



Pillerton Hersey

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 Pillerton Hersey, 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

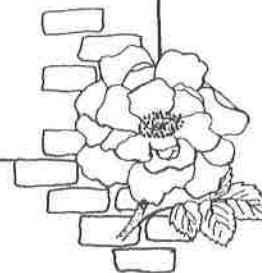
Stratford-on-Avon District Council

by

Alan Smith and Partners (Architects)

in association with

***Roy Winter R.I.B.A., A.L.I.
(Landscape Architect)***



April 1991

For further information contact:

Chief Planning Officer
Stratford-on-Avon District Council
Elizabeth House
Church Street
Stratford-upon-Avon
CV37 6HX

Telephone (0789) 260331



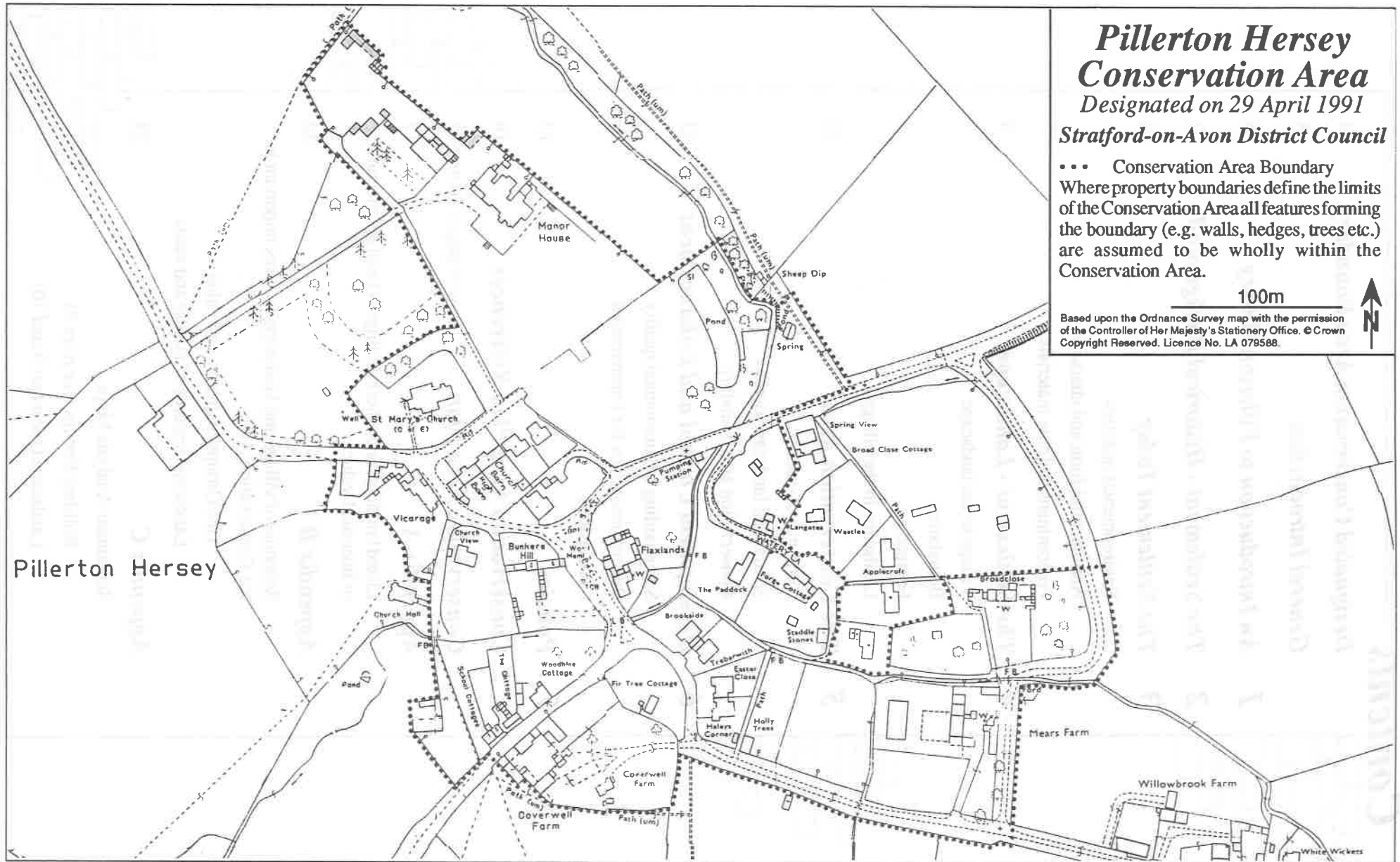
ISBN 1 872145 20 5

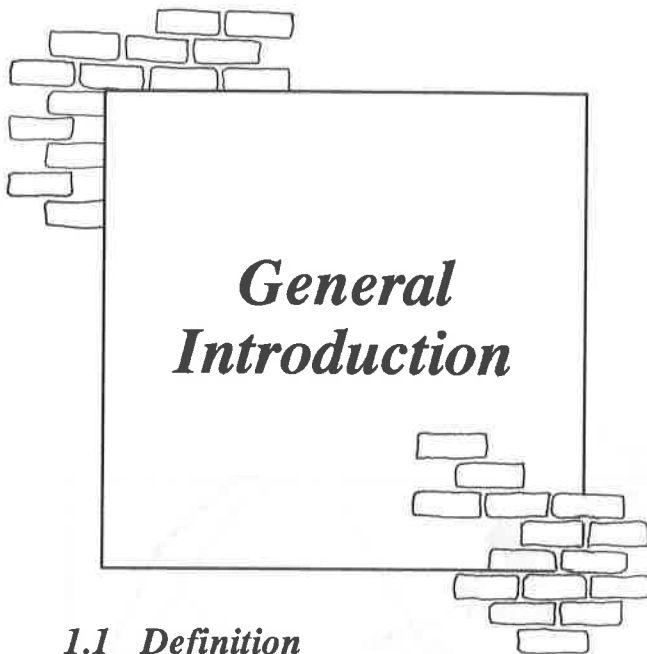
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General Introduction

