

STRATFORD ON AVON DISTRICT COUNCIL

CONSERVATION AREA REVIEWS

CLAVERDON

January 1994

CONTENTS

- 1. INTRODUCTION**
- 2. SETTLEMENT HISTORY AND DEVELOPMENT**
- 3. SETTLEMENT AND CONSERVATION AREA CHARACTER**
 - 3.1 Heritage and Architectural Character**
 - 3.2 Predominant Building Materials**
 - 3.3 Landscape Setting and Village Form**
- 4. CONSERVATION AREA - REVIEW AND RECOMMENDATIONS**
 - 4.1 Boundary Alterations**
 - 4.2 Areas for Improvement**
 - 4.3 Review of Planning Control in Conservation Areas Since Designation**
 - 4.4 Future Development**
 - 4.5 Conclusions**

REFERENCES

APPENDICES

- A.**
 - i. Schedule of Listed Buildings**
 - ii. Schedule of Buildings and Structures of Local Interest and Importance to the Conservation Area**
- B.**
 - i. Schedule of Landscape Features of Importance to the Conservation Area**
 - ii. List of Tree Groups Identified on the Analysis Map**

1. INTRODUCTION

Claverdon is a hilltop settlement on the A4095 Warwick to Henley-in-Arden Road at its junction with Langley Road and Shrewley Road. It has two distinctive settlement groups of buildings, which, until the post war and recent suburban housing infill, were completely separate with open fields between.

The present population is around 1300 and about 250 dwellings. In 1900 there were about 40 dwellings in the main village areas.

Because of its elevated position, there are good open views of the surrounding countryside from within the village. From the village approaches, particularly from the east along the A4095, Claverdon is prominent on the skyline.

The ancient village settlement is centred around the church of St Michael and All Angels and Park Farm and it is a fairly open-textured linear settlement along Church Road, a quiet winding lane following the contours of the top of the scarp slope.

The other pre 1900 part of the village is centred around the A4095/Shrewley Road junction. There is a pleasant triangular village green at this point dominated by a large horse chestnut tree. A small terrace group of cottages face north to the green and there are several other individual cottages around it.

Claverdon has evolved around Claverdon Hall, a large manor farmstead, Crown Farm, Hercules Farm and Park Farm - all of which are ancient farmsteads.

By the Shrewley Road junction there is a 19th Century village school (now a dwelling), a large detached school house and a separate reading room (now a Pet Grooming Centre). The Crown Inn is a long established hostellery and an ancient timber-framed (listed) building. There is also a butcher's shop and a solicitor's practice both in pre-1900 buildings. The village stores is in a C17 thatched cottage with modern extension to house shop.

The Red Lion, at the other end of the village, is also an ancient Inn with some fine timber frame structure remaining.

Also on the east side approach into the village and on the junction of the main road with Church Road is an old smithy. It is an unusual oak-framed building with a 'horseshoe' entrance opening and is very prominent. In fact it is the Claverdon 'landmark'.

Besides the Church and Church centre, there is a surgery and a youth centre with tennis courts. There is also a good village cricket ground.

There were two Conservation Areas designated in February 1970 - around each of the ancient settlement areas outlined above. They contain 14 listed buildings, including the church which is Grade B. (All the rest are Grade II).

2. SETTLEMENT HISTORY AND DEVELOPMENT

The Manor of Claverdon is mentioned in the Domesday Book as 'Claverdone'. The name is derived from the early English 'Claefer Dun' or 'clever hill'.

The Manor was held by the Count of Meulan in 1086, then it passed to the Earls of Warwick in the C12th and used as a 'dower' estate.

An interest in the Manor was sold to the Throckmorton family of Coughton in the C13th, then the whole Manor passed to Roger Walford in 1558. It stayed in the Walford family then until 1729.

During this time the Spencer family (related to the present Princess of Wales) were associated with Claverdon and there is a monument to 'Thomas Spencer' in the Church.

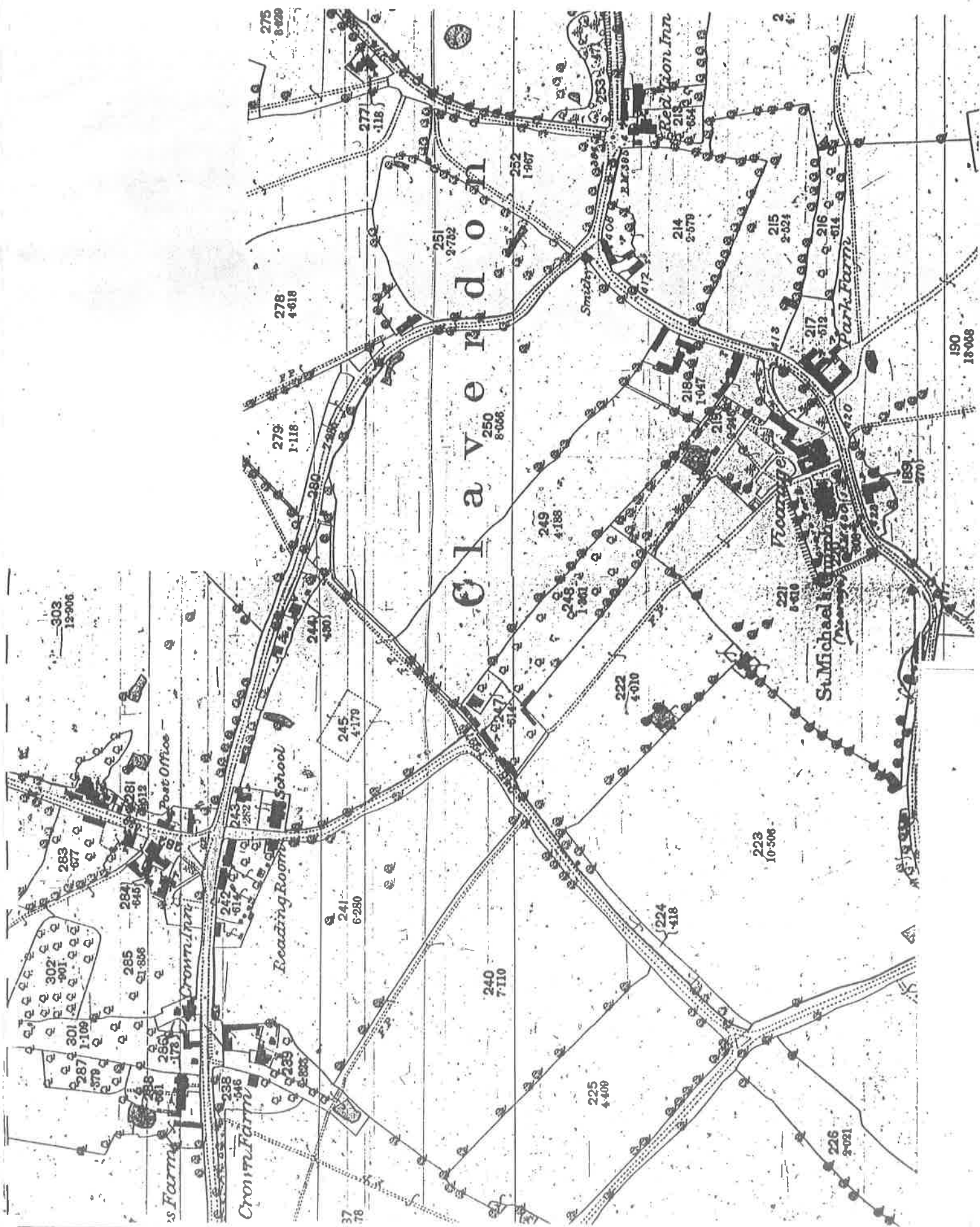
In 1747 the Manor passed to Baron Archer of Umberslade Park, who used the woodlands and open land around the village for hunting. This land was known as 'the Park' - hence 'Park Farm' near the Church.

