



# *Sambourne*

## *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 Sambourne, 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)*

*July 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



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# Sambourne Conservation Area

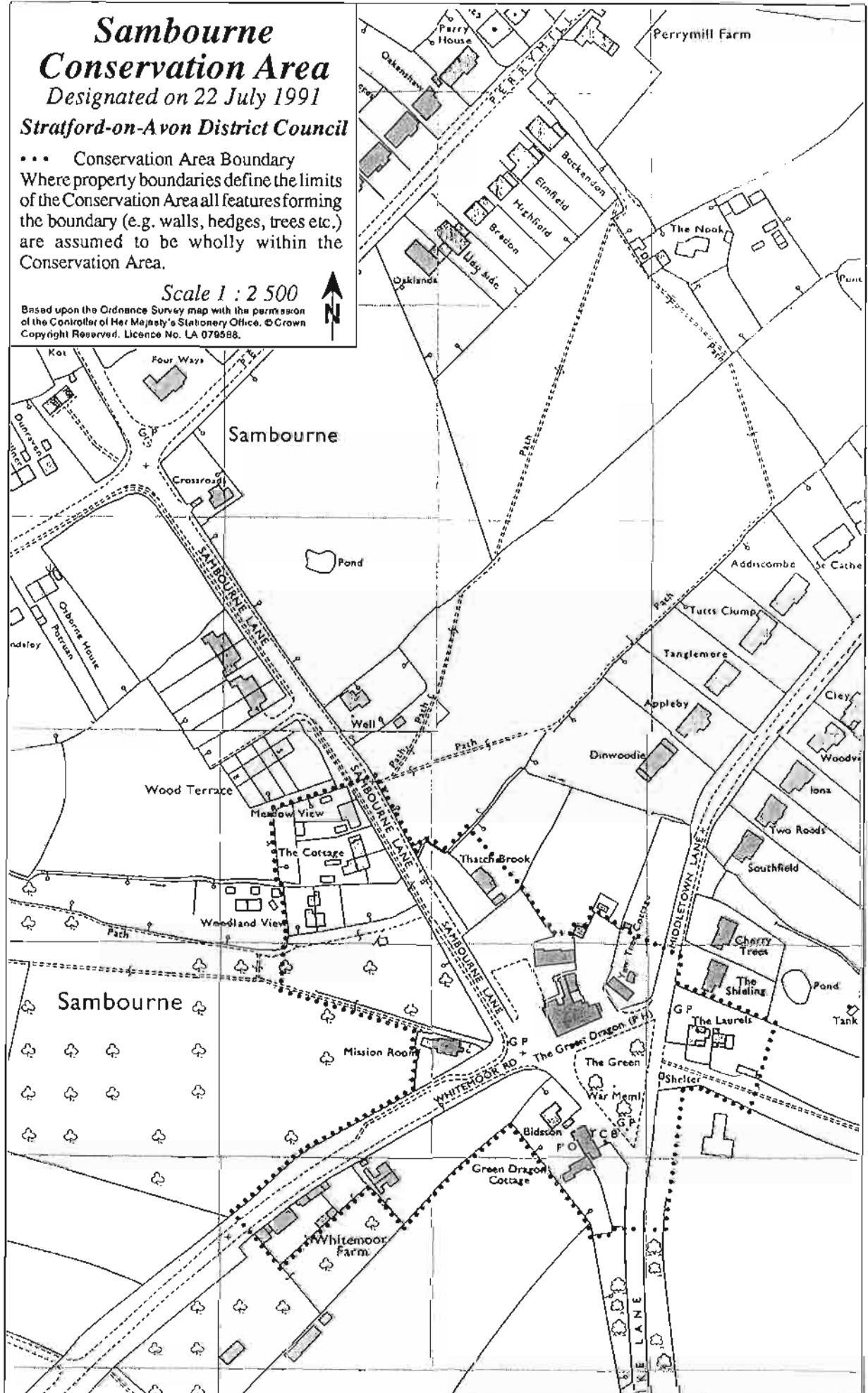
Designated on 22 July 1991

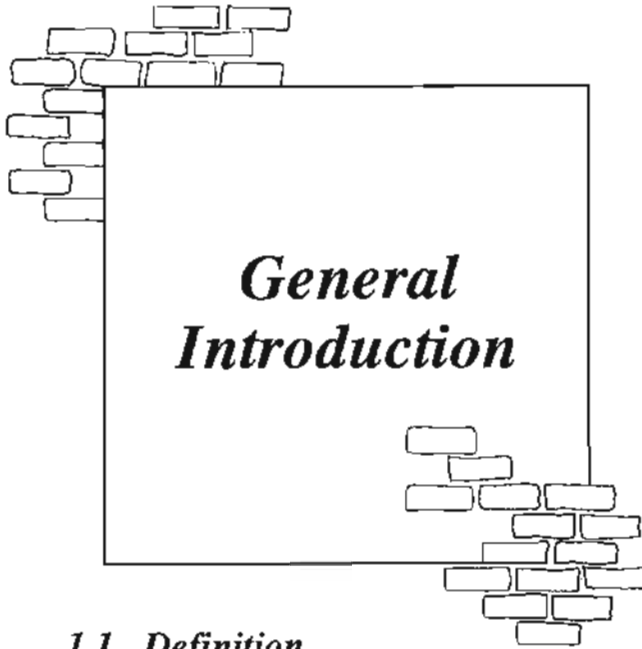
Stratford-on-Avon District Council

... 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**

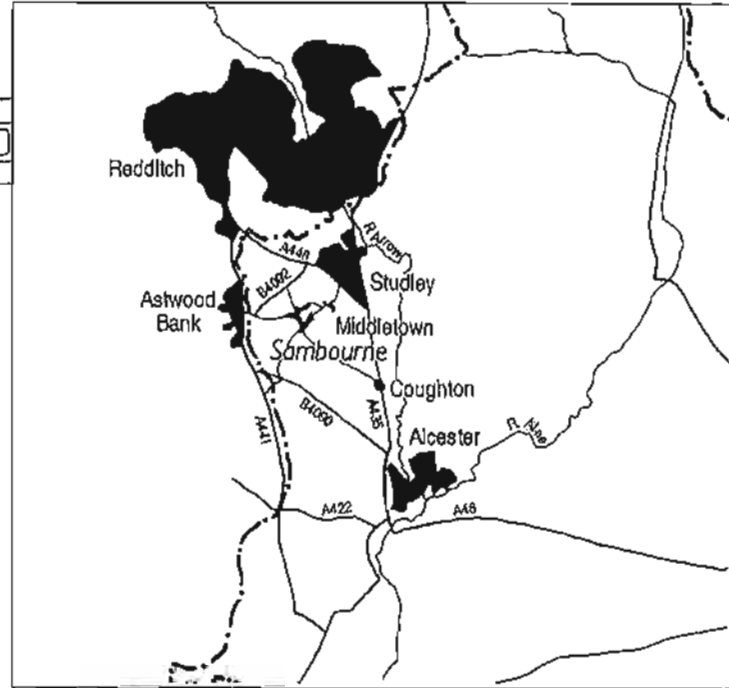
In 1990 Stratford-on-Avon District Council began a complete review of existing and potentially new conservation areas. This report is the result of that exercise.

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 Sambourne



Sambourne and the hamlet of Middletown are situated in a flat plain area between the north/south ridge along which runs the Worcestershire/Warwickshire boundary and the large village of Studley to the east. It is basically an ancient group of farmsteads which has substantially expanded since about 1940 to become a dormitory settlement to Redditch. Sambourne has about 150 houses, some 30 of which are pre-1900 including a fine pub of 17th/18th century construction and a small late 19th century Chapel of Ease.

The pub, The Green Dragon, has been sensitively modernised recently and is very popular. It looks out over the village green, which is one of the most delightful village greens around. The village is fairly quiet except for evening and weekend activity around the pub.



*The Green Dragon*

There is also a lightly used through route between Astwood Bank and Studley.

Middletown is a single dead-end lane containing a number of 17th century timber framed buildings now interspersed with modern houses. This study concentrates on Sambourne only as it is the main settlement area.

# 2

## *The Settlement - Historical Background*



*Chapel of Ease*

Sambourne is first mentioned as part of the Feckenham Forest in the crown ownership of King John. It is mentioned in Domesday and the manor was held by the Abbots of Evesham until 1540.

The name 'Sambourne' or 'Sandburne' refers to a sandy brook which was the meeting place of drovers on making the journey westwards through Feckenham Forest.

