



# *Shipston-on-Stour*

## *Conservation Area*

Stratford-on-Avon District Council




## Preface

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

Michael Reardon and Associates in collaboration with Alison Higgins Associates were commissioned to undertake an independent survey and analysis of the buildings and landscape of the village. This report identified the historical, architectural and environmental qualities of the settlement, made recommendations for the continuing protection and enhancement of the Conservation Area and proposed boundary changes. It was adopted by the District Council on 19 October 1992, taking into account local opinion.

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



### *October 1992*

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# Contents

**Conservation Area Policies** see accompanying leaflet  
*Inside Back Cover*

**General Introduction** 4

**Amended Conservation Area Boundary** 5

**1 An Introduction to Shipston-on-Stour** 6

**2 The Settlement - History and Development** 8

**3 Characteristics of the Conservation Area** 14

Approaches to the Conservation Area

Sub Areas A, B, C, D, E and F (see *Appendix B*)

Materials and Details

**4 Landscape Features** (see *Appendix B*) 33

**5 The Future of the Conservation Area** 38

Alterations (see *Appendix B*)

Improvements

Control

Conclusion

**Conservation Area Plan References** *Inside Back Cover*

**Conservation Area Plan** *Inside Back Cover*

**Appendix A** 45

Listed buildings and other buildings of local architectural  
or historical value

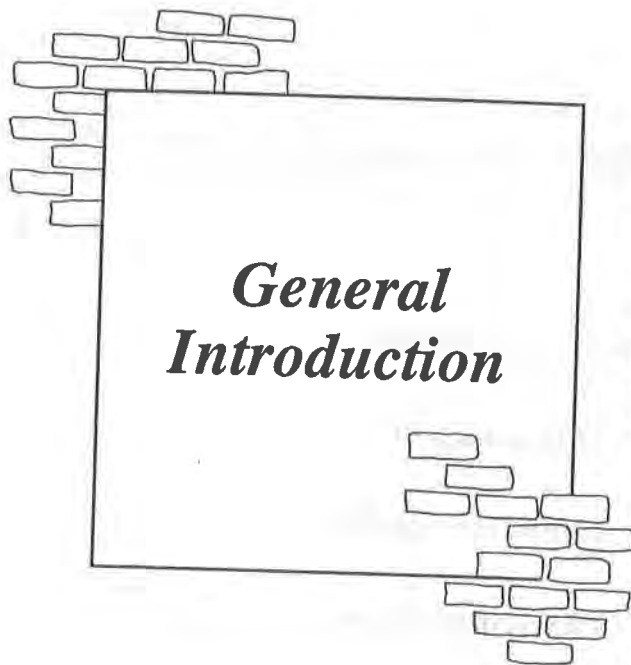
**Appendix B** 68

Settlement Analysis Maps

Sub-Areas and General Analysis (see Chapter 3)

Landscape Assessment (see Chapter 4)

Alterations to the Conservation Area (see Chapter 5)



## ***General Introduction***

### ***1.1 Definition***

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

### ***1.2 Designation***

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

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

### ***1.3 Pressures***

If we do not take steps to protect and preserve buildings of value, either in their own right or because of the contribution they make to a pleasant townscape or village scene, they may well be lost, and once lost, they cannot be replaced. It should, however, be remembered that our heritage is the product of many centuries of evolution and it will continue to evolve. Few buildings exist now in the form in which they were originally conceived. Conservation allows for change as well as preservation and our architectural heritage has to be able to accommodate not only changes of use but also new building nearby. This can be done provided that the new buildings are well-designed and follow fundamental architectural principles of scale and the proper arrangement of materials and spaces and show respect for their neighbours. Conservation means breathing new life into buildings, sometimes by restoration, sometimes by sensitive development, sometimes by adaptation to a new use and always, by good management. Taking decisions on matters concerning listed buildings and conservation areas involves balancing many factors.

### ***1.4 Response***

Historic buildings and conservation areas are vitally important to the environmental quality of life in this country. Buildings of architectural and historic merit should receive very special attention. Local authorities stand in the vanguard of those protecting historic buildings and areas. The Secretary of State expects them to make diligent use of all the powers available to them. Public opinion is now overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene, and, it is expected that authorities should take account of this when framing their policies affecting historic buildings and conservation areas.

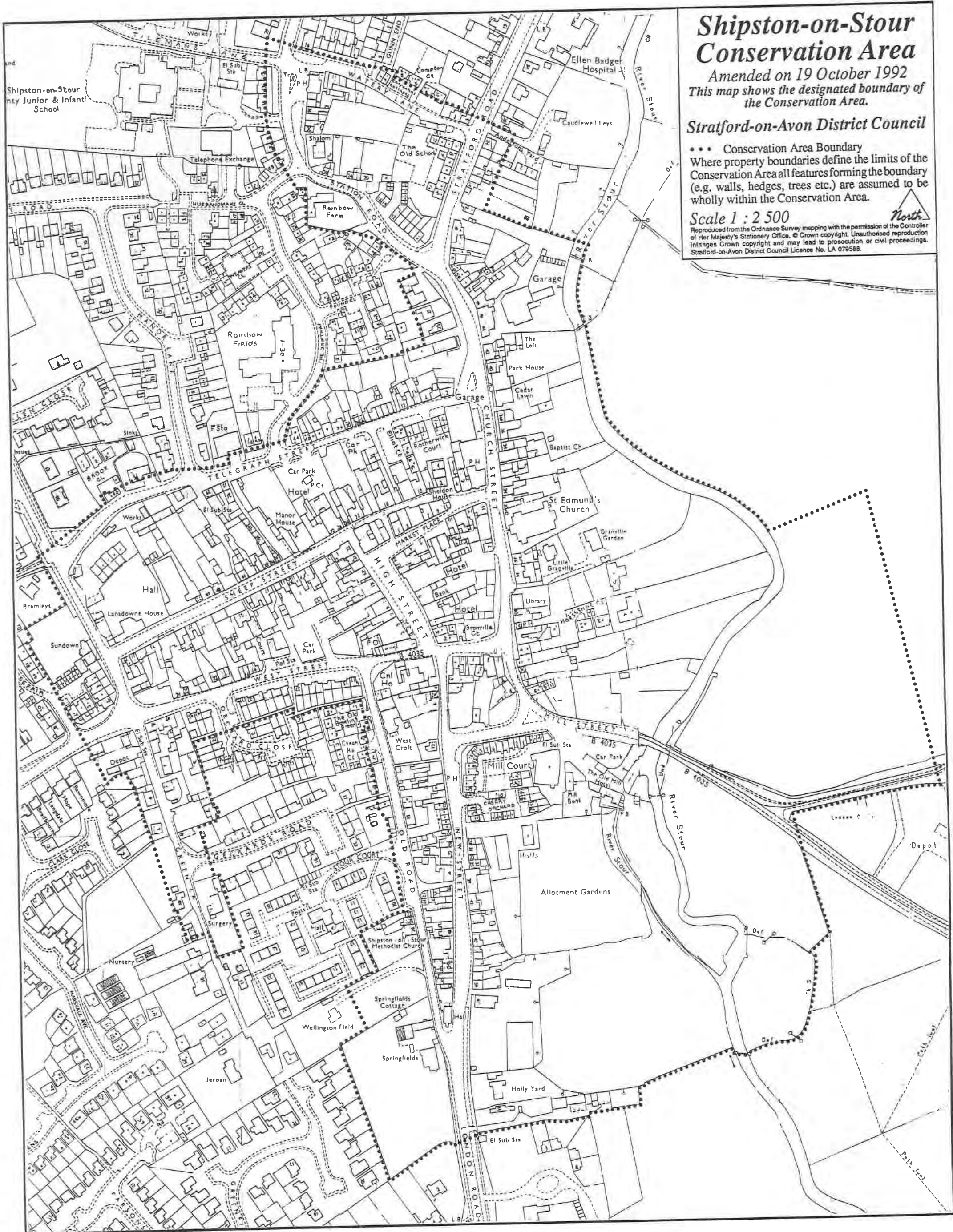
### ***1.5 Review***

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

The report has been approved by the District Council on 19 October 1992 as its formal view on the amended Conservation Area. It is divided into 5 sections dealing with location; history and development; characteristics of the conservation area; landscape features; the future of the Conservation Area; in addition are listed building and settlement analysis appendices, and the conservation area policies leaflet.

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



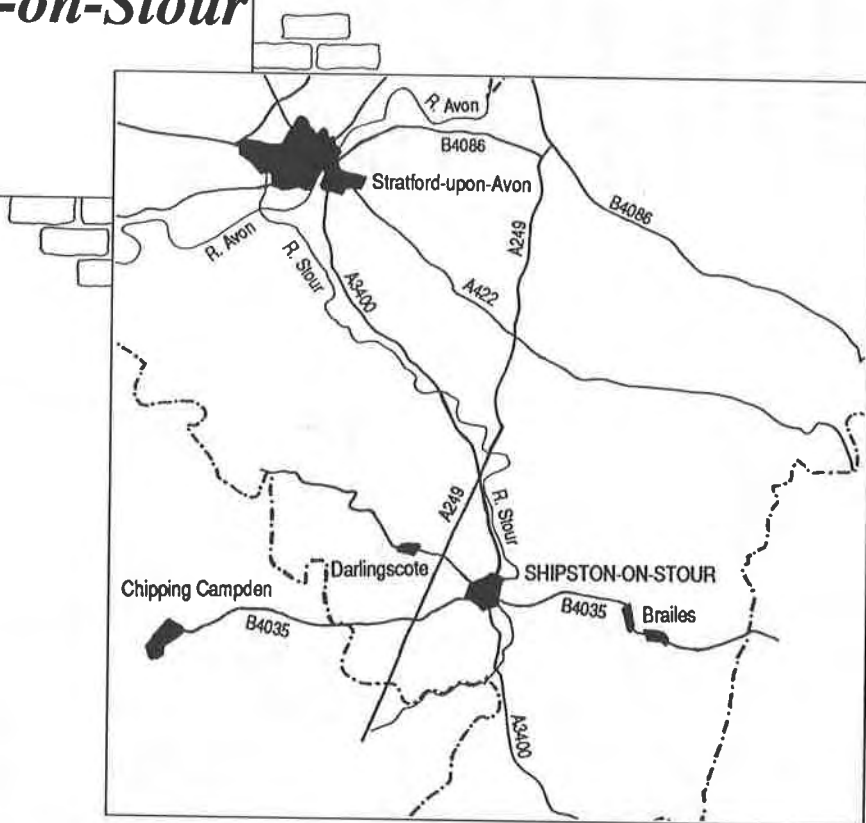


# 1

## An Introduction to Shipston-on-Stour

Rollrights, through Shipston-on-Stour to join the River Avon just downstream from Stratford-upon-Avon.

The immediate area of Shipston-on-Stour is comparatively hilly and the town itself is quite closely surrounded by hills up to 50m higher than the town at the bridge. Although the river valley itself is relatively flat, this is



The town of Shipston-on-Stour lies in the extreme south of Warwickshire, where the land begins to rise from the Avon Valley into the Jurassic limestone escarpments. The River Stour cuts across beds of the underlying weaker lias limestones running north from the

constrained by the surrounding topography which contains the town at its present size. Only limited development has extended up the hills, such as the school on Darlingscote Road and industrial premises on Campden Road. As a result, these latter two are relatively prominent.



*The view west showing the town concentrated on the flat lands adjoining the River Stour*





*Telegraph Street showing the variety of building materials*

The former A34 trunk road (since the construction of the M40 motorway - the A3400) follows the line of the River Stour north-south through the town, linking Oxford and Stratford-upon-Avon. This is crossed by the B4035, running east-west from Evesham to Banbury.

Although it is the presence of a crossing of the River Stour at this point that has been influential on the development of Shipston-on-Stour, the river does not otherwise play a particularly prominent role in the character of the town. Its main function has been as a boundary which has defined the eastern development of the town.



*Shops have mainly retained their individuality*

Despite significant developments within the last twenty years, Shipston-on-Stour is still a relatively compact town, partly as a result of the topography noted above. The more recent development has been fairly typical of late-20th century housing estates, but this has taken place around the earlier core. The town centre has been generally free of the 20th century redevelopments that have devastated so many towns elsewhere in the country.

This lack of development has been partly as a result of the size of the settlement. Although designated as a town for the majority of its existence, its size throughout the 19th and the majority of the 20th century has been little more than that of a village. Although the population in the mid-19th century was nearly 2,000 this

dropped to as low as 1,300 in the early part of this century and it was not until the mid-1960s that the population had grown again to that of the previous century. During the 1960s there were proposals to increase the population of the town from its then 2,220 to 10,000. This would undoubtedly have adversely affected the character of the town. These proposals were fortunately modified in the 1970s and the present population (1991) of 3,784 does not create undue pressure to redevelop the centre.



*Pinch points in the shopping streets*

The clear distinction between the early town and the more recent developments is a significant feature of the town. The earlier core presents a very tight-knit urban development, characterised by visually-enclosed spaces. The rapid transition from this enclosure to the open countryside must have been a significant element of the character of the town in the past, and is still retained as one moves across the river to the east.

The position of the town on the edge of several geological areas is reflected in the variety of building materials. The good building stones of the Cotswold and the Banbury regions are some distance to the south. The natural stone beneath the town is the rather friable lias limestone whilst to the north, and in the immediate vicinity, this is overlain by clays which have at times been used for brick making. This clayey ground of the Avon and Stour Valleys was, in the early Middle Ages, a generally wooded area producing oak forests suitable for timber framing. All of these building materials are clearly reflected within the town and no single characteristic predominates.



*Sheep Street exhibits greenery despite few front gardens*

# 2

## *The Settlement - History and Development*

around the river crossing adjacent to the mill. The other was in the area of the present Black Horse Inn and the open area in front of the inn is a remnant of the early-medieval village green. The presence of the mill gave an opportunity artificially to widen the river course to create a shallow ford. This remained in use long after the construction of the river bridge and was still discernible in the late-19th century. This has



*The Mill c1910 showing the wider river bed created to form a ford in the Middle Ages*

The earliest written record refers to a grant of the manor of Shipston by the Saxon King Uhtred to the Bishop of Worcester in c770. In the 9th century, the manor was transferred to the Prior of Worcester - a grant which was confirmed in 964 by King Edgar. This ecclesiastical ownership of the manor has continued to the present day, when the Church Commissioners still retain ownership of several properties throughout the town.

This early link with the Bishop and Prior of Worcester resulted in the area being designated part of Worcestershire, even though surrounded by areas allocated to Warwickshire and Gloucestershire. Shipston-on-Stour was not in fact a separate parish but part of the parish of Tredington, within the medieval Hundred of Oswaldslow. In the immediate vicinity of Shipston-on-Stour, the parish boundary followed the line of the River Stour, which consequently defined the border between this detached part of Worcestershire and the surrounding county of Warwickshire. Although the parish of Shipston-on-Stour was separated from Tredington in 1719, the peculiar county boundary arrangements were retained until 1931. The close proximity of the county boundary must have been influential in containing the development of the town to the west bank of the river.

Prior to the 13th century, there were two separate settlements in this area. One was centred

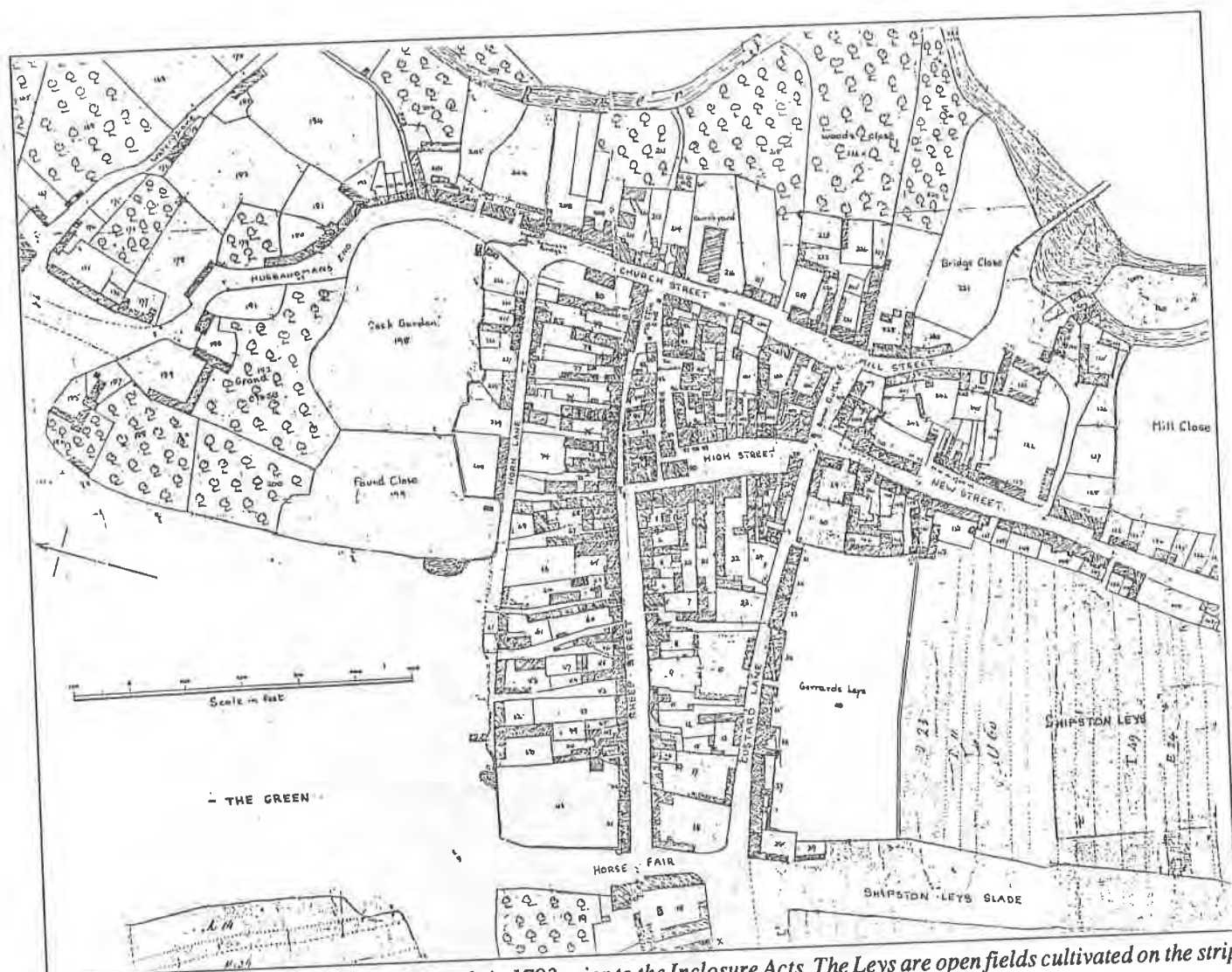


*The Mill in 1993. The approach to the ford has been filled in and is now occupied by a car park.*

since been obscured by the construction of the car park and narrowing of the river channel.

The major influence in the development of Shipston-on-Stour as a town was its designation in 1268 as the site of a planned new town by the Prior of Worcester. At this time, the principal road was that passing east-west across the ford of the river. There were two north-south routes, one being a green road for herding livestock which ran along the line of Darlingscote Road and Green Lane down towards Tidmington. The other was a rather tortuous route along the line of Church Street and Station Road through the earlier hamlet and then via a now-obscured track over the hill towards Tredington. The new town was laid out





A survey of all the manor of Shipston was made in 1793 prior to the Inclosure Acts. The Leys are open fields cultivated on the strip system. The Green is the common land.

to the north of the east-west road and between these two north-south roads.

The form of this new town which consisted of Sheep Street, High Street and Market Street is identifiable in the Manor Survey of 1793 (*see map above*). This is still clearly visible in the early-20th century (*see map page 10*) and to the present day (*see map page 5*). The ground was marked out in a number of burgage plots running back at right angles to the street and backing on to the surrounding streets. It must have been at this time that Telegraph Street was established as a rear access to the properties on Sheep Street.

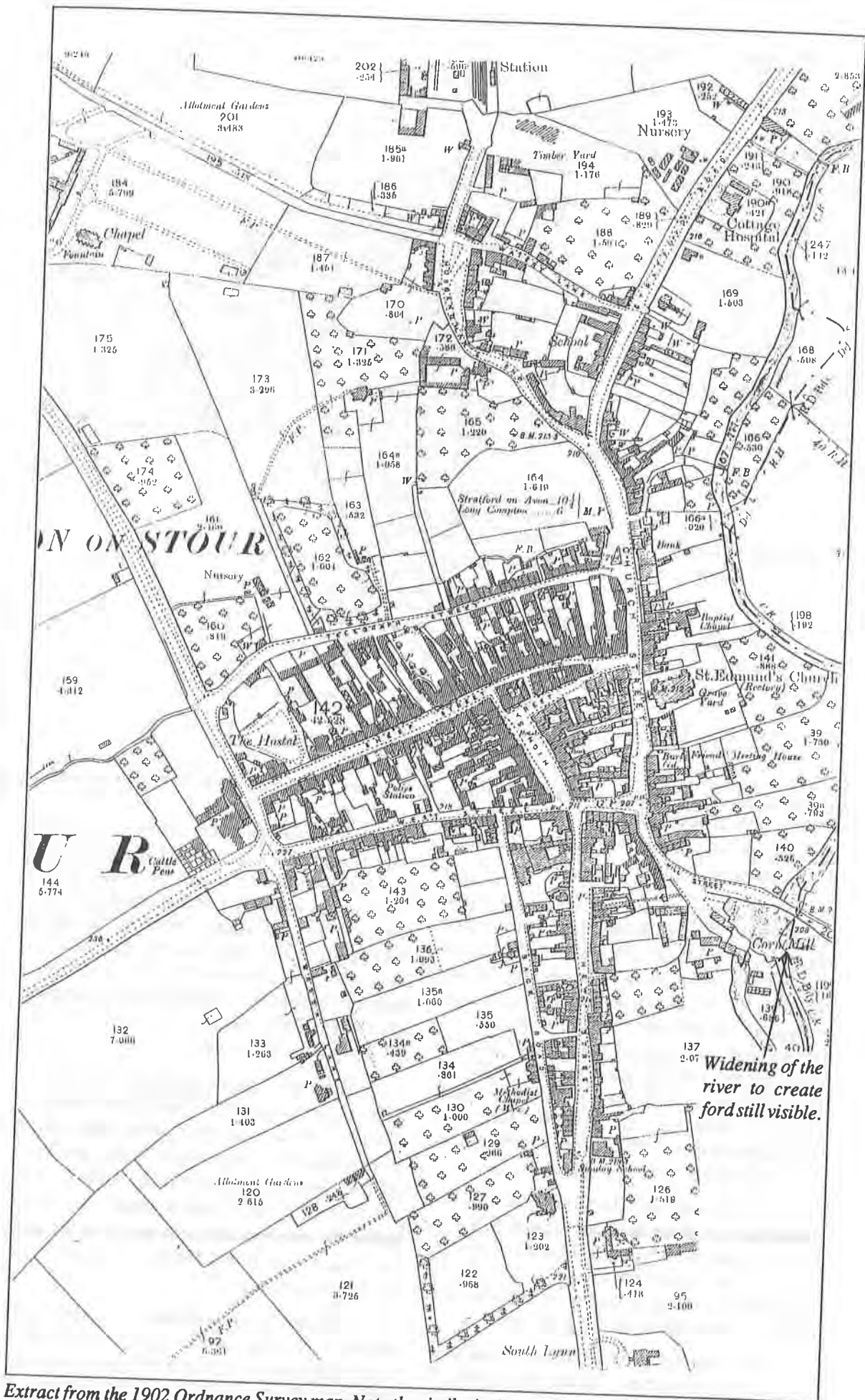
When originally laid out, a large 'L'-shaped market place had been created. It was at this time that the town was granted a market charter and it was presumably the Prior's intention of creating a market in this area that led to the designation of the new town.

