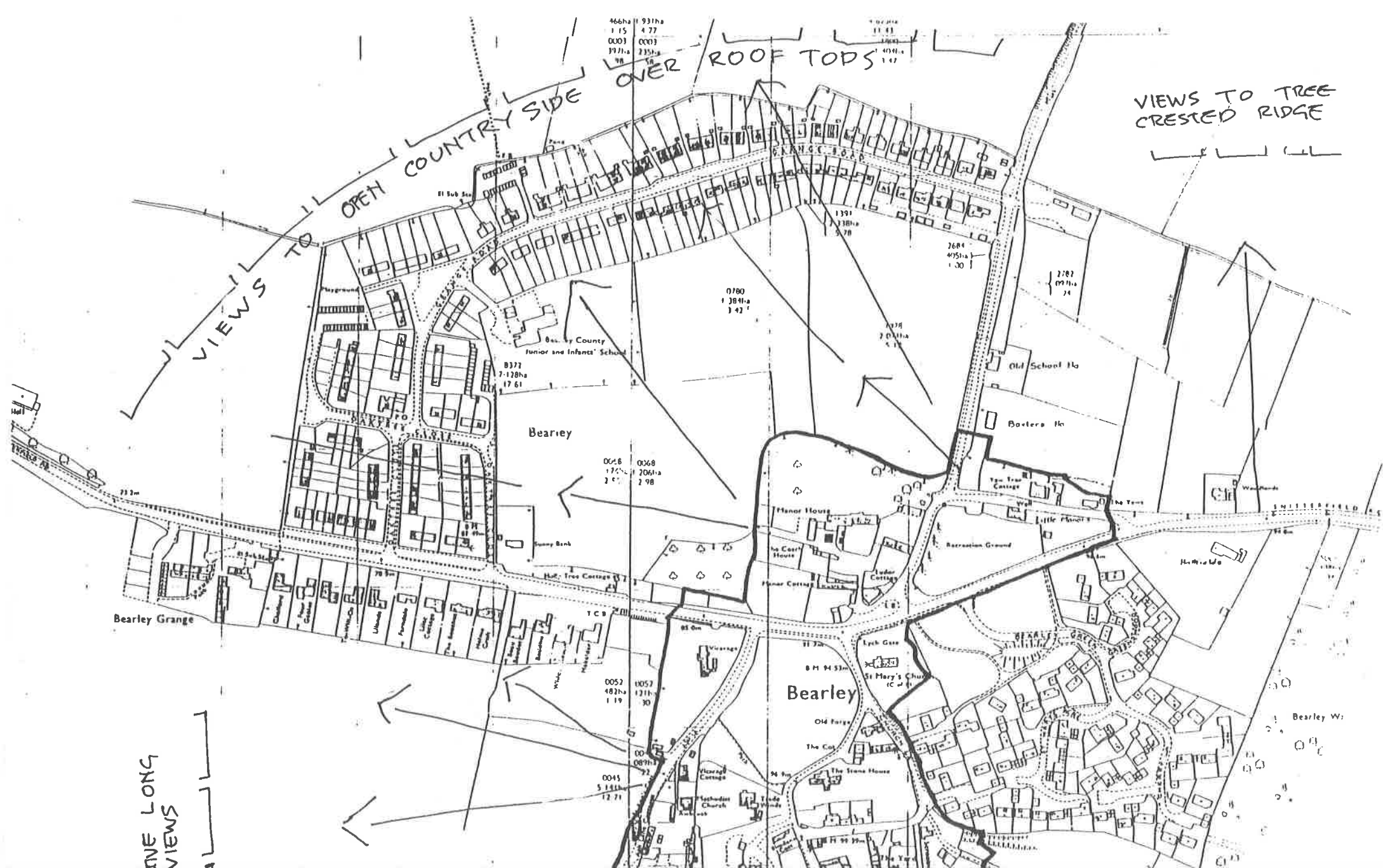
Track

BEARLY GREEN

GREENS

ST MARY'S ACRE

ST MARY'S ACRE



466ha 1.15
 931ha 4.77
 0003 0003
 397ha 2.35
 11.43
 404ha 1.47

VIEWS TO OPEN COUNTRY SIDE

VIEWS TO TREE CRESTED RIDGE

OVER ROOF TOPS

Bearley

Bearley

Bearley Grange

LONG VIEWS

Bearley County Junior and Infants School

Old School Ho

Boxers Ho

Honor House

The Court House

Home Cottage

Lodge Cottage

Recreation Ground

Lych Gate

St Mary's Church

Old Forge

The Col

The Stone House

Vicarage

Vicarage Cottage

St Nicholas Church

0780 1384ha 1.42

0046 0068 1700 206ha 2.98

0052 0052 482ha 1.19

0045 5.18ha 12.71

2684 495ha 1.30

2787 109ha 0.34

0038 204ha 0.57

0087ha 2.2

0087ha 2.2

0087ha 2.2

0087ha 2.2

0087ha 2.2

4 The Settlement - Landscape Features

4.1. Village in the landscape

Geography.

Bearley sits on the tip of a shallow promontory [19 b], this allows open long views to the north and west [19 b]. The residential development to the north west lies within the valley and therefore has little impact on these long views.

Landmarks

Bearley has no major landmarks

Approaches and Environs

The approaches to the town are discussed in detail under section 3.1.

4.2. Landscape in the Village

Public Open Spaces

As discussed elsewhere open spaces play an important role in establishing Bearley's particular character.

Farmland North and West of Manor House

This area [19], gently sloping away from the Manor House, is of great landscape importance. It separates the new development from the village core and in addition allows open views from the Manor House area. This space allows



appreciation of the original village form, sited on the shallow brow. Development in this area would destroy this clarity of structure.

Paddock West of Church

This gently sloping, open grazing area [20 t], defined by native and evergreen hedges and tree groups, reflect much of the character of Bearley. The Church and attractive dwellings are glimpsed across this area. Unfortunately, the new house on the south west edge breaks the skyline rather bleakly.

Orchard Remnants Church Lane

This rural backland area [16 b, 20 b] allows glimpses of the rear of the properties around Church Lane. Defined partly by a low wall and partly by hedgerows, this area is again typical of Bearley.

