



Bidford-on-Avon Conservation Area

Stratford-on-Avon District Council

Preface

Bidford-on-Avon Conservation Area was designated by Warwickshire County Council in 1969 in accordance with the Civic Amenities Act 1967. Control and monitoring of the Conservation Area later passed to Stratford-on-Avon District Council which amended the boundary in 1987 and, in 1991, resolved to review its designation as required by the Planning (Listed Buildings and Conservation Areas) Act 1990.

Alan Smith and Partners in association with Clent Landscape were commissioned to undertake an independent survey and analysis of the buildings and landscape of the town. Their report identified the historical, architectural and environmental qualities of the settlement, made recommendations for the continuing protection and enhancement of the Conservation Area and proposed boundary changes. It was adopted by the District Council on 3 March 1993, taking into account local opinion.

This booklet, based on the consultants' report, has been produced by the District Council in the interests of preserving and enhancing the character of the Conservation Area. It forms a supplement to the District Council's planning policy as set out in the Stratford-on-Avon District Local Plan.

March 1993

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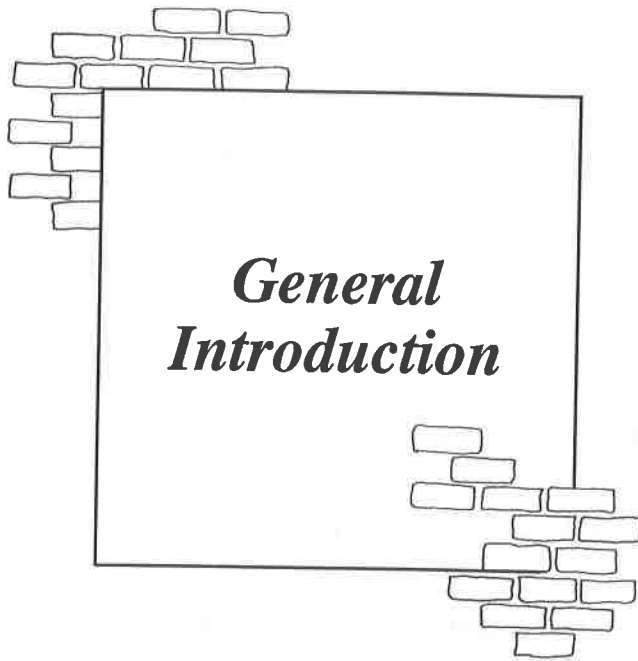
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General Introduction

1.1 Definition

The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation Areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A village green or features of archaeological interest may also contribute to the special character of an area. It is however the character of areas, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78).

1.2 Designation

Bidford-on-Avon Conservation Area was originally designated in 1969 under the Civic Amenities Act 1967, and amended in 1987. With the passage of time it has become appropriate to assess the character of the area to decide whether the boundary should be redefined to take account of changing circumstances.

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 building 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 Review

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

The report has been approved by the District Council on 3 March 1993 as its formal view on the amended Conservation Area. It is divided into 5 sections dealing with location; history and development; characteristics of the conservation area; landscape features; the future of the Conservation Area. In addition are listed/significant buildings and analysis appendices, and the conservation area policies leaflet.

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

Bidford-on-Avon Conservation Area

Amended on 3 March 1993

This map shows the designated boundary of
the Conservation Area.

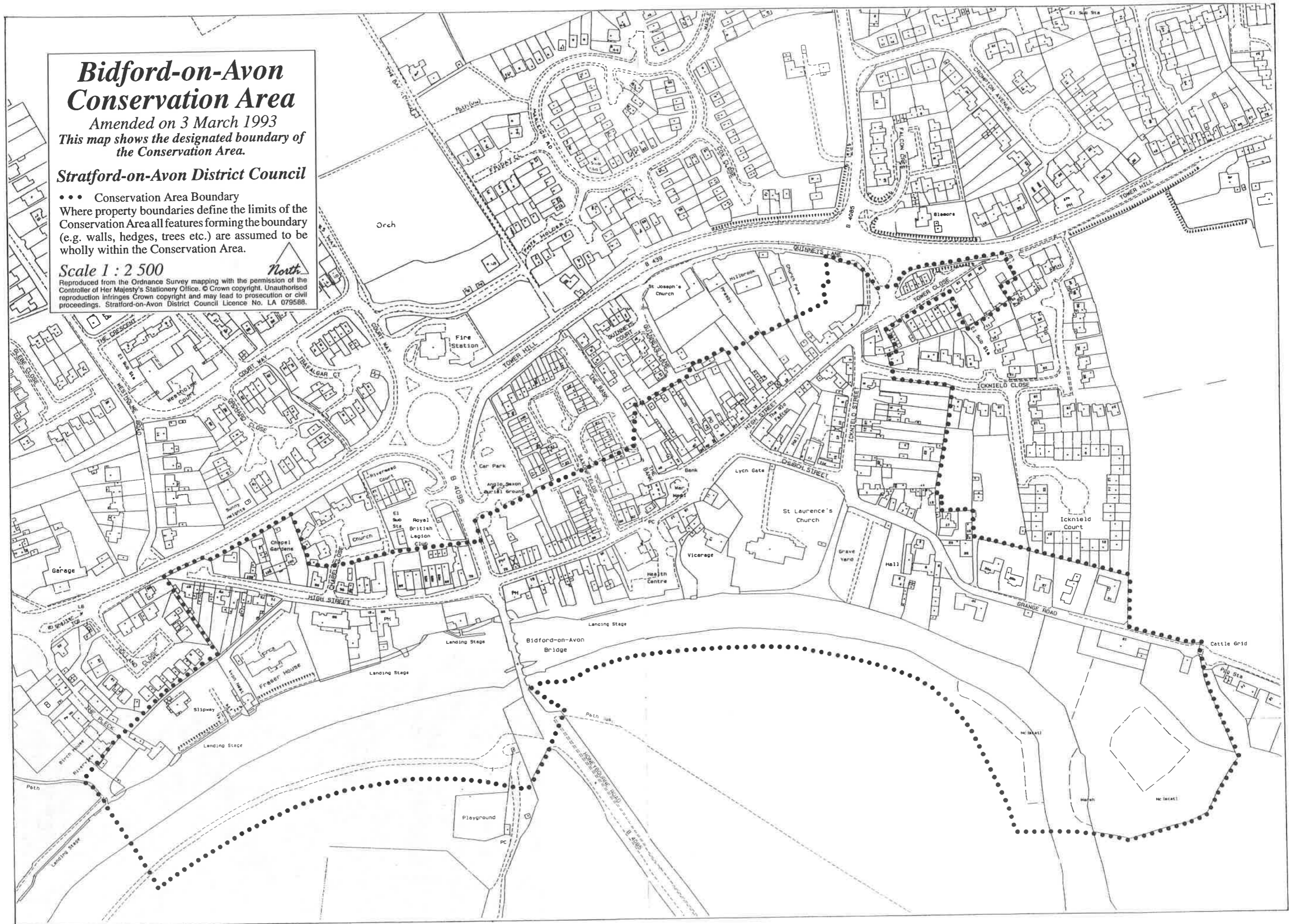
Stratford-on-Avon District Council

••• Conservation Area Boundary
Where property boundaries define the limits of the
Conservation Area all features forming the boundary
(e.g. walls, hedges, trees etc.) are assumed to be
wholly within the Conservation Area.

Scale 1 : 2 500

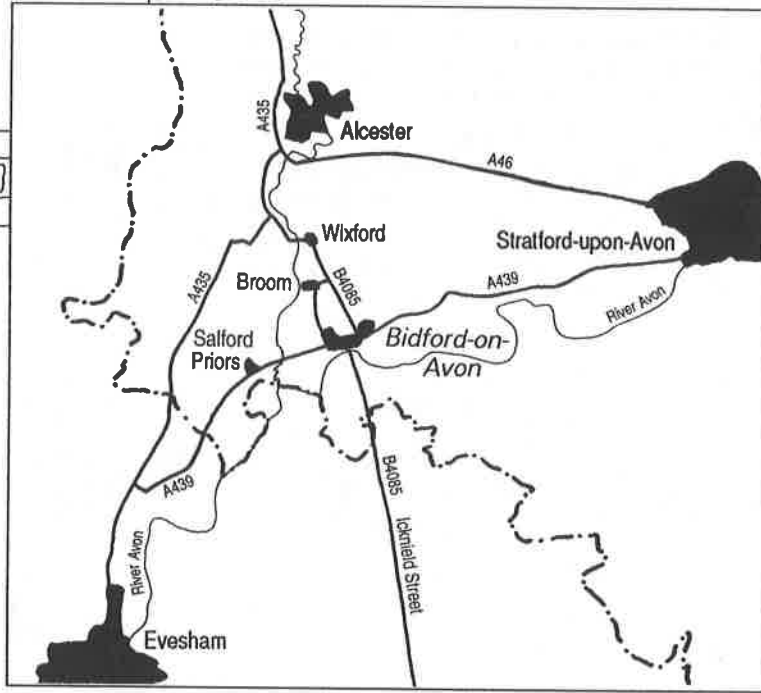
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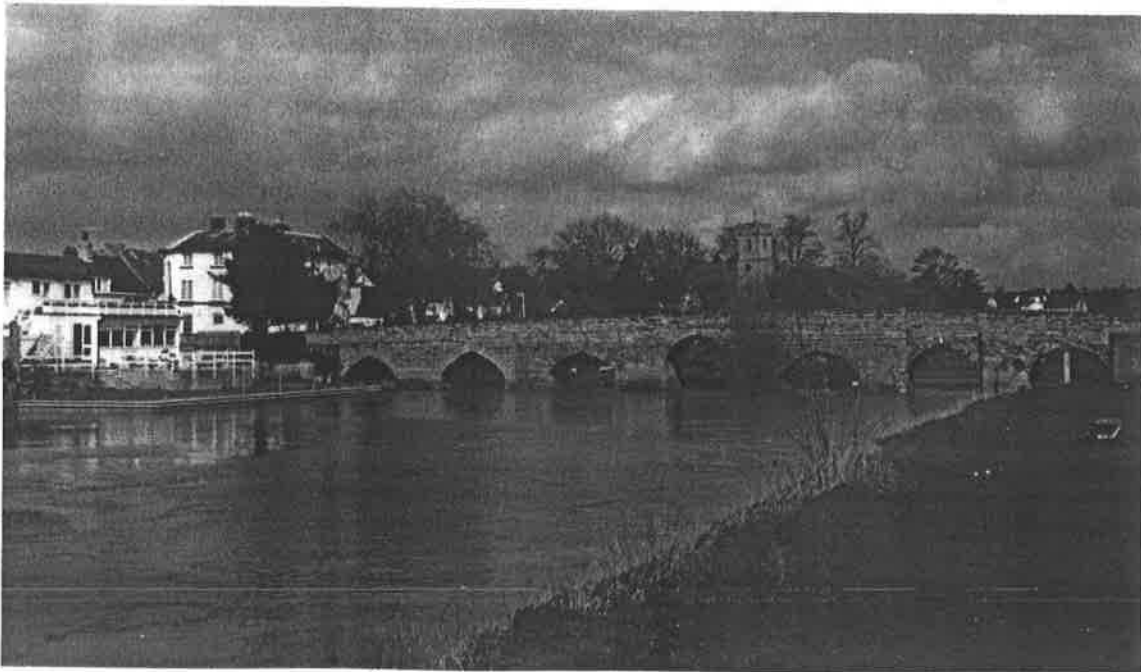
1

An Introduction to Bidford-on-Avon



Bidford-on-Avon, a parish in the Hundred of Barlichway, lies roughly six miles west-south-west of Stratford-upon-Avon.

The settlement is centred on the crossing of the River Avon and the main Evesham to Stratford-upon-Avon road (B439 - formerly the A439T) by the Roman Ryknild (Icknield) Street.



Bidford Bridge, from the south bank



High Street, looking east

The countryside to the south of the river is open with long views over gently undulating fields. To the east the Salford Road rises to Marriage Hill, and to the west the settlement is edged by the steeper Tower Hill.

The river forms the historic southern boundary of the village. Modern residential development has taken place along the two northerly approach roads from Wixford and Broom.

During its history, Bidford-on-Avon has undergone several major changes to the pattern of its infrastructure, and this has led to a few areas where the grain of the settlement has lost its coherence. It is to be hoped that the continued existence of a Conservation Area will help to improve some of those areas.

The established Conservation Area currently contains some twenty-three individual listed buildings. There are roughly one hundred



Bidford-on-Avon, looking east from Honeybourne Road

Bidford-on-Avon is now a substantial settlement which supports a small range of shops and community facilities. Bidford-on-Avon, at a key river crossing, also forms a focal point for the smaller outlying villages to the south and bordering the Cotswolds. The river and the pleasant open space to the south are a tourist attraction, particularly during the summer.

non-listed buildings within the Conservation Area, more than half of them playing an important townscape role.

