



# *Exhall* *Conservation Area*

Stratford-on-Avon District Council

## *Preface*

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

The study was undertaken for and on behalf of

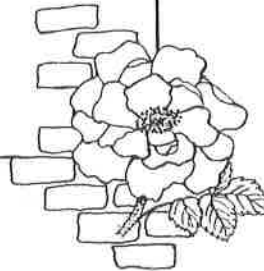
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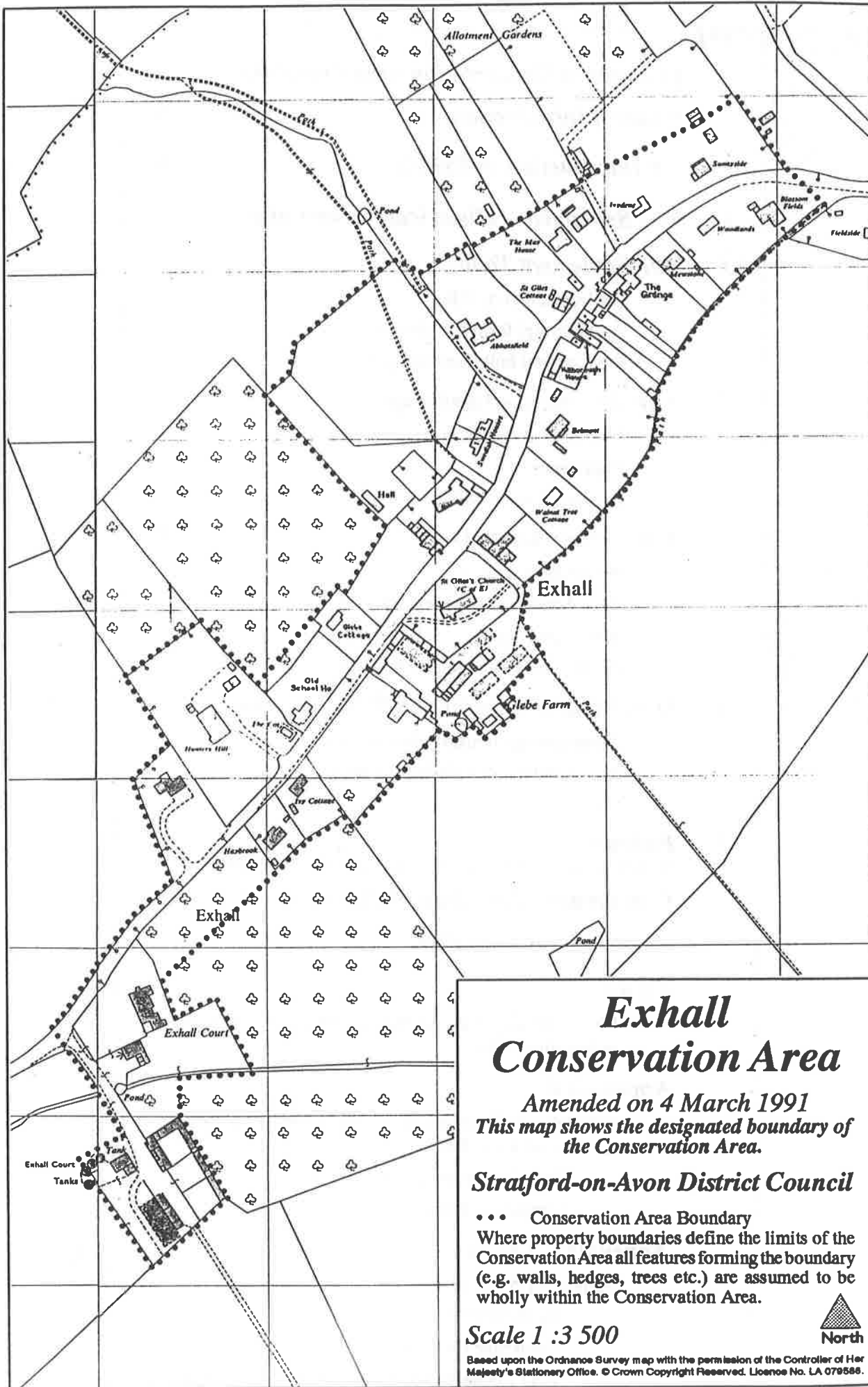
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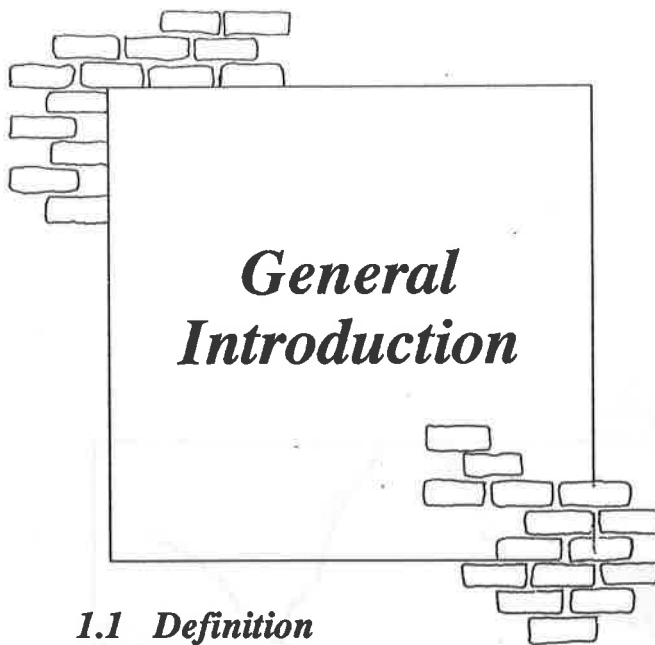
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# ***General Introduction***

## ***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 75), as amended by the Planning and Compensation Act 1991.

## ***1.2 Designation***

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

## ***1.3 Pressures***

If we do not take steps to protect and preserve buildings of value, either in their own right or because of the contribution they make to a

pleasant townscape or village scene, they may well be lost, and once lost, they cannot be replaced. It should, however, be remembered that our heritage is the product of many centuries of evolution and it will continue to evolve. Few buildings exist now in the form in which they were originally conceived. Conservation allows for change as well as preservation and our architectural heritage has to be able to accommodate not only changes of use but also new 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 Further Advice***

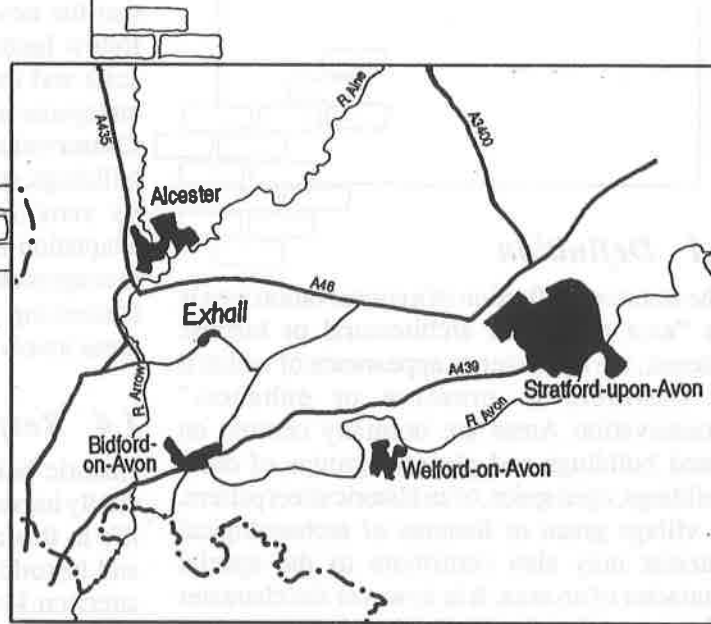
In 1990 Stratford-on-Avon District Council began a complete review of existing and potentially new conservation areas. This report is the result of that exercise.

The report has been approved by the District Council on 4 March 1991 as its formal view on the conservation area. It is divided into 7 sections dealing with historical background; an analysis of the landscape, buildings and setting of the conservation area; development control and enhancement and the policies applied in conservation areas.