The Church of St Michael and All Angels dates from the C15th but was much altered in the C19th and fully restored in the 1930's.

A school, first established in Claverdon in 1733, then the 'National School,' was built in 1847 complete with separate school house and reading room.

For centuries, Claverdon was basically a family community centred round Claverdon Hall, Hercules Farm, Crown Farm, Park Farm and the Glebe Farm (Vicarage). Then it suddenly became a dormitory village in the 1950's and 60's for commuters to Warwick, Leamington and Birmingham, etc.

Much of Claverdon, therefore, has a clearly modern suburban character, apart from the two original settlement areas which are now the Conservation Areas. A comparison of the 1885 Ordnance Survey and current map clearly shows this dramatic growth.



CLAVERDON Circa. 1885
 EXTRACT FROM 1885 ORDNANCE SURVEY MAP
 Scale = 25" to 1 mile (reduced)

3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS

3.1 Heritage and Architectural Character

There are a number of 16th and 17th century buildings in Claverdon and the church has parts of the structure dating from the 14th century.

The timber-framed buildings have a mixture of red brick and whitened brick or render infill panels. Most of them have been 'restored' in recent times.

There is clear evidence of well established 17th century rural village settlement of small farmworkers cottages supporting the farmsteads - all built in the Warwickshire vernacular form of oak box-framing with thatched roofs (most of which were later replaced by red clay plain tiles. However, two thatched roofs have survived to the present day.)

The 18th century did not add much to the village: then there was a spate of building or re-building in the 19th century, red brick and tile or welsh slate vernacular. The school, school house and cottage row east of the vicarage are built in victorian 'tudor-gothic' style. Other than these, there is very little stylised architectural form in the village.

The predominance of the small cottage vernacular gives the Conservation Areas of the village a low intimate scale. These buildings are generally 2-storey with a roof space/attic first floor rooms with dormer and gable end windows. Most of the cottages are close to the road, on the back of the pavement or with a small front garden or grass verge area. There is not a consistent boundary form. There is a complete mixture of brick walls, hedges and fences.

3.3 Landscape Setting and Village Farm

Claverdon, because of its expansion into a large community, has lost much of its rural character. It has a suburban feel due to the pressures of population and traffic which passes through on the A4095. There are, however, many attractive fragments of landscape interest.

It is something of a hilltop settlement in that the main road climbs towards the core of the village at the small triangular green near the Crown Inn. (Photo 1). This small green is a key open space in this part of the village. Claverdon Hall to the north is on Lye Green Road which forms a ridge from the central core. (Photo 2).

Because of its elevated position there are good open views, from many parts, of the surrounding countryside (Photo 3). Such gaps as exist in the built form, which give visual connection with the outer landscape, are important areas to retain as open space whether they be in agricultural production or merely incidental amenity spaces.

A significant feature of the village is the preponderance of pine trees which form landmarks (Photo 4) and the abundance of holly, both as hedges and single trees. The presence of these is no doubt due to the lighter soil types at higher altitudes.

Besides the main areas of conservation/landscape interest, one centred around the crossroads near the Crown Inn and the other based on the Church of St Michael and All Angels, in Church Road, there are two peripheral areas which have a character outside the norm for the village. These are The Red Lion Inn on the A4085 and Claverdon Hall on Lye Green Road.

Area A - The Central Core

In landscape terms this area is dominated by the trees around the Crown Inn and Bryn-Arden and around the eastern boundary of properties on the east of Lye Green Road (Photo 5).

The triangular green at the crossroads supports a horse chestnut tree, characteristic of many village greens (Photo 6) and the building frontages are a mixture of being close onto the footpaths to being separated by front plots and hedges.

The lead-in via Claverdon Hall is a road which is well contained on its east side by hedge and by the walls to the Hall (Photo 2) but on the west side it has open views to the outer landscape (Photo 7) and as a setting for the Hall it is an important aspect.

The open land separation between Claverdon Hall and Claverdon Court is also important (Photo 8) and should not be developed, as it gives the opportunity to appreciate the enclosure afforded by the belt of pine trees alongside the Tennis Courts on Lye Green Road (Photo 4).

To the south of Station Road lies the Cricket Ground (Photo 9) which has a pleasant footpath walk on its south east side (Photo 10) and forms the main public open space for the village.

Area B - The Church of St Michael's and All Angels

This area is divorced from Area A by housing developments and therefore has its own distinctive character, which is not immediately apparent from the A4095 except for the fact that it is marked by the Old Smithy and its backdrop of pine trees. (Photo 11). Alongside the A4095, on the bend, the Village Club (Dorothea Mitchell Hall) is set back behind hedges and a wide verge. The Club and its tennis courts are, however, unobtrusive because of their hedged and treed enclosure.

Church Road winds its way towards Park Farm bordered by footpaths and sporadic brick walls and hedging (Photo 12). On the north side of the road there is a good brick wall bounding the grounds of the Glebe House, which returns down the public footpath leading to St Michael's Road.

The Church itself is contained by hedging and a short length of brick wall and within the churchyard yews cluster at the north-east end, whilst towards the west groups of holly and holly lime and yew complement the Church (Photo 13). The graveyard extends towards the west and Mistletoe and Yew Tree Cottages (south end).

The north west boundary of the churchyard is formed by a blue brick retaining wall and ha-ha which gives onto The Glebe (Photo 14) - an open buffer space between it and the recent housing area.

There are extensive views of open countryside from properties on the east side of Church Road (Photo 15) and several public footpaths approach from this direction.

Area C - The Red Lion

Associated with Area C is the Red Lion public house, which is prominent on the rising approach from Warwick (Photo 16). The road is bounded on the north by banks and on the other side with an obtrusive brick wall supporting the car park. The whole of the car park area for the public house is in a neglected state but, by being elevated above general levels, it affords a platform for enjoying the distant views.

