



Lower Shuckburgh

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 Lower Shuckburgh, Warwickshire. It identifies the architectural, historical and environmental qualities of the settlement and gives recommendations for the protection and enhancement of the Conservation Area.

The study was undertaken for and on behalf of

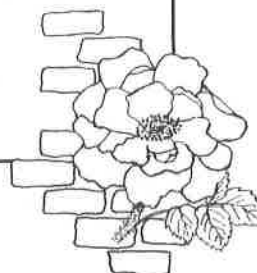
Stratford-on-Avon District Council

by

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in association with

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July 1991

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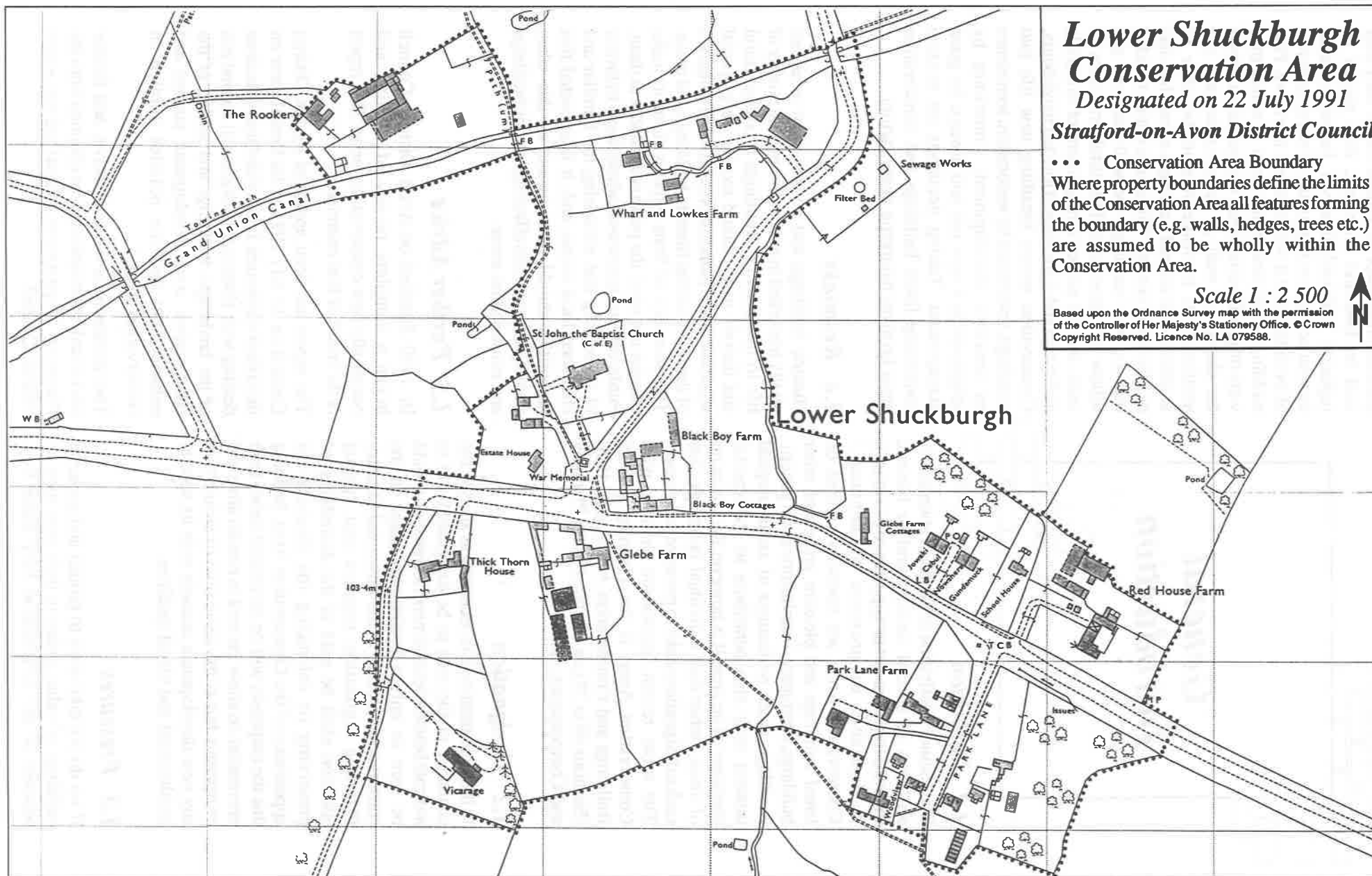
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Contents

	<i>Designated Conservation Area Boundary</i>	5
	<i>General Introduction</i>	6
1	<i>An Introduction to Lower Shuckburgh</i>	7
2	<i>The Settlement - Historical Background</i>	8
3	<i>The Settlement Today</i>	9
	Environmental qualities	
	Architectural form and character	
	Predominant building materials	
4	<i>The Settlement - Landscape</i>	11
	Village in the landscape	
	Boundaries	
	Footpaths	
	Landscape in the village	
5	<i>The Conservation Area</i>	13
	Buildings of quality	
	Spatial and landscape quality	
	Conservation area boundary	
6	<i>Development Control and Enhancement</i>	14
	Safeguarding environmental quality	
	Recommendations for improvement	
	Conclusions	
7	<i>Policies</i>	15
	<i>Conservation Area Plan References</i>	18
	<i>Conservation Area Plan</i> <i>Between pages 18 and 19</i>	
	<i>Appendix A</i>	19
	Listed buildings and other buildings of local architectural or historical value	
	<i>Appendix B</i>	25
	Schedule of village and landscape features important to the Conservation Area	
	Tree Groups of quality and value	
	Landscape features of quality and value	
	<i>Appendix C</i>	27
	Settlement Analysis Maps	
	Building Groups (see page 9 and 10)	
	Landscape (see pages 11 and 12)	



Lower Shuckburgh Conservation Area

Designated on 22 July 1991

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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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

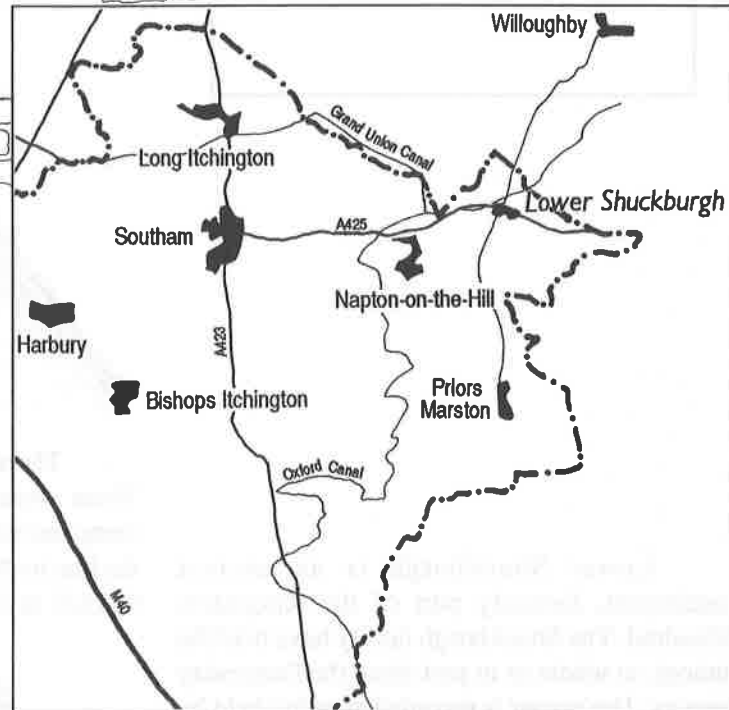
In 1990 Stratford-on-Avon District Council began a complete review of existing and potentially new conservation areas. This report is the result of that exercise.