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

# 1

## *An Introduction to Exhall*

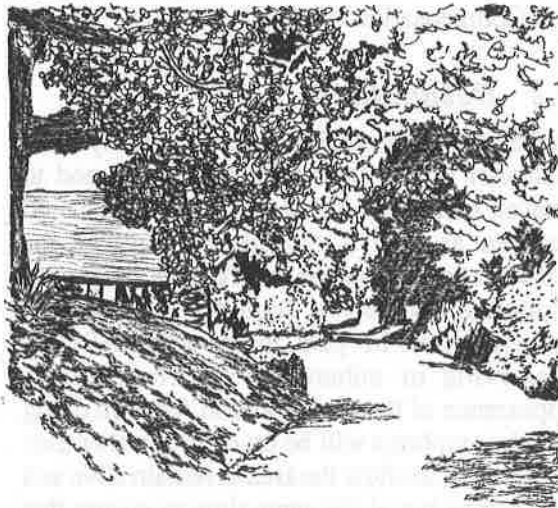


The Parish of Exhall lies across the valley of the Hay Brook, a small tributary of the Arrow. It also contains the hamlet of Little Britain and part of the settlement (and Conservation Area) of Ardens Grafton. The main village consists of about 40 buildings scattered along the Temple Grafton to Wixford road.

Exhall is in a relatively isolated rural location and maintains a quiet 'backwater' character which is now vehemently protected by its residents. The 'gentrification' of old farm workers cottages, the well-kept hedges and verges and the addition of a number of well appointed new houses have inevitably brought the village well into the 20th century.

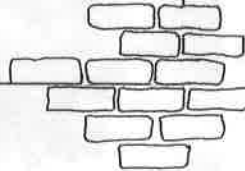
A Conservation Area enclosing most of the village was designated in 1987 and within that area are eight listed buildings, including the Church. There are no Scheduled Ancient Monuments or Tree Preservation Orders within the Conservation Area.

This report includes a recommendation for a small extension to the 1987 Conservation Area boundary which was formally adopted by the District Council on 4 March 1991.



# 2

## *The Settlement - Historical Background*



Exhall is first mentioned in a grant of land to the Abbey of Evesham in AD710 - then called 'Eccleshal'. It was included in the Domesday survey of 1086 and then included in the Barlichway hundred. The Parish Church of St Giles dates from the 12th century and its register exists from about 1500. The Church was much restored and partly rebuilt in 1862 at the cost of the then Rector, but it had a large land holding including the Glebe Farm which was sold in 1909. A new Rectory was built in 1869 - the building now known as Hunter's Hill. Exhall was in the ownership of the Earls of Warwick from 1235 then the manor was variously split between Bidford Manor, Moor Hall Manor and Alcester Abbey in Mediaeval times. From 1540 to 1919 the manor was held with Oversley Manor by the Throckmortons of Coughton although substantial land holdings were retained by local people. In recent times the Bomford family of Exhall Court have been major landlords.

Shakespeare penned the phrase 'Dodging Exhall' due to its relative inaccessibility from the primary roads between Alcester, Bidford and Stratford-upon-Avon.

The Throckmorton Estate map of 1747 and the OS map of 1905, compared to the present day village, show that the road and footpath pattern has changed very little in the last 250 years - and probably much longer than that. The number of buildings along the village street has only increased from about 25 in 1905 to about 37 today.

A newspaper report of 1939 stated that the entire village population worked on the land,

and at that time Exhall was surrounded by orchards and market gardening land use. Very few villagers still work on the land today.

There have never been many 'trading' premises in the village. There was a post office until recently which succeeded a small village shop, and a wheelwright/carpenter at Glebe Farm.

The village 'National' school was opened in 1872 and extended in 1914.



*View east along village street - Old Hall Farm on left circa 1907 (WCRO)*



*View east along village street - Glebe Farm on right - circa 1910 (WCRO)*



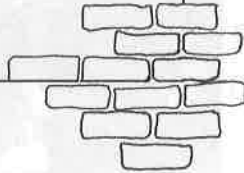
*View east up village street - Old Mill range on right circa 1920 (WCRO)*

The early photographs show that much hedge and tree planting has occurred in recent times. In 1900 the village street was more 'open' although the road was narrower and raised footpaths existed between Ivy Cottage and Old Hall Farm.

To summarise, Exhall has undergone very little change apart from some random infill of new houses and road 'improvements' and overhead wires.

# 3

## *The Settlement - Today*



### **3.1 Environmental Quality**

The buildings of Exhall are well spaced out except for the two groups of buildings around the churchyard and the Old Post Office range. The verges are heavily wooded with hedges and trees. The overall impression then, is one of open rural texture and cottages enclosed by greenery.

The village street is low relative to building each side, which gives it a strong sense of enclosure. It has been widened since the turn of the century but it is still narrow by modern standards. Roadside parking can be a problem. The road is much used as a pedestrian route.

### **3.2 Architectural Form and Character**

Exhall has a mixture of 17th to 19th century rural vernacular cottages. They are small in scale and of timber frame, local stone and brick construction. The predominant characteristics are gable ends, single cottages and short terraces and elevated positions to the road. A number of cottages have access steps up from the road. The modern bungalows are quite different in architectural character but they do maintain the 'open texture' of the village and are kept low to conform with the overall roofscape.

To summarise, the uniformity is not strong; Exhall is largely a group of individual buildings. Exhall Court, the school house, Glebe Farm stables, Old Hall Farm and the Old Post Office range are the most dominant buildings in the Village Street. The Church and Glebe Farm, and Exhall Court Farm are the key building groups in the village from outside views.

### **3.3 Predominant Building Materials**

The underlying rock is blue-lias limestone. There were once a number of quarries along the Ardens Grafton to Binton ridge. It is not a particularly good building stone, but it is adequate for basic walling construction. There are, therefore, no dressed stone decorative elements apparent - except on the Church which utilised sandstone for dressed stone windows etc.



The predominant building material of the 17th century was oak frame and wattle and daub panels. There are ten buildings containing timber frame construction in the village, although most of the wattle and daub has been replaced by painted or rendered brick panels.

The late 18th and 19th centuries were mainly red/orange brick and clay tile construction. The modern houses too, are generally red brick. Roofs are nearly all red/brown or blue clay plain tile 47° to 55° pitch. There are two thatched roofs, remaining. This would have been the primary roofing material in the 16th/17th centuries.

White painted render occurs on the timber framed buildings and several later brick buildings, i.e. 'The Cott' has been completely white rendered.

The blue lias stone occurs mainly as 'plinths' to timber framed cottages and in stone boundary walls, where it is often used 'dry'.

The Church, two farmstead buildings of Glebe Farm and the old blacksmith's shop are the only completely stone-built buildings in the village.



# 4

## *The Settlement - Landscape*



### **4.1 Village in the Landscape**

Exhall is essentially a linear village lying at the foot of rising ground to the North West, and therefore comfortably protected.

To the South East the land falls gently away with wide views to the distant scarp at Ardens Grafton.

Surrounding arable and pasture land adjoins the area boundary, sometimes separated by the remnants of orcharding which serve as valuable buffers between the settlement and the agricultural uses.

There are a few landmarks which stand out in the broad landscape, two being the tall wellingtonia at Exhall Court and the pine at Hunter's Hill, the other being the bell turret on St. Giles's Church.

### **4.2 Boundaries**

#### **South East**

Defined by either fencing or low hedging at the edge of the fields. Buildings are visible on the boundaries, particularly where there is no vegetation cover, such as at Glebe Farm. Where the buildings are low they are less obtrusive.

Very few vegetation dividers exist in the surrounding land, the main one being the tree lined stream near Exhall Court. The boundary is marred by the presence of transmission wires and poles in the open land.

#### **North East**

A short boundary across the road in line with a fenced and hedged path on the south and fencing to 'Sunnyside' on the North.

#### **North West**

Some fencing and roadside planting marks the boundary but, in the main, boundaries are masked by old orchard remains in the flatter areas at the foot of rising ground.

#### **South West**

Generally open fencing across the new barn conversions at Exhall Court.

### **4.3 Landscape in the Village**

There is no identified 'centre' to the village. Its main open spaces are, the road corridor, the churchyard, and the cricket ground. Exhall Court exists rather on a limb but is a good example of well designed surrounds.