Area D - Claverdon Hall

The Hall and its grounds form an entity which, although not accessible to the public, has an impressive presence on the edge of the village. It is well enclosed on the roadside with hedging and stone and brick walls (Photo 17) whilst the rear boundary is marked with a brick wall and ball cap pier ends. A recent fence extending from the hedged tennis court rather detracts from this boundary (Photo 8). Within the grounds there is a topiary garden and several fine conifers on the rear boundary (Photo 18). The most striking tree, however, is the cedar on the west frontage which is a landmark feature in the area.

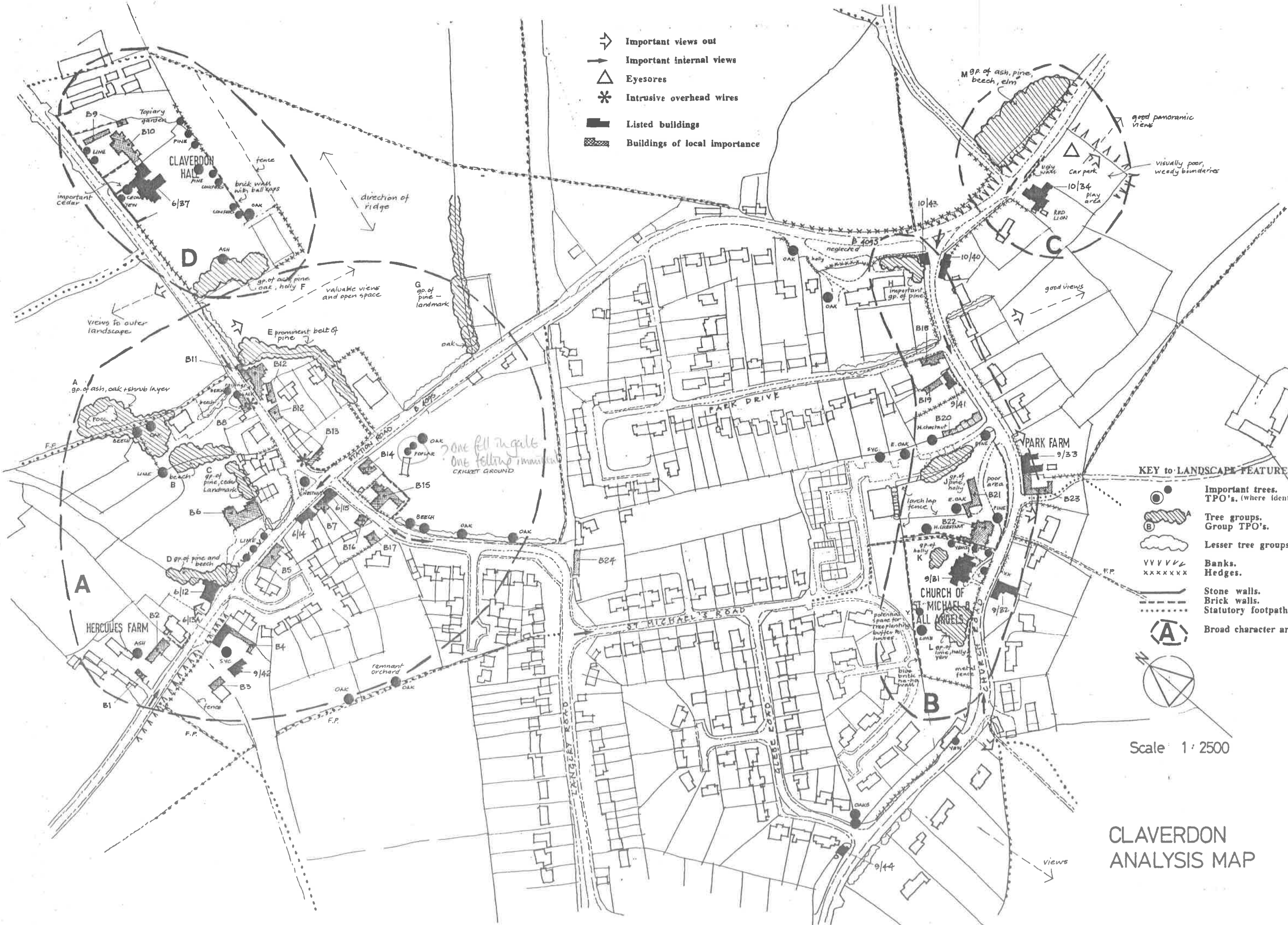
3.2 Predominant Building Materials

The predominant building materials in both Conservation Areas are red/orange brick and red/blue plain clay tiles. The local stone is a grey marlstone. This is evident in the church and the road boundary wall to Claverdon Hall and parts of the Hall and in plinth walls to some of the timber-framed buildings. The oak-framed buildings are not all black and white. Some oak frames are brown-stained or the natural silver-grey colour with red brick infill panels. There is, however, some 1920's 'tudor' black and white applied framing on some buildings, ie, the house next to Hercules Farm, 'Denemoor' and 'Bryn Arden'.

Roofs are generally 45° to 50° pitch with gable dormers and ridge-stack chimneys. Some of the 19th century buildings have lower (30°) pitched welsh slate roofs ie the old school and the vicarage, but these are a minority.

The cottage small multi-paned or horizontal glazing bar window style predominates with segmental arched heads and some with iron opening casements.

The boundary walls are generally red brick (except for the stone wall to Claverdon Hall) but do not figure significantly in the Conservation Areas (except those round Claverdon Hall and the Vicarage). There is a predominance of brick walls and rustic wood post and rail and open slatted boundary fences in the Shrewley Road area, (Crown Farm and Hercules Farm) and of painted iron field rail fences (eg Tally Ho/Beam End Cottage, Church centre entrance and church yard Ha-Ha and road boundaries.



- ➔ Important views out
- ➔ Important internal views
- △ Eyesores
- * Intrusive overhead wires
- Listed buildings
- ▨ Buildings of local importance

KEY TO LANDSCAPE FEATURES

- Important trees. TPO's, (where identified)
- ⊙ Tree groups. Group TPO's.
- ⊕ Lesser tree groups.
- VVVVV Banks.
- XXXXXX Hedges.
- Stone walls.
- - - - - Brick walls.
- ⋯ Statutory footpaths.
- Ⓐ Broad character areas.