The report has been approved by the District Council on 22 July 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 Lower Shuckburgh



Lower Shuckburgh is one of two related, but independent parishes - Upper and Lower Shuckburgh which together form the Shuckburgh Hall Estate.

Most of the village is still owned by the Estate and, as such, has been subject to a single autonomous control for centuries. Lower Shuckburgh sits astride the A425, Leamington to Daventry road, at a crossroads with a minor lane from Priors Marston to Willoughby. It is an open, 'spread-out' village comprising seven farmsteads, a Church, fourteen estate houses and a pub and school, both of which have now been converted to private houses. The Grand Union Canal forms a boundary to the settlement to the north-west and the higher ground and woodlands of Shuckburgh Park enclose it to the south-east. Lower Shuckburgh is an ancient settlement although the present buildings are an even mix of 18th and 19th century buildings. There are only two houses of post-1900 date in the village.



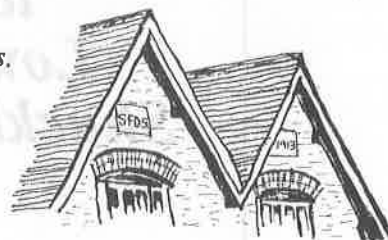
Landscape Feature E

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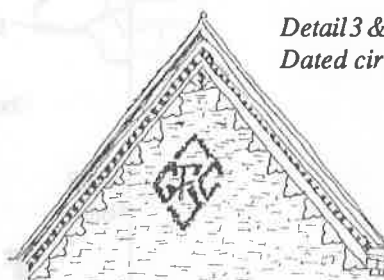
The Settlement - Historical Background

The parishes of Upper and Lower Shuckburgh were inclosed as early as 1517 at an inquisition of the Prioress of Wroxall. The boundary between the two parishes has historically been vague and subject to local dispute. The general inclosure of lands at Lower Shuckburgh took place by Act of Parliament in 1778 for 880 acres.

*Detail 6 & 7 Park Cottages.
Dated 1913.*



*Detail 3 & 4 Park Cottages.
Dated circa 1860.*



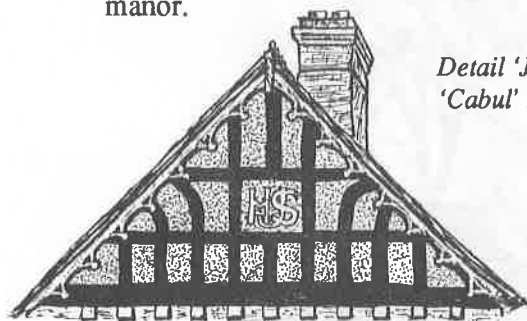
Lower Shuckburgh is an ancient settlement, formerly part of the Knightlow Hundred. The Shuckburgh family have held the manor, in whole or in part since the Domesday survey. The manor is recorded as being held by the Earls of Warwick in 1166 although the Shuckburgh's held various parts of it between 1086 and 1540, at which time Thomas Shuckburgh took possession of the whole of the manor.

The village has always been quite small. There were about 39 houses in 1730, which compares with 26 today. There has been a general decline in the population of the parish from 213 in 1821 to 77 in 1931.

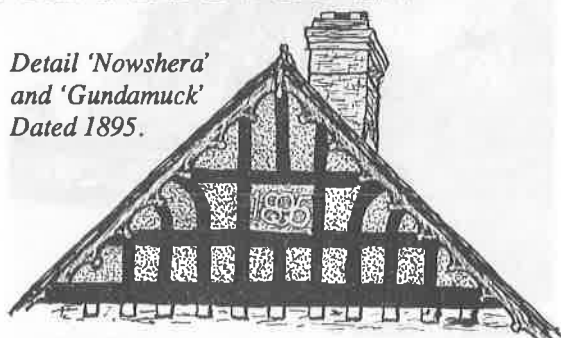
*Detail Woodview
Cottages. Circa 1800,
extended 1860/70.*



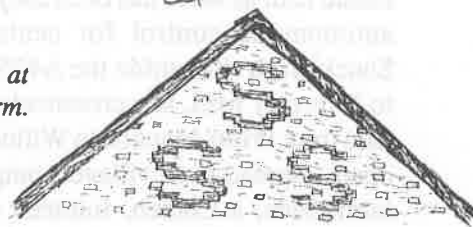
*Detail 'Jowaki' and
'Cabul' Dated 1895.*



*Detail 'Nowshera'
and 'Gundamuck'
Dated 1895.*



*Detail hayloft at
Park Lane Farm.*



The Church of St. John the Baptist was completely rebuilt in 1860 to replace the original late 13th century parish church. The font from the earlier church survives in the present one. The registers date back to 1678. Lower Shuckburgh was once a chapelry of the Priors of Hardwick. It was separated in the late 19th century and is now combined with the parishes of Napton and Stockton.

3

The Settlement - Today

For Settlement Analysis
Building Group Map
see Appendix C

Within these groups the environment has an open rural feel. There is very little enclosure apart from that within farmstead groups such as Black Boy Farm or Glebe Farm. The churchyard and war memorial area is pleasant and forms the natural centre of the village. The main road is now a broad and fast highway and is a definite threat to the peace and tranquillity of this village. Park Lane is a complete contrast - a quiet little road leading to Park Lane Farm and a number of estate houses. It also rises towards the Shuckburgh Park woodlands and so 'detaches' itself from the main road.

3.1 Environmental Quality

The buildings of the village relate in three separate groups:

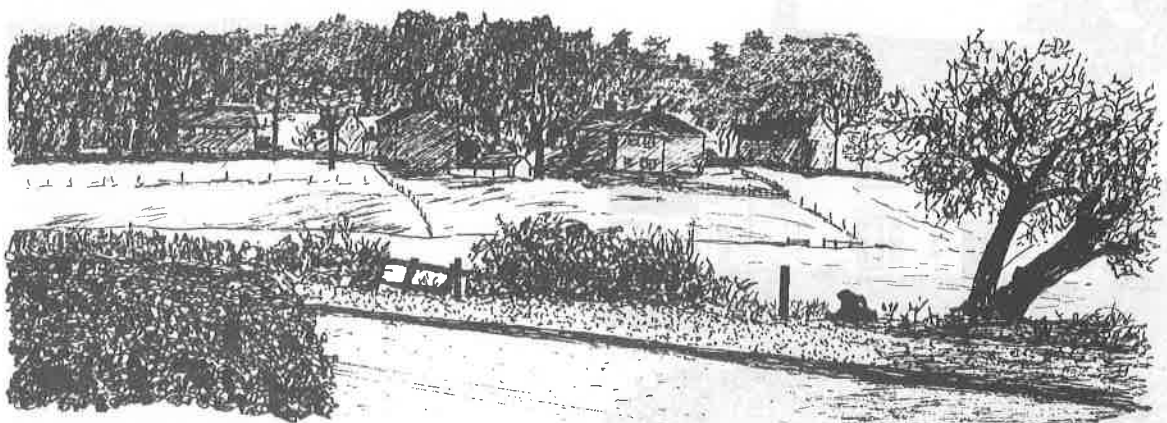
- a. The canal group - Rookery Farm and Lowkes Farm with the wharf and canal separating them.
- b. The village centre - the Church, Black Boy Farm, Glebe Farm and Thick Thorn House grouped around the cross-roads and war memorial.
- c. The Park Lane group - mainly estate houses grouped around Park Lane Farm and Red House Farm.

Between the latter two groups is a picturesque open green valley and between groups *a* and *b* is open flat pasture land.



Lowkes Farmhouse

The canal group is just two farmsteads along a pleasant stretch of the canal. There is a footbridge on the line of a north/south footpath passing through the centre of the village, and a road bridge which 'links' the canal to the village proper. There are picturesque open landscape views in this area.



