

PREFACE

This report is the result of an independent survey and analysis of the buildings and landscape form of the villages of Charlecote and Hampton Lucy, 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

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Contents

General Introduction

1 - An Introduction to Charlecote and Hampton Lucy -Page 4.

2 - The Settlements -
Historical Background and Development - Page 6.

3 - The Settlements Today - Page 14.
Characteristics of the Conservation Area - Page 14
3.1 Approaches to the Conservation Area - Page 14
3.2 Environmental and Architectural Qualities - Page 16
3.3 Architectural form and character - Page 25
3.4 Predominant building materials - Page 26
3.5 Summary - Page 27

4 - The Settlements - Landscape Features - Page 28.
4.1 The Landscape Setting - Page 28
4.2 Landscape in the Settlements Page 29

5 - The Conservation Area - Page 35.
5.1 - Introduction - Page 35
5.2 - Proposed Conservation Area Boundary - Page 35

6 - Development Control and Enhancement - Page 38
6.1 - Safeguarding environmental quality - Page 38
6.2 - Recommendations for improvement Page 39
6.3 - Conclusions - Page 40

<< St Peter's Church, Hampton Lucy from Charlecote Road

Appendices

Appendix A -

Schedule of buildings within the Conservation Area

Section 1 - Listed buildings - page 41

Section 2 - Buildings of group / townscape value - page 60

Section 3 - Other buildings - page 72

References

<< Iron Railings,

Hampton Lucy Churchyard adjacent to the school



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.

1.3 Pressures

If we do not take steps to protect and preserve buildings of value, either in their own right or because of the contribution they make to a pleasant townscape or village scene, they may well be lost, and once lost, they cannot be replaced. It should, however be remembered that our heritage is the product of many centuries of evolution and it will continue to evolve. Few buildings exist now in the form in which they were originally conceived. Conservation allows for change as well as preservation and our architectural heritage has to be able to accommodate not only changes of use but also new 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.

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.

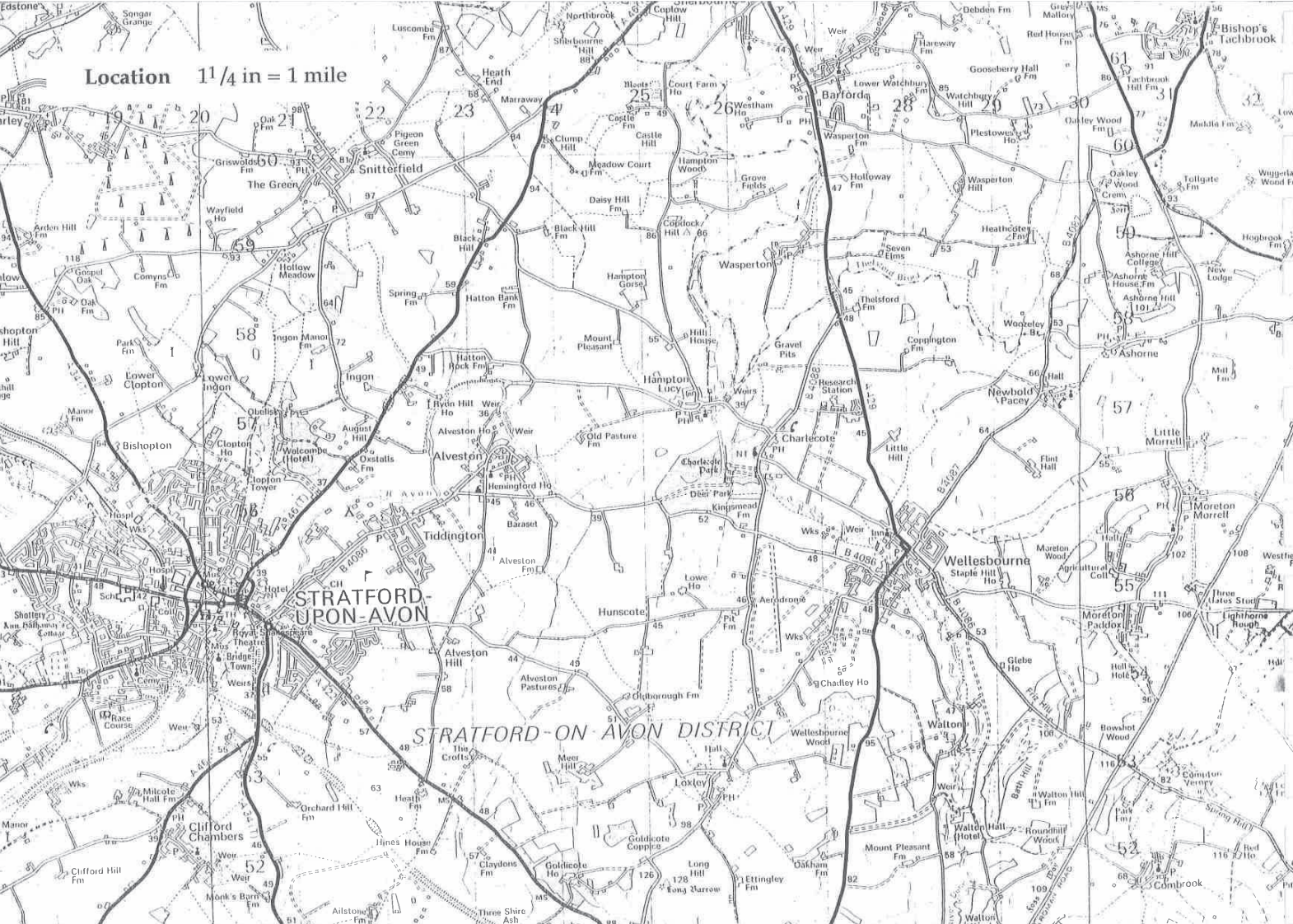
1.5 Further Advice

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.

Location 1 1/4 in = 1 mile



1 An Introduction to Charlecote and Hampton Lucy

The villages of Charlecote and Hampton Lucy lie roughly four miles east of Stratford upon Avon, five miles south of Warwick and two miles north west of Wellesbourne, straddling the confluence of the Rivers Avon and Dene.

The Conservation Area falls into three distinct parts, the historic house and parkland of Charlecote Park, the estate village of Charlecote, and the village of Hampton Lucy. Although inextricably linked through history each area is architecturally distinct.

The Conservation Area therefore has a rather unusual form and character, it is centred on an historic house and parkland, it covers a large area but has relatively few significant buildings and it contains two quite separate villages. Although there are historical links and important views between the three areas, they are architecturally quite discrete and this report therefore follows these divisions.

The area is dominated by Charlecote Park, the old seat of the Fairfax-Lucy family, an outstanding combination of eighteenth century landscape design and essentially Elizabethan architecture. Now managed by the National Trust, it is a magnificent setting for an important building.





The old estate village of Charlecote is now little more than a hamlet, although substantially rebuilt in the nineteenth century it retains much original character and form. It has a simple linear structure running north from the Church of St. Leonard on the edge of Charlecote Park. [5t]

Hampton Lucy, named after a "ham" or river bend, lies within a bend of river on land belonging to the Lucy family. Areas of the old village have given way to new housing but the structure remains together with some fine substantial buildings including the Old Rectory, Avonside and the Church of St Peter.

Charlecote, in particular, has a strong sense of its history and in 1980 a committee of village residents were inspired to produce a scrapbook covering every aspect of the village, *"Today is Yesterday's Tomorrow"*.





Ordnance Survey Extract, 1889



2 The Settlements - Historical Background and Development

Charlecote and Hampton Lucy are steeped in history, this section of the report concentrates on those historical aspects which have had an impact on the architectural and landscape qualities of the area and is not intended to be a definitive history.

Charlecote is recorded in Domesday as Cerlecote, after the cottages of the churls, a term for a free peasant. Charlecote Park forms part of an estate given in 1189 by William de Montford of Beaudesert, near Henley-in-Arden, to Thurstane de Cherlecote. It was his grandson, Sir William de Lucy, who built the first manor house, to the south-east of the present one, and whose descendant Edmund Lucy commanded the forces of Henry VII at the Battle of Stoke, near Newark, in 1487

Charlecote Park

The 'E' shaped mansion [6t] in red brick and grey stone dressing was begun in 1558 by Thomas Lucy, the Gatehouse 60 metres east of the house of a similar age.

The house was altered in a sympathetic manner between 1847 and 1867 by John Gibson, using Elizabethan elements in the design. He also designed an Orangery and Jacobean style gates at the south west boundary to the park. [6b]



In the early eighteenth century the house had a fine baroque garden and a small deer park with projecting avenues of Elm trees. The Medieval village of Huntscote to the west of the house had already disappeared and by the end of the eighteenth century this area had been enclosed by the landscaped park.

A painting of 1695 shows a rectangular park immediately to the west of the house extending down to the river and a geometrical scheme extending north of the house with walks, part walks and end bastions.

The double avenue of trees running east west [7t & b] is at least of seventeenth century origin and cuts through the middle of the former village of Huntscote, a medieval village deserted by the time of the 1738 map. its location is recorded in the two fields named Old Town on the 1738 map, which possibly indicates only the north west corner of the site.

Originally these avenues of trees appeared to have been conifers although they must have been replaced with elms at the end of the century. Many of these died in the mid 1970's and were found to be around 275 years old.

An extensive deer park is grazed by fallow and red deer [7b] and by reputedly Britain's oldest herd of rare Jacob sheep, introduced by George Lucy in the eighteenth century. There is a tradition that Shakespeare was prosecuted by Sir Thomas Lucy for poaching deer in the park and fled to London to avoid the consequences, there is a some doubt about the truth of this tale but it helps to give a sense of the period.



George Lucy, a cultivated and much travelled bachelor, employed Lancelot "Capability" Brown to redesign the park, sweeping away the formal seventeenth century water gardens and altering the course of the Wellesbourne (now the Dene) [8t] so that it cascaded into the Avon within sight of the house.

"Capability" Brown had worked at Stowe as kitchen gardener for Lord Cobham, and as head gardener under Kent, and then finally he succeeded in making these grounds into a "completely idealized natural landscape". This success cultivated Brown as the most fashionable landscape gardener in England.