The essential character of the village is given by the road, which is almost tunnel-like with high banks, close buildings and good vegetation cover. This corridor, which is used by vehicles and pedestrians alike, has drama in its alternation between openness and enclosure. This is particularly evident near St. Giles's Church, and the sense of anticipation is always strong.

Some newer developments have eroded frontage vegetation, making for a more open feeling, but provided this does not happen to excess, it is acceptable.

Much of the charm of the village is due to the detail of the road frontages, the grass covered banks, the garden walls, and the steps up to the houses. Again, in the case of new developments, these aspects have not always been well considered. Often the use of alien stone as opposed to the traditional lias dry walling has introduced a jarring note.

The Church and churchyard are set some 3 - 4 metres above the road. The churchyard is walled in lias and is secluded. Once found, however, it is a peaceful haven.

The cricket ground lies at the foot of the hills to the North West and has an immediate visual link with the outer landscape. Its visual connection with the village 'street' however, is limited to a narrow gap at the side of the Swedish houses.

It is important that the roadside character is maintained and that the fabric of the vegetation and the detail of the enclosure is maintained to a high and sensitive standard. Any new development should be carefully monitored as to its proposals for external treatment.

# 5

## *The Conservation Area*



### **5.1 Buildings of Quality**

There are eight listed buildings in Exhall and these are concentrated around the Church and the Old Post Office range. These groups correspond to the original primary farmsteads of the village, i.e. Glebe Farm, Old Hall Farm and a farmstead and mill which probably existed at the 'Grange'. Exhall Court is the only other farmstead not included in these groups but this was completely rebuilt in about 1855 on the site of an earlier substantial farmstead.

### **5.2 Spatial and Landscape Quality**

Although the village street has an 'open and closed' texture quality, the village in the landscape has a 'compact' and self contained character with fairly clear boundaries to the open countryside. Only the Exhall Court group slips out of this unit; but it is such an important group to the village, historically, that its integration in the conservation area designation is of great importance.

The landscape form and character in Exhall is almost as important as the buildings in its effect upon the village streetscape. The landscape analysis map identifies a number of

tree and hedge lines, grass verges and open spaces which should be protected and carefully managed to maintain the environmental qualities of the village.

### **5.3 The 1987 Conservation Area Boundary**

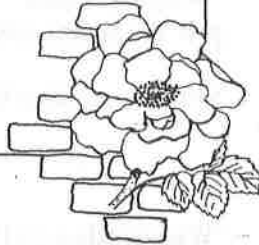
The 1987 Exhall Conservation Area boundary is already established enclosing virtually the whole of the village settlement which, on detailed analysis, is considered to be appropriate and adequate. One slight improvement could be made by moving the boundary to the south-east of the Glebe Farm barn and granary range away from it (to the south-east) enclosing the prefabricated farm buildings. This would create a precedent and opportunity to improve the countryside setting of the farmstead buildings including vegetation cover around the inappropriate replacement of dilapidated pre-war farm buildings.

### **5.4 The Present Conservation Area Boundary**

On 4 March 1991 the District Council formally adopted the recommendations set out in 5.3 above.

# 6

## *Development Control and Enhancement*



Development control and the machinery for schemes of enhancement in Exhall Conservation Area will be as set out in the Stratford-on-Avon District Local Plan (see Chapter 7. *Policies*) under the provisions of the Town and Country Planning Act 1990.

### *6.1 Safeguarding Environmental Quality*

Exhall is generally free of garish signs and notices, and yellow road markings etc. The roads are not kerbed or regularised in carriageway width. Any attempts to do these things would detract from the rural informal ambience. The trees, hedgerows, grass banks and verges add considerably to the character of the village and should be carefully managed and maintained, including footpaths and access steps to individual dwellings and the bridleways and footpaths into the open countryside.

Stone boundary walls in the centre of the village are important and should be maintained. Individual features such as the 'Glacial Stone' near to The Grange and the pre-war telephone box nearby, have strong historical association with the village. The telephone box needs refurbishment. The character and patina of age of pre 19th century buildings has been lost to a degree by enthusiastic refurbishment and redecoration, the introduction of modern windows, plastic rain water gutters and hard smooth pointing and render. This tendency may be positively directed with the publication by

the Local Authority of guidance notes for the care and repair of period buildings in the conservation area, possibly followed up with a 'quinquennial inspection' type of procedure by the Conservation Officer of the Council.

### *6.2 Recommendations for Improvement*

The predominant eyesore in Exhall (as with most villages) is overhead wires. They are more strongly evident at the north-east end of the village and in open land on the South East but, on balance, they are not as dominant as in other villages. Nevertheless, improvements could be made by under-grounding cables. The siting of the supporting poles is probably the most important element, noticeable places should be avoided.

There are groups of poor quality farm buildings to the south of Glebe farm, and to the north-east of 'Sunnyside' which are unsightly but they are not actually visible from the village street. The cricket club house is also in need of some improvement.

The residential conversions of Exhall Court farm buildings are imposing domestic gardens on the open countryside which should be enclosed by hedge and tree planting. The re-introduction of 'orchard' planting around this group might be appropriate.

### *6.3 Conclusions*

The overall impression of the village of Exhall is that it is fine as it is. Appropriate care and management of its buildings and landscape together with the development control machinery is all that is needed to maintain its character and environmental quality for years to come.

The Village Appraisal carried out by the Parish Council during Autumn 1989 highlights litter and car-parking (for Village Hall) as being the main environmental problems. Car-parking should be resolved 'informally'. Kerbs and yellow lines would not be appropriate. Litter is a concern for local management. Litter bins are not appropriate for rural villages and can encourage more litter deposit.

Exhall has a strong and active community and Parish Council, which is the best vehicle for conservation area management, given appropriate guidance from the Local Planning Authority.

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WFW1 - 1988

Nicholas Pevsner

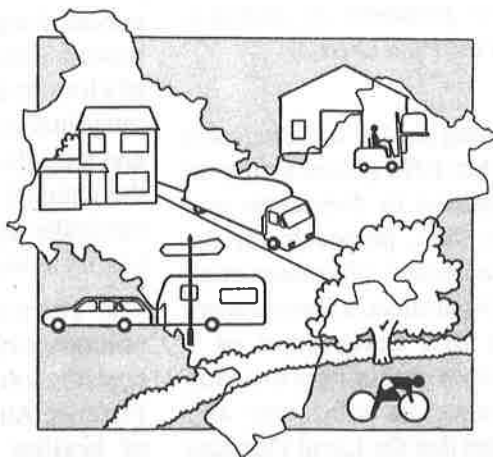
Buildings of England  
'Warwickshire'

Historical Photographs by  
Warwickshire County Records Office



# 7

## *Policies*



Having designated a Conservation Area, any decisions and initiatives must be considered in the context of the relevant policies in the development plan. In this respect it is currently the Draft Stratford-on-Avon District Local Plan (Part 1) which provides guidelines over the control of development within Conservation Areas. The following policies are particularly important:

### ***Policy ENV 24***

*The District Planning Authority will not permit development proposals which are likely to harm the character or appearance of a conservation area. The Authority will, at all times, have particular regard to the desirability of preserving or enhancing such areas and will seek high standards of design which will make a positive contribution to the environment of conservation areas.*

#### **Explanation**

Having been designated on the basis of their need for preservation or enhancement, conservation areas require very careful consideration in the development control process. The legislation does not intend conservation areas to be subject to an embargo on new development but it does require that their preservation or enhancement should be an important factor in the determination of planning applications. The character of conservation areas is often an amalgam of different elements such as the style of building, the extent of open space

or the amount of tree cover. These components can be threatened both by the presence of new development or by schemes which are designed with little understanding of or sympathy for the locality. On the other hand, a development scheme may well be of positive benefit to the area by, for example, upgrading a neglected area or removing an eyesore. The District Planning Authority will take account of these factors when assessing the impact of proposals in conservation areas.

Conservation area studies and parish/village appraisals may play an important part in the assessment of proposals for development in conservation areas and they will help in promoting a greater appreciation of the qualities of those areas which need to be taken into account by architects and designers. They may also be able to focus attention on features which need improvement and play a role in the enhancement process described in relation to ***Policy ENV 25***.

In considering any application in a conservation area, outline planning applications will not contain sufficient detail to enable the District Planning Authority to make an adequate assessment of the proposal. Developers will be expected to provide detailed plans and elevations together with details of materials, texture and landscaping. These will be examined to ensure that the scale, proportions, materials and landscaping proposals will blend with the existing development.