Scale 1 : 2500

CLAVERDON ANALYSIS MAP

CLAVERTON HALL

HERCULES FARM

PARK FARM

CHURCH OF ST. MICHAEL & ALL ANGELS

direction of ridge

valuable views and open space

views to outer landscape

good views

good panoramic view

visually poor, weedy boundaries

one full ingalt
one follow innkeeper
CRICKET GROUND

views

4. CONSERVATION AREA REVIEW AND RECOMMENDATIONS

4.1 Boundary Alterations

It is recommended that the following alterations be made to the Claverdon Conservation Area boundaries:

i. Rear of Crown Farm and Old Post Office

Exclude rear garden areas in Highcroft and rationalise boundary to run along rear of new houses and to boundary fences to include just the land which forms the immediate setting to Crown Farm and barn and the buildings of interest along the main road.

ii. Station Road - Area of Telephone Exchange

Exclude telephone exchange area and adjoining main road - move boundary to coincide with existing hedgelines.

iii. Cricket Ground

Include area of village cricket ground as it is the principal public open space within the village and of rare landscape quality; also the 19th century cottages on the bend in Langley Road and the important view of them from the old school.

iv. Red Lion Car Park

Include the whole of the car park for completeness and to define this area as an important landscape feature area and entrance into the village.

v. Rear Garden Areas to Park Farm and Adjoining Houses

Include rear garden areas to back boundary fences to relate Conservation Area boundary to physical features and to include whole of landscape setting to Park Farm (LB).

vi. Meadow to West of Churchyard

Include meadow (Glebe Land) between churchyard 'Ha-Ha' and new road. It is an essential open space area forming part of the setting of the church. The Ha-Ha indicates that it was always intended that the churchyard should have uninterrupted views of the countryside beyond - to the west. There is also a key view of the church in its setting from St Michael's Road which should be maintained.

vii. Langley Road

Exclude 'leg' of the conservation area down to Langley Road. This is a pleasant tree-lined road, but it is not considered to be an integral part of the setting of the Church and church view which forms the south/west curtilage of the settlement group. The conservation area boundary is re-aligned to a point where the churchyard and older settlement group start to come into view.

viii. Tennis Court Area and Surgery

Extend Conservation Area to include whole of 'open space' area, including tennis courts to rationalise boundary and to encourage sensitive treatment of this important 'open spaces' area.

4.2 Areas for Improvement

Generally Claverdon is a tidy and well looked after village. Within the Conservation Area there are no industrial or commercial uses creating external eyesores or generating heavy traffic impact and there are no obvious abandoned 'tip' areas or sites of low environmental quality. However there is room for improvement in the following locations:

i. Red Lion Car Park

The whole of the car park is in a neglected state. The rough surfacing is not particularly degrading to the Conservation Area, but the surrounding boundaries, particularly the north-east side, need a tidy up and planting with a screening belt of shrubs and trees. This should be biased towards holly or pine to maintain the continuity of the special character of the village. Ground cover should be holly, bramble and the like with gaps to allow the distant views to be enjoyed from the car park promontory. The roadside retaining wall also needs softening with a planting enclosure on the car park side with perhaps some climbing ivy and overhanging shrubbery (as exists at the north east corner). The foregoing would greatly enhance the approach into the village and Conservation Area.

ii. Church Road/Station Road Junction

The Old Forge is a most picturesque building with its backcloth of high hedges and pine trees, but the wide grass verge beyond, up to the entrance to the Youth Centre, is a rather neglected rough grass area. This could be re-planted effectively with holly and pine to give more of a feature entrance to the Conservation Area, together with a specimen tree on the small green road junction triangle.

This, together with the work to the Red Lion car park, would all greatly improve this dramatic and picturesque rising approach into the Conservation Area from the east.

4.3 Review of Planning Control in Conservation Areas Since Designation

Since the designation of the Conservation Areas in 1970, there has been further estate type housing infill development between the two areas - particularly east of St Michael's Road and Glebe Road and off Park Drive.

There has been infill of individual houses along the south-east side of Church Road and an infill development to the east of Crown Hill farm (Highcroft) and the redevelopment of a garage site on the east side of Lye Green Road.

Many of the older cottages have been modernised, but, on the whole, this has been done well, maintaining small-paned windows, old tile roofs, etc.

There are a number of cottage renovations in Lye Green Road and one in Church Road that have been rather overdone and the rebuilding of the Crown Inn frontage lacks sensitivity to the historic building form and appearance.

The infill housing on the east side of Lye Green Road is a little large in scale and dominates over the older cottages along this side, but the facing materials blend in reasonably well.

The infill housing of Highcroft next to Crown Farm is a typical 'estate semi' layout and pays little heed to the small scale terrace form of the adjacent cottages or to the courtyard enclosure of farm buildings. There are lessons to be learned here of how not to infill a sensitive Conservation Area space suitable for development.

4.4 Future development

The Church Road Conservation Area's 'open textured' character has been undermined by recent infill of detached houses, although scale and 'spacing' of them is not out of keeping. However, there should not be any more infill in this area, otherwise the predominance of the older settlement will be lost.

Similarly the Lye Green Road Conservation Area has been infilled to capacity, although sensitive re-use of redundant buildings round Hercules Farm and Crown Farm would not detract from the character of the area.

The key characteristics which should be employed in any further development in these areas (extensions, refurbishment, etc) are:

1. Small, low cottage scale.
2. Primary use of predominant materials - red/orange brick, plain clay tile (or welsh slate in some circumstances).
3. Traditional scale openings.
4. Close positioning to road or footpath frontage, or careful massing with existing buildings.
5. Fencing and hedging in keeping with characteristics mentioned in para 3.1 and 3.2
6. Tree and shrub planting of indigenous predominant species: pine, holly, etc.