The manor of Sambourne was 'inclosed' by act of Parliament in 1707. In 1840 it was granted to Robert Throckmorton of Coughton at which time it was part of the widespread parish of Coughton, Sambourne, Sernal, Morton Bagot and Oldberrow. It is still part of the ecclesiastical parish and the little Chapel of Ease built in 1892 serves the Parish Church at Coughton. There was a chapel dedicated to 'St. Andrew' on this site prior to the reformation.

Agriculture has always been the main occupation of the village. The principal farmsteads which still survive are Perrymill Farm, Glebe Farm, Oak Farm, Sambourne Hall Farm, Truslove's, Sambourne Warren Farm and Reins Farm. There were also farms based around White Gates Farm and The Laurels. Around the

green was grouped a number of timber framed cottages, a few of which survive.

During the late 18th and 19th century, needle making, glove sewing and brick making went on here. There were gravel and marle pits nearby.

The population of the parish in 1871 was 341. Today, it is still around 350 but the scattered farm-workers cottages have been replaced by modern bungalows within the village settlement.



*Perrymill Farm*

# 3

## *The Settlement - Today*

*For Settlement Analysis  
Building Group Map  
see Appendix C*

the enclosure is created more by the landscape than the buildings.

The best groups of buildings are the Green Dragon and Yew Tree Cottage frontage to the green and the Perrymill Farm group at the end of Perrymill Lane. There are other fine farmstead groups such as Sambourne Hall Farm, Sambourne Warren Farm, Glebe Farm, Reins Farm and Oak Farm, but these are all well out of the village settlement area.

### *3.1 Environmental Quality*

Sambourne is identified by its fine village green; a well kept grass triangle with four trees, a war memorial cross and some bench seating. It is a popular place of repose with patrons of The Green Dragon, and residents of the village. The Green Dragon, Yew Tree Cottage and associated outbuildings form an important group but it is somewhat devalued by the necessary large areas of car-parking around the pub.