Applicants will be advised, where necessary, on design improvements which will assist in harmonising proposed buildings with their surroundings. Alterations and extensions to existing buildings will only be permitted if in sympathy with the original building.

### **Policy ENV 25**

*The District Planning Authority will support any effective measures to preserve or enhance conservation areas in the Plan area.*

#### **Explanation**

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish, from time to time, proposals for the preservation and enhancement of conservation areas in their districts. Department of Environment Circular 8/87 states that designation of a conservation area is only a preliminary to action to preserve or enhance its character and appearance. It also states that the Local Planning Authority should adopt a positive scheme for each area at an early stage.

The character of conservation areas in the Plan area could benefit from implementation of enhancement schemes involving such work as refurbishment of frontages, under-grounding of cables and the removal of incongruous advertisements and road signs. The location and design of street furniture is also important in this respect.

The means by which such enhancement schemes will be brought forward is primarily through the collective use of a variety of funds operated by Stratford-on-Avon District Council. These enable Parish Councils, individuals and local bodies to make bids for grant aid through the submission of projects for assessment by the District Planning Authority.

Other measures, such as special publicity events, self-help, competitions, etc. may be employed. The involvement of developers in conservation area enhancement could be harnessed through Planning Obligations, a process which is described in more detail in the **IMPLEMENTATION** Chapter. Funding for enhancement projects may also be sought from English Heritage.

### **Policy ENV 26**

*The demolition of buildings and the removal of healthy trees which contribute to the character and attractiveness of conservation areas will not normally be approved. Conservation Area Consent for the demolition of any building within*

*a conservation area will not normally be given unless a detailed scheme for redevelopment or reinstatement of the site has already been granted planning permission or is granted concurrently with the application for conservation area consent.*

#### **Explanation**

A building need not be listed to warrant its preservation. Other buildings of vernacular or period design or which utilise local building materials can contribute much to the character of a locality and so require protection. They may range in size from outhouses to rectories, schools and chapels. These may not be important from the national viewpoint, but they can represent particular aspects of a town or village's social history as well as being attractive in appearance.

The character and attractiveness of many conservation areas also depend on the contribution made by trees and the District Planning Authority will not permit the removal of healthy trees of amenity value within conservation areas.

The District Planning Authority wishes to avoid demolition in conservation areas, giving rise to derelict sites which detract from the character and appearance of the locality. The Authority will need to be satisfied that works to redevelop or reinstate sites of buildings proposed to be demolished will be undertaken as soon as possible after demolition.

### **Policy ENV 27**

*The District Planning Authority will actively pursue the conservation of buildings of Special Architectural or Historic Interest in the Plan area. They will do this mainly by:*

- 1. Having strong regard to the presumption against the demolition of listed buildings.*
- 2. Requiring the most sensitive design and treatment of alterations or extensions to all listed buildings.*
- 3. Taking measures to effect the repair of neglected listed buildings.*
- 4. Assisting the finance of repairs to listed buildings.*

#### **Explanation**

The Local Plan area contains over 3000 buildings included in the statutory lists of buildings of Special Architectural or Historic Interest. The lists include a great variety of buildings and other structures, ranging from large country houses to small milestones. They are not necessarily of great age and recent additions to

the list have included telephone kiosks dating from the 1930s.

The District Planning Authority recognises the value of listed buildings as visible evidence of the past and the contribution they make to the character of the area. These buildings are also part of the national architectural and historic heritage which successive Governments have been anxious to preserve, reflecting general public concern about this issue. The District Planning Authority will endeavour to implement fully the Planning (Listed Buildings and Conservation Areas) Act 1990 which includes many provisions relating to listed buildings, including measures to ensure their preservation. *Policy ENV 24* is an expression of a concern to make a positive contribution to building conservation in the light of Government advice on this subject.

As regards the determination of applications for the demolition of listed buildings, the District Planning Authority will follow the principles contained in Circular 8/87. Demolition will not be permitted unless the Authority is satisfied that every possible effort has been made to continue the present use or to find a suitable environmentally acceptable alternative use for the building. Evidence will need to be provided that the freehold of the building has been offered for sale on the open market.

The District Planning Authority will guard against the danger of over-restoration of listed buildings and prevent the unnecessary destruction of internal and external features of interest. The Authority will expect developers and householders to have regard to the following general principles based on those contained in Appendix V of Circular 8/87:

1. Alterations should utilise similar, preferably reclaimed, materials and matching architectural style. Extensions should be built in sympathetic architectural style and materials, although these need not necessarily exactly match those used on the existing building. It is important to be able to see the form of the original building after a modern extension has been added. (The District Planning Authority's Conservation Architect and the Warwickshire Museum can advise on sources of suitable natural building materials).
2. The symmetry and traditional divisions of elevations must be observed.
3. Historic detailing needs to be preserved.
4. Existing openings should not be widened or heightened out of proportion to an elevation.

5. Windows need to be of appropriate design and to use existing openings.
6. The original shape, pitch, cladding and ornament of roofs need to be retained.
7. Interior features of interest should be respected and left in-situ wherever possible.

The District Planning Authority has power to execute works which are urgently necessary for the preservation of a listed building or an unlisted building in a conservation area (in the latter case, by direction of the Secretary of State). The cost of the works can be recovered from the owner of the building. The District Planning Authority can also serve a 'Repairs Notice' on the owner to specify works necessary for the preservation of the building which, if not carried out after two months, render the building liable to a compulsory purchase order. If an owner has deliberately neglected a building with a view to demolition, then compulsory acquisition can take place with minimum compensation being paid to the former owner.

The great majority of owners of buildings of architectural or historic interest are keen to maintain their properties in good order. The legal measures described above are a last resort, but the District Planning Authority will consider their application if an important building is seriously threatened by neglect.

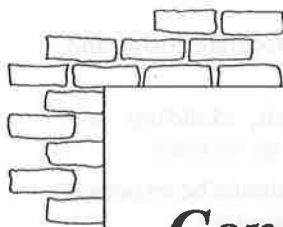
On the positive side, since 1980 the District Planning Authority has grant-aided essential repairs to listed buildings. Grants vary with the importance and situation of the building concerned, with listed buildings in conservation areas having the highest priority. The grants are mainly between 20% and 50% of the cost of the work. The District Planning Authority will continue to operate this scheme as resources permit.

In addition to their contribution to the visual environment, historic buildings are a rich store of historical information. Where alterations to historic buildings are permitted, provision will be made for recording the structure of the building in advance of alteration. Records of many buildings are or will be held by the Warwickshire Museum. Developers may be asked to assist in promoting the educational value of buildings of interest e.g. through the display of historic information.

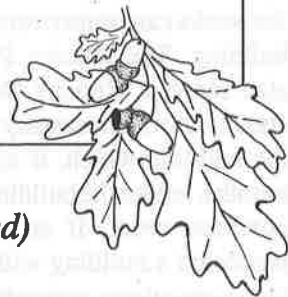
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Attention is also drawn to the Local Plan policies on Satellite Television Dishes in relation to listed buildings (*Policy ENV 28*) and Control of Advertisements (*Policy ENV 29*).

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## ***Conservation Area Plan References***



### ***Buildings (\* Listed) (See Appendix A)***

- 1.\* The Glebe Cottage
- 2.\* Lilac Cottage, Broome Cottage,  
Old Farm Cottage
- 3.\* St. Giles House
- 4.\* Ivy Cottage
- 5.\* Glebe Farm House
- 6.\* Church of St. Giles (C. of E.)
- 7.\* Hillborough House
- 8.\* The Grange
9. Sunnyside
10. Ivydene
11. Acorn Cottage, Long Garden Cottage,  
Jasmin Cottage
12. The Cottage, Old Mill Cottage,  
Post Office Cottage, Arrow Cottage
13. Part of Stone Yard Bungalow
14. Walnut Tree Cottage
15. Grove Farm House
16. Stable range at Glebe Farm
17. Cowhouse at Glebe Farm
18. Wagonshed and Granary, Glebe Farm
19. Main Barn , Glebe Farm
20. Old School House
21. The Cott
22. Hunter's Hill
23. Exhall Court
24. Coach House and Stable
25. Main Barn and Stable range
26. Corn Mill

### ***Landscape (See Appendix B)***

#### **Tree Groups**

##### **Group A**

Tree group of mainly sycamore with purple prunus and thorn, forms a strong 'pinch point' on the village street.