Churchyard

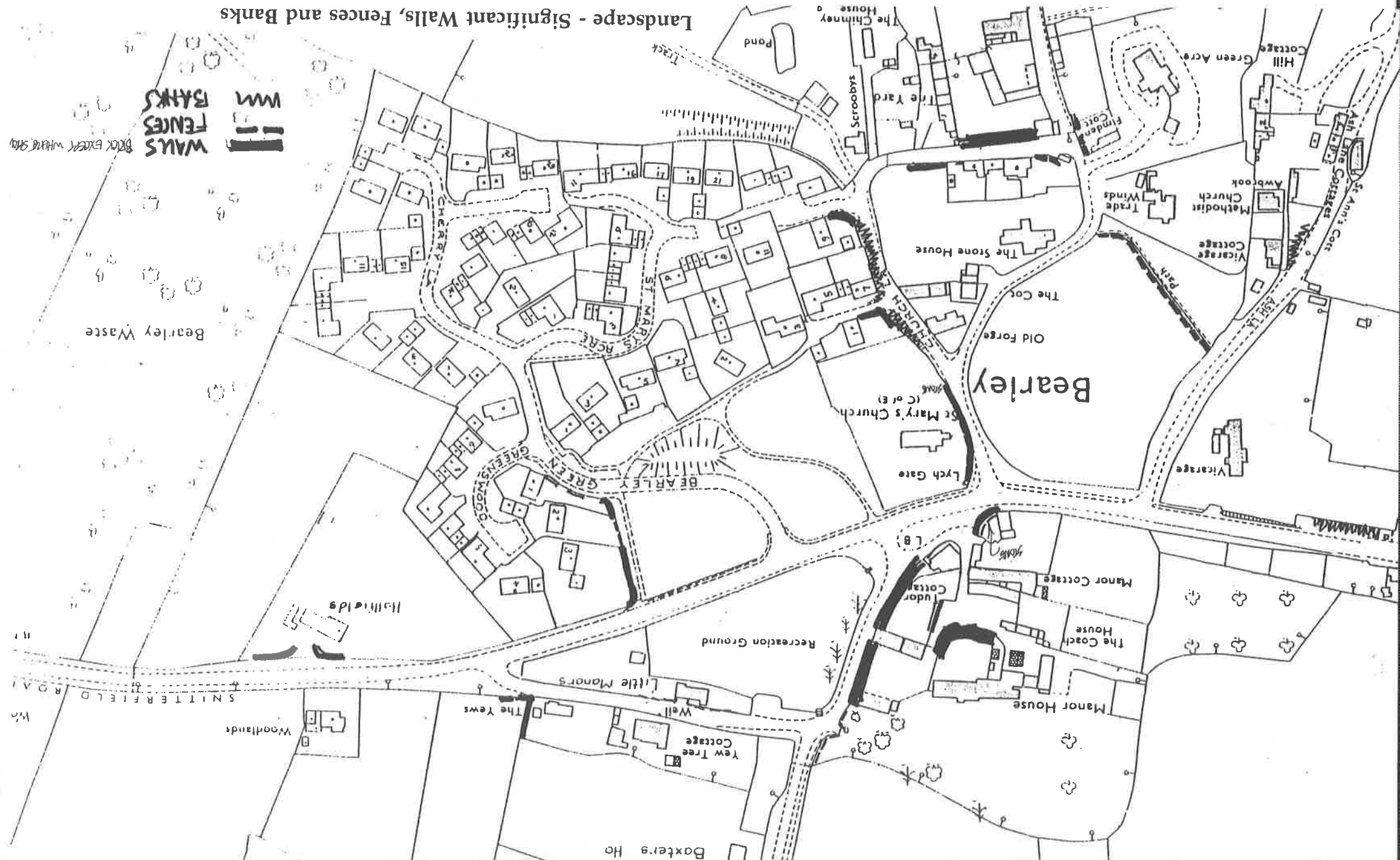
Small and well maintained, this shady Churchyard has fine specimen trees particularly Yews, [11 b].

Area South of Tudor Cottage

This area at the heart of the village was created largely by the new road, in consequence it is dominated by tarmac and a little ill-defined.