4.5 Conclusions

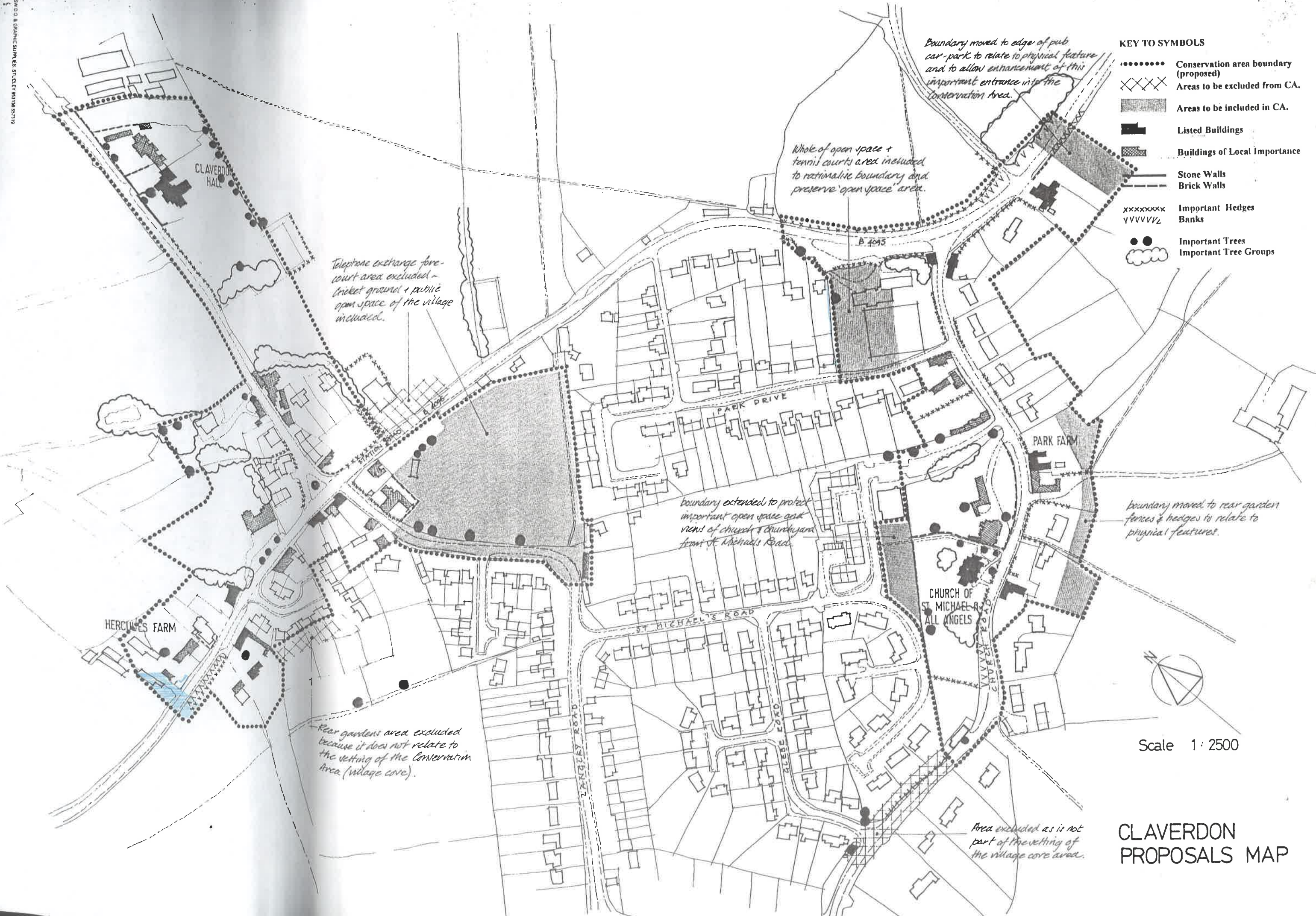
Claverdon has expanded rapidly in recent years into a substantial dormitory settlement for Warwick, Henley and other surrounding towns and it has taken on an unfortunate suburban character.

The Conservation Areas, however, despite this pressure of infill redevelopment, have maintained something of their rural village character and there is a good survival of the simple 16th and 17th century timber-framed cottage vernacular (which has not been completely subjected to the 19th century fashion for 'black and white' painting).

Whilst the village is now a large busy commuter community which has swallowed up the two small farmstead settlements, it still exhibits its origins as a substantial farming community within the Conservation Areas.

Claverdon also has an unusual hilltop location with peculiar landscape characteristics arising from this and it is a key village on a main through route, and has always been.

The recognition and protection which the Conservation Area designation affords, therefore, is well deserved and should, hopefully, maintain the sense of history, heritage and environmental quality which now exists.



- KEY TO SYMBOLS**
- Conservation area boundary (proposed)
 - XXXXXX Areas to be excluded from CA.
 - ▨ Areas to be included in CA.
 - Listed Buildings
 - ▤ Buildings of Local Importance
 - Stone Walls
 - - - - - Brick Walls
 - xxxxxxx Important Hedges
 - vvvvv/z Banks
 - Important Trees
 - ☁ Important Tree Groups

Boundary moved to edge of pub car-park to relate to physical feature and to allow enhancement of this important entrance into the Conservation Area.

Whole of open space + tennis courts area included to rationalise boundary and preserve 'open space' area.

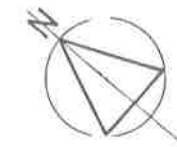
Telephone exchange fore-court area excluded - cricket ground + public open space of the village included.

boundary extended to protect important open space and views of church + churchyard from St. Michael's Road.

boundary moved to rear garden fences & hedges to relate to physical features.

Rear gardens area excluded because it does not relate to the setting of the Conservation Area (village core).

Area excluded as is not part of the setting of the village core area.