There are other small groups of old cottages along Sambourne Lane, Oak Tree Lane and Whitemoor Road (see *Conservation Area Plan*) which convey something of the open rural nature of the village. Since the war, modern houses and bungalows have been built in regular rows along Middletown Lane, Perrymill Lane and Sambourne Lane, which have given the village a distinctively suburban character, albeit well landscaped and neatly ordered.

### *3.2 Architectural Form and Character*

Most buildings are detached with large gardens. They are generally set back from the road with hedges and trees surrounding. The streetscape therefore, has a well wooded open character. The built form is quite diverse but generally low in scale. There are no intimate enclosed areas. Even in the centre of the village



*Landscape Feature II*

### *3.3 Predominant Building Materials*

The ancient buildings of Sambourne were timber framed on stone plinths with wattle and daub panels and thatched roofs. Only one cottage remains as this original form. Other timber frame buildings which remain now have brick infill panels and clay tiled roofs, and most of them are painted black and white.

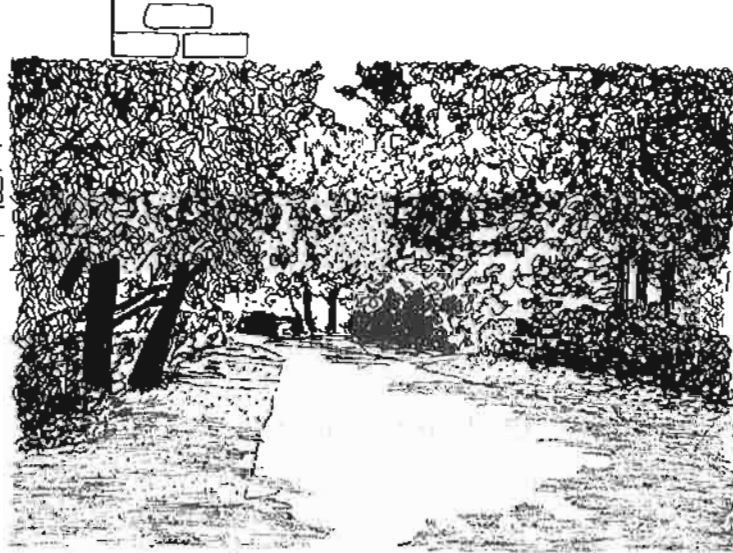
Most of the 19th century buildings are a rich orange/red brick which was locally made. The red brick is more abundant than the timber frame but some have been white painted or rendered and painted. The modern buildings use a range of red, brown and buff brick, therefore there is little uniformity of building materials in the village. Most of the pre-1900 buildings are 40° to 50° pitch clay plain tile roofs with a few lower pitched welsh slate roofs and two thatched cottages.



# 4

## *The Settlement - Landscape*

*For Settlement Analysis  
Landscape Map see  
Appendix C*



*Landscape Feature L*

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

Sambourne lies, well contained, on the lower eastern slopes of the Cookhill ridge.

It is a very dispersed settlement with a confusing pattern of lanes running through it, yet of all the villages it is perhaps the greenest. This is no doubt due to the presence of many mature oak trees - remnants of the Feckenham Forest which extend into the village from the outlying countryside.

Sambourne lacks any distinct form and has grown away from its centre around the Green Dragon public house. This means that there is a large amount of open space contained within the village, albeit in private ownership but, through a network of statutory footpaths, easily accessible.

Being ensconced in the topography and tree cover, little can be seen of the village from distant views and the skyline is of oaks and other prominent trees, such as the poplars at 'Little Acre' in Sambourne Lane. From closer in there is reasonably good vegetative screening also.

### **4.2. Boundaries**

#### **East**

The 'natural' boundary of the village is made by the now dismantled railway, which in many parts has a strong belt of vegetation.

#### **North and West**

There are no significant landscape boundaries on these two sides but the property boundaries are reasonably well marked with hedged or fenced enclosures together with peripheral oaks and ash etc.

#### **South**

The boundary has a strong woodland belt following the stream to Thundering Ditch and thence to Wike Lane.



*Village Green looking towards Yew Tree Cottage*

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

Sambourne is one of the few villages studied which can be said to have, in landscape terms, a centre. The village green outside the public house is a pleasant, grassed triangle with a few specimen trees and an unremarkable war memorial and seat.



*Landscape Feature J*

Apart from this, the village lacks any strong character. It is neat and tidy, has an abundance of clipped hedges and some pleasant green verges but seems to have been overtaken by mediocre post-war development.

The green is pleasant because of its lack of defined footpaths, it has a good rural feeling which could be enhanced by the removal of unsightly poles and wires, screening of the pub car park and a general improvement of the enclosing elements, both built and planted.

As has been mentioned, there are many fine oak trees throughout the village which should be carefully safeguarded and properly managed, for they are a priceless asset, so too are the footpaths which give access to the green areas of the village.