Brown's work reflected the very finest principles of nineteenth century landscape design, banishing verdant sculpture and symmetry, and abandoning the square precision of the previous age. Although the existing majestic avenues of oaks, elms, chestnuts and limes were retained, the rest of the estate was opened up to a picturesque reinterpretation of arcadia. [8b & t etc]





Brown's genius lay not only in visualization but also in his ability to translate his ideas into practical reality. He was never thwarted by a difficult problem, even though it meant the lowering of a hillside, the elongation of a slope, or even the redirecting of a stream into a depression that seemed made for an irregularly shaped lake. Land had to be drained, roads constructed and meadows sown. Boundaries were dissolved away with ha-ha's. Lawns swept up to the house walls, and paths wound through the varying scenes of woodland, and lakeside, and along the boundary belt of trees which often defined the property. Views of terminal features, views looking back toward the house and views of a countryside, now freed of hedgerows, were all carefully planned and controlled. [9t etc]

Trees, in magnificent avenues, in small copses, in groups or as single specimens, are gracefully rounded, cheerfully pastoral and serene. There is little drama, except for the contrast of leafy green trees with the dark firs and Lebanon cedars. [8b etc]



The studied simplicity of Brown's work, although perhaps as artificial as the formal parterres had been previously, is undoubtedly far more subtle. "Capability" Brown reviled as a ruthless destroyer and praised as a great master, stands as a giant in garden history. The English landscape park of the eighteenth century remains a precious inheritance.



More specifically, at Charlecote the first improvements to the park were carried out in the early 1750's. Brown built a weir across the Wellsbourne below Hierons Bridge raising the level of the river by about ten feet, and cutting off the deer park in the south from the house. He also turned the parterre to the east of house beside the Wellsbourne into a lawn and the Dutch water garden into a wilderness, planting it with pines and simplifying the outline of its ha-ha, thus excluding the deer to the north of the house.

According to a biography of Brown, "virtually everything Brown did at Charlecote can still be seen", and this is the principle reason for the continuance of Conservation Area status.

Parterres to the west of the house were approximately recreated in the nineteenth century.

The land south of the Wellsbourne and Avon was incorporated into the park piece by piece from the late eighteenth century and continued the Brownian approach. [10t 7 b]

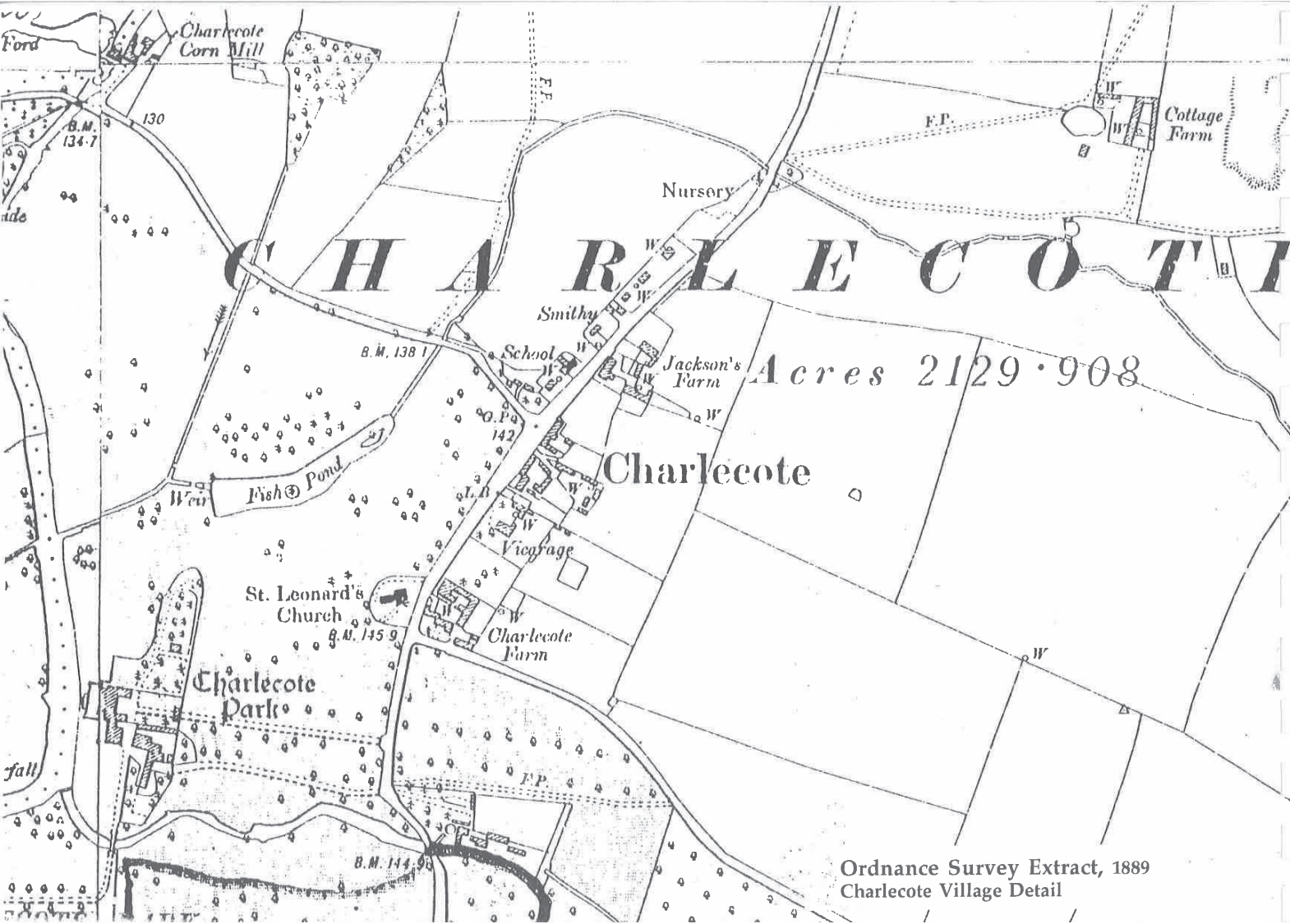
The balustraded formal garden, adorned with clipped yew and with urns planted with geraniums and lobelia either side of the steps into the Avon, is a nineteenth century addition. More steps lead up from the forecourt on to the Cedar Lawn with a Victorian Orangery and a rustic thatched aviary set across the grass.

Beyond is Brown's wild garden set on a raised tongue of land extending north into the park, with wide views from the perimeter walk over the Avon to Hampton Lucy church.



In deference to Shakespeare, a border close to the Orangery has been planted with species mentioned in his plays, dog violets, columbine and cuckoo flower among them.

Some of the earliest parts of the house itself are in the extensive outbuildings, where the stable block includes a brew-house which was in operation until the 1890's, a wash house, and a coach house displaying a collection of vehicles used at Charlecote in the nineteenth century.



CHARLECOTE

Acres 2129.908

Charlecote

Ordnance Survey Extract, 1889
Charlecote Village Detail



Charlecote Village

Charlecote has evolved from an estate village occupied by people serving the house and employed locally into a village now made up of private properties.

The sixteenth century Jackson's Farmhouse, building ref-35, named after its last tenant farmer Thomas Jackson, is recorded in the Parish Register of 1762, and is one of the oldest surviving properties. During the nineteenth century it became the estate office until 1946, when it was divided into three residences.

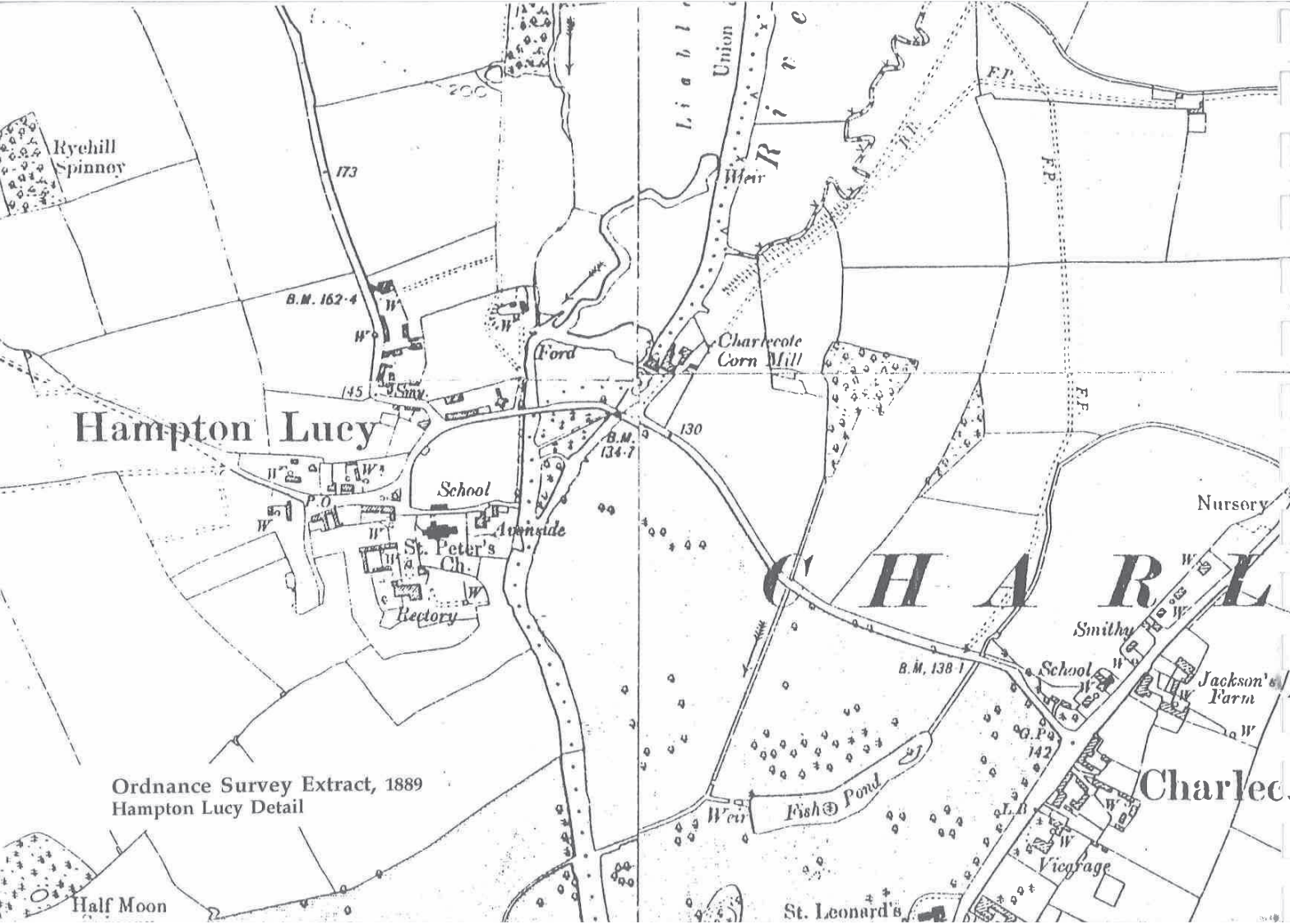
The "nobby" bridge [12f] was built in 1744 allegedly to divert the road from the house windows.