Since Shipston-on-Stour was established as a new development within the parish of Tredington, it was not provided with its own parish church. A chapel-of-ease was built on the edge of the new town, which only subsequently became the parish church, hence

its location away from the centre of the town. Over the centuries the market place has been reduced by infill development. Some of this still remains as the two island blocks between Market Place and Sheep Street but, as can be seen in the 1793 plan above, this area has previously been even more built up. The Market Hall and Shambles, which blocked the northern end of the High Street, were not demolished until the mid-19th century.

Following the establishment of the new town, other developments took place along the surrounding roads viz. West Street (then known as Custard Lane), Sheep Street, Telegraph Street (Horn Street) and Church Street. The development along Church Street eventually linked the two previous settlements at the mill and around the Black Horse (Husbandman's End) (*see map page 9*).

The town was surrounded to the north and west by open field systems including a large common to the north of Horn Lane. An indication of the location of this common is perpetuated by the site of the Shipston pound on the corner of Darlingscote Road and Telegraph Street - stray animals from the



Extract from the 1902 Ordnance Survey map. Note the similarity in extent of the built-up area with the 1793 plan and also the relationship between boundaries around Green Lane and Shipston Leys Slade of 1793.

common were kept in the pound pending payment of a fee.

During the middle- to late-Medieval period Shipston Sheep Fair became famous and it was ranked one of the largest in the country. It consequently developed a significant commercial basis, but this was catering for farmers and traders coming from farther afield rather than its own residents. A series of fires during this period are reputed to have destroyed much of the early town and hence there is now little evidence of this early prosperity.

With the decline of sheep farming at the end of the Middle Ages, Shipston market lost much of its significance, but the town had developed a small industry in shag and plush weaving, which maintained the commercial prosperity of the town into the 18th century. This appears to have declined as the weaving industries in the Cotswolds and the north increased, leaving a town with little production but many service industries.

By the late-18th century the agricultural revolution had brought some measure of prosperity to the surrounding fertile lands but this did not lead to any greater development of the town, which continued to serve as a market centre for these areas.

The first major change to the form of Shipston-on-Stour since the formation of the 13th century new town occurred in the mid- to late-18th century as a result of the development of the coaching trade. Prior to the 18th century the principal road through the town had been that from east to west across the bridge. In the early-18th century the coaching trade was looking for additional routes to connect London and Oxford with the prospering north-west and on via North Wales to Ireland. In 1729 the north-south route through Shipston-on-Stour was one of the first turnpike routes in the area. Prior to this date the route had been somewhat tortuous, particularly over the two miles to the south of Shipston-on-Stour between Tidmington and the town.

A new route was formed, which cut across the old trackway between Shipston-on-Stour and a ford to Willington (Old Road) to enter the Town Centre along New Street. This left the former road to Tidmington superfluous, which slowly declined into the present cul-de-sac of Green Lane (shown as Shipston Leys Slade on the 1793 map, *page 9*). The selected route north through the town was via Church Street, rather than through High Street and Market Place since, by this time, developments had infilled much of the open space creating very narrow roads, which are still perpetuated today. The turnpike then continued along the line of present Station

Road, through Husbandman's End. It was not until a further Turnpike Act of 1812 that a new route was cut from north of the town along the line of the present Stratford Road, to bypass Husbandman's End.

The coaching trade along this route brought a new prosperity to the town to compensate for its declining market and weaving industry. A large number of coaching inns developed, some of which survive today viz. George Inn and White Bear Inn. At this stage, some further development occurred along New Street and Stratford Road characterised by the use of 19th century brickwork, but this development was not extensive. Consequently, the plan of the manor of Shipston in 1793 shows a town little larger than that of the early Middle Ages. The lack of any significant industrial development resulted in the town maintaining this size throughout the 19th century and the map of 1902 shows a town of very much the same size.

Although Shipston-on-Stour was connected at a relatively early stage with the railway network, the form of this connection was such as to restrict its influence upon the town. In 1826 the tramway was constructed between Stratford-upon-Avon and Morton-in-Marsh, principally to connect the waterway system of canals. This was not a steam railway but a horse-drawn tramway. In 1836 a branch line was built to Shipston-on-Stour, terminating just to the north of Husbandman's End.



*The High Street c1910*



*High Street 1992. Showing little change since the 18th century*

Interesting, this name was not changed to Station Road until some hundred years later. This tramway was used, among other things, to convey bricks from the developing brickworks in Stratford-upon-Avon and later to bring fuel for small brickworks which were developed close to the railway line to the north of Shipston-on-Stour itself.

Although the line to Stratford-upon-Avon remained in existence until the late-19th century, only the section between Morton-in-Marsh and Shipston-on-Stour was adapted to take steam trains. This appears never to have been very intensively used, ceased to carry passenger traffic in the 1920s and was finally closed to all traffic in the 1960s. Although only a relatively minor influence upon the town, it resulted in the concentration of industrial development in the 20th century around the area of the station and railway line, presumably to assist in the transfer of raw materials and finished products. This arrangement has continued to the present day, although the station has now been demolished and itself become part of the industrial estate.

A prominent local benefactor, who had some lasting influence on the development of the town in the late-19th and early-20th centuries, was Mr Richard Badger. During the 19th century he had established a thriving wine-merchant's business, serving the relatively-rich landed gentry of the area. This business continues as

Sheldon Wine Merchants in the distinctive purpose-built premises at the north end of New Street. More prominent in his built legacy is, however, the Ellen Badger Memorial Hospital. This was first constructed in 1896 to the north of the built up area of the town. Although originally a distinctive building, it has been somewhat marred by excessive and, in some cases, insensitive extensions throughout the 20th century. Fortunately, the hospital still continues to contribute to the town's social structure but its comparative isolation from the heart of the town and its rather mixed architectural character preclude its inclusion within the Conservation Area. The very impressive copper beech in its forecourt however provides a distinctive introduction to the town from the north.

Development of motor traffic during the 20th century has had a significant impact on the town. Firstly, in the development of garage facilities which have grown from a small bicycle shop in Church Street, to the now extensive garage and car showroom facilities around the end of Telegraph Street. Although somewhat out of character with the area, it is clearly part of the history of the development of the town. At one time there were several other properties servicing the motor trade along Church Street, but these have now declined.

Until the opening of the M40 motorway, the north-south route through Shipston-on-Stour provided one of the main trunk routes across



*Church Street looking north c1930 is closed off by the thatched cottages, rear wall and trees on either side of Stratford Road*



the country. The zig-zag junction between New Street and Church Street became rather dangerous and, in the 1960s, a gyratory system was established by cutting a new road from the bend in Mill Street to connect with New Street. This created an entirely artificial open space at a very prominent position within the town which has never been fully integrated with the remainder of the town's infra-structure. It is fortunate however that the then road planners acknowledged the importance of the buildings around the junction of New Street and West Street which were then saved from the wholesale destruction so typical of the period.

A similar sacrifice to the traffic flow is the loss of enclosure at the north end of Church Street. Here, a row of 18th/19th century cottages to the west of Stratford Road were removed to allow widening of the access into Stratford Road.

Apart from these traffic developments, the early-20th century had little impact on the town and it was not until the latter half that significant housing developments were proposed. These have increased the population as described earlier and have resulted in large typical 20th century housing estates to the north, west and south of the town on the sites of the former open field systems. Interestingly, the site of the commonland, which was taken over as Rainbow Farm, was one of the last areas to be developed, only being completed in the 1980s.



*The demolition of the cottages in Husbandman's End and the relocation of the boundary wall of Stratford Road in the 1960s has left an uncomfortable gap at the end of Church Street*

Proposals in the 1970s to control development of the town centre paid suitable acknowledgement to the character of the principal streets of the then-designated Conservation Area, but did not acknowledge the significance of the 'back streets'. Along West Street, a complete row of 19th century properties, albeit in rather poor condition, were demolished and replaced by the modern development now set some distance back from the road. Along Telegraph Street, despite pleas in the local plan, prepared in the 1970s, the interesting areas of barns and stores at the rear of the Sheep Street properties were completely removed to allow the creation of the present car park.

The development of these back streets and, in particular, Old Road and Green Lane has resulted in numerous open spaces between the existing buildings. There is currently tremendous pressure to provide infilling to these streets which is currently threatening the character of these areas of the town.

One of the most interesting characteristics of Shipston-on-Stour is that it retains its sense of life and vitality despite being little more than a village in size. Many settlements of this size have lost their commercial heart and become simple dormitory villages or, where they are particularly attractive, have become show-piece museum exhibits. In considering future proposals for the town this important characteristic must be taken into account.

# 3

## Characteristics of the Conservation Area

For Settlement Analysis  
Maps see Appendix B



*Entry into Conservation Area from the south marked by old National School on the left and large mature trees in Orchard House garden*

Within the town, the natural development has resulted in several areas of significantly different characteristics which are grouped together as sub-areas. These areas, in some cases, are quite clearly defined but in the majority of cases there is a considerable overlap between one area and another.

### 3.1 Approaches to the Conservation Area

There are five principal approaches to the town and hence the Conservation Area. The historical significance of these various approaches is discussed in the previous chapter. From the south, the approach follows the line of the former turnpike road, which was newly established and is a relatively straight and rather formal entrance. This formality is emphasised by the avenue of lime trees along the east side of the road. This, together with the grass verges, provides a natural link between the countryside beyond the limits of the town and the densely built-up core. From the north, the road is similarly following the line of the turnpike and is again relatively straight and formal. The transition into the town is quite abrupt as the road rises over the small hill within the bend of the river to provide a pleasing panorama over

the rooftops of Shipston-on-Stour. The lines of hedges and occasional trees provide a link between town centre and countryside, similar to that to the south.

From the west, the road was never turnpiked and the present approach follows a rather tortuous route linking a number of medieval droveways. This descends from the gap between Hanson and Wadden Hills through the modern estates to arrive at the edge of the Conservation Area at the important junction of Darlingscote Road and West Street. This approach does not give a particularly good impression of the town or even any hint of the delightful Conservation Area at its heart.

From the north-west, Darlingscote Road follows the line of the probably pre-medieval drove road. Its long descent from the gap between Wadden Hill and Tredington Hills gives little impression of the town and the 20th century development through which it passes is particularly undistinguished. Its arrival at the edge of the Conservation Area at the junction between Darlingscote Road and Telegraph Street is of historic importance defining, as it does, the edge of the common land and contrasting the wide street of the former drove road with the narrow streets of the town. This contrast is

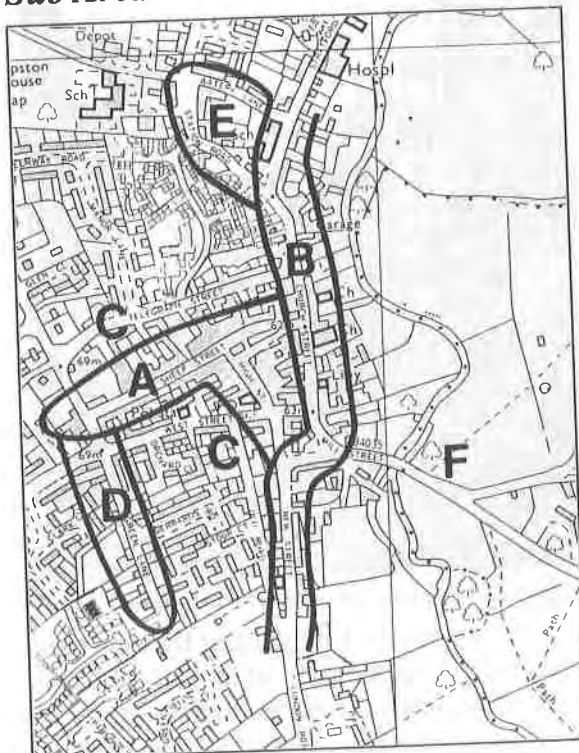
continued in the boundaries of Green Lane, discussed later.

The road from the east provides one of the most attractive approaches to the town. Having passed through the rolling countryside of the Feldon, descending from the escarpment on the edge of Brailes, the visitor crests the edge of the river valley to see Shipston-on-Stour spread out part-concealed by the trees along the river itself. The focusing of a number of minor roads on the eastern side of the bridge emphasises the sense of arrival at an important



*Approach from the east provides a sudden transition from countryside to town. Note the bridge is outside the built-up area crossing, and the bridge itself provides a gateway into the heart of the Conservation Area.*

### Sub Areas



### 3.2 Area A

This covers the densely built-up streets which formed the 13th century new town and now represents the heart of the modern town.

### 3.2.1 Sheep Street

The predominant characteristic of the heart of Shipston-on-Stour is that of enclosure. Nowhere is this more apparent than in Sheep Street, where the building line on each side is practically continuous and the arrangement of buildings terminating each end is such as to conceal the exits. This sense of enclosure is further enhanced by the fact that this street, although much used by pedestrians, does not form an easy thoroughfare for vehicles.

Although the average height of buildings on both sides is a relatively low two storey, the roof pitches are generally steep, possibly as a remnant of previous thatching and the overall building height to the ridge is quite tall.

This street shows the greatest concentration of stone buildings amounting to approximately 50% of the properties. The remainder show either a brick or painted rendered face with surprisingly few stone details.



*Sheep Street showing the continuous building line, low eaves and mixed materials*

The roofing shapes and materials play an important role in the character of this street - a result of the low eaves heights and steep roof pitches noted before. There is a wide mix of materials, including red and buff clay plain tiles, Cotswold stone slates and both grey and green natural slates. Roof shapes are generally simple ridges parallel to the street, interrupted in several cases by small dormer windows and relatively tall, usually brick, chimney stacks. The mansard roof to the Manor House and the stone parapets to Stokes House and the Old Rectory are exceptional and presumably intended to raise these buildings above the general standard of the rest of the street.

The Manor House and the Old Rectory were built as true stone ashlar, both of which also incorporated stone decorations. The remainder are generally built in squared coursed rubble work with a few minor moulded



*The Manor House in Sheep Street is distinguished by its mansard roof and deep gold Hornton Stone facade*

decorations to door and window surrounds and occasional string courses.

The street is exceptional in its retention of the majority of the original windows. At its eastern end, a number of properties have been adapted either to shop or office use, but these also have managed to retain the small-proportioned windows and avoided the presence of large signs. The exceptions mostly retain 19th century surrounds with interesting details and provide an interesting contrast without dominating the streetscape. The extreme eastern portion of Sheep Street, where it has been narrowed by the infill building in the market place, has a greater proportion of shop windows but, again, mostly of relatively small scale with interesting surrounds of 19th century origin.

The whole street is mostly clear of overhead wires apart from one exception by the Townsend Hall and the street lights, although rather large and out of character with the street, are discreetly situated close against the building faces.

The plain concrete paving slabs, broken occasionally by stone sets where driveways cross, are suitably simple but are of relatively poor quality. The presence of car parking down each side of the street is unfortunate but not unsightly and is, to some extent, counteracted by the lack of moving traffic.

The numerous pedestrian alleyways through the building line, connecting with West Street and Telegraph Street, are an interesting local characteristic.

The Police Station, set back from the building line, is an unfortunate break in the streetscape. The extremely vibrant red with orange stone surrounds also set this building apart from the rest of the street. Originally, the building line was maintained by the low wall capped with iron railings. The wall has been re-



*The Old Rectory in Sheep Street has one of the few formal facades in the town*

built in a rather unsympathetic wire-cut brick and the railings are missing (*photograph page 32*).

The window shapes are generally rather squat in keeping with the low eaves heights. Only the grander and rather taller, sometimes three storey, buildings attain the more classical proportions.



*Tighter development at the east end of Sheep Street*

The street is distinguished by numerous small date plaques mostly of the late 17th and early 18th century. These are usually carved in stone and sometimes picked out in colours. Additionally, there are numerous 18th and 19th century fire insurance plaques still in-situ.

It is a refreshing change to find an important street within the heart of a town still



retaining a mix of residential and commercial uses, which is an important contributory factor to the life of the street.

The narrower section of Sheep Street at the east is nicely reflected in the generally lower eaves height. The exception of No. 18, which rises to three and a half storeys, is somewhat out of place, but being positioned opposite the alleyway connecting to Market Place does not over-dominate the street. The rear elevations presented to the south side of this street reflect the relative importance of this street to Market Place and its varied building line and eaves height is appropriate to this characteristic.

A relatively new building of Sheldon House is rather inconsistent with the character of the street. It is somewhat overlarge, being at least half a storey higher than the adjacent properties and its bulky rectangular form and mock gable end are both out of keeping with the characteristics of the town.

### 3.2.2 Market Place

This street falls into two distinct areas. The easternmost end retains an open quality, befitting a true market place. This open area originally continued as far as the western face of High Street, but the two blocks of later infilling have now obliterated the open space, leaving the two narrow sections of Market Place and Sheep Street.

The wider section of Market Place is surrounded by generally taller buildings mostly of three storeys with simple cornice details and grey slate roofing. The buildings are generally either brick or stucco and only No. 16 shows any evidence of stonework. All the brickwork and render in this area is painted.

The terrace of housing on Church Street, which closes this area to the east, continues this general height and proportion but the brickwork is unpainted and 26 Church Street presents an interesting ogee gable providing a focal stop for many streets within the Town Centre.

To the west of this area, the single-storey shop at the end of the infill buildings reflects the rather less planned nature of this section of the town centre.

The western section of Market Place, although narrower, has a much reduced sense of enclosure as a result of lower buildings, particularly on the south side. The stepping of Nos. 6 and 8 back from the building line, creates an interesting articulation space, contrasting with the relative continuity of the early-19th century terrace of buildings on the north. Here again,



Beyond the 'pinch-point' Market Place opens out the majority of the buildings are either painted brickwork or rendering. Interestingly, a number of the rendered buildings still retain their unpainted finish with imitation ashlar markings.

All these streets are now converted to shop uses on the ground floor, but mostly with 19th and early-20th century windows and surrounds which maintain the scale and detail



The shops in Market Place have mostly retained their identity



of the area (*photograph page 7*). The lack of large fascia signs is to be commended and the presence of the illuminated sign on Nos. 2 and 3 (Bradley's Bazaar) should not be taken as a precedent.

The narrower street reduces the impact of the roofs apart from the return elevation of No. 10. Interestingly, here the presence of the uncharacteristic gable end is acceptable within the townscape because of its appropriate shape and scale, unlike that of Sheldon House.

The footpaths here have generally been re-paved with a simple herring-bone brickwork. This is mostly in grey, interrupted by red sloping sections and fan paving over certain sections of the road. This multiplicity of patterning could be distracting, but has now weathered sufficiently to give a uniformity.

### 3.2.3 High Street

Despite its name, this has all the characteristics of a true market square and the style of the surrounding buildings reflects this characteristic. The majority of the buildings are three storeys high, running to three-and-a-half storeys at the George Hotel in its suitably central position.

The east side of the street presents a remarkably well preserved 18th century elevation. Although the balanced proportions



*High Street*

of the George Hotel and Granville Court have some pretensions towards classical characteristics, the majority of the buildings present a pleasingly random mix of window styles, including impressive bow windows at No.10.

It is interesting to note the relatively high proportion of window to wall area, indicating the high status of these buildings when first constructed. Only the rather earlier Midland Bank breaks from this relationship.

The west side of High Street presents a rather less impressive, but still extremely interesting, collection of elevations. The general height at the southern end is somewhat lower than the eastern elevation at only two or two-and-a-half storeys. Towards the north however three-storey heights predominate. It is fortunate that the Post Office, constructed in the 1960s, took its eaves height from the general characteristic of this section of the street, rather than the exceptional three storeys of the adjacent No. 7. If this higher elevation had been perpetuated it would have created a rather more constrained feeling to this section of the square.



*North end of High Street*

The plain pediment and asymmetrical facade of Lloyds Bank provides a rather low-key termination to the north end of the square, contrasting with the rather more elaborate termination to the south created by the former council buildings on the corner of West Street and New Street. It is interesting to note how the corner of this building has been carefully articulated to present a symmetrical narrow elevation, centred on the High Street lending dignity both to itself and to the streetscape.

The projection of 1 High Street forward of the general building line accentuates the sense of enclosure and privacy of High Street, separating it from the rather busy thoroughfare of West Street.

The variety of materials and details throughout this street is an important characteristic, whilst the forms and building lines provide the unity of space. Brickwork, where it is exposed, is a warm orange red. That selected for the Post Office is an unfortunately dark tone but does retain some variety. Roofs are generally not a predominant feature in the streetscape but the variety of eaves lines and details is significant and the presence of occasional dormer windows on the lower buildings is to be noted.

The simple detailing of the new facade to the supermarket on the west side, successfully mimics the scale and detailing elsewhere whilst still retaining the obvious characteristics of a 20th century building. The only distracting factor is the rather large area of brickwork at first floor level. As with elsewhere in the town, the large number of 19th and early-20th century shop windows with their small interesting details, variety of glass panes and, on 12 and 14 High Street, the early (curved) glass, provides variety and sparkle in contrast to the bland, plain, plate-glass windows of the late-20th century.

The general tarmac covering to both road and pavement is only alleviated by the natural stone kerbs, and is rather a poor finish for such an important area.