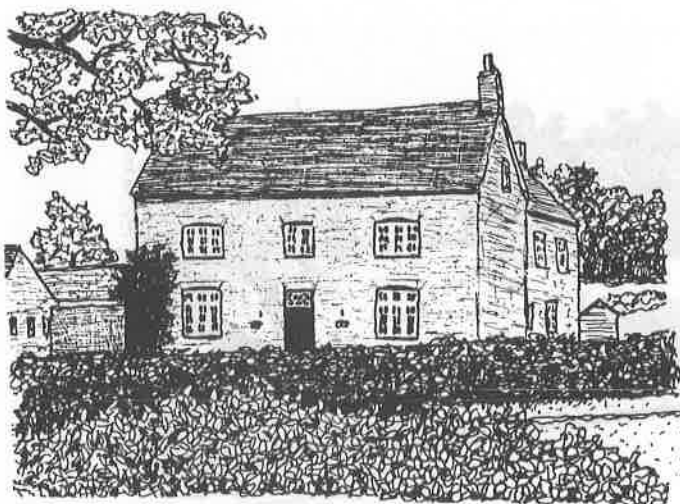
Landscape Feature K



Black Boy Cottages

3.2 Architectural Form and Character

The architectural form is clearly divided into 'period' styles united by common use of materials. The earliest buildings, Black Boy Cottages, Glebe Farm and Glebe Farm Cottages, are basically brown lias (ironstone) vernacular cottages, with small casement windows, and low 2-storey ranges originally with steeply pitched thatched roofs. (No thatch left now; replaced by tile and Welsh slate). Thick Thorn House, Park Lane Farm, Rookery Farm and Red House Farm are all different examples of the 'Georgian' classical influence on rural vernacular building. They are formal symmetrical facades in red brick with a high 2/3 storey scale. Windows have segmental or rubbed brick flat arches. All but Thick Thorn House also have sash windows. There seems to have been a period of expansion or rebuilding in the mid to late 19th century, with the addition of 'estate' houses in Park Lane and between Glebe Farm Cottages and Red House Farm. This also coincided with the building of the new church, in a flamboyant 'rogue' Gothic



Thick Thorn House

style, and the small village school in an Italianate style - patterned bricks, low-pitched slate roof with large eaves overhang and decorative modillions. The estate houses have an 'arts and crafts' Tudor/Jacobean style in red brick, decorative eaves, verges and window surrounds with decorative iron casements in timber frames.

Generally, the architectural character of the village is one of individual, mainly red brick buildings with tile roofs and decorative chimneys. There is no cohesive style and there is a lack of continuous street frontage or enclosure.



3 and 4 Park Cottages

3.3 Predominant Building Materials

The local building stone is brown lias limestone (ironstone) which in this area, seems to be less 'stratified' than that further south. The stone building surviving is, therefore, in big heavy squared blocks in regular courses with no dressed stone decoration. The original roofing material in the area was thatch but there is no thatch left in the village now. The roofs are largely red/brown plain clay tile and Welsh (blue) slate.

The predominant walling material now is red/orange brick. Some buildings have a Flemish bond construction with buff headers. There is blue brick decoration in some of the estate houses.

4

The Settlement - Landscape

*For Settlement Analysis
Landscape Map see
Appendix C*



Landscape Feature L

4.1 Village in the Landscape

Lower Shuckburgh lies astride the A425 Leamington-Daventry road, at the edge of the Warwickshire plain. The north part of the village is on flat land and bounded by the Grand Union Canal, whilst the south part occupies the foot of the hills beyond, which rise some 100 metres at Beacon Hill.

The village is fairly exposed to north and north-east winds but protected from the south by the rising land and the wooded slopes of Shuckburgh Park and Long Hill Wood.

It is a small village in terms of its number of buildings and has a relatively unspoiled rural charm. Were it not for the heavily trafficked road, spreading noise and visual intrusion and dividing the village, it would be a more cohesive place.

There are a reasonable number of individual notable trees, mainly on the canal and around the Vicarage, but only four woodland groups. The main landmark is the small spire atop the tower of St. John the Baptist Church, which is near the centre core of the village at the war memorial.

Most of the surrounding land is given over to pasture, some of it, on the east and on

both sides of the stream which flows south to north through the village, almost 'park-like' in character. This open land around the stream is an important ingredient in the pastoral scene. There are therefore good views from many parts of the village both out over the plain and southwards, to the background of the wooded hills.

4.2. Boundaries

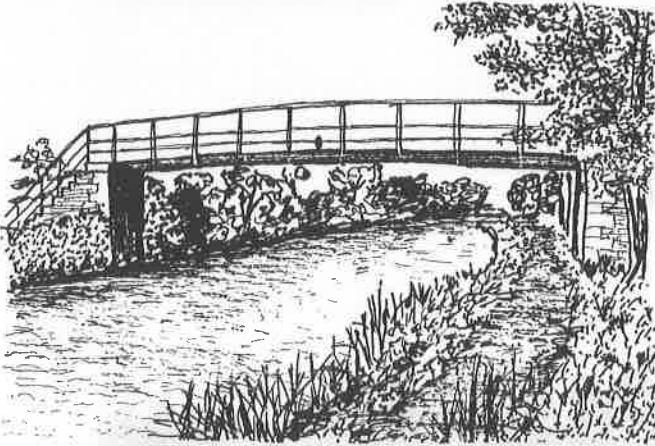
The northern boundary is formed by the canal and the southern boundary by the enclosures around the Vicarage and the properties in Park Lane. The east and west boundaries are less defined except for the Avenue leading to Priors Marston which climbs up steeply around Beacon Hill.

4.3. Footpaths

There is one main footpath which runs north to south through the village, crossing the main road near the war memorial and Glebe Farm and giving access to the plain, across the canal, and up into Shuckburgh Park. The path is mostly unmarked. There is, in addition, a tow path on the north side of the canal.

4.4. Landscape in the Village

The principal landscape features in the village are the canal, the stream flowing off Beacon Hill, the churchyard and war memorial, and the principal trees which are identified on the *Conservation Area Plan*.



Footbridge / Landscape Feature F

The canal is fairly well enclosed and has an attractive tow path walk on its north side. Views of the church across the meadows are attractive and there is a simple footbridge on the public footpath line which affords high level views.

The stream, mentioned in 4.1, flows through attractively moulded landscape as it approaches the village, fairly open but with some streamside tree groups on its upper reaches. Through the north part of the village it is undistinguished and could easily, in this lower ground, be impounded to form a pond - there being only one other small pond west of the church.



Landscape Feature H

The churchyard has a fine yew tree and also a striking group of clipped yews around the access paths. The boundaries of the churchyard are marked with stone walls on west and south but, on the other two boundaries, the effect is marred by derelict wire fences and unmanaged scrub growth. There is an opportunity to improve this view by clearing and a simple bank treatment.



War Memorial / Landscape Feature J

The war memorial is a focal point in front of the church, a simple design in stone, but somewhat awkwardly related to the churchyard path and gate.

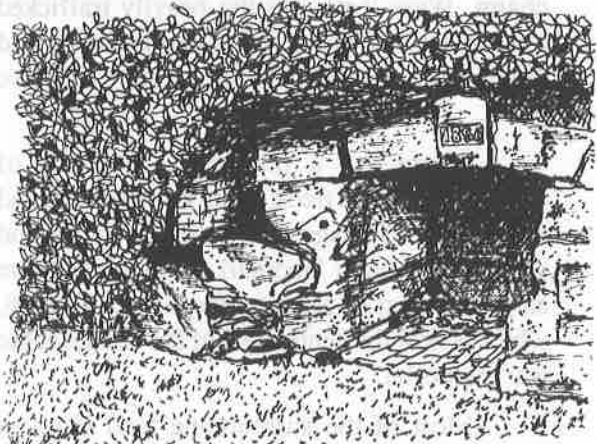
Wirescape is not noticeably obtrusive in the village, except across the east view from the Willoughby road where it detracts from the 'park-like' character.