The new vicarage, dating from 1836, was built for the Reverend John Lucy, replacing the old timber framed vicarage opposite the church which is now the National Trust car park.

Between 1836 and 1840 the whole appearance of Charlecote was changed by the Reverend John Hammond Lucy's elder son George, who married Mary Elizabeth Williams, a Welsh heiress, and together they carried out almost total rebuilding of the House and Village.

During the nineteenth century Charlecote contained a blacksmith, estate workshop, and a tiny shop. The school was built by Mary Elizabeth and is known as Mrs Lucy's school. This school, closed in 1924, was presented to the village in 1946 and is now a refurbished village hall.

The original Anglo-Norman church was demolished and a new church built in 1851 in memory of George Lucy. [12b]



Ordnance Survey Extract, 1889
Hampton Lucy Detail

Half Moon

Ryehill
Spinney

Hampton Lucy

School

St. Peter's
Ch.

Rectory

Avonside

Ford

Charlecote
Corn Mill

CHARL

Nursery

Smithy

School

Jackson's
Farm

Charlecote

Vicarage

St. Leonard's

Fish Pond

Liabl
Union
Ri
e

Wear

173

B.M. 162-4

145

B.M. 134-7

130

B.M. 138-1

G.P. 142



Following the death of Spencer Lucy's eldest daughter, Ada, in 1943 the estate passed to her son Sir Henry Montgomerie Fairfax-Lucy, who, in 1946 made a gift of Charlecote Park to the National Trust. All the estate houses were, one by one, sold over the next forty years

Hampton Lucy

Hampton Lucy is another estate village, architecturally more diverse than Charlecote, the bridge over the River Avon, replacing a ford was built by the Lucys and is listed as a fine example of an early iron bridge, its Gothic tracery echoes the church nearby. [13t]

Hampton Lucy shrank in size during the eighteenth and nineteenth centuries, some buildings were demolished in the mid nineteenth century, this may have been part of the aesthetic remodelling which included the extension of the park and the construction of new houses in Charlecote.



The main changes can be summarised as the clearing of the area to the north of the church between the church and the Charlecote Road and the clearing of a network of streets west of the Wasburton Road. This area is now occupied by modern housing. Modern infilling along the cleared sections of the old village street clutter the historic layout, although much remains apparent especially on the south side of Church Street. [13b]



3 The Settlement Today - Characteristics of the Conservation Area

Introduction

As discussed above the Conservation Area has a slightly unusual form, centred on the historic house and parkland, it covers a large area but has relatively few significant buildings and it contains two quite distinct villages.

3.1. Approaches to the Conservation Area

Charlecote Park from the west

The Stratford Road, B4086, passes through fairly flat hedge lined landscape. At the edge of Charlecote Park the road turns sharply south-east, but the line of the road is marked by the arched entrance gates and continued by the magnificent lime avenue. [14t etc]

The lodge, building ref-32A, on the north side of the road completes this approach to the edge of the park.

Charlecote Park from the south

The B4088, from the crossroads at Kingsmead Farm is a simple uneventful approach. "Nobby" bridge marks the entrance to the village. The gates to Charlecote park lie on the west side of the road. [14b]



**Charlecote Village
from the east, Wellesbourne**

The minor road from Wellesbourne runs roughly parallel to the meandering River Dene through flattish open countryside, long views north towards the Research Station are unremarkable. [15t]

Charlecote Village from the north

The B4086 from the north is also a fairly level pleasant, but largely uneventful approach. The immediate entrance to the village is well marked by a small mature spinney. [30t]

Hampton Lucy from the north

The northern approach is through twentieth century residential developments. The Langlands development to the west of the approach is an interesting reinterpretation of traditional agricultural forms although the spaces between the dwellings fail to be anything other than suburban. [15b]



Hampton Lucy from the west

The Stratford Road, has open views to the south but is lined with modest twentieth century dwellings on the north side. The mature hedge to the rear gardens of 37, 38 and Tudor Cottage Church Street marks the edge of the village centre



3.2. Environmental and Architectural Qualities

Introduction

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

As discussed the area falls into three distinct areas which are discussed, as follows;

Area A - Charlecote Park

Area B - Charlecote Village

Area C - Hampton Lucy Village

Area A - Charlecote Park

This area forms the heart of the Conservation Area. Its importance is enhanced by an understanding of the historical background and reference should be made to section 2.

Charlecote Park [16t] is a grade I listed country house, (Building Ref. 32, refer to Appendix A for detailed description), which dates from 1558. It was partly re-modelled around 1829 by Thomas Willement who re-designed the hall, dining room and library and half the west front in Tudor style.



The south wing and part of main building are by John Gibson, architect of the church and vicarage, and date from 1847-67.

Red brick with steeply pitched old tile roofs and stone coped gables, bay windows and stone mullioned and transomed windows, the house sits serenely amidst its idealised rural setting, and from certain aspects the scene is a complete summary of a previous age. Contact with the twentieth century almost dissolves entirely.

Charlecote Park's outbuildings, the wash house, brewhouse, stables and coachhouse are also listed grade I, (Building Ref. 32D), and date from the sixteenth century.

The historic background and development of the deer park has been discussed above and the artistic and cultural importance of the landscaped park is well established. The following is a summary of the key features.

Established and replanted avenues of trees dominate the axes of the park. The wide avenues of Horse Chestnuts [16b] and Oaks align with the central east-west axis of the house itself. The east end of the Oak avenue reaches the main gates to the house. [17t] The parallel avenue of Limes is less dominant, but is important to the views of the park from the 'Nobby' bridge area.

The replanted avenue of Elms which links the house to the church is yet to reach maturity, but will in time reflect the character exhibited elsewhere. [17b]



It is perhaps appropriate to point out the importance of continuing maintenance of the parkland in order to sustain its character and status. Constant attention is required to ensure that regeneration continues to replace trees as necessary.

The Lime avenue, [18t] which extends eastwards from the Lodge [18b] on the bend in the B4086, is at the moment the most impressive of these avenues, remarkable for its maturity and consistency. The interplay between the man-made geometry of the avenue, the natural tree form and the idealised nature of the surrounding landscape is endlessly intriguing.

Small groups of trees, and a few individual specimens sit within this flawless landscape. The gentle clash between varieties of leaf colour and reflection adds changing seasonal interest.

The Avon and the Dene meet at the house and the park is also crossed by small streams [19b] and areas of water. These add a further layer of interest. "Nobby" bridge over the Dene, and other smaller bridges on Charlecote Road and elsewhere are also notable features. [19t]



The deer fencing [19b] which surrounds the park is attractively rustic, but is also a distinctive reminder of the park's edge. It contrasts pleasantly with the solid stonework of the bridges, [19b] and the delicate ironwork of the main gates.



The gates and the Lodge [14t] at the west end of the Lime avenue are important local features which denote the edge of the historic parkland.

The area around Charlecote Nurseries and the National Trust car park known as Dog Kennel Close, contains the remnants of the kitchen gardens, important boundary walls are still evident. An avenue of elms formerly continued across this area but this is no longer in existence.





Area B - Charlecote Village

The village extends northwards from St Leonards Church in a simple linear form. The general character is open and leafy. Buildings are for the most part set back from the road, low key and largely unremarkable, consequently the village lacks a distinct strong defined character.

The fine Victorian church sits on the edge of the deer park within a churchyard enclosed by the same fencing as elsewhere, together with attractive mature trees.

Opposite the church the Charlecote Pheasant Hotel complex contains refurbished and new buildings of various styles. The extensive car parking is bleak and detracts from both the group and the village setting. The original farmhouse is still evident but alterations to its setting and to its details inevitably detract.

A modern house sits behind gates and an important brick front boundary wall, between the farmhouse and the vicarage.. The mellow stone, brick and tile of the vicarage are glimpsed through mature hedges and trees, an attractive low brick front boundary wall is an important feature.

The east side of the road continues to perhaps the most interesting part of Charlecote village. Two short terraces of brick and timber framed cottages set behind small gardens and a verge combine to create a semi-enclosed village character close to the junction with the Charlecote Road. [20t & b]





Further north a poorly converted farm building, at the north edge of Jackson's Farm, marks the edge of the village on this side of the road. The landscaped gardens in this area have a parkland character which is perhaps a little inappropriate in this part of the village. [21t]

The west side of the main road is more continuously developed mainly with dwellings of a variety of ages dating from around 1850.

At the northern end the road passes through a small mature spinney and over a barely noticeable stream and bridge. This marks the village entrance and is the key feature to this approach. [21b]

The first few northernmost houses are largely twentieth century, detached and fairly unremarkable. Moving southwards, nineteenth century dwellings dominate, although varying in detailed design their materials are consistently plain tile and brick.



At the junction with Charlecote Road the buildings lie back and make little contribution to the townscape. Bambi Cottage, building ref-62 although not particularly reflecting the general character of the village, is picturesque marking the last significant building between Charlecote and Hampton Lucy.

Charlecote Road runs roughly east - west linking the two villages and forming the northern edge of the deer park. The gently rolling road exhibits a variety of interesting landscape features which add much to the character of the area. A small group of trees on the north side of the road forms an important buffer to the built up section of Charlecote village.



Further west, the north side of the road opens up to provide views eastwards to the rear of the Main Street [22t] properties and northwards over attractive rolling farmland with several mature coppices.

The south side of the road offers occasional but varied magnificent views over the deer park and towards Hampton Lucy. [22b] The familiar deer fencing combines with a hedgerow and scattered oaks to create an attractive leafy approach to Hampton Lucy. Bridges of brick and stone, a variety of railings and the constantly changing views through hedgerows and trees make this an area of high quality.

Further west there are long open views to the north over the meandering Avon. Charlecote Mill dominates the open water meadows.

The large bridge over the main course of the Avon is particularly fine, building ref-45, [13t] and marks the entrance to the village.