2

The Settlement - History and Development

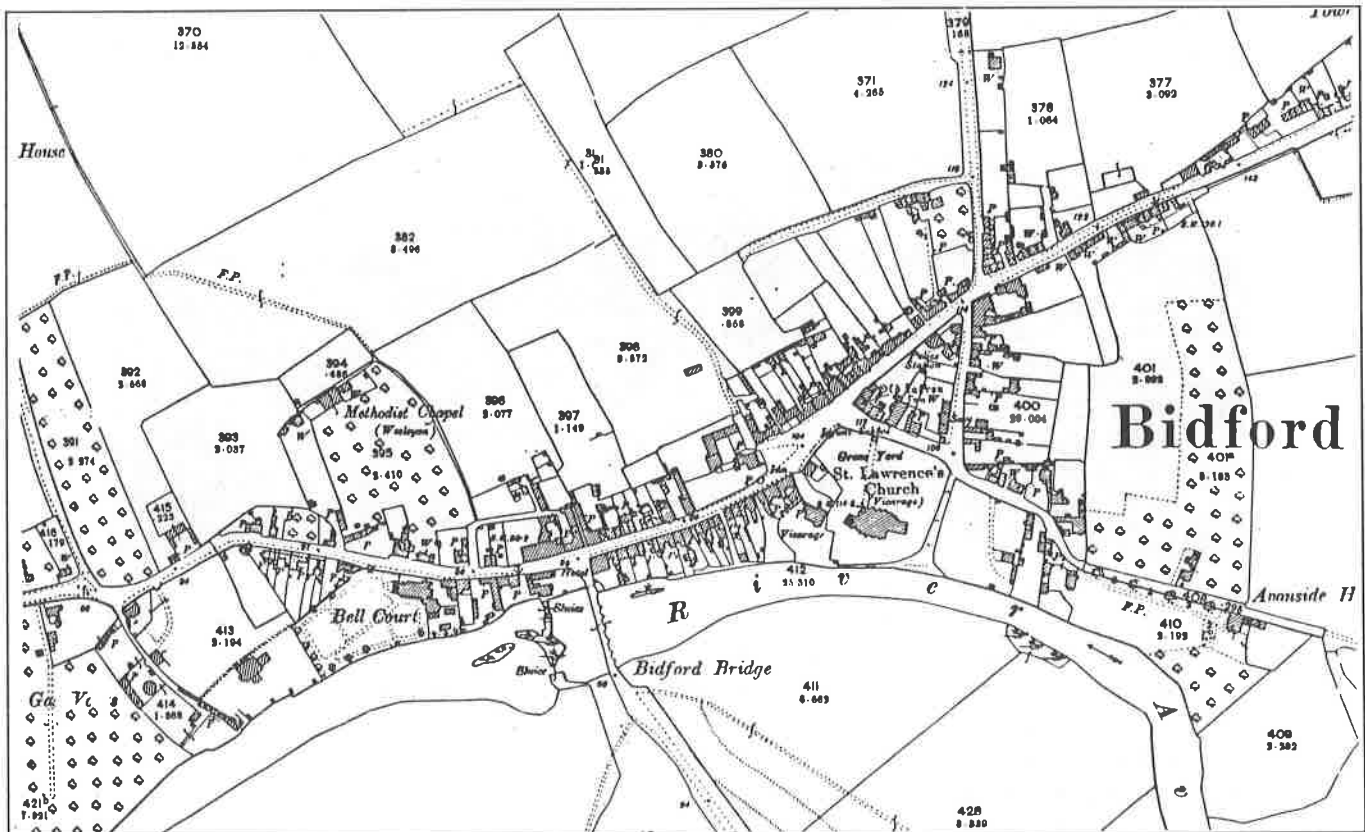
The Roman Ryknild Street (the preferred form of the name Icknield for this Roman road, thus avoiding confusion with the Icknield Way in East Anglia) ran north-south through the parish and crossed the River Avon by a ford. The route of this road, which may have followed an earlier trackway, may have varied through



Former route of Ryknild (Icknield) Street

Bidford-on-Avon is a settlement of great age. The earliest evidence of human occupation in the area consists of stray finds from the Early Stone Age. The site is likely to have been continuously settled since the later Prehistoric period.

time. Sections of the road are still evident, particularly in the lane which passes between the churchyard and the graveyard, running down to the site of the ford. Traces of Romano-British settlement have been uncovered during archaeological excavations.

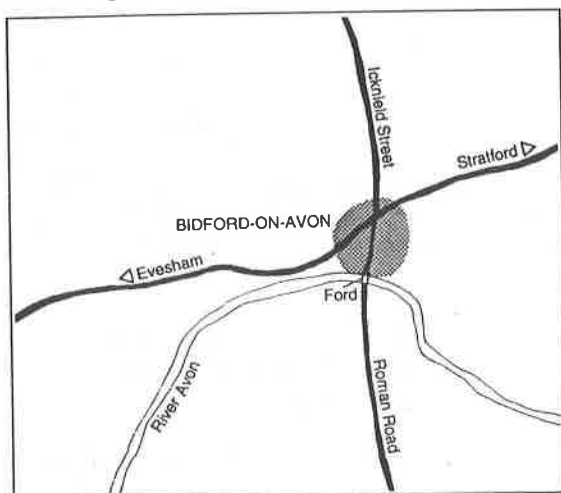


Ordnance Survey extract, 1904, not to scale

There must have been a substantial settlement at or near Bidford-on-Avon in Saxon times, as a substantial Saxon cemetery with over 200 burials and cremations has been discovered during the course of quarrying and redevelopment.

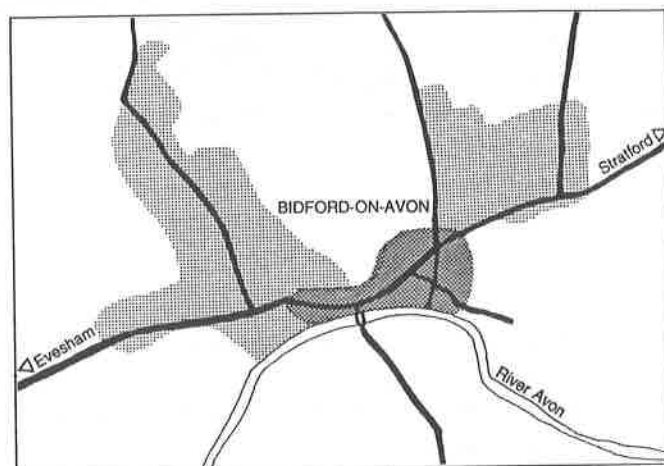
Laurence's church dominates the views from the river. To the north of the churchyard, the High Street widens to form the former market place.

Early in the fifteenth century the ford was replaced by the fine medieval bridge, two hundred yards to the west. This narrow bridge was first mentioned in 1449, when the Bishop of Worcester offered a year's indulgence to all those contributing to its maintenance, and is of great importance as one of two river crossings between Stratford-upon-Avon and Evesham. After being

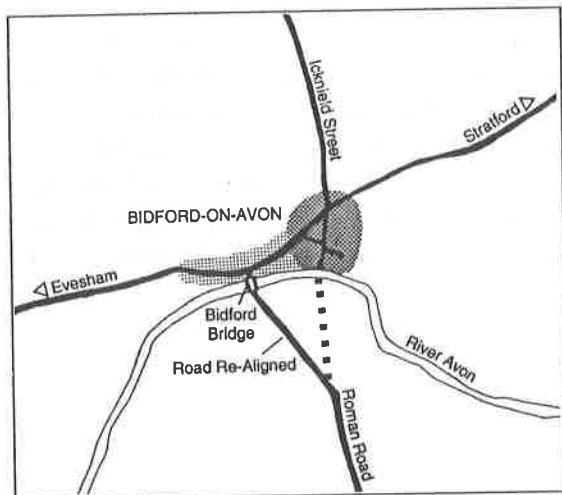


Original settlement

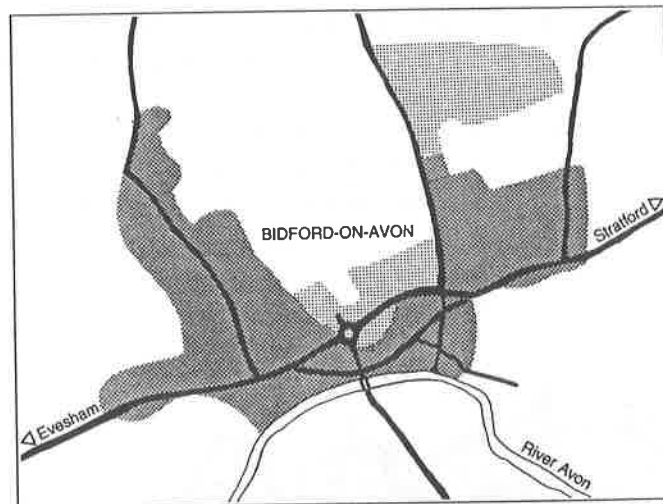
The original heart of the settlement lies to the west of Ryknild (Icknield) Street between the river and the main Evesham to Stratford-upon-Avon road. The medieval west tower of St.



Growth during the 20th century



Growth after the construction of Bidford Bridge in the 15th century



Growth after the construction of the bypass in the 1980s



Early 15th century Bidford Bridge



Approach to Bidford-on-Avon from the Honeybourne Road

broken down by Charles I to cover his retreat from Worcester to Oxford, it was repaired, and has subsequently been restored and widened to survive to the present day.

The bridge moved the centre of gravity of the village to the west, and by the end of the nineteenth century the High Street had been developed continuously from the church to west of Bell Court.

Increasing traffic on the High Street caused serious problems. As recently as 1976, Lyndon Cave, (Warwickshire Villages) states, "the A439...winds parallel to the river, and its narrow pavements bring the heavy lorries up against the buildings lining the road, leaving their walls scarred, and the gaps left by inevitable demolition make a picture of desolation, with the character of the village in danger of being lost forever...". A new section of the A439 was

constructed, bypassing the historic centre of the village, but cutting through the grain of the High Street to connect to the bridge.

The bypass has certainly saved many of the buildings in the High Street and much of its character. At its junctions with the older streets, however, the grain of the settlement has been a little lost.

Modern developments, mainly residential, have greatly extended Bidford-on-Avon to the north of the B439. Ribbon development has also occurred along Tower Hill and Salford Road. These have inevitably watered down the character of the approaches, but it is fortunate that substantial developments have not taken place south of the High Street or river. This has meant that the southern approach over the bridge has retained much of its dramatic quality.



High Street, site of former market place

3

Characteristics of the Conservation Area

Bidford-on-Avon has the characteristics of several village forms. The basic structure is that of a linear market village, curved towards the river crossing. Overlying this is the old Ryknild (Icknield) Street, giving the settlement some of the character of a crossroad development. The minor road leading east to Bidford Grange adds to the centralized nature of this area.



3.1 Environmental Qualities

River Avon

Bidford-on-Avon has a wealth of interest and, although it has suffered from a few unfortunate developments, large areas of considerable quality still remain.

Increasing leisure activity associated with the river will probably promote further development and it is to be hoped that this will help improve some of the areas discussed below.

Finally, the modern road network has created a new crossroads north of the bridge. The character of the village at this point is a little disappointing. It is only after realising the nature of the development that the reasons can be appreciated, and with some improvements this area could be 'knitted back' into the fabric of the village.

3.1.1 The High Street, west of Bidford Bridge

Starting at the west end of the High Street, it is possible to discern some of the character of the original entrance to the village. A kink in the road and buildings at the back of pavement formerly enclosed the development at this point.



90 & 92 High Street, sympathetically restored

Bidford-on-Avon is a settlement which has survived the ravages of time. Both the structure of the village and the individual buildings themselves have changed and adapted to meet current requirements. Each generation has made a mark, which it is still possible to discern, in parts.



79 - 87 High Street, west end



High Street, original western entrance

Now the main road continues straight past the end of the High Street which is closed to vehicular traffic. Almost inevitably this area feels rather uncomfortable. A fine row of houses, 71-87 High Street, encloses the south side of the road but the north is open to the bypass, and the traffic noise and fumes spoil the potentially tranquil nature of this part of the village.

The single-storey garage building adds little to this area. The Cottage restores the street line on the north side and establishes some of the character which dominates the High Street further east.



D. H. Baker Funeral Directors and Bidford Antiques Centre

Three cottages - Frog Cottage, Rose Cottage and 106 High Street - form a short terrace set at an angle to the road and have attractive gardens. The north side of the High Street is then enclosed by a row of buildings remarkable for their variety. D.H. Baker Funeral Directors and 94 and 96 High Street, Bidford Antique Centre, although refurbished, show signs of their original form.

Modern infill then leads to the listed 90 and 92 High Street. Now a single office, this building has recently had its 'refronting' removed to reveal its original timber framing and has been successfully restored to be a real asset to this area of the village (*see photograph page 11*).