Scale 1 : 2500

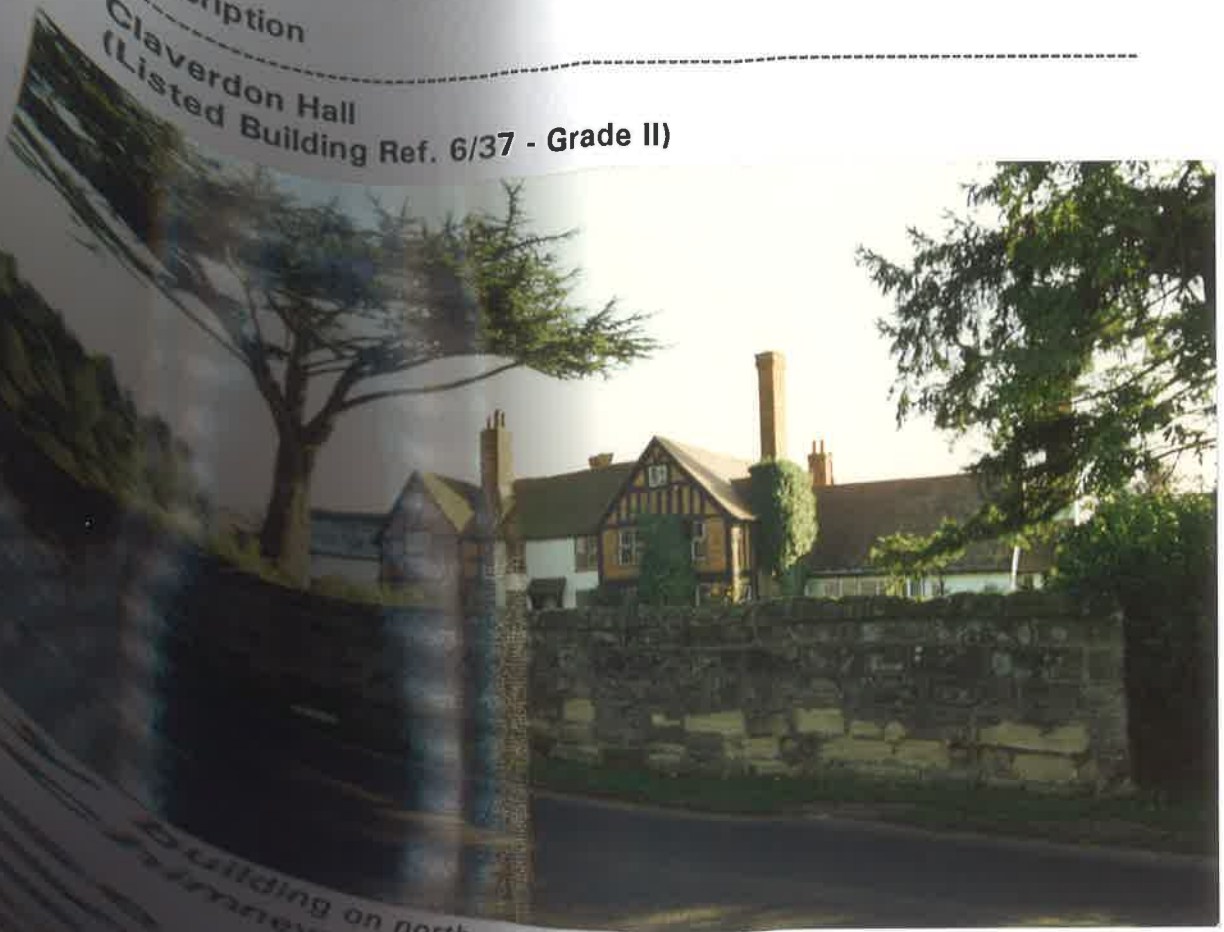
CLAVERTON PROPOSALS MAP

REFERENCES

1. 1st Edition ORDNANCE SURVEY - extract from 25" scale map obtained from the Warwick Country Records Office.
2. Victoria County History - Vol
3. The Warwickshire Village Book - WFWI Countryside Books - 1988.
4. Claverdon Parish Church - Clifford E Ross - 1974.

APPENDIX Ai
 SCHEDULE OF LISTED BUILDINGS IN CLAVERDON CONSERVATION AREAS

Ref No. 6/37 Description
 Claverdon Hall
 (Listed Building Ref. 6/37 - Grade II)



Building on north approach into village - timber-framed gables and chimneys prominent

C16 originally with later alterations and restorations. Central bay is flanked by timber-framed wings with brick infill. Wing to ground floor of free-stone. Red old tile roofs. Brick internal, and ridge stacks. Lateral stack has brick shaft on stone base. 2 storeys plus attic; 5-window range. Entrance approximately 2 metres above and transomed. Entrance is flanked by 2-light windows with lead comes. 2 similar windows to both floors and 2 similar windows in gable with lead comes and crown moulding. Wing to right has a 2-light casement to ground floor, 3-light window in gable with lead comes and crown moulding. Left wing has a 2-light window in gable with lead comes and crown moulding. 2 storeys plus attic. Much altered and gabled cross wings, one gabled head of gable is of square timber framing and cement rendered. South elevation has

**9/31 Church of St. Michael and All Angels, Church Road.
(Listed Building Ref. 9/31 - Grade B)**

(Church Tower can be seen from many distant views)

Church. C14 chancel, C15 tower. Rebuilt in 1830 by Ewan Christian. Lias limestone. Welsh slate roofs. Chancel, nave, north and south aisles, vestries, west tower, south porch. Perpendicular tower. Mostly C19 Decorated style. C17 monument in chancel to Thomas Spencer. East window by Kempe c.1890. Rainwater goods dated 1877. Interior not inspected.

(Buildings of England: Warwickshire, p.233).

List description : Good C15 stone tower at west end. Chancel arch probably C14. Remainder rebuilt in 1830 and 1877-8 by Ewan Christian. C17 monument in chancel, to Thomas Spencer. Galton family wall tablets and brass to Sir Francis Galton. East window by Kempe circa 1890.

Church of St. Michael and All Angels and Cottage View form a group.

**9/32 Church View, Church Road.
(Listed Building Ref. 9/32 - Grade II)**



House. C17 with later alterations and restoration. Small timber-framing with painted brick infill to right, unpainted to left. Renewed red tile roof. Renewed brick end stack to left, and ridge stack. 3-unit plan. Single storey plus attic; 2-window range. Entrance off-centre to left has renewed plank door in wood frame. Gabled rustic porch with bargeboards and finial. Entrance is flanked by 2-light casements in wood frames. Attic has 2 dormers with bargeboards and finials. 2-light casements in wood frames. C19 brick extensions to rear. Interior not inspected.

List description : C17 origin but much restored timber frame cottage with brick infilling, C19 dormers and porch and machine tile roof.

Church of St. Michael and All Angels and Cottage View form a group.

**9/33 Park Farmhouse, Church Road.
(Listed Building Ref. 9/33 - Grade II)**



(Best timber framed building in village)

Farmhouse. C17 with C19 alterations and additions. Small timber-framing with C19 brick infill. Red old tile roof. Brick lateral, ridge and end stacks. 3-unit plan extended to U-plan by addition of C19 rear wing in brick. Single storey plus attic; 2-window range. Elevation to road: plank door in single storey attached building to right. Brick arched head. 3 windows to left including renewed 3 and 2-light casement windows with lead comes. Attic has 2 half-dormers with bargeboards and finials. Renewed 3 and 2-light casements. All windows in wood frames. End gables have bargeboards and finials. Interior not inspected.
List description : C17 origin but much altered or rebuilt in C19. Timber frame with brick infilling. C19 dormers with bargeboards and finials. Tile roof.

**10/43 The Old Smithy, Church Road
(Listed Building Ref. 10/43 - Grade II)**

(Very prominent; passers-by identify Claverdon by this building)

Smithy. C17 with restoration. Small timber-framing with brick infill on limestone plinth. Weatherboarded left end. Partly hipped and partly gabled renewed red tile roof. Brick end stack. Two-unit plan. Single storey. Horse-shoe shaped entrance to left part. Cobbled floor. Internal plank door to smithy. Two wood windows to right with glazing bars and shutters. Forge in visible right end. Interior not inspected.

List description : C17. Timber frame, red brick nogging, tiled roof. One storey, 2 windows and left hand horse-shoe arched doorway. Left hand side elevation weather boarded. Retains brick forge.

**10/40 The Forge House (Formerly The Old Smithy Cottage)
Church Road. (Listed Building Ref. 10/40 - Grade II)**



(Rather heavy dormer window additions)

House. C16/C17 with C19 alterations and additions. Small timber-framing with plaster infill. Steeply pitched old tile roof. Brick ridge stack. 3-unit plan plus extension to either end. Single storey plus attic; 3-window range. Entrance to left has gabled porch with plank door in moulded wood surround. To left a 3-light wood casement under cambered head. To right a 2-light and a single-light window. Attic has 3 gabled dormers. All windows have glazing bars. Single storey extension to right has plank door and 3-light wood casement. Weatherboarded right end. Extension to left with openings to street. Interior not inspected.

List description : C16 or C17, altered C19. Timber frame, plaster, tiles. One storey and attic. Casements, 3 gabled dormers, gabled C19 porch.

**9/41 Tally-Ho Cottage [and Beam End], Church Road
(Listed Building Ref. 9/41 - Grade II)**



(Nice decorated bargeboards, but poor replacement windows)

2 houses, one build. C17 refronted in C19. Small timber-framing with brick infill on right end. Brick laid to English garden wall bond at front elevation. Red old tile roof. Clustered red brick ridge stack. Lateral stack. 3-unit plan altogether. 2 entrances have plank or panelled doors in moulded wood frames. Gabled hoods with bargeboards and pendants. Three 3-light wood casements under cambered brick heads. Moulded brick hood moulds and label stops. 4 gabled full dormers with bargeboards and pendants. Interior not inspected.