Area C - Hampton Lucy Village

Hampton Lucy is a village of great variety. The general form is loose knit with large areas of twentieth century residential developments which have adversely affected the character of the northern part of the village.

The conservation area is centred on St Peter's Church, [23t] Church Street and the area around the Rectory, and it exhibits a wide range of building types and forms.

Avonside Cottage, building ref-48, lies on a remote plot, important in its setting especially viewed from the Charlecote Road. [23b]

Bridge Street has ordinary modern dwellings skirting the large open space north of the school. Vine House is the most significant building to the approach from the east closing this short but important vista. [24t]

The south east quadrant of the village is dominated by large significant buildings. St Peter's Church, building ref-41, is outstanding in both its design and its setting, Avonside and the Rectory, buildings refs-42 & 43, are also fine substantial listed houses. Spaces in this area are also defined by attractive mature brick boundary walls, iron railings and stone piers and banks of mature trees. [23t]

The old school building, ref-124, is pleasantly Victorian with details reflecting its proximity to the high "gothic" church. [24b] The more recent school building is disappointing, its flat roof and timber clad walls are inappropriate to its setting.



The open space outside the school and the Rectory, although dominated by tarmac, is pleasantly defined by elaborate wrought iron gates and fences, dwarf walls, attractive shrubs and buildings ref-125 & 126. This leads to a small area with some of the qualities of a small village green. Water pump, notice board, bench and telephone kiosk complete this scene. [25t]

The south side of Church Street forms the most significant and consistent building group in Hampton Lucy. A row of nineteenth century dwellings starts with building ref-125. Moving westwards the houses become increasingly complexly detailed but retain the simple two storey form. [26t] The Boars Head, building ref-131, interrupts this group, its painted rendered brick clashing with the remainder of the scene. The single storey hall, building ref-133 terminates this row pleasantly and consistently.

Church Street widens and the open vista is terminated by the picturesque row of thatched listed cottages, buildings ref-61. [25b]

The north side of Church Street is far more disparate in character, buildings refs-136 & 137, form a pleasant pair of dwellings. The adjacent recent shop is generally out of character. [26b]

Summary

The three distinct areas all have qualities which, although varying, warrant Conservation Area status. The above discussion together with changing circumstances lead to minor revisions to the existing boundary and these are detailed in section 5.





3.3. Architectural Form and Character

The Conservation Area has a high proportion of major significant buildings which are 'designed' rather than reflecting an underlying vernacular style. The following identifies briefly the principal architectural characteristics of the domestic buildings.

Charlecote Village

Nineteenth century dwellings are mainly two storey, semi-detached or detached, some older properties are grouped in terraces.

Plan forms are generally simple with double pitched roofs with ridges parallel to the road, although there are a few 'L' shaped plans.

Casement windows predominate, dormers are found on some of the older houses. Bay windows are rare and porches restrained.

Hampton Lucy

Older significant dwellings are mainly two storey and grouped in terraces.

Plan forms are generally simple with double pitched roofs with ridges parallel to the road.

Casement windows predominate, with a few gables and dormers. Bay windows are rare and porches restrained.



3.4. Predominant Building Materials

Charlecote

Roofs

Plain tiles are used almost everywhere

Walls

Generally warm orangey-red brickwork, some timber framing with red brick and painted brick infilling

Hampton Lucy

Roofs

Plain tiles with some thatch and some slate

Walls

Generally warm orangey-red brickwork with some blue brick detailing. Some timber framing with painted brick infilling





3.5. Summary

Charlecote and Hampton Lucy is an outstanding combination of two attractive villages and an historic house and parkland. Conservation Area status is without doubt justified and necessary.

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

^^ Characteristic Oak Fencing surrounding Charlecote Deer Park



4 The Settlement - Landscape Features

4.1. The Landscape Setting

Introduction

Charlecote and Hampton Lucy lie in a very attractive setting, partly due to the typically rural Warwickshire countryside and also the more immediate setting of Charlecote Park. The River Avon is an important feature locally and creates varied characters, Charlecote Mill and the adjacent water Meadows [28], the steep banks near Old Town and the pond created within the Park by "Capability" Brown. The importance of the "Brownian" landscape is discussed in detail in Section 2.

Landmarks

The most prominent landmarks are the spires of the churches of St. Leonard in Charlecote and St. Peter in Hampton Lucy.

^^ Water Meadows west and north west of Charlecote Mill from Charlecote Road

<< Charlecote Park from Charlecote Road



4.2. Landscape in the Settlements

Public Open Spaces

With the exception of Charlecote Park itself, there are few significant open spaces. Charlecote has a simple unrelieved linear form. Hampton Lucy has a more centralised structure although the spaces are rather loose knit and poorly defined. [29t]

Charlecote Park

Charlecote Park is currently administered by the National Trust, who are obviously fully aware of the value of their surrounding landscape. The trees appear to be well managed and there is evidence of recent replanting in almost all areas to replace many of the older trees as they decline in the future. The bulk of the Park is still laid out as a deer park, with some sheep grazing, and as such, the character of the area is being maintained in the style in which it was designed by "Capability" Brown. [29b]

See previous discussion



Trees

There are a number of significant specimen trees within the villages of both Charlecote and Hampton Lucy, these are shown at the end of the report.

The tree avenues within the Park are of particular interest as they are, or will be, most visually dominant, sited in some instances along the major axes from the House. [8b]

There are also a number of fine specimen trees within the park, their positions possibly dating back over several centuries. These are generally quite rare within the rural landscape, and include Walnut, Evergreen Oak and Lebanese Cedar, the two Black Poplar might also be noted for their relative rarity. There is much evidence of the past presence of Elm in the locality, and many of the hedgerows contain a high proportion of regenerated elm.



^^ Spinney at northern entrance to Charlecote Village



Other Soft Landscape Features

Significant, soft, growing, landscape features are varied the following are regarded as significant,

Charlecote Park

Almost all the landscape features within the park are regarded as significant

Charlecote Village

Various cottage gardens and grass verges along the main road [30b]

Hampton Lucy

Cottage gardens at the west end of Church Street [31t]

Shrub planting to building ref-137 [26b]

The "village green" area Church Street [31t]

Hedgerow screening to the rear of building ref-61 [27b]



Hard Landscape Features and Artifacts

Features of significance include,

Charlecote Park

The entrance gates stone arch and decorative low flank walls at the west end of the lime avenue [6b, 14t, 32t]

The entrance gates, brick and stone piers and adjacent iron fencing at the east entrance. Carved figures surmounting the piers [14b, 16t & 17t]

The oak deer fencing surrounding the park and churchyard [27t]

Brick arched bridges within the park and along Charlecote Road [9t & 12t]

Charlecote Village

Modern gates to new dwelling, Main Road [32b]

The "tumble down" stile on the Main Road [33t]

Post box and brick front boundary wall to the Vicarage [33b]

Old brick garden wall along Charlecote Nurseries [33b]

"Nobby" bridge parapet [12t]



Hampton Lucy

Water pump, notice board telephone call box
Church Street [25t & 31b]

Iron gates, railings and dwarf wall to the
Rectory [34b]

Iron railings to the churchyard [contents page
two, 23b & 24b]



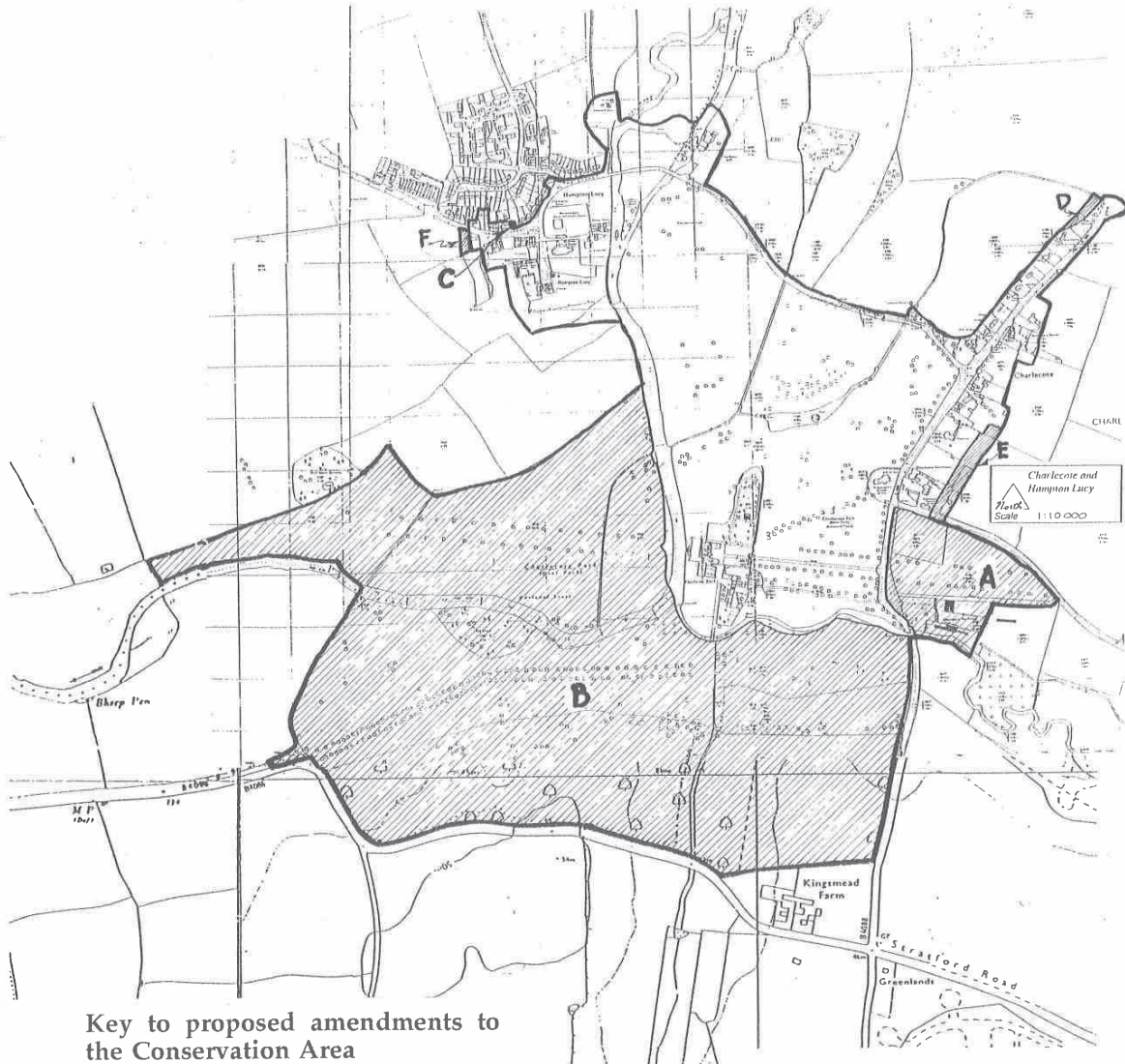


4.3 Recommendations for Improvement

Where recent planting has been carried out within the villages, it tends to be of a rather incongruous nature and not really in keeping with the local character. Conifer hedges and small ornamental trees detract from the essentially rural nature of the area and do not integrate well into the locality.