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

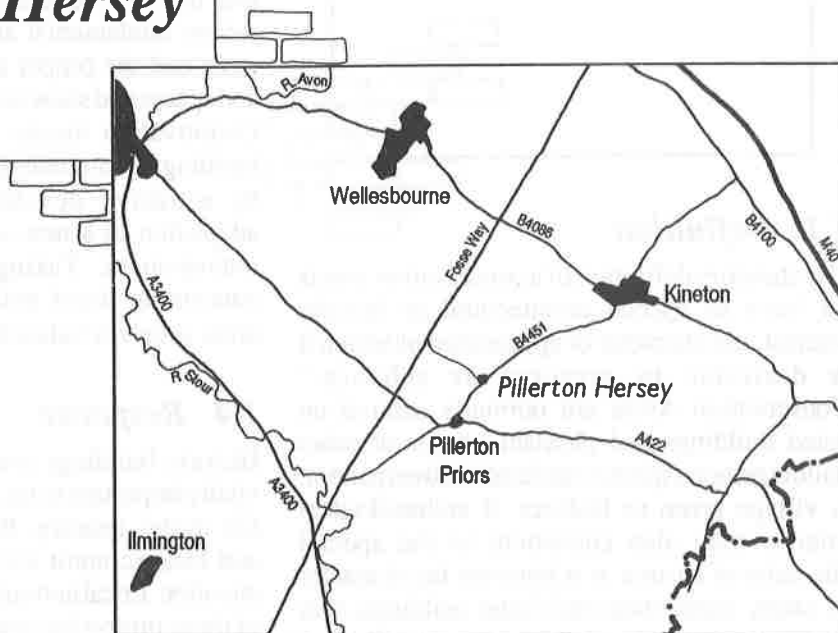
In 1990 Stratford-on-Avon District Council began a complete review of existing and potentially new conservation areas. This report is the result of that exercise.

The report has been approved by the District Council on 29 April 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 Pillerton Hersey

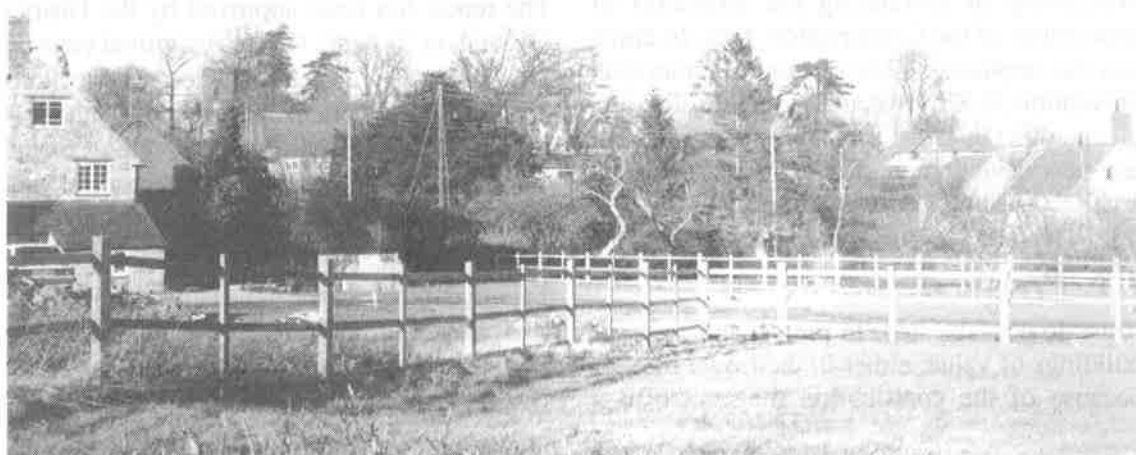


Pillerton Hersey is a small village of about 40 dwellings straddled across a sharp double-bend in the B4451 road from Pillerton Priors to Kineton. It lies about 1 mile north-east of Pillerton Priors and is associated with it by name.

The village is set in a wooded, undulating landscape. The ground rises to east and west from a small tributary of the river Dene running from south west to north east through the centre of the village. A narrow lane joins the main street in the centre from the Fosse Way some 1.5 miles to the west.

Pillerton Hersey is a compact inward-looking village based around several farmsteads. It has a fine 13th century parish church and a large manor house to the north set in its own extensive grounds. The church tower is a prominent feature in the landscape of the area. There are no shops or pubs in the village. The only other public building is a rather low-grade prefabricated timber church hall situated below the vicarage with access from the footpath/track from Church Lane to the main street.

There are about 50 buildings in the village, at least 27 of which pre-date 1900.



2

The Settlement - Historical Background



The Old Manor and Hersey Manor

Pillerton Hersey is an ancient settlement recorded in the Domesday Book. It was a parish in the Kington Hundred. The manor was in the possession of Hugh de-Grentemaesil at that time, then it passed to the Earls of Warwick. It was given to Hugh-de-Hersey, from whom the village got its present name, by Henry III. It remained with the Hersey family until about 1315. At this time it is likely that the church, manor and manor farm with possibly a mill, were grouped on the north/west banks of the stream and the village houses and other farmsteads on the south east banks.

The manor was held by William Wharwood - Attorney General - in 1542. It then passed to the Throckmorton family who held court here until 1593. The manor ownership then went as follows :

Thomas Underhill	1593 to 1637
Thomas and Rowley Ward	1637 to 1770
The Harbridge family	1788 to 1804
The Mills family	1823 to 1937

The common across the stream was inclosed in 1794 and now forms land belonging to Flaxlands Farm, The Old Manor, Hersey Manor and individual houses along Watery Lane.

The population of the parish in 1811 was 254. It has grown very little since that time. School Cottage, opposite Vicarage Farm, was once the village school but it has been considerably altered and converted to two dwellings.

The Church of St. Mary is 13th century with 15th and 19th century additions. The registers go back to 1539. It has a well kept church-yard with a number of ancient headstones.



3

The Settlement - Today

*For Settlement Analysis
Building Group Map
see Appendix C*

3.2 Architectural Form and Character

The predominant architectural style is that produced by the vernacular form created by the local blue-lias limestone. This is coursed, squared block walling with simple openings usually timber lintels and very little, if any, dressed stone decorative detail.

Buildings are rectangular, double-pitched roofs with gables and mostly low 2-storey construction. The 19th century red/orange brick building is very similar in form and massing.



Flaxlands Farm

3.1 Environmental Quality

There are three key building groups in the village, Flaxlands Farm, Vicarage Farm and the group around Church Lane consisting of the Church, Church Barn, the Vicarage and the Old Farmhouse. They create a predominant impression of a rural farming community. The village centre, perceived as being the War Memorial, is enclosed by the Old Farmhouse, Flaxlands and Bunkers Hill and is essentially the road junction. The green 'triangle' is pleasant but more could be made of it as a village centrepiece.

The Flaxlands Farm group is, visually, the key building group in the village. It is prominent on the road frontage from the south west approach, and it is set in an open meadowland area bounded by the stream from the north-east approach.

There is some intimate enclosure created by the church group of buildings and by Vicarage Farm and the cottages on the north side of the road. Otherwise the village consists of an open texture of individual buildings, and farmstead groups in a well-wooded valley hollow.

The roofscape is generally 45° to 50° pitch with gable-end chimneys. Some of the better buildings, i.e. church, The Old Manor, Hersey Manor and Flaxlands have parapeted gables with dressed stone copings. Windows are generally wood casements, some iron opening lights and leaded lights in the 18th century vernacular tradition. There is a noticeable absence of good 'front doors', entrance canopies or casings.