*War Memorial*

# 5

## *The Conservation Area*

### *5.3 The Conservation Area Boundary*

Whilst Sambourne is undoubtedly a village of environmental quality and delight, it does not have the distinctive enclosures and 'wholeness' of an ancient settlement (although it is one). However, the village green area, dominated by the Green Dragon Public House and Yew Tree Cottage which are listed buildings, does have a special environmental quality.



*Yew Tree Cottage*

### *5.1 Buildings of Quality*

There are eight listed buildings within the main village settlement area; a group of three round the village green, a group of three at Perrymill Farm and two other isolated ones. There are fifteen other buildings in the village considered to be of local architectural and historic interest. These are fairly well spaced out around the village settlement.

There is not a clearly identifiable village centre. However, the group round the green and the cottages along Sambourne Lane, north of the green, are perceived as the historic core of the village, and are therefore included in the small conservation area. This group includes four of the listed buildings plus ten buildings of local architectural and historic interest.

### *5.2 Spatial and Landscape Quality*

The green, already well described, is the principal open space and landscaped area. To complement this, the leafy lane approaches along Wike Lane, Whitemoor Lane and Oak Tree Lane give the overall impression of a very pleasant, rural settlement.

The group of ancient cottages on the west side of Sambourne Lane contribute to the village green settlement area. The Conservation Area covers the village green, the Sambourne Lane cottages, Whitemoor Farm, The Old Post Office and The Laurels, as being the main centre of the settlement and area of special environmental quality.



*The Laurels*

# 6

## *Development Control and Enhancement*



Development Control policies and the machinery for schemes of enhancement in Sambourne 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*

Trees and hedges are Sambourne's principal asset. These need to be properly maintained without compromising the 'natural' look (i.e. avoid 'tidy' cropping of trees and formal hedge clipping etc.) Verges and kerbs too, contribute to the streetscape appearance and should be simple and tidy. Many of the older cottages have been modernised and, in the process, lost original windows, doors, thatch roofs etc., and the replacements are not entirely in keeping. Although these alterations are not subject to Planning Authority control some 'good practice' design guidance from the Local Planning Authority in respect of these features may influence further alterations.

### *6.2 Recommendations for Improvement*

Generally, Sambourne is a well kept and well ordered village. Overhead wires do proliferate around the green area and along Sambourne Lane. The removal of these would make a significant improvement to the streetscape. The open car-park to the Green Dragon detracts from the quality of the local environment. Some further enclosure or screen planting to the roadside boundaries would make this less obvious.

### *6.3 Conclusions*

Whilst the village of Sambourne does have buildings of architectural quality and historic interest and their surroundings and environment combine to make a delightful rural settlement, the buildings are somewhat dispersed and their relationship has been watered down by modern infill development, which has not particularly conformed to local architectural character and use of materials.

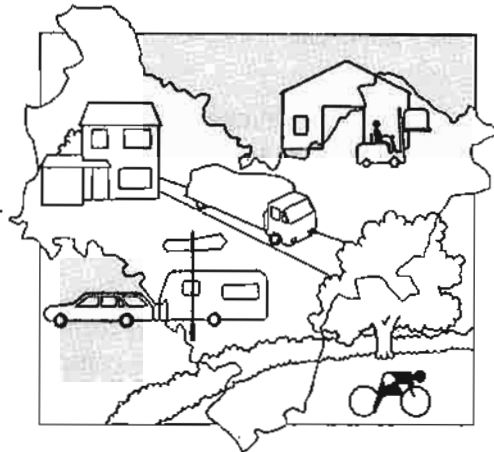
The worthiness of the settlement for the designation of a Conservation Area, therefore, is marginal and debatable. Therefore, the proposed boundary is limited to the most appropriate area which includes the centre of the village and a majority of its listed buildings.

## *References*

Victoria County History	Vol III pp 86 to 88
Rural Areas Local Plan	Stratford-on-Avon District Council
Whites Directory	1874
Ordnance Survey	1886 25" = 1 mile
The Warwickshire Village Book	WFVI - 1988

# 7

## *Policies*



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

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

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

#### **Explanation**

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

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

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

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

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

### ***Policy ENV 25***

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

#### **Explanation**

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

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

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

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

### ***Policy ENV 26***

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

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

#### **Explanation**

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

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

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

### ***Policy ENV 27***

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

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

#### **Explanation**

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

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

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

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

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

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

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

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

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

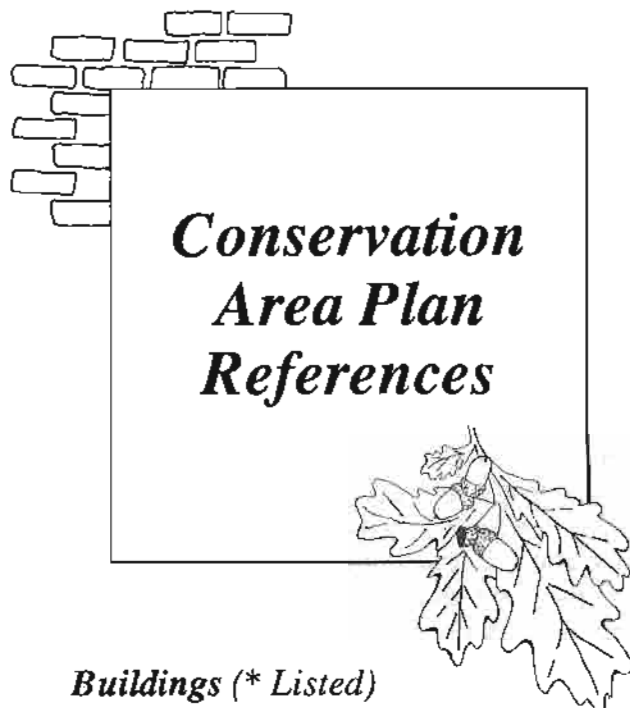
On the positive side, since 1980 the District Planning Authority has grant-aided essential repairs to listed buildings. Grants vary with the importance and situation of the building concerned, with listed buildings in conservation areas having the highest priority. The grants are mainly between 20% and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