Some modern dwellings have limited enclosure to front gardens which detracts from their village setting





Key to proposed amendments to the Conservation Area



5 - The Conservation Area

5.1. Introduction

Charlecote and Hampton Lucy's existing Conservation Area is well established. In view of the above discussion it is proposed that there should be some modest alterations to the area in order to ensure that the qualities outlined can be maintained and where possible enhanced.

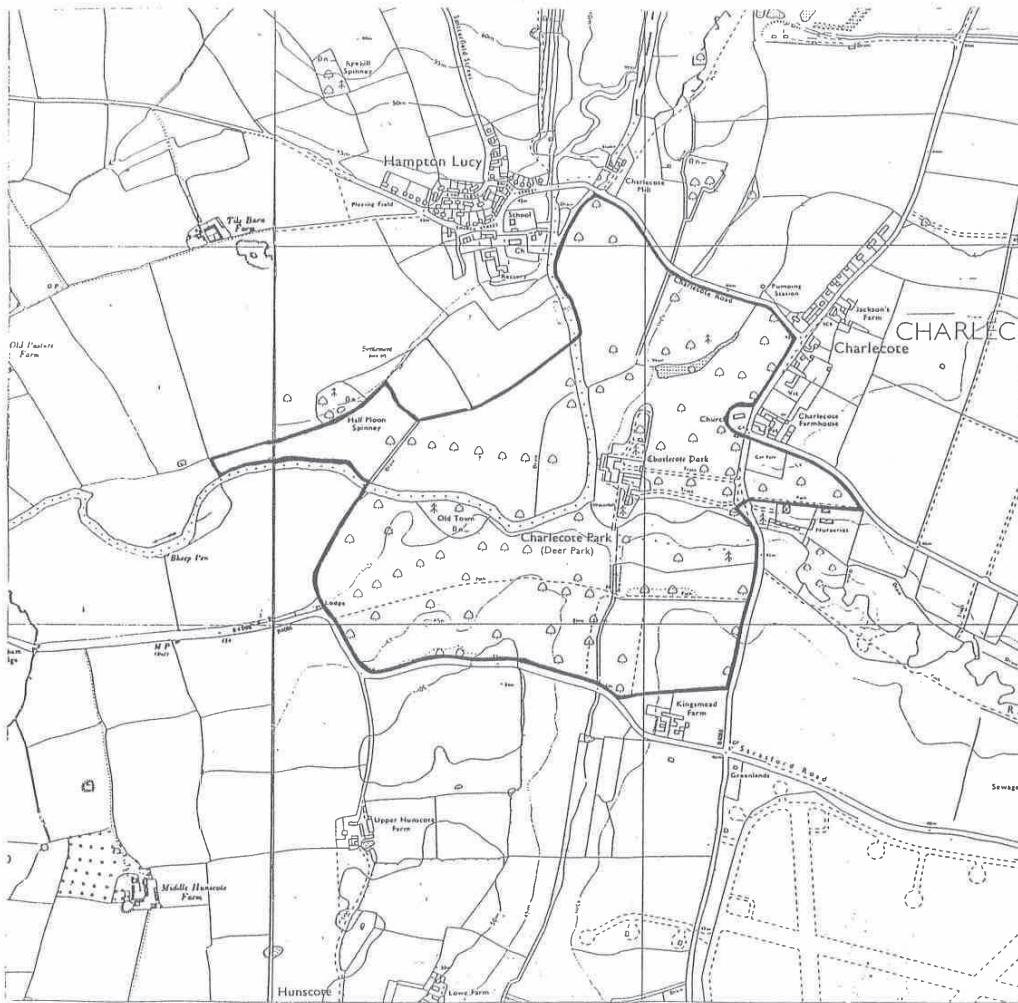
5.2. Proposed Conservation Area Boundary

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

A) Charlecote Nurseries etc

The area of land east of the main road is identified by English Heritage as being within the area of historic interest associated with Charlecote Park. Although the former avenue of trees has now been lost the present market garden use reflects the kitchen garden character of the area. In addition the high boundary wall remains together with the listed building Charlecote Gardens. The area has a strong historic and physical relationship to the rest of the Park and forms an integral part of the setting of the House. The tree lined river banks in this area also form a natural village edge. [35t & b]

It is proposed therefore to extend the Conservation Area as shown.



NOTES

The boundary shown may be varied as knowledge of the history of the site develops. It is as far as is reasonable that the influence of the surroundings on the enjoyment of the site be recognised.

Based on the 1:10,000 Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved.

REVISIONS

DRAWING TITLE

CHARLECOTE PARK

WARWICKSHIRE

Extent of garden and other land
of historic interest.



English Heritage

Historic Buildings & Monuments
Commission for England

Fortress House
23 Savile Row
London W1X 1AB

Telephone 071-973 3000

NORTH



OS REF. SP2556

DRAWN

DATE

DWG NO. GD 2192



B) Charlecote Park

The present Conservation Area boundary is extremely tightly drawn around Charlecote Park House and it excludes a large and significant part of the Charlecote Deer Park to the south of the Dene and the Avon, together with a further area west of the House. This area constitutes the full extent of the historic parkland as identified and discussed in section 2. It is considered important that the whole of this area is considered as a single complete entity, and that it is all afforded the necessary protection of conservation area status.

It is proposed therefore to extend the Conservation Area as shown.

C) Church Street, Hampton Lucy

The current Conservation Area includes the modern shop which is at variance with the general character of Hampton Lucy. [26b & 36t]

It is proposed therefore to amend the Conservation Area as shown in order to exclude this small plot.



D) Charlecote Village, northern section of Main Street

The present boundary cuts diagonally through "The Spinney" house and plot, in order to aid identification and implementation it is proposed to extend the Conservation Area as shown, in order to align with physical boundaries. [21t & 30t]



E) Rear of Charlecote Pheasant

The present boundary passes through the Charlecote Pheasant complex. In order to aid identification and implementation it is proposed to extend the Conservation Area as shown, in order to align with physical boundaries.

It is also proposed to extend this line in order to include the important area of mixed planting east of the Vicarage. [36b]

F) Rear of Nos 37 & 38 and Tudor Cottage, Church Street, Hampton Lucy

The present boundary at the rear of these properties is tightly drawn. It is proposed therefore to extend the area to include the rear gardens and surrounding hedgerow. This provides important screening functions and marks the village edge. [27b & 37t rhs]



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 (see Chapter 7. Policies) under the provisions of the Planning (Historic Buildings and Conservation Areas) Act 1990.

6.1. Safeguarding Environmental Quality

Charlecote and Hampton Lucy have self evident pride in the quality of their environment, which, together with appropriate planning control, should ensure their continuing environmental quality.



Policies

The Stratford - on - Avon District Local Plan contains Parks and Gardens of Historic Interest Policies which endeavour to ensure the protection of the appearance character and setting of historic gardens. Charlecote Park falls within this policy which should complement this Conservation Area status.

There are several other points listed below which may also lead to improvement schemes.



6.2. Recommendations for Improvement

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

- a) **Aircraft noise** - the constant drone and buzz of light aircraft using Wellesbourne Aerodrome detracts severely from the tranquil and timeless quality of Charlecote Park. The main runway is aligned directly with the church tower, greater use of other runways may help to reduce its impact.
- b) **Meter boxes, bollards etc** sited on the main road in Charlecote detract from the general quality of the environment [38t & b]
- c) **Expanses of tarmac** in Church Street, Hampton Lucy detract from the general quality of the village [25t, 25b & 34b]
- d) **Removal of overhead wires** particularly in Hampton Lucy
- e) **Charlecote Pheasant**, building ref-102, setting is rather barren and would benefit from general landscape improvement [39t & b]
- f) **Charlecote Nurseries** entrance area is bleak and would benefit from greater enclosure, landscaping and detailed design [40t]
- g) **Restoration of the Elm Avenue**, in Dog Kennel Close would be a splendid achievement [35b]



6.3. Conclusion

Charlecote Park, Charlecote and Hampton Lucy combine to create a Conservation Area of high quality. The suggested Conservation Area boundary alterations, continued appropriate care and maintenance of buildings landscape and historic parkland, together with the development control machinery should be sufficient to maintain and enhance its character and environmental quality.



Appendix A

Schedule of buildings within the Conservation Area

Section 1 - Listed Buildings

See plan opposite for references

Church of St. Leonard Main Street

(Listed Building Ref. 31 - Grade B) [12b & 41t]

Medieval church, re-built in 1851-3 by John Gibson. Limestone ashlar with hammered surface. Steeply pitched stone slate roof laid to diminishing courses. 6 bays. Nave and chancel, south tower. Decorated Gothic Revival style. South tower of 2 stages surmounted by stone spire with weather-vane. Entrance has plank door and painted arched moulded stone doorway. Lancets. Gabled openings to bell-tower. Five 2-light Geometrical style windows. Moulded stone plinth. Moulded eaves cornice with foliated decoration. Buttresses with gargoyles. Coped stone gables with finials. West doorway flanked by 3 niches. Rose windows. North chapel, with entrance with spire.

Note the crossed foxes motif of Mrs Mary Lucy's family the Williams of Bodelwyddan in Flintshire

Interior: noted as containing important C17 monuments to the Lucy family. c.1640 Sir Thomas and Lady Lucy said to be by Bernini but more probably by J. Schoerman. North window by Kempe, east by Willement. (Buildings of England: Warwickshire, p.226).

List description : Nave, chancel, North chapel.
Rebuilt in 1851-3 by John Gibson in Decorated
style with stone fleche. Vaulted interior.
Contains important monuments to the Lucy
family, mostly C17. One, 1640, to Sir Thomas
and Lady Lucy, said to be by Bernini, but is more
probably by John Schoerman.