3.3 Predominant Building Materials

The local stone is blue lias limestone. The buildings have coursed, squared rubble walling in random course heights. Brown lias is used for dressed stone quoins and the church is the best example of this. Many chimney stacks on stone buildings have been rebuilt in red/orange brick.

The 19th and early 20th century building is all red/orange brick and, as with the stone building, is lacking in decorative detail. There is some decorative use of light orange or buff bricks, i.e. course lines or header patterns. Roofs are mainly red/brown clay tile, although there is a high incidence of Welsh slate. The Flaxlands and Church Barn have Welsh slate which may be a replacement material for stone slate. There are a number of local brick boundary walls - some with dressed stone copings - in particular the bridge parapets.

4

The Settlement - Landscape

For Settlement Analysis
Landscape Map see
Appendix C

4.2. Boundaries

The village is well contained on its north east side by a belt of trees along the brook, and the hedged lane to Mears Farm. On the south it is more open with a combination of hedged road and hedged path, a character which continues around the west side up to the Church where there are substantial stands of mature coniferous and deciduous trees, and the churchyard wall itself.



Landscape Feature X

4.1 Village in the Landscape

Pillerton Hersey lies in a dip in the topography formed by the minor valley of a brook which flows into the River Dene further North. It straddles the B4451 road, but because of two sharp bends in the road at the centre, it retains a visual unity.

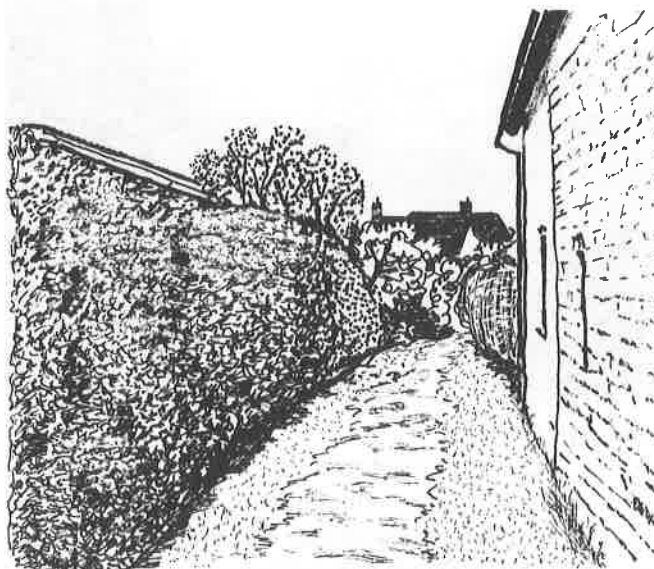
The adjoining pastoral landscape flows up to, and in some locations, into the village giving it a direct and close association with the outer landscape. There are no buffer areas such as orcharding which in many villages serve as a transition.

It is well endowed with trees and tree groups throughout, both deciduous and coniferous, which help to weld the settlement together and which, by their species, define the difference between low land and higher land.

The tower of St. Mary's Church forms the main landmark, sited on slightly higher land, with a background of coniferous trees.

4.3. Footpaths

A number of footpaths from the outer countryside lead towards the village and in some cases into the village itself. The principal ones are identified on the *Conservation Area Plan*.



Landscape Feature Z



4.4 Landscape in the Village

Landscape Feature W

One of the main attractions of the village is the brooks which give a distinct character to the eastern and south-eastern parts, where the land is low lying. In contrast to these areas the land rises towards St. Mary's Church where the landscape changes to more of an open character. It is an attractive mixture and full of hidden places. In particular the wild area around 'Broadclose' is especially appealing. It would be a pity if that area were to be 'improved' as part of a renovation of the house itself.

Enclosure within the village street is a mixture of hedges, fences and brick walls - brick is the predominant material. Where the road bridges the brook there are simple brick bridges of single arch construction and with parapet walls capped with stone. The Churchyard wall is also brick with a stone coping and a simple iron gate, but it is harsh in colour.

The village centre is perceived to be at the northerly road junction where a war memorial is sited on a triangle of grass and fringed with rose bushes. It is an ideal feature to improve and re-design. Around the centre there are grass verges of varying widths and generally edged neatly with granite kerbs. A mixture of picket fences, hedges and brick walls forms the enclosure.

Wirescape is not an intrusive feature of the village but the siting of transmission poles has generally been ill considered.

Approaching the village from the east there is a good view, through a stand of poplar, willow and pine around the brook, across a small triangle of grass land. It contains a small rectangular pool and spring which was the village water supply. The view is only marred by the mock stone pumping station on the other side of the road.

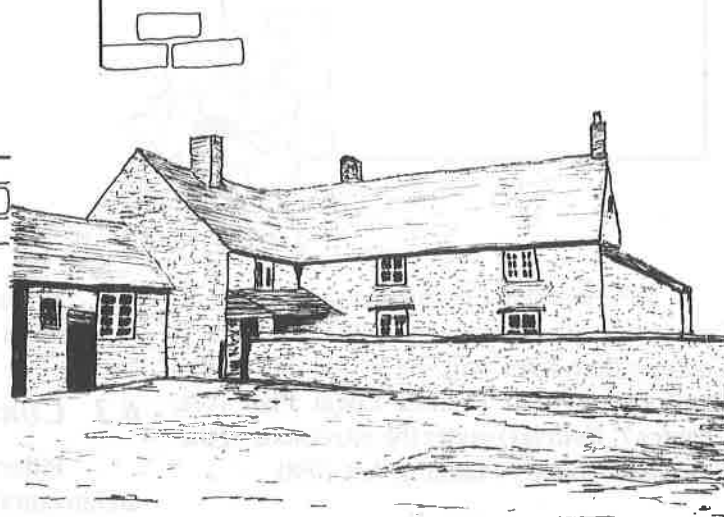


Landscape Feature Y

Approaches are good, along well hedged roads, and the integration of the pasture land at the edges of the village, and within it, makes for a pleasant, relaxed character.

5

The Conservation Area



Vicarage Farmhouse

5.1 Buildings of Quality

There are eight listed buildings in Pillerton Hersey, including St. Mary's Church and the manor house. The most prominent buildings of interest are the Old Farm, Flaxlands, Vicarage Farm and Mears Farm. The farmstead buildings of these farms also have prominent positions in the make up of the village and they are all good quality well kept buildings.

5.2 Spatial and Landscape Quality

The principal open spaces in the village are the meadow lands around Flaxlands Farm, the Church-yard and the riverlet valley between Bunkers Hill and Woodbine Cottage. There are also fine grounds to The Old Manor and Hersey Manor which are not really perceived from within the village but nevertheless, make an important contribution to the character of the village especially the wooded area around the Church-yard. The wooded bank south of Broadclose is also a prominent feature from south views and should be maintained.