The principal enclosures in the village are formed by hedges, both clipped and open. Stone walls and character fencing are not a feature generally, except around the church, and the absence of the ubiquitous cypress enclosures is a welcome relief, (except at the sewage works).

Mention should be made of some areas which let down the generally good rural character,

- the rear part of Black Boy Farm,
- the churchyard north and west boundaries,
- the sewage works.

Finally, an interesting feature is found in the boundary of the cottages on Park Lane. This is the old village well (now disused), but in stone and set beneath an arch and dated 1856.



Landscape Feature N

5

The Conservation Area

5.2 Spatial and Landscape Quality

The landscape of Lower Shuckburgh is as important as the buildings in respect of its environmental quality and character. There are three principal elements:

- The open valley running south to north dividing the village in two.
- The flat pastureland between the church and the canalside.
- The canal itself, including the tow-path, hedges and walls etc.



Red House Farm

5.1 Buildings of Quality

There are six listed buildings in the village plus a headstone and a cast iron mile post (near Red House Farm) which are separately listed. There are also 28 other buildings considered to be of local architectural or historic interest and of group value in the settlement.

The high ground and woodlands to the south and east are also important and reinforce the 'country estate' character of the village.

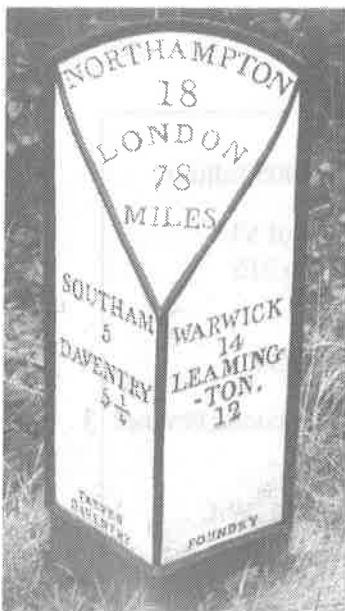
5.3 The Conservation Area Boundary

The whole of the village settlement is included in the Conservation Area plus a large amount of the open landscape within and around it because this is so important to the character and setting of the settlement group.

Although Rookery Farm is isolated from the village proper, it is visually united with it and part of the canal environs which itself forms the northern boundary of the village. Similarly, the vicarage is included because it is a high focal point on the enclosing backland to Glebe Farm and Thick Thorn House.

Of particular note are Red House Farmhouse which is a fine, well proportioned late Georgian styled red brick building and prominent on the east approach into the village. Thick Thorn House also has the same prominence on the west approach into the village.

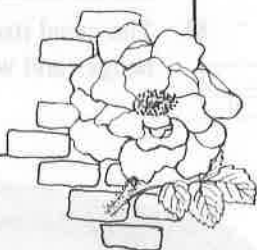
St. John the Baptist Church is a 'set piece' in a flat landscape identifying the centre of this 'open texture' settlement.



Mile Post

6

Development Control and Enhancement



Development Control and the machinery for schemes of enhancement in Lower Shuckburgh 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

Generally, the quality of the buildings and landscape environment has been maintained by the careful and restrained management of the estate as a whole.

The buildings have not been subjected to enthusiastic 'gentrification' because there are not individual owner-occupiers. Only the old School House has some unfortunate 'out-of-keeping' alterations.

6.2 Recommendations for Improvement

The main A425 through road poses the biggest 'threat' to the quality and character of the environment. Little can be done about the traffic flow and road width and safety requirements, but a better 'countryside kerbing' to the road within the village and some thought to the improvement of road signs around the crossroads would help.

There are overhead wires to the north-east of Black Boy Farm which are particularly prominent in the landscape, which could perhaps be re-routed or under-grounded.

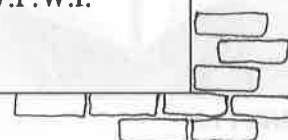
The paraphernalia of farming activities is, of course, expected around working farms but the prefabricated building and external storage of materials etc. is particularly noticeable around Black Boy Farm, Lowkes Farm and Rookery Farm. Some tidying and screening of hedges and trees would help, as would the removal of redundant prefabricated buildings.

6.3 Conclusions

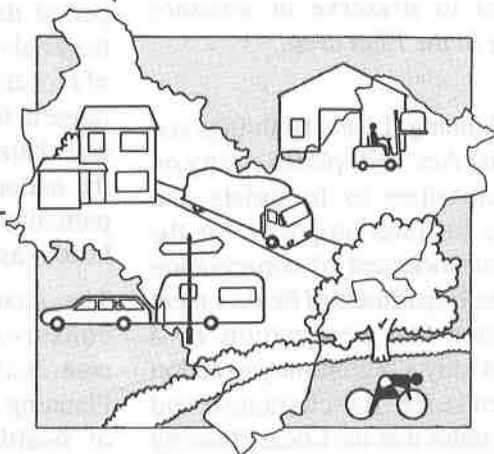
It would be very easy to dismiss Lower Shuckburgh as a loose collection of farmsteads and estate houses dispersed along a particular section of the main road and the old canal. On closer observation there is a subtle relationship between the buildings, a community structure, and unity in the landscape because of its 'single-handed' management. Historically, the village is an important element of the Shuckburgh Estate. For this reason alone there is a case for the designation of a Conservation Area, thus ensuring the survival of the environmental and architectural relationship with the estate in common with other Country House Estate villages in Warwickshire such as Coughton, Arrow, Combrook and Charlecote.

References

Ordnance Survey	1905 Edition
Victoria County History	Vol VI pp 215
W.M. West's Warwickshire Directory	1830
Buildings of England 'Warwickshire'	Nicholas Pevsner
The Warwickshire Village Book	W.F.W.I.



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.

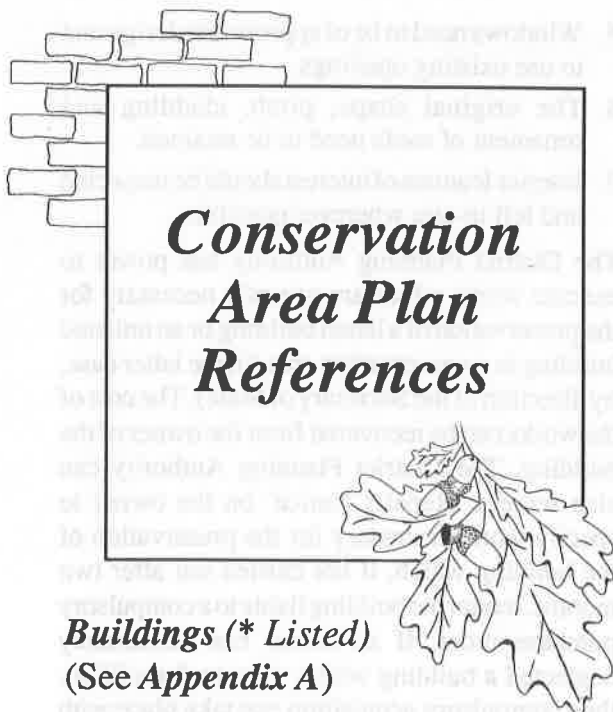
The District Planning Authority has power to execute works which are urgently necessary for the preservation of a listed building or an unlisted building in a conservation area (in the latter case, by direction of the Secretary of State). The cost of the works can be recovered from the owner of the building. 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.

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**).