At both north and south, the sense of enclosure is broken where the streetscape can be seen to bleed out into other areas. At the south the view into New Street, with its contrast of timber-frame work and presence of busy traffic, is suitably divorced from the tranquillity of High Street, whilst still providing a sense of interest. At the northern end, High Street narrows drastically beyond Lloyds Bank but the continuous line of shops on the west face lead the eye through into Sheep Street where the glimpse through the alleyway to Telegraph Street provides continuity of space.

Street lighting has been generally well co-ordinated with the facades by the use of

bracket lights, and even in the rather perverse nature of the lamp posts outside No. 7, which penetrates the canopy at first floor, its impact has been reduced by painting in with the wall behind.

Other street furniture, such as No Waiting signs, litter bins and unsightly concrete planting beds, could be improved to the overall enhancement of the area.

### 3.2.4 West Street/New Street Junction

The south-east corner of the High Street enclosure, breaks out into the junction of New Street and West Street. The taller buildings of the Council House (formerly the Rectory) and Granville Court, provide a visual pinch-point. Beyond here the generally lower eaves heights seen elsewhere in *Area A* return with buildings built hard up against the rear edge of the footpaths.

This lower end of West Street contains mostly 19th century brick buildings, many still showing the chequerboard pattern of brickwork and retaining the small-paned 19th century double-hung sash windows. Some have been painted in keeping with traditions elsewhere in the town. The curved building on the corner of West Street and New Street emphasises the line of the main road around this tight corner, but the open vision splayed demanded by modern road planning have been avoided by the creation of the gyratory system. This proposal has been rather less successful elsewhere (see *Area B*).



*The junction of West and New Streets is a busy contrast both visually and functionally with High Street*

West Street demonstrates the interesting mix of building materials seen in the town. The street is closed to the east by 4 and 6 Church Street, the former showing the mix of local stones with a rendered third storey whilst the latter has a distinctive exposed timber frame on a rendered ground floor. Roofs are quite important in the lower building but again show an interesting mix of material with grey slate generally predominating on the earlier buildings but several of the later buildings recently re-covered with clay plain tiles.

The northern end of New Street at this point, equally shows a mix of styles and material; the council office, being constructed in local blue lias stone with Cotswold limestone dressings and corner feature, as noted under High Street; Sheldon's Wine Merchant in mellow red brick with Hornton orange limestone dressings and lias limestone to the secondary faces; chequerboard brickwork on No. 1 and painted 19th century brickwork to the Coach House on either side of a traditional exposed timber frame with rendered infill panels.

The Sheldon Wine Merchant building is a most distinctive and unusual item within the town. The rather baroque characteristics of this late-19th/early-20th century building are an interesting contrast to the rest of the town, but the scale and materials are not out of character. It is surprising that such a distinctive building has not been included on the statutory lists, particularly in view of the historical associations between the owners of the property and the rest of the town. The business was originally founded by Richard Badger, who was a great benefactor to Shipston-on-Stour in the mid-19th century.

This area retains the tight sense of enclosure experienced elsewhere, but this bleeds out uncomfortably to the south in the areas of car parking (see *Area B*).

Unfortunately the use of this area as part of the major thoroughfare of the A3400 greatly detracts from the character, making it extremely dirty and unpleasant.

The footpaths on the north and west of this area have been re-laid in herring-bone brick pavers which, with weathering, have toned down to a neutral colour but have incorporated an unnecessary change of colour at vehicle crossing. The rather harsh concrete kerb edgings are a distraction. On the opposite side the paving in poorly patched tarmac is unsatisfactory. The road surface itself is perhaps rather more acceptable as being to a high standard and well

maintained, but the inevitable yellow lines and other road markings are unfortunate.

This area suffers rather more than elsewhere from a clutter of street furniture. Inevitably, as part of a major thoroughfare, there is a requirement for more street signs, but it is unfortunate that these have tended to be placed on independent posts arbitrarily set into the pavement. At the corner of West Street and High Street there are three independent posts within a matter of feet all of which are set away from the building line, further narrowing an already narrow footpath.

The small road island at the eastern end of West Street is no doubt unavoidable but could perhaps provide a rather better focus. The provision of rather unconventional planting at this point is an interesting detail but the ungainly lamp post and Keep Left bollard dominate.

### 3.3 *Area B*

This covers the line of the turnpike road passing through the town and encompasses the majority of the 18th and 19th century developments within Shipston-on-Stour. In principle (and historically) this area is closely related to that of *Area A* and in certain discreet sections still resembles it, but 20th century alterations and developments have treated it less sympathetically and radically changed its character.

#### 3.3.1 *Church Street*

The grouping of buildings on either side of Church Street between West Street and Mill Street reflects the continuity of building line and sense of enclosure experienced elsewhere. In some cases the steep roof pitch also



*The variety of local building materials is well illustrated on Church Street, but the semi-public open space of Granville Court (left) is not in keeping with the general characteristics of Shipston-on-Stour*



corresponds to other areas such as Sheep Street. There is some greater variety of building material including exposed timber framework at the Horseshoe Inn, as well as usual brick and rendered finishes noted elsewhere.

Again, there is a variety of early windows and even the more modern windows of 2 Church Street have retained the original proportions of window panes.

Around the corner on the south side of West Street, again the general two-storey building height with early window frames of mostly 19th century origin reflect the character of elsewhere. This row of brick buildings is part painted and part exhibiting the chequered brickwork of pale headers and orange/red stretchers in Flemish bond, which is visible in several areas of South Warwickshire, most notably in Stratford-upon-Avon.

Away from these remnants of original building groupings, the sense of enclosure has been lost by the removal of buildings and walls on the north side of West Street and the west side of Church Street. Granville Court, created by the conversion of the stable building at the rear of Granville House and the removal of the boundary wall, is an interesting re-use of existing buildings but breaks with the spatial arrangements experienced elsewhere in the town. The open car park and low boundary wall, together with the ornamental planting, is out of keeping with the general characteristics

of Shipston-on-Stour. The detailing of the conversion of the buildings is rather crude even though it does maintain the general small-paned windows common in the town.

Farther north on Church Street, the east side character maintains the general two-storey eaves height. The break in the building line at the church gives greater prominence to the otherwise rather squat church tower. This has been achieved by reducing the height of the churchyard wall together with removal of the railings.

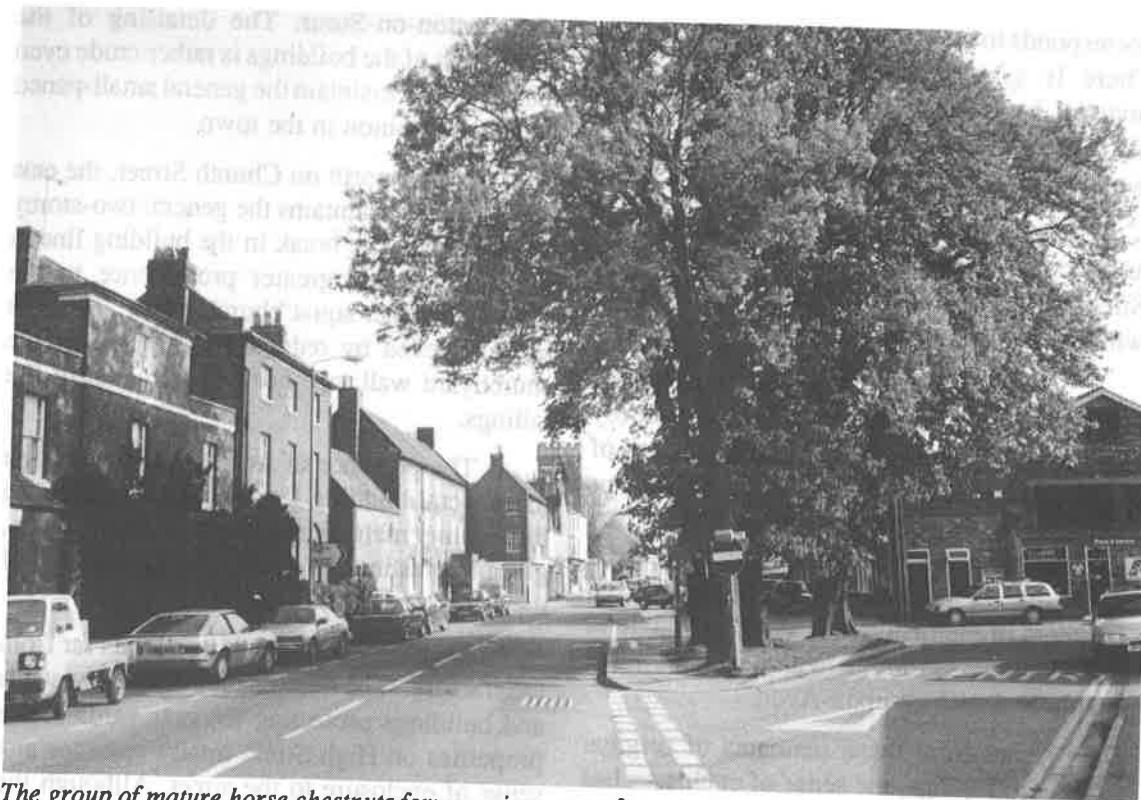
The presence of trees breaking through the general building line at the church, but in the summer maintaining the sense of enclosure, gives interesting articulation to this section of the street.

On the west side the situation is far from satisfactory. The removal of boundary walls and buildings protecting the rear yards of the properties on High Street totally removes any sense of enclosure to the street. Although the building line has been maintained between 7 and 11 Church Street, the single-storey pseudo-Spanish arcade is totally alien to the character of the town.

Church Street, north from the parish church, starts as a narrow thoroughfare with relatively tall three-storey buildings close on each side. Beyond the White Horse Hotel the west side falls back for various car parks, garage properties and suburban gardens but the east



*The break in the building line for the church is filled by the trees, but the tower could be given greater prominence if its pinnacles were re-instated*



*The group of mature horse chestnuts forms an important focus in Church Street*

side is a relatively continuous building line of varied heights and frontages reflecting its varied development.

The gentle curve of the street maintains the sense of enclosure experienced elsewhere in the centre of town and the resultant open space in the centre is suitably filled by the group of chestnuts on the island at the end of Telegraph Street, which provides an excellent focus for the street.

Although much of the building along this street is unexceptional, the continuity of scale and materials maintains the local character. The general use of mellow orange/red brickwork often with the Warwickshire chequered characteristics is notable. Occasional painting or rendering of the brickwork is a similar local characteristic, but here is the exception rather than the rule. A number of particularly distinctive properties distinguish this street from elsewhere, notably Cedar Lawn, adjacent Park House and Wisteria House at No. 48. These late-18th/early-19th century properties are generally taller than their neighbours, with distinctly better quality brickwork, in the case of the former incorporating rubbed-brick lintels and arches.

The variety of eaves heights and building planes accentuates the individuality of the buildings along this street and make uncharacteristic details somewhat more acceptable: notably the Victorian black-and-white work at Nos. 50 and 52.

At the extreme north end of Church Street there is a rather unsatisfactory transition into Stratford Road and Station Road. At one time this was suitably enclosed by cottages on the west side of the street, but these have been demolished and replaced by the modern buildings in Station Road, which do nothing to maintain the character of the street. The well-maintained planting bed at this junction may alleviate some of the austerity of this area, but the planting of trees which will mature to form a suitable termination to the view should be considered.

The eastern side of this street has little to commend it. The scale of the buildings around the island at the junction with Telegraph Street do provide a sense of enclosure at this point, but their industrial characteristics are rather out of keeping with the rest of the town. The former picture house, now converted to a car showroom, at one time had some sense of distinction but this has now been lost. The row of bungalows to the north of this would be disastrous for the street were it not for their being placed on slightly raised grounds and provided with substantial retaining walls along the roadside. This is rather defeated however by the raised gravelled areas at the corner of Station Road, stepping back to an arbitrary building line presumably related to some now-shelved development towards Station Road.

The row of poplars to the west of the junction with Station Road does help to create some enclosure at the end of this street.

### 3.3.2 Stratford Road

This is a continuation of Church Street and the old school in particular now forms the visual termination of the view from the town. Many of the characteristics of Church Street are continued to just north of the old school house. In particular, buildings being situated on the rear of the footpath and maintaining the general two-, sometimes three-storey eaves line. On the west is a distinctive 19th century row of buildings with chequered Warwickshire brickwork (*photograph page 31*).

The general enclosure of the building line is broken at 12 Stratford Road, where boundary walls have been removed and a wide driveway entrance has been provided to new garaging and turning areas. This provides an uncomfortable break in the otherwise continuous development. On the opposite side, the former schoolyard wall has been retained in part but its replacement in the southern section, with an inappropriate brick wall, is a poor substitute.

Opposite, the 19th century stonework of the old school provides an interesting contrast with the general brickwork of the area, and is a significant building at this end of the town. Its conversion to housing has necessitated the introduction of additional gable windows, but these are generally in keeping with the character of the building. To the north of the school, the road becomes suburban in character and, although of interest, is not of sufficiently special interest to warrant inclusion within the Conservation Area.

### 3.3.3 Gyratory Road

The link between the northern section of *Area B* and its southern continuation in New Street is a somewhat artificial creation of the 20th century. It does not fit easily into any of the characteristics of the surrounding areas and is included in this area purely because of its linking facility between the sections of the former turnpike road.

To the south of Church Street, between Mill Street and New Street, there is a total lack of enclosure. On the south side, the rear elevations of Mill Court do provide some containment but their arbitrary building line, and somewhat suburban planting bed between the building face and the boundary wall, are out of character with the rest of Shipston-on-Stour. On the north side, the random planting areas, rather weak, waney-edged screen fencing and wide expanse of tarmacked car park surrounded by low posts and chains are regrettable.

The harsh tarmac pavements and regimented kerb stones are inappropriate, and the large island with its arbitrary paving, street furniture and unsightly planting boxes are a poor introduction to the town.

The removal of any solid enclosure around the car park to Sheldon's Wine Merchants and to the south of the Coach House, creates an uncomfortable break in the built environment.

### 3.3.4 New Street

New Street, to the south of the gyratory system, contains few distinctive buildings but nonetheless retains many of the characteristics seen elsewhere in the town. No. 12 is something of an exception, being a product of the 19th century 'sweetness and light' movement. This was possibly designed at the same time as Sheldon's Wine Merchants, with which it was possibly originally connected. To the south of here, the older buildings, with the exception of the Wesleyan Chapel, are all of typical Warwickshire brickwork, generally two storey but with a variety of eaves heights, mostly defined by dentil courses or, in one case, a rather nice cast brick cornice. Several of the buildings have been painted in the usual range of pale washes, the dark brown paintwork of No. 14 being a product of late-20th century tastes.



*The sense of enclosure within the town has been eroded by the creation of the Gyratory System*

The western side follows a generally continuous building line, tight against the back of the pavement. At the southern end of the eastern side this is also the case, but with interesting articulation providing a wider road to the south and narrowing quite dramatically at No. 39. To the north of here the building line again falls back which, for the range of older properties, remains continuous, but to the north of No. 27 the opening for the car park and the rather disjointed more modern development fail to retain the sense of enclosure and are an unfortunate break with local tradition. The scale of the new buildings has however been maintained in keeping with the older buildings, but the detailing is a rather random collection of modern quirks.



*The eastern side of New Street has an uncharacteristic variety of building heights but retains the continuous building line*

The southern end of the west side also has a variety of building heights and detailings, some with a rather industrial character. The random nature of the detailing has perhaps encouraged equally-random more recent alterations, including such details as small bullseye-paned glass in bulky neo-Georgian window frames, uPVC windows, square metal framed dormer windows and a variety of generally unsympathetic doors. There are, however, still a number of buildings retaining sympathetic window and door proportions and the more recent trends could still be reversed to improve the character of this section of the road.

The presence of brick walls or low buildings uniting the individual houses is important in maintaining the continuity of the built face.

The Wesleyan Chapel, a typical 19th century Victorian Gothic structure in Cotswold stone, is an interesting contrast with the remainder of the street. Its distinction is emphasised by its being slightly recessed from

the building line, which makes its greater height more acceptable and at this slightly wider section of New Street is quite in proportion. The modern metal balustrade and sharp edging to the pavement and steps is somewhat out of keeping, but succeeds in maintaining the sense of enclosure along the rear edge of the footpath.

The range of buildings to the south, Nos. 52-62, is rather interesting. These two-storey 19th century brick houses are unusually designed with drop-down shutters to the ground floor windows. This is still retained at No. 56, and No. 60 retains all of its original windows. The majority of the rest have now been altered with varying unsympathetic detailing.

By contrast, the southern end of New Street is bounded on the east by a rather grand detached Victorian building, Orchard House, and on the west by the former girls school, with its somewhat quirky ogee-headed windows. Additionally, the corner of London Road and Old Street is defined by the very grand, although rather peculiarly designed, Springfields.

This last group forms a quite clear introduction to the heart of the town. Travelling in from the south the road is bounded by the imposing line of trees, linking the rural countryside outside the town with the urban heart. This avenue overlaps slightly with the high brick wall on the east defining the original garden of Orchard House and focuses on the gable end of the National School. This break



*Entry into the Conservation Area along New Street between the suburban and urban sections of the town is emphasised by the tightening of the building line and a change from grass verge to hard pavement. The mature trees overhanging the wall of Orchard House contribute greatly to the clear definition of this change.*



Throughout New Street the presence of heavy traffic along the road has obviously detracted in the past and there is a general accumulation of road dirt on the buildings. With the reduction in traffic since the opening of the motorway it is to be hoped that efforts could be expended to clean and improve this section of the town. This could hopefully include the provision of more sympathetic street lighting.

### 3.4 Area C

This encompasses the various 'back street' developments around the core of the medieval new town and along the rear of the 18th century turnpike of New Street. These are all characterised by their asymmetrical development. In all cases, one side of the street has always been formed by the rear boundaries of properties on a more important street. The other side has generally been developed in a rather piecemeal nature.

#### 3.4.1 Old Road

Although pre-dating New Street this road did not become part of the built-up town until after the creation of New Street. It has presumably always been used as a service access to the properties on New Street and, as a result, much of its east side is made up of the rear walls and outbuildings of those properties. There are however a number of buildings along this street which give a distinct character, albeit of not the same importance as that of the other streets in the town. This is accentuated by the very mixed character of the west side of the street.

With the exception of the rear of the Wesleyan Chapel and West Croft at the extreme northern end, the buildings are all very low two storey. Brickwork is the predominant form of construction with grey slate roofing.



*The eastern side of Old Road has a continuous boundary formed by a mixture of garden walls, outbuildings and small properties*

The eastern side consists of brick boundary walls interspersed with small buildings behind a narrow footpath. This is practically continuous along the whole length of the street. By contrast, the western side has only two or three older properties and short sections of wall defining the edge of the street. The large gaps created by recessing the new building at Stour Court and 8 and 10 Old Road create unfortunate breaks. This is further accentuated at Stour Court by the building not even respecting the line of the road. To the south of No. 26 the open building plots again create an uncomfortable break in the street and it is to be hoped that any future development will follow a tight building line. It is fortunate that a number of the trees in this former garden have been protected with a Tree Preservation Order as they contribute greatly to maintaining some sense of enclosure on this street. The provision of similar tree planting at Stour Court might help to improve the character here.

It is important however that the contrast between Old Road and New Street is maintained and it should be accepted that this street should not develop any sense of formality. Coach House Court maintains some of the character of the street, but it is unfortunate that the tighter building line was not respected. The stretch of Leyland cypress hedging is likely to provide a long-term problem and a wall at this point would be more appropriate. This has been provided at the Old Bowling Green but the requirement to provide vision splays resulting in the triangular planting beds is unfortunate.

The more formal nature of West Croft and the adjacent generally taller building is acceptable in the northern end of this road, leading round into West Street and the end of the High Street. The high brick wall provides the continuity and sense of enclosure whilst the tree overhanging this articulates the space.



*As Old Road approaches the heart of the town the buildings become larger and more formal*

At the extreme north of Old Road the space joins most uncomfortably into West Street. The wide expanse of tarmacked paving presumably required as a vision splay on the western corner is most out of character and the walling behind has been built with an inappropriate choice of brick. On the eastern side the new housing breaking away from the building line and the wide grass verge again fail to maintain the enclosure experienced elsewhere.

### 3.4.2 West Street

This is an extremely diverse street. Although at one time constrained on both sides by buildings, 20th century development has done a great deal to counteract the sense of enclosure. At the extreme eastern end, the street is constrained by the projection of 1 High Street on the north, and the tall face of the Council House on the south. On the north side this is continued in a wall and outbuildings, but on the other side soon breaks away at the opening into Old Road. Beyond here much has been lost to 20th century alterations until one comes to 16 West Street on the north and Nos. 47 and 49 on the south side. The former is a typical 19th century two-storey brick structure (now extended and modernised) whilst the latter is part brick, part stone. Both buildings are built, as elsewhere, on the rear edge of the footpath as is No. 24 on the north side.

All the more recent buildings have been set back from the footpath, creating a much more suburban character. On the south side, this is further accentuated by the lack of garden walls, although the line of trees, when they mature, may help to re-establish the tighter enclosure. On the north side, the walling in front of Nos. 20 and 22 is rather too low and suburban to create the enclosure, but the recently built Old Rectory Lodge has at least brought the line forward and maintained a hard paved area at the front more in keeping with the character of the town.



*The open nature of the north side of West Street gives a poor introduction to the town centre*

Farther east on the north side, the parking area in front of the Police Station and the low wall containing the car park contribute nothing to the character of the street. Beyond this, the high wall enclosing the rear gardens of the High Street properties at least maintains the enclosure of the streets.

Old Rectory Lodge is an exception amongst the new buildings in at least making a positive contribution to the character of the street. This is indeed an interesting building as an example of how character can be maintained



*Whilst not mimicking adjacent buildings Old Rectory Lodge succeeds in making a positive contribution to the townscape by careful control of scale and detail*

without necessarily simply copying existing buildings. Few of its characteristics can be said to be typical of Shipston-on-Stour, but its overall form and use of materials are sympathetic. The heavily accented mansard roof is often used as a trick to disguise a taller building. Within the town only the Manor House presents this as an existing feature, but the presence of dormer windows on many properties throughout the town makes their presence here acceptable. The somewhat refined detailing of the leadwork and heavily accented horizontal rustications to the rendering are perhaps over refinements for what is generally an unsophisticated street but as an exception, which in fact forms a visual termination when viewed from the eastern end, this is quite acceptable.

The pavings throughout this street are in very poorly maintained tarmac, both on the footpath and the road with harsh concrete kerb stones which contribute nothing to the character.