5.3 The Conservation Area Boundary

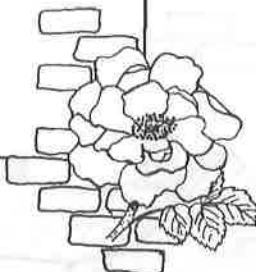
The conservation area includes most of the village except for a group of modern houses on the bank to the east side of the village and Willowbrook Farm which lies outside the village proper. It includes the manor house and its grounds because they are important to the setting of the manor house and form the northern landscape enclosure of the village.



Broadclose

6

Development Control and Enhancement



Development Control and the machinery for schemes of enhancement in Pillerton Hersey 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

The sensitive maintenance and improvement of the buildings of local value and quality is, of course, important to the streetscape and character of the village. The riverlets with their wooded banks and road bridges and the tree groups within the village are key characteristics of Pillerton Hersey and should, therefore, be carefully maintained and protected.

6.2 Recommendations for Improvement

There are a number of environmental improvements which could be made to enhance the streetscape and the village quality generally:

- Grade and replant War Memorial triangle as centrepiece to village.
- Screen plant around pumping station on east approach of B4451.
- Consolidation of village footpaths, i.e. village hall access, path from Watery Lane to Oxhill Bridle road. Could be gravel or ash and bark surface contained with set-in edge boards to maintain a 'natural' simple appearance and yet keep them usable throughout the year.

- Screen planting or enclosure of Mears Farm prefabricated farm buildings.

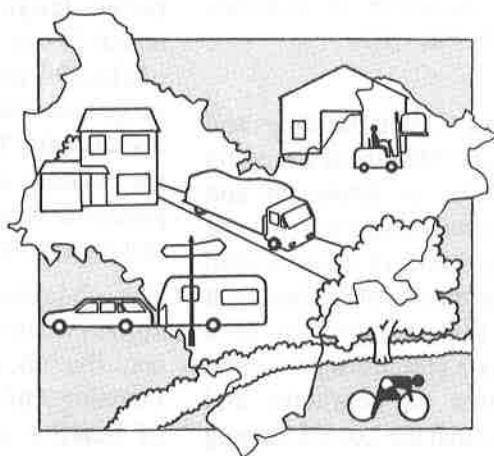
6.3 Conclusions

Pillerton Hersey does not possess striking architectural or landscape beauty but it is a village which, on closer observation, has the close-knit and stable quality of an ancient settlement. The Church, The Old Manor, Hersey Manor and principal farmsteads make up a 'complete' village settlement which, apart from some modern infill dwellings, has remained unchanged for a century or more. There should, of course, be change and improvement to maintain it as a fine place to live but designation of the Conservation Area will ensure that its ancient settlement and rural landscape qualities are maintained.

References

- | | |
|---|---|
| Ordnance Survey | 1905 edition
1885 survey
sheet L1/6
25" = 1 mile |
| W.M. West's Directory of
Warwickshire 1830 | |
| Victoria County
History | Vol III
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| Buildings of England - Nicholas Pevsner
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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.

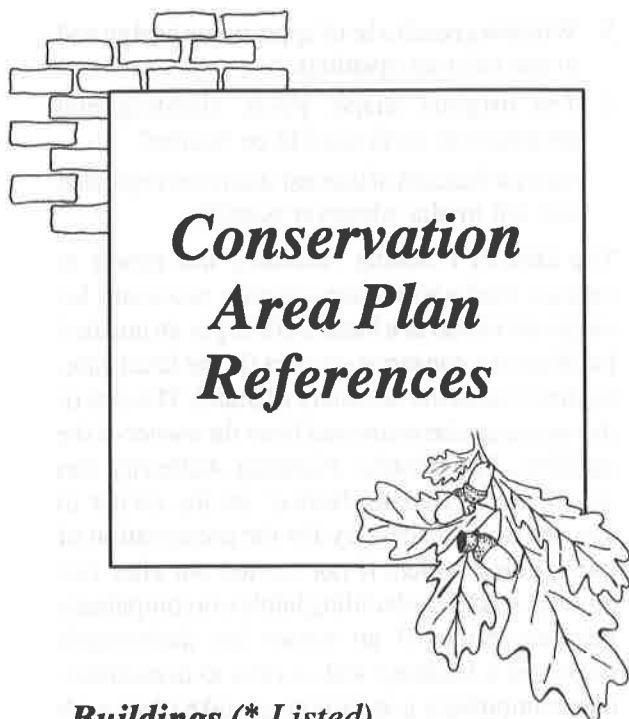
The District Planning Authority has power to execute works which are urgently necessary for the preservation of a listed building or an unlisted building in a conservation area (in the latter case, by direction of the Secretary of State). The cost of the works can be recovered from the owner of the building. 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.* Church of St. Mary
2. Vicarage
3. High Barn, Church Barn & Wagon Shed
4. Outbuildings to Vicarage
- 5.* The Old Manor and Hersey Manor
- 6.* The Old Farmhouse
7. War Memorial
8. 1 and 2 Bunkers Hill
- 9.* Brook House
10. Forge Cottage
11. Staddle Stones
- 12.* Flaxlands Farm
13. Cartshed Range at Flaxlands Farm
14. Old Bridge
15. Woodbine Cottage
16. The Cottage and School Cottage
17. Farm Buildings, Nr. School Cottage
- 18.* Vicarage Farmhouse
19. Animal Shed Range at Vicarage Farm
20. Threshing Barn at Vicarage Farm
21. Barn and Stable Range at Mears Farm
- 22.* Mears Farmhouse
- 23.* Broad Close
24. Hollytrees
25. Fir Tree Cottage
- 26.* Chest tomb at Church of St. Mary

Landscape - Individual Features (See *Appendix B*)

Tree Groups (See *Conservation Area Plan*)

- Group A**
Narrow belt of horse chestnut and pine trees.
- Group B**
Group of large oak and sycamore.
- Group C**
Narrow belt of horse chestnut, acacia, pine and cypress.
- Group D**
Group of horse chestnut, pine, ash, yew and birch. Specimens identified as single trees.
- Group E**
Continuous belt of willow elm, alder, poplar and lower shrub species along the brook.
- Group F**
Fairly open group around the pool, of sycamore, poplar, willow and scots pine, with some yew.
- Group G**
Small group of willow and poplar .
- Group H**
Small group of garden trees, willow, cypress and larch.
- Group J**
Minor group of conifers.
- Group K**
Large 'wild' area - containing willow, ash, elder and hawthorn.

Landscape features (See *Conservation Area Plan*)

- L.**
Village from the south towards the Church.
- M.**
The village green and war memorial.
- N.**
The war memorial on the green.
- P.**
Granite kerb edging around the green.
- Q.**
Church with harsh brick wall and fine sycamore.
- R.**
Detail of the gate to St. Mary's Churchyard.
- S.**
Brick bridge at north end of the village.
- T.**
Brick bridge, poplars and pumping station.
- V.**
The 'sheep dip' pool.
- W.**
The brook from B4451 bridge.
- X.**
Watery Lane towards the Church.
- Y.**
The ford at Mears Farm.
- Z.**
Footpath from Haleys Corner to the brook.