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

- 1.* Rookery Farm
2. Cowhouse & Granary at Rookery Farm
3. Footbridge over Oxford Canal
- 4.* Lowkes Farmhouse (formerly known as Paddocks Farm)
5. Stable and Hayloft at Lowkes Farm
6. Granary and Pig Sties at Lowkes Farm
7. Stables at Lowkes Farm
8. War Memorial
- 9.* Church of St. John the Baptist
10. Outbuildings to Estate House
11. Estate House
- 12.* Thick Thorn House
13. Outbuildings to Thick Thorn House
14. Stable Ranges at Glebe Farm
15. Stable Range at Glebe Farm
16. Glebe Farmhouse
- 17.* Black Boy Cottages
18. Stable Range at Black Boy Farm
19. Stable and Hayloft at Black Boy Farm
20. Glebe Farm Cottages
21. 'Jowaki' and 'Cabul'
22. 'Nowshera' and 'Gundamuck'
23. School House
- 24.* Red House Farm and attached outbuildings
- 25.* Mile Post
26. Barn Range at Red House Farm
27. 6 and 7 Park Cottages
28. Keeper's Cottage
29. 3 and 4 Park Cottages
30. 1 and 2 Park Cottages
31. Woodview Cottages
32. Park Lane Farm
33. Stable Range at Park Lane Farm
34. Wagon Shed, Stables and Hayloft at Park Lane Farm
35. The Vicarage
- 36.* Headstone at Church of St. John the Baptist

Landscape - Individual Features (See *Appendix B*)

Tree Group

Group A

Group of predominantly sycamore with ash, holly and yew.

Group B

Group of ash and oak of fairly mature size and nearing the end of their life. Under the canopy there is a pool area.

Group C

Group of mature oaks and ash, with willow associated with the stream which runs through the area. Sub species are elder and hawthorn.

Group D

Small group of yew with larch.

Landscape Features

E.

The canal-side horse chestnut at Wharf and Lowkes Farm.

F.

Footbridge over the canal dated 1934.

G.

The west gate to the churchyard.

H.

The church from the south with a simple iron gate set in an ivy-clad stone wall and the topiary path-side yews beyond.

J.

The war memorial.

K.

The view south-eastwards from the centre of the village towards Park Lane Farm. The wooded hillside of Shuckburgh lies beyond.

L.

The view south-westwards from Park Lane Cottages towards the Vicarage and across the open stream valley. Prominent trees within **Group A**.

M.

The village from the east approach. The yews enclose the road and the oaks frame the view of the church.

N.

The old village well on Park Lane.

Lower Shuckburgh 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.

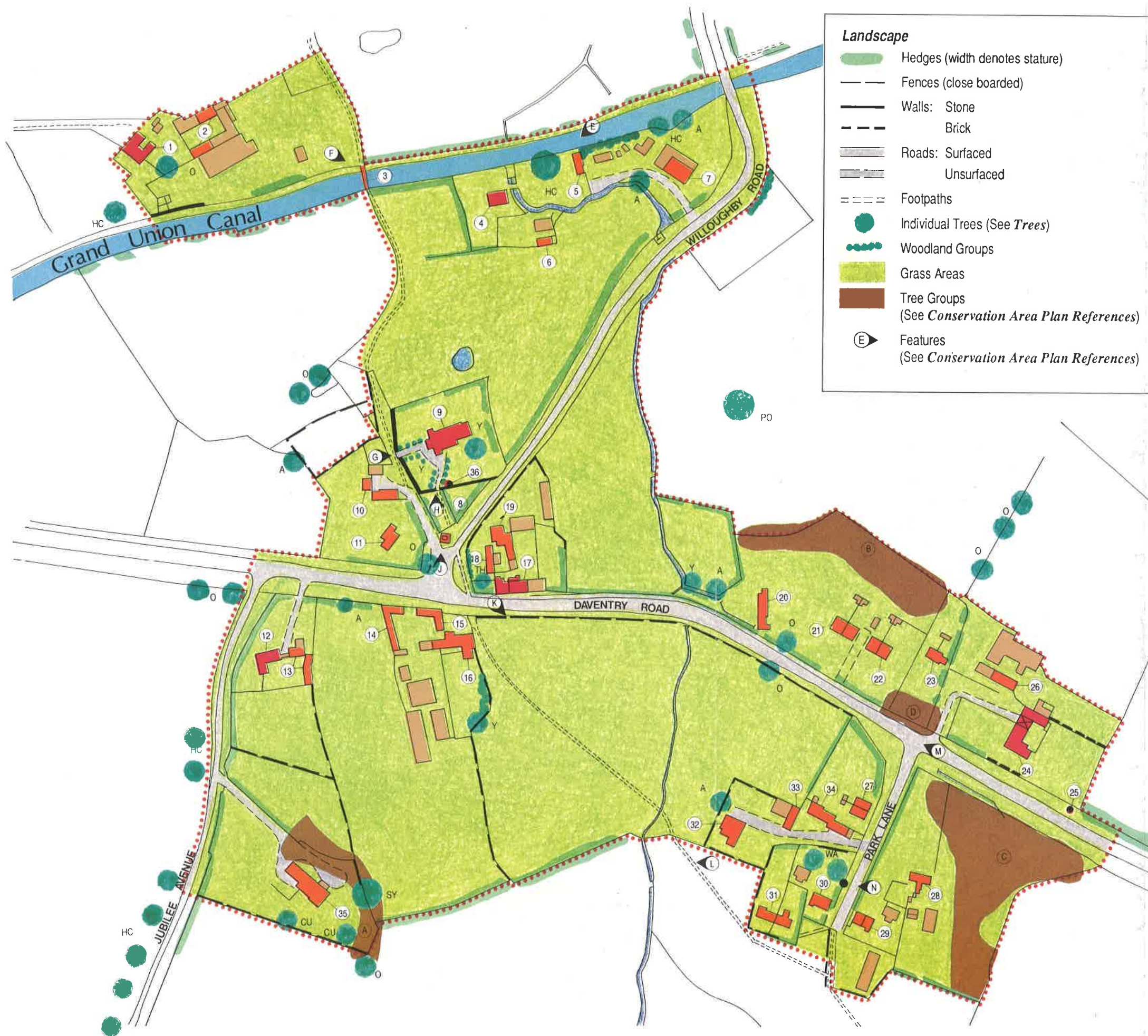
Buildings
 (See *Conservation Area Plan References*)

- Listed Building
- Individual Local Interest and Local Group Value
- Others

100m

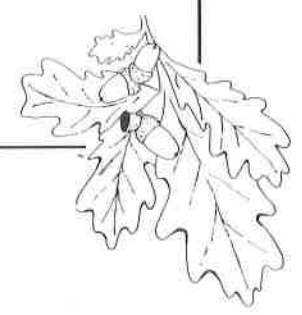


- Landscape**
- Hedges (width denotes stature)
 - Fences (close boarded)
 - Walls: Stone
 - Brick
 - Roads: Surfaced
 - Unsurfaced
 - Footpaths
 - Individual Trees (See *Trees*)
 - Woodland Groups
 - Grass Areas
 - Tree Groups (See *Conservation Area Plan References*)
 - Features (See *Conservation Area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



Trees

- A Ash
- CU Cypress
- HC Horse Chestnut
- O Oak
- PO Poplar
- SY Sycamore
- TH Thuya
- WA Walnut
- Y Yew



Appendix A

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



1. Rookery Farm

(Listed Building Ref. 2/49 - Grade II)

Isolated farmstead on north side of canal but related to village by footpath and landscape views from village centre.

Listed description: "House. Late C18. Flemish bond brick with yellow headers and moulded dentil cornice. Late C20 hipped tile roof; brick ridge stacks. U-plan, with wings to rear. 2 storeys; 3-window range. Symmetrical. C19 open-fronted brick porch with hipped roof. 6-panelled door has overhead with glazing bars. Sashes under gauged brick flat arches. Left return side has a 2-light leaded casement. Interior not inspected".

2. Cowhouse and Granary at Rookery Farm

Remaining 19th century orange brick and clay tile farmstead buildings. Cowhouse is 3-bay stable with hay-loft over and with a pigeon cote built into west gable end. Granary is a simple 2-storey building of two-bays with decorative moulded brick verges. Group value with farmhouse.