### 3.4.3 Darlingscote Road

The junction between Darlingscote Road and West Street forms the principal entrance to the Town Centre from the west. The recent development of Horsefair on the north-west corner of this junction provides a good visual barrier but the presence of the wide grass verge

and maintenance of a rather wide building line provides an uncomfortably large road space, but at least bounded by buildings of the correct proportions and materials. On the south side of this junction however the rather haphazard industrial buildings and open land behind fail to provide this enclosure. On the north-east corner, the old brick boundary wall maintains the traditional form of enclosure seen elsewhere within the town.

The large area of tarmac caused by the standard road sweeps is particularly unsympathetic at this introduction to the Conservation Area. The resultant need for a central island and bollards seems excessive on such a relatively minor junction.

Darlingscote Road itself is ill-defined. The side elevations of the buildings at the end of Sheep Street, and their related outbuildings, define a somewhat disjointed eastern boundary mostly low scale and in brick, apart from the stone of 39 Sheep Street. The north side is most clearly defined by Sundown, a distinctive stone and rendered building which forms the western visual termination of Sheep Street. Adjacent to this, the new brick boundary wall of Horsefair provides a suitable containment to the street but, when viewed from Sheep Street, does not really provide an adequate visual termination. To the north of Sundown a brick garden wall continues the line of the street, but this soon breaks away into a hedge line marking the end of the traditional urban area. On the south side, the urban characteristics continue as far as the site of the former Shipston-on-Stour Pound.

#### 3.4.4 Telegraph Street

As with West Street, this is a rather disjointed street providing a service access to the rear of properties on Sheep Street. Towards the eastern end there is a more distinct line of enclosure on the northern side, but generally the buildings are rather haphazardly situated and many are relatively new.

The extreme western end has little to commend it. The former agricultural buildings now forming industrial premises for Holdsworth Windows and the practically-derelict farm buildings adjacent are an interesting reminder of the rural characteristics of the town. With better treatment around and opposite, it may be worthwhile including these within the Conservation Area but, in their present state, they cannot be deemed to be part of the general characteristics of Shipston-on-Stour. At 29 Telegraph Street however the characteristics

seen elsewhere within the town again become apparent and the line of buildings, which continues into the rear wall of the Manor House, still retain some of the village characteristics.



*This small group off Telegraph Street retains some rural characteristics partly due to the lack of a clear footpath*

The buildings here are in local lias limestone or soft red brick (in the case of No. 29 painted a rather dark modern colour). The opposite side of the street in this area includes the county Fire Station and has nothing in common with the character of the heart of Shipston-on-Stour. The disjointed nature and rather suburban front gardens preclude their inclusion within the Conservation Area.

From No. 44 eastward on the northern side is an interesting range of mixed developments. No two houses are of the same materials or eaves height (*photograph page 7*). The majority are relatively low two storey, but some extend to three, whilst others are only one-and-a-half storey. Materials vary from a good-quality Cotswold ashlar stone, through chequered brickwork, rather better-quality local brickwork to rendered and painted faces of mixed quality. The whole range, however, provides an interesting streetscape when viewed from the junction with Church Street and marks the northern limit of the older town in this area. The south side has lost all sense of containment



*The south side of Telegraph Street is uncomfortably open due to removal of any boundary wall or hedge*

through the creation of the car park. Some sense of containment has been re-created by the planting, but this is particularly out of character with the rural feel of the town and a suitable brick wall would have been more satisfactory.

Towards the east on the south side, the modern development of Rotherwick and Elliot Courts are rather overscaled for this street and set back unsatisfactorily behind poorly-maintained planting areas. Fortunately, the (albeit industrial) 19th century premises on the south side re-introduce the original building line and provide the necessary containment at the junction with Church Street.



*Pedestrian access - Telegraph Street to Sheep Street*

Between Sheep Street and Telegraph Street are a number of pedestrian accesses. These narrow alleyways are an important characteristic of Shipston-on-Stour. They generally emerge on the main street via narrow, unmarked doorways which is a particularly interesting feature.

### 3.5 Area D

This is an interesting remnant of the former green way running to the west of the medieval town and has retained a rather more rural character than many of the other streets within the heart of Shipston-on-Stour.

#### 3.5.1 Green Lane

When viewed from the junction with West Street it is easy to believe that Green Lane is a rural thoroughfare in a minor, undeveloped village. Mature hedges are retained along the majority of the western side of the street whilst, on the eastern side, properties are isolated and abut the thoroughfare at right angles in a manner very different from the remainder of the town. Behind the hedges are glimpses of the remnants of orchards which were, at one time, prominent in this area.

A comparison of the 1902 plan of the town (see map page 10) with the map of 1793 (see map page 9) gives some hint as to why this



*The hedges and trees which dominate Green Lane create a distinctly different character to this street*

rural character has been maintained. The boundaries of the extremely wide droveway are maintained in the rear boundaries of several of the properties abutting Green Lane. It would appear that, following the development of the turnpike and the curtailment of this as a principal thoroughfare, a number of properties were built on the droveway itself, resulting in the long frontages and shallow depths of the present properties. These were presumably developed in a rather haphazard fashion and were related to smallholdings developed on the enclosed open fields behind. Although all the open fields and the majority of the smallholdings have now been built over, the related housing along Green Lane still retains this haphazard, rural characteristic. The planting, however, is crucial in maintaining this character.

### 3.6 Area E

#### 3.6.1 Station Road and Watery Lane

These two roads converge adjacent to the Black Horse Inn, which is the centre of one of the earliest hamlets within the town and retains a number of interesting early buildings. The area does not appear to have been developed until relatively recently and there is therefore a marked contrast between the early buildings and their surrounding properties. Nonetheless, the grouping of the buildings around the Black Horse and its small village green in front create a particularly special character, warranting inclusion within a Conservation Area.

The buildings are mostly rural in character. In the case of the Black Horse range, they are of local lias stone with better-quality stone dressing, one-and-a-half storey, with eyebrow dormer windows in a thatched roof. These rural characteristics are also to be noted in the former Rainbow Farm House but here the





*The Black Horse Inn*

presumably once-thatched roof has been re-covered with grey slate.

Other early buildings in this area, in Station Road and Watery Lane, are relatively low two-storey 19th century brick housing often retaining early windows with small panes.



*Buildings on Watery Lane retaining early fenestration*

The modern buildings are, without exception, standard late-20th century properties showing universal characteristics and no distinct local features. They are normally located behind suburban gardens with wide grass verges providing little containment and a poor back drop to the more interesting earlier buildings.

### **3.7 Area F**

#### **3.7.1 Banks of the River Stour**

On approaching Shipston-on-Stour from the east, there is an extremely abrupt transition from countryside to town. From the slight rise beyond the County Council Depot, the town can be seen spread out along the opposite side of the river but only the roofs are particularly noticeable since the majority of the buildings are concealed by the trees along the line of the river. These, together with the open fields on each side of the bridge, form a pleasing

frontispiece to the town. The sweep of the ground to the north of the road towards the bridge, and in fact to the position of the former ford, focuses the attention on the entrance to the town.

The rather industrial nature of the brick parapets to the bridge are somewhat alleviated by the older stone copings on the north but, on the south, are rather harshly capped in concrete. It is unfortunate that the pleasing medieval character of the stone arches are not continued up to the visible portion of this bridge.



*The medieval bridge is not generally appreciated as a result of the unsympathetic brick parapets*

The bridge itself does not form the entrance to the town and, until the creation of the gyratory system, the town proper was not really encountered until the junction between Mill Street and West Street. This distinction is maintained by the presence of two open fields on the north side beyond the bridge. These are however, now becoming overgrown and the boundary walls are in a poor state.

On the south side of the road the old mill occupies a delightful setting, bridging the mill leet set amongst the riverside willows, but is debased by the parking areas, both public and private, between it and the road. The maintenance of this space as an open area is in

keeping with the characteristics of this area, but this is totally offset by the hard surfacing and clutter of vehicles.

The areas between the rear of the houses on Church Street and New Street and the river are particularly important when viewed from this approach to the town and their maintenance as either gardens or allotments ensures that the 'rural' characteristics extend as far as the building line itself. From the main streets there are frequent glimpses between houses into these areas. In several locations these have been built on, particularly at the northern end of the area but nonetheless there is a view to the countryside, or at least no distinct built enclosure. This, albeit minor, characteristic is a significant link maintaining the relationship between town and countryside.

Although the river banks have been spared the desecration of flood water improvements, there has clearly been a large amount of disturbance particularly on the south side of the bridge, resulting in an unnatural balance of plant life. This will hopefully re-establish itself as a natural balance in the near future but only if further disturbance can be avoided. The only exception to the natural lines of the bank is the concrete out flow from beneath the car park to the south of the bridge with its uncompromising galvanised balustrade.



*The river north of the bridge has natural banks mercifully free of 'river improvements'*

The line of former farm buildings forming Shipston Mill Agricultural Supplies forms a clear boundary to the building line of the town and establishes many of the characteristic materials, including the variegated brickwork and lias stone wallings. This boundary is echoed by the row of cottages at right angles to Church Street to the north of Mill Street.

### 3.8 Materials and Details

The geographical location of Shipston-on-Stour in close proximity to a number of geological outcrops has influenced the building materials throughout the town. Although, on first impressions, the earlier buildings appear to have a certain uniformity of stone construction, closer inspection reveals this not to be the case and in fact the most general characteristic is variety.

It is reasonable to assume that, as with the majority of towns and villages in this area, the earliest form of building construction was timber framing, drawing on the large areas of oak forest which formerly covered the Avon Valley. Although many buildings probably still retain within their heart examples of timber framing, there are in fact very few which display this as an external feature, notably the Horseshoe Inn and 1 New Street. It is probable however that neither of these properties was originally intended to have exposed framing. The series of fires which are reported to have taken place during the Middle Ages presumably account for the loss of the majority of these early-timber frame structures.

The most readily available building stones are the blue or white lias which are relatively weak. A number of buildings e.g. 14 and 16 Church Street are constructed with this stone



*14 and 16 Church Street*

and are characterised by generally well-weathered stone faces and undulating surfaces. In the majority of cases, a stronger stone is used for quoins and dressed details which has been brought from one of two sources, either the paler yellow of the North Cotswold quarries (such as The Old Rectory) or the rich orange-brown of the Hornton quarries (such as The



*The Manor House*

Manor House). This produces an interesting contrast with the bluey-grey of the local stone. In some of the more important buildings, these more distant Jurassic limestones have been used for the whole of the building or at least for the principal facade (e.g. The Manor House and The Old Rectory in Sheep Street).

The construction of the tramway in the early-19th century brought supplies of Stratford bricks, which were used for many of the buildings along the line of the new turnpike. As elsewhere in Warwickshire, the two colours of brick (one dark orangey-red and the other a pale yellow) were used to produce a chequer pattern.



*19th century housing on Stratford Road built in typical Warwickshire chequered brickwork*

During the 19th century a local brickworks was established, but it is not clear whether this was producing the same variety of brickwork. In many cases, buildings constructed in brick were provided with brick lintels and detail, but in one or two of the more significant late-19th and early-20th century properties brick buildings were enlivened with stone detailing.

In a number of instances, walls have been finished in rendering, frequently marked out in imitation ashlar. Although some of these may well conceal timber-framed structure, the

majority of renderings appear to have been used to disguise or protect the poorer quality local stone.

The original roofing material for this area was undoubtedly thatch but, again probably as a result of the fires in the Middle Ages, very little thatch now remains. It is significant that the principal thatched range within the town is on the Black Horse Inn, separated from the main body of the town and in fact one of the earliest settlement sites.

As with the general building material, variety is a main characteristic of the roof finishes. A large number of properties are finished in clay plain tiles, possibly produced at the local brickworks, but a surprisingly large number are finished in natural grey slates, presumably brought by rail. These are mostly the blue grey of Wales but, in one or two special circumstances such as on the Manor House, green Cumberland slates are used. The more local Cotswold slates are surprisingly rare within the town.

Buildings, particularly in the earlier settlements, are generally relatively low. The width of the burgage plots abutting the principal streets is still reflected in the width of the properties, but there is generally no requirement for the arched entrance ways to give access to the rear of these properties seen in larger towns, due to the presence of the back streets, giving direct rear access. It is interesting to note that arched rear entrances from Church Street into the coaching inns of the High Street were still in evidence in the 1950s. Elsewhere the presence of pedestrian alleyways connecting the principal street with its 'back street' is a particularly interesting characteristic.

Few buildings within Shipston-on-Stour have any great pretensions to grandeur. The exceptions being the Old Rectory in Sheep Street and the earlier rectory, later the council offices, on the corner of West Street and New Street. Some of the coaching inns are perhaps a little more imposing than the majority of the buildings but there is a remarkably self-effacing consistency of simple detailing throughout the town. This self-effacement even extends to the parish church, perhaps to its detriment. The rather low tower fails to provide the focus of attention which perhaps was originally intended, but the re-instatement of pinnacles on the parapet of the tower would help to overcome this inadequacy.



*St. Edmund's Church*

The generally low eaves height around the town has necessitated the creation of many dormer and roof windows in a variety of styles. The form of these windows usually relates to the particular age and detailing of the facade or roof. The low eaves also tends to give some



*Shipston-on-Stour retains many early shop windows which are particularly attractive*



significant prominence to chimneys and chimney stacks. These are rarely used as architectural features, but provide articulation to the ridge lines. A particularly distinctive feature of the centre of the town is the large number of early shop windows. There are few that have been replaced with the large plate glass of the late-20th century and the majority still retain distinctive narrow fascias.

Despite this variety of materials, there is a remarkable consistency in scale and tone throughout the town. Maintaining this consistency, does not necessitate merely copying adjacent buildings but can open avenues for imaginative treatments. Old Rectory Lodge on West Street is a particular case in point as discussed under *Area C*.



*Sheep Street would greatly benefit from the re-instatement of railings in front of the Police house*

The sense of enclosure throughout the town, created by building fronts being placed hard on the back of the footpath, is very important. This is re-inforced by the presence of either walls or railings in this location where buildings are set back from the road. In one or two cases these railings have survived the pillaging of the Second World War but in a number of important locations, such as in front of the Police House in Sheep Street, they have been lost and the town would benefit from their re-instatement.



# 4

## Landscape Features

For Settlement  
Analysis Maps see  
Appendix B

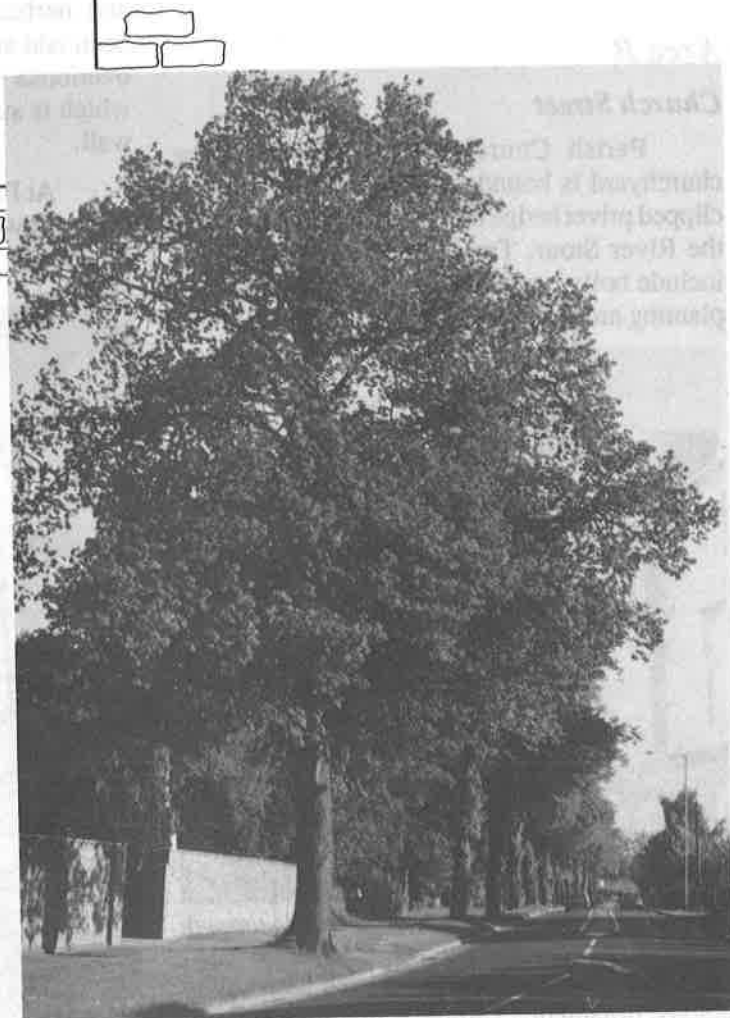
### Area A

#### Sheep Street

The houses abut directly onto the road with minimal front gardens. The garden of Lansdown House can be glimpsed through the railings and has mature box hedging and yew trees. The Old Rectory has some shrub planting onto the pavement. The Old Police Station has a large frontage with bulb planting and is

The approach roads to Shipston-on-Stour from Stratford and Banbury are rural with hawthorn hedging lining the roadside and trees such as willow, sycamore and oak. The London Road has an especially fine avenue of mature lime trees down the eastern side of the road.

The town itself, because the shops and houses front directly onto the street, has little planting in the centre, but there is a fine stand of horse chestnut trees at the bottom of Telegraph Street and other trees have been planted in the side streets away from the centre. Some planting, while well maintained, has taken place on the corners of roads and round the car parks e.g. on the one way system leading from the town to the London Road, but the shrubs and trees are more suitable for a garden or park than the roadside. Larger specimen trees planted at these points would have added significantly to the town and would have been much more effective.



Looking south along the lime avenue on London Road



Lansdown House gardens, Sheep Street. The low brick wall capped with iron railings maintains the building line while the mature trees and shrubs provide a haven within the street scene

bounded by a low brick wall with stone coping. The frontage could be a very attractive feature but is rather neglected. Stokes House has yew pillars either side of doorways. The Manor House has well-clipped box and laurel hedging.

### **High Street/Market Place**

This is the centre of the town with shops and houses fronting directly onto the street. No space is available for trees or front gardens, apart from two tubs outside the George Hotel.

## **Area B**

### **Church Street**

Parish Church of St. Edmund. The churchyard is bounded by a stone wall with a clipped privet hedge on eastern side overlooking the River Stour. Trees within the churchyard include holly, yew and laurel with some shrub planting around the perimeter. Shrub beds have



*Lime trees within the churchyard breaking through the building line*

been established around the church with newly planted ornamental shrubs. A mature hawthorn and two lime trees stand on the roadside. Two ornate iron gates lead into the churchyard on the north and south sides.

Within the rear garden of the Friends Meeting House stands a mature horse chestnut tree and tall ivy-clad brick walls.

The car park to the George Hotel has a fine stone wall on the southern side surrounding a garden with mature yew and fruit trees. An unusual green space adjacent to the car park is bounded by a low stone wall and planted with some shrubs and a small rockery in the corner which, although well maintained, is considered to be too ornamental for the roadside. Two or three specimen trees would have been more effective.

The car park in front of the Granville Court group of shops, on the west side of Church

Street at the edge of the gyratory, has been well planted with ornamental trees and shrubs.

A small island at the junction of the roads leading to Stratford and Oxford by Granville Court, has two small tubs and a honeysuckle growing up a redundant sign post. These are decorative but a single large tub would have been more effective.

Horseshoe Close off Church Street is a pleasant low level development with good shrub and herbaceous planting. Brick pavers have been laid as the drive. A mature horse chestnut overlooks the car park of the Horse Shoe Pub which is surrounded by an old brick and stone wall.

At Park House, two large yew trees have been allowed to grow over the windows.

A mature lime tree stands at The Loft.



*Alleys off Church Street allow views of hidden landscape features. Note poor street lighting detail*

Wisteria House has a fine mature wisteria and planting in narrow beds on the frontage, bounded by kerbs with the remnants of iron railings. On the opposite side of the road there is a raised gravelled area in front of the bungalows which is singularly unattractive. This could be improved by incorporating planting.

Along the eastern side of Church Street are alleys which allow glimpses towards the river with mature willows on the banks.

A fine group of four mature horse chestnut trees stand on corner by garage and form a very important focus in this part of the town (photograph page 22).

## ***Gyratory System***

Approaching the gyratory system from the east, a lawned garden area has been created on part of the central island. The area consists of ornamental shrubs, flower beds and a semi-mature oak tree and is enclosed to the rear by larchlap fencing which is detrimental to the overall effect. Although the area is well maintained, it is not considered to be suitable for this corner of the road. Large stature trees and grass would be much more effective.

The car park facing the London Road has minimal shrub planting around the edge. A large sign confronts the driver from London Road stating Tandoori Cottage. The lack of planting in the form of trees or hedging is considered to be detrimental to the southern approach into the town.

## ***New Street***

Planting around the edge of the car park, towards the northern end, consists of ornamental garden shrubs such as *Potentilla* and *Berberis*. Here trees or hedging could have been incorporated to provide effective screening.

Houses along the road abut directly onto the pavement and have no front gardens.

The garden of Orchard House contains a charming timber Gazebo with a fine old brick wall in the process of renovation. The garden has some mature ornamental trees and shrubs which can be viewed over the wall, including red maple, mature yew, Scots pine and mature yew hedging fronting of the house. These form

an important terminal feature when viewed down New Street to the south.



*Mature trees overhanging the boundary wall at Orchard House, New Street, form an important terminal feature when viewed to the south. They also highlight the change from the urban to the suburban section of the town*

A fine avenue of mature lime trees lead out of Shipston-on-Stour on the eastern side of the road. New limes have been planted on the western edge of the road to perpetuate this landscape feature.

## ***Area C***

### ***Telegraph Street***

The trees planted along the roadside boundary of the car park in Telegraph Street include crab apple, whitebeam, rowan, silver birch and cherry with some shrub planting which are perhaps rather inappropriate for this location.

Mature trees can be viewed over the top



*An example of Shipston-on-Stour's characteristic mix of materials and building types set against a background of mature trees within the Manor House grounds, Telegraph Street*



*Mature trees at the western end of Telegraph Street dominate this part of the town*

of the boundary wall of the Manor House and include yew, ash, beech, lime and redwood.

The Cedars at the top of Telegraph Street has a handsome 6 foot old brick boundary wall with maple, horse chestnut and silver birch within the car parking area. Mature cedars and a weeping ash can be viewed over the wall in one of the larger gardens off Sheep Street. These mature trees dominate this end of the town and give scale to the buildings.

### **West Street**

A row of semi-mature whitebeam and rowan stand outside 15-45 West Street and are set in grass. Although a rather weak landscape feature, the trees help to contain the streetscape. The planting on the perimeter of the car park adjacent to the Police Station, although well maintained, is considered to be more suitable for a private garden. A hedge or line of trees would have screened this area much more effectively.