Charlecote Park
[Formerly listed as Charlecote Hall]

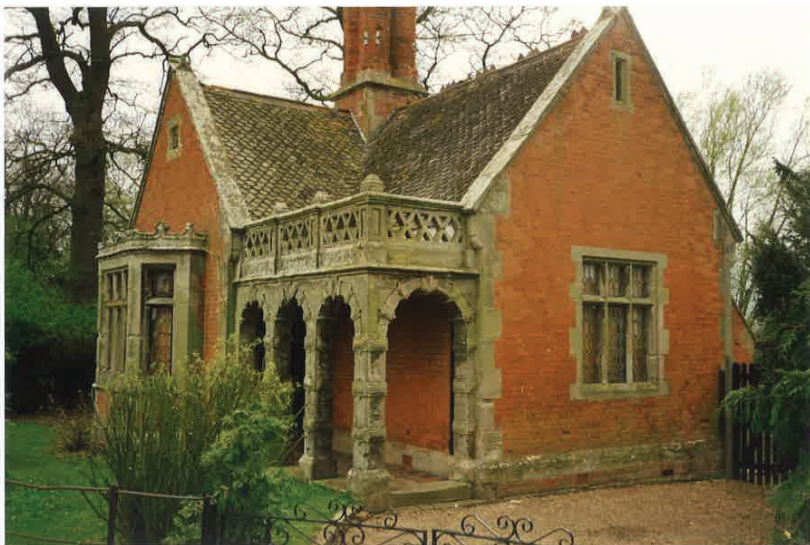
(Listed Building Ref.32 - Grade I)
 [6t, 16t, 43t etc]

Country house. 1558, partly re-modelled c.1829 by Thomas Willement who re-designed the hall, dining room and library and half the west front in Tudor style. South wing and part of main building by John Gibson c.1847-67. Red brick with glazed headers and blue bricks. Steeply pitched old tile roofs. Limestone internal and ridge stacks. Coped stone gables. E-plan. 2 storeys plus attics. 3:1:1:3:1 bays. East elevation of 5 bays. Recessed entrance bay flanked by advanced bays with angle turrets with cupolas surmounted by ball finials and weather-vanes. 2 storey entrance porch of 1558 has fluted Ionic pilasters to ground floor and Corinthian pilasters above. Coat of arms of Elizabeth I. Bay windows and stone mullioned and transomed windows to ground and first floors. 3 gables with 3-light stone mullions with honeycomb lights. Finials. Parapet. South wing. C19 in style of C16 house of red brick with limestone dressings. Old slate roof. Coped stone gables. Angle turrets with cupolas. East elevation. Blue/black bricks and limestone dressings. Tudor-Revival style.

Interior. Open-well staircase with turned balusters. c.1700 with later restoration. Early/mid C19 interior.

Seat of the Lucy family. National Trust.
 (Charlecote Park, National Trust Publication 1985; Buildings of England: p.228).

Pevsner - "Elizabethan Architecture starts in the county in the very year of the Queen's accession to the throne with Charlecote and especially its porch which, side by side with the gatehouse, is virtually all that survives uninterfered with. "



List description : With Gatehouse at Charlecote Park and outbuildings. Seat of Lucy Family. National Trust property. Begun 1558. Partly remodelled circa 1829 by Thomas Willement, who redesigned the hall, dining room and library in Tudor style and refaced half the west front. Other half and south wing by John Gibson, circa 1847-67. Staircases circa 1700.

The Lodge at Charlecote Park

(Listed Building Ref.32A - Grade I)
[44t etc]

List description not provided

Charlecote Park gatehouse and wall

(Listed Building Ref. 32C - Grade I)

Gatehouse and wall. C16. Red brick laid to English bond. Limestone quoins and dressings. 2 storeys. 3-window range plus 3-storey octagonal angle turrets surmounted by ogival cupolas with ball finials and weather-vanes. Entrance has semi-circular arched head and is flanked by stone mullioned and transomed windows with lead comes. First floor has central oriel window with coat of arms of Elizabeth I and 2 stone mullioned and transomed windows with lead comes. Turrets have 2-light stone mullioned windows with lead comes. Hood moulds and label stops to first floor. Most windows have crown glass. Moulded stone cornices to first floor and below open strapwork parapet. Wrought-iron gates probably by Nicholas Parris. Clock in left turret dated 1824. Limestone wall attached to left has open strapwork decoration. Octagonal corner pier and red brick C16 wall.

Interior: arch rib vaulting with large pendant bosses. Shell-head alcoves. Museum on first floor. Plank doors. 4-centred stone fireplaces.

National Trust.

Wall approx. 2m. high.

(Buildings of England: Warwickshire, p.228; National Trust Guide, 1985).

List description : With Charlecote Park House and outbuildings. Seat of Lucy Family. National Trust property. Begun 1558. Partly remodelled circa 1829 by Thomas Willement, who redesigned the hall, dining room and library in Tudor style and refaced half the west front. Other half and south wing by John Gibson, circa 1847-67. Staircases circa 1700.

Charlecote Park outbuildings
[wash house, brewhouse, stables and
coachhouse]

(Listed Building Ref. 32D - Grade I)

Wash house, brewhouse, coach house and stables. C16 with later restoration. Red brick laid to English bond. Limestone dressings and plinth. Steeply pitched old tile roof. Octagonal brick ridge and internal stacks. Rectangular plan. 2 storeys plus attic. 5-window range. To right a 4-centred arched doorway with plank door and 2 semi-circular headed coach entrances with keystones. Carriageway doors. 4-centred arched doorway to C16 stables. Left end has main entrance to brewhouse. 2-, 3- and 8-light stone mullioned windows with lead cames. 2 gables have 3-light casements. Lead rainwater goods. Crown glass.

Interior: mostly C18 brewing equipment, water pumps, coppers and stalls.

Stables. Early C19. Red brick laid to Flemish bond. Diaper pattern. Old tile roofs. Long rectangular plan. 3:1:4 bays. 2 storeys. 8-window range. 6 entrances including carriage entrances, tack room entrance, carriageway arch and 2 stable entrances. Semi-circular keystone or 4-centred arched heads. Plank doors.

Ground floor has 3-light stone mullioned windows. First floor has 2-light stone mullioned windows and oriel over the carriage arch. Honeycomb glazing or glazing bars. Parapet. Moulded stone plinth.

List description : With Charlecote Park House and gatehouse. Seat of Lucy Family. National Trust property. Begun 1558. Partly remodelled circa 1829 by Thomas Willement, who redesigned the hall, dining room and library in Tudor style and refaced half the west front. Other half and south wing by John Gibson, circa 1847-67. Staircases circa 1700.



**20 Main Street
Vicarage**

(Listed Building Ref. 38 - Grade II) [47t & b]

Vicarage. Mid C19, reputedly 1836, Red brick laid to Flemish bond with limestone dressings to doors and windows. Fish-scale red tile roof. Brick ridge stacks. L-plan. Tudor Revival style. 2 storeys. 3-window range. Main elevation. Entrance to left has brick/stone porch with 4-centred arched doorway with hood mould and label stop. Stepped gable with crest. Advanced gabled central bay has a 4-light stone mullioned window with glazing bars. Similar first floor window. Coat of arms. 3-light stone mullioned and transomed window to right. First floor has 3-light stone mullioned windows with glazing bars, hood moulds and label stops. Interior not inspected.

List description : Mid C19 in keeping with the Neo-Tudor work at Charlecote Park House by John Gibson. Brick and stone, gabled, irregular plan. Listed mainly for its part in the village scene.





**Nos.20 to 23 (consecutive) form a group.
21 Main Street
Rowell Cottage**

(Listed Building Ref. 33 - Grade II) [5t & 20b]

Cottage. C17. Small timber-framing with red brick infill. Old tile roof. Brick ridge and internal stacks. 2-unit plan plus outshut on right end. Single storey plus attic. 2-window range. Entrance to left has C20 porch and C20 door. Renewed wood casements with glazing bars to right. Attic has two 2-light wood casements with lead comes. Attic window on left end has latticed lights and crown glass. Braces to attic floor. Interior not inspected.

List description : With Nos 22 and 23. One building C17 range of timber framed cottage with brick infilling 2 storeys. Casement windows. On south is a gabled cross wing with C19 bargeboards. Tile roof.

**Nos.20 to 23 (consecutive) form a group.
22 and 23 Main Street**

(Listed Building Ref. 33 - Grade II) [20b & 48t]

House, now 2 cottages. C17 with later restorations. Small timber-framing with red brick infill. Old tile roof. Partly renewed brick ridge stacks. 2-unit plan plus cross-wing. Single storey plus attic. 2 entrances, have plank doors and moulded wood door-frames. No.23 has a C20 gabled porch. No.22. 2 wood mullioned windows with glazing bars on ground floor. A similar 5-light attic window. No.23 has similar renewed windows. Gabled cross-wing to rear on left. Interior not inspected.

List description : With No. 21. One building C17 range of timber framed cottage with brick infilling 2 storeys. Casement windows. On south is a gabled cross wing with C19 bargeboards. Tile roof



**Nos.20 to 23 (consecutive) form a group.
24 Main Street
Malt House**

(Listed Building Ref. 34 - Grade II) [49t]

House. C17. Small timber-framing with red brick infill. Old tile roof. Brick lateral and ridge stacks. Lateral stack has diagonal brick flues. 3-unit plan plus cross-wing. Single storey plus attic. 4-window range. Entrance to right has plank/stable door with wood door-frame. Single, 2- and 3-light casements to ground floor, some renewed. 3 gabled dormers have 2- or 3-light casements, some with latticed lights. Cross-wing to right has 2-light casements to attic with latticed lights. Bargeboard. Interior not inspected.

List description : C17 or earlier. Heavy square timber framing. Brick infilling. Tile roof. Windows with diamond leadlights. Gabled cross wing on north. One storey and attic. North side chimney with 2 diagonal shafts.