The remainder of the north side of the High Street up to the crossroads is a mixture of shops and flats which, although enclosing the street, are disappointing, especially in view of their important location.



Bell Court, High Street

Bell Court, on the south side of the High Street, is a substantial, attractive, ivy-clad dwelling which exploits its riverside location as well as contributing pleasantly to the street scene. The adjacent Auction Rooms, Delicatessen and Wine Shop, form a group, which offers a glimpse of the river and provides access to some of the moorings.

The Frog and Bullrush Public House completes this group in an appropriate scale. The associated car park, although necessary, is very bleak, with an odd boundary wall, ubiquitous tarmac and little acknowledgment of its riverside location.



Frog and Bullrush and Beavers Restaurant car parks

Beavers Restaurant set at the edge of the river, is a key building to the approach from the south over the bridge. Very much altered, it is rather disappointing and its car parking areas barren.

3.1.2 The Riverside, west of Bidford Bridge

Immediately west of the bridge the north bank is dominated by parking areas and fails to

take advantage of its position. Bell Court's garden slopes gently to the water and boat moorings, and is pleasantly simple.



Avon Nest, off High Street

Fraser House lies parallel to the river, and its garden is extensively terraced with Cotswold-stone-coloured walls. Its landscaping is inappropriate to its setting and detracts from the quality of the riverside. Avon Nest lies on the water's edge and has local stone walling to the river edge.



Bidford Boats, west of Bidford bridge

Bidford Boats lies back from the bank and is largely concealed by trees. The river at this point is busy with boats, which make an attractive feature when viewed from the south bank.

The south bank of the river is open, with fine long views along the river, towards Marlcliff, and south along Honeybourne Road (Ryknild Street). There are moorings and short sections of landing stages. A fine avenue of mature trees completes the setting to make an extremely pleasant public open space which is well used, especially in the summer.

3.1.3 Bidford Bridge

The bridge, a scheduled ancient monument and listed building, is a fascinating structure which adds greatly to the quality of the environment. Particularly impressive are the oblique views from the river banks. The area at

the south end of the bridge is rather untidy and detracts somewhat. The bridge's triangular havens are welcome, but the narrowness generally makes pedestrians vulnerable to traffic. (see photographs pages 6 and 9)

3.1.4 The High Street, east of Bidford Bridge



The White Lion Hotel and The Anglo Saxon, High Street

The White Lion Hotel and The Anglo Saxon public house - both listed - impressively set the theme for this section of the High Street which is urban in character. Modern developments along the north side are simple and appropriate in character.

The south side continues with two further listed buildings, 47-51(odd) High Street, and this attractive row is terminated by the modern health centre.



50 High Street and War Memorial

The High Street then widens to form the former market place with a War Memorial. Although dominated by tarmac, this is a fine space, bordered by 38-50 (even) High Street all of which are listed. At the east end The Old Falcon - a Grade II* listed, late sixteenth century, lias stone, former inn - closes the space splendidly. The church and former vicarage lie back from the road, and are glimpsed through trees across the churchyard.



North side of High Street

Continuing north-east, the north side of the High Street is lined by a variety of quality buildings, mostly listed, with some good timber framed dwellings. At the point where Icknield Street is crossed by the former main road, the junction has been enlarged, and this effectively marks the end of the High Street.

3.1.5 Tower Close



Tower Close

Skirted by the B439 and cut off by the new road junction, Tower Close is the vestigial remnant of the end of the High Street. Although some attractive listed buildings remain, their setting has been degraded slightly.

3.1.6 Icknield Street



A mixture of new and old development in Icknield Street

North of the High Street, Icknield Street has been overwhelmed by new developments and the bypass. South of the High Street its

character is one of extreme variety, ranging from the timber-framed Old Ford Cottage (6 and 8 High Street), to Icknield House (2 Tower Hill), to a late-Victorian terrace and pair of semi-detached dwellings, to modern housing.

The east side of this section of Icknield Street has a disparate character with some oddly sited buildings. 23 Icknield Street has been demolished to make way for the new residential development.

The line of the road continues, between the lias stone walls of the churchyard and the graveyard, to the site of the original ford.

3.1.7 Grange Road



Attractive small village atmosphere of Grange Road

East of the church, an extremely attractive graveyard slopes gently down to the river, surrounded by lias stone walls.

Enclosed by local stone walls, hedges and cottages, Grange Road, at this point, has an intricate small-scale village atmosphere. The haphazard arrangement of cottages, particularly on the north side, creates a picturesque character.

Further east on the north side mostly modern detached houses, set raised on grassy landscaped banks and surrounded by trees, introduce a semi-rural aspect as the village dissolves into open countryside.



Avonside, Grange Road

On the south side of Grange Road are substantial dwellings, with their emphasis on

the river. Particularly impressive is Avonside. It is a pity that the recent bungalows further to the east spoil what otherwise would have been a fitting end to this part of the village.

3.1.8 Tourism

Bidford-on-Avon, mainly due to its position on the river and with the river crossing, inevitably receives a considerable number of casual visitors.

The main attraction is, of course, the river itself and increasing numbers of leisure craft are evident. Fishing is also a popular pastime. The open simplicity of the south bank to the west of the bridge is a major asset. The public open space south of the river is again an extremely pleasant attraction. The north bank of the river and the High Street in this area is disappointing.

3.2 Architectural Form and Character

Bidford-on-Avon has a wide variety of built form. Two-storey, timber-framed cottages, some with stone ground floors, with plain-tile roofs parallel to the road probably once dominated and a few now remain. Many have been rebuilt or re-fronted in the 18th and 19th centuries, and glimpses of the original structure can be seen in parts.

Although the buildings form a continuous wall in most parts, they were generally individually constructed and there are few true terraced developments.



Variety of building materials at the Icknield Street/High Street junction

Windows are generally simple casements in the older buildings, giving way to double-hung sashes during the 18th and 19th centuries. Porches are rare, but there are some interesting door surrounds.

3.3 Predominant Building Materials



Former market place, High Street

Local blue lias stone walling is evident in the important buildings around the former market place, with some Hornton or Cotswold stone detailing.

Some original timber framing with brick and rendered infill still survives.

Since the eighteenth century, red/orange brick and render have become the predominant walling materials.

Plain tiles and Welsh slates are the main roofing materials, mostly in simple double pitches, but with some hipped roofs to the more substantial buildings. Dormers are few and small.

4

Landscape Features

For Settlement
Analysis Map see
Appendix B



View from Honeybourne Road (Ryknild Street)

4.1 Village in the Landscape

4.1.1 Geography

The village of Bidford-on-Avon lies beside the River Avon, sheltered by gently rising ground to the east and west. It lies in a landscape of mixed agriculture.

4.1.2 Landmarks

There are few landmarks within the village; of these, the chief is St. Laurence's Church tower. Trees are the only other landmarks. Of note are the mature limes in the churchyard, the Lombardy poplars at the end of Grange Road, (although in poor condition) and the poplars and willows on the river bank opposite Avonside in Grange Road.

Outside the Conservation Area, Lombardy poplars are the main landmarks, notably those in the grounds of the junior school on Victoria Road and those behind the tennis courts, off Salford Road.

4.1.3 Approaches

With the exception of the southern approach, extensive ribbon developments have overwhelmed the routes into the village.

The approach from the east, Tower Hill, despite extensive development, retains some of its quality. The road falls quite steeply down to the High Street and towards the river. Whilst the main road continues, a left turn leads to the



Approach from the east, Tower Hill

end of the High Street, and has some of the feel of the original approach.

From the south, Honeybourne Road (Ryknild Street) heads straight towards the church. A kink marks the point at which the road turns towards the bridge and away from the original ford.

Open landscape allows long views of the village, and its setting beside the river can be fully appreciated.



Grange Road looking west

Grange Road, beyond Avonside, quickly becomes rural in nature, with open views across farmland to the north. The two bungalows on the south side, although low lying, detract a little from the character.

4.2 Landscape in the Village

4.2.1 Public Open Spaces

i) The Churchyard



Churchyard and its surrounding stone wall

A most attractive and tranquil open space within the village, bounded by a fine stone wall with unusual triangular stone copings, and with a picturesque lych gate. There are well kept lawns and flowering shrubs amongst the interesting old tombstones. There is a fine selection of specimen trees such as Irish yew with some trees having interesting memorial plaques. Near the doorway into the church are a pair of very unusual ornamental boot-scrappers and an ornate Victorian bracket lantern.

ii) The Graveyard

A neatly kept lawned area with small ornamental trees next to the churchyard.

iii) Former Market Place in High Street

This is a pleasant space enclosed by attractive buildings. There are many interesting small details which contribute to the quality of this part of the village, for example:

- The steps up to shops and houses with ornamental balustrading and handrails.
- The hanging signs over pavements.
- Period lighting.
- Traditional gates.
- Antique boot-scrappers.



Churchyard trees prominent in the village centre

'Borrowed' greenery from the churchyard and climbers against walls give occasional relief to the hard surfacing. The detailing around the War Memorial is not in keeping with the rest of the former market place; there is an excess of tarmac and a sensitive landscaping scheme could improve this area.

iv) The Riverside Park



Avenue of trees in Riverside park

A large pleasant open space with children's play area, cricket pitch, sports pavilion and large mown field. Avenues of horse chestnut and lime trees create attractive shady walks on parts of the perimeter. There are excellent views of the surrounding countryside from here.

4.2.2 Trees



Oak on the corner of 2 Icknield Street

There are many fine trees within the Conservation Area, such as the group of lime and horse chestnut in the riverside park; the oak on the corner of 2 Icknield Street and the beech within the grounds of The Old Vicarage.

Trees are important within the settlement for a number of reasons:

- In terms of scale - the purple-leaf plum outside 6 Grange Road.
- Screening properties - the limes in the car park of The Frog and Bullrush public house, High Street; the group of trees at the western end of the High Street near the closed junction of the Salford Road; the apple tree adjacent to 25 Grange Road.



Apple trees in Saxonfields

- Of value in softening otherwise built-up areas - yew tree near the bridge and the group of apple trees in front of the houses in Saxonfields.



Attractive willows at Riverside House

Willows along the course of the river are a very attractive feature and are more in keeping with the landscape of the river bank than other non-traditional species such as cypress. A replanting programme along the course of the river, using groups of riverside species such as willow and alder could improve the amenity of the river banks.

Outside the Conservation Area are several specimen trees of merit, some of which are protected by Tree Preservation Orders. Within the Conservation Area only one Tree Preservation Order exists namely the sycamore at the rear of High Street, SDC 27. All trees within the Conservation Area are afforded protection and there is a requirement for the owners to give six weeks notification to the Local Planning Authority of proposed tree works.

4.2.3 Other Soft Landscape Features



Soft planting to walls and natural vegetation along riverbank

There are many soft, growing, landscape features that enhance the character of the village,

- Climbing plants covering walls and fences.
- Pockets of planting which soften hard surfaces.
- Natural bankside vegetation, reeds, rushes and wild flowers.

Grass banks and verges, where these have been retained, contribute to the rural character of the Conservation Area. Sympathetic maintenance of such features should be encouraged avoiding excessive use of herbicide applications.



106 and 102 (Rose Cottage) High Street

Hedges contribute greatly to the scene in parts of the Conservation Area though there are few within the area as a whole. Hedge planting using traditional species such as Lonicera, yew, privet, hawthorn or holly could improve certain parts of the Conservation Area that have sympathetic boundary treatments such as some of the High Street frontages between the river and Chapel Gardens.

4.2.4 Hard Landscape Features

There is a variety of hard landscape details which define the character of the village.



Blue lias stone walling along Grange Road

Vernacular walling materials are red brick and stone. There are fine examples of old walling throughout the village, some with well-preserved unusual stone or brick copings. Other traditional forms of enclosure to gardens are low Victorian cast-iron railings and timber picket fencing. There remain many period gates in the village.



Lighting fixture on The Bulls Head public house

Some of the old lighting fixtures have been retained and these enhance the old parts of the village.

Unfortunately most of the traditional surfacing material has been lost and replaced with tarmac or concrete slabs and even these are of poor and patchy quality in many areas. Some old blue brick pathways survive, for example in gardens of High Street and around the Bell Court Auction Room. There are fragments of very old stone flags around the Church Hall on Church Street. Occasionally gravel has been used to good effect as a surface to driveways or footpaths, where it relieves the monotony of tarmac and concrete.

4.2.5 Artifacts of interest

- Bidford Bridge, Honeybourne Road, (Listed Building Ref No. 9/54, Scheduled Ancient Monument County No. 27).
- K6 Telephone Kiosk, adj. 50 High Street. 1935 design, cast iron, red, crowns on top panels not perforated. Long horizontal glazing in door and sides. (Ref No. 95).
- The stone war memorial (Ref No. 94).
- The lych gate, Church of St. Laurence (Ref No. 1).
- Police Coat of Arms in blank central 1st floor window of 1 High Street, Police Office (Ref No. 139).