Landscape - Significant Walls, Fences and Banks

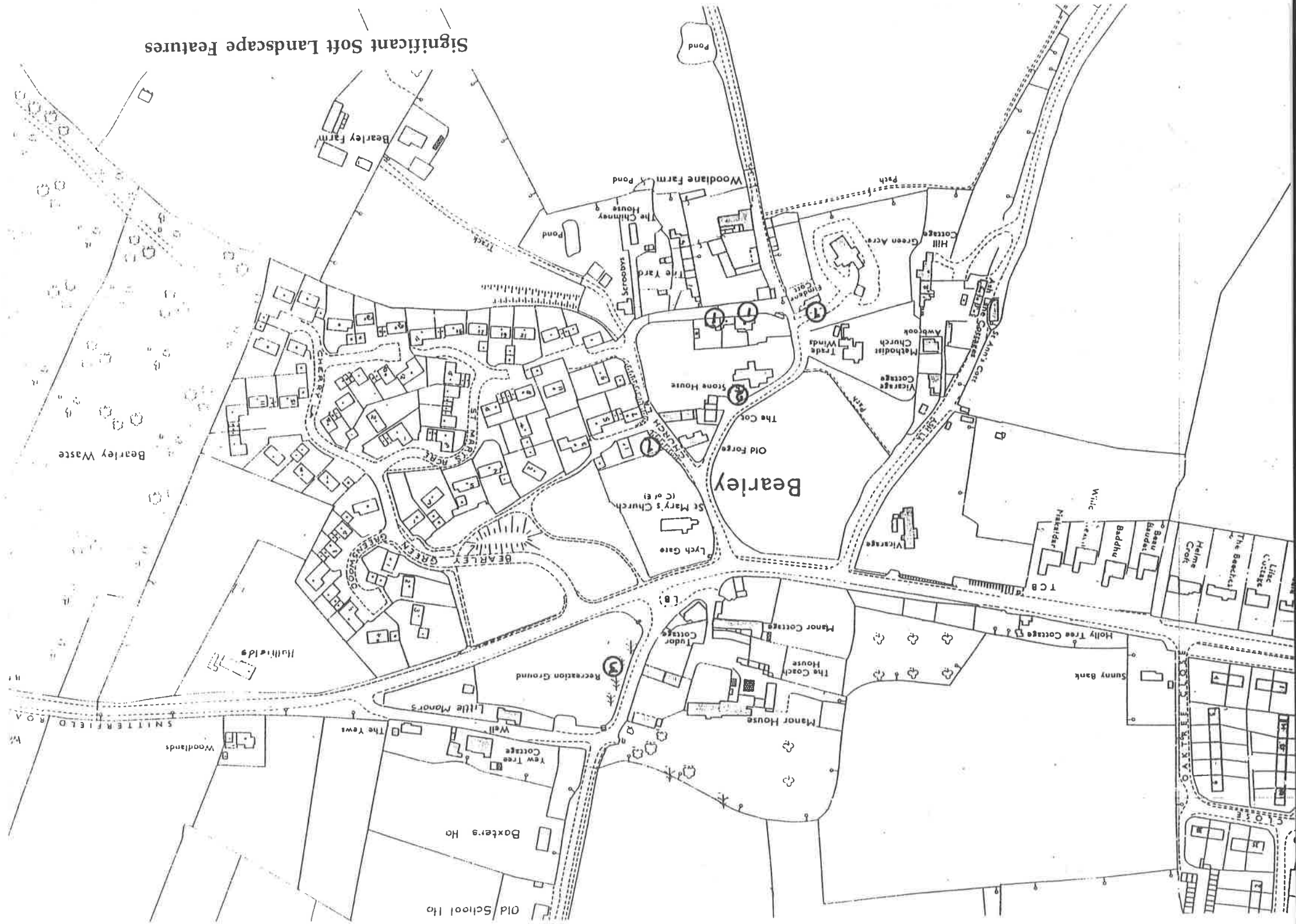


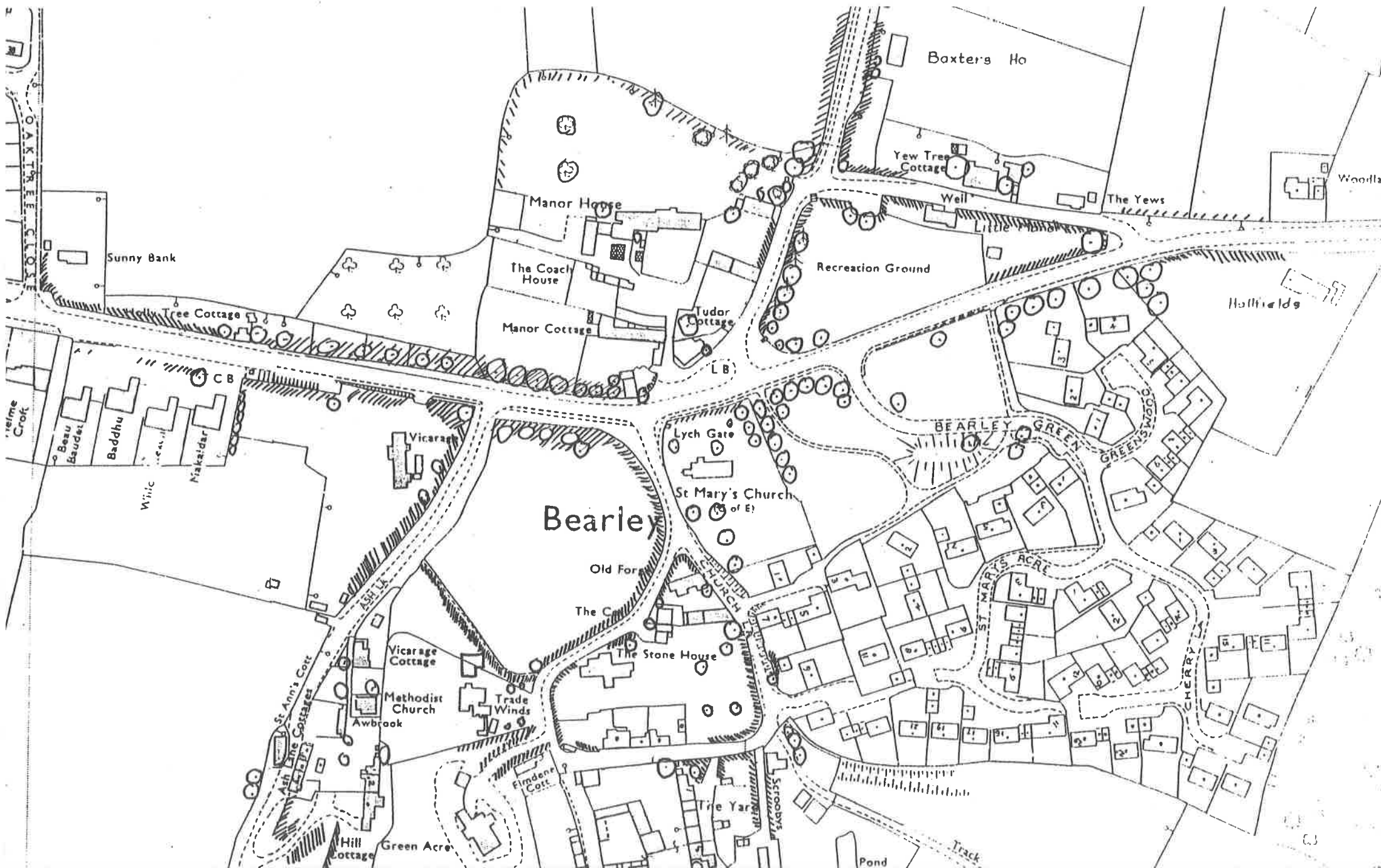
WALLS
FENCES
BANKS

Bearley Waste

BRICK EXCEPT WHERE SHOWN

Significant Soft Landscape Features





Bearley

St Mary's Church of E

Baxters Ho

Manor House

The Coach House

Manor Cottage

Tudor Cottage

Yew Tree Cottage

Well

The Yews

Recreation Ground

Sunny Bank

Tree Cottage

Hallfields

Welfme Croft

Beau Baudet

Baddhu

Niaksidar

WILIC

Vicarage

Lych Gate

St Mary's Church of E

Old For

The C

The Stone House

Vicarage Cottage

Methodist Church

Awbrook

Trade Winds

Fildene Cott

Hill Cottage

Green Acre

The Yar

Pond

Track

BEARLEY GREEN

GREENS WOOD

ST MARY'S RC CHURCH

CHERRY

Woodland



Recreation Ground and Area South of Snitterfield Road

The Recreation Ground [21 t] is defined on its north and west sides by mature trees and hedges and is a pleasant open area. This links with the more recent open space which was created as a result of the recent residential scheme. This area has rather artificial mounding which in part screens the housing development behind. In time young trees will mature to create a greater sense of enclosure which will reflect much of the character of the rest of Bearley.

Manor House Area

There are two smaller open spaces created by the outbuildings of the Manor House group. These are characteristic of traditional farmhouse groups.

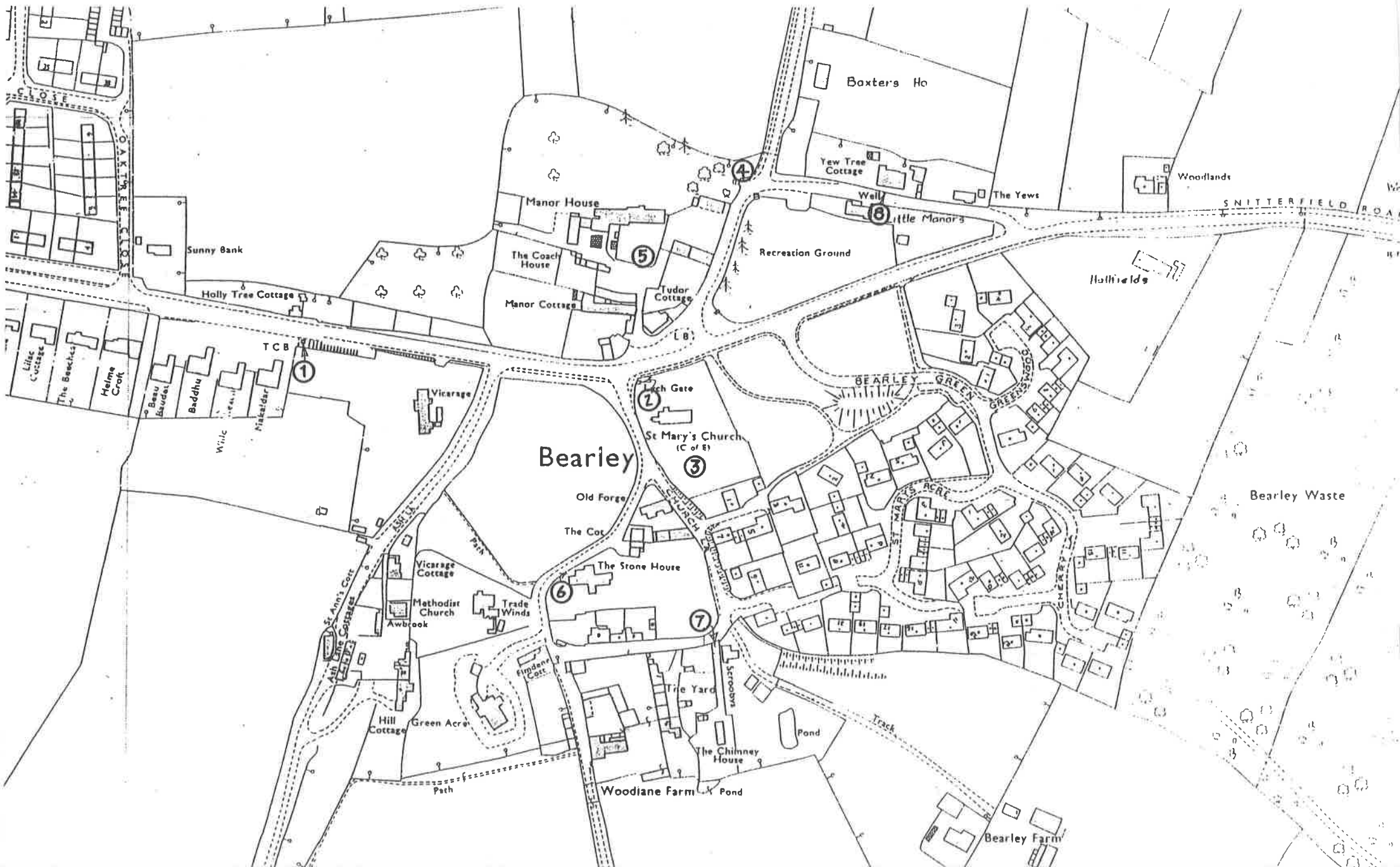
Trees

There are many fine trees within the conservation area and these are as shown in the schedule at the end of the report.

Soft Landscape Features

There are many small pockets of planting and it would be inappropriate to mention every one, of the other soft, growing, landscape features the following are significant, (numbers refer to plan opposite)

1. Shrub and ground cover planting



CLOSE
OAKLEY CROFT

Sunny Bank

Holly Tree Cottage

TCB

Whic

Basu

Baddhu

Nickalder

Lilac Cottage

The Beeches

Helme Croft

Manor House

The Coach House

Manor Cottages

Tudor Cottage

L.B.