3. Footbridge (illustration page 12)

Grand Union Canal

Steel girder bridge - painted black with white-painted angle-iron balustrade. Bridge number plate '105'. Orange brick and dressed ironstone bridge buttresses and steps, date-stone '1934'. Prominent landscape feature.

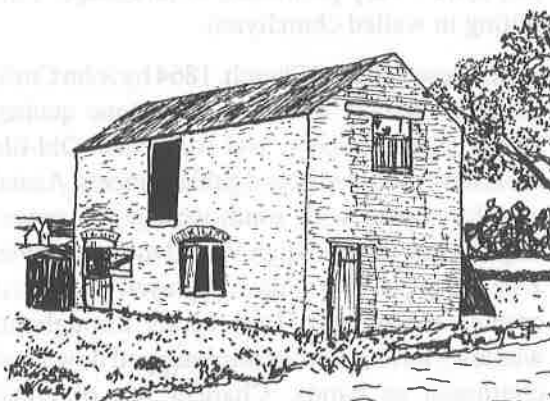
4. Lowkes Farmhouse (formerly known as Paddocks Farm) (illustration page 9)

Willoughby Road

(Listed Building Ref. 2/48 - Grade II)

Isolated farmhouse south side of canal - prominent in landscape viewed from village centre.

Listed description : "Farmhouse, possibly originally canal wharf worker's house. Late C18/early C19, with late C19 rear additions. Red Flemish bond brick with dentil cornice. Old tile roof; large central stack. 2-unit extended to double-depth plan. 2 storeys and attic; one-window range. Central half-glazed 4-panelled door. 3-light windows to right have horizontal glazing bar. Openings have brick segmental arches. Return sides have brick nogged gables. Left side has 3-light and 2-light attic window. C19 gables to rear. Interior not inspected".



5. Stable and Hayloft at Lowkes Farm

Willoughby Road

Mid 19th century 2-bay stable and hayloft, altered corrugated sheet roof. Boarded doors. Group value with farmhouse.

6. Granary and Pig Sties at Lowkes Farm

Willoughby Road

Mid 19th century alterations to 17th or 18th century building (possibly dovecot) to form store and granary with lean-to pig sties. Orange brick and clay tile. Original building coursed ironstone. Group value with farmhouse.

7. Stables at Lowkes Farm
Willoughby Road

2-bay mid 19th century stable range with hayloft and wagon store outshot to rear. Orange brick with buff headers, orange tile. Boarded doors. Very prominent in landscape near roadside.

8. War Memorial (*photo page 12*)
Village Centre

Ironstone obelisk on 4-tier stepped plinth and base. Erected following 1914-18 war. Recently cleaned. A prominent landmark in centre of village.

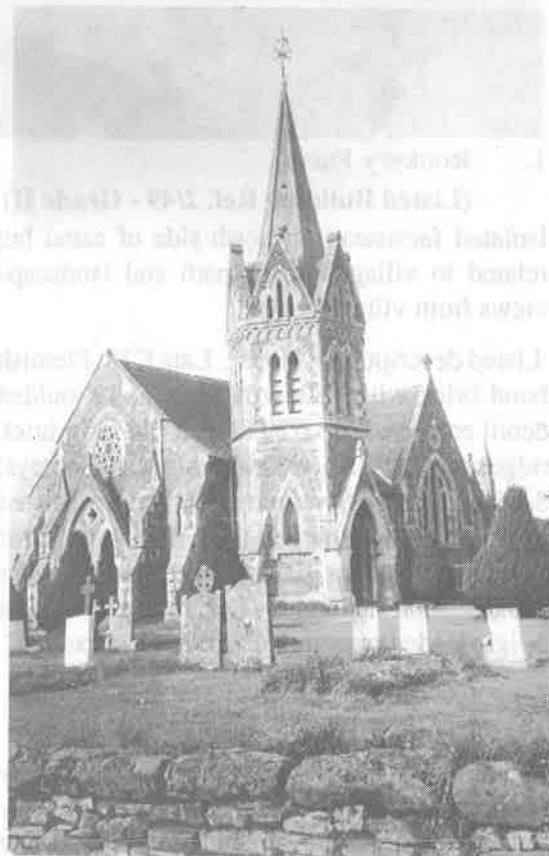


9. Church of St. John the Baptist
Village Centre
(Listed Building Ref. 2/46 - Grade II)

Fine Victorian parish Church with porch tower and spire - very prominent in landscape. Fine setting in walled churchyard.

Listed description: "Church. 1864 by John Croft. Squared coursed ironstone, limestone quoins, dressings and tracery, and some lias. Old-tile roofs have moulded coped gable parapets. Aisled cruciform plan with south-west porch tower. Highly idiosyncratic High Victorian Gothic style. 2-bay chancel, 3-bay nave. Splayed plinth and cornice throughout. Lias bands throughout; windows have lias voussoirs stepped down and continued as bands. Chancel has diagonal buttresses combined with angle buttresses, merging into angle piers with moulded cornices and pinnacles. East window is a triplet of stepped lancets with unusual chamfered and notched tracery of no definite style. Buttress below. Single sharp north and south lancets. North side has 2 weatherboarded gablets; south side has stone gablet with blind trefoil. North and south projections have buttresses rising to pinnacles. North projection has catslide roof and half-dormer with lancet and scooped-out shaped gable with finial. Small trefoil to east. South projection has window of 3 graduated lancets

and star. Gable has star finial. East window has arch only, with tracery containing a mouchette wheel. North and south transepts have flanking buttresses, of 2 offsets to north. Windows of triple stepped lancets and piercings. Small trefoiled circle opening above. Gables have moulded kneelers and openwork cross finials. Octagonal south-west porch tower of 2 stages. Angle buttresses. Moulded string course. South portal has large gable with finial on chamfered and notched piers. Chamfered arches. Recessed plank door with elaborately scrolled hinges. Left and right sides have lancets and relieving arches. Projecting sills. Bell stage has paired bar stop-chamfered and shaped lancets. Arcaded cornice. Gable to each face has stepped lancets and fleur-de-lys finial. Tower gables, window relieving arches and portal gable faced with purple chippings. Spire with roll-moulded ribs has small quatrefoil and trefoil openings. Weather vane. Outer south aisle window of 4 lancets. 2-bay aisle has angle and single south buttresses. 2-light windows of unusual notched and bar stop-chamfered tracery, the eastern with sexfoil, the western with quatrefoils. Aisles have run-out chamfered trefoiled west lancets. Continuous roofs from nave. West front has narthex of contrasting orange stone between two large



buttresses of 2 offsets with gablet finials. Large wide gable with star finial. Large chamfered arch. Within it are 2 entirely separate chamfered arched doorways, and cusped lozenge opening.

Wrought iron gates. Polychromatic brick vaults. Shouldered doorways have plank doors with elaborately scrolled hinges. 5 cusped elliptical openings to left and right and behind gable. Rose window. Interior: polychromatic, with plastered walls and piers, arches and bands of red terracotta with white joints, limestone and blue brick. Notched saw-toothed arches to all openings throughout. Chancel has blind arcading flanking windows. Unglazed north triple lancet window opening to vestry. South arch to organ chamber. Western half-bay has trefoiled arches with segmental pointed relieving arches to north and south. 2 bays of quadripartite rib vaulting with limestone ribs and carved bosses, and terracotta coffering of various patterns. Wide chancel arch with limestone responds. Nave has 3-bay arcades of diagonally-set chamfered square piers with simply-moulded capitals. Inner order of limestone. Unusual hammer-beam roof has 2 hammer-beam trusses with applied decoration and saw-toothed paired collars to each bay, with subsidiary rafters and collars, and purlins. Trefoiled openwork above wallplate. Transepts have recesses below windows. Hammer-beam roofs with shaped braces. Narrow aisles. 2-bay arcade to outer south aisle. South and outer aisles have arches to entrance vestibule. Vestibule has octagonal vault with notched limestone ribs and patterned terracotta coffering, and trap door. Fittings: C13 tapering cylindrical font has simple arcading. Reredos has intersecting arcading. Pulpit, pews and benches with carved ends, and altar rails, all of 1864. A complete and highly original example of High Victorian 'rogue architecture'".