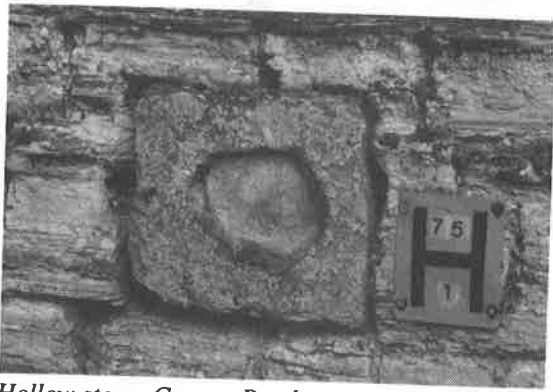
Police Coat of Arms



Wheelwrights template

- Cast iron wheelwrights template on the driveway of the Old Forge, Icknield Street.

- The old water pump in the cottage garden of 11 Grange Road.



Hollow stone, Grange Road

- The hollow stone set in the wall, Grange Road.

4.2.6 Wildlife Habitat

Several areas provide good wildlife habitat:

- The meadows on the south bank of the river.



Good wildlife habitat on the river banks

- The uncultivated banks of the river.
- The pond, with its surrounding tree cover, in the field to the east of Icknield Close.

4.3 Spaces and Landscape of Quality

The quality of the landscape within the Conservation Area is dependent on several factors which include the following:

- The retention of the traditional spaces of the village, for example the meadows and fields on the south bank of the river, and the former market place, High Street.
- The pleasing appearance of well kept gardens which front onto the lanes and roads. Particularly valuable are those having a 'cottage garden' or period style of planting.

- Trees and hedges within gardens that screen unsightly views or break up building masses.



Iron ornamental railings/boot-scraper contributing to the character of High Street

- The retention of old brick and stone boundary walls, iron ornamental railings, picket fences, patches of original paving materials, stone steps, boot-scrappers, the old street lighting, hanging shop signs - these all contribute to a unique character.
- The retention of some of the larger gardens within the village centre - with their fine old trees and mature shrubs, they greatly improve the landscape by breaking up the building masses.



Unspoilt river frontages

- The banks of the river - particularly attractive where traditional detailing has been adopted, such as at Riverside House, off High Street and Blythe House, Grange Road. River banks can be spoilt by insensitive landscape treatments such as at Beavers Restaurant, The Frog and Bullrush and The White Lion public houses, and Fraser House, off High Street.

5

The Future of the Conservation Area

i) Tower Hill

The former Conservation Area included a plot of land formerly occupied by 34, 36 and 38 Tower Hill. These properties have now been demolished, and the new development adds little to the environmental quality of this area or the approaches. This area is therefore excluded from the Conservation Area.



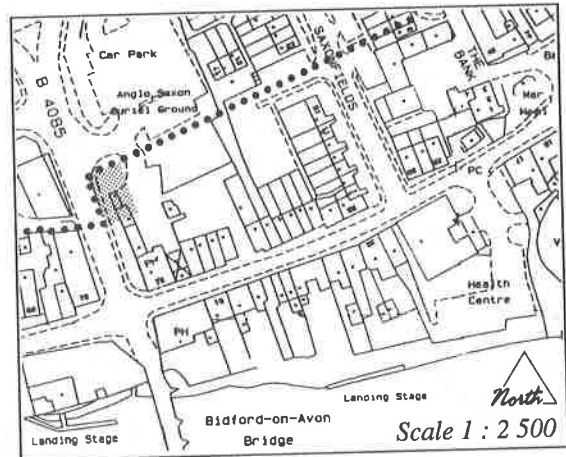
Rear of The Anglo Saxon public house

Bidford-on-Avon's Conservation Area is well established and clearly defined. The need and scope for alteration was limited. Therefore only modest revisions to the boundary were necessary in order to ensure that the qualities outlined could be maintained and, where possible, enhanced.

5.1 Amended Conservation Area Boundary

The Conservation Area boundary has been amended in the following areas:

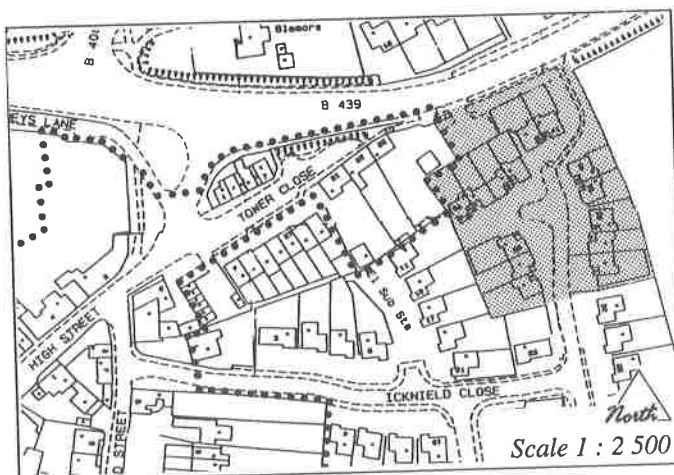
- Tower Hill
- Anglo-Saxon outbuildings



ii) The Anglo Saxon Outbuildings

The former Conservation Area excluded some of the outbuildings to the rear of The Anglo Saxon public house. In view of their importance to the northern approach to the Conservation Area, and for the sake of clarity, this small additional area is included within the Conservation Area boundary.

Elsewhere the Conservation Area boundary defines the curtilages of all the buildings and spaces which make a contribution to the quality of the area. As well as being partly included within the Conservation Area, the open space south of the river is marked as an area of restraint in the Stratford-on-Avon Local Plan.



5.2 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 *Policies* leaflet - *inside back pocket*) under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (Sections 69 to 78).

5.3 Safeguarding Environmental Quality

In general Bidford-on-Avon has survived some fairly major alterations to its infrastructure. Although these have been slightly detrimental in parts, they have meant that the heavy through-traffic has been removed from the key areas of the village, and therefore the best buildings and spaces have been saved and improved.

It is hoped that the continuing Conservation Area will help to promote improvements where necessary. It is essential that any new developments respect the vernacular qualities of the area as a whole.

5.4 Recommendations for Improvement

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

1. Overhead wires

Removal of overhead wires generally.

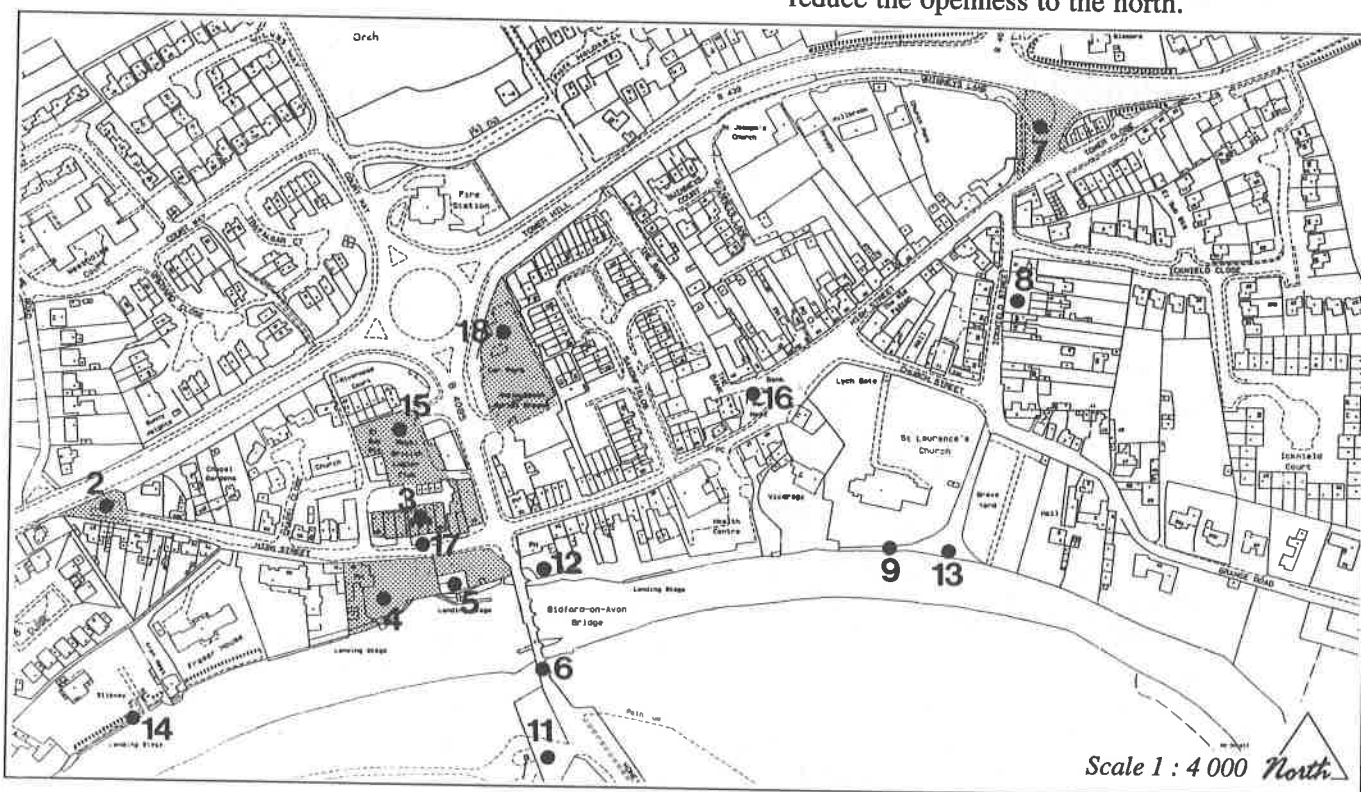
2. High Street - the turning head at the west end, and the pedestrian link to Salford Road

These are rather barren and suffer from traffic noise and fumes. Significant improvements could be made to this area. For example:



Turning head at the western end of High Street

- more substantial landscape treatment, including trees and walls,
- improvements to the surfacing materials to reduce the 'sea of tarmac' effect,
- redevelopment of the single-storey garage building to create a greater sense of enclosure and reduce traffic impact, and
- re-arrangement of the turning head to reduce the openness to the north.



3. **High Street - between 90/92 High Street and The Anglo Saxon Public House**



Shop frontages on the north side of High Street

On the north side of the High Street in this area is a mixture of shops and flats which, although they enclose the street, are disappointing, especially in view of their important location. Some of the buildings are run down and the forecourts are of fairly poor quality. There are also some unfortunate shop frontages. Improvements to the buildings themselves and the pavement/forecourt details would greatly enhance this section and would probably help to attract increased trade.

The blank side-wall (on the B4085) of Noakes and Crofts shop would benefit greatly from some form of soft landscaping.

4. **The Frog and Bullrush Public House and Beavers Restaurant car parks**



Frog and Bullrush public house

These, although necessary, are very bleak, with an odd boundary wall, ubiquitous tarmac and no enjoyment of their riverside setting. There is scope here to improve the amenity of the village greatly. For example:

- a) tree planting would reduce the open wind-swept feel,
- b) landscaping, surfacing and boundary wall improvements which could have great amenity value,

- c) improved access to the river, perhaps with a short section of river bank walk,
- d) general landscaping improvements to the river bank.

5. **Beavers Restaurant**



Beavers Restaurant, High Street

Set at the edge of the river, this is a key building to the approach from the south over the bridge. Very much altered, it is rather disappointing and would benefit from general upgrading.

6. **Bidford Bridge**

The area at the south end of the bridge is rather untidy and detracts somewhat from the bridge's setting. General landscaping improvements would enhance this area greatly.

7. **High Street - east end, Tower Close**



Junction of High Street with Tower Close towards B439 east

This suffers similar problems to the west end of the High Street, but in view of the road junction major improvements would be difficult to implement. Additional tree planting between Tower Close and the B439 would help to improve this area.

8. **Icknield Street**

The area in front of Coronation Terrace would benefit from landscaping improvements.

9. **Churchyard wall and bank**

Continuing repairs to the riverside wall of the churchyard and replanting the adjacent bank with native species.

10. Landscaping northern riverbank

A landscaping facelift to the northern bank of the river where insensitive riverside treatments spoil the visual amenity.

11. Entrance to Riverside Park



Landscape improvements are required around the entrance to the riverside park.

12. White Lion Hotel



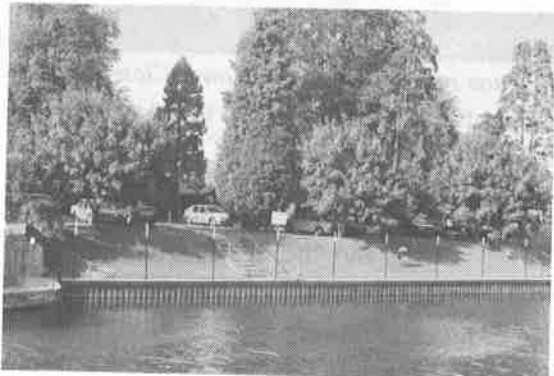
Rear of the White Lion Hotel viewed from Bidford Bridge

Sensitive landscape improvements are required to the river side of the White Lion Hotel.