##### **Group B**

Screen tree group of willow, alder, ash and thorn.

#### **Landscape features**

##### **C.**

Village entrance with brick boundary wall to Exhall Court and substantial trees.

##### **D.**

The village street outside Hunter's Hill enclosed by banks and vegetation.

##### **E.**

Insensitive treatment of stone walling. Alien materials should be resisted.

##### **F.**

Village street outside the Craft Centre, the tunnel effect of vegetation and banks.

##### **G.**

Traditional stone walling and steps.

##### **H.**

Village Street at Hillborough House enclosed by buildings and steps.

##### **J.**

The churchyard with lias stone wall.

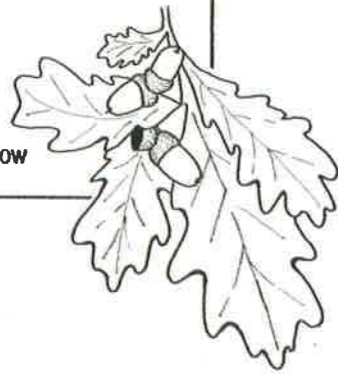
##### **K.**

The "glacial stone" in front of 'The Grange'.



# Trees

- A Ash
- F Fir
- HC Horse Chestnut
- L Lime
- PR Prunus
- R Rowan
- SP Spruce
- WA Walnut
- WE Wellingtonia
- WW Weeping Willow



### Landscape

- Hedges (width denotes stature)
- Fences (close boarded)
- Walls: Stone
- Brick
- Banks
- Roads: Surfaced
- Unsurfaced
- Footpaths: Fenced
- Open field track
- Individual Trees (See *Trees*)
- Woodland Groups
- Grass Areas
- Orchard
- Tree Groups
- Features (See *Conservation Area Plan References*)

## Exhall Conservation Area

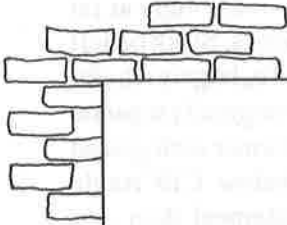
Conservation Area Boundary  
 The Conservation Area boundary is that defined on the map on page 4. This plan shows the features mentioned in Chapters 1 - 6 and Appendices A and B.

### Buildings

- (See Conservation Area Plan References)
- Listed Building
  - Individual Local Interest and Local Group Value
  - Others
  - Main Streetscape Views

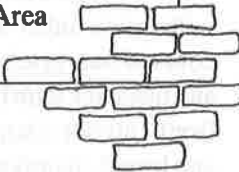
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# Appendix A

Schedule of Buildings of Local Architectural and Historic Interest and of *group value* within the Conservation Area




1. **The Glebe Cottage**  
Main Street  
(Listed Building Ref: 3/84 - Grade II)

2-bay timber-framed cottage of early 17th century construction with bay added to SW and rear wing in early 20th century. Single storey modern entrance porch - good condition.

Listed description: "Cottage. C17. Timber framed with colour-washed brick infill, some rendered; left section colour-washed roughcast with stone quoins. Late C20 tile roof. Massive external lias stack flush with rear wall, with 2 diagonally-set square shafts, probably C19, to left end. Two-unit plan. One storey and attic with 3 dormers. Entrance, probably an alteration, in right end beside stack, has late C20 door and porch in angle. One C19 casement, all others C20. Exposed framing to rear. Interior: Noted as having some exposed framing and open fireplace."



2. **Lilac Cottage, Broome Cottage, Old Farm Cottage**  
Main Street  
(Listed Building Ref: 3/85 - Grade II)

4-bay timber framed house of circa 1700 construction formerly one dwelling known as Old Hall Farm. Very prominent in village street - 1800mm above road level - good blue lias stone boundary walls.

Listed description : "Row of 3 cottages, formerly 4. Timber framed with rendered brick infill. Concrete tile roof with one internal brick chimney and lias external stack with brick shaft to left wall. One and 2 unit cottages. One storey and attic with five C20 dormers and one skylight. Two C20 doors, C20 casements. Big lias external stack with 2 brick shafts to rear. Interior much altered. C20 additions to rear, and single storey C20 addition to right".

3. **St. Giles House**  
Main Street  
(Listed Building Ref: 3/86 - Grade II)

Originally 2-bay cottage of 17th century timber-frame construction - belonged to Church - recorded on Church map of 1747.

Listed description : "Pair of cottages. C17 with mid/late C19 and late C20 alterations and additions. Timber framed with rendered infill on high rendered plinth, and whitewashed brick. Tile roof, rendered external stack to right. Two-unit plan. One storey and attic with three C19 gabled half-dormers. Entrance to St. Giles' House in rear wing. Entrance to adjoining cottage has C19 door and hood. C20 casements to left, C19 to right, under segmental heads on 1st floor. Left gable end rendered, but an old purlin visible. Interior: St. Giles' House has exposed framing to all original external walls, one simple chamfered ceiling beam. Ground floor opened up into single room. Staircase in late C20 addition to rear. Cottage has some exposed framing to exterior of front wall, but is mainly C19".



**4. Ivy Cottage  
Main Street**

**(Listed Building Ref: 6/87 - Grade II)**

Formerly small 1-bay timber framed cottage of 17th century date (although it may have been a larger building originally) doubled in size recently. Used to be known as 'The Tradesman's House' as it was usually occupied by an employee of Exhall Court.

Listed description: "Cottage C17. Much restored and partly rebuilt. Right part timber framed with late C20 brick infill, left half brick only. Late C20 tile roof with central lias stack, patched or added to in brick. Two-unit plan. 2 storeys; 2-window range. Entrance at rear. C20 casements with leaded lights, 4 to ground floor. C20 outshot with catslide roof to rear. Interior: Exposed framing, and section of exposed wattle on 1st floor. Open fireplace with chamfered bressumer".

**5. Glebe Farm House  
Main Street**

**(Listed Building Ref: 3/88- Grade II)**

Farmhouse and rectory dated from 16th century - mentioned in Parish Terrier of 1585. Many alterations and extensions, included a wheelwright's shop and blacksmith's shop at rear, and a separate kitchen and dairy. Sold by the Church in 1909 (rector moved in 1869).

Listed description: "Farmhouse. C17 with C18, early C19 and mid C20 alterations and additions. C18 brick with brick dentil cornice to central section; right section of brick replacing timber framing; small patch of lias in centre. Old tile roof and brick chimneys. T-plan. 2 storeys, and one storey and attic; 3-window range. Entrances on 2 fronts, each with 4 panelled door in simple wood architrave and hood on shaped brackets. Mostly C18 and early C19 leaded light casements throughout. 2-storey centre has door to right and

central window, 4-light to ground, 3-light to 1st floor, with cambered brick arches. Stack on left has 3 diagonally set square shafts, largely rebuilt. Left section, said to have been originally separate cottage, has C18/early C19 dormer with glazed apex, and 3-light window below C19 single storey addition with C20 casement door and stack. Garden/entrance front; early C19 addition to front of C17 building. Brick with brick cornice. Slate roof below concrete tile main roof. Door with flanking tall cross windows under segmental arches. To right 2 mid C20 metal casements, with French casement between. Projecting timber framed wing on left. 2 storey rear: timber framing with brick infill and early C19 brick below, coursed lias, brick and some lateral brick stacks and lias stack with brick shafts visible on entrance front. Interior: Dairy with exposed panel framing and broad chamfered ceiling beam, and stairs to former cheese loft. Kitchen has 2 old board doors with H-hinges and winder stairs. Plain early C19 quarter turn staircase".



**6. Church of St. Giles (C. of E.)  
Main Street**

**(Listed Building Ref: 3/89- Grade II)**

Church set centrally in its churchyard obscured from village street by high blue lias stone wall. Forms complete group with Glebe Farm and outbuildings. Small bellcote and its spire make modest landmark in centre of village.