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

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

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

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

1. Green Dragon Cottage
2. The Old Post Office
3. War Memorial
- 4.\* Laurels Barn
5. The Laurels
- 6.\* Yew Tree Cottage
- 7.\* Green Dragon Public House
8. Coach House to  
Green Dragon Public House
9. Chapel of Ease (C of E)
10. Old Cottages
11. Whitemoor Farm
12. House next to Woodland View off  
Sambourne Lane
13. Trust Cottage and adjacent cottage  
4 and 5 Sambourne Lane
- 14.\* Meadow View Cottages  
6 and 7 Sambourne Lane

### ***Buildings outside the Conservation Area***

- 15.\* Crossroads, 90 Sambourne Lane
16. Old Cottage
17. North View and Holly Tops

### ***Landscape - Individual Features (See Appendix B)***

#### ***Tree Group***

##### **Group A**

Roadside group of fairly young ash, elm, hawthorn etc.

##### **Group B**

Extensive belt of young and medium age oak, ash, hawthorn and willow, with scrub.

##### **Group C**

Large oaks near house important to Green setting.

##### **Group D**

Group of oak and ash

##### **Group E**

Extension of **Group D**. Group contains oak, ash, silver birch, scots pine and hawthorn.

##### **Group F**

Good belt of medium age ash, oak, elm and hawthorn.

##### **Group G**

Similar group to **Group F**.

#### ***Landscape Features***

##### **H.**

Village green from the East.

##### **J.**

Approach to the Green from the south west.

##### **K.**

Village Green from the south.

##### **L.**

Leafy tunnel of Middletown Lane.



# Sambourne 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.

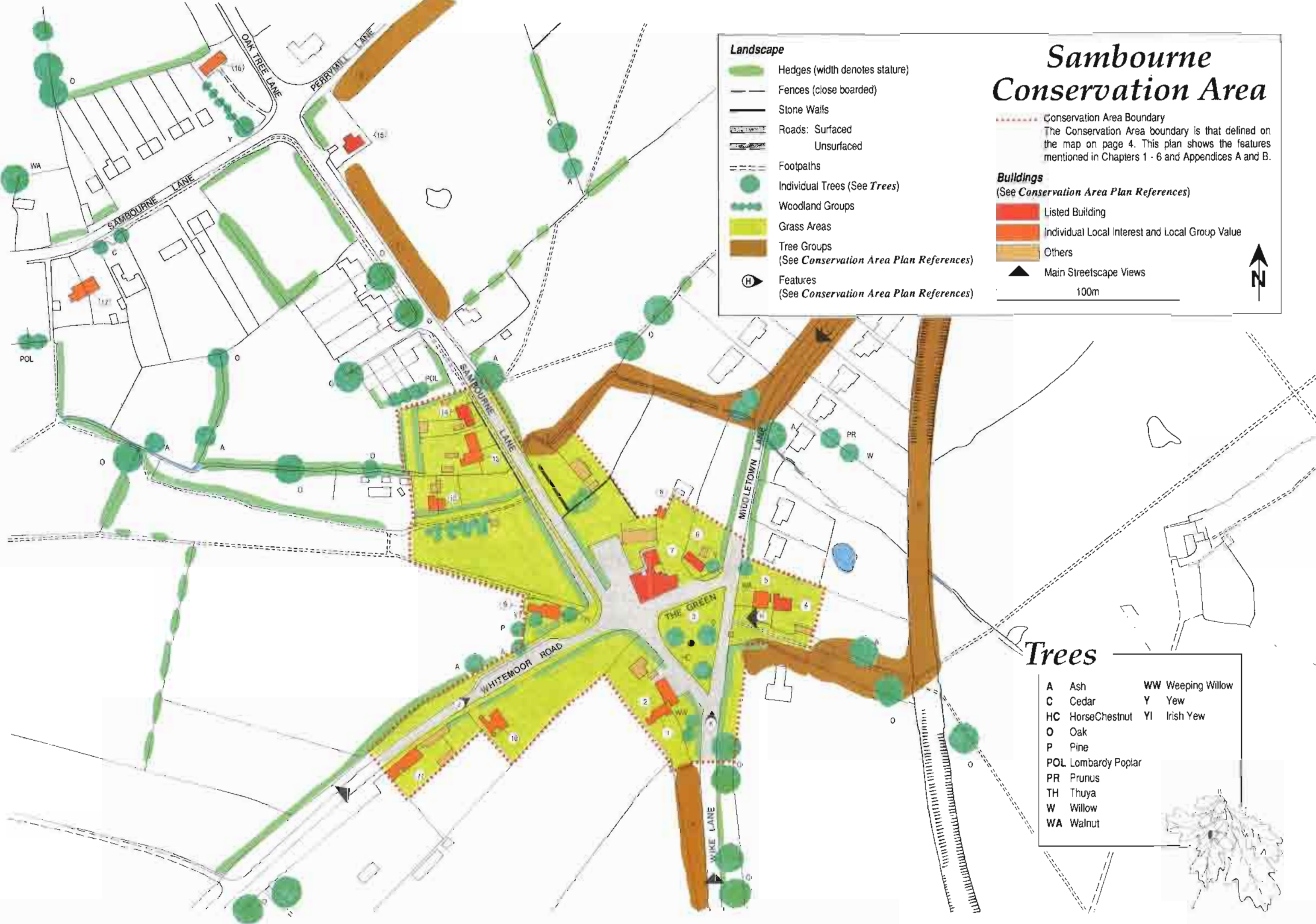
**Buildings**  
 (See Conservation Area Plan References)