Pillerton Hersey 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

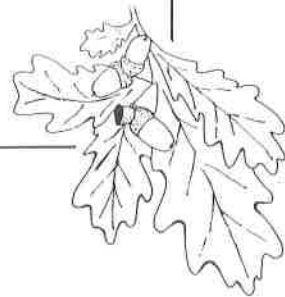
100m



- Landscape**
- Hedges (width denotes stature)
 - Fences
 - Walls: Stone
 - Brick
 - Banks
 - 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 | R | Robinia |
| B | Beech | SY | Sycamore |
| C | Cedar | W | Willow |
| HC | Horse Chestnut | WA | Walnut |
| L | Lime | WE | Wellingtonia |
| O | Oak | Y | Yew |
| P | Pine | | |
| PO | Poplar | | |
| POL | Lombardy Poplar | | |
| PS | Scots Pine | | |



Appendix A

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



1. Church of St. Mary Church Road

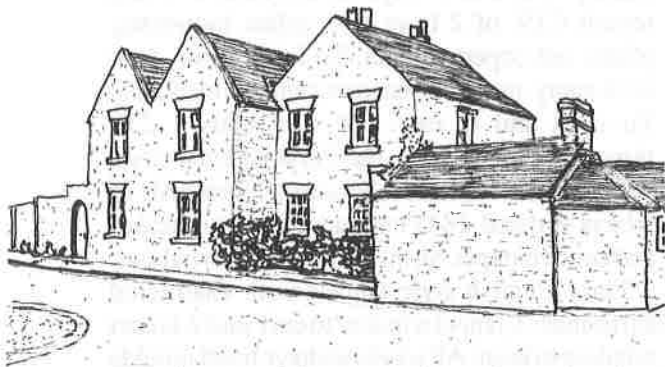
(Listed Building Ref. 11/50 - Grade II*)

A fine lias limestone church with a robust 17th century tower which is a prominent landmark in the surrounding countryside.

Listed description : "Church. Mid C13 and C15. C19 additions and restoration. Squared, coursed limestone and ironstone dressings, and ironstone top stages of tower. Tile roof with stone coped gable to chancel and to C19 north aisle. Chancel, aisled nave and west tower. Chancel of 2 bays, with plinth, offset angle buttresses, string course below windows and coped parapet. C19 vestry attached to north. To east a mid C13 triple-lancet window, the central lancet wider than those to either side. Chamfered and hollow chamfered surrounds. Plate tracery with quatrefoil piercing above central lancet. To either side of window a shaft with blank pointed arch. To south a C19 plank door. Its surround has shafts at angles with 2 more to either side. Many-moulded arch and hood mould with stiff-leaf label stops. Immediately to left a small lancet with blank

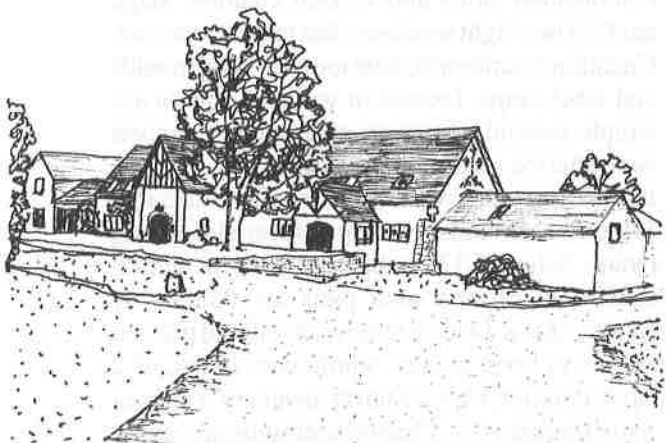
pointed arch and moulded surround. Pointed lancets, 2 to south and 3 to north, have double chamfered surrounds and hood moulds. C19 vestry in Early English style with diagonal buttresses and 2-lancet window with plate tracery. Nave of 3 bays. South aisle c. 1400, rebuilt C19, of 2 bays with offset buttresses, plinth and coped parapet. To left a plank door with many-moulded surround and pointed arch. To right and to east and west ends a C19 three-light window in the Perpendicular style with hood moulds and label stops. North aisle of 3 bays is dated 1845 and has plinth, buttresses and coped parapet. String course below windows. 3 Early English style lancets with chamfered surrounds. 3-lancet window to east, and 2-lancet window to west. All windows have hood moulds and label stops. Tower of 3 stages with offset diagonal buttresses, plinth, string coursed and battlemented parapet with finials to corners. C13, altered and heightened C15. To west a plank door within many moulded, pointed arch, hood mould and label stops. C15 two-light window above with cusped lights, chamfered surround and hood mould with label stops. Small stair turret light to south, with chamfered surround. To south of second stage a pointed light with chamfered surround and hood mould. One-handed clock above. Bell chamber stage has C15 two-light windows, that to west renewed. Chamfered surrounds, slate louvres, hood moulds and label stops. Incised in walls of church are simple sundials. Interior: east window lancets have shafted surrounds, with stiff-leaf capitals, the whole window with double shafted surround. Window surrounds are moulded at angles. String course below. C13 double piscina with central shaft. C13 chancel arch piers are flanked by smaller shafts. Double hollow chamfered pointed arch with hood mould. South nave arcade of 2 bays, rebuilt C19. C19 north arcade of 3 bays in Early English style. Chancel arch with chamfered piers, capitals and arch. Chamfered surround. Chancel has hammerbeam roof, C16 or C17. Low-pitched C15 nave roof with arch-braced trusses, the tie beams, purlins and principal rafters moulded. Many carved bosses. Moulded stone corbels. C19 aisle roofs, that to north imitating chancel. East window has green-tinted glass. Reset roundel in south aisle is dated 1514. Coat of arms of George III painted on south aisle wall. C18 chamber organ with pilasters and pediment. C18 and C19 memorials in porch walls. Medieval chest in porch. C17 bells. C19 and C20 fittings, including carved altar rails, reading desk and reredos. Thin-shafted font cover by Canon Staley, and presented in 1927."

(Buildings of England: Warwickshire, pp. 371-2; V.C.H.; Warwickshire, pp.134-5)



2. Vicarage Church Road

Large square - triple-pile, brick and tile building on road frontage circa 1800/1880 2-storey with single-storey outbuilding. Red brick with buff headers, blue lias stone on garden elevation. Sash windows, 50° blue/brown clay tile roof. Brick boundary walls - very prominent on road side.



3. High Barn, Church Barn & Wagon Shed Church Road

6-Bay lias stone and brick barn range with 2-bay red brick and Welsh slate. The barn has a wagon porch with king-post truss on the north side and a 60° blue Welsh slate roof. It has recently been converted to two dwellings. Prominent on hillside in village. Group value with Church.