13. Banks of Icknield Street leading to the old ford

Replanting with native species of the banks in the lane (Icknield Street) leading to the old ford.

14. Riverside at Bidford Boats



Further planting to screen the cars parked on the riverside at Bidford Boats.

15. British Legion Club and Crawford Memorial Hall car parks

Landscaping, particularly tree planting, of the British Legion Club car park and the Crawford Memorial Hall.

16. High Street/War Memorial area

Surfacing improvements along the High Street and around the War Memorial.

17. Row of shops opposite The Frog and Bullrush public house

Surfacing, street furniture, and landscaping improvements to the shops opposite the Frog and Bullrush Public House.

18. New car park next to The Anglo Saxon public house

Screen planting around the new car park next to The Anglo Saxon public house.

19. Replacement of modern street furniture

The replacement of modern street furniture (bollards, signs, planters, seats and litter bins) with those of a more traditional style.

20. River Banks

Tree planting, especially willows and alders, along the river banks, particularly near the allotments.

Note: Tree and shrub planting in certain locations may require approval by the National Rivers Authority and Warwickshire County Archaeologist.

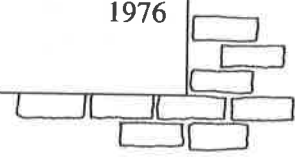
5.5 Conclusion

Bidford-on-Avon is a village of distinct character. Although altered in parts, much of quality remains.

Implementation of some of the suggested improvements, continued appropriate care and maintenance of buildings and landscape together with considered use of the development control machinery should be sufficient to maintain the character and environmental quality of the Conservation Area for years to come.

References

<i>Ordnance Survey</i>	1885 survey 1904 revision
<i>The Victoria History of the County of Warwick</i>	Vol. V (OUP 1945)
<i>The History, Topography and Directory of Warwickshire</i>	W.M. West 1830
<i>Warwickshire</i>	Faber & Faber 1979
<i>Warwickshire Villages</i>	Robert Hale 1976
Lyndon F. Cave	



Appendix A
 Schedule of Buildings of Special
 Architectural or Historic Interest and
 of *group value* within the
 Conservation Area

Rear wholly of exposed timber framing.
 Interior altered: straight flight staircase. Some
 exposed timber framing, with small amount of
 wattle infill surviving in the attic.
 (*Victoria Country History of Warwickshire Vol
 III p.54; Buildings of England: Warwickshire,
 pp. 92-93*).



Listed Buildings

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

Church Street

Old Falcon Inn (photo above and page 7)
Church Street

(Listed Building Ref No. 10/29 - Grade II*)
 List description : Former Inn. Mid and late C16. Lias in alternating wide and narrow courses, limestone dressings. Continuous stone drip-mould above 1st floor. Timber framing with lath and plaster infill to one gable and rear. Tile roof; large stone chimney stacks with renewed brick shafts. L-plan.

High Street frontage: 2-storey mid C16 four-window range has timber framed cross gable with leaded casement. Stone mullioned windows throughout. Late C20 French window on ground floor.

Church Street frontage: 2-window range and late C16 three storey and attic 2 window range with 2 symmetrical gables. Door has 4-centred arch, moulded architrave and hood mould. 1st floor has two 4-light windows with transom. 3-light windows on 2nd floor, 2-light in gables. Wood and lead gutters.



Church of St. Laurence

Church Street (photo pages 16, 19 and 33)
(Listed Building Ref No. 10/30 - Grade II)

List description : Parish Church. c.1250. Nave and aisles rebuilt by Joseph Lattimore; restored 1886-7. North vestry 1914. Coursed limestone chancel and tower, lias ashlar nave and aisles cement parapets. Chancel and vestry roofs of tile, nave and aisles of slate. Aisled nave, chancel and west tower, north porch and south-west and north-east vestries. Chancel has moulded plinth to east wall and angle buttresses. Trefoiled lancets throughout: 3 to the south, 2 to the north. Late C19 east window of 3 stepped lancets and foils, with detached shafts inside. Aisles have limestone plinths, and buttresses, and 4 straight-headed windows of 3 arched lights. North porch has double-leaf round-arched door

with hood mould. Tower in 2 stages: lower stage with heavily battered plinth and massive south-east buttress. Renewed round-headed west window. Second storey south window of 2 very small round-headed lights. Bell stage has single-trefoiled straight-headed openings. Crenellated parapet on moulded cornice.

Interior: Chancel has C19 panelled wagon roof and Early English style chancel arch of 1886. Nave has 3-bay arcades with round piers and arches, and simple king post roof. Nave and aisle walls of whitewashed plaster. 2-centred tower arch, with former roof-line visible above.

Fittings: Reredos of 1865, C19 altar rails and encaustic paving, C19 stained glass.

Monuments: Lady Stepwith 1655, chancel south wall: bust with coat of arms. Several C18 wall monuments in aisles.

(*Buildings of England: Warwickshire*, p. 92., *Victoria Country History of Warwickshire* Vol III p.55).

High Street

2 High Street (photo pages 15)

[Formerly listed as Fosbroke]

(Listed Building Ref No. 10/33 - Grade II)

List description : House, formerly cottages. C17. Timber large framing with stone plinth and brick infill. Tile roof and C20 brick chimneys. Probably 2-unit plan before alterations. 2 storeys, 6-window range. C20 studded plank door, c.1920 metal casements. Door and ground-floor windows have shallow tile hoods with shaped brackets. Interior not inspected. c.1920 wing curving back to right of whitewashed brick with sham timber framing and roughcast to first floor.



4 High Street (photo above, right also photo Fosbroke House above top right)

(Listed Building Ref No. 10/34 - Grade II)

List description : House. Late C18/early C19. Colour-washed brick with moulded plaster cornice. 2 storeys, 3-window range, and lower 2-window range on right. 4-panelled half-glazed door in moulded wood classical doorcase with pilasters and pediment, and dentil cornice. 16-pane sashes, 20-pane in centre; painted stone

flat arches with keystones. Lower range is heightening of single storey wing, and has quoins to ground floor only, projecting beyond upper wall. Cornice of diagonally set headers. One triangular head window to ground floor. Wing to rear.



6 & 8 High Street (photo above, left)
(Listed Building Ref No. 10/35 - Grade II)

List description : Pair of cottages. Mid C19. Red brick, Flemish bond with yellow headers, brick dentil cornice. Slate roof with brick internal stack. Each one unit, double-depth plan. 2 storeys, 2-window range. No.6 has original 4-panelled door, No.8 has flush door. Simple doorcases of pilaster strips with shallow hood on simple brackets. Ground floor has shallow rectangular oriels with glazing bars, No.6 has C20 replacement. On 1st floor No.6 has a 16-pane sash, No.8 a C20 sash. Interior not inspected.

10 High Street (photo page 14)
(Listed Building Ref No. 10/36 - Grade II)

Recently refurbished.

List description : Cottage. C17. Timber frame with brick infill and late C20 stone base to sill height. Tile roof and brick chimney. 2 storeys, 3-window range. C19 plank door and wood casements. Interior not inspected.



16 High Street (photo also page 20)
Avonbury

[Formerly listed as No. 14 High Street, Avonbury House]

(Listed Building Ref No. 10/37 - Grade II)

List description : House, part of a row. C17 wing to rear, early/mid C19 frontage with early

C20 alterations. Front of colourwashed brick with brick corbel cornice. Slate roof and brick ridge chimneys. Wing of exposed timber framing with whitewashed brick infill and cement tile roof. L-plan. 2 storeys, 2-window range. Early C20 door with hood on shaped brackets. C20 leaded light casements, to the front under segmental brick arches. Left section breaks forward and has ground floor bay window with sham framing. Long low rear wing in 2 stages has irregular fenestration. Late C20 alterations and additions to rear.



20 & 22 High Street (photo also page 34)
(Listed Building Ref No. 10/38 - Grade II)
Avonhouse.

List description : House, now offices. C17. Timber frame with brick and rendered infill to rear; front said to be of C19, now roughcast colour washed. C20 tiled roof; chimneys removed. L-plan with gable end to rear. 2 storeys and attic with C19 casement dormer. Central C20 glazed door, shopwindows and casements.

Interior: much exposed framing and plank doors to upper floors.

Single storey timber frame wing and C19 and C20 additions and alterations to rear.



38, 40 & 42 High Street
The Old Cottage (42)
[Formerly listed as Ryecroft and No. 42 High Street] (photo also pages 7, 10, 15 and 37)
(Listed Building Ref No. 10/39 - Grade II)
List description : Row of 3 cottages and shop; Nos. 38 & 40 occupied as single dwelling and

shop (formerly). Mid C17, with wing added c.1835. Coursed lias, with some timber framing and brick to rear. Far-projecting tall wing of brick with white-washed rendered front. Tile roof and brick chimneys. Originally three-unit, extended to L-plan. One storey and attic with 3 dormers; wing of 3 storeys, 1-window range. 3 entrances: No. 40 has a simple hood on brackets; No. 42 has an old plank door. C19 and C20 casements, Nos. 40 and 42 with ground floor oriels. Tudor Gothic wing has gable end to the street, with pierced bargeboards continued around the eaves. Windows with glazing bars and hood moulds. Late C19/early C20 shop front with 2 bay windows.

Interior: No. 38 has winder stairs. No. 40 has exposed ceiling beams throughout, has some exposed framing, a former through passage and open fireplace with C20 grate. Stone flag floors. Late C19 additions to rear. Shop wing is built on to the front.



44 to 48 (even), High Street
[Formerly listed as Lloyds Bank, Nos. 44A and 46 High Street] (photo also pages 10 and 15)
(Listed Building Ref No. 10/40 - Grade II)

List description : House, later cottages, now Lloyds Bank. Mid C16 (V.C.H.), altered and partially rebuilt 1978-9. Coursed lias and limestone ground floor, sham timber framing and render to 1st floor. Tile roof with brick internal chimneys. 2-storey, 1-window cross wings, 1 storey and attic centre with 2 dormers. Centre and wings have C20 plank doors. Some early/mid C19 iron casements. Right hand return wall has close studding with middle rail and rendered infill. Small amount of close studding to rear.

Interior much altered but has several chamfered beams and an open fireplace.

C19 brick wing to rear. Probably originally a hall house. Later C19 alterations to right wing removed left wing entirely rebuilt, and right wing refronted to similar design.

(Victoria Country History of Warwickshire Vol III p.54).

50 High Street, comprising flats 1 to 4 (consecutive) (photo pages 13 and 37)

(Listed Building Ref No. 10/41 - Grade II)
List description : House, now 4 flats. Late C17 with C19 alterations. Lias and limestone in courses of varying widths, C19 brick above 1st floor window level. Tile roof. Stone chimney stack to right end has brick shafts diagonally set; C19 brick internal chimney. L-plan, altered by C19 additions to rear. 2 storeys and attic with cross gable, 2-window range. On left mid-C19 rendered porch has gabled roof with bands of fish scale tiles, and C19 4-panelled door with stone hood mould. Ground floor has stone mullioned windows: 2-light abutting porch and 4-light with renewed king mullion. First floor and attic have C19 casements under brick segmental arches. Left hand return facade has two 3-light mullioned windows and casements above.

Interior: Ground floor rooms on left have stop-chamfered ceiling beams.



13 High Street
The Old Vicarage

(Listed Building Ref No. 10/44 - Grade II)
List description : Vicarage. C17 with wing added c.1870. Roughcast, reputed to be timber framed beneath. Taller wing on left of regular coursed lias with ashlar dressing. Tile gabled roofs, stone and brick lateral and internal stacks. L-plan. Wing mid Victorian Gothic. 2 storeys and attic with one roof dormer to C17 range; 4-window range. Entrance in C19 wing has stone Gothic arch and double leaf half glazed doors. C17 range has two C19 casements to each floor. Wing has plate glass sashes with stone surrounds, paired segmental headed to ground floor, blind trefoil head and lozenge over within round arch to 1st floor, and smaller similar window over door. Half-hipped gable.

To garden: Gable on right with pierced Gothic bargeboards and decorative timber framing, and Gothic stone canted bay. Remainder of roughcast.

Interior: C17 range has moulded and chamfered ceiling beams. Mid C19 dog-leg staircase.



47 High Street (photo above, left)
(Listed Building Ref No. 9/47 - Grade II)

List description : Small semi-detached cottage. C17. Timber frame with whitewashed brick infill. Tile roof, brick chimney to rear. Single storey and attic. C19 4-panelled door and shop window. C19 casements and door in left gable end. Interior not inspected. C19 additions to rear.