- Listed Building
- Individual Local Interest and Local Group Value
- Others
- Main Streetscape Views

100m

**Landscape**

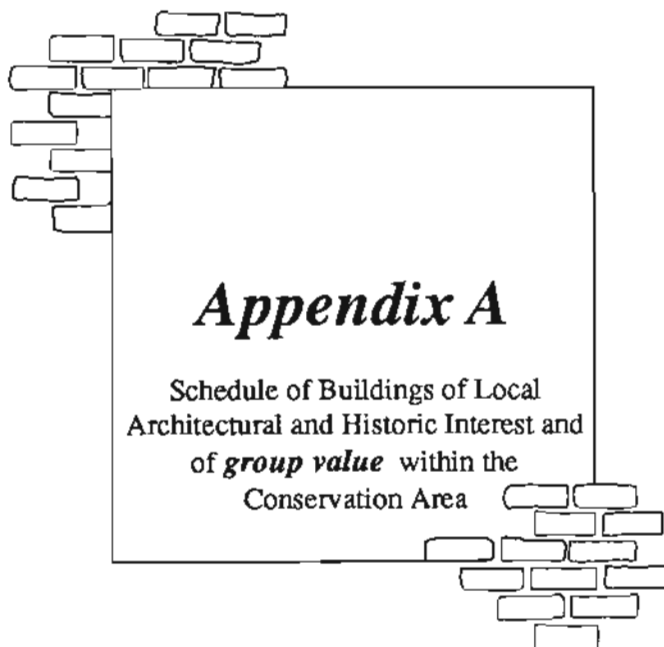
- Hedges (width denotes stature)
- Fences (close boarded)
- Stone Walls
- Roads: Surfaced
- Unsurfaced
- Footpaths
- Individual Trees (See Trees)
- Woodland Groups
- Grass Areas
- Tree Groups (See Conservation Area Plan References)
- Features (See Conservation Area Plan References)



**Trees**

A	Ash	WW	Weeping Willow
C	Cedar	Y	Yew
HC	HorseChestnut	YI	Irish Yew
O	Oak		
P	Pine		
POL	Lombardy Poplar		
PR	Prunus		
TH	Thuja		
W	Willow		
WA	Walnut		





**1. Green Dragon Cottage**  
**Wike Lane**

Late 19th Century 2-storey brick and tile cottage, 3-bay with gable wing extension. Rendered over and windows replaced - heavily restored.



**2. The Old Post Office**  
**The Green**

2-storey house incorporating village Post Office (now closed and shop front removed); orange brick and blue slate roof; circa 1900. 1950's 2-storey extension to north side.

**3. War Memorial** (photo page 10)  
**The Green**

Village war memorial - Marble cross on sandstone plinth and base. Picturesque centre-piece of village green.

**4. Laurels Barn**

**The Green**

(Listed Building Ref. 4/143 - Grade II)

17th century farm outbuilding now converted to single dwelling.

Listed description : "Outbuilding. C17, with mid C19 addition. Timber framed with brick infill, addition of red brick. Old tile roofs. 2-bay range, extended to L-plan. Plank door above plinth height. Door in corner at rear. Interior: Flagstones. Queen strut roof with large braces to tie beam. Addition has double-leaf plank doors and round arched opening for animals".

**5. The Laurels** (photo page 11)

**The Green**

Early 19th century farmhouse; 2-storey - 3 bay with rear wing. Red brick and clay tile. Modern timber multipane casements. Prominent on village green.

**6. Yew Tree Cottage** (photo page 11)

**The Green**

(Listed Building Ref. 4/141 - Grade II)

Very picturesque and well preserved 17th century thatched cottage. Prominent on village green.

Listed description : "Cottage. c.1600 (VCH). Timber framed with lath and plaster and whitewashed brick infill. Thatched roof; whitewashed brick internal stacks. 3-unit plan. One storey and attic; 2 ground floor windows only. Late C20 glazed door in whitewashed brick porch with tile roof. C19 and C20 casements with glazing bars. Left return side has 2 small ground floor windows and attic window. To rear: Swept and eyebrow dormers. Right return side has half hipped gable. Interior not inspected".