4. Outbuildings to Vicarage Church Road

Low single-storey L-shaped outbuilding - fine coursed blue-lias stone with new clay tile roof. On roadside with stone boundary wall around. Now converted to a garage - group value with Vicarage.

5. The Old Manor and Hersey Manor - formerly Manor House (illustration page 7) (Listed Building Ref. 11/11 - Grade II)

Fine 18th century stone Manor House in extensive grounds on hilltop to north of village.

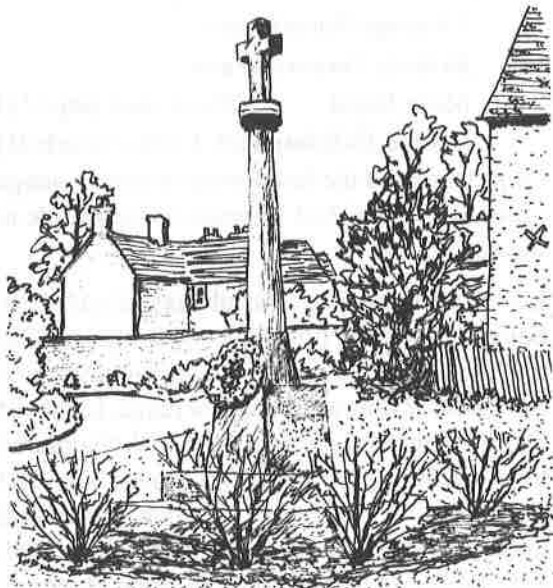
Listed description : "House, now 2 dwellings. Late C17/early C18 altered 1860 with large wing of 1850. Coursed squared stone and rubble stone with stone dressings and small section of buff brick, plain-tile roofs with brick and stone ridge and end stacks. 2 ranges: that to left the earlier, L-plan with wing projecting on left; range to right dated 1850 in Jacobean style. 2 storeys, part with attic, 4-window range in all. Left range, Hersey Manor, has 2 paired 2-pane sashes over part-glazed door with overlight, 2-pane sash and similar paired sash. Similar sash on both floors on projecting wing gable with 2-light attic stone-mullioned window in attic gable, which is of buff brick and dated FM 1860. On right, C19 dormer with similar window, and C19 bell-cote and stack on ridge. On left end an arcade formerly forming part of C19 service wing demolished in 1970's. To rear of left range are glazing-bar sashes, a 3-light casement and stepped buttress up to eaves level, set in stuccoed walls. Right range has projecting porch with datestone 1850 and part-glazed door inside. Large side has gable on right, stone-mullioned windows with hood moulds and tiled porch in angle. Stone-coped gables with kneelers. Interior: that of the Old Manor not inspected but Hersey Manor has open fireplace, some reset C18 panelling and brick-vaulted cellar".

6. The Old Farmhouse Main Road

(Listed Building Ref. 11/55 - Grade II)

Fine stone farmhouse on high ground overlooking main street and war memorial. Key position in village.

Listed description : "House. C17 with C18 extensions. Squared, coursed limestone with quoins and ironstone and limestone plinth. Old tile roof with brick ridge and end stacks. 2 storeys plus attic; 3-window range. L-shaped plan. To C17 gable end facing front a 4-panelled door in panelled surround, C20 porch. To C18 range extending left 2 three-light casements to ground and first floors with wood lintels. One C19 gabled dormer. To opposite gable end of C17 range an ironstone 3-light mullioned window with hood mould and label stops. Interior: noted as having large open fireplace with chamfered timber bressumer. Some chamfered spine beams".



**7. War Memorial
Village Centre**

Brown lias - (Hornton Stone) cross on 3-stage plinth set on grass triangle in road junction. Prominent centrepiece in village.

**8. 1 and 2 Bunkers Hill
Church Road**

Long range of 4 buildings, 1800 to 1870, east one lias stone with low-pitch slate roof. 3 of orange/buff brick with brown tile. Red brick chimneys. Casement windows. Group value.



**9. Brook House
Watery Lane
(Listed Building Ref. 12/56 - Grade II)**

Detached 18th century cottage on road frontage.

Listed description: "House. C18. Probably limestone, now rendered. Old tile roof with brick end stacks. 2-storey. 2-window range. 2-unit plan. To ground floor left and right, and to first floor left a C20 three-light casement. C19 three-light casement to first floor right. Ground floor windows have wood lintels. Entrance to rear. One-storey brick range attached to right. C19 brick cottage to rear, joined to C18 range c.1930 is not of special architectural interest.

Interior; chamfered beam with run out stops. Large open fireplace with chamfered bressumer. Chamfered spine beams upstairs, with run out stops. Said to have original roof timbers. Old plank doors, one with moulded surround probably original entrance."



**10. Forge Cottage
Watery Lane**

2-bay white-rendered brick cottage with single-storey wing to east. Roof coverings of Welsh slate and asbestos slate. Old wood and iron casement windows. Red brick chimneys. Group value on lane frontage.

**11. Staddle Stones
Watery Lane**

Red brick and slate cottage range with extensive modern additions in matchingsalvaged materials. Group value.

**12. Flaxlands Farm (photo page 8)
Main Road
(Listed Building Ref. 12/53 - Grade II)**

Fine farmstead group with long main road frontage in centre of village - a key building group viewed from all sides.

Listed description : "House. Mid C18. Coursed limestone rubble with quoins. Ironstone storey band, lintels and coped gables. Slate roof with stone bases of end stacks, that to right with brick flue. 2 storeys plus attic; 3-window range. L-shaped plan. To centre a part-blocked doorway with C20 window insertion. Lintel with keyblock. To ground floor left and right, and to first floor, C19 and C20 single cross casements with lintels and keyblocks. Stone outbuilding range attached to left, partly rebuilt in brick. Interior: open fireplace with chamfered bressumer and brick lined oven. Inglenook with chamfered bressumer. Spine beams with ogee stops. Stone flagged floors in hall. Said to have original roof timbers".

**13. Cartshed Range at Flaxlands Farm
Main Road**

Orange/buff brick building of 2 bays with lower single bay extension to N/E. Brown clay tile roof. Important group value with Flaxlands Farm - forms enclosure of courtyard.

**14. Old Bridge
Main Road**

Road bridge over stream - orange brick with dressed stone (brown lias) copings and pier caps. The bridge parapets are important features to the street scene.



**15. Woodbine Cottage
Main Road**

Early 19th century 3-bay red/orange brick house with blue lias lower addition to north and modern brick and tile addition to rear (west) - forming a double-pile plan. 50° pitch old clay tile roof, brick chimneys. Old windows - lead light and iron casements in wood frames. Gable to road - prominent on rising bank to west of village.