Recreation Ground

Little Manors

Well

BEARLEY GREEN

GREENS

ST MARY'S ACRE

GREENS

GREENS

GREENS

GREENS

GREENS

GREENS

GREENS

GREENS

GREENS

GREENS

GREENS

GREENS

GREENS

GREENS

GREENS

GREENS

GREENS

GREENS

Bearley

Old Forge

The Cot

The Stone House

Vicarage Cottage

Methodist Church

Awbrook

Trade Winds

Hill Cottage

Green Acre

Fildene Cott

The Yard

The Chimney House

Woodiane Farm

Pond

Bearley Farm

Bearley Waste

Woodlands

The Yews

Baxters Ho

Yew Tree Cottage

SNITTERFIELD ROAD

Hallfields

Linch Gate

St Mary's Church (C of E)

St Ann's Cott

St Ann's Cott

St Ann's Cott

St Ann's Cott

St Ann's Cott

St Ann's Cott

St Ann's Cott

St Ann's Cott

St Ann's Cott

St Ann's Cott

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St Ann's Cott

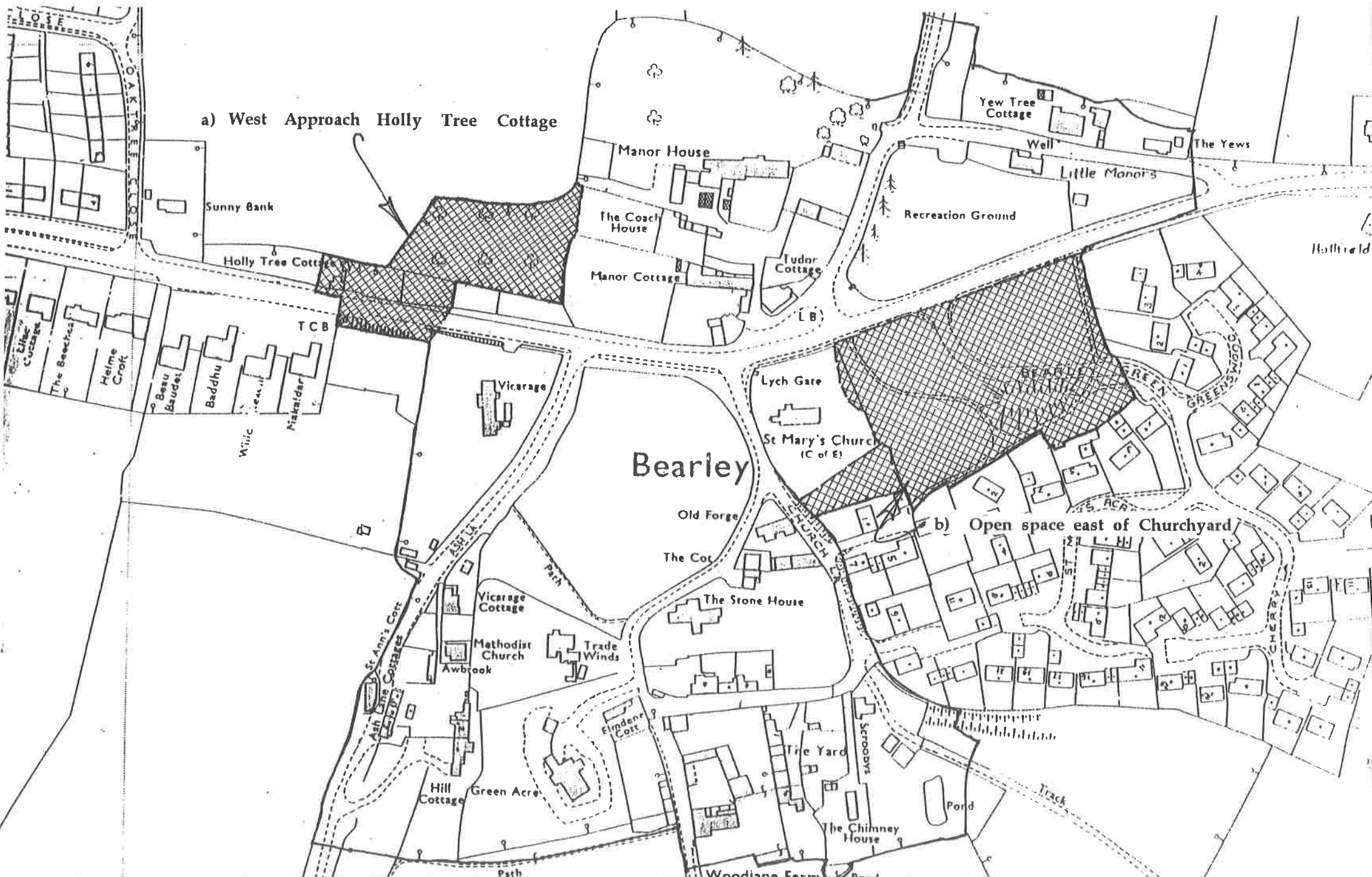
St Ann's Cott

Hard Landscape Features and Artifacts

The following hard landscape features and artifacts play an important role in the Conservation Area,

1. The red telephone call box Snitterfield Road [3 b, 13 b]
2. The Lych Gate [22 b]
3. Varied Gravestones within the Churchyard, [11 b]
4. Iron gate at side access to Manor House [22 b]
5. Brick walling and gateway to Manor House, [30 t]
6. Well at The Stone House [32 b]
7. Timber gates to The Chimney House [34 b]
8. Well pump Old Snitterfield Lane, [3 t]





a) West Approach Holly Tree Cottage

b) Open space east of Churchyard

OAKTREE CLOSE

Sunny Bank
Holly Tree Cottage
The Beeches
Helme Croft
Beau Baudet
Baddhu
Waic
Maksidar
TCB

Manor House
The Coach House
Manor Cottage
Tudor Cottage

Yew Tree Cottage
Well
Little Manor's
The Yews

Recreation Ground

Hallfield

Bearley

Lych Gate
St Mary's Church
(C of E)

GREENS

Old Forge

The Cot

The Stone House

Vicarage Cottage

Methodist Church
Awbrook

Trade Winds

Firdene Cott

Hill Cottage

Green Acre

The Yard

Scroobys

The Chimney House

Pard

Woodlone Farm

St Ann's Cott
Ash Lane Cottages

Path

Track

5 - The Conservation Area

5.1. Introduction

Bearley's existing Conservation Area is well established, and appears to be performing satisfactorily. However, developments have taken place at the periphery of the existing Conservation Area and views have changed as to the significance of areas in relation to existing Conservation Areas.

In view of the above discussion it is proposed that there should be some modest amendments to the Conservation Area boundary in order to ensure that the qualities outlined can be maintained and where possible enhanced.

5.2. Proposed Conservation Area Boundary

It is proposed that the Conservation Area boundary should remain as existing with the following two alterations.

a) West Approach Holly Tree Cottage, Snitterfield Road

Holly Tree Cottage [7, 23] is the most significant building to the the west approach. It is an attractive building which reflects much of the character found in the heart of the village.

The undeveloped section of road from here to the village core completes and reinforces the important open space to the north. This is crucial to the maintenance of the character of Bearley.

It is therefore proposed to include this





b) Open space east of Churchyard, south of Snitterfield Road

This area [24] combines with the Recreation Ground to create a coherent area, which, as trees mature, will further reinforce the importance of open spaces to the character of Bearley.

It is therefore proposed to include this area within the conservation area.



6 - Development Control and Enhancement

Development control and the machinery for schemes of enhancement in a Conservation Area will be as set out in the Stratford-on-Avon Local Plan under the provisions of the Planning (Historic Buildings and Conservation Areas) Act 1990.

6.1. Safeguarding Environmental Quality

In general the provisions of the relevant acts should be sufficient for adequate control of the environmental quality of the Conservation Area to be maintained.