In Orchard Close, off West Street, stands a mature Wellingtonia which dominates this part of the town. Trees and shrub planting around the buildings, include Robinia, sumach and cherry with Berberis and Senecio which help to soften the buildings.

A group of trees can be viewed over the high wall by the Post Office Depot and include mulberry, apple and pear.

### **Old Road**

The Old Bowling Green has been well landscaped with assorted shrubs, perennials and a pleasant gravel drive leading to the houses off the road.

The Leyland cypress hedge at the adjacent Coach House Court is considered to be detrimental to the development. Gravel and setts used for the drive and paving outside the houses are considered to be appropriate.

The garden off West Croft is bounded by an old brick wall with stone capping and contains mature yew and variegated maple.



*Eastern side of Old Road consisting of small buildings and brick boundary walls providing continuity and sense of enclosure. The variegated maple in West Croft is a prominent feature within the street scene*

10 and 8 Old Road have wide front gardens with lawns and shrubs.

Stour Court has flowering cherries, a weeping willow and an Indian bean tree. The housing is set at an oblique angle to the road creating an awkward open space entirely out of keeping with the rest of the housing along the road, which is at right angles onto the roadside.

Remnants of an old garden with orchard trees can be glimpsed amongst the new buildings and over the walls. There is a site for two building plots with mature cedars, cherry and silver maple which are proposed to be retained within the new development.

## **Area D**

### **Green Lane**

The undeveloped site on the corner of Green Lane and West Street is now overgrown. Along the front boundary is a short line of ornamental evergreens which are out of



*View southwards down Green Lane retaining its rural character by the presence of mature hedges and remnants of old orchards*



character and are becoming rather large. Along the west side from No. 4 southwards is a mature hedge of mixed species of hawthorn, privet, elder etc. which suggests that it is a hedge of some age.

Within the garden of No. 6 are three orchard trees and within the garden of No. 10, a number of mature apple trees are visible over the hedge. No. 10 has well-clipped box and yew hedging to the front with large masses of well clipped cypress on either side of the driveway. Green Lane Nurseries continues the hedge along the roadside, but in a yellow privet of no great age. Beyond this a tall honeysuckle and hawthorn hedge screens the newer housing at No. 16 onwards.

On the eastern side, mature apple trees overhang the larchlap fencing of No. 11 along with lilacs and other large garden shrubs. The remainder of this side is mostly bounded by low ornamental stone or brick walls overhung by a variety of garden shrubs. At the entrance to Gerard's Road, wide grass verges break the enclosure. No. 9 has a thick box hedge of some height but in need of trimming. Other gardens on this side have well maintained herbaceous borders and ornamental shrubs. No. 5 has a Leyland cypress hedge which is well maintained but if not frequently trimmed, could over dominate this part of the street.

## **Area E**

### **Station Road**

Planting on the northern side of Station Road by the railings, consists of ornamental shrubs and although well maintained they are not considered suitable for the roadside. A group of trees would be much more effective.

On the southern side there is a row of mature poplars and some newly planted semi-mature maples on a grass bank adjacent to Pound Close. The trees and shrubs with brick paving and gravel set off the houses.



*Rural character of The Black Horse Inn, Station Road, with remnants of a small village green to the front*

Rainbow Farm has some mature trees, such as yew and hawthorn which can be viewed over the top of the fine brick wall.

The Black Horse Inn has a wide sweep of grass in front of it and the adjoining cottages have narrow flower beds on their frontage. The houses opposite are set back behind a wide grass verge with an ornamental cherry.

### **Watery Lane**

On the corner of Watery Lane and Station Road, opposite the Black Horse, the grass verge in front of Nos. 4-14 supports two mature maples. A purple leaf plum stands at the end of the row of houses. Other houses abut onto the road with narrow front gardens.

Compton Court has a wide stretch of grass to the front with a single hawthorn, more trees could be planted here. Norluck Court has minimal planting around the edge of the apartments and a tarmac drive leading off the road through an extremely wide opening.

A group of lilacs are situated on the northern side of Watery Lane at the end of the Compton Court block.

Three shrubs have been planted in the paving at the entrance to Watery Lane off the Stratford Road, at this junction the inclusion of trees would be much more effective.

## **Area F**

### **Mill Street**

The public car park to the front of the Old Mill Hotel has three purple-leaf plums along its road frontage and a mature willow tree by the bridge. This car park is very visible when approaching Shipston-on-Stour from the Banbury direction. This could be softened by more appropriate planting.

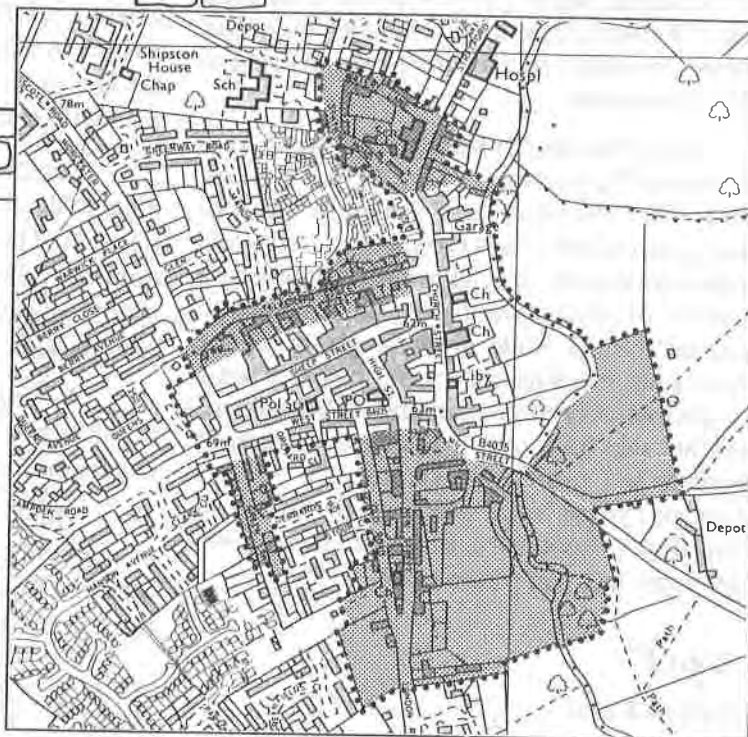
On the northern side of the road, before the bridge are two rough paddocks containing a hawthorn and a walnut. The surrounding brick wall and fence are both in need of repair.

Crossing the bridge eastwards, one immediately enters the countryside with willows and elms following the course of the river Stour. The footpath follows the course of the river and the rear gardens of the houses in Church Street can be viewed across the river. This footpath is very pleasant and makes an excellent rural walk just five minutes out of the town. The fields are bounded with post and rail fencing and hedging on both sides of the Banbury Road, with group plantings of willows and other native trees.

# 5

## *The Future of the Conservation Area*

For Settlement  
Analysis Maps see  
**Appendix B**



### **5.1 Alterations**

The former Conservation Area was limited to the core of Shipston-on-Stour, including the majority of the 13th century new town, but not including the sites of the previous settlements or any of the 18th and 19th century extensions to the town. Shipston-on-Stour is particularly interesting in the manner in which it has avoided much of the wholesale destruction which has taken place in other towns at various periods during their history, and demonstrates a gradual accumulation of different characteristics which have been influenced by both the location and historic development of the town. The resultant built-up area is of sufficiently special interest for it to be included within the Conservation Area and consequently on 19 October 1992 significant additional areas were included within the boundary. For ease of description these are divided into five areas.

#### **5.1.1 Area 1: Husbandman's End**

The Conservation Area was extended north to include the whole of the area around the Black Horse Inn which formed the pre-medieval hamlet. The range of buildings of the inn, the former Rainbow Farm and many of the buildings on Station Road and Watery Lane are of some significant interest. Historically, this site is of importance as is the open space in front of the Black Horse Inn. The definition of the boundary on the opposite side is extremely difficult. The modern buildings to the west and north do not contribute to the character of the rest of the area and are therefore excluded. However, the sense of enclosure created by these buildings is important and the front gardens and their treatment will be of significance and therefore the boundary is defined along the front face of these buildings rather than their front boundary wall.

The southern section of Stratford Road is also included as this forms a natural continuation of the character of the northern end of Church Street and includes important groups of buildings on the east and the significant Old School on the west. The line of the boundary down to the river has been selected so as to include the medieval crossing point, still maintained as a foot bridge, which linked the two fields on the east bank of the river, which were always included in the previously-detached part of Worcestershire.

#### **5.1.2 Area 2: Telegraph Street**

Although much altered by the creation of the car park on the south side, this street still retains a large number of buildings particularly along the north side at its eastern end which are very characteristic of the varied development of Shipston-on-Stour. The group of buildings 25-29 Telegraph Street are particularly attractive and very reminiscent of a rural village setting. The former farm buildings farther west are in an extremely poor state of repair and are not particularly sympathetically used, but are characteristic of the historic core of Shipston-on-Stour with its relationship between rural and urban life. It was decided, therefore, to extend the boundary as far as Darlingscote Road in order to be able to include the site of the Shipston Pound and the particularly important trees in the grounds of The Cedars.

#### **5.1.3 Area 3: Green Lane**

The northern section of Green Lane is particularly interesting historically, demonstrating as it does the urban encroachment on the defunct driveway, now still retaining many rural characteristics. The retention of this character in a street so close to the centre of the town, although now totally surrounded by modern development, is of some significance.

#### **5.1.4 Area 4: New Street/Old Road**

It is particularly surprising that in designating the previous boundary this street was not included. It bears many of the characteristics of the northern end of Church

Street, although not of such grand character. The creation of the gyratory system created an unnatural break, separating off this area from the rest of the town, which maybe influenced the position of the boundary. However, it is not beyond possibility that this break can be healed and New Street be brought back into the living heart of Shipston-on-Stour.

The properties along Old Road are largely related to those on New Street and demonstrate the typical 'back street' development of the more important streets in the town. This street in particular is now suffering from rather haphazard proposals and is in danger of losing many of its historic characteristics and becoming merely another 20th century development. The inclusion of this street within the Conservation Area will allow the protection of its historic character.

#### **5.1.5 Area 5: The Valley of the River Stour**

The importance of the gardens at the east of Church Street up to the river had been recognised in the previous designation, but any approach from this direction takes in a much wider aspect of the landscape. The fields immediately to the east of the bridge should be maintained as working agricultural land in order to maintain the clear break which still remains between the open countryside and the town. The various allotments and paddocks between New Street and the River Stour are equally important as those to the north of Mill Street and provide a pleasing setting to the buildings when viewed from this side.

It is somewhat difficult to define the precise boundary of this area since much of the countryside up to Brailes Hill has an influence on the approach to Shipston-on-Stour from this side. Only those fields which are immediately related to the Conservation Area have been included and the historic field boundary lines followed, although in the case of the field to the north of the Brailes Road and Fell Mill Lane these boundaries have now been ploughed out, but the line follows the crest of the hill which forms a suitable visual boundary.





5. Unsympathetic uses. Whilst diversity of use within the town is an important feature to ensure its vitality, there are certain circumstances where this is not entirely in keeping with the character of the town. An unfortunate circumstance is that of the garaging on Church Street. This is a long-standing historic use but the more recent development of bulky canopies and large plate glass display windows, which now seem to be inextricably associated with this use, are not in keeping with the character of the area.
6. Inappropriate design and detailing. As noted in the survey of the character of Shipston-on-Stour, there is a wide variety of materials and detailings throughout the town. In one or two instances however particular design work is inappropriate and could be significantly improved. Of particular note are the balustrades to the main bridge and the single-storey range of buildings opposite St. Edmund's Church. Many of the modern buildings within the Conservation Area are less than ideally detailed, but are not sufficiently disfiguring to warrant special note.
7. Overhead wires. The town is thankfully free of unsightly overhead wires over the majority of the area, but in one or two instances these are still relatively prominent and should be re-routed.
8. Street furniture. Around the area of the gyratory system there is an excessive number of individual posts and signs which would benefit from rationalisation, particularly around the junction of New Street, High Street and West Street where the narrow pavements are now rather cluttered. A particularly inappropriate sign is that of the Tandoori Cottage at the south-west corner of the gyratory system, where it forms such a prominent feature on the approach from the south.
9. Paving. A certain amount of re-paving has taken place in High Street and Market Place incorporating patterned paving in the roadway. Provided this is maintained as a low-key detail, it can fit well into the character of the town but, should further re-paving be considered, over-elaborate designs for pavings should be avoided. In one or two of the peripheral streets however the existing paving, particularly on the footpaths, is very poor and should be re-laid.

### 5.3 Control

As noted in the improvements above, there are several instances where recent demolitions have resulted in loss of enclosure and consequent detriment to the character of the town. Two particular instances relate to clear planning decisions which have taken place since the designation of the original Conservation Area viz. in Telegraph Street, where the range of outbuildings at the rear of the Sheep Street properties, noted as being of particular interest in the local plan of 1970, were removed to create the car park, and the south side of West Street, where a complete range of 19th century properties which were generally in keeping with the character of the town, has been replaced by the suburban modern development with wide grass verges. Powers available under the Conservation Area legislation will be used to their full extent to avoid or moderate developments that would have an adverse effect on the character of the town.

Many previous alterations to the character of the town were as a result of traffic pressure on the former A34. The radical decrease in traffic as a result of the construction of the motorway has reduced the necessity for some of these alterations. In particular, the wide sight lines, which seem to accompany trunk roads and have presumably maintained the open spaces around the gyratory system, are perhaps unnecessary and conscious policies may be developed to attempt to integrate these new streets within the general development of the town. Whilst it is conceivable that traffic may increase along this road, the proposal for a bypass running through the fields along the eastern bank of the Stour as proposed in the 1970s local plan, should not be revived.

Parking within Shipston-on-Stour has been a major consideration in the recent past. It is now relatively well provided with car parking and that off New Street appears rarely to be filled. However, there are proposals for a further car park on the northern side of Mill Street adjacent to the bridge. As noted in the section *3 Characteristics of the Conservation Area*, the bridge does not form the entrance into the town and both sides should retain a rural character. It is essential that every attempt is made through careful landscaping of the proposed car park to retain some sense of this character and to protect the bank of the river. Better landscaping of the small car park to the south of Mill Street would be beneficial.

On-street parking provides a particularly difficult dilemma. This can never be said to be in character with an historic town but the provision of short-term parking in close proximity to the many small shops creates a certain vitality within the heart of the town which prevents it becoming a sterile show piece. Consequently, it is advocated that on-street parking is retained but perhaps limited, particularly along Sheep Street.

There are a number of outstanding Planning Permissions within the proposed extended boundary of the Conservation Area. Not all these are detailed permissions and consideration will be given to the characteristics defined previously when assessing the detail applications.

#### 5.4 Conclusion

Shipston-on-Stour is a particularly interesting example of a small market town which has survived the many changes and pressures over the centuries without loss of previous character. The present town displays buildings of many ages and a diverse range of materials in close juxtaposition. The former Conservation Area picked out the earlier sections of the town but did not take sufficient cognizance of the value of the later areas of the town up to the present century. The Conservation Area has

now been significantly extended to encompass practically the whole of the built-up area as existed at the beginning of the 20th century, since this still remains largely intact.

The town is typified by a sense of enclosure, contrasted with a close relationship with the open countryside. These features in particular should be maintained and enhanced in any future development of the town.

It is, however, the vitality of this as a living and thriving market town with numerous independent shops still in use which gives Shipston-on-Stour a particularly special quality. The protection of this social environment is outside the specific remit of the Conservation Area legislation but the loss of this facet of Shipston-on-Stour's life would be severely detrimental to its historic character. Wherever possible in exercising other environmental controls, either planning, transportation or economic, consideration should be given to its effect upon the life of the town.

Shipston-on-Stour has managed to survive the decline of its sheep trade at the end of the Middle Ages, its weaving trade in the 18th century, its coaching trade in the 19th century and it is hoped that it will be able to survive the decline of small-scale commercial trade which appears likely to happen towards the end of the 20th century.



*The view north-east from Hanson Hill showing the comfortable relationship to the landscape*



*Shipston-on-Stour summer 1993*

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## Acknowledgements

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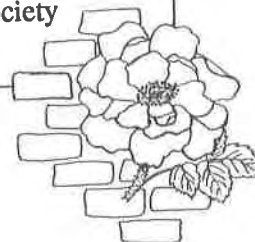
The Staff of the Warwickshire County Record Office and Shipston Branch Library

Historical photographs are supplied by:

*Page 8, (The Mill) Shakespeare Birthplace Trust Ref: SC17/113*

*Page 11, (High Street) Shakespeare Birthplace Trust Ref: SC17/108*

*Page 12, (Church Street) Shipston and District Local History Society*





# ***Conservation Area Plan & Appendices***

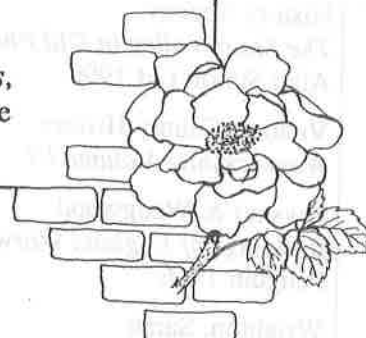
***Conservation Area Plan References***

***Conservation Area Plan***

***Appendix A***

***Appendix B***

***Conservation Area Plan and Plan References,  
along with the Policies leaflet can be found in the  
pocket attached to the Inside Back Cover***





## Appendix A

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



**42 Church Street**  
**The Old Red Lion Licensed Restaurant**  
(Ref No. 77 - Grade II)

List description : House, now restaurant. Mid C18. Whitewashed brick in Flemish bond, with plinth and stone coped gables. Plain tile roof with brick end stacks. 2 storeys; 3-window range. 2-unit plan. To centre a plank door with wood lintel. To left and right a C19 three-light casement with wood lintel. To first floor left and right a C20 three-light casement, with 2-light casement to centre. Interior not inspected but likely to be of interest.

### Church Street



**48 Church Street**  
(Ref No. 76 - Grade II)

List description : House. Early C19. Brick, in Flemish bond with wood bracketed eaves cornice. Slate roof with brick end stacks. 3 storeys; 2-window range. Double-depth plan. To centre a C20 panelled door with replaced overlight and pilaster surround with flat hood on consoles. To ground and first floor left and right a 16-pane sash. To second floor left and right a 12-pane sash. All windows have brick flat arches. Interior not inspected.



**Park House**  
**Church Street**  
(Ref No. 78 - Grade II)

List description : House. Late C18. Brick, in Flemish bond, with stone storey band, moulded stone eaves cornice to centre and stone coped brick parapet. Slate half-hipped roof with brick end stack. 2 storeys plus attic; 3-window range, the central bay slightly projecting forward. Double-depth plan. To left a 6-panelled door with original overlight and pilaster surround within Doric porch. Small Gothick pointed window with margin bar to immediate left. To centre, in projecting bay, a tripartite 12-pane sash with round-headed brick arch. To right, and to 3 first floor openings a 12-pane sash with flat brick arch. The central, second storey window has a 6-pane sash with brick flat arch. Interior not inspected but likely to be of interest.  
(*Buildings of England: Warwickshire*, p.395).



**38 Church Street**

**Cedar Lawn**

**(Ref No. 79 - Grade II)**

List description : House. Late C18. Brick, in Flemish bond, with stone plinth, stone storey band and moulded stone eaves cornice. C20 tile roof with stone coped gables and brick end stacks. 3 storeys; 3-window range. L-shaped plan. To 3 ground floor openings, slightly recessed in a segmental headed brick arcade, a 12-pane sash with brick flat arches. 12-pane sashes to first floor openings, and 6-pane sashes to 3 second floor openings, all with brick flat arches. Wing at rear, now flats, has 6-panelled door with original overlight and pilaster surround, further 6-panelled, part-glazed door with flat hood and 6-pane, 12-pane and 16-pane sashes. Interior not inspected but likely to be of interest.

*(Buildings of England: Warwickshire, p.395).*

unit plans. No. 34, to right, has C19 brick porch with C19 part-glazed, 6-panelled door with pilaster surround and flat hood on consoles. No. 36, to left, has C20 panelled door with pilaster surround, and flat hood on consoles. Further doorway to centre, now passage, was original doorway, and has a brick flat arch. To 3 ground floor openings, and 5 first-floor openings a 16-pane sash. All 5 openings of second floor have 12-pane sashes. All windows have brick flat arches. To rear of No. 34 a late C17 two-storey stone range with a 4-light mullioned window with hood mould and label stops. Interiors not inspected but likely to be of interest. Included for group value.



**32 Church Street**

**(Ref No. 81 - Grade II)**

List description : House, now shop. Late C18. Brick, in Flemish bond with dentilled eaves cornice. C20 tile roof with brick end stack. 3 storeys; 2-window range. 2-unit plan. To right, an archway with brick round head. To centre, early C19 glazed double doors with pilaster surround. Early C19 canted bay shop front, the glazing bars now missing, with pilaster surround and moulded hood also continuing over door. To first floor left and right a 12-pane sash with brick flat arch. To second floor left and right a 6-pane sash with wood lintel. Interior not inspected.



**34 and 36 Church Street**

**(Ref No. 80 - Grade II)**

List description : 2 houses. Late C18, with late C17 wing to rear. Brick, in Flemish bond with stone plinth, dentilled eaves cornice and stone coped gables. Plain tile roof with brick end stacks. 3 storeys; 5-window range. 2- and 3-



**28 & 30 Church Street**

**(Ref No. 82 - Grade II)**

List description : House, now 2 shops with dwellings above. Late C18. Brick, now rendered

and colourwashed with slate roof and brick ridge stack. 2 storeys plus attic; 3-window range. Double-depth plan. No. 30, to left, has mid C19 part-glazed door with plain overlight and pilaster surround. Immediately to right an mid C19 shop front with moulded sill and pilaster to right. Moulded hood continues over door. No. 28 to right has C20 double doors flanked by a canted mid C19 shop front with moulded sill and hood supported on consoles. To left, centre and right of first floor a 12-pane sash with rendered lintel and keyblock. No. 30, to left, has small gabled dormer.

Interior: No. 30 has large chamfered spine beam and large open fireplace with timber bressumer.



**26 Church Street**

**Vane House**

**(Ref No. 83 - Grade II)**

List description : House. Early C19. Brick, in Flemish bond with stone first storey band and stone moulded eaves cornice. Stone coped gables. C20 tile roof with brick end stacks. 2 storeys plus attic; one-window range. Double-depth plan. To left a C20 panelled door with plain overlight and brick flat arch. To ground and first floors a large 2-pane sash with brick flat arch. Above eaves cornice a Dutch gable with small 2-pane sash. All windows have moulded wood surrounds. Interior not inspected. Included for group value.