**16. The Cottage and School Cottage
Main Road**

Two separate cottages of late 19th century date. The Cottage has earlier blue lias stone front but has been extensively altered. School Cottage has whitewashed brick. These buildings are of little architectural quality but are important to the street scene and enclosure with Coverwell Farm.

**17. Farm Buildings
Nr. School Cottage, Main Road**

Nice L-shaped range of open sided sheltersheds. Blue lias coursed, squared stone work - corrugated iron roof. First building in south-west approach to village.

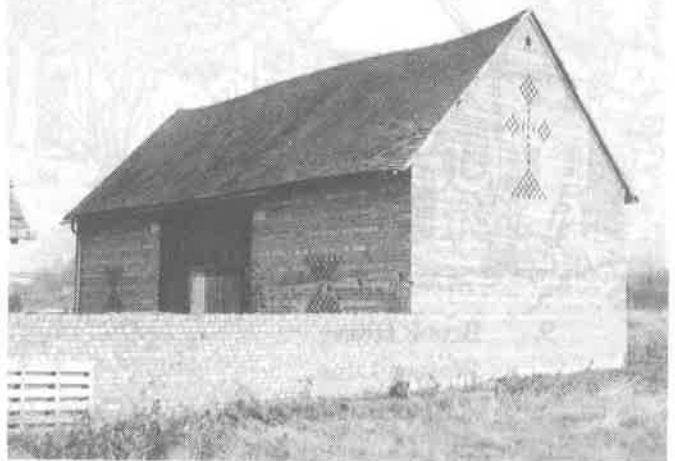
**18. Vicarage Farmhouse
formerly Coverwell Farm
Main Road (illustration page 11)
(Listed Building Ref. 11/52 - Grade II)**

Large stone and tile farmhouse on road frontage - recently refurbished. Prominent on hillside to west of village.

Listed description : "Farmhouse. Early C18. Squared, coursed limestone with quoins. Old tile roof, hipped to right, with brick internal and end stacks. 2 storeys. 3-window range. L-shaped plan. To centre a C19 plank door with chamfered lintel. C20 gabled hood. To ground and first floor left a C19 two-light casement with wood lintels. Further light to right, with wood lintel. Left gable end partly rebuilt in brick. 2-storey, one-unit range extending to rear has plank door. C20 casement to left, with C19 two-light casement above. Interior: chamfered spine beams with stepped stops. 2 open fireplaces, the timber bressumer refaced".

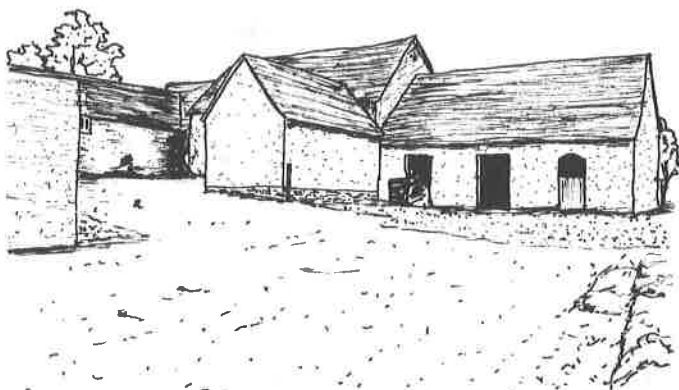
**19. Animal Shed Range at Vicarage Farm
Main Road**

Long low L-shaped range attached to farmhouse and forming courtyard, circa 1800. Fine blue and brown lias stone work dressed stone quoins. Hipped old clay tile roof - open sided to farmyard. Along road frontage. Very important to setting of farmhouse, a key building in south-west approach into village.



**20. Threshing Barn at Vicarage Farm
Main Road**

3-bay threshing barn on SE corner of farmyard. Orange/buff brick - buff brick bands and pattern of vent holes in gables and side walls. Central planked wagon doors. 50° clay tile roof. Group value with Vicarage Farm.



**21. Barn and Stable Range at Mears Farm
Oxhill Bridle Road**

L-shaped barn range enclosing farmyard - 3 bay threshing barn, 2-bay stable and 2-bay wagon shed. Red/orange brick with 50° red/blue clay tile roof. Important group value with Mears Farmhouse.



**22. Mears Farmhouse
Oxhill Bridle Road
(Listed Building Ref. 12/54 - Grade II)**

Stone farmhouse set back off the road with red brick group - forms complete farmstead group in landscape to east of village.

Listed description : "Farmhouse. C18. Squared, coursed limestone with some ironstone. Old tile roof with brick end stacks. 2 storeys. 3-window range. 3-unit plan. To centre of ground floor a 24-pane casement. To left and right, and to first floor openings C20 three-light casements. All windows have wood lintels. C20 glazed front door in left gable end. Blocked door to rear. Attached to right a 2-storey stone kitchen range with C20 window. C20 brick one-storey range to right. Interior: some chamfered beams with run out stops. Roof purlins are chamfered, with run out stops".

23. Broadclose (photo page 11)

East of Village

(Listed Building Ref. 12/49 - Grade II)

Secluded farmhouse in copse to east of village. The building is in poor condition and requires urgent attention.

Listed description : "House, formerly 3 cottages, perhaps originally 1 dwelling. C18. Squared, coursed limestone with quoins and storey band. Brick gable end. Slate roof with brick ridge stacks. 2 storeys. 4-window range. L-shaped plan. To centre a C18 plank door, with a C19 door to immediate left. Lintels with keyblocks. C20 gabled porch continuing over both doors. 2 and 3-light casements to all openings with lintels and keyblocks. 2-storey range to rear with old tile roof. One-storey extension to left. Interior not inspected. In poor physical condition".

24. Hollytrees

Oxhill Bridle Road

Late 18th century, 2-bay cottage with modern extension to east side. Single-storey and attics. Stone white painted and roof retiled in red clay tile. Group value.

25. Fir Tree Cottage

Oxhill Bridle Road

Mid 19th century brick and slate house. 2-storey rear single storey outshot. Symmetrical front. Red brick with buff brick headers, white wood casement windows. Group value.

26. Chest tomb

2m South of West tower of Church

(Listed Building Ref. 11/51 - Grade II)

Listed description : "Chest tomb. Dated 1687 and 1698. Ironstone. Plinth, and heavily moulded ledger. To west end a shield and bas relief. To south a panel with moulded surround inscribed

"HERE LYETH THE BODY OF JOHN
REEVE WHO WAS BURIED FEBRUARY
THE 9TH ANO DOM: 1698
AGED 76
HERE ALSO LYETH THE BODY OF
ANN REEVE THE WIFE OF JOHN
REEVE WHO WAS BURIED DECEM:
THE 20TH ANO DOM
:1687
AGED 57"

(Victoria County History : Warwickshire, Vol 5, p135.)