Policies

The Stratford - on - Avon District Local Plan contains several policies which affect Bearley

Special Landscape Area, Green Belt and Area of Restraint policies cover and protect the important areas of landscape particularly those adjoining the Conservation Area to the north west.

The housing proposal, west of Grange Road and North of Snitterfield Road, may impact on views from the Conservation Area and due consideration should be given to height and roofscape.

^^ & << Landscape areas
North and West of Village Core





6.2. Recommendations for Improvement

There are a few of areas which would benefit from further consideration leading to possible schemes of improvement and enhancement.

a) **The Paddock** - at the centre of the village would benefit from native tree planting along the south west boundary. This would reinforce the sense of enclosure and help to screen the new dwelling [26 t].

b) **Snitterfield Road** - would benefit from a less intrusive or alternative trip rail where it passes alongside the Recreation Ground [26 b]

c) **Removal of overhead wires** - from around Woodlane Farm, southern section of Church Lane, around the Lych Gate, along the western approach

6.3. Conclusion

Bearley is an attractive settlement, with interesting townscape qualities. The suggested Conservation Area boundary extensions, continued appropriate care and maintenance of its buildings and landscape, together with the development control machinery should be sufficient to maintain its character and environmental quality for years to come.

B E A R L E Y

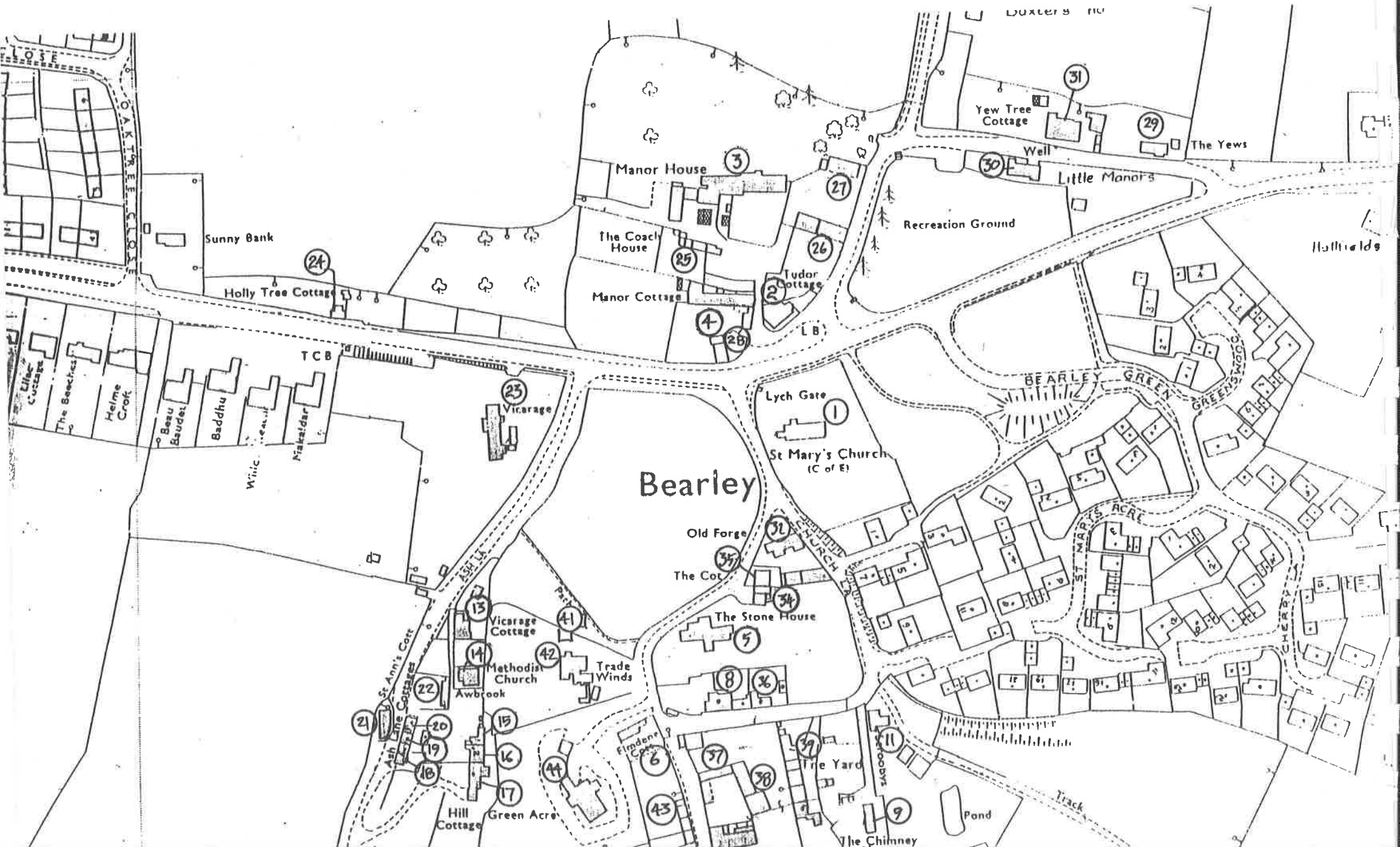
**CONSERVATION
AREA
STUDY**

Part Two - Appendix A
Listed Buildings

for

**STRATFORD-ON-AVON
DISTRICT COUNCIL**

January 1994



Bearley

Manor House

The Coach House

Manor Cottage

Lych Gate

St. Mary's Church
(C of E)

Old Forge

The Cot

The Stone House

Vicarage

Vicarage Cottage

Methodist Church

Trade Winds

Hill Cottage

Green Acre

Recreation Ground

Yew Tree Cottage

Little Manors

BEARLEY GREEN

ST. MARY'S ACRE

Pond

Track

Sunny Bank

Holly Tree Cottage

TCB

Beau Baudet

Baddhu

Winnic

Nicketdar

Helme Crook

Little Cottages

The Beeches

Winnic

St. Ann's Cott

Ash Lane Cottages

Awbrook

Fimdene Cott

The Yard

The Chimney

Well

The Yews

Hallfields

Duxters Ho

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Appendix A Schedule of buildings within the Conservation Area

Section 1 - Listed Buildings

See plans opposite for references

Church of St. Mary

(Listed Building Ref. 1 - Grade B) [1 b, 11 b, 28]

Church. C12 rebuilt in 1861-2 by N. Hawkes. Restored 1962. Coursed lias rubble. C19 brick tower with timber roof. Red old tile roofs. Ornamental ridge tiles. Combined nave and chancel and west tower, north has rebuilt porch with rest Romanesque capitals. Renewed single and 2-light Decorated style windows throughout. East window has single lancet. Blocked south doorway has reset pointed arched head. Sloping roof dormer with 3-lights. Buttresses. West tower has C19 pointed arched windows. Timber-framed roof with louvres. Interior not inspected. List description : C12 origin with Norman north doorway; but largely rebuilt in 1861-2 by N. Hawkes in local lias rubble with small brick tower at west end. Combined nave and chancel. Restored 1962, with new furnishings and west gallery. C18 and early C19 wall monuments.



Tudor Cottage
(Listed Building Ref. 2 - Grade II) [29]

House. C17. Small timber-framing with painted brick infill. Steeply pitched red old tile roof. Brick end and lateral stacks. 2-unit plan plus cross-wing and extension to rear. Single storey plus attic. 3-window range. Entrance off-centre to right has plank door with moulded wood surround. Rustic porch. Entrance is flanked by sash windows with horns and glazing bars. Three wood casements to attic with glazing bars. Rear wing to right has small timber-framing. Extension to left. Interior not inspected.

Important brick low boundary wall with bull nose coping

List description : C17 timber framed cottage with square framing and 3 sash windows. 2 storeys, tiled roof. White-washed brick noggins. Rubble plinth. Short gabled back wing. Tudor Cottage, Manor House and Manor Cottage form a group.