49 & 51 High Street (photo above, right)
(Listed Building Ref No. 9/48 - Grade II)

List description : Houses, No. 51 now part of White Lion Hotel. C17 origins, early/mid C19 front. Colour washed brick with slate roof and central brick chimney stack. 2 storeys, 4-window range. On left a C20 door and plate glass window under wide brick segmental arch. 16-pane sashes with brick flat arches. Some exposed framing to rear and ground floor interior of No. 51, not all authentic. Interior to No.51 inspected only.



White Lion Hotel
High Street (photo also pages 13, 23 and 24)
(Listed Building Ref No. 9/49 - Grade II)

List description : Hotel. Said to be of C17 origin, but principally c.1830. Whitewashed brick with banded rusticated stucco ground floor, and string course between first floor sills. Slate roof, with tile to lower and rear wings, and brick chimneys. Central hall plan with C20 staircase. Late Georgian style. 3 storeys, 4 unevenly spaced windows, with 2-storey, 2-window range on left. C20 double-leaf door in

moulded stucco surround with pilaster strips, round arch and fanlight. Ground floor has 12-pane sashes under segmental stucco arches with vousoirs, 1st floor has casements and brick segmental arches, second floor with 6-pane sashes. Curved corner and similar right hand return facade of 3 windows. Lower range has large late C19 casements to ground floor. Low timber frame wing to rear, with some exposed framing inside, but also much sham framing. Interior altered.



The Anglo Saxon Inn
High Street (photo also page 21)
(Listed Building Ref No. 9/42 - Grade II)

List description : Inn. C17 with early C18 front. Timber frame, entirely rendered, front scored imitation ashlar; moulded plaster coved cornice. Tile roof hipped to left, chimneys removed. L-plan. 2-storeys, 3-window range. Low entrance with late C19/early C20 five-panelled door. 16-pane sashes. Door and windows in moulded plaster surrounds with key blocks. Front is partly a screen wall: roof slopes down behind top left corner.

Interior much altered.

90 and 92 High Street
The Rest (90) (photo page 11)
(Listed Building Ref No. 9/43 - Grade II)

Now single building, offices of R. J. Coade & Co. Recently restored to original state with brick front removed to expose timber framing, rear extension, very important building to this section of the High Street.

List description : House, now 2. Late C16 or early C17, with early/mid C19 alterations. Stone ground floor with front wall faced in C19 brick, C20 rendered timber framed upper floor; whitewashed. Tile roof with central stone chimney stack. Two-unit lobby entry plan. 2 storeys, 2-window range. Early C19 flat 6-panelled door and sash windows.

Interior: 2 winder staircases, 1 against chimney stack, another a C19 insertion. Exposed large framing on 1st floor. Very thick ground floor front wall.

Honeybourne Road

Bidford Bridge
Honeybourne Road (photo pages 6 and 9)
(Listed Building Ref No. 9/54 - Grade I)
(Scheduled Ancient Monument - County No. 27)

List description : Bridge over the Avon. Early C15. Coursed lias, limestone and other stones, with some brick patching on east side. 8 arches, with cutwaters on east side only. 2-centred arch at each end, 1 high round arch for passage of boats, other arches 4-centred. 1st, 2nd, 6th and 7th arches from Bidford side original (V.C.H.). Parapet almost wholly renewed. Believed to have been built by the monks of Bordesley Abbey. Repaired 1449, 1545, with stone from Alcester Priory, major repairs 1641 and 1650, arch heightened late C18 when the Avon was made navigable up to Stratford. Scheduled as an Ancient Monument.

(Victoria Country History of Warwickshire Vol III p.54; Transactions of Birmingham Archaeological Society XLII 1916, p.15; Buildings of England : Warwickshire, p.93).

Icknield Street



5 Icknield Street
(Listed Building Ref No. 10/55 - Grade II)
(Now named Old Ford Cottage).

List description : Cottage. C17. Timber frame with whitewashed brick infill. Old tile roof and brick chimney to left corner. 2-unit plan. One storey with attic with dormers, 2-window range. C20 door, C19 iron casements. Door and ground floor windows have mid C19 tile hoods. Right gable end rebuilt in C19 brick. C20 additions to rear. Interior not inspected.

Tower Hill (see also Tower Close)

2 Tower Hill (photo overleaf and page 15)
[Formerly listed as 2 Tower Hill and outbuilding at back of No. 2]
(Listed Building Ref No. 10/69 - Grade II)
Icknield House.

List description : House. c.1835. Red brick with stucco dressings and brick dentil cornice. Slate hipped roof with brick chimneys at the rear. Central staircase plan. Latest Georgian style. 2 storeys and attic storey; 3 x 1 bays. 6-



Tower Close (formerly Tower Hill)



9 & 11 Tower Hill (photo above, left and pages 14 & 37)
Now known as 1 & 3 Tower Close

(Listed Building Ref No. 6/68 - Grade II)
 List description : Cottages. C17. Timber frame with rendered and whitewashed brick infill to first floor; ground floor of coursed lias rubble, probably under-built. C20 tile roof and 2 brick ridge chimneys. 2 storeys, 5 small windows. Late C20 doors and casements. Exposed framing to gable end and rear. Interior not inspected. C20 single storey rear addition.

panelled door has fanlight and panelled intrados, and moulded wood architrave. Contemporary trellis porch. 16-pane sash windows have stucco flat arches with voussoirs and keystones. Narrower central windows, blank on 2nd floor, each have cornice hood on consoles. Interior not inspected. Lower 2-storey, one-window wing to rear. Granary attached to rear, fronting Icknield Street. Early/mid C19. Lias with brick dressings. Brick dentil cornice and tile roof. 2 storeys, 3 openings, with brick segmental arches to each floor. Door on left between floors.

10 & 14 Tower Hill (photo below, left)
Now known as 20 & 22 Tower Close
The Bell End (20)

[formerly listed as Nos. 8, 10, 12 & 14 Tower Hill]
(Listed Building Ref No. 6/71 - Grade II)
 List description : Row of 4 cottages, now 2. Late C18/early C19 front, possibly earlier origins.

4 & 6 Tower Hill (photo below, right)
Now known as 18 Tower Close, Tower Cottage
(Listed Building Ref No. 6/70 - Grade II)



List description : Cottage, formerly two. C17. Timber frame with whitewashed brick infill on stone plinth. Old tile roof, stone central ridge chimney. One storey and attic, 2 windows to ground floor only. C19 four-panelled door, C20 casements. Dormers to rear. Interior not inspected. Later additions to rear.

Regular coursed lias, brick end wall. Old tile roof and brick ridge chimneys. Each originally one-unit plan. 2 storeys, 4-window range. 2 doors, 2 blocked. Late C18/early C19 wood and iron casements; two C20 casements. Doors and windows under segmental arches. Noted as having heavy ceiling beams to upper floor. Interior not inspected.

Significant Non-Listed Buildings with in the Conservation Area

The Bank

Workshop

The Bank

(Ref No. 89)

C20/18, brick workshop incorporating old stone barn, much altered but of some historical interest.

The Bank Square

'Rag, Tag and Bobtail' Shop &

'Flowers by Barbara' Shop

The Bank Square

(Ref No. 90)

C20/19, converted farm building, part of court, one storey, lias and painted render, plain tile roof.



Steven Holloway, Structural Engineer, and P. Roberts, Jeweller

The Bank Square

(Ref No. 91)

C20 conversion of C19 barn, two storey, brick, plain tile roof.

Church Street



The Lych Gate

Church of St. Laurence

Church Street

(Ref No. 1)

Dated 1897, plain tile roof, open timber work with lias stone walls, erected to commemorate sixty years of Victoria's reign.



5 Church Street

(photo above, left)

Church View

(Ref No. 133)

C19, semi-detached dwelling, back of pavement, two storey, painted brick and render, plain tile roof, adjoins Old Falcon.

Church Hall

(photo above, centre)

Church Street

(Ref No. 134)

C19, detached, one storey, lias walls, slate roof. Interesting Gothic windows.

9 Church Street

(photo above, right)

(Ref No. 135)

C19, semi-detached dwelling, set at right angles to road, two storey and attic, brick with stucco voussoirs, original sashes, slate roof, unusually sited.

11 Church Street

Dental Surgery

(Ref No. 136)

C20/19, back of pavement, two storey, painted brick, plain tile roof, original sashes.

Grange Road

1 Grange Road

(Ref No. 24)

C19, dwelling, 'Bed & Breakfast', semi-detached, two storey, lias walls, C20 plain tile roof, ornate plain tiled porch with turned columns, original casements, brick boundary wall and hedge, decorative ironwork to Icknield Street.

The Cottage

(photo page 14)

Grange Road

(Ref No. 23)

C19, detached dwelling, one storey and attic, painted brick, C20 plain tile roof, gabled dormer, low stone boundary wall and hedge to front.

Store

The Graveyard

Grange Road

(Ref No. 2)

C20, single storey, plain tile roof, built off lias stone boundary wall.

3 Grange Road (photo page 18)

Avon Cottage

(Ref No. 3)

C19/18, detached, dwelling, set back, two storey, lias stone, plain tile roof.

5 Grange Road (photo page 14)

(Ref No. 22)

C19, detached, dwelling, back of pavement, at right angles to road, one storey and attic, lias and brick walls, plain tile roof, original casements.

'By-the-Way'

Grange Road

(Ref No. 4)

Detached dwelling, two storey, painted stone walls, plain tile roof, lias stone boundary wall to front

6 Grange Road

Avonbank

(Ref No. 5)

C19/20, dwelling, two storey, brick and stone painted walls, slate roof, stone boundary wall to front

7 Grange Road (photo page 14)

(Ref No. 21)

C19, semi-detached dwelling, two storey, lias stone walls, with brick segmental arches over windows, plain tile roof, original multipane casements.

8 Grange Road (photo page 17)

Blythe Lodge

(Ref No. 6)

C19, dwelling, two storey, lias stone, slate roof, stone boundary wall with stone capping

9 Grange Road (photo page 14)

(Ref No. 20)

As No.7 Grange Road.

15 Grange Road

The Old Cot

(Ref No. 18)

Set back dwelling, timber boarded gable, plain tile roof.

17 Grange Road

(Ref No. 17)

Detached dwelling, two storey, painted brick and render, C20 plain tile roof, original casements.

Un-named dwelling adjoining to west of 25 Grange Road

(Ref No. 15)

C20, semi-detached, painted brick, slate roof, metal windows.



Un-named dwelling adjoining to north of 25 Grange Road

(Ref No. 16)

C20/19, semi-detached dwelling, brick and painted brick, plain tile roof.

25 Grange Road

(Ref No. 14)

C19, dwelling, two storey, lias walls, slate roof. Stone boundary wall and hedge.

Blythe House

Grange Road

(Ref No. 7)

Detached dwelling, various ages, two storey, lias stone walls, tiled and slate roofs, stone boundary wall to front with slate and cement coping.



Springfield

Grange Road

(Ref No. 10)

Turn of the century, detached dwelling, two storey, brick with terracotta detailing, slate roof, rear modern extension.



11 Grange Road

(Ref No. 19)

C18/19, detached dwelling originally two, set back, two storey, lias and painted render, plain tile roof, stone boundary wall.

**Avonside
Grange Road
(Ref No. 8)**

(photo page 14)

Substantial detached dwelling, C20/19, two storey and attics, stone walls with dressed stone quoins, window surrounds, hipped slate roofs, leaded casements, decorative entrance piers and railings.

High Street



**1 High Street
Police Office
(Ref No. 139)**

(photo also page 19)

C19, detached dwelling, brick with stucco voussoirs, plain tile roof, pvc windows, important building to east end of High Street.



**11 High Street
Dickenson Chivers, Estate Agents
(Ref No. 132)**

C19, detached office, back of pavement, two storey, brick, stone window heads and plinth, hipped slate roof, original sashes, important building contributing to High Street.

**12 High Street
Old Beams
(Ref No. 81)**

(photo page 34)

Terraced, dwelling, back of pavement, two storey, painted rendered walls, concrete interlocking tile roof, very much altered.

**14 High Street
(Ref No. 82)**

(photo page 34)

C19, terraced, dwelling, with shop sign, two storey, painted brick, slate roof.

**15 High Street
T.A. Durrant Ltd
(Ref No. 131)**

C19, back of pavement, two storey, painted brick, slate roof, original sashes.



'Sankeys Reynolds, Solicitors'

**High Street
(Ref No. 83)**

C20/19, back of pavement, three storey, render, slate roof, hipped slate roof canopy to ground floor, much altered.

**17 High Street
Bidford Pharmacy
(Ref No. 130)**

Semi-detached, back of pavement, two storey, painted render, large shopfront.

**Falcon Mews
High Street
(Ref No. 84)**

C20, set back, two storey, painted brick, plain tile.