25, 27 and 29 Main Street
Jacksons Farm (25), Wayside (27) and Willows
End (29)

(Listed Building Ref. 35 - Grade II) [50t]

Farmhouse, now 3 dwellings. 2 builds. C17 with later alterations. Painted brick. Old tile roofs. Brick lateral and ridge stacks. 2-unit plan plus cross-wing with 3-unit part attached to left. Single storey plus attic throughout. 6-window range altogether. Jackson's Farmhouse to right has C20 porch flanked by 3-light casements with glazing bars. 2 half-dormers have 3-light wood mullion and transomed windows, the right original, left renewed. Imitation timber-framing in black paint. Nos.27 and 29 to left. 2 entrances. To right a gabled C17 porch with splat balusters. Panelled/glazed door with overlight. To left a C20 porch and plank door. 2- and 3-light casements to ground floor. Attic has 2 half-dormers with renewed windows, a 3-light casement with lead cames and a renewed 3-light dormer.

Interior said to have C17 staircases. Brick dentilled eaves.

List description : (Jacksons Farm) C17 timber frame farmhouse with some exposed framing and otherwise refaced in colour-washed brick. South side chimney with 2 diagonal brick shafts. The gabled porch is C17 with flat shaped balusters. One storey and attic. Modern fenestration.



Charlecote Mill

(Listed Building Ref. 36 - Grade II) [51t & b]

Said to date from 1752, Mill. Mid to late C18 with C19 alterations. Red brick laid to Flemish bond. Old tile roof. T-plan. 2 storeys. 5-window range. Central entrance has plank doors in wood door-frame. Similar doors above. Entrance is flanked by windows with glazing bars under cambered brick heads. 4 similar first floor windows.

Weatherboarded lucam.

Interior: 2 working water wheels. C18/C19 machinery. Straight flight stairs. Trenched purlin roof.

List description : Simple C18 red-brick Mill with machinery. 2 storeys and attic. Casement windows with cambered heads. Tile roof.

Charlecote Mill and Charlecote Mill House form a group.



Charlecote Mill House

(Listed Building Ref. 36A - Grade II) [51b]

Mill house. Late C18. Red brick laid to Flemish bond. Renewed tile roof. Brick ridge and end stacks. 3-unit plan plus rear range. 2 storeys plus attic. 3-window range. Entrance to right has 4-panelled door and overhead. Ground floor has 3-light casements with glazing bars under cambered brick heads. First floor has three 2- and 3-light similar windows. 2 gabled dormers. Brick dentilled eaves. Flat band. 2 storey range to rear. Interior not inspected.

List description : House adjoining Mill. Early C19 brick house with brick modillion eaves cornice. Tile roof. 2 storeys and attic. Casement windows. Door with transomed light over and panels.

Charlecote Mill and Charlecote Mill House form a group.



K6 Telephone kiosk outside Charlecote Park

(Listed Building Ref. 61 - Grade II)

List description : Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

**Bambi Cottage
Charlecote Road**

(Listed Building Ref. 62 - Grade II) [52t & b]

Detached dwelling, one storey and attic, thatch and some slate, white painted render, thatched canopy, painted casements with leaded lights, small picturesque cottage, unique combination of materials, more recent extensions to both sides
List description : not provided





**Charlecote Gardens
Loxley Lane**

(Listed Building Ref. 81 - Grade II) [53t & b]

Dwelling, detached, flat roof, red brick with blue brick diamonding, dressed stone window surrounds, open balcony, modern alterations and
~~and~~ description : not provided





Hampton Lucy

Church of St. Peter Ad Vincula

(Listed Building Ref. 41 - Grade B)
[5b, 22b, 23t, 54t & b]

Pevsner - " by Rickman & Hutchinson, and their *magnum opus*the style is decorated throughout. Scott was called in in 1856 to provide the High Victorian kind of chancel. Railings of the churchyard of cast-iron, c.1825-30.."

Church. 1822-6 by Thomas Rickman and Hutchinson. Chancel added in 1858 by Sir Gilbert Scott. Limestone ashlar. Lead roof. 10 bays. Chancel, nave, west tower, south porch, aisles. Gothic Revival style. Chancel has 3-light Geometrical windows surmounted by elaborately decorated gables with finials. 3-light Geometrical and Reticulated windows to nave and aisles. Hood moulds and head stops. 6 clerestory windows. South porch has blocked pointed arched entrance, parapet with finials and central niche with figure. Priest's doorway in tower to right. 3 storey tower has pierced crenelated parapet with finials. Geometrical windows to bell-tower. Clock on right end. Blocked arcade on ground floor. West doorway has elaborate gabled stone surround with ball flower and stiff leaf. Plank door with good wrought-iron work. East window by Willement. List description : 1822-6. Architects Thomas Rickman and Hutchinson. Interesting early example of Gothic Revival church in decorated style. Built in stone. Chancel was added in 1858 by Sir Gilbert Scott, who designed the elm pews and alabaster font. Brass 1730. East windows by Willement, 1837.

Church of St. Peter Ad Vincula, Hampton Lucy House and Avonside form a group.
(Buildings of England: Warwickshire, p.305).





Hampton Lucy House
[Formerly The Rectory]

(Listed Building Ref. 42 - Grade II*) [55t]

Rectory, now house. Late C17/early C18. 2 builds. Main part. Red brick laid to Flemish bond. Hipped old tile roof. Brick internal stacks. Central staircase plan. 2 storeys plus attic. 5-window range. Central entrance has 4-panelled door in moulded stone door-case with segmental pediment on consoles. Overlight with geometrical patterned glazing bars (12 panes). Keystoned brick surrounds. 5 similar first floor windows. 3 dormers with hipped tiled roofs. Limestone plinth. Rusticated limestone quoins. Moulded stone eaves cornice. Stone parapet with panelled piers and balustrade. Central panel with coat of arms. Attached to right a 2 storey, 3-window brick range with slate roof. Brick ridge stack. Similar windows. 4-panelled door with overlight. Interior not inspected.

List description : Late C17 or early C18. Red brick with stone dressings. 2 storeys plus attic. 5 sash windows, with keystones, flat arches. Rusticated quoins, cornice, parapet with balustraded spaces and small central pediment with cartouche of arms inset. 3 hipped dormers in hipped tiled roof. Unoccupied at time of survey.

Church of St. Peter, Hampton Lucy House and Avonside form a group.

Hampton Lucy House stables

(Listed Building Ref. 42A - Grade II) [5b]

List description : Stables. Early C19. Red brick. Hipped slate roof. Brick internal stack. Long rectangular plan. Single storey plus attic. 8-window range. 4:2:2 bays. Central advanced bay has hipped roof and renewed keystone entrance archway. 4 similar archways with plank doors. Renewed casements with glazing bars to both floors. Lantern surmounted by weather-vane. Moulded wood eaves cornice. Interior not inspected.

Church of St. Peter, Hampton Lucy House and Avonside form a group.



Avonside

(Listed Building Ref. 43 - Grade II) [23t & 57t]

House. c.1710 with later alterations and additions. Red brick laid to English bond. Hipped old tile roof. Brick internal stack. Double-depth plan. 2 storeys plus attic. 3-window range. Entrance in C20 porch on left end. Ground floor has a canted bay window and a blocked entrance to right and a 4-light wood mullioned and transomed window to left. 2 renewed sashes with glazing bars and a renewed 3-light wood mullioned and transomed window to first floor. 2 gabled dormers. Brick plinth with moulded stone cornice. Brick flat band at first floor. Moulded wood eaves cornice. Brick flat band at first floor. Moulded wood eaves cornice. Rusticated stone quoins. Single storey brick extension to rear, once used as a school room. Said to have been the home of the village schoolmaster and that approximately 6 pupils boarded here.

List description : Circa 1710 but much altered. Formerly known as the Grammar School. Brick. Two storeys and attic. Rusticated stone quoins. String course. Wood eaves cornice. A few C18 sash windows remain. Gabled dormers in hipped tile roof.

Church of St. Peter, Hampton Lucy House and Avonside form a group.

Bridge over River Avon

(Listed Building Ref. 45 - Grade II) [13t]

Bridge. 1829. Cast-iron on limestone plinth. Cast-iron manufactured by Horseley Iron Works, Shropshire. Brick. Single span with quatrefoil decoration in cast-iron in spandrels. Either side has five pointed arches and brick side walls. Open cast-iron balcony. Pevsner "paid for by the Rev. John Lucy"

List description : 1829. Cast by Horseley Iron Works Shropshire. Single span in cast iron 'Gothic' tracery to spandrels and cast iron handrails. The masonry at each end consists of 5 pointed arches between simple stone piers. Cast iron arcaded parapet railings.



Single Cottage on West bank of River Avon opposite Charlecote Mill, Avon Ford

(Listed Building Ref. 48 - Grade II) [23b & 58b]

Cottage. C17. Small timber-framing with painted brick infill. Steeply pitched thatched roof. Brick ridge stacks. 2-unit plan plus rear outshut with thatched catslide roof. Single storey plus attic. 2-window range. Entrance in right end has plank door and moulded wood door-frame. Wood casements to ground and attic floors. Roof partly covered in tarpaulin. Interior not inspected.

List description : C17. Timber framed cottage with thatched roof. One storey plus attic. Some old casement windows. Picturesque situation.

Sandbarn Farmhouse

(Listed Building Ref. 49 - Grade II)

(Outside Conservation Area)

Farmhouse, now house. C17 with C19 additions to rear. Small timber-framing with brick infill. Old tile roofs. Brick internal stacks. 2-unit plan plus cross-wings. 2 storeys. C20 entrance between wings. C20 windows throughout. C19 part to rear. Single storey extension to right. Interior not inspected.

List description : C17 timber frame farmhouse with brick infilling and tile roof. 2 gables. Casement windows. 3 storeys.

37, 38 and Tudor Cottage Church Street

(Listed Building Ref. 61 - Grade II) [25b & 31t]

List description : 3 cottages. Probably C18 with C19 and C20 alterations. Timber-framed with very late crucks. Whitewashed brick infill and some brick roughcast or whitewashed. Thatch roof with brick ridge and end stacks, mostly with round flues. Single storey and attic; 6-window range of 1- and 2-light C20, mainly leaded, casements. C20 doors to far left, centre right and far right, under, respectively, hipped plain-tile hood, hipped plain-tile open porch, and lean-to plain-tile open porch. 3 dormers with 2-light casements. Further dormers to rear and single-storey extensions to ends and rear.

Interior: No. 37 has open fireplace, spine beam, late C18/C19 framed partition, old purlins and raised cruck truss of very light scantling. Front and dividing walls of brick. No. 38 has open fireplace, similar beam and cruck truss, wide boards and the hood to the open fireplace noted together with beams in Tudor Cottage.