Manor House

(Listed Building Ref. 3 - Grade II) [12 b, 30]

Manor house, now house. C17 originally, largely rebuilt. Brick. Partly hipped tile roof. Brick ridge and end stacks and irregular plan. Mostly 2 storeys. 6-window range altogether. 2 projecting bays with hipped roofs approximately to centre, to right with gabled porch. Plank door with moulded wood surrounds. 2-, 3- or 4-light wood casements with leaded lights. Pantile roof to right. Brick dentilled eaves cornice. North elevation noted as having central Doric porch. Interior not inspected.

List description : C17 origin but largely rebuilt. A long irregular brick house with partly hipped tile roof. North garden front has central fluted Doric porch, crow step gable. Tudor Cottage, Manor House and Manor cottage form a group.





Manor Cottage
(Listed Building Ref. 4 - Grade II) [12 b, 31]

Cottage. C17/C18 with later single storey extension to left end and to right front. Small timber-framing with brick infill. Steeply pitched red old tile roof. Brick end stacks. 2-unit plan. Single storey plus attic. 2-window range. Entrance in single storey extension to left has C20 door and moulded wood surround. Canted bay window and a 2- and a 3-light wood casement under cambered brick heads to right. Attic has 2 half-dormers with raking roofs and 2-light wood casements with lead comes. Ground floor windows have glazing bars. Interior not inspected.

List description : C17/C18 whitewashed brick cottage with exposed timber framing at gable ends. One storey and attic. Tudor Cottage, Manor House and Manor Cottage form a group.





The Stone House
(Listed Building Ref. 5 - Grade II*) [32]

House. C16/C17 with C19 additions. C16 part: close-studded timber-framing with plaster infill on stone plinth. C19 red brick part to left. Brick/stone wing to right. Tile roofs and ridge tiles. Renewed brick ridge and end stacks. L-plan. Mostly single storey plus attic. Entrance to left has C20 door in wood frame. Fixed light window to left. 2-light wood casement to left under window with lead comes over entrance. C16 part has 2 and 4-light wood mullioned windows with lead comes. Arch bracing to first floor. Brick and stone part to right has wood and metal casements in wood frames. Interior not inspected.

Said to have been removed from Church Street, Stratford-on-Avon and rebuilt here 1920-30, on the site of a previous house called Hall End Yard dating from 1660.

Attractive topiary, well with tiled canopy roof, important streetscape building



List description : C16/17. Gabled house with 2 storeys and close set studding said to have been removed from Church Street, Stratford-upon-Avon, circa 1920-30 and rebuilt here. Squared rubble plinth. L-plan, lattice casements. Interior: 4 centred arched stone chimney piece. C19 red brick east wing, red brick and coursed rubble west wing, C16 with later additions.



Elmdene Cottage

(Listed Building Ref. 6 - Grade II) [33]

Cottage. C18, largely re-modelled C19 and C20. Brick with section of small timber-framing to rear. Red old tile roof. Brick end stacks. 3-unit plan. Single storey plus attic; 4-window range. C20 entrance and door. Renewed C20 window. 3 gabled half-dormer windows over garage to right. Casement window to left. Interior not inspected.

List description : C18 brick cottage with timber frame on north. 2 storeys, old tile roof. Flush casements with glazing bars. Elmdene Cottage, Wood Lane Farmhouse, Novar Cottage and Vine Cottage form a group.

Wood Lane Farmhouse

(Listed Building Ref. 7 - Grade II) [13 b]

Farmhouse. C17 with C19 re-facing on one side. Mostly small timber-framing with brick infill on stone plinth. Steeply pitched old tile roof. Brick ridge and lateral stacks. L-plan. Single storey plus attic. Elevation to lane: 2-window range. Entrance to rear enclosed in porch. 4-panelled door with moulded wood surround. Two 2-light metal casements in wood frames with astragals. Attic has a gabled false dormer and a partly blocked window. Left end has 2 small windows with bars and lead comes. Raking roof to rear outshut. Interior not inspected.

List description : C17 square timber framing with brick infilling, stone plinth and casement windows. South side rebuilt in machine-made bricks. 2 storeys. Old tile roof. L plan. C19 Neo-Tudor wood porch.

Elmdene Cottage, Wood Lane Farmhouse, Novar Cottage and Vine Cottage form a group.

Novar Cottage (now called Appletree Cottage) and Vine Cottage

(Listed Building Ref. 8 - Grade II) [17 t, 18 t]

2 cottages. C17/C18. Small timber-framing with brick infill. Red old tile roofs. Brick end and ridge stacks. 2-unit plan altogether. Single storey plus attic. 5-window range altogether. 2 entrances have plank doors and moulded wood surrounds. Ground floor has 2- and 3-light casements with glazing bars. Moulded wood surrounds. Attic has 3 gabled dormers with metal casements with glazing bars. Interiors not inspected.

List description : C17/18 cottages. One storey plus attics. Central block are timber framed with diagonal bracing and have 3 gabled dormers. End wings are of later brick. Flush casements with glazing bars.

Elmdene Cottage, Wood Lane Farmhouse, Novar Cottage and Vine Cottage form a group.



The Chimney House

(Listed Building Ref. 9 - Grade II) [34]

Cottage. C17, with later additions and alterations. Small timber-framing with brick infill. Red old tile roof. Massive brick lateral stack and other lateral stacks. 2-unit plan. Single storey plus attic; 2-window range. Plank door in moulded wood frame. Renewed casement windows to both ground and attic floors. Said to have been re-built c.1950's. Interior not inspected. Attractive hedge lined approach

List description : C17 timber framed cottage with red brick large projecting chimney breast on south end. Tiled roof. One storey and attic. Flush lattice casements.



Scrooby Cottage (now Scrooby's)
(Listed Building Ref. 11 - Grade II) [35 t]

Cottage. C17/C18 with C19 and C20 remodelling. Painted brick with partly timber-framed attic. Gabled and hipped red old tile roofs. Brick internal and end stacks. L-plan. Single storey plus attic; 2-window range. Advanced right part has plank door in moulded wood frame under brick arch. C20 bay window to right has hipped tile roof. Attic has 2-light C20 wood casement. Small timber-framing in gable. Left part: 2-light C20 wood casement under brick arch. Blocked window above.

Interior: chamfered beams and fireplace with chamfered bressumer. Plank doors with wrought-iron latches.

List description : C17 or C18. Colour washed brick, some exposed timber framework. Old tile roof. L plan, 2 storeys, flush casements. Small C19 canted bay.



Chapel Cottage (now Poacher's Cottage)
(Listed Building Ref. 13 - Grade II) [35 b]

OS describes building as Vicarage Cottage

Cottage. C17 with C19 additions and C20 alterations and additions. Small timber-framing with brick infill. Red tile roof. Brick ridge stack. 2-unit plan. Single storey plus attic; 3-window range. C20 entrance contained in C20 porch. 3 C20 casements to both ground and attic floors. C20 extension to left. Interior not inspected. Stone retaining wall to raised front lawn, important streetscape building

List description : C17, enlarged C19. South-east block timber framed with red brick nogging, old tile roof. North-west wing of red brick. 2 storeys, 3 flush casements with glazing bars.