24 High Street *(photo above, centre and page 27)*

**'Avon Racing'
(Ref No. 85)**

C20/19, terraced, back of pavement, three storey, painted ashlar scored render, slate roof, important to High Street enclosure.

**26 High Street
Falcon Cottage
(Ref No. 86)**

(photo above, left)

C20/19, terraced dwelling, back of pavement, two storey, painted render, slate roof, original sash windows.

Bidford-on-Avon Post Office, and 28 (The Bureau) High Street

(Ref No. 87)

C19, terraced, back of pavement, two storey, painted brick, slate roof, important setting.

The Bulls Head Public House

High Street

(Ref No. 88) *(photo pages 7 and 37)*

C19/20, back of pavement, two storey and attic, painted render, slate roof, important setting in High Street.

War Memorial *(photo pages 13, 15 and 27)*

High Street

(Ref No. 94)

Tall Celtic stone cross on battered base, in a square enclosure of posts and railings.



41 High Street *(photo above, centre)*

(Ref No. 124)

Formerly listed.

Cottage. C17. Timber frame, rendered. Tile roof and brick chimneys. 3-unit plan. Single storey and attic with 3 dormers; C20 door with adjacent window; C19 casements; one bay window on right has simple entablature and dentil cornice, roof continuing to right possibly above former door.

43 & 45 High Street

(Ref No. 123)

C20/19, semi-detached dwellings, back of pavement, two storey, painted brick, plain tile roof.

Telephone Kiosk

(photo page 13)

adjacent to 50 High Street

(Ref No. 94A)

K6. 1935 design, cast iron, Painted red overall. Crowns on top panels not perforated. Ventilation by slits under telephone opals. Long horizontal glazing in door and sides.

58 High Street

(Ref No. 96)

Dated 1883, semi-detached dwelling, two storey, rendered, plain tile roof, beehive stone set high in wall.

60 High Street

Victoria House

(Ref No. 97)

C20/19, dwelling back of pavement, pink painted render, plain tile roof, sash windows.

The Village Butcher, 'Fancy's' Pizza & Burger House

(photo page 13)

High Street

(Ref No. 100)

C20/19, back of pavement, two storey, rendered, plain tile roof, very much altered.



33 High Street *(photo above, far left)*

(Ref No. 128)

C19, dwelling back of pavement, two storey, painted brick, plain tile roof.

35 High Street *(photo above, left)*

(Ref No. 127)

As 33 High Street.

Morgans News

(photo above, right)

High Street

(Ref No. 126)

C20/19, back of pavement, painted render, slate roof, pvc windows.

39 High Street

Bryan Turner, Bookseller & Picture Framer
(Ref No. 125) *(lower photo above, far right & Formerly listed. photo above left)*

Shop, part of a row. C17; late C18/early C19 front and additions to rear. 2 storey and attic with one dormer, 2-window range, back of pavement, colour washed brick with tile roof and brick ridge chimneys. L-plan. First floor has C19 casements with gauged brick flat arches, ground floor has two C20 windows and C20 half-glazed door under continuous wood lintel.

**Frog and Bullrush Public House
High Street** (photo page 23)
(Ref No. 121)

C19/20, back of pavement, two storey, painted brick, hipped slate roof, original sashes, inappropriate boundary walling, important building on High Street.

**Bell Court Wines, Bidford Delicatessen and
Bell Court Auction Rooms
High Street**
(Ref No. 119)

C19, back of pavement, two storey, painted brick, plain tile roof. Auction Rooms C19/20, one storey, painted brick, plain tile roof.

69 High Street (photo page 12)
Bell Court
(Ref No. 122)

C19, detached dwelling, two storey, ivy clad, hipped slate roof, important building and landscaping contribution to High Street.

71 High Street
(Ref No. 117)

C20/19, end terrace dwelling, back of pavement, painted brick and stone, slate roof, odd extension to left with mono-pitch roof.

73 High Street
(Ref No. 116)

Turn of the century, semi-detached dwelling, two storey, painted brick, C20 plain tile roof, original casements.

73A & 73B High Street
(Ref No. 116A)

C20 infill between Nos. 73 and 75 High Street.



75 High Street (photo above, left)
(Ref No. 115)
C19, semi-detached dwelling, brick, slate roof, original windows.

77 High Street (lower photo, centre)
The Laurels
(Ref No. 114)

C19, semi-detached dwelling, brick, slate roof, original windows.

79 High Street (photo below, far left & lower
Borris Cottage photo, far right)
(Ref No. 113)

C19, terraced dwelling, two storey, brick, slate roof.



81 High Street (photo above, left)
(Ref No. 112)

C19, terraced dwelling, two storey, brick, slate roof.

83 & 85 High Street (photo above, right)
(Ref No. 111)

C19, terraced dwellings, two storeys, brick, flat arch window heads, slate roof.

87 High Street (photo above, far right)
(Ref No. 110)

C20/19, end terrace dwelling, two storey, painted render, stucco voussoirs, slate roof, brick front boundary wall with bull nose capping.

Bidford Antiques Centre (photo page 12)
94/96 High Street
(Ref No. 103)

C20/19, detached, two storey, painted render, slate roof.

**D.H. Baker, Funeral Director
High Street**

(Ref No. 104) (photo page 12)
C19, detached, two storey, painted render, slate roof.

**Frog Cottage
High Street**

(Ref No. 105)
C19, end terrace dwelling, one storey and attic, painted render, plain tile roof, set back from road, hedge to front boundary.

102 High Street

(photo page 19)

Rose Cottage

(Ref No. 106)

C19, terraced dwelling, set back, one storey and attic, painted brick, plain tile roof.

106 High Street

(photo page 19)

(Ref No. 107)

C19, dwelling, two storey, brick, flat arched window heads to ground floor, plain tile roof, original multipane sashes.

2 Chapel Gardens

High Street

(Ref No. 108)

C19, dwelling, two storey and one storey and attic, painted render, plain tile roof.



108 High Street

The Cottage

(Ref No. 109)

C19, detached dwelling, back of pavement, two storey, painted render, slate roof, original sashes.



Avon Nest

Off High Street

(Ref No. 120)

C20/19, detached dwelling sited at edge of river.

Riverside House

(photo page 18)

Off High Street

(Ref No. 118)

C19, detached dwelling, two storey, lias walls, plain tile roof.

Icknield Street



2 and 4 Icknield Street

Elm Cottage (4)

(Ref No. 138)

C20/19, semi-detached dwellings, back of pavement, two storeys, brick, plain tile roofs.



9 Icknield Street [Coronation Row]

(Ref No. 77)

(photo above, left)

Dated 1902, end terrace, set back from road, two storey, brick, plain tile roof, original sashes, memorial stone laid by Josephine Hill incorporated in front wall. Coronation Row is a terrace of 3 dwellings.

11 Icknield Street [Coronation Row]

(Ref No. 76)

(photo above, centre)

Mid terrace, otherwise as 9 Icknield Street. Coronation Row is a terrace of 3 dwellings.

13 Icknield Street [Coronation Row]

(Ref No. 75)

(photo above, right)

As 9 Icknield Street. Coronation Row is a terrace of 3 dwellings.

19 Icknield Street [Stanley Villas]

(Ref No. 27)

Turn of the century, semi-detached dwelling, two storey, brick, slate roof, original sashes.

21 Icknield Street [Stanley Villas]

(Ref No. 28)

Turn of the century, semi-detached dwelling, two storey, brick, slate roof, modern replacement windows.

**The Forge
Icknield Street
(Ref No. 26)**

C19/20, dwelling including refurbished forge, one and two storey, plain tile roof, brick with stucco voussoirs.

Saxonfields

**Saxon Barn
Saxonfields
(Ref No. 92)**

Dwelling, part of 'Steven Holloway, Structural Engineer, and P. Roberts, Jeweller, The Bank Square' conversion, over-worked garden.



**1, 3, 5, 7, 9, 11 & Barn House
Saxonfields (photo also page 18)
(Ref No. 95)**
Terraced dwellings, two storeys, plain tile roof, brick, appears to be conversion of former farm buildings.

Tower Close



**5 Tower Close (photo above, right)
(Ref No. 79)**

C19, dwelling, two storey, brick with flat arch window heads, plain tile roof, timber door surrounds.

**7 Tower Close (photo above, far right)
(Ref No. 80)**

C19, dwelling, two storey, brick with flat arch window heads, plain tile roof, timber door surrounds.

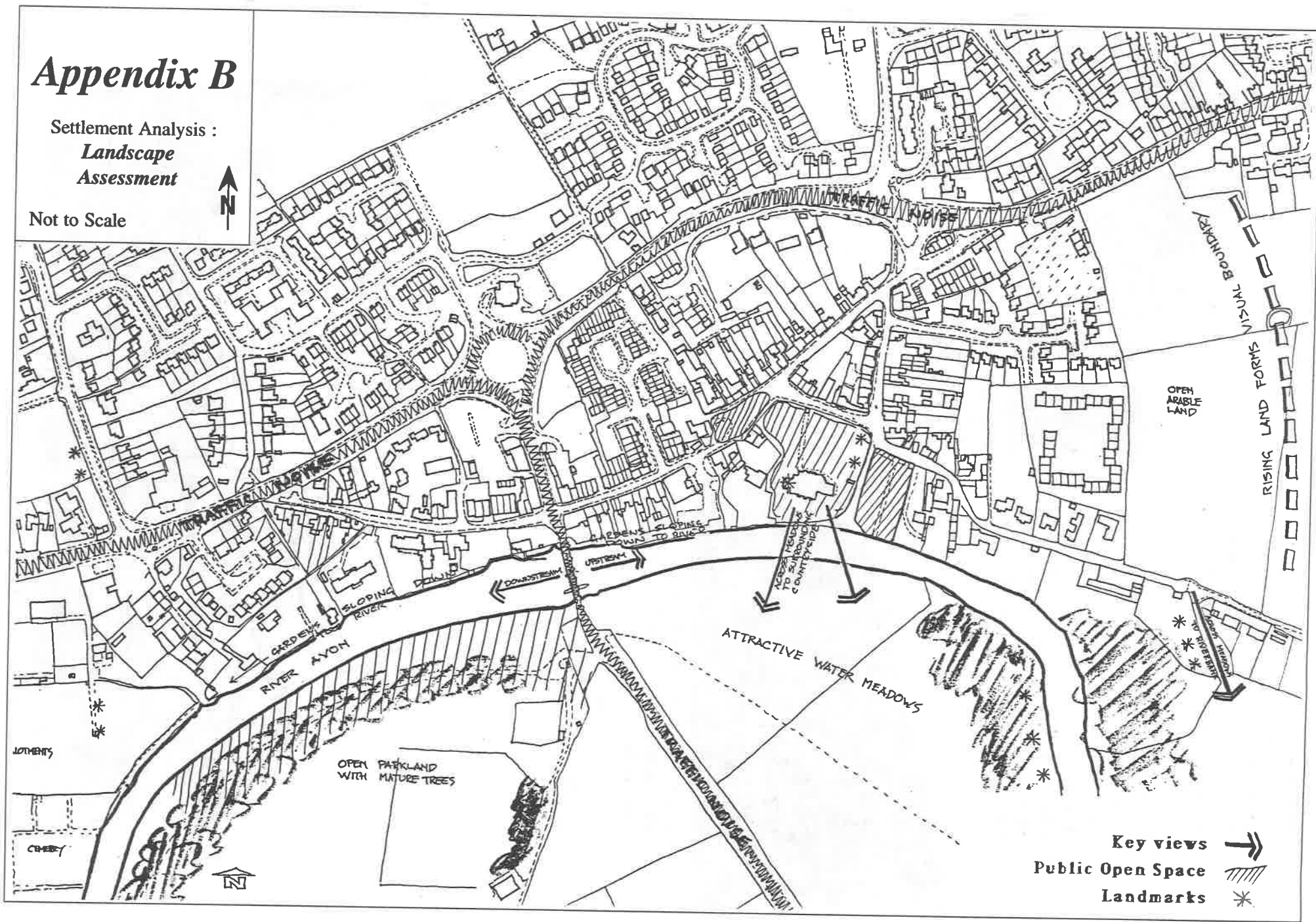


High Street and former Market Place

Appendix B

Settlement Analysis :
*Landscape
Assessment*









Not to Scale



- Key views
- Public Open Space
- Landmarks

Bidford-on-Avon Conservation Area



Important Landscape Features

-  Trees (See *Trees*)
-  Tree Groups (See *Conservation Area Plan References*)
-  Open Space
-  Important Views
-  Hedges
-  Walls
-  Footpaths
-  Prominent Feature (See *Conservation Area Plan References*)

Conservation Area Boundary
 The Conservation Area boundary is that defined on the map on page 5. This plan shows the features mentioned in Chapters 1-5 and *Appendices A* and *B*