Section 2 - Buildings of Group and Townscape Value

Charlecote Bridge over River Dene

Map Ref - 100, [12t & 60t]

Scheduled Ancient Monument, County No. 87
Stone bridge known as "nobby" bridge, built by George Lucy in 1744 allegedly to divert the road from his windows

Part of Charlecote Pheasant Complex

Map Ref - 101, [39t, 39b & 60b]

Now hotel, C19, detached, back of pavement, one storey, plain tile roof, brick

Part of Charlecote Pheasant Complex

Map Ref - 102, [60b & 61t]

Now hotel, C19, detached, two storey, asymmetrical shallow "H" plan, four window range, plain tile roof, stone eaves gutter cornice, brick, terracotta plaques, disappointing PVC windows, substantial hedge to front boundary



Granary, Rear of Simmonds Barn

Map Ref - 103,

C19, plain tile roof, brick



Simmonds Barn,

Main Street

Map Ref - 104,

Dwelling, C20 with C19 origins, detached, two storey, plain tile roof, brick and tile hanging, modern aluminium windows, includes C19 section with half-hipped roof

Malt Cottage,

Main Street

Map Ref - 105, [20t]

Dwelling, C19, semi-detached, one storey and attic, "L" plan, plain tile roof, two new gabled dormers, three coarse brick dog tooth eaves, brick, segmental arched window heads to ground floor, white painted timber casements

Malt Cottage,

Main Street

Map Ref - 106, [20t]

Dwelling, C19, semi-detached, one storey and attic, plain tile roof, three gabled dormers, exposed rafter eaves, timber frame with brick infill, low brick front boundary wall and shrubs



Jackson's Farm, Main Street

Map Ref - 107, [61b & 62t]

C19 barn converted to dwelling in C20, right angles to road, one storey and attic, plain tile roof, brick, brick front boundary wall, unsympathetic conversion



Open Shelter Shed, Jackson's Farm
 Off Main Street
 Map Ref - 108, [62t]
 Farm building, probably C19, one storey, 'L' plan, hipped plain tile roof, brick with brick columns

Springfield,
 Main Street
 Map Ref - 109, [62b]
 C19, dwelling, semi-detached, two storey and one storey and attic, plain tile roof, two course brick cornice, original painted timber casements

No. 3, Main Street
 Map Ref - 110, [62b]
 As adjoining "Springfield"

No. 5, Main Street
 Map Ref - 111, [63t]
 C19 with large C20 extension, semi-detached dwelling, two storey, plain tile roof, two course brick cornice, brick, some hood mouldings over windows





Oak Tree Cottage,
No. 7, Main Street
Map Ref - 112, [63t lhs & 63b]
C19, dwelling, semi-detached, set back, two storey, plain tile roof, three course brick cornice, brick, hood mouldings, leaded lights in timber casements

No. 8, Main Street
Map Ref - 113, [64t]
C20 with C19 origins, dwelling, detached, set back, two storey, rectangular plan, plain tile roof, brick, painted metal casements, low timber front boundary fence

Forge Cottage,
No. 9, Main Street
Map Ref - 114, [64b]
C19, dwelling, detached, two storey, "L" plan, plain tile roof, two course brick cornice, brick, timber casements, modern extension to south





No. 8, Main Street

Map Ref - 115 [65t]

C19, dwelling, detached, set back, two storey, set back, two window range, plain tile roof, decorative ridge tiles, two course brick cornice, brick, splayed window surrounds, open plain tiled gabled canopy, white painted timber casements, some original, with leaded, lights, stained timber fence to front boundary, large gates

Village Hall, Main Street

Map Ref - 116 [65b]

C19, Village Hall, semi-detached, one storey, plain tile roof, two flat roof dormers, two course brick cornice, brick, segmental arched window heads, painted timber casements, timber front boundary fence, plaque dated 1838-1988 to commemorate 150th anniversary of rebuilding of village by Mary Elizabeth Lucy



The Old School House,

Main Street

Map Ref - 117, [66t]

C19, dwelling, detached, two storey, "L" plan, plain tile roof, brick, hood mouldings, original painted timber casements leaded lights, timber front boundary fence



Nos. 13, 14 & 15, Main Street

Map Ref - 118, [30b]

C19, dwellings, one build, unusual form, two storey, plain tile and slate roof, two course brick cornice, brick, hood mouldings, some original timber casements



Pound Cottage, Charlecote Road

Map Ref - 119, [52t, 52b rhs & 66b]

C19 dwelling, detached, modern extensions and alterations have had detrimental effect on the original character, one storey and attic, plain tile roof, brick and tile hanging



Bridge, Charlecote Road

Map Ref - 121

Stone bridge over what appears to be man made water course

Bridge, Charlecote Road

Map Ref - 122, [67t]

Bridge over mill race from Charlecote Mill, two brick arches, modern painted steel balustrading rather bland in character

Vine House, No. 1A, Church Street

Map Ref - 123, [24t & 67b]

C19, dwelling, detached, two storey, plain tiles, gables, special brick cornice, hood mouldings, stained timber casements





**Hampton Lucy School, Original Building,
Church Street**

Map Ref - 124, [24b & 68t]

C19, school hall building, one storey, five window range, plain tile roof, decorative pierced timber bargeboards, original casements, original school bell retained

Unidentified dwelling, Church Street

Map Ref - 125, [34b]

C19, corner position, back of pavement, two storey and attic, two window range, plain tile roof, three course brick dentil, brick, segmental arched window heads, lead canopy, original casements, leaded lights

Church Lodge, Church Street

Map Ref - 126, [34b]

C19, dwelling, semi-detached, two storey, plain tile roof, two gabled dormers, brick ground floor, jettied timber frame and render to first floor, leaded casements, decorative iron railings and hedge to front boundary





No. 45, Church Street

Map Ref - 127, [13b & 68b]

C19, dwelling, terraced, back of pavement, two storey, two window range, plain tile roof, three course brick dentil, brick, painted timber casements, leaded lights, unfortunate shutters

No. 44, Church Street

Map Ref - 128, [13b & 68b]

C19, dwelling, terraced, small foregarden, two storey, two window range, plain tile roof, three course brick dentil, brick, segmental arched window heads, lead flat roofed bay, painted metal casements with leaded lights

Ryon Cottage, Church Street

Map Ref - 129, [13b & 26t]

C19, dwelling, terraced, fore garden, two storey, two window range, plain tile roof with two gables, exposed rafter feet eaves, segmental arched heads to the ground floor windows, brick, white painted timber multipane casements





Nos. 44 & 41, Church Street

Map Ref - 130, [26t]

C19, dwelling, one build, fore garden, two storey, three window range, slate roof, three gabled slate dormers, brick, exposed rafter feet, blue brick detailing, segmental arch window heads, two bays with slate hipped roofs, pvc and timber casements

The Boars Head, Church Street

Map Ref - 131, [25b, 27b & 69t]

C19, public house, two storey, three window range, slate roof, three course brick dog-tooth eaves, rendered, black multipane casements, important to view eastwards along Church Street

Unidentified dwelling, Church Street

Map Ref - 132, [69b]

C19, dwelling, terraced, fore garden, two storey, three window range, two chimneys set diagonally, plain tile roof, exposed rafter feet, brick, hood mouldings, cant brick segmental arched window heads, plain tile gabled canopy, hipped plain tile bay, original painted metal and timber casements, decorative pierced painted timber bargeboards, front hedge





Women's Institute, Church Street

Map Ref - 133, [70t]

C19, hall, one storey, three window range, plain tile roof, brick, hood mouldings, stone cills, painted timber casements, decorative bargeboards

**Honeysuckle Cottage, No. 35 &
Forget-Me-Not Cottage, No. 34,
Church Street**

Map Ref - 134, [27b & 54b]

C19, dwellings, semi-detached, one build, fore garden, one storey and attic, two window range to each house, octagonal brick chimneys, thatch, two dormers each, some timber framing with painted brick infilling, thatched canopy, and plain tiled canopy, timber casements with leaded lights

Nos. 32 & 32A, Church Street

Map Ref - 135

Dwellings, probably C19, one storey, thatch, painted brick, substantial front boundary hedge, limited visibility



No. 31, Church Street

Map Ref - 136, [26b, 71t lhs]

C19, dwelling, detached, foregarden, three storey, "L" plan, two window range, plain tile roof, three course brick dog tooth, brick, segmental arched window heads, gable plain tiled porch, leaded lights to stained timber casements, front hedge

Jasmine Cottage, Church Street

Map Ref - 137, [26b, 71t rhs]

C19, dwelling, two builds, fore garden, two storey and one storey and attic, plain tile roof, three course brick dentil, render and brick, two hipped plain tiled bays, painted timber casements



Section 3 - Other Buildings

Dene View, adjacent Charlecote Nurseries

Map Ref - 200, [72t]

C20, dwelling, detached, one storey and attic, brick plain tile roof

Unidentified Dwelling

Map Ref - 201, [72b]

Late C20, dwelling, detached, two storey, brick plain tile roof, diaper pattern brickwork and tiling

Beanhams Cottage,

Part of Charlecote Pheasant complex

Map Ref - 202, [39b]

C20, dwelling, detached, within carpark, two storey

Unidentified dwelling

Main Street, adjacent to Vicarage

Map Ref - 203, [32b]

Late C20, dwelling, detached, two storey, plain tile roof, reclaimed brickwork, timber casements, brick wall to front boundary, modern metal gates not unpleasant

Ashgrove, Main Street

Map Ref - 204

Difficult access, dwelling

Shed, Main Street

Map Ref - 205





**Jackson's Drive
off Main Street**

Map Ref - 206

C20, dwelling, one storey, half-hipped plain
tile roof, brick

**The Spinney,
Main Street**

Map Ref - 207, [21t]

C20, dwelling, detached, two storey, concrete
interlocking tile roof, brick and reconstituted
stone, the trees in the front garden are important
to this approach

**Broomcroft,
Main Street**

Map Ref - 208, [73t]

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

**Hollybush House,
Main Street**

Map Ref - 209, [73b]

C20, dwelling, detached, two storey, hipped
plain tile roof, brick

**Newstead and Beechberie
Main Street**

Map Ref - 210

C20, pair semi-detached dwellings, concrete
interlocking roof tiles, painted timber fascia,
brick and render

Hampton Lucy Primary School

Map Ref - 211

C20, one storey, flat roof, black stained vertical
timber boarding and timber casements,
insensitive system building very inappropriate
to its setting



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