**20, 22 and 24 Church Street**

**(Ref No. 84 - Grade II)**

List description : Row of 3 shops, with dwellings above. Early C19. Rendered and colourwashed brick with slate roof and brick ridge, internal and end stacks. 3 storeys; 4-window range. Double-depth plans. All have part-glazed doors with hoods extending over windows supported on moulded consoles. Door of No. 24 to right has pilaster surround. Further plank door to No. 24. Early/mid C19 square and canted bay shop fronts with some original glazing bars, and with moulded hoods. Nos. 20 and 22 have 12-pane sashes to first floor left with replaced sash to right. Second floor has 12-pane sash to left and 9-pane sash to right. Interiors not inspected. Included for group value.

**Church of St. Edmund**

**Church Street** (photo pages 21, 32 and 34)

**(Ref No. 85 - Grade II\*)**

List description : Church. C15 west tower, the remainder of church rebuilt by G.E. Street, 1855, in C14 style. Limestone ashlar and squared coursed rubble with plinth. Offset buttresses, quoins and coped gables. Concrete tile roofs. Chancel, aisled nave with north vestry and west tower. Chancel of one bay. To east a 5-light window with central, taller light. Hood mould and label stops. Moulded string course below. To south a single pointed and cusped light. Nave of 5 bays with stone valley stack to north. To east of north aisle a 4-light cusped window. To east of south aisle a 3-light window with intersecting tracery. North vestry has 2-light cusped window to east with hood mould and label stops, 3-light pointed window to north and plank door to west in pointed, chamfered surround. North lean-to porch with painted and chamfered doorway. Within, a plank door with pointed, ovolo-moulded surround. Four north aisle windows of 2-lights with Y-tracery. To south a large archway with chamfered, pointed openings with cusping within a south plank door with double chamfered surround and pointed arch with hood mould. Easternmost

bay of south aisle has plank door with chamfered surround, and 3 single pointed and cusped lancets. Four south aisle windows of 3 traceried lights with central, taller light. West end of south aisle has large 4-light window with Decorated style tracery and string course below. West end of north aisle has 2-light window with cusped tracery and hood mould. West tower of 3 stages with moulded plinth and cornice with gargoyles and coped parapet above. To west a part-renewed 3-light window with intersecting, cusped tracery, double chamfered surround and hood mould with label stops. To north, west and south of second stage a chamfered square light. Worn string cornice above. To each side of bell stage a C15 window of 2 cusped lights within chamfered surround and slate louvres. The window to south is renewed.

Interior: chancel has C19 pointed, cusped piscina to north and large sedilia with Tudor arched head and hood mould to south. Chamfered, pointed chancel arch with hood mould. Nave arcade of 5 pointed, chamfered arches supported on round piers with round moulded bases and capitals. Scissor braced roof to nave. C18, C19 and C20 wall tablets including one with obelisk and bust above a tablet inscribed 'Near this place lieth interred the body of John Hart Esq., considerable Improver and Promoter of Manufacture in this his Native Town, who, in the Year 1739 Bore the Office of High Sherrif of the County of Worcester. He died Sept. 1 A.D. 1747 aged 73. To his memory this monument was erected by his nephew John Hart'. Stone pulpit with C13-style traceried panels and hexagonal font with C14-style traceried panels with fleuron cornice. C19 stained glass in east window, and in east window of south aisle chapel.



**Headstone approx. 1.5m south of nave of Church of St. Edmund Church Street**

**(Ref No. 87 - Grade II)**

List description : Headstone. Early C18. Limestone with inscribed, now worn, panel flanked by foliage carving. Above, a cartouche of arms, deeply carved.

**14 and 16 Church Street (photo pages 21 & 30) (Ref No. 88 - Grade II)**

List description : 2 houses. Mid C18. Squared, coursed lias and limestone with quoins, moulded eaves cornice, and coped gable to left. C20 tile roof with brick ridge and end stacks, that to left with original stone base. 2 storeys plus attic; 6-window range. Two 2-unit plans. To left a 6-panelled door with moulded wood surround and hood. To centre a further 6-panelled door, with 4-panelled door to right with plain overlight. To centre left an early C19 bay window. Later C19 canted bay to right. To both central openings of ground floor, and 6 openings of first floor a 16-pane sash. Four C19 gabled dormers, 3 with C20 casements. To centre of building a 'sun' County firemark. Interiors not inspected but likely to be of interest.



**Chest tomb approx. 1m east of south aisle of Church of St. Edmund Church Street**

**(Ref No. 86 - Grade II)**

List description : Chest tomb. Dated 1748. Limestone with heavily moulded base and ledger with baluster corners on limestone base with railings surround. Cartouche to east side inscribed 'G.M./1748'.



**10 Church Street Shipston Library**

**[Formerly listed as Friends Meeting House] (Ref No. 89 - Grade II)**

List description : Meeting house, now library. Late C17, with C20 rear wall. Squared, coursed limestone and lias with quoins. C20 tile roof. 2



storeys; one-window range. To far right a C20 part-glazed door with wood lintel. To centre of building a 3-light mullioned window with hood mould and label stops. Plain string course wall above. Three C20 skylights. C20 double plank doors in left gable end.

Interior: retains original beams.

Included for group value.

(*Buildings of England: Warwickshire*, p.395/6).



**8 Church Street  
Birmingham House  
(Ref No. 90 - Grade II)**

List description : House, now shop. Mid C18. Coursed limestone rubble, rendered and colourwashed to front. Tile roof with brick end stacks. 2 storeys plus attic; 2-window range. 2-unit plan. To centre a panelled part-glazed door with wood lintel. To right a large plate window. To left, and to first floor left and right a C19 three-light casement, that to first floor right with large wood lintel. 2 gabled dormers.

Interior: stone flagged floors. 2 large open fireplaces with chamfered timber bressumers. Chamfered spine beams.



**The Horseshoe Inn  
Church Street  
(Ref No. 91 - Grade II)**

List description : Inn. Probably C16. Squared, coursed limestone to ground floor, rendered to

front. Timber studding to first floor with diagonal braces forming a zig-zag pattern. Slate roof with brick end stacks. 2 storeys; 4-window range. To left a carriage archway. To centre right a 6-panelled, part-glazed door with C19 pilaster surround with hood on consoles. Canted bay to right. To centre 2 large 4-light casements. To first floor four C19 casements of 2 and 3 lights. Beams remain under archway. Interior not inspected.

(*Buildings of England: Warwickshire*, p.396).



**4 Church Street  
(Ref No. 92 - Grade II)**

List description : House. C18, raised C19. Squared, coursed lias and limestone with quoins. Rendered second floor and brick coped gables. Slate roof with brick end stacks. 3 storeys; 2-window range. 2-unit plan. To centre a part-glazed, 4-panelled door with moulded wood surround and hood on consoles. To left and right an early C19 canted bay, that to left with 16-pane sash. To first floor left and right a 12-pane sash, with blocked opening and painted sash to centre. Openings have brick surrounds. To second floor left and right a small, 6-pane sash, with blocked opening to centre and painted sash. Interior not inspected. Included for group value.

### *Darlingscote Road*



**Sundown and adjoining offices** (Cont. over)

### **Darlingscote Road**

**(Ref No. 94 - Grade II)**

List description : House and offices. Dated 1678. Probably squared coursed limestone, now rendered. Slate roof with brick ridge stack. 2 storeys plus attic; 3-window range. 2-unit plan. To centre a C20 stone gabled porch, with original moulded datestone inscribed in bas-relief 'B/SM/1678' re-used above door. To ground and first floor left and right a 3-light mullioned window with hood mould and label stops. To first floor centre a single stone light. To ground floor left a C20 plank door with stone hood, and C20 two-light mullioned window above. Two C19 gabled dormers. To left a 2-storey early C19 rendered range with a tripartite sash on both floors. Included for group value.

### **High Street**



### **High Street**

**Jackie's Fashion**

**(Ref No. 95 - Grade II)**

List description : Shop, formerly house. Mid C18. Squared, coursed lias with limestone quoins and coped gable to left. Rendered to front. C20 tile roof with brick internal and end stacks. 2 storeys; 2-window range. Originally a 2-unit plan. Large canted bay running length of ground floor is rendered, but has C19 footings. Tile roof. To centre a C20 part-glazed door. To left and right, C20 shop front windows. To first floor left and right a C19 three-light casement. To extension of left gable end a C20 window, with C18 sixteen-pane sash to first floor. Interior noted as having chamfered beams. Included for group value.

### **14 High Street**

**Sandra**

**a.k.a. Clerkenwell House**

**(Ref No. 96 - Grade II)**

List description : Shop, probably formerly house. Dated 1731. Colourwashed brick, in Flemish bond with stucco quoins, storey band and moulded eaves cornice. Old tile roof, hipped to left. 3 storeys; 4-window range. To ground floor



two early C19 part-glazed panelled doors with margin bars set back from early C19 paned shop front bays. To first floor four 12-pane sashes with flat brick arches with keyblocks. Further four 12-pane sashes to second floor. Datestone to second floor right is shared with adjoining building, No. 10 (Mallets) (q.v.), and is inscribed 'JH/1731'. One-unit, one-storey range to rear. Interior not inspected.



### **10 High Street**

**Mallets**

**(Ref No. 97 - Grade II)**

List description : Shop, probably formerly house. Dated 1731. Colourwashed brick, in Flemish bond, with storey bands and moulded eaves cornice. Old tile roof. Base of brick ridge stack. 3 storeys; 2-window range. To ground floor a C19 shop front with double part-glazed door and window with pilasters supporting hood, projecting from wall. To first floor two C19

four-pane sashes with rendered lintel and keyblock. Two C19 four-pane sashes with moulded sills to second floor. Datestone to second floor left is shared by adjoining building and No. 14 (Sandra) (q.v.), is inscribed 'JH/1731'. Interior not inspected.



**The George Hotel**  
High Street  
(Ref No. 98 - Grade II)

List description : Hotel. Late C18 with earlier origins. Brick, in Flemish bond, with painted stone plinth, quoins and eaves cornice on consoles with coped parapet. C20 tile roof with stone coped gables and brick end stacks on stone bases. 3 storeys plus attic; 5-window range. Originally a 2-unit plan. To centre a large elliptical archway with keyblock, probably rendered stone. C20 door and glazing now blocks archway. To 2 openings to ground floor left and right, and to 5 first and second floor openings a 12-pane sash with segmental arch with keyblock, probably rendered stone. Three C20 flat topped dormers. To left, a rendered 3-storey range of one bay with bow windows rising to all 3 storeys, that to ground and first floors with three 12-pane sashes, that to second floor with three 9-pane sashes. Rendered parapet.

Interior: stone chamfered fireplace with flat lintel, said to have been dated to C16. To rear a long 2-storey brick and stone range, and behind rendered bow window range a C18 stone and brick range.



**Midland Bank**  
High Street  
(Ref No. 99 - Grade II)

List description : Bank, formerly house. Late C18. Probably brick, rendered, with slate roof and brick internal stack. 2 storeys plus attic; 3-window range. 2-unit plan. To centre a later porch. C20 glazed door within. To left a 16-pane hinged casement, imitating a sash. To ground and first floor right a canted bay, with imitation sash to ground floor and original large 16-pane sash to first floor, with moulded hood. To first floor left and centre a 12-pane sash with moulded wood surround. 2 hipped C19 dormers. Interior: ground floor plan opened out.



**The White Bear Public House**  
High Street  
(Ref No. 100 - Grade II)

List description : Public house. Late C18, with possible earlier origins. Brick, in Flemish bond, with painted storey bands, that to first floor moulded. Slate roof with brick end stacks. 3 storeys; 2-window range. 2-unit plan. To centre a C20 part-glazed door within moulded wood surround with semi-circular hood on consoles. To ground and first floor left and right a canted bay with 16-pane sashes to front and moulded

entablatures. To second floor left and right a 16-pane sash. To first and second floor centre a painted roundel. To right a 2-storey, one-bay range with elliptical arch with keyblock and 12-pane sash above with wood lintel.

Interior: in room to ground floor right a large fireplace with heavily moulded wood surround.



**2 High Street**

(Ref No. 101 - Grade II)

List description : House, partly offices. Late C18. Brick, in Flemish bond, with stone plinth, quoins, moulded eaves cornice with consoles and coped parapet. Tile roof with stone coped gables and brick end stack. 3 storeys; 5-window range. Double-depth plan. To centre original 6-panelled door with decorative fanlight. Stone Doric columns with entablature and dentilled pediment. 2 openings to left and right of ground and first floors have 12-pane sashes. To first floor centre a 12-pane sash with moulded surround and hood. 2 openings to second floor left and right have 9-pane sashes, with a 9-pane sash to centre with moulded surround. All windows have stone sills, and except for those in centre, brick flat arches. Rear opened out to form entrance.

Interior: dentilled cornice in passage and room to right. Windows in room to right have panelled surrounds, and there is a niche with dentilled cornice.

**23 High Street (see 1 Sheep Street)**

**Wyntors Furnishers**

(Ref No. 134 - Grade II)

**19, 19A and 21 High Street (Photo page 32)**

(Ref No. 102 - Grade II)

List description : House, now 2 shops and dwelling. Early C19. Brick, in Flemish bond

with stepped eaves cornice. Slate roof with brick internal and end stacks. 3 storeys; 4-window range. Originally a 4-unit plan. To left a 6-panelled door with overlight. Each shop has C19 glazed bay with hoods extending over central doors. No. 21, to right, has sashes replaced by C20 casement imitations. To first floor of Nos. 19 and 19A a 16-pane sash to left and right. Second floor left and right has a 12-pane sash. All openings have rendered flat arches with keyblocks.

Interiors: opened out to ground floor rear.



**13 and 15 High Street**  
**Walrus**

[Formerly listed separately]

(Ref No. 103 - Grade II)

List description : Shop with dwelling over. Early C19. Brick, in Flemish bond with ashlar dressings to shop front. Gabled roof hidden by brick, stone coped parapet. Brick end stacks. 3 storeys; 3-window range. Double-depth plan. To ground floor left and right a 6-panelled door with pilaster surround, plain overlight and moulded hood on consoles. Between doors, projecting slightly from wall, a C19 shop front with moulded hood supported on limestone Doric pilasters. Double part-glazed doors with overlight to centre. To first floor three 20-pane sashes. To second floor three 12-pane sashes. All windows have gauged brick flat arches. Interior not inspected.

**9 and 11 High Street**

(Ref No. 104 - Grade II)

List description : Shop, formerly house. Late C18. probably brick, now rendered, with plinth and stucco quoins. Tile roof with brick ridge stack. 2 storeys plus attic; 3-window range. Originally a 3-unit plan. To centre and left a 6-panelled door with paned overlight, pilasters, and gabled hood on consoles. To centre a canted





bay with 16-pane sash to front. To ground and first floor right a canted bay, with 16-pane sashes to front, that to first floor with moulded architraves. To first floor left and centre a 12-pane sash. Three C19 gabled dormers.

Interior: ground floor plan opened up.

Not including Gateway Supermarket

### 25 High Street

**Lloyds Bank**

(photo page 18)

(Ref No. 105 - Grade II)

List description : Bank, formerly house. Early C19. Probably brick, now rendered. Rusticated ground floor, with storey band. Stucco quoins and coped parapet. C20 tile roof. 2 storeys; 4-window range. 2-unit plan. To centre a C20 door with overlight within original Doric half-column surround with plain entablature. 2 openings to left and right of door, and to first floor left and right have 12-pane sashes with moulded surrounds. Extending to rear a 2-storey rendered range with C20 tile roof. To ground floor a paired window, each opening of 16 panes with moulded surround and hood. To first floor left a C19 three-light casement, with a 12-pane hinged casement to right.

Interior: ground floor plan opened out.



### 1 High Street

**W.R. Fry and Son**

(Ref No. 265 - Grade II)

List description : Shop, with dwelling over. Mid C19. Brick, in Flemish bond, with plinth, concrete quoins and slate roof. Brick ridge and

end stacks. 2 storeys; 3-window range. Double-depth plan. To centre a C19 glazed door with C19 shop front to immediate left. To far right a panelled, part-glazed door with plain overlight and moulded pediment supported on consoles. Between the two doors a C19 shop front window. To first floor 3 horned sashes with rendered flat arches. To left facade further sashes and C19 shop front window. Canted bay to ground and first floors. Interior not inspected.

### Market Place



### 5 and 7 Market Place

**B & B Byrne and Hawkins**

(Ref No. 106 - Grade II)

List description : Pair of shops, with dwellings over. Early C19, with possible C18 origins. Rendered brick with stone coped gable to left. Slate roof with brick end stacks. 3 storeys; 5-window range. Double-depth plans. E.B. Barnes, (now B & B Byrne) to left, has double, part-glazed doors to centre with C19 shop front flanked by pilasters. Plate glass windows. Hawkins, to right, has C20 glazed door. To left and right a C19 shop window. Above, continuing over door, a very shallow hood supported on 7 consoles. To all 5 openings of first floor a 12-pane sash. To all 5 second floor openings a 9-pane sash. All sashes are unhorned.

Interior: ground floor of each shop has spine beams.

Included for group value.



### 1 and 3 Market Place

**The Corner House (1) and Tea Rooms (3)**

(Ref No. 107 - Grade II)

(Cont. over)

List description : Pair of houses, now shops. Early C19, possibly with C17 origins in No. 3 to right. Probably brick, now rendered, with plinth and stone coped gable to right. Slate roof with brick ridge and end stacks. 3 storeys; 3-window range. Double-depth plans. No. 1 (The Corner House), to left, has a C19 part-glazed door in C19 glazed shop front bay with pilaster surround and shallow moulded hood on consoles. To first and second floors a tripartite sash, that to second floor with original panes. No. 3, to right, has a C20 part-glazed door with flat hood supported on consoles. To left a C19 shop front bay with original glazing bars. To right an early C19 canted bay with a 16-pane unhorned sash to front and moulded hood. To first floor left and right a 12-pane sash with C20 fabric hood. To second floor left and right a 9-pane sash. Extending to rear, No. 1 incorporates a C18 stone range, now rendered to first floor. C20 windows to ground floor and rear gable end of first floor with part-renewed cross casements to first floor left and two C19 dormers.

Interior: No. 1 has chamfered spine beams in stone C18 range and rear of early C19 range. No. 3 has chamfered spine beam and open fireplace with chamfered bressumer, with winder staircase to left.



**16 Market Place**  
**Philip Morris & Co**  
**(Ref No. 108 - Grade II)**

List description : Shop, formerly house. Mid C18, with early C19 alterations. Squared, coursed rubble with tile roof and brick ridge stack. 2 storeys; one-window range. To left a C20 glazed door with wood lintel. To ground and first floor right an early C19 canted bay,

with horned 9-pane sash to ground floor front and unhorned 12-pane sash, and moulded hood, to first floor.

Interior: plan opened out.



**14 Market Place**  
**Buzzards Television**  
**(Ref No. 109 - Grade II)**

List description : Shop, formerly house. Mid C18, with C19 and C20 alterations. Probably coursed limestone rubble, now rendered, with tile roof and brick ridge stack. 2 storeys plus attic; one-window range. To right a C20 glazed door with flat hood supported on consoles. To left a C19 canted bay with C20 replaced glazing, and moulded hood. To first floor a C20 casement. C19 gabled dormer with C20 window.

Interior: noted as having a chamfered spine beam and large open fireplace with chamfered and cambered timber bressumer. Staircase to right of fireplace. Plan opened out into C19 range to rear. Included for group value.



**10 Market Place**  
**Ashra**  
**(Ref No. 110 - Grade II)**

List description : Shop, formerly house. Mid C18. Colourwashed brick, in Flemish bond, with brick plinth. C20 tile roof and rendered base to end stack. 2 storeys plus attic; 2-window

range. L-shaped plan. To centre a C20 door with C20 shop front bay to left. To right a C19 canted bay with horned sash and moulded hood. Left side has further C20 door and shop front. To first floor left and right, to first floor of left side and to left attic gable a 12-pane sash with brick flat arch. C20 gabled dormer to left side. Interior: noted as having chamfered spine beams.



**6 and 8 Market Place** (photo page 17)  
**Morrice & Simpson and P. Checketts**  
 (Ref No. 111 - Grade II)

List description : Two shops, formerly house. Dated 1726. Probably limestone rubble, now rendered, with C20 tile roof. 2 storeys plus attic; 3-window range. Originally a 2-unit plan. Morrice & Simpson, to left has C20 glazed door to centre and C20 shop front bay extending the length of ground floor. P. Checketts, to right, has C20 part-glazed door. C20 shop front to right with shallow hood supported on consoles. To 3 first floor openings a C20 two-light casement. Two C20 dormers. To centre left of building a datestone with shield-shaped incision, and inscribed: 'B.WA 1726'.

Interior: Morrice & Simpson to left has a chamfered spine beam.



**2 Market Place**  
**Bradleys Bazaar**  
 (Ref No. 112 - Grade II)

List description : Shop with dwelling over. Early C19. Colourwashed brick, in Flemish bond,

with dentilled eaves cornice. Slate roof with brick end stack. 2 storeys plus attic; 2-window range. 2-unit plan. To centre a C20 part-glazed door with hood supported on console to left. To right a C19 shop front bay with original glazing bars. To left, in original opening, a C20 plate window with brick flat arch. To first floor left a 12-pane sash. To right an early C19 bow window with original 8 and 12-pane sashes and glass. Two C19 gabled dormers. Mainly C20 brick range to left is not of special architectural interest.

Interior: chamfered spine beam.

Included for group value.

## Mill Street

**Bridge over River Stour at SP 2602 4044**  
 (that part in Shipston-on-Stour CP)

(Ref No. 113 - Grade II) (Photo page 29)

List description : Bridge. Dated 1698, with medieval origins. Large blocks of squared, coursed limestone with some blue brick patching, and red brick arches. Also red and blue brick parapets with stone coping. Bridge of 6 round arches with further round arch.



**1 and 3 Mill Street**  
 (Ref No. 114 - Grade II)

List description : House. Early C18. Squared, coursed lias with C19 brick gable end to right. Plain tile roof with brick end stacks. 2 storeys; 3-window range. 3-unit plan. To left a C19 plank door with flat hood on consoles. To right, approached by 3 steps, a C19 six-panelled door, with wood lintel, and small C19 bay window to immediate right. 3-light stone mullioned windows except ground floor centre and first floor right, whose mullions are replaced by C19 casements. Windows all have hood moulds and label stops. Further 2-light cellar window to centre right, and 3-light mullioned window to rear. Interior not inspected but likely to be of interest.