Buildings

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

-  Listed Building
-  Significant Building

Scale 1 : 2 000



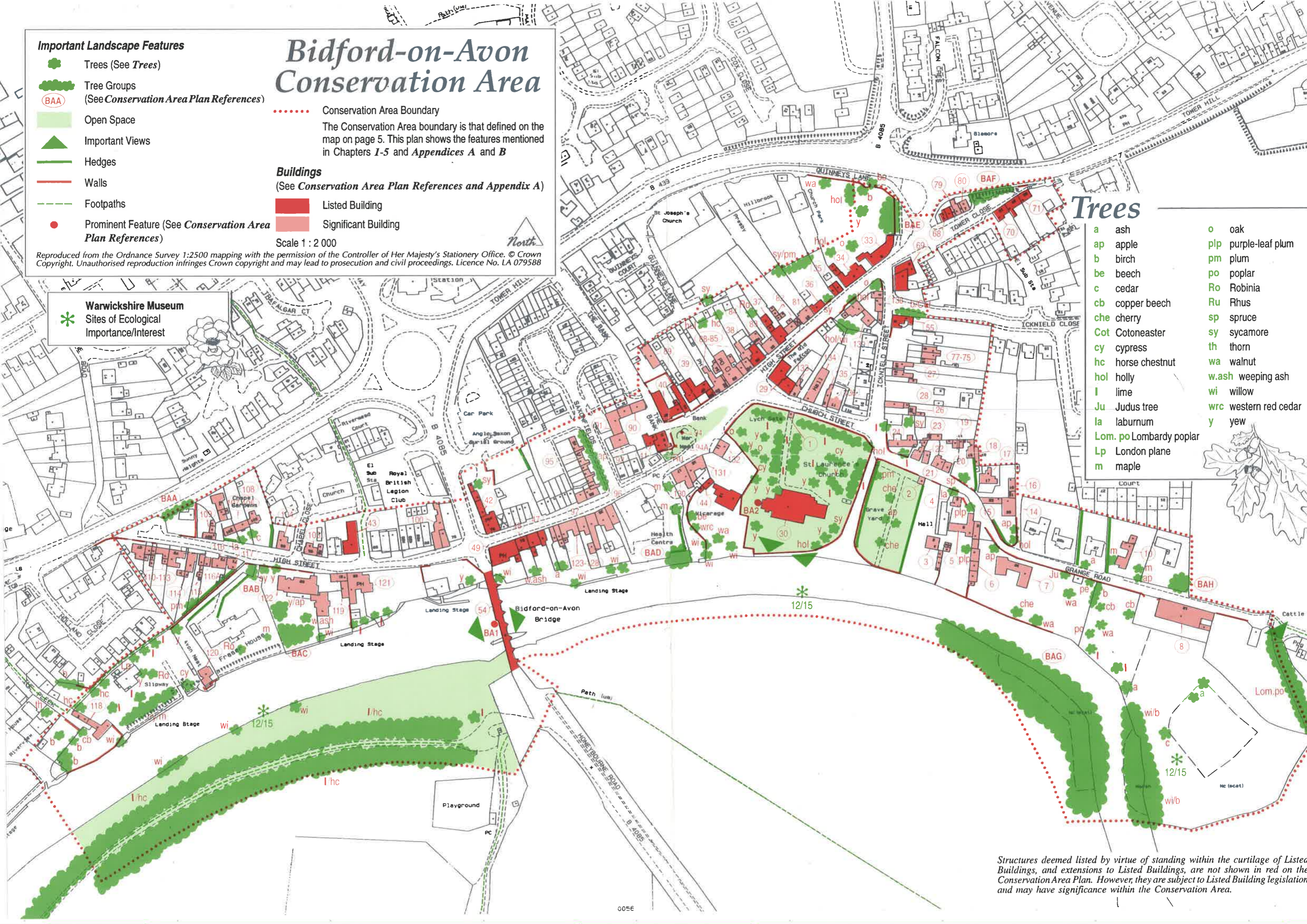
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Warwickshire Museum
 Sites of Ecological Importance/Interest

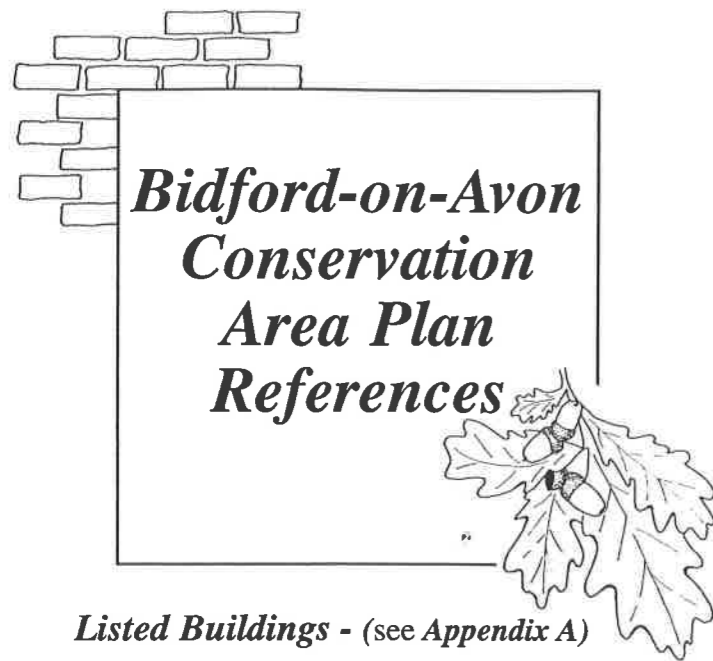


Trees

- | | | | |
|---------|-----------------|-------|-------------------|
| a | ash | o | oak |
| ap | apple | plp | purple-leaf plum |
| b | birch | pm | plum |
| be | beech | po | poplar |
| c | cedar | Ro | Robinia |
| cb | copper beech | Ru | Rhus |
| che | cherry | sp | spruce |
| Cot | Cotoneaster | sy | sycamore |
| cy | cypress | th | thorn |
| hc | horse chestnut | wa | walnut |
| hol | holly | w.ash | weeping ash |
| l | lime | wi | willow |
| Ju | Judus tree | wrc | western red cedar |
| la | laburnum | y | yew |
| Lom. po | Lombardy poplar | | |
| Lp | London plane | | |
| m | maple | | |



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



Listed Buildings - (see Appendix A)

- 29 Old Falcon Inn
Church Street
- 30 Church of St. Laurence
Church Street
- 33 2 High Street
[Formerly listed as Fosbroke]
- 34 4 High Street
Fosbroke House
- 35 6 & 8 High Street
- 36 10 High Street
- 37 16 High Street
Avonbury
[Formerly listed as No. 14 High Street,
Avonbury House]
- 38 20 & 22 High Street (*Avonhouse*)
- 39 38, 40 & 42 High Street
The Old Cottage (42)
[Formerly listed as Ryecroft and
No. 42 High Street]
- 40 44 to 48 (even), High Street
[Formerly listed as Lloyds Bank, Nos. 44A and
46 High Street]
- 41 50 High Street, comprising of flats
1 to 4 (consecutive)
- 42 The Anglo Saxon Inn
High Street
- 43 90 and 92 High Street
The Rest (90)
(*Now offices of R.J. Coade and Co.*)
- 44 The Old Vicarage
High Street
- 47 47 High Street
- 48 49 & 51 High Street
- 49 White Lion Hotel
High Street
- 54 Bidford Bridge
Honeybourne Road
- 55 5 Icknield Street (*Now 'Old Ford Cottage'*)
- 68 9 & 11 Tower Hill
Now known as 1 & 3 Tower Close
- 69 2 Tower Hill (*Icknield House*)
[Formerly listed as 2 Tower Hill and outbuilding
at back of No. 2]

- 70 4 & 6 Tower Hill
Now known as 18 Tower Close
Tower Cottage
- 71 10 & 14 Tower Hill
Now known as 20 & 22 Tower Close
The Bell End (20)
[formerly listed as Nos. 8, 10, 12 & 14 Tower
Hill]

**Significant Non-Listed Buildings within
the Conservation Area - (see Appendix A)**

- 1 The Lych Gate
Church of St. Laurence
Church Street
- 2 Store
The Graveyard
Grange Road
- 3 3 Grange Road
Avon Cottage
- 4 'By-the-Way'
Grange Road
- 5 6 Grange Road
Avonbank
- 6 8 Grange Road
Blythe Lodge
- 7 Blythe House
Grange Road
- 8 Avonside
Grange Road
- 10 Springfield
Grange Road
- 14 25 Grange Road
- 15 Un-named dwelling adjoining to west of
25 Grange Road
- 16 Un-named dwelling adjoining to north of
25 Grange Road
- 17 17 Grange Road
- 18 15 Grange Road
The Old Cot
- 19 11 Grange Road
- 20 9 Grange Road
- 21 7 Grange Road
- 22 5 Grange Road
- 23 The Cottage
Grange Road
- 24 1 Grange Road
- 26 The Forge
Icknield Street
- 27 19 Icknield Street [Stanley Villas]
- 28 21 Icknield Street [Stanley Villas]
- 75 13 Icknield Street [Coronation Row]
- 76 11 Icknield Street [Coronation Row]
- 77 9 Icknield Street [Coronation Row]
- 79 5 Tower Close
- 80 7 Tower Close
- 81 12 High Street
Old Beams
- 82 14 High Street
- 83 'Sankeys Reynolds, Solicitors'
High Street
- 84 Falcon Mews
High Street

- 85 24 High Street
'Avon Racing'
- 86 26 High Street
Falcon Cottage
- 87 Bidford-on-Avon Post Office, and 28
(The Bureau) High Street
- 88 The Bulls Head Public House
High Street
- 89 Workshop
The Bank
- 90 'Rag, Tag and Bobtail' Shop &
'Flowers by Barbara' Shop
The Bank Square
- 91 Steven Holloway, Structural Engineer &
P. Roberts, Jeweller
The Bank Square
- 92 Saxon Barn
Saxonfields
- 94 War Memorial
High Street
- 94A K6 Telephone Kiosk
adjacent to 50 High Street
- 95 1, 3, 5, 7, 9, 11 & Barn House
Saxonfields
- 96 58 High Street
- 97 60 High Street
Victoria House
- 100 The Village Butcher, 'Fancy's' Pizza &
Burger House
High Street
- 103 Bidford Antiques Centre
94/96 High Street
- 104 D.H. Baker, Funeral Director
High Street
- 105 Frog Cottage
High Street
- 106 102 High Street
Rose Cottage
- 107 106 High Street
- 108 2 Chapel Gardens
High Street
- 109 108 High Street
The Cottage
- 110 87 High Street
- 111 83 & 85 High Street
- 112 81 High Street
- 113 79 High Street
Borris Cottage
- 114 77 High Street
The Laurels
- 115 75 High Street
- 116A 73A & 73B High Street
- 116 73 High Street
- 117 71 High Street
- 118 Riverside House
Off High Street
- 119 Bell Court Wines, Bidford Delicatessen,
and Bell Court Auction Rooms
High Street
- 120 Avon Nest
Off High Street
- 121 Frog and Bullrush Public House
High Street

- 122 69 High Street
Bell Court
- 123 43 & 45 High Street
- 124 41 High Street
- 125 39 High Street
Bryan Turner, Bookseller and Picture Framer
- 126 Morgans News
High Street
- 127 35 High Street
- 128 33 High Street
- 130 17 High Street
Bidford Pharmacy
- 131 15 High Street
T.A. Durrant Ltd
- 132 11 High Street
Dickenson Chivers, Estate Agents
- 133 5 Church Street
Church View
- 134 Church Hall
Church Street
- 135 9 Church Street
- 136 11 Church Street
Dental Surgery
- 138 2 and 4 Icknield Street
Elm Cottage (4)
- 139 1 High Street
Police Office

Important Landscape Features

Tree Groups

- BAA**
Group of sycamore, maple, oak, hazel and hawthorn.
- BAB**
Group of yew, sycamore, holly and Scots pine.
- BAC**
Group of cypress, holly and purple-leaf plum.
- BAD**
Group of willow, sycamore, alder and birch.
- BAE**
Group of cypress, copper beech, laburnum, thorn,
holly, sycamore and field maple.
- BAF**
Group of thorn, sycamore and cherry.
- BAG**
Group of willow, poplar, alder and birch.
- BAH**
Group of hemlock, red oak and redwood.

Prominent Features (See Appendix A)

BA1 - Bidford Bridge, Honeybourne Road
Early C15. 8 arches. Believed to have been built by
the monks of Bordesley Abbey. Repaired 1449, 1545,
with stone from Alcester Priory, major repairs 1641
and 1650, arch heightened late C18. Scheduled as an
Ancient Monument.

BA2 - Church of St. Laurence, Church Street
Parish Church. c.1250.

Sites of Ecological Importance/Interest

12/15 Riverside meadows
Records held by the County Biologist, Warwickshire
Museum, Market Place, Warwick. CV34 4SA
Tel : Warwick 412481