10. Outbuildings to Estate House Church Approach

Small cart shed and stable adjacent to larger wagon shed - altered to form garage. Orange brick, buff headers, one with tile roof one with Welsh slate roof. Group value with Estate House and Church.



11. Estate House Daventry Road

Circa 1900 detached house on road junction corner. 2-storey with single storey outshots. Orange brick, decorative tile hanging to first floor, 50° pitch tile roof. Gable to road, entrance porch with pediment roof over bay window. Group value in centre of village.

12. Thick Thorn House (illustration page 10) Daventry Road

(Listed Building Ref. 2/53 - Grade II)

Fine 2/3-storey red brick farmhouse with symmetrical front facing main road. First building in village from west approach.

Listed description : "House. Late C18 with C19 rear wing. Flemish bond red brick with brick dentil cornice. Old-tile roof; brick end stacks. Central staircase plan, extended to L-plan with wing on left to rear. 2 storeys and attic; 3-window range. 6-panelled door has fanlight in square head. 3-light wood mullioned and transomed windows on ground floor; first floor has 3 and central 2-light casements; glazing bars throughout. All openings have brick cambered arches. Return sides have 2-light attic casements. Gables have brick corbelling. Interior not inspected".

13. Outbuildings to Thick Thorn House Daventry Road

2-bay coach house range - orange brick and slate. 5-bay stable range - orange brick and slate - building in poor condition. Group value with Thick Thorn House.

14. Stable Ranges at Glebe Farm Daventry Road

L-plan mid 19th century red brick and Welsh slate single-storey farm building range enclosing farmstead. Roadside range of 2 bays with hayloft. Return range - 2 and 3 bay range with dentil eaves and ironstone at lower level indicating a rebuild of earlier building. Prominent group on road frontage - Group value with Glebe Farm.



**15. Stable Range at Glebe Farm
Daventry Road**

Mid 19th century stable range, L-plan enclosing farmyard. 4 bays to road frontage - single storey. 2-bay return. Red/orange brick and Welsh slate roof. Group value with Glebe Farm.



**16. Glebe Farmhouse
Daventry Road**

Ancient cottage range - circa 1750, ironstone, 2-storeys squared, coursed walling. Later altered Welsh slate roof and red brick chimneys. Some 18th century timber and iron casement windows. 2-bay/2-storey extension to rear - late 19th century orange brick with buff headers, sash windows, Welsh slate roof with decorative ridge. Important group on road-side. Old railings to garden boundary

**17. Black Boy Cottages (photo page 10)
Daventry Road
(Listed Building Ref. 2/52 - Grade II)**

2-storey brick and stone cottage range on road frontage - very prominent - important group.

Listed description: "Semi-detached cottages, formerly public house. Mid/late C18. Front of imitation ashlar render, possibly over ironstone, with brick dentil cornice; left return side of

Flemish bond brick with buff headers; right return side and rear of squared coursed ironstone. Old-tile roof, hipped on left; brick end and ridge stacks. L-plan, with wing to rear on left. 2 storeys; each is 2-window range. No. 1 has central C20 half-glazed door. No.2 has C20 door. 3-light casements with glazing bars to No. 1 and with horizontal glazing bars to No. 2. Blocked window on left on first floor. Openings have segmental arches. Left return side of No. 2 is 2-window range. Blind central window on first floor. Wall curves down on left above gateway with brick segmental arch. To rear: hipped roof dormer has old 2-light casement with many glazing bars. Interior not inspected".



**18. Stable Range at Black Boy Farm
Daventry Road**

4-bay single-storey red brick and tile range, boarded doors. Group value with Black Boy Cottages.

**19. Stable and Hayloft at Black Boy Farm
Daventry Road**

2-bay stable with hayloft. Red brick and tile roof - blue brick detail over arches. Group value with Black Boy Farm.

**20. Glebe Farm Cottages
Daventry Road**

Large 3-bay stone cottage - ironstone squared coursed walling. 3-light casement windows. Circa 1750 construction. Tile roof (originally thatched). Later added red brick and tile cottages to south gable end. Very prominent to main road. Frontage faces west - focal point on bend.

**21. 'Jowaki' and 'Cabul' (Detail page 8)
Daventry Road**

Semi-detached pair of estate cottages, dated 1895. Large gable to front. Gable wing each side. Decorative bargeboards and finial on timber-framed gable. Grey brick bands in orange brickwork. Wood windows with decorative iron casements. Set back off road. Group value.



22. 'Nowshera' and 'Gundamuck'
Daventry Road (Detail page 8)

Semi-detached pair of estate cottages dated 1895. Large gable to front. Gable wing each side. Decorative bargeboards and finial on timber-framed gable. Grey brick bands in orange brickwork. Wood windows with decorative iron casements. Set back off road. Group value.

23. School House
Daventry Road

Single-storey rectangular building (circa 1860) with low-pitched 'hexagonal' slate roof with lead hips. Large eaves overhang. Moulded modillion brackets. Decorative iron casement windows. Orange brick with buff headers. Brick pilasters. Rubbed brick voussoirs. Building now converted to house - set back off road frontage.

24. Red House Farm and attached outbuildings (photo page 13)
Daventry Road
(Listed Building Ref. 2/50 - Grade II)

Large Georgian red/orange brick farmhouse elevated above roadway. Attached barn with archway through and return range with cottage. Red brick enclosing garden walls. Blue brick wall to frontage. First building in village from east approach.

Listed description : "Farmhouse. Late C18. Flemish bond red brick with moulded dentil cornice. Old tile roof has stone coped gable parapets; brick end stacks. L-plan, with wing on right to rear. 3 storeys; 3-window range. Central 6-panelled door and fanlight have panelled intrados. Moulded wood Roman Doric doorcase with pilasters. Sashes with rusticated stone lintels. Left return side: 3-window range; outer bays blind. 2-light casements with horizontal glazing bars. Dentil cornice continued across gable. Interior not inspected. Early C19 outbuildings of brick. Slate roof. L-plan. Segmental carriage arch. Plank door on left".

25. Mile Post (photo page 13)
Daventry Road
(Listed Building Ref. 2/51 - Grade II)

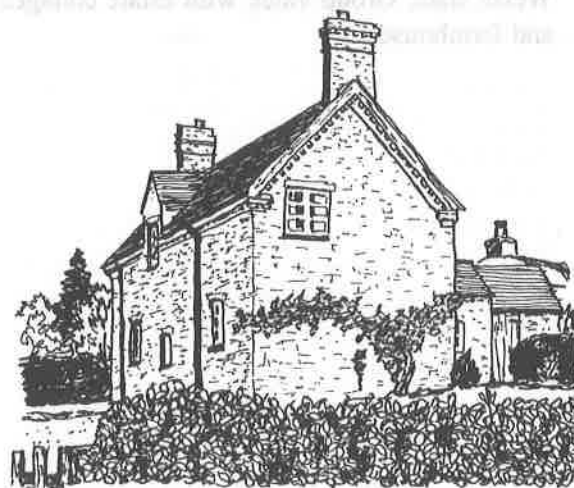
Black and white painted cast iron - in grass verge. Listed description : "Milestone. Early C19. Cast iron. Triangular prism form with curved top. Top face has distances to Northampton and London, left face to Southam and Daventry, right face to Warwick and Leamington".

26. Barn Range at Red House Farm
 4-bay single-storey barn range - red brick with Welsh slate roof. Set well back off road - group value with barn range.