## New Street



**1 New Street**

**(Ref No. 115 - Grade II)**

List description : House. Early C19. Brick, in Flemish bond, with rendered plinth and dentilled eaves cornice. Slate roof with brick end stacks. 2 storeys; curved 4-window range. 3-unit plan. To centre right a part-glazed 4-panelled door with overlight and gabled hood on consoles. To right, and to all 4 first floor openings a 12-pane sash. To 3 ground floor openings, left of door, a 12-pane casement imitation sash. All windows have painted brick flat arches with keyblocks. C20 skylight. Interior not inspected. Included for group value.



**3 New Street**

**Cotswold House**

**(Ref No. 116 - Grade II)**

List description : House. Late C16 or early C17 with C18 alterations. Rendered brick or stone to left, and to projecting ground floor right, with timber framed jetty to above right with studding and plaster infill. 2 storeys plus attic; 3-window range. L-shaped plan. To left of projecting wing a 6-panelled door with pilaster surround and flat hood on consoles. To right a 16-pane sash with moulded wood surround. Large C20 casement to centre of first floor jetty. To ground floor of left range a late C18 bow window with wood dentilled entablature. To first floor left and right, and to ground and first floor of side of projecting wing, an early

C18 twelve-pane sash with moulded wood surround.

Interior: noted as having chamfered spine beam, and plaster ceiling in C18 range to left.



**2 New Street**

**The Council House**

*(photo page 19)*

**(Ref No. 117 - Grade II)**

List description : Public building, now offices. Late C19. Squared, coursed lias with quoins, with ashlar bay to right. Storey band and coped parapet. Slate mansard roof. 2 storeys plus attic; 4-window range. Rectangular plan. In ashlar bay to right a C19 plank door with fanlight in round-headed arch. Stone pilaster surround with shallow flat hood. To 4 ground and first floor openings a 12-pane sash with quoined surround. 3 round-headed dormers behind parapet. Right gable end has round-headed sash flanked by blind round-headed openings with 4 stone Doric pilasters between and on either side of windows, with large tripartite sash to first floor with scroll surround and moulded entablature. Round-headed dormer above with moulded stone surround and ball finial. Rubble bay to right has plank door with tall overlight and quoined surround with 12-pane sash above. Interior not inspected. Included for group value.

## Old Road



**17 and 19 Old Road**

**(Ref No. 118 - Grade II)**

List description : Pair of cottages. Early C19. Painted brick in Flemish bond with rendered plinth. Slate roof with polygonal brick ridge



stacks. In Gothick style. 2 storeys; 3-window range, curved to left. 3-unit plan. Each cottage has an original plank door with pointed panelling within moulded brick ogee arch surround with ogee hood mould and label stops. To ground and first floor left, centre and right a multi-paned ogee-arch casement with Gothick lights and ogee hood mould and label stops. Interior not inspected.

### **Sheep Street**



**2 Sheep Street**  
**Cheltenham and Gloucester Building Society**  
(Ref No. 119 - Grade II)

List description : Shop with dwelling over, formerly houses. Late C18. Colourwashed brick, in Flemish bond with first floor storey band, moulded stone eaves cornice, and stone coped gables. Slate roof with brick end stacks. 3 storeys; 3-window range. Double depth plan. To left a C20 door. To right two C20 shop front bays, that to far right with door. C20 hood extends length of ground floor. To first floor, three C19 sashes. Two C19 second floor sashes, with blocked window to centre. All windows have brick arches and rendered keyblocks which are probably ashlar.

Interior: ground floor plan opened out.

### **16 Sheep Street**

#### **Rightons**

(Ref No. 120 - Grade II)

List description : Shop with dwelling over, formerly house. Mid C18. Squared, coursed limestone, rendered, with C20 tile roof with stone coped gable to right. 2 storeys plus attic; 4-window range. T-shaped plan. To centre a C19 six-panelled door with plain overlight and



consoles supporting small first floor canted bay. To right of door a C19 sash. To far left a C19 part-glazed door with C19 shop front to immediate right. Door and shop front have pilaster surrounds. To first floor far left a further small C19 canted bay. To first floor centre and far right a C19 sash with moulded wood surround. Three C19 dormers, 2 gabled and one hipped. To rear a C18 two-storey stone range with brick end stack and coped gable.

Interior: noted as having chamfered spine beam.



### **22 Sheep Street**

**Sheldon Bosley and Partners, Abbey National**  
(Ref No. 121 - Grade II)

List description : Offices, formerly house. Dated 1700. Squared, coursed limestone with stone slate roof and brick end stack. 2 storeys; 3-window range. T-shaped plan. To left a passage way with wood lintel. C19, two-light casement with wood lintel in later extension over. To centre a C20 glazed door with C20 window to immediate right and C20 glazed canted bay to left. To ground floor right a C18 twelve-pane sash. To first floor centre and right a C19 two-light casement, that to right with C20 alterations. To first floor centre left a moulded datestone inscribed in bas-relief 'B/BM/1700'. To right a lead 'Britannia' firemark. To rear a 2-storey stone range. Stone base of stack with bases of 3 flues, diagonally set. 3-light mullioned window and hood mould with label stops to first floor gable end.

(Cont. over)

Interior: chamfered spine beams, with stepped stops. 2 large open fireplaces, one with timber bressumer with run-out stops, the other with chamfered bressumer with stepped stops and large chimney breast in first floor.



**28 Sheep Street**

**M & J Ashley**

**(Ref No. 122 - Grade II)**

List description : Shop with dwelling over, formerly house. Mid C18, raised a storey early C19, with early C19 range to left. Brick in Flemish bond with ashlar quoins, remains of a storey band, moulded eaves cornice and window dressings in C18 range to right. Slate roof with stone coped gable to right. 3 storeys; 4-window range. Originally 2-unit plans. To far right a passageway, formerly a doorway, with pilaster surround and flat hood on consoles. To centre a C19 part-glazed door with overlight. To either side a C19 canted shop front with hood over. To first floor two mid C18 12-pane sashes with moulded stone sills, architraves and keystones. To second floor two C18 six-pane sashes with moulded stone sills. To ground floor of early C19 range to left two C19 shop front windows with moulded wood surrounds. Brick flat arches of original openings remain. To first floor two twelve-pane sashes. To second floor two 6-pane sashes. Sashes have brick flat arches. Interior not inspected.

**The Bell Inn**

**Sheep Street**

**(Ref No. 123 - Grade II)**

List description : Inn. Mid C18. Brick in Flemish bond with stone plinth, quoins and storey band. Plain tile roof with brick end stacks. 2 storeys plus attic; 5-window range. Double depth plan. To centre an archway with original double panelled doors. Archway within, now blocked by C20 glazed door and windows. To 2 openings, left and right, and to 5 first floor openings a 12-pane sash with brick flat arches.



Brick storey band above first floor windows. 3 hipped dormers with 12-pane sashes.

Interior: C18 stone fireplace in room to ground floor right, and 6-panelled door.

**Manor House and The Manor, and attached wall, coach house and gatepiers**

**Sheep Street**

*(photo pages 16 and 31)*

**(Ref No. 124 - Grade II)**

List description : House. Early/mid C18. Ironstone ashlar with rusticated quoins, moulded eaves cornice and stone coped gables. Mansard roof of old slates with brick ridge and end stacks. 2 storeys plus attic; 6-window range, the central 2-window range projecting forward with pediment over. L-shaped plan. To left a C20 door with panelled surround and moulded head. Moulded keystone and hood over. To right of projecting range a large 4-paneled door with pilaster surround and bracketed hood. To left of door, to left of projection, and to 2 openings to right of projection a C19 two-pane sash. Moulded keystone with moulded hood and moulded sills. 6 first floor openings have 12-pane sashes with moulded sills and keystones with moulded hoods. To centre of pediment a 6-pane window with Tudor arched head. Four C20 dormers.

To left a stone castellated wall, probably C19 with large double doors to centre and single door to right. Both doors have segmental heads with moulded keystones and buttresses. To rear of building a large 2-storey rendered range.

Attached to rear left a late C18 and early C19 wall approximately 2.5 metres high and extending north for approximately 50 metres. Brick and squared, coursed lias with brick buttresses. Stone coped.

At right angle of wall a late C18 coach house of brick, in Flemish bond with nogged eaves cornice and stone coped gables. C20 tile roof. To left, double plank doors with original hinges in segmental arched head with stone keyblock. Wall extends approximately 17 metres to east

and has two C18 rusticated stone gatepiers with moulded cornices, linked by a plank door. Interior not inspected.



**36A Sheep Street**  
(Ref No. 125 - Grade II)

List description : Shop, formerly house. Mid C18. Squared, coursed lias with coped gable to right. C20 tile roof and brick end stack. 2 storeys; 2-window range. Originally a 2-unit plan. To right a C19 archway with semi-circular head. To left a C20 door and shop front. To first floor two 3-light casements. Interior not inspected. Included for group value.

and C19 canted bay to left with 12-pane sash to front. Between doors of Nos. 38 and 40, C20 double doors. A C20 hood extends over doors and windows of Nos. 38 and 40. To first floor left and centre left a 16-pane sash with brick flat arches and ashlar keyblock. To centre right a C19 canted bay with 16-pane sash to front. C19 sash to right has brick flat arch and ashlar keyblock. Three C20 dormers. Interiors not inspected. Included for group value.



**42 Sheep Street**  
(Ref No. 127 - Grade II)

List description : Surgery, formerly house. Early C19. Brick, in Flemish bond, with dentilled eaves cornice. C20 tile roof with brick end stacks. 2 storeys plus attic; 2-window range. Originally a 2-unit plan. To centre a 4-panelled door with overlight. Pilaster surround with flat hood on consoles. To left and right a later C19 canted bay. To far right a C19 plank door with brick flat arch set a little above. To first floor left and right a C19 sash with brick flat arch. Two C20 dormers and skylights. Interior not inspected.



**36, 38 and 40 Sheep Street**  
(Ref No. 126 - Grade II)

List description : Shop and offices, formerly house. Early C19. Brick, in Flemish bond, with dentilled eaves cornice. No. 36 has rebuilt ground floor. Nos. 38 and 40 have imitation stone render to ground floor. Slate roof with brick ridge and end stacks. 2 storeys plus attic; 4-window range. Originally a 4-unit plan. No. 36, to right, has a C20 glazed door and C20 bow window to right. No. 38, to centre, has a C20 glazed door with C20 bay to right. No. 40, to left, has a C20 panelled door with round head,



**44 Sheep Street**  
(Ref No. 128 - Grade II)

List description : House. Late C18. Brick, in Flemish bond, with rendered plinth and dentilled eaves cornice. Plain tile roof with brick end stack. 2 storeys; 2-window range. 2-unit plan. To centre a 6-panelled door with pilaster surround and hood supported on consoles. To

left and right of ground and first floors a 16-pane sash with brick flat arch. To ground floor left a passageway with wood lintel. To first floor centre a lead 'Britannia' firemark. Interior not inspected.



**46 Sheep Street**  
(Ref No. 129 - Grade II)

List description : House. Mid/late C18. Squared, coursed lias, rendered to front, with plinth and storey band. C20 tile roof with brick end stack. 2 storeys; 3-window range. T-shaped plan. To centre a C19 four-panelled door with plain overlight and flat hood supported on consoles. To right a C19 canted bay, and to left a C19 sash. To 3 first floor openings a C19 two-light casement. To rear a 2-storey stone range. Interior not inspected but likely to be of interest.



**48 Sheep Street**  
(Ref No. 130 - Grade II)

List description : House. Mid C18. Probably squared, coursed lias, rendered to front with plinth and storey band. C20 tile roof with brick ridge stack. 2 storeys; 2-window range. Probably a 2-unit plan. To right a C19 plank door with flat hood supported on consoles to ground floor left and centre right a C20 three-light casement. Corresponding first floor openings have C19 three-light casements. Interior not inspected but likely to be of interest.



**50 Sheep Street**  
(Ref No. 131 - Grade II)

List description : House. Mid C18. Probably squared, coursed lias, now rendered, with plinth and storey band, slate roof with brick end stacks. 2 storeys plus attic; 5-window range. 2-unit plan. To centre a 4-panelled door with small overlight and rendered keyblock. To 2 openings left and right of door a tall C19 two-light casement with original catches and rendered keyblocks. To first floor centre a C19 single-light casement. Two C19 two-light casements to either side. Two C20 dormers. Catslide roof to rear. Interior not inspected but likely to be interest.



**Wall and gatepiers and gate approx. 10m north of and opposite The Old Rectory Sheep Street**

(Ref No. 132 - Grade II)

List description : Wall and gatepiers. Early and mid C19. Low brick wall with limestone coping. Two early C19 limestone gatepiers, approximately 1.5 metres high with moulded cornice. Gatepiers are linked by C19 iron gate. C19 iron railings surmount low wall. Included for group value.





**58 Sheep Street**  
**Lansdowne House, including attached**  
**cottage and barn**  
**(Ref No. 133 - Grade II)**

List description : House. Late C18. Brick in Flemish bond with slate roof and brick end stacks. 3 storeys; 3-window range. Double depth plan. To centre a C20 panelled door with original pilaster surround and flat hood on consoles. To left and right of ground and first floors a 12-pane sash, those to first floor with cambered brick arches. Blocked window to centre. To 3 second floor openings a 9-pane sash. Attached to left an early C19 cottage and barn conversion. Cottage has stable door and a 12-pane sash to each storey. Former opening of barn now blocked with C20 stone and bow window. Interior not inspected.



**1 Sheep Street**  
**(Ref No. 134 - Grade II)**

List description :  
 Includes No. 23 High Street, Wyntors  
 Furnishers.

House. Dated 1703. Whitewashed brick, in Flemish bond, with stone quoins and rendered plinth. Plain storey band and moulded eaves cornice with stone coped gable to right. Tile roof with brick end stacks. 2 storeys; 3-window range. Two-unit plan. To centre a 6-panelled door with overlight within brick arch. To left a small early C19 canted bay with 12-pane sash

to front and moulded cornice. To right a larger early C19 canted bay with 16-pane sash to front and 12-pane flanking sashes and bracketed hood. To first floor left and right a cross casement. To centre, 2 single lights with transoms and original leaded glazing. Between a cartouche moulded datestone inscribed '1703'. To left, as part of same building a shop. Dated 1703. Whitewashed brick, in Flemish bond with moulded eaves cornices. Tile roof, hipped to right with stone coped gable to left and brick ridge and end stacks. 2 storeys plus attic; 3-window range. To ground floor a C19 glazed door within C19 canted bays with hood. Bay extends round to corner. To first floor left and right a cross casement. 2 lights between, with transoms and original leaded glazing. To first floor centre, a moulded datestone inscribed 'IP/1703'. To right end a further cross casement with single light to right with transom and original leaded glazing. Interior not inspected but likely to be of interest.



**5 Sheep Street**  
**Stokes House**  
**(Ref No. 135 - Grade II)**

List description : House. Dated 1715. Squared, coursed limestone with quoins. Moulded and bracketed eaves cornice with coped parapet with ball finials to each end. Stone slate roof with brick ridge and end stacks. 2 storeys plus attic; 3-window range. 2-unit, through passage plan. To centre a part-glazed 6-panelled door with moulded wood surround and large moulded hood supported on consoles. To right a C19 four-light casement with wood lintel. To left, an early C19 canted bay with 16-pane sash to front, flanked by 12-pane sashes. Bracketed and moulded cornice. To first floor left, centre and right a 16-pane sash. 3 two-light hipped dormers. To centre of building a moulded datestone inscribed in bas-relief 'W/NK/1715'. Interior: chamfered spine beam with stepped stop. Large open fireplace with chamfered timber bressumer with stepped stop. 2-panelled

doors with moulded rails. Stone flagged floors in passage. C18 dog-leg staircase with flat balusters. Timber and plaster partition. Some 6-panelled doors.



**7 Sheep Street**  
(Ref No. 136 - Grade II)

List description : House. Early C18, raised by one storey early C19. Squared, coursed limestone with rendered second floor. Slate roof with brick ridge stack. 3 storeys; 2-window range. 2-unit plan. To right a C19 panelled door with fanlight and pilaster surround with gabled hood on consoles. To centre a C19 canted bay with 16-pane sash to front and moulded cornice. To left a C19 plank door with wood lintel. To first floor left a 12-pane sash with C19 sash to right. To second floor right a 6-pane sash with a painted imitation sash to left. Interior not inspected but likely to be of interest. Included for group value.



**9 Sheep Street**  
(Ref No. 137 - Grade II)

List description : Shop, formerly house. Dated 1722, raised by a storey early C19. Squared, coursed lias, rendered to front. Slate roof with brick end stacks. 3 storeys; 2-window range. 2-unit plan. To centre a C20 glazed door with C19 canted shop front to either side. Bracketed hood extends over door and shop front. To first floor right a C18, sixteen-pane sash. To second floor right a 6-pane sash. To first floor centre a moulded, painted datestone inscribed 'B/BM/1722'. Interior not inspected. Included for group value.



**13 and 15 Sheep Street**  
(Ref No. 138 - Grade II)

List description : House and office, formerly 2 cottages. Late C18. Brick, in Flemish chequer bond with squared, coursed lias to rear. Rendered plinth. Slate roof with brick end stacks. 2 storeys; 3-window range. 3-unit plan. To far right a passageway with wood lintel. To centre left and centre right a C19 four-panelled door with painted brick flat-arch. To left a C20 casement. To right, and to first floor left and right a 16-pane sash, that to ground floor right with painted brick flat arch. To first floor centre a C19 three-light casement. Interiors not inspected. Included for group value.



**17 Sheep Street**  
(Ref No. 139 - Grade II)

List description : House. Dated 1714. Squared, coursed limestone with moulded storey bands. C20 tile roof with brick internal stack, and brick end stack with original ashlar base. 2 storeys plus attic; 3-window range. L-shaped plan. To centre a C20 panelled door with original moulded ashlar surround. To ground and first floors left and right a C19 sash within original ashlar surround. To first floor centre a blocked 2-light mullioned window with moulded surround. Below window a moulded datestone inscribed in bas-relief 'XMX/W/1714'. Lead 'Britannia' firemark to right of window. Three C19 hipped dormers. Interior not inspected but likely to be of interest.



**19 Sheep Street**  
(Ref No. 140 - Grade II)

List description : Surgery, formerly house. Mid C18. Brick faced with coursed limestone rubble to rear. Artificial stone slate roof with brick end stacks. 2 storeys; 3-window range. 2-unit plan. To centre a C19 part-glazed 6-panelled door with pilaster surround and flat hood on consoles. To left and right a C19 bow window with dentilled cornice. To first floor left, centre and right a 16-pane sash. Interior not inspected. Lead 'Britannia' firemark to first floor centre left.



**21 Sheep Street**  
(Ref No. 141 - Grade II)

List description : Police station, now social aid centre. Dated 1874. Brick, in Flemish bond

with plinth, stone storey bands and stone coped parapet. Tile roof with stone coped gable and brick end stacks. 2 storeys; 3-window range. L-shaped plan. To centre a plank door with overlight. 2-light stone mullioned and transomed window to immediate left. To left and right a 3-light stone mullioned and transomed window. Windows and doors have quoined surrounds, hood moulds with label stops and brick relieving arches. To first floor a range of three 3-light mullioned and transomed windows with quoined surrounds. To centre of building a stone coped gable, rising to ridge level, with a ball finial and moulded tablet to centre inscribed in bas-relief 'VR/POLICE/STATION/1874'. Interior not inspected. Included for group value.



**25 Sheep Street**  
(Ref No. 142 - Grade II)

List description : House. Dated 1714, but of 2 building periods. Squared, coursed limestone with rendered plinth. Stone slate roof with brick ridge stack. 2 storeys; 3-window range. Three-unit plan. To centre left a C20 door with wood lintel. To left and centre a 3-light casement, that to centre with chamfered surround and hood mould and label stops of former mullioned window. To right a C19 canted bay. To first floor left a 2-light casement. C19 three-light casement to right, with original catch. Small leaded single-light window to centre right. Also to first floor centre right a datestone inscribed 'W/WE/1714'. Interior not inspected but likely to be of interest.

**27 Sheep Street**  
(Ref No. 143 - Grade II)

*(photo overleaf)*

List description : House. Mid C18. Squared, coursed limestone with quoins and rendered plinth. C20 tile roof with brick end stacks. 2 storeys plus attic; 3-window range. 2-unit through passage plan. To centre a C19 four-panelled door with plain overlight. To left and right a C19 sash. To 3 first floor openings a C19 three-light casement. One C19 hipped dormer. Interior not inspected but likely to be of interest.



### **29 Sheep Street**

**(Ref No. 144 - Grade II)**

List description : House. Late C18. Brick in Flemish bond with dentilled eaves cornice. C20 tile roof with brick end stack. 2 storeys; 2-window range. 2-unit plan. To centre a C20 door with brick flat arch. To ground and first floor left and right a 16-pane sash with brick flat arch. Interior not inspected.

### **The Old Rectory and attached railings base Sheep Street**

*(photo page 16)*

**(Ref No. 145 - Grade II)**

List description : House. Late C18 or early C19. Limestone ashlar with plinth and moulded, bracketed-parapet. Brick to sides, with stone coped gables. Roof not visible. Brick end stacks. 2 storeys; 3-window range. To centre a 6-panelled door with overlight with Doric pilaster surround. Large Doric porch with entablature and bracketed cornice. To ground and first floor left and right a shallow bow window with central



12-pane sash. To far right of ground floor a C20 door with round head. To first floor centre a 12-pane sash. Attached to front of building, flush with porch, an original railings base, only those railings to far sides and flanking porch remaining. Interior not inspected.



### **33 Sheep Street**

**Falstaff House**

**(Ref No. 146 - Grade II)**

List description : House. Dated 1683, raised by a storey early C19. Probably squared, coursed lias with brick second floor, now rendered, with plinth. Slate roof with ashlar base of end stack, and C19 brick flues. 3 storeys; 2-window range. 2-unit plan. To far right a C19 four-panelled door with plain overlight and flat hood supported on consoles. To ground and first floors left and right a C19 sash with rendered hood mould and



label stops of former mullioned windows remaining. Two C19 sashes to added second floor. To centre of first floor a moulded datestone inscribed 'W/WV/Here wee pray for/peace in our land/and wee sucess/with this in hand/1683'. Interior not inspected.



**35 Sheep Street**  
(Ref No. 147 - Grade II)

List description : House. Early/mid C18. Squared, coursed lias with slate roof and brick end stack. 2 storeys; 3-window range. 2-unit plan. To right a C20 panelled door. To left and centre a C20 three-light casement with hood mould and label stops of former mullioned window remaining. To 3 first floor openings a C20 two-light casement with wood lintel. To far right a lead 'Britannia' firemark. Interior not inspected.