(V.C.H. : Warwickshire, Vol.III, p.86)

**7. Green Dragon Public House**

**The Green**

(illustration page 6)

(Listed Building Ref. 4/142 - Grade II)

The village pub - a very prominent and popular building.

Listed description : "Public House. C17 (VCH), part refronted or rebuilt mid/late C18. Timber framed with lath and plaster and whitewashed brick infill; C18 front of whitewashed brick with brick string course band and dentil cornice. C20 tile roof; brick stacks. Complex L-plan. Left section 2 storeys and attic; 2-window range. Central C20 plank door has moulded wood surround and simple hood. Leaded-light casements under brick segmental arches have old external shutters. Right section has exposed

framing. One storey and attic with C20 box dormer, and single storey 2-window range with sham timber framing. C20 leaded-lattice casements. Left return side has C20 porch. Single casement to each floor. To rear : 2 storey and attic section has exposed timber framing and twin gables with lozenge of brick nogging at apex. Interior : exposed timber framing. Broad chamfered ceiling beams. Straight flight staircase. C19 and C20 additions to rear”.

(V.C.H. : Warwickshire: Vol. III, p.86)

**8. Coach House to  
Green Dragon Public House  
The Green**

19th century coach house, stable and hay loft. Red brick - now painted white - old clay tile roof - group value with pub.

**9. Chapel of Ease (C of E) (photo page 7)  
Whitemoor Road**

4-bay Victorian ‘Gothic’ styled chapel built in 1892. Orange brick, with steep red-clay pantile roof. 2-bay single storey annex to west end. Prominent on road junction - on site of ancient chapel.

**10. Old Cottages  
Whitemoor Road**

Pair of early 19th century cottages - 2-storey red brick with welsh slate roof and later 2-storey rear extension, little altered - group value with Whitemoor Farm.



**11. Whitemoor Farm  
Whitemoor Road**

2-storey, 2-bay farmhouse with single storey extensions to both sides. Early 19th century brick (now white painted render) and clay tile roofs. Old multipaned casement windows. Very prominent on roadside approach into village.

**12. House next to Woodland View  
off Sambourne Lane**

Fine red brick and welsh slate roof 2-storey house with decorative brickwork detailing and multipane casement windows - circa 1900 - very similar to Northview/Holly Tops.

**13. Trust Cottage and adjacent cottage  
4 and 5 Sambourne Lane**

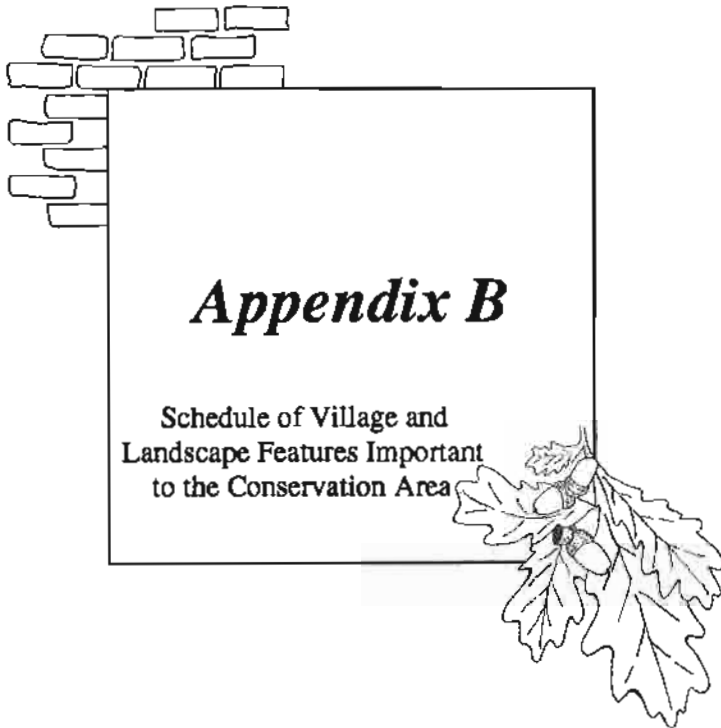
2-bay 17th Century cottage range - single storey with attics - probably originally timber framed - now underbuilt in red brick - clay tile roofs. 19th and 20th Century extensions to each end.



**14. Meadow View Cottages  
6 and 7 Sambourne Lane  
(Listed Building Ref. 4/165 - Grade II)**

2-bay late 17th Century cottages with modern red brick - tile extensions at each end.

Listed description : “Pair of cottages. C17 with C19/C20 alterations and additions. Timber framed with tension braces and brick infill. Mid/late C20 tile roof; central brick stack. Each one-unit plan. One storey and attic; each one-window range. C20 glazed doors and casements. Dormers. To rear: Exposed framing with whitewashed infill. Interior not inspected”.



## Appendix B

Schedule of Village and  
Landscape Features Important  
to the Conservation Area

### **Tree Groups**

(See *Conservation Area Plan*)

#### **Group A**

A roadside group of fairly young ash, elm, hawthorn etc.