B E A R L E Y

CONSERVATION AREA STUDY

Part Three - Appendix A
Buildings of Group and
Townscape Interest and
Other Buildings

for

**STRATFORD-ON-AVON
DISTRICT COUNCIL**

January 1994

Alan Smith & Partners

Section 2 - Buildings of Group and Townscape Value



Meadowsweet Cottage, Ash Lane

Map Ref - 14, [37 t rear]

Former Wesleyan Chapel, dated 1863, converted to dwelling, detached and set back from road, one storey, slate roof, exposed shaped rafter eaves, white painted brick, white painted casements

Adjacent No. 2, Ash Lane

Map Ref - 15, [37 b]

C19, end terrace, dwelling, two storey, plain tile roof, three course brick dentil, painted rendered walls

No. 2, Ash Lane

Map Ref - 16, [37 b]

C19, mid-terrace, dwelling, two storey, plain tile roof, three course brick dentil, painted rendered walls



Hill Cottage, Ash Lane

Map Ref - 17, [37 b]

C19, end terrace dwelling, two storey with single storey extension to south, 2 window range, plain tile roof, three course brick dentil eaves, brick, segmental arch window heads to ground floor, painted timber casements, modern external painted shutters detract from character

No. 3, Ash Lane Cottages, Ash Lane

Map Ref - 18, [38 b]

C19, dwelling, end terrace, set at road edge, two storey, one window range, plain tile roof, simple two course brick cornice, painted brick, segmental arched window heads, painted timber multipane



No. 2, Ash Lane Cottages, Ash Lane
Map Ref - 19, [38 b]

C19, dwelling, mid terrace, set at road edge, two storey, one window range, plain tile roof, simple two course brick cornice, painted brick, segmental arched window heads, painted timber multipane casements, important to streetscape

No. 1, Ash Lane Cottages, Ash Lane
Map Ref - 20, [38 b]

C19, dwelling, end terrace, set at road edge, two storey, one window range, plain tile roof, simple two course brick cornice, painted rendered brick, painted timber multipane casements, important to streetscape

Holly hock Cottage, Ash Lane
Map Ref - 21, [38 b]

OS notes building as St Ann's Cott, C19, detached dwelling, sited at back of road, two storey, 3 window range, modern plain tile roof, three course brick dentil, rendered brick painted, C20 painted metal casements, much altered, but important to streetscape



Awbrook, Ash Lane
Map Ref - 22, [17 b, 37 t]

C19, detached dwelling, possibly originally two, two storey, plain tile roof with bands of beavertail tiles, three course brick dog tooth eaves, walls now painted render, white painted timber casements



The Old Vicarage, Snitterfield Road
Map Ref - 23, [39 t]

C19, former Vicarage now converted to office use with alteration still in progress, detached, set back behind tree screen, two storey, plain tile roof, exposed rafter eaves, brick, stone string course, and window surrounds, some unusual late C19 window details including attractive semi-circular stair turret, new entrance gate, Cotswold stone piers inappropriate. Recent small garage/office building at north-east corner of site, behind tree screen has an impact on the Conservation Area, brick, plain tile roof with exposed rafter eaves, external timber staircase

Holly Tree Cottage, Snitterfield Road
Map Ref - 24, [7, 23]

C19, detached dwelling, set close to road, one storey and attic, 2 window range, plain tile roof, two gabled dormers, three course brick dentil, brick, timber lintels, white painted timber multipane casements, recently refurbished, form and proportions suggest may have been converted from a small field barn, important to this approach, together with trees and hedges



The Coach House, Adjacent Manor House
Map Ref - 25, [39 b]

C19, dwelling, two storey, plain tile roof, two window range, central parapetted panel with large clock, bell tower with weather vane modern?, pink and white painted render to front, brick elsewhere, string course at first floor level, "Gothick" arched window heads to ground floor, white painted multipane casements, striking building important to setting of Manor House group



Dwelling, Adjacent Manor House

Map Ref - 26, [1 t, 40 t]

C18 origin, detached dwelling originally barn associated with Manor House, one storey and attic, plain tile roof, timber framing with brick infill, large central projecting bay with hipped roof and leaded lights, high brick boundary wall with coping and surmounted by hedge to rear

Shelter Sheds, Adjacent to Manor House

Map Ref - 27, [1 t]

Open stores, detached, set at right angles to Old Snitterfield Road and gable important to streetscape, one storey, plain tile roof, brick infilled truss to gable, important high brick wall with coping to boundary



Garage outbuilding, Snitterfield Road

Map Ref - 28, [29 b]

C19, detached building, set close to road, one storey and attic, two bays now used as garaging, plain tile roof, three course brick dentil, brick, segmental arch to right hand garage opening, white painted multipane casements, important blue lias stone front boundary wall with brick on edge coping, important street scape building

Woodlands Cottage, Old Snitterfield Road

Map Ref - 29, [40 b]

C20, dwelling, detached, two storey, "L" plan, plain tile roof, three course brick dentil, brick, arched window heads, blue brick cills, white painted casements, brick boundary wall to side, built on site described on OS map as "The Yews"



Little Manors, Old Snitterfield Road

Map Ref - 30, [41 t]

C19, dwelling, detached, two storey, two window range, plain tile roof, three course brick dentil, brick, segmental arched window heads, mono pitch plain tile canopy, leaded casements in painted timber frames, stained timber fence to front boundary, refurbished

The Yews, Old Snitterfield Road

Map Ref - 31, [3 t, 41 b]

OS describes building as Yew Tree Cottage, C19, dwelling, detached, one storey and attic, 3 window range, plain tile roof, two gabled dormers, three course brick dentil, brick, segmental arch window heads, some original casements, front boundary hedge, high brick boundary wall to side



The Old Forge, Church Lane

Map Ref - 32 and 33, [13 t, 31 b, 44]

(Map Ref - 32), C19, detached dwelling, two storey, three window range, plain tile roof, three course brick dentil, brick, segmental arched window heads, flat lead canopy, stained timber casements and sashes, important 2m hedge to front and side boundaries, refurbishment in progress, very important townscape building

(Map Ref - 33), C19, old forge ? set at right angles to Church Lane, one storey, slate roof, brick, much altered

Garage to The Stone House

Map Ref - 34

In two parts older section one storey plain tile roof, timber frame with brick infill, horizontal stained timber boarding at high level, blue lias stone plinth, modern addition to right hand side



The Cottage

Map Ref - 35, [42 t]

C19, dwelling, detached, two storey, two window range, plain tile roof, three course brick dentil, brick, original first floor casements, C20 ground floor bay, important hedges to side boundaries

April Cottage

Map Ref - 36, [42 b]

C19, dwelling, end terrace, two storey, two window range, plain tile roof, brick, segmental arch window heads, white painted timber casements some original some PVC

Farm buildings

Map Ref - 37, [13 b]

C18/19, conversion to residential in progress, courtyard form, and separate garage, one and two storey, hipped plain tile roofs, three course brick dentil, 2m brick boundary walls with brick on edge copings



The Old Granary

Map Ref - 38, [13 b]

C18, converted to dwelling recently, semi-detached forms part of courtyard, half hipped plain tile roof, three course brick dentil, segmental arch window heads, stained timber casements, brick boundary walls

Rose Cottage, Virginia Cottage, Lilac Tree Cottage, Jasmine Cottage, Far End, The Yard
Map Ref - 39, [2, 43 t]

C19, dwellings, terraced, set at right angle to road, two storey, plain tile roof, 7 chimney stacks, three course brick dentil, brick, segmental arch window heads, various porches added to



Other buildings within the Conservation Area

Broadyard

Map Ref - 41, [43 b]

C20 dwelling, one storey and attic, "L" plan, plain tile roof, buff brick, substantial hedge to side boundary

Tradewinds

Map Ref - 42

C20, dwelling, detached, two storey, plain tile roof, white painted brick and horizontal boarding

Cape Hill House

Map Ref - 43, [14 t]

C20 largely, detached, two storey, plain tile roof, brick



Green Acre

Map Ref - 44

C20, dwelling, detached, one storey, buff brick, plain tile roof



^^ & << The Old Forge, Church Lane

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Additional Historical Background Information
provided by Stratford on Avon District Council

<< The Old School House,
outside northern edge of Conservation Area



3 The Settlement Today - Characteristics of the Conservation Area

Introduction

Bearley has a Conservation Area dating from the first group of such areas designated in the late 1960's.

In order to review the existing Conservation Area it is first necessary to identify and define the "special architectural or historic interest" which justifies designation. Having defined these qualities they can then be used as a yardstick against which to measure those areas at the periphery which may or may not be worthy of inclusion.

Consideration is also given to the approaches to the town.



<< Holly Tree Cottage

3.1. Approaches to the Conservation Area

From the West

This is the most important and attractive approach to the village. From the A34, at Bearley Cross an almost straight road rises steadily along a tree and hedge lined approach [4 t, 8t].