Listed description: "Church. C12 nave with alterations c. 1320, and C13 nave. Restored and partly rebuilt 1862 by Solomon Hunt, mostly at the expense of the Reverend H.C. Carleton. Lias and limestone with limestone and some sandstone dressings. Chancel of coursed rubble, but east gable and south wall rebuilt in regular courses from height of 4 feet. Nave south wall and western part of north wall irregular coursed, eastern part of north wall rebuilt. Tile roofs with coped gables. Nave and chancel each of 2 bays, not quite in line; south-west porch and bellcote

of 1862. Gothic arched door, and porch with hood mould and low angle buttresses. Blocked Romanesque north door with scalloped capitals; shafts missing. Most windows of 1862. Nave has straight-headed decorated south window of 3 ogee-headed lights, with segmental arch inside, and ballflower decoration. North window with tracery of 2 cusped crosses. 2 west lancets and central buttress with coped top. Bellcote with clock below and lead pyramid roof. Buttresses to north and south walls largely renewed. Chancel has 2-light decorated east window, renewed, with hood moulds continued across wall. To north two C13 lancets, to south one 2-light window and one lancet, inside with rere arches. Diagonal and south buttresses. Interior: simple arch-braced roofs. Chancel: late C19 glass in east window. 2 small brasses: John Walsingham (died 1566) and his wife. Nave: west door to cupboard. Plain tapered cylindrical font on moulded octagonal base.

(V.C.H.: Warwickshire III, p.90; Buildings of England : Warwickshire, p.291)"



**7. Hillborough House  
Main Street**

**(Listed Building Ref: 3/90 - Grade II)**

17th century 2-bay timber framed cottage - with 19th century one bay and single storey outshot extension. Occupied by Mr Harman a village elder of note in early 20th century. Prominent in streetscape and elevated above road.

Listed description : "Cottage. C17, with mid/late C19 addition. Timber framed with plastered infill; addition and one section of framing replaced in whitewashed brick. Mid/late C19 tile roof with bands of fish-scale tiles; brick internal and end stacks. 2-unit plan, extended to 3. One-storey and attic with 2 dormers. Ground floor has 4 windows and fire-window beside internal stack. Entrance in C20 rear addition. C20 casements. Interior: Some exposed framing and open fireplace with chamfered bressumer".



**8. The Grange  
Main Street**

**(Listed Building Ref: 3/91 - Grade II)**

2-bay 17th century timber framed building, formerly two cottages until 1973 - may have been cottage and barn belonging to a monastic holding.

Listed description : "Cottage; formerly two. C17. Timber framed with plastered brick infill. Late C20 tile roof, with lias and brick external stack to right end, and massive lias stack with fire window and brick shaft to left end. Each cottage formerly 2-unit, now opened up. One storey and attic with 4 dormers. Entrance beside right stack has late C20 door and porch. Left entrance now with window inserted, but tile hood remains. Irregular late C20 fenestration. Low projection with late C20 tile roof over well, now open to room behind; access formerly from exterior. Interior: 2 open fireplaces with chamfered bressumers: with bread oven in room on left, partly blocked in room on right. Some exposed framing. Some C19 casements, now inside. Late C20 single storey addition to right and large addition to rear".

**9. Sunnyside  
Main Street**

Detached single dwelling house built in 1920's in red-buff pressed brick and red plain clay tile double pitch roof with gable ends. Two room plan with central entrance hall and staircase. Rear wing later added. Brick end stack chimneys. Vertical sliding sash windows with two vertical glazing bars. Two tiled roof cant bays to front elevation. Obscured by thick tree/hedge line and set about 6 ft. above road, entrance to village.

**10. Ivydene**

**Main Street**

Detached single dwelling house built in 1920's in red/buff pressed brick (basically the same as 'Sunnyside' probably built by same builder) red plain clay tile roof - double pitch with brick end stack chimneys and gable ends. Two-room plan, central entrance hall and stairs, large modern porch, pre-war and modern extensions at rear-part white rendered. Extensive alterations to original, including modern casement windows - very marginal architectural quality - group value with Sunnyside - obscured from road by thick hedge/tree line.

**11. Acorn Cottage, Long Garden Cottage, Jasmin Cottage**

**Main Street**

Late 19th century terrace of three cottages, 2-storey red brick originally, now with applied framing and render panels - painted black and white. Modern timber multipane casement windows. 5-bay plan with rear extensions. Blue plain clay tile double pitched roof with 2 red brick ridge-stacks. One bay extension to one gable end - post-war. Terrace set well back off village street - verge boundary hedge line. Strong massing and enclosure to village street.



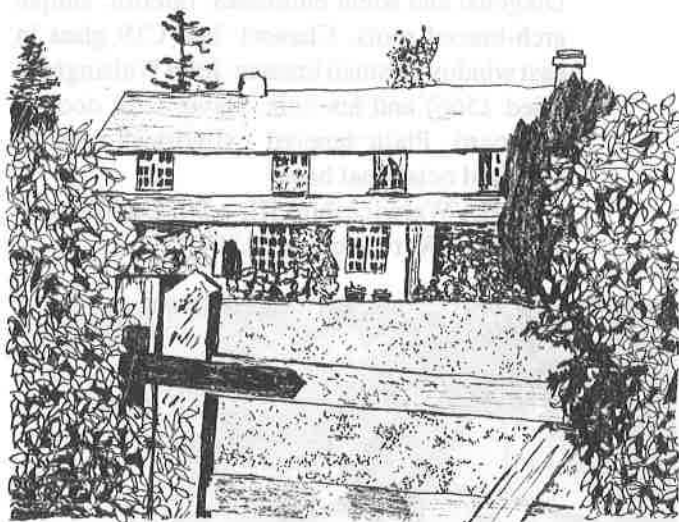
**12. The Cottage, Old Mill Cottage, Post Office Cottage, Arrow Cottage**  
**Main Street**

Long road-side terrace of 1 1/2 and 2-storey mainly 19th century red brick but some 17th century timber framing survives in The Cottage. Blue lias stone plinth may be 17th/18th century. Bake oven projection to Post Office Cottage (was village Post Office until recently) Part once old mill. Old machine clay tile 50° double-pitch roof with 19th century rear wing extension to Post Office Cottage (Arrow Cottage). Multi-pane casements - mostly modern. Very prominent in street - elevated above road level. Provides overshadowing enclosure to village street.

**13. Part of Stone Yard Bungalow**

**Main Street**

Originally village blacksmith shop in corner of Old Hall Farm farmyard. Circa 1800 construction 3-bay stone barn now with rendered upper part and red brick detailing and low pitch roof with modern concrete slate roofing. Prominent in streetscape. Very fine coursed, squared blue lias walling with broad and narrow bands and quoin-blocks - integral with stone boundary walls. Village notice board on S/E gable end.



**14. Walnut Tree Cottage**

**Main Street**

Mid 19th century red brick and tile cottage - possibly earlier - heavily restored - modern extension to SW gable end. Two cottages in 1919 - (inventory of Oversley Manor Estate) 2-storey - middle bay said to have stone built cellar. Modern multi-pane casement windows - faces away from village street onto old stock road to S/E boundary of village. Set back off road in large open land holding.

**15. Grove Farm House**

**Main Street**

Cottage terrace 4 bays - two or three builds - early 17th century - modernised and 19th c. Originally 4 cottages occupied by 'Hunt' family, Church wardens and Elders of village in 19th century. N/W part - oak frame - external walls replaced in red brick 1 storey and attic. 55° double-pitch roof - clay plain tile central brick/stone stack with stone bake oven. Queen-strut truss to gable end, modern casement windows.

S/E part - 19th C. red brick - rendered on blue lias plinth. Gable end to street. Group value to street with Churchyard.



**16. Stable range at Glebe Farm  
Main Street**

Part of Glebe Farmstead dating from 16th century - 17th and 19th century construction. Blue lias rubble walling. Oak frame and weatherboard. Single storey L-plan - 8 bays to road frontage with central mid-strey entrance in farmyard - picturesque 4 bay return on N/E side - open front to farmyard. Now converted to 'holiday-let' chalets. Clay plain roof with central 5 bays of roadside range wheatstraw thatch with decorative cut ridge. Very prominent in streetscape, elevated focal point in lower centre of village.

**17. Cowhouse at Glebe Farm  
Main Street**

Originally cowhouse with hayloft - 18th century weatherboarded timber frame on blue lias stone plinth - walls later rebuilt in brick. 2-bay 1½ storeys now being converted to holiday let dwellings. New wheatstraw thatch on 50° pitch roof. Timber casement windows being inserted. Essential part of Glebe Farmyard enclosure and group value in Churchyard.