27. 6 and 7 Park Cottages (Detail page 8)
Park Lane

Semi-detached pair of estate houses - datestone 1913 - 'SFDS'. Red/orange brick. Welsh slate roof, 2-storey. Sash windows with segmental arches and label moulds over. Twin gables to road. Group value, (although slightly out of scale with other cottages in group).



28. Keeper's Cottage
Park Lane

Mid 19th-century 3-bay cottage. 2-storey with single-storey wing to rear. Orange/buff brick. Segmental arches, iron casements, heavy dentil coursed eaves and verges. Large brick chimneys with decorative oversailing courses. Prominent in landscape. Group value with other estate cottages.

29. 3 and 4 Park Cottages (*photo page 10*)
Park Lane (*Detail page 8*)

Pair of estate cottages, circa 1860. 2-storey orange brick with dressed ironstone cills and lintels and buttress cappings to brick buttresses. Old clay tile roof with decorative ridge. Highly decorated verge brickwork. Single-storey gabled brick porches. Decorative iron casement windows. Group value with other estate cottages.

30. 1 and 2 Park Cottages
Park Lane

Pair of estate cottages. Circa 1850. 2-storey orange/buff brick, tile roof. Decorative iron casements. Decorative verge brickwork. Group value with estate cottage group.

31. Woodview Cottages (*Detail page 8*)
Park Lane

4-bay - 2 cottage range one of which is built in ironstone coursed squared walling, circa 1800. Modernised and extended in about 1860/70 in orange brick. Red clay tile roof, big chimneys. Decorative verge brickwork. Group value with other estate cottages.

32. Park Lane Farm
off Park Lane

Ironstone farmhouse range - circa 1800, extended and altered in red brick in mid 19th century. Low pitched Welsh slate roof. Prominent in landscape from village centre views. Part of estate cottage group.

33. Stable Range at Park Lane Farm

Stable range - 5-bay open-sided red brick and Welsh slate. Group value with estate cottages and farmhouse.

34. Wagon Shed, Stables and Hayloft at Park Lane Farm (*Detail page 8*)

4-bay open-sided wagon shed range with attached stable and hayloft - orange brick with buff headers. Welsh slate roof. Group value with estate cottages and farmhouse.

35. The Vicarage
Jubilee Avenue

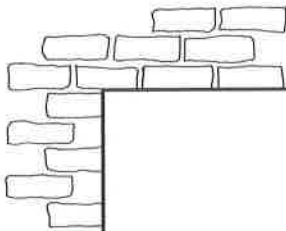
Large mid-Victorian house in isolated hillside location overlooking the village. Orange brick with dressed stone details. Sash windows. Concrete tiles (probably originally Welsh slate). Prominent in landscape.



36. Headstone, 21m S of S aisle at Church of St. John the Baptist
(Listed Building Ref. 2/47 - Grade II)

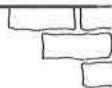
Listed Description : "Headstone. 1668. Carved ironstone. Shaped scrolled top. Sunk panel. Inscription to Elizabeth Dickson".





Appendix B

Schedule of Village and
Landscape Features Important
to the Conservation Area



Landscape features

(See *Conservation Area Plan*)

E. (photo page 7)

The canal-side horse chestnut at Wharf and Lowkes Farm - a fine mature specimen and landmark.

F. (illustration page 12)

The footbridge over the canal dated 1934, built in brick, reconstructed stone and steel. A good high level viewpoint.



Tree Groups

(See *Conservation Area Plan*)

Group A

This group is around the Vicarage, consisting of ash, sycamore, holly and yew. The sycamore is predominant, and the whole forms a prominent feature in the landscape.

Group B

A group of ash and oak of fairly mature size and nearing the end of their life. Under the canopy there is a pool area which is conserved by the residents.

Group C

A group of mature oaks and ash, with willow associated with the stream which runs through the area. Sub species are elder and hawthorn.

Group D

A small group of yew with larch, but a notable feature of the roadside view from the east.

G.

The west gate to the churchyard, set in a squared rubble stone wall interestingly sloped up to take the gate.

H. (photo page 12)

The church from the south with a simple iron gate set in an ivy-clad stone wall and the topiary path-side yews beyond.

J. (photo page 12)

The war memorial outside the approach to the church, built in ashlar stone work.

K. (photo page 9)

The view south-eastwards from the centre of the village towards Park Lane Farm. The wooded hillside of Shuckburgh lies beyond.

L. (photo page 11)

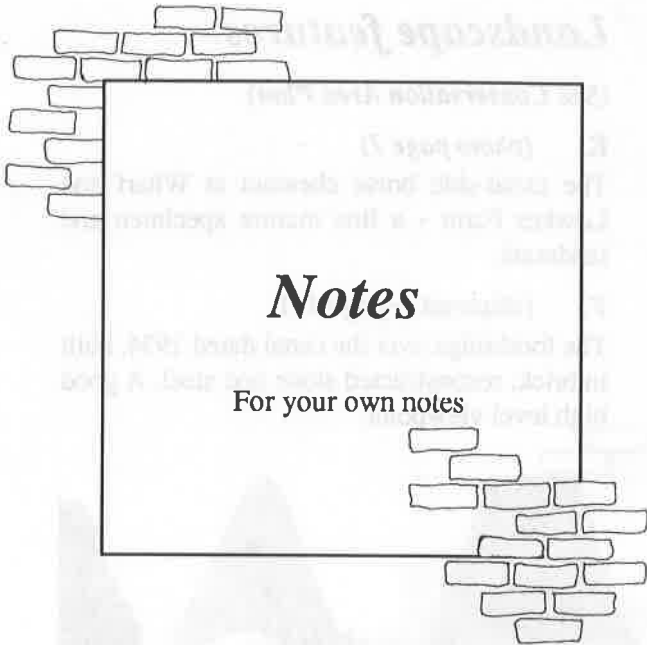
The view south-westwards from Park Lane Cottages towards the Vicarage and across the open stream valley. Prominent trees within Group A.

M.

The village from the east approach. The yews enclose the road and the oaks frame the view of the church.

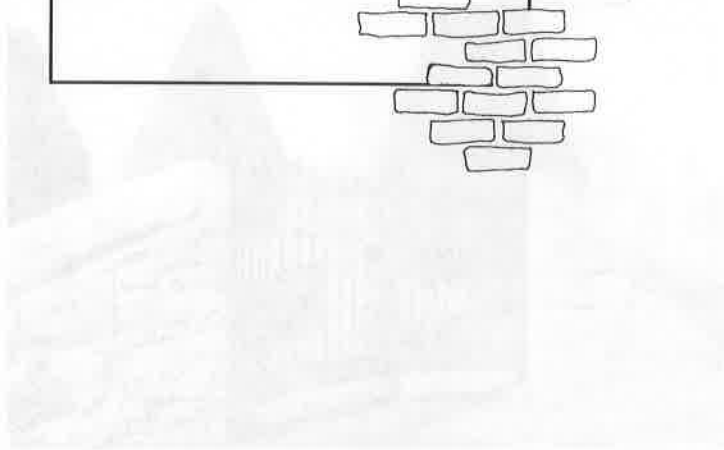
N. (illustration page 12)

The old village well on Park Lane. A simple stone structure built into a bank and dated 1856.



Notes

For your own notes



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 in the Village, consisting of
mature, spreading trees and shrubs. The vegetation is
predominantly deciduous, and the trees form a prominent
feature in the landscape.

Group B

A group of tall, mature trees, mostly deciduous, and
some evergreens, located in the Village. The trees are
mature and well-developed, and they form a prominent
feature in the landscape.

Group C

A group of mature trees and shrubs, mostly deciduous,
located in the Village. The trees are mature and well-
developed, and they form a prominent feature in the
landscape.

Group D

A small group of trees with light-colored bark, located
in the Village. The trees are mature and well-developed,
and they form a prominent feature in the landscape.