Modern residential developments are apparent to both sides of the road before the final rise into the village. However they are set back behind substantial tree screens and hedges and their impact is therefore limited.

Immediately beyond the Grange Road/Oaktree Close residential areas on the north side of the road, Sunny Bank marks an important corner plot. The building itself is modest but with appropriate materials, its siting means that its impact on the approach is limited, however its substantial surrounding hedge is important to the integrity of the road.

The first significant building on this approach, is Holly Tree Cottage [7 t], on the north side. Sited close to the road it exhibits the materials and much of the character which are found in the heart of the village.

The vista of this approach is terminated by the church lych gate which, although small, is visible for a considerable distance. It marks the village centre.

From the East

The road rises gently into the village, through attractive open countryside. The view north towards the tree lined Mill Hill ridge is particularly pleasing [4 b, 8 b].





Substantial trees and hedgerows again line this approach. The large modern dwelling, Hallfields, on the south side of the road is screened by a brick boundary wall and mature trees [9 t]. Woodlands Farm on the north side of the road is a modest twentieth century dwelling which neither adds nor detracts.

The modern dwelling [40 b], Woodlands Cottage, at the fork in the road marks the entrance to the village. Any enclosure quickly dissolves as the space opens up into the Recreation Ground and the area of open space east of the Church.

From the South

The roads from the south are now little more than tracks, which have lost any former importance.

Ash Lane has a knot of nineteenth century cottages which form a group at the edge of the village.

From the North

Similarly [9 b] the road from the north is now only a track. To the west Grange Road arcs from the approach, although this forms a substantial area of modern residential growth its situation within the shallow valley limits its impact.

Closer to the village, the lane is heavily tree and hedge lined. There are some attractive glimpsed views of the wooded grounds of the Manor House at the crest of the hill. The band of open land, curving around the village, both protects and enhances the setting of the heart of the Conservation Area.



3.2. Environmental and Architectural Qualities

Introduction

This account of the environmental and architectural qualities of Bearley attempts primarily to define the important characteristics which warrant Conservation Area status. More detailed individual building descriptions are provided in Appendix A.



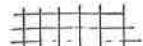









The village has a predominantly rural character, buildings are openly sited around the Church of St. Mary in a very loose knit manner [10 t]. The village structure is defined largely by tree and hedge lined roads. Buildings lie back from the road, often concealed behind foliage. The character of the village is dominated by relatively large open spaces, it is possible to pass through the village on the main road seeing barely two or three buildings.

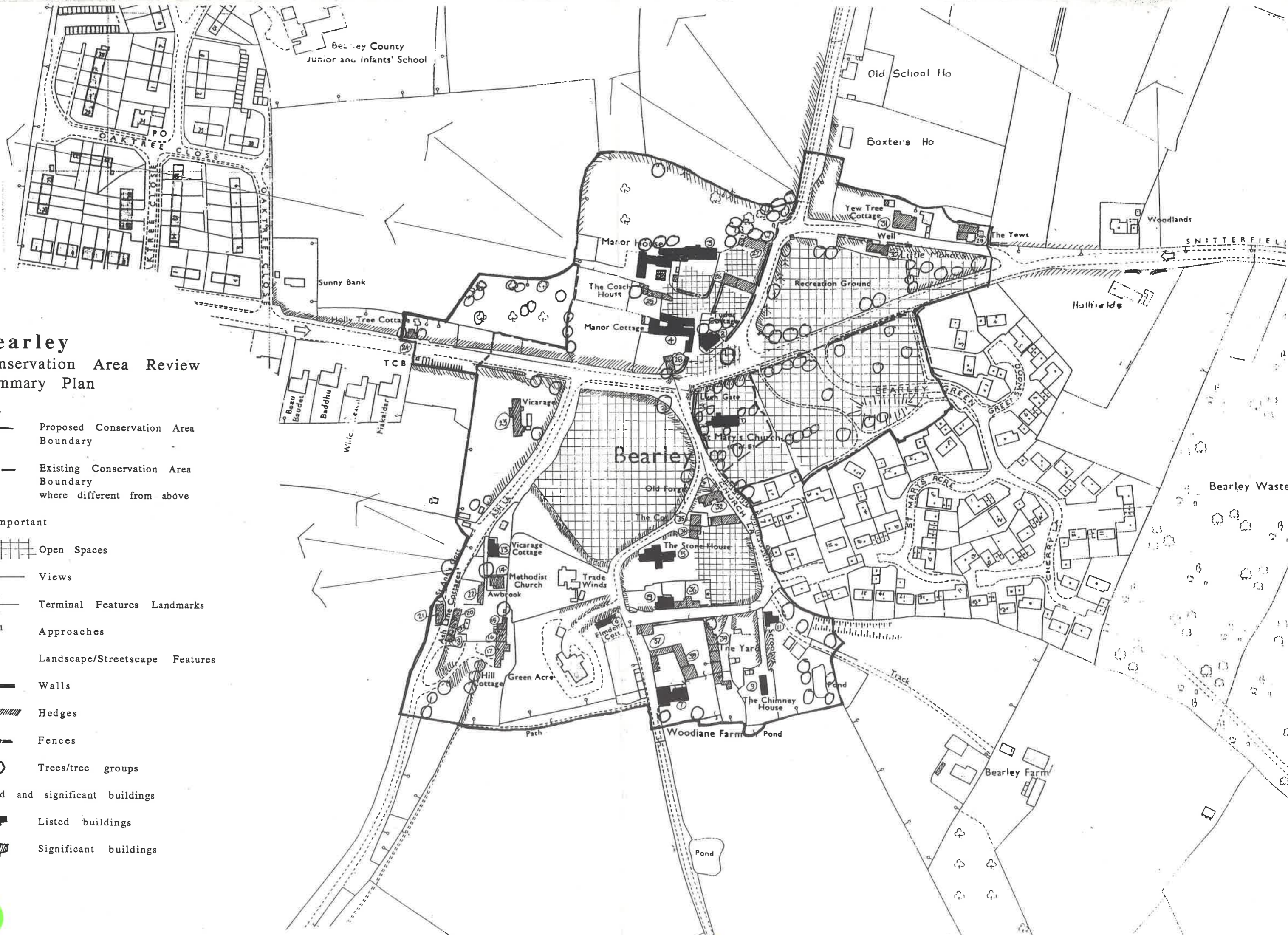
The main Henley to Snitterfield road is the principal thoroughfare, a fairly busy route, this divides the village into two distinct areas. Earlier this century the road was straightened to its present line which further reinforced its divisive character [10 b]. This was reputedly to allow the passage of large vehicles to the nearby air base and created the section of road south of the Recreation Ground.

BEARLEY CONSERVATION AREA REVIEW }
BEARLEY SIGNIFICANT TREES AND HEDGES } SUMMARY PLANS

Bearley Conservation Area Review Summary Plan

Key

-  Proposed Conservation Area Boundary
-  Existing Conservation Area Boundary where different from above
- Important**
-  Open Spaces
-  Views
-  Terminal Features Landmarks
-  Approaches
- Landscape/Streetscape Features**
-  Walls
-  Hedges
-  Fences
-  Trees/tree groups
- Listed and significant buildings**
-  Listed buildings
-  Significant buildings



Bearley Significant Trees and Hedges Summary Plan

Key

- Trees subject to T. P. O 's
- ⊙ Significant Trees
- H Holly
- O Oak
- Y Yew
- B Beech
- A Ash
- L Lime
- HC Horse Chestnut
- W Willow
- S Sycamore
- CB Copper Beech
- SB Silver Birch
- CH Cherry
- LP Lombard Poplar
- Bx Box
- C Conifer
- P Pines (mixed)
- T Thorn
- Native Hedgerow (above eye level) containing small hedge trees - Elm, Thorn, Ash, Sycamore, Hazel
- cy CYPRESS
- SO SORBUS

Alan Smith & Partners
on behalf of
Stratford on Avon District Council