**18. Wagonshed and Granary  
Glebe Farm**

4-bay open-sided wagon shed of 18th century construction. Blue lias stone gables and N/W wall 47° double-pitch roof - truss and purlin with old clay tiles. Attic floor granary with external steps to S/W gable end - Important part of Glebe Farm group - poor condition.

**19. Main Barn  
Glebe Farm**

5-bay timber framed and weatherboarded threshing barn with two driftways. Lean-to outshot on N/W side circa 1750 construction. Roof purlins on trusses with tiles or slates covered in bitumen. Very important building in Glebe farm group - poor condition.

**20. Old School House  
Main Street**

Originally village school opened 1872 - extended in 1914 now converted to dwelling. 3-bay with rear wing plan. Single storey - now with attic rooms. Red/buff clay brick. Blue clay plain tile on 50° pitch roof. Modern timber casement windows. Elevated steps up from road. Spoilt by modern windows and rooflights but in scale with village.



**21. The Cott  
Main Street**

This may be a 2-bay timber framed cottage of 17th century date but the external wall framing has been replaced rendered brickwork of mid 19th century construction. It was occupied by the village school teacher between 1872 and 1942. It has a wheatstraw thatch with a considerable eaves overhang which forms a covered 'peristyle' walkway to front and west side. The windows are iron casements in wood frames with 2 glazing bars - One window is a 3-light casement with tudor pointed arch heads. There is a modern single storey extension at the rear done in render and thatch to match.

**22. Hunter's Hill  
Main Street**

Large detached 2-storey neo-classical house built in 1869 as new rectory for church. 2-room front range with two rear 2-storey wings. Red/buff brick construction with rubbed brick flat-arch lintels over double hung sash window - Ground floor windows are double-hung sashes. Cills stone (or rendered brick) with stone band at first floor cill level. Double hipped roof with boarded eaves and concrete tile covering. (Original probably Welsh slate) with lead hip and ridge and decorative brick or stone eaves cornice. Large twin-shaft brick chimneys. Set well back off road in spacious open gardens.



**23. Exhall Court  
Main Street**

Large two-storey 'L' plan manor house built in 1855 on site of earlier manor (manor recorded on this site in 1747). Built by James Bomford and remained in Bomford family until 1976. Red brick flemish bond with buff headers. Painted stone or render quoins and window surrounds. Timber casement windows, decorative vergeboards with finials. Fine 'Gothic' entrance porch.

**24. Coach House and Stable  
Exhall Court**

1½ storey 3-bay brick building. 1855/60 construction, red/orange - buff brick, segmental arch openings splayed brick reveals. Double-pitch gabled roof with central feature gable on N/W side. Eaves overhang and decorative shaped bargeboards. Red/brown clay tile roof. Single-storey open sided wing to S/E side. This building is important to the group with Exhall Court. It is its original coach house and stables.

**25. Main Barn and Stable range  
Exhall Court**

Brick and blue tile barn and stable range to Exhall Court built between 1855 and 1860 with corn mill. A fine group of buildings comprising barn of 4 bays and L-plan open sided stable range of 7 or 8 bays. All now converted to residential use. Original moulded brick arches and eaves/verge cornices retained. Single storey extension added to stable range to enclose stable yard. Very prominent group in landscape from south.

**26. Corn Mill  
Exhall Court**

Purpose built mill of 1860's construction. 2-bay brick building with single bay rear wing. 2-storey plus attic store. Brick segmental arch openings 4 pairs wagon doors on north elevation - openings with bullnose brick reveals and elliptical arches. Blue clay tile double-pitch roof with moulded brick eaves and verge cornice. This building is part of the Exhall Court farm group and is quite dominant in the landscape. It is the first group of buildings in the village from the south-west approach.

**Appendix B**

Schedule of Village and  
Landscape Features Important  
to the Conservation Area

**Tree Groups**

(see Conservation Area Plan)

**Group A**

This group is located on the roadside edge of St Giles's churchyard and on the opposite bank and forms a strong 'pinch point' on the village street. Sycamore is the dominant specie, with purple prunus and thorn. Excessive pruning for highway purposes should be avoided.

**Group B**

The group is only partly forming the Conservation Area boundary, and then proceeds into the country from Exhall Court. It is important and the only major group performing a screening function. Species consist of a mixture of willow, alder, ash and thorn.

**Landscape features**

(See Conservation Area Plan)

**C.**

Exhall Court. An impressive entrance to the village. The Court with its well detailed brick wall and majestic trees has a stable well ordered character.

**D.**

The village street outside Hunter's Hill showing the enclosure gained by banks and vegetation.

**E.**

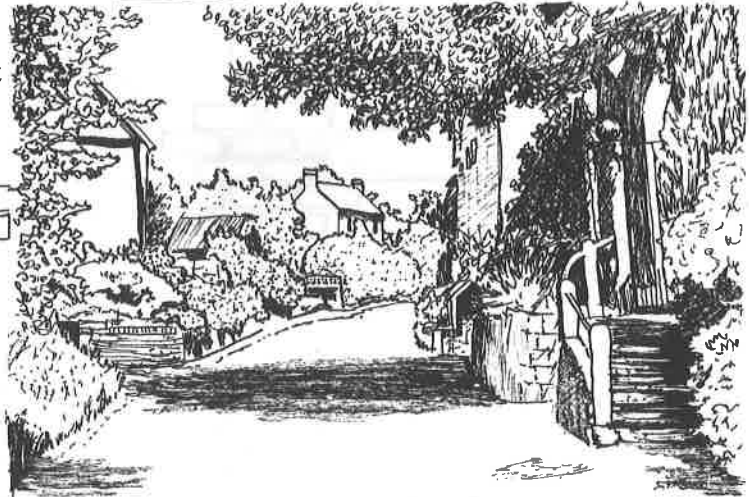
Insensitive treatment of stone walling to renovated cottage. Alien materials should be resisted.

**F.**

Outside the Craft Centre, towards the churchyard showing the tunnel effect of vegetation and banks.

**G.**

Traditional stone walling and steps (listed building). An important feature of the village scene.



**H.**

At Hillborough House showing individual steps and the enclosure given by buildings closing in.



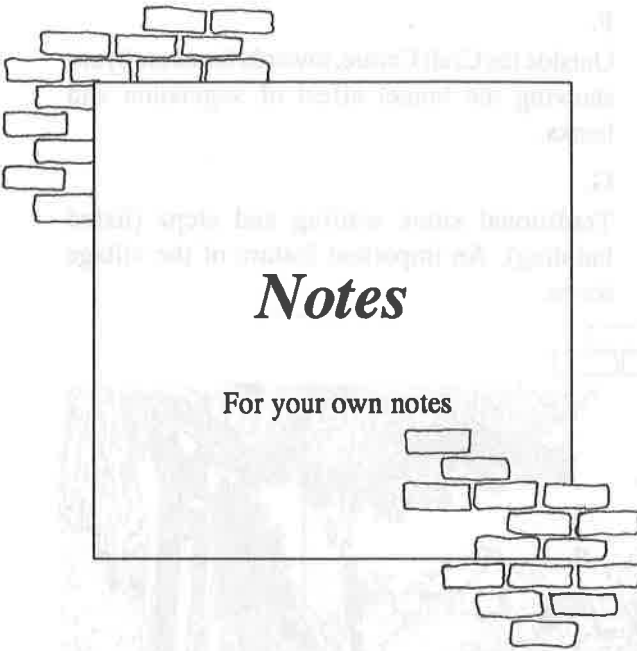
**J.**

The churchyard showing tree group A and the lias stone wall.

**K.**

The "glacial stone" in the verge in front of 'The Grange'.





The group is located on the north side of St. John's churchyard and on the north side of the 'punch bowl' in the village. It is a small, rectangular area with a few trees and a small building.

**Group A**  
 This group is located on the north side of St. John's churchyard and on the north side of the 'punch bowl' in the village. It is a small, rectangular area with a few trees and a small building.

**Group B**  
 The group is a small, rectangular area with a few trees and a small building. It is located on the north side of St. John's churchyard and on the north side of the 'punch bowl' in the village.