List description : C17, refronted in red brick. C19. Tiles. Side and back have exposed timber framework, brick nogging. One storey and attic, C19 casements and gabled dormers.

**10/34 Red Lion Public House, Henley Road.
(Listed Building Ref. 10/34 - Grade II)**



(Prominent on east approach into village - fine close-studded gable end - much altered)

Public House. C16 with C19 encasing. Original part of close-studded timber-framing with plaster infill. Painted brick en-casing and additions. C17 small timber-framing in double-gabled wing to left. Old tile roofs. Brick end and lateral stacks. Complex plan, 2-unit plus double-cross wing extended and altered in C19. Single storey plus attic. 3 bays. Renewed C20 casements, bay window and centre hung sash with glazing bars to both ground and attic floors. Bargeboards. Brick dentilled eaves cornice to C19 single storey extension to right. Interior not inspected.

List description : Small part dates from C16. Good gable head of close set studding on north side and 2 smaller gables on west. Rest rebuilt or encased in brick in C19. Pierced C19 bargeboards.

**9/42 Crown Farmhouse, Henley Road.
(Listed Building Ref. 9/42 - Grade II)**



(Prominent on west approach into village)

Farmhouse. C18. Painted brick. Red pantile roof. Brick ridge and end stacks. 3-unit plan. 2 storeys. 3-window range. Off-centre entrance to right contained in C20 porch. Entrance is flanked by C20 bow windows. To left a sash window with keystone lintel. First floor has two 3-light wood casement windows and a sash window. All windows have glazing bars. Brick dentilled eaves cornice. Flat roofed 2-storey extension to rear. Interior not inspected.

List description : C18. Whitewashed brick, old tile roof. 2 storeys, corbelled cornice. 3 sashes, ground floor stucco flat arches. Gabled doorhood on cut brackets.

The Crown Inn, Crown Farmhouse and Barn at Crown Farm form a group.

**6/12 The Crown Inn, Henley Road.
(Listed Building Ref. 6/12 - Grade II)**



(Very poor 'restoration' of oak-framed frontage)

Public House. C17 originally. Re-built C20. C19 brick extension to rear. Small timber-framing. Brick infill. C20 tile roof. Brick end and ridge stacks. 3-unit plan. Single storey plus attic; 3-window range. 2 entrances have C20 plank doors and hoods. Three C20 windows including a bay window. 2 gabled dormers and a gable-fronted bay with 2-light attic casement. Interior not inspected.

List description : C17, altered C19. Colour washed pebble dash, tiled roof. One storey and attic, 3 casements with glazing bars, central C19 canted casement bay. 2 gabled casement dormers, right hand casement in gable. C19 cut bracketed doorhoods. C19 2 storey back wing. Timber frame exposed inside.

The Crown Inn, Crown Farmhouse and Barn at Crown Farmhouse form a group.

**6/13A Barn at Crown Farm [Crown Barn], Henley Road.
(Listed Building Ref. 6/13A - Grade II)**



(Good conversion but spoilt by 'mahogany-stained' windows)

Converted to dwelling late 1980s.

Barn. C17. Small timber-framing with red brick nogging. Blue lias plinth. Red old tile roof. 4 bays. Entrance to threshing floor has plank doors. Ventilation holes in pattern of 4. Cartshed roof to rear. Interior not inspected.

List description : C17. Timber frame, red brick nogging, Blue lias coursed rubble plinth. Old tile roof with sprocket eaves.

The Crown Inn, Crown Farmhouse and Barn at Crown Farm form a group.

**6/14 Cherry Tree Cottage and Nos. 2 and 1, The Green.
[Formerly listed as 3 cottages on the south side of The Green]
(Listed Building Ref. 6/14 - Grade II)**



(Very prominent on village green - good timber frame)

3 cottages. C17, re-modelled C20. Small timber-framing with brick infill. C20 tile roof. Brick end and lateral stacks. 3-unit plan altogether. Single storey plus attic; 3-window range. Ground floor has 2 entrances to street and entrance at right end. C20 and plank doors in moulded wood frames. Renewed 2-light C20 wood casements throughout. 3 dormers have raking roofs. Timber-framing exposed on right end. Interiors not inspected.

List description : C17. Timber frame, red brick nogging, tiled roofs. One storey and attics, 3 gabled dormers, 3 casements. Two cottages unoccupied at time of survey.

These cottages form a group.

**6/15 The Village Stores and the Nest Cottage, The Green.
(Listed Building Ref. 6/15 - Grade II)**



(Very prominent in centre of village; spoilt by shop extension)

Cottage, now shop and cottage. C17 with C20 additions. Small timber-framing with brick infill. Steeply pitched thatched roof. Brick ridge stacks. 3-unit plan. Single storey plus attic; 5-window range. Entrance to right has plank door in moulded wood frame. To left a renewed 2-light casement and a small window with glazing bars and lead cames. Thatched C20 brick extension projecting to left. C20 entrance. Attic has 5 dormers encased in thatch with centre hung sashes. Interior not inspected.

List description : C17. Timber frame, colour washed brick nogging and plaster, thatched roof. One storey and attic, modern shop addition with flat roof; 4 casements and 4 dormers to back.

APPENDIX Aii.

SCHEDULE OF BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE TO CLAVERDON CONSERVATION AREAS

Map Ref No.	Description
B1	Small Stable at Hercules Farm, Henley Road. circa 1870 whitened brick and tile - group value with farmhouse.
B2	Hercules Farmhouse, Henley Road. Early C18th with early C19th additions and alterations - long single storey + attics range with double pile crosswing at east end - all whitened brick with old tile roof - exposed 'black and white' oak framing on east side and rear - key buildings at entrance to conservation area (should be listed).
B3	Stable Building to Crown Farm, Henley road. Mid C19th local red brick and tile 2-bay stable with hayloft - group value with farmhouse.
B4	Outbuilding to Crown Barn, Henley Road. C18th open-sided animal shed range to barn - red brick and tile - group value with barn and farmhouse.
B5	The Old Post Office, Henley Road. Late C19th - single storey + attics - whitened brick and red/brown clay tiles - on road frontage - important group - scale massing and enclosure of the village street.
B6	Bryn Arden, Henley Road. Circa 1900 - large 'H' plan 2-storey villa red brick and tile in landscaped grounds - group value.
B7	Chestnut Cottage, Henley Road. Mid C19th - modernised - single storey + attics - in terrace with Nest Cottage and shop - whitened brick and tile - group value and enclosure of street but front elevation has been severely altered.
B8	Garage/Stores Building to Denemoor, Lye Green Road. Late C19th low single storey simple red brick and tile buildings on road side - group value and enclosure to street.
B9	Stable Range to Claverdon Hall, Lye Green Road. Late C19th good 'manor house' stable range single storey red brick and tile, boarded stable doors, pigeon cote lantern on ridge - group value with Claverdon Hall.
B10	Stable and Garage Range to Claverdon Hall. Early and late C19th - 2-bay, 2-storey range and 3-bay single storey range - whitened and red brick and tile - group value with Claverdon Hall.