#### **Group B**

An extensive belt of young and medium age oak, ash, hawthorn and willow, with scrub, growing on the dismantled rail line and forming a strong boundary.

#### **Group C**

Large oaks near the house are important to the setting of the green.

#### **Group D** (See *Landscape Feature L- page 9*)

Group of oak and ash

#### **Group E**

An extension of **Group D**, this group contains, in addition to oak and ash, silver birch, scots pine and hawthorn. It is an important boundary.

#### **Group F**

A good belt of medium age ash, oak, elm and hawthorn, enclosing the lane.

#### **Group G**

A group similar to **Group F**.

### **Landscape features**

(See *Conservation Area Plan*)

#### **H.** (*illustration page 8*)

Village Green from the East. Informal character but lacking positive enclosure.

#### **J.** (*photo page 10*)

Approach to the Green from the south west. Note the wide informally edged grass verges and the mature ash, typical of others in the village.

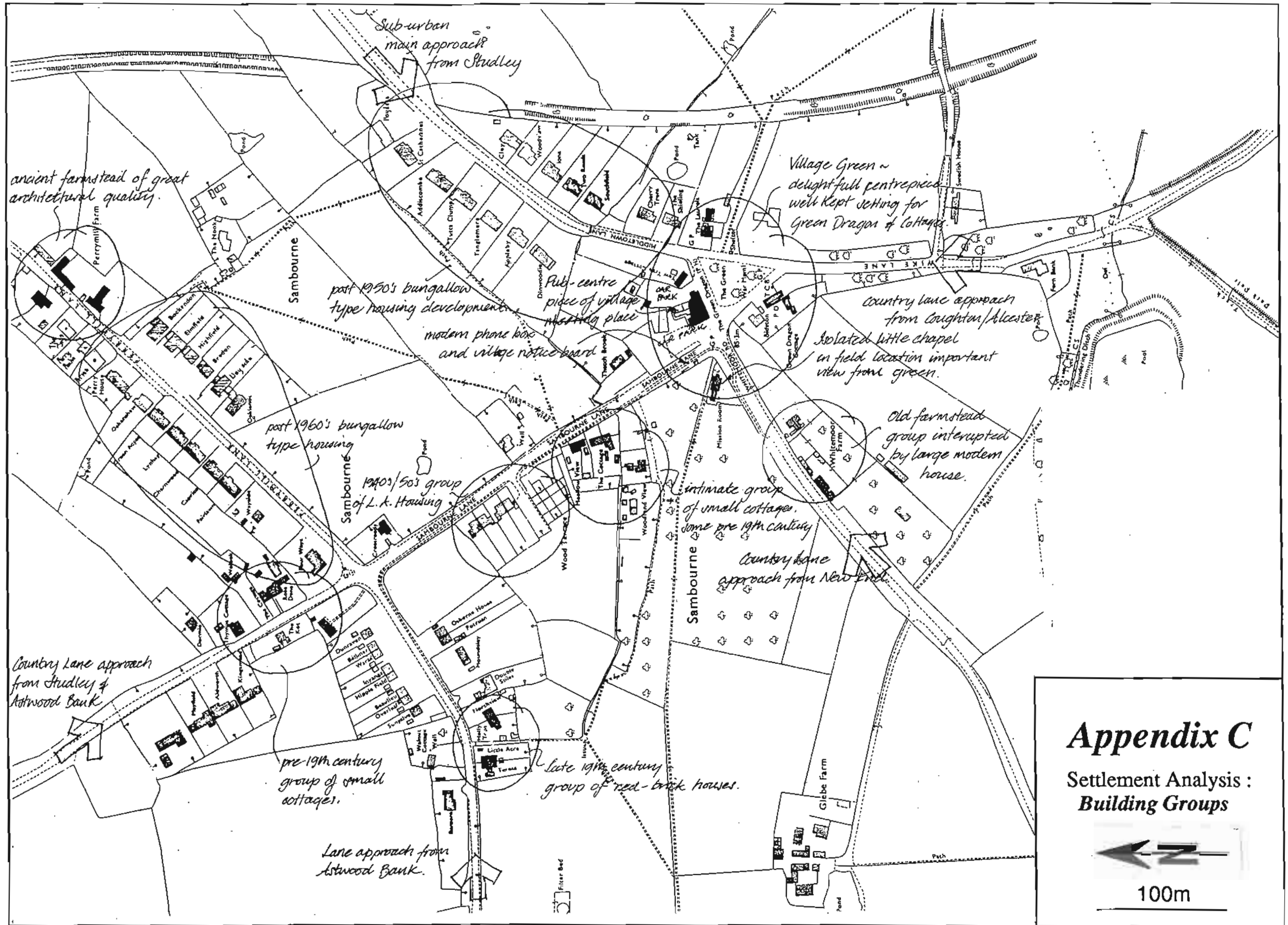


#### **K.**

Village Green from the south. The yew on the right, at Yew Tree Cottage, is an important feature of the Green.

#### **L.** (*illustration page 9*)

The leafy tunnel of Middletown Lane, with no formal edging to the road and many large oaks. An excellent screen to the houses behind.



**Appendix C**  
 Settlement Analysis :  
**Building Groups**