### **Station Road**



**The Black Horse Inn**  
**Station Road** (photo pages 29 and 37)  
(Ref No. 148 - Grade II)

List description : House, now inn. C17, now incorporating 2 cottages to right. Squared, coursed lias and limestone with thatch roof and brick ridge stacks. One storey plus attic; 2-window range. 2-unit, through-passage plan. To centre a 6-panelled door with wood lintel within a C20 stone porch. To right a small canted bay with C20 casements. To left a C18 sixteen-pane sash with hood mould and label

stops of former mullioned window remaining. C20 shutters. To first floor left and right a C19 three-light casement in eyebrow dormer. Each small cottage incorporated to right has a C19 plank door with chamfered wood lintel. To left a C19 two-light casement, with C20 casements to centre and right, all with wood lintels and C20 shutters. Attic has C19 eyebrow dormers to right. C20 brick rebuilding to rear.

Interior: in main part of inn stone flagged floors, chamfered spine beams with stepped stops and open fireplace with chamfered bressumer. In cottage to right a C18 turned baluster staircase of one straight flight.



**34 and 36 Station Road**  
**Black Horse Cottage (34) and Woodbine Cottage (36)** (photo pages 29 and 37)  
(Ref No. 149 - Grade II)

List description : 2 cottages. Late C17. Squared, coursed lias, No. 34 to right banded with limestone, with quoins. Thatch roof with brick ridge and end stacks. One storey plus attic; each a one-window range. Single-unit plans. Both have C18 plank doors with wood lintels, and C20 casements to right. Two C19 two-light casements with brick surrounds in eyebrow dormers. Interiors not inspected but likely to be of interest. Included for group value.

### **Telegraph Street**



**36 and 38 Telegraph Street**  
(Ref No. 150 - Grade II) (Cont. over)

List description : 2 cottages, formerly house. Dated 1729. Limestone ashlar with coped gables. Plain tile roof with brick ridge stack and end stack with ashlar base. 2 storeys plus attic; 3-window range. 3-unit plan. To centre left a C19 four-panelled door with concrete lintel. To centre right a C20 four-panelled door with gabled hood. To left of ground floor a C19 three-light casement in original chamfered opening. To first floor left and centre left a C19 two-light casement. 2 ground floor and 2 first floor openings to No.36, to right, are C20 three-light casements. Two gabled dormers. To first floor centre right a moulded datestone inscribed in bas-relief 'P/IA/1729'. Interior not inspected.



**25 and 27 Telegraph Street  
(Ref No. 151 - Grade II)**

List description : 2 cottages, formerly one house. Mid C18, with C19 alterations. Squared, coursed lias with brick to rear. Slate roof with brick end stacks. 2 storeys plus attic; 3-window range. 2-unit plan. To centre left a C19 four-panelled door with flat hood on consoles. To centre right a part-glazed panelled door with flat hood supported on consoles. To ground and first floor right a C19 three-light casement with wood lintel. To ground and first floor left a C20 three-light casement with wood lintel. To first floor centre a C19 two-light casement. Two gabled dormers. C20 brick range to rear.

Interior: No. 27, to right has chamfered spine beams to ground and first floors and open fireplace with chamfered bressumer. Queen strut roof with collars. Original purlins. Included for group value.

### **West Street**

#### **2 West Street**

**(Ref No. 152 - Grade II)**

List description : House. Early C19. Brick, in Flemish bond with rubbed brick eaves cornice. Hipped slate roof. 3 storeys; 3-window range. Double-depth plan. To centre a 6-panelled door



with round overlight with decorative glazing bar. Pilaster surround supporting open pediment. To left and right; and to 3 first floor openings a tall 12-pane sash. 3 second floor openings have 6-pane windows. All windows have gauged brick flat arches and stone sills. To right, of same build, a 2-storey, one-bay range with dentilled brick eaves cornice and C20 door and casements. C20 door and window in left gable end, with a 12-pane sash and 6-pane window above with gauged brick arches. Interior not inspected.



**7 and 11 West Street  
(Ref No. 153 - Grade II)**

List description : Two cottages. Late C18. Brick, in Flemish bond with dentilled brick eaves cornice and tile roof with brick ridge and end stacks. 2-storeys; 4-window range. 2-unit plans. To left and right a C20 panelled door, that to right with brick flat arch. C19 plank and part-glazed door to centre with overlight and brick flat arch. To 3 ground floor openings a 12-pane sash with brick flat arch, with further 12-pane sashes to 4 first floor openings. Interiors not inspected. Included for group value.

## ***Significant Non-Listed Buildings within the Conservation Area***

### **Church Street:**

Granville Court  
Buildings at rear of White Bear Hotel  
No. 7  
White Horse Hotel  
Milepost  
Nos. 2 & 4  
Baptist Church  
Nos. 36A, 40  
The Loft  
Nos. 44 & 46, 50, 52, 56, 58 & 60

### **Darlingscote Road:**

Nos. 2 & 4  
Lansdowne Cottage  
Lansdowne Bungalow

### **Green Lane:**

Nos. 3, 7, 9  
No. 11 and outbuildings

### **High Street:**

Nos. 3, 5, 7, 17, 27 & 29

### **London Road:**

No. 11

### **Market Place:**

Nos. 9, 11 & 12

### **Mill Street:**

Mill Court 1-12, 15-18 (consec.)  
Shipston Mill  
Mill Bank  
The Old Mill Hotel  
Outbuildings to No. 3  
Nos. 5, 9 & 11

### **New Street:**

The Coach House (5)  
Nos. 4, 6, 12, 14  
No. 16, Coach and Horses Public House  
Nos. 18, 20, 22, 22A  
Benjamin Court  
Nos. 24, 26, 28, 32, 34, 36, 38, 40, 42, 44, 46, 48  
Methodist Church  
Nos. 52, 54, 56, 58, 60, 62  
Former National School  
Nos. 27, 31, 33, 35, 37, 39, 43, 45  
Nos. 47, 51, 53, 55, 57, 59  
No. 61, Orchard House

### **Old Road:**

West Croft  
Nos. 13, 15  
Nos. 22, 24, 26, 26A  
Springfield Cottage  
Springfields

### **Sheep Street:**

Nos. 4, 10, 12, 14, 18, 20, 26  
Townsend Hall  
Nos. 3, 11, 23, 37 & 39

### **Station Road:**

Nos. 20, 22, 24  
Nos. 26, 28, 30  
Rainbow Farm

### **Stratford Road:**

Nos. 1-12, The Old School  
No. 5  
Nos. 14, 16, 18, 20, 22 & 24  
Nos. 2, 4, 6, 8

### **Telegraph Street:**

Nos. 2, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28,  
30, 34, 36 & 42  
No. 29  
Holdsworth Windows and adjacent buildings

### **Watery Lane:**

No. 2  
Nos. 5, 11  
1 & 2 Carpenters Cottage

### **West Street:**

Nos. 1, 3, 5  
Buildings at the rear of 2 New Street, Council  
House  
Nos. 14, 16, 18, 24  
Old Rectory Lodge  
Nos. 47 & 49

# Appendix B

## Settlement Analysis : Sub-Areas and General Analysis

Not to Scale



Bridge is within  
a rural setting rather  
than linking rural  
and urban landscapes

**A** Tightly built-up urban setting. Plots defined by medieval burgage plots. Building line continuous mostly on rear edge of footpath. Buildings in mixture of materials

**B** More loosely built-up largely 19th Century development along the line of the turnpike. Building line more disjointed than area A and in some cases set back from the footpath. Buildings mostly in bricks

**C** Former 'back street' development usually of one side of the street only. Building line discontinuous interspersed with gardens.

**D** Development on former driveway retaining rural characteristics. Buildings separated by hedges and remains of orchards

**E** Site of pre-medieval hamlet retaining a village atmosphere and a separate identity. Buildings generally small scale cottages

**F** Open rural or semi-rural area directly abutting the town. Buildings in this area are mostly individual brick built set in fields or orchards



# Appendix B

## Settlement Analysis : Landscape Assessment

Not to Scale



Important rural or  
semi rural open space



Principal trees  
contributing to the  
character of the  
conservation area



Significant hedges

Mature poplars and  
young Acer's help  
enclosure

Group of  
chestnuts form  
important focus

Better screening  
required

Cedars visible  
over wall

Yew & box in  
garden

Mature  
Sycamore

Remnants of  
orchards and  
mature hedges  
important

Mature garden trees overhang  
wall at introduction to  
Conservation Area

Open space in front of  
Black Horse Inn gives  
feeling of a village green

Junction would benefit  
from more appropriate  
planting

Hawthorn + Limes complete  
enclosure by church

More appropriate  
planting required  
at junction

Field boundary  
lost but crest of  
bank forms visual  
boundary

Yew + Acer complete  
enclosure

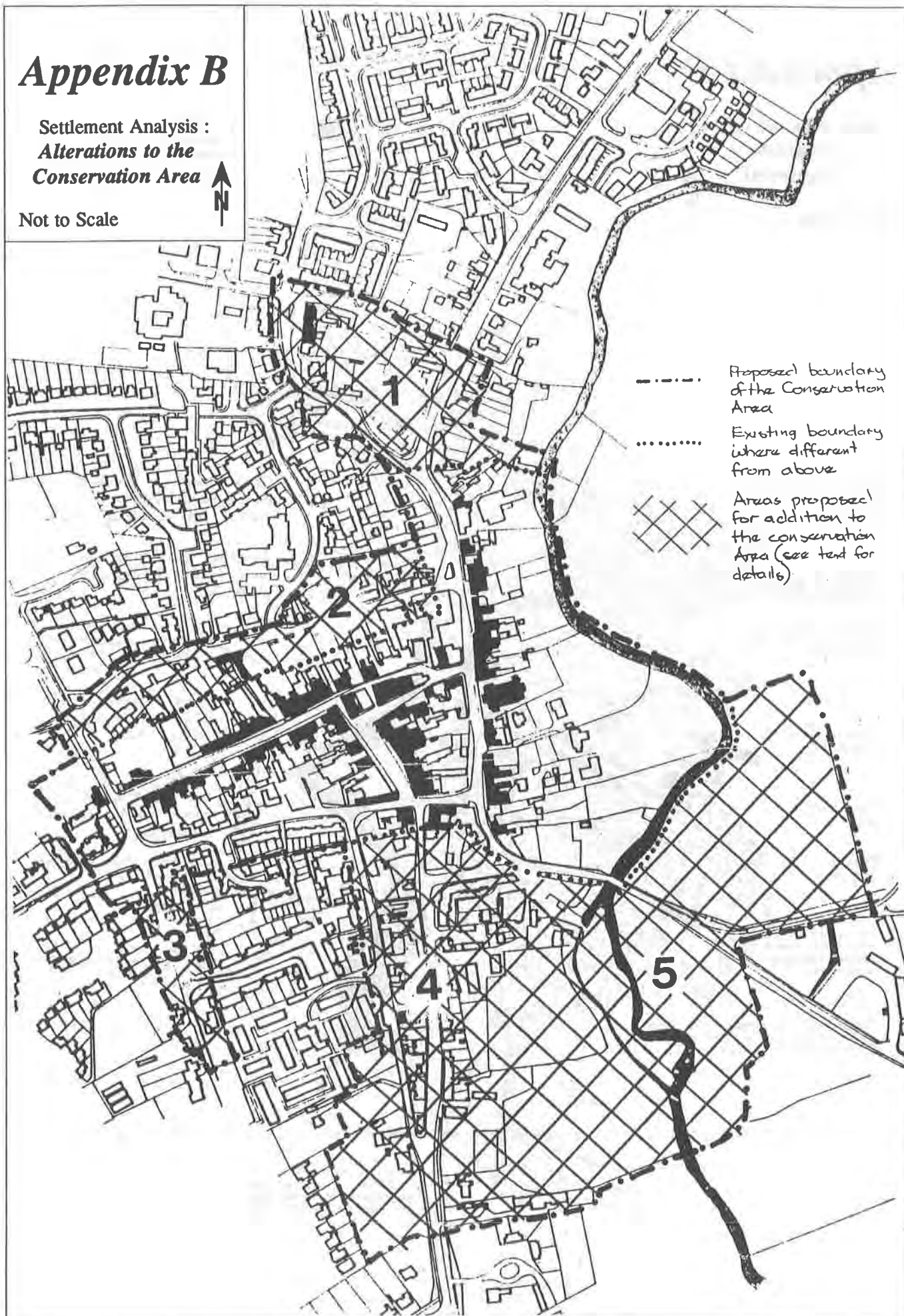
Riverside planting  
of willows and  
elms

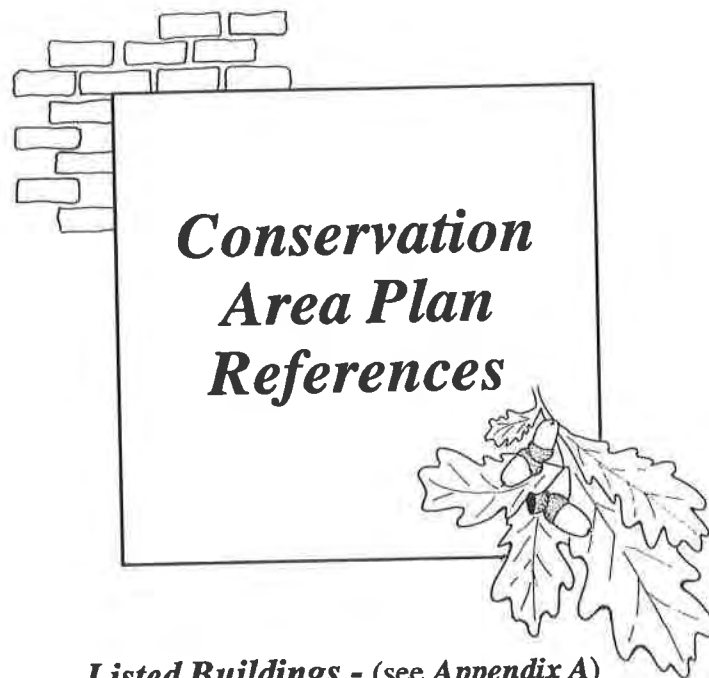
Avenue of mature  
limes forms introduction  
to Conservation Area and  
link to the countryside

## Appendix B

Settlement Analysis :  
*Alterations to the  
Conservation Area*

Not to Scale





## Conservation Area Plan References

### Listed Buildings - (see Appendix A)

#### Church Street

- 76 48 Church Street  
77 42 Church Street  
The Old Red Lion Licensed Restaurant  
78 Park House  
79 38 Church Street  
Cedar Lawn  
80 34 and 36 Church Street  
81 32 Church Street  
82 28 & 30 Church Street  
83 26 Church Street  
Vane House  
84 20, 22 and 24 Church Street  
85 Church of St Edmund  
86 Chest tomb approx. 1m east of south aisle of  
Church of St Edmund  
87 Headstone approx. 1.5m south of nave of  
Church of St Edmund  
88 14 and 16 Church Street  
89 10 Church Street  
Shipston Library  
90 8 Church Street  
Birmingham House  
91 The Horseshoe Inn  
92 4 Church Street

#### Darlingscote Road

- 94 Sundown and adjoining offices

#### High Street

- 95 Jackie's Fashion  
96 14 High Street  
Sandra, a.k.a. Clerkenwell House  
97 10 High Street  
Mallets  
98 The George Hotel  
99 Midland Bank  
100 The White Bear Public House  
101 2 High Street  
134 23 High Street (see 1 Sheep Street)  
Wyntors Furnishers  
102 19, 19A and 21 High Street  
103 13 and 15 High Street  
Walrus  
104 9 and 11 High Street

- 105 25 High Street  
Lloyds Bank  
265 1 High Street  
W.R. Fry and Son

#### Market Place

- 106 5 and 7 Market Place  
E.B. Barnes and Hawkins  
107 1 and 3 Market Place  
The Corner House (1) and Tea Rooms (3)  
108 16 Market Place  
Philip Morris & Co  
109 14 Market Place  
Buzzards Television  
110 10 Market Place  
Ashra  
111 6 and 8 Market Place  
Morrice & Simpson and P. Checketts  
112 2 Market Place  
Bradleys' Bazaar

#### Mill Street

- 113 Bridge over River Stour at SP 2602 4044 (that  
part in Shipston-on-Stour CP)  
114 1 and 3 Mill Street

#### New Street

- 115 1 New Street  
116 3 New Street  
Cotswold House  
117 2 New Street  
The Council House

#### Old Road

- 118 17 and 19 Old Road

#### Sheep Street

- 119 2 Sheep Street  
Cheltenham and Gloucester Building Society  
120 16 Sheep Street  
Rightons  
121 22 Sheep Street  
Sheldon Bosley and Partners, Abbey National  
122 28 Sheep Street  
M & J Ashley  
123 The Bell Inn  
124 Manor House and The Manor, and attached  
wall, coach house and gatepiers  
125 36A Sheep Street  
126 36, 38 and 40 Sheep Street  
127 42 Sheep Street  
128 44 Sheep Street  
129 46 Sheep Street  
130 48 Sheep Street  
131 50 Sheep Street  
132 Wall and gatepiers and gate approx. 10m north  
of and opposite The Old Rectory  
133 58 Sheep Street  
Lansdowne House, including attached cottage  
and barn  
134 1 Sheep Street (includes 23 High Street)  
135 5 Sheep Street  
Stokes House  
136 7 Sheep Street  
137 9 Sheep Street  
138 13 and 15 Sheep Street  
139 17 Sheep Street  
140 19 Sheep Street  
141 21 Sheep Street  
142 25 Sheep Street  
143 27 Sheep Street  
144 29 Sheep Street  
145 The Old Rectory and attached railings base  
146 33 Sheep Street  
Falstaff House  
147 35 Sheep Street

#### Station Road

- 148 The Black Horse Inn  
149 34 and 36 Station Road  
Black Horse Cottage (34) and Woodbine  
Cottage (36)

#### Telegraph Street

- 150 36 and 38 Telegraph Street  
151 25 and 27 Telegraph Street

#### West Street

- 152 2 West Street  
153 7 and 11 West Street

### Significant Non-Listed Buildings within the Conservation Area

#### Church Street:

- Granville Court  
Buildings at rear of White Bear Hotel  
No. 7  
White Horse Hotel  
Milepost  
Nos. 2 & 4  
Baptist Church  
Nos. 36A, 40  
The Loft  
Nos. 44 & 46, 50, 52, 56, 58 & 60

#### Darlingscote Road:

- Nos. 2 & 4  
Lansdowne Cottage  
Lansdowne Bungalow

#### Green Lane:

- Nos. 3, 7, 9  
No. 11 and outbuildings

#### High Street:

- Nos. 3, 5, 7, 17, 27 & 29

#### London Road:

- No. 11

#### Market Place:

- Nos. 9, 11 & 12

#### Mill Street:

- Mill Court 1-12, 15-18 (consec.)  
Shipston Mill  
Mill Bank  
The Old Mill Hotel  
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#### New Street:

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Nos. 4, 6, 12, 14  
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Nos. 18, 20, 22, 22A  
Benjamin Court  
Nos. 24, 26, 28, 32, 34, 36, 38, 40, 42, 44, 46, 48  
Methodist Church  
Nos. 52, 54, 56, 58, 60, 62  
Former National School  
Nos. 27, 31, 33, 35, 37, 39, 43, 45  
Nos. 47, 51, 53, 55, 57, 59  
No. 61, Orchard House

#### Old Road:

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Nos. 13, 15  
Nos. 22, 24, 26, 26A  
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Springfields

#### Sheep Street:

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Nos. 3, 11, 23, 37 & 39

#### Station Road:

- Nos. 20, 22, 24  
Nos. 26, 28, 30  
Rainbow Farm

#### Stratford Road:

- Nos. 1-12, The Old School  
No. 5  
Nos. 14, 16, 18, 20, 22 & 24  
Nos. 2, 4, 6, 8

#### Telegraph Street:

- Nos. 2, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30,  
34, 36 & 42  
No. 29

- Holdsworth Windows and adjacent buildings

#### Watery Lane:

- No. 2  
Nos. 5, 11  
1 & 2 Carpenters Cottage

#### West Street:

- Nos. 1, 3, 5  
Buildings at the rear of 2 New Street, Council House  
Nos. 14, 16, 18, 24  
Old Rectory Lodge  
Nos. 47 & 49

### Landscape

#### Tree Groups

- SSA  
Group of willow and broad leaf river edge planting.  
SSB  
Group of willow and broad leaf river edge planting.  
SSC  
Group of lime, maple, birch, cedar, copper beech,  
pine and horse chestnut.  
SSD  
Group of whitebeam, rowan and maple.  
SSE  
Group of lilac, rowan, pear and cherry.  
SSF  
Group of whitebeam, apple, maple, cherry and birch.  
SSG  
Group of horse chestnut, maple and birch.  
SSH  
Group of yew, holly and box.

#### Prominent Features

- C15 tower of the Church of St. Edmund, Church  
Street.

#### Sites of Ecological Importance/Interest

- 18/24 64/24  
Records held by the County Biologist, Warwickshire  
Museum, Market Place, Warwick. CV34 4SA  
Tel : Warwick 412481



# Shipston-on-Stour Conservation Area

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

## Buildings

(See Conservation Area Plan References and Appendix A)

- Listed Buildings
- Significant Buildings

## Important Landscape Features

- Hedges
- Walls
- Footpaths
- Trees (See Trees)
- Tree Groups (See Conservation Area Plan References)
- 100 metres
- Rural or Semi-rural open space
- Terminal Features
- Important Views
- Prominent Feature (See Conservation Area Plan Reference)

Warwickshire Museum  
Sites of Ecological Importance/Interest



## Trees

- |     |                  |       |              |
|-----|------------------|-------|--------------|
| a   | ash              | po    | poplar       |
| ap  | apple            | r     | rowan        |
| b   | birch            | red   | redwood      |
| be  | beech            | Ro    | Robinia      |
| c   | cedar            | Scp   | Scots pine   |
| che | cherry           | sy    | sycamore     |
| co  | conifer          | th    | thorn        |
| haz | hazel            | wa    | walnut       |
| hc  | horse chestnut   | w.ash | weeping ash  |
| lb  | Indian bean tree | We    | Wellingtonia |
| l   | lime             | wh    | whitebeam    |
| m   | maple            | wi    | willow       |
| mul | mulberry         | y     | yew          |
| o   | oak              |       |              |
| pe  | pear             |       |              |
| plp | purple leaf plum |       |              |