APPENDIX Aii. *continued...*

Map Ref No.	Description
B11	Claverdon Court, Lye Green Road. Mid C19th group of small whitened brick and tile buildings along roadside - group value and scale and massing to village centre.
B12	Butchers Shop and Cottage, Lye Green Road. Mid C19th whitened brick and tile buildings - part of Claverdon Court group.
B13	Rose Cottage, Lye Green Road. Mid C19th 2-storey cottage range, red brick and tile - gable end to road and frontage overlooking main road - important building on 'village green' area - group value.
B14	The Old School House, Langley Road. 1847 early Victorian red brick and tile house with steep roofs, high decorative chimneys, iron casement diamond pattern window casements in decorative brick arched openings, blue brick decorative detail. Key building on corner.
B15	The Old School, Langley Road. 1847 - national school, now converted to single dwelling - single storey 'L' plan, whitened brick and low pitched welsh slate roof, semi-circular arched dec. brick lancet windows. Important local building.
B16	Pet Grooming Centre, Langley Road. 1847 - former reading room to school - red/whitened brick and clay tile - group value with school and school house.
B17	Highfield, Langley Road. Mid C19th, 2-storey with rear symmetrical front with rear wing - red brick and tile - VSS windows - key building on bend in road.
B18	Wheelrights Cottage (formerly Lynton House) Church Road. Late C19th - modernised - 2-storey with single storey outbuildings adjoining - gable end to road - key position in street although the building has been rather 'over-restored'.
B19	Barn to Rear of Tally-Ho, Church Road. C19th brick and tile barn/stable - group value with listed building.
B20	Teal, Farm and Ivy Cottages, Church Road. Circa 1860 Victorian 'Tudor' cottage range - single storey + attics (possibly built as almshouses) red brick and steep pitched clay tile - large dec. brick chimneys - attractive setting in street.

APPENDIX Aii. *continued...*

Map

Ref

No. Description

- B21** **Stable/Outbuilding Range to Glebe House, Church Road.** Mid C19th red brick and slate low range - group value with Glebe House.
- B22** **Glebe House (formerly the Vicarage), Church Road.** Mid C19th large 2-storey house, 5-bays, red brick and welsh slate with lead hip rolls, decorative brick chimneys, VSS windows. Key building in street - group value with church.
- B23** **Barn Range at Park Farm, Church Road.** Early C19th red brick and old tile long, low 'L'-shaped barn/stable range adjoining Park Farm - on road frontage - important group value building with Park Farm.
- B24** **Churchfield Cottages, Langley Road.** Early C19th 3-bay, 2-storey red brick and tile cottage range on road frontage - key position on sharp bend in road - stop to view from north-east.

APPENDIX Bi

SCHEDULE OF LANDSCAPE FEATURES OF IMPORTANCE TO CLAVERDON CONSERVATION AREAS

Photo

No. Description

- 1 The approach to the village from Henley-in-Arden towards the Crown Inn and the Green. The mature trees at Bryn Arden are a landmark.
- 2 The approach passing Claverdon Hall, well walled and with grass verges, cut on one side and rough cut on the other. The absence of kerbs retains the rural character.
- 3 The view out to the North, from Hercules Farm, not spectacular but panoramic.
- 4 Some of the pine trees bounding the fields off Station Road. Claverdon has a wealth of pines due to soil types.
- 5 The important lime, beech and cedar trees at Bryn Arden and beyond.
- 6 The green at the junction of Lye Green Road and Station Road, containing a good specimen of horse chestnut.
- 7 View out to the West from Lye Green Road opposite Claverdon Hall. The countryside is well-treed and intimate.
- 8 The open land between Claverdon Hall and the Village Shop, forming a clear separation between the two and important to keep free of development.
- 9 The cricket ground with a fine oak tree near the pavilion - again a space to be protected.
- 10 The pleasant public footpath alongside the cricket ground.
- 11 A view of the Smithy from the A4095 approach, with a fine enclosing hedge on the left and prominent pines around the Smithy. The detail of the walls to the Red Lion is visually poor.
- 12 Church Road approaching Park Farm with some attractive beech hedging and a low brick wall to the Glebe House - where some planting and good maintenance are needed. The concrete kerbing is a poor feature.

APPENDIX Bi *continued...*

Photo

No. Description

- 13** The foreground to the Church of St Michael's and All Angels. The mixture of hedge, timber gates and brickwork is restless but unobjectionable. The yews are an important element of the scene.
- 14** The churchyard and open land beyond (The Glebe). The housing development encroaches visually and use should be made of the land beyond the ha-ha to plant screening trees of a species which are associated with churchyards, such as lime, yew, holly and pine.
- 15** View out to the north east from the Conservation Area, a continuation of Photo No. 8.
- 16** The steep approach, on the A4095 from Warwick, well enclosed by banking but showing the insensitive treatment of the wall and car park to the Red Lion Inn.
- 17** The landmark cedar in the forecourt of Claverdon Hall. The interesting wall and gateway detailing is a feature of this frontage.
- 18** Inside the garden of Claverdon Hall - a wealth of specimen trees and stone wall features. The pines on the eastern boundary are a prominent feature.

Claverdon

1



2



3



Claverdon

4



5



6



Claverdon

7



8



9



Claverdon

10



11



12



Claverdon

13



14



15



Claverdon

16



17



18



APPENDIX Bi

LIST OF TREE GROUPS IDENTIFIED ON MAPS (Including TPO's)

Note: *Individual trees are identified on the Analysis Map. Tree Preservation Orders are marked only where they correspond to the TPO schedules held by Stratford on Avon District Council.*

Group Description

- A** A group of mainly Ash and Oak with shrub layer around the pool and extending across the path to 'Denemoor'.
- B** Mature Beech trees in the grounds of 'Denemoor'.
- C** A landmark group of Pine and Cedar in the grounds of 'Bryn Arden'.
- D** An important roadside group of prominent Pine and Beech behind the Crown Inn.
- E** A prominent boundary belt of pine defining the open space separation between the village and Claverdon Hall.
- F** A group of Ash, Pine, Oak and Holly forming the other side of the open space wedge between the village and Claverdon Hall.
- G** A long belt of prominent pine at the edge of the open space referred to in E and G above.
- H** An important group of pine framing the old forge at the Church Road/A4095 junction.
- J** A group of Pine and Holly.
- K** A small but important group of Holly in the churchyard.
- L** A group of mature Lime, Holly and Yew, important in the church setting and the roadside scene.
- M** A large group of roadside Ash, Pine, Beech and Elm, marking the main road entrance into the village from the east.