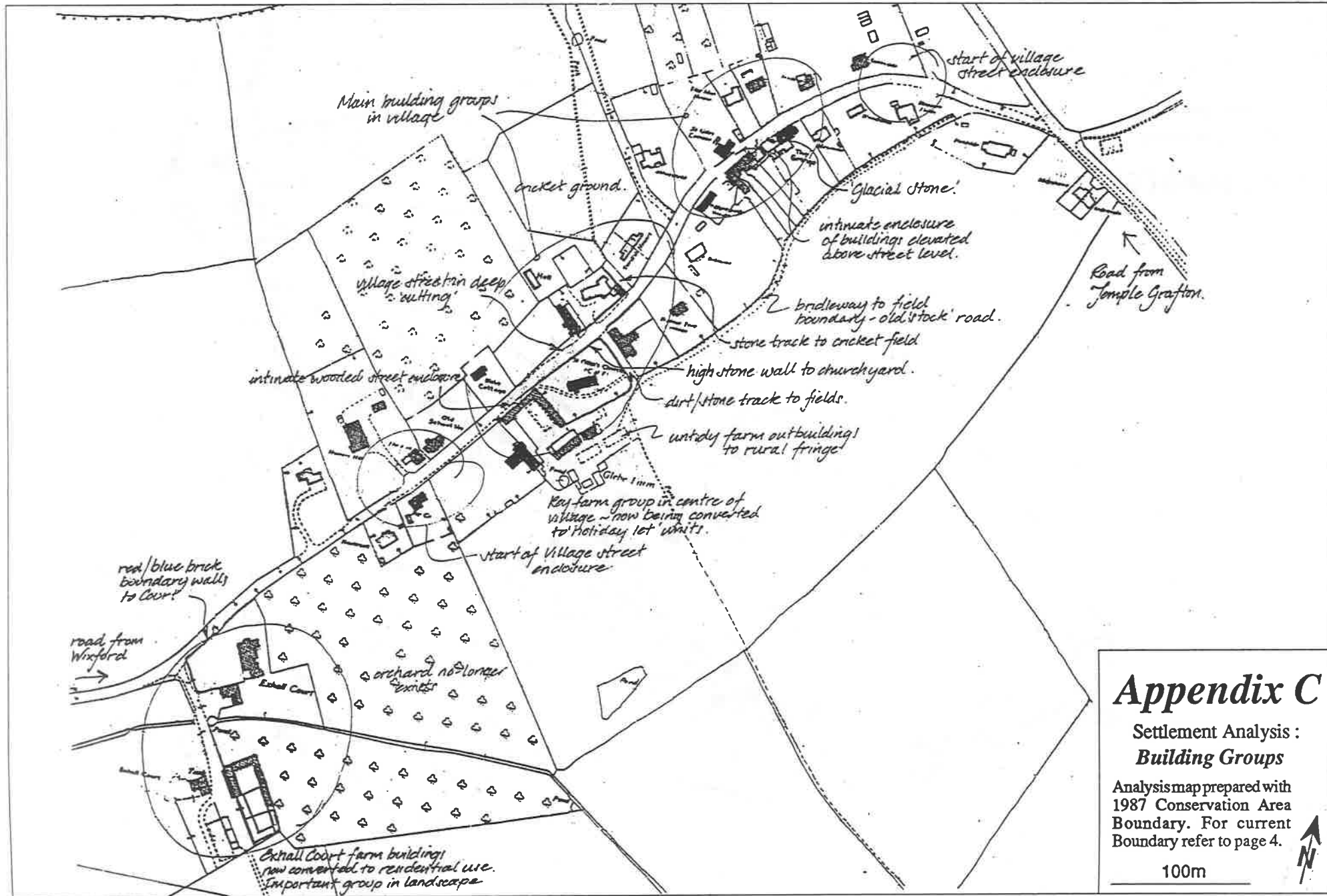
The landscape features a large, dark, rectangular area in the foreground, which is the 'punch bowl'. In the background, there are trees and a small building, possibly a church or a schoolhouse.

**Landscape Features**  
 (See Conversation Area Plan)

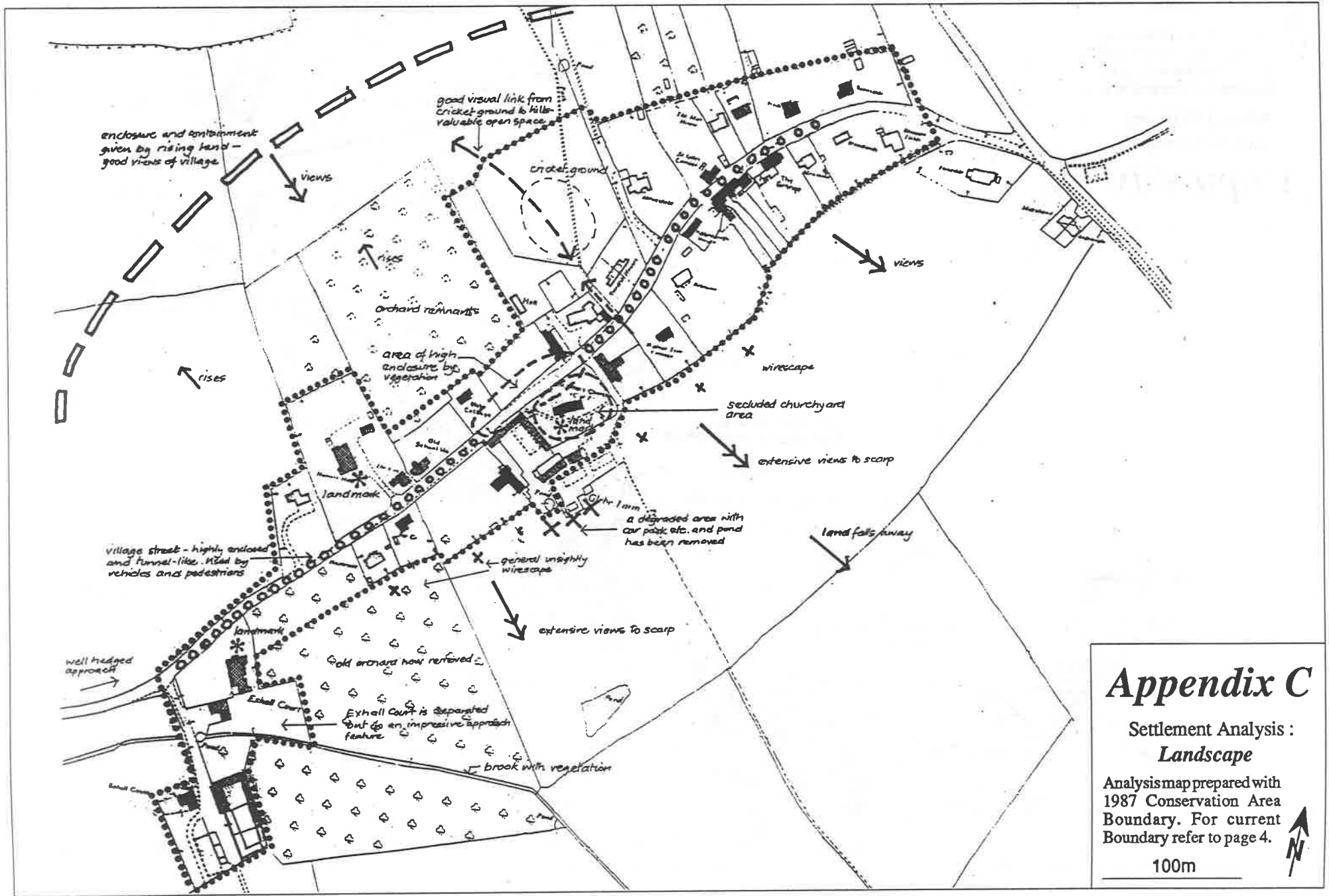
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**Appendix C**  
 Settlement Analysis :  
**Building Groups**  
 Analysis map prepared with  
 1987 Conservation Area  
 Boundary. For current  
 Boundary refer to page 4.  
 100m



**Appendix C**  
 Settlement Analysis :  
 Landscape  
 Analysis map prepared with  
 1987 Conservation Area  
 Boundary. For current  
 Boundary refer to page 4.