Appendix B

Schedule of Village and
Landscape Features Important
to the Conservation Area



Tree Groups

(See *Conservation Area Plan*)

Landscape Feature T showing Tree Group F

Group A

A narrow belt of mainly horse chestnut and pine trees of mature age and of limited life due to their exposure.

Group B

A group of mainly large oak and sycamore around the Churchyard walls, important as part of the backdrop to the Church.

Group C

A narrow belt of mixed age trees with a strong element of low level screening around the garden of the Manor House. Containing some horse chestnut, acacia, pine and cypress. Forms a good enclosure to the footpath provided that it is properly managed.

Group D

A group of large trees forming the south boundary to The Manor House and containing horse chestnut, pine, ash, yew with birch towards the east end. Particular specimens are identified as single trees. All are of high value in the village landscape.

Group E

A continuous belt of trees along the brook, with willow elm, alder, poplar and lower shrub species. Forms a strong landscape boundary to the north east.

Group F

A fairly open group around the pool, of tall and middle age trees, mainly sycamore, poplar, willow and scots pine, with some yew and younger specimens towards the north. An attractive group on approaching the village.

Group G

A small group of willow and poplar forming an outlying feature.

Group H

A small group of garden trees, willow, cypress and larch, balancing the larger group on the other side of the road - a 'gateway'.

Group J

A minor group of conifers around the 'Paddock' - perhaps out of place but nevertheless conspicuous.

Group K

A large 'wild' area around 'Broadclose' - probably orchard invaded by woodland species, containing willow, ash, elder, hawthorn and others. Will need some management but with care to maintain the dense cover it affords for wildlife.

Landscape features

(See *Conservation Area Plan*)

L. (photo page 6)

Village from the south towards the Church.

M.

The village green and war memorial. Note the badly sited pole.

N. (illustration page 19)

The war memorial on the green. A subject for careful redesign of surrounds.

P.

Granite kerb edging around the green.

S

Detail of the brick bridge at north end of the village.

T. (photo page 22)

Eastern approach with brick bridge, poolside poplars and 'eyesore' pumping station.

V.

The 'sheep dip' pool.

W. (photo page 10)

The brook from B4451 bridge.



Q

St. Mary's Church. Note harsh brick wall and fine sycamore.



R.

Detail of the gate to St. Mary's Churchyard.

X. (photo page 9)

Watery Lane towards the Church, intimate small scale landscape

Y. (photo page 10)

The ford at Mears Farm. A close and unspoilt piece of rural character.

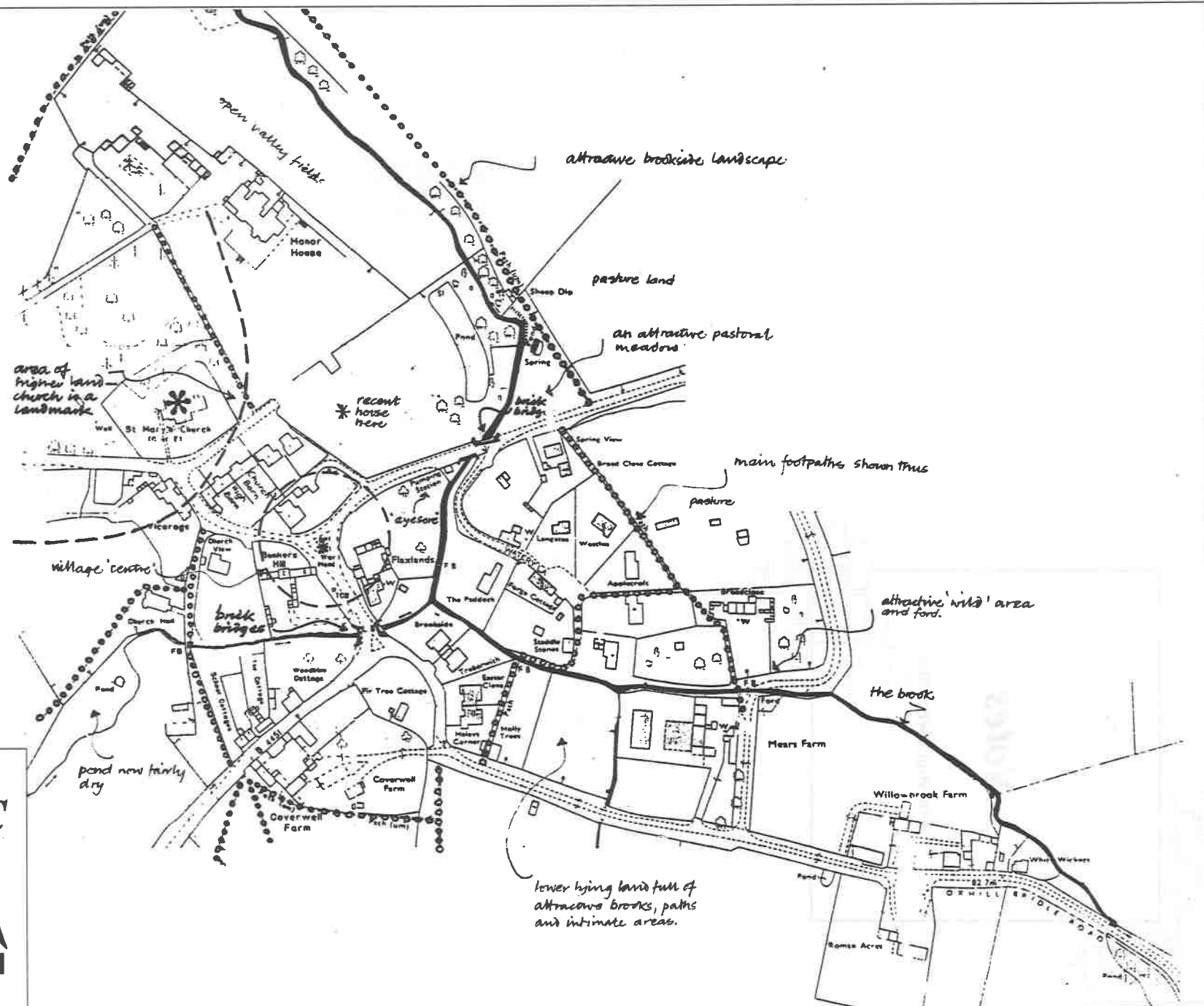
Z. (illustration page 9)

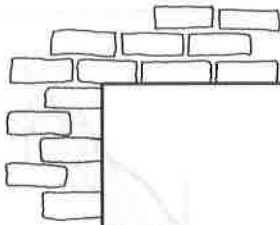
One of the village footpaths from Haleys Corner to the brook.

Appendix C

Settlement Analysis :
Landscape

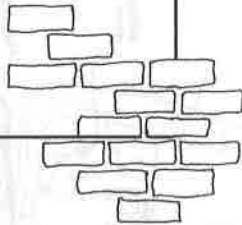
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