

STRATFORD ON AVON DISTRICT COUNCIL

CONSERVATION AREA REVIEWS

SNITTERFIELD

April 1994

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1. INTRODUCTION

Snitterfield is a large village lying between Stratford-Upon-Avon (3 miles to the south) and Warwick (6 miles to the north-east). It is spread out along a small valley with a stream 'Sherbourne Brook' running through the middle of the village, although the village extends well up the slopes on either side.

Snitterfield is also the intersection of five roads - all small country lanes, but the new Stratford northern bypass now skirts its southern fringe.

It is an ancient village and manor settlement, well-established by the time of the Domesday survey. In the 18th century it was one of the largest village communities in the Avon valley area.

It expanded again in the 19th century and again in modern times. Since the war no less than nine separate housing developments have been constructed besides a good number of separate 'infill' houses.

Until modern times, Snitterfield was a thriving self-contained farming community, but it is now almost wholly a commuter village for Stratford and Warwick.

There is an ancient C of E Church, a Methodist church and village hall, small county primary school, post office, shop and a public house (The Foxhunter). There are no working farms in the village now, although a number of farmstead groups of buildings do survive.

William Shakespeare's grandfather lived in Snitterfield and farmed land near the church between 1535 and 1560. Lady Anne, Countess of Coventry, lived here from 1726 to 1763.

The large medieval church of St James the Great is the oldest surviving building in the village. There are a number of 17th century timber-framed cottages and some fine large 17th and 18th century oak-framed and brick and tile houses.

The Conservation Area covers only a small area of the village known as 'The Green' because it is the only area which has preserved its integrity and 19th century village character, although there are no listed buildings within it. (There are only 8 listed buildings in the whole village).

2. SETTLEMENT HISTORY AND BACKGROUND

There was originally a celtic settlement in this area and the Anglo-Saxon name 'Snytenfeld' was recorded before the Domesday survey.

The name means 'place of snipe' which implied that the once boggy valley bottom was well inhabited by snipe.

The Manor of 'Snytenfeld' was held by the Count of Meglan in 1086, then it passed to the Earl of Warwick and then into the hands of the crown during the reign of Henry VII.

In 1545, Henry VIII granted the Manor to one Richard Moryson. It then had a number of owners until 1680 when it passed to Thomas, Earl of Coventry. It stayed in his family until it was sold, in a very dilapidated condition, to Robert Philips in 1816.

Robert Philips and his two sons gradually restored and remodelled the village. New cottages were built in a sympathetic brick and tile vernacular neo-gothic style. A new school house was built as well as the methodist church and village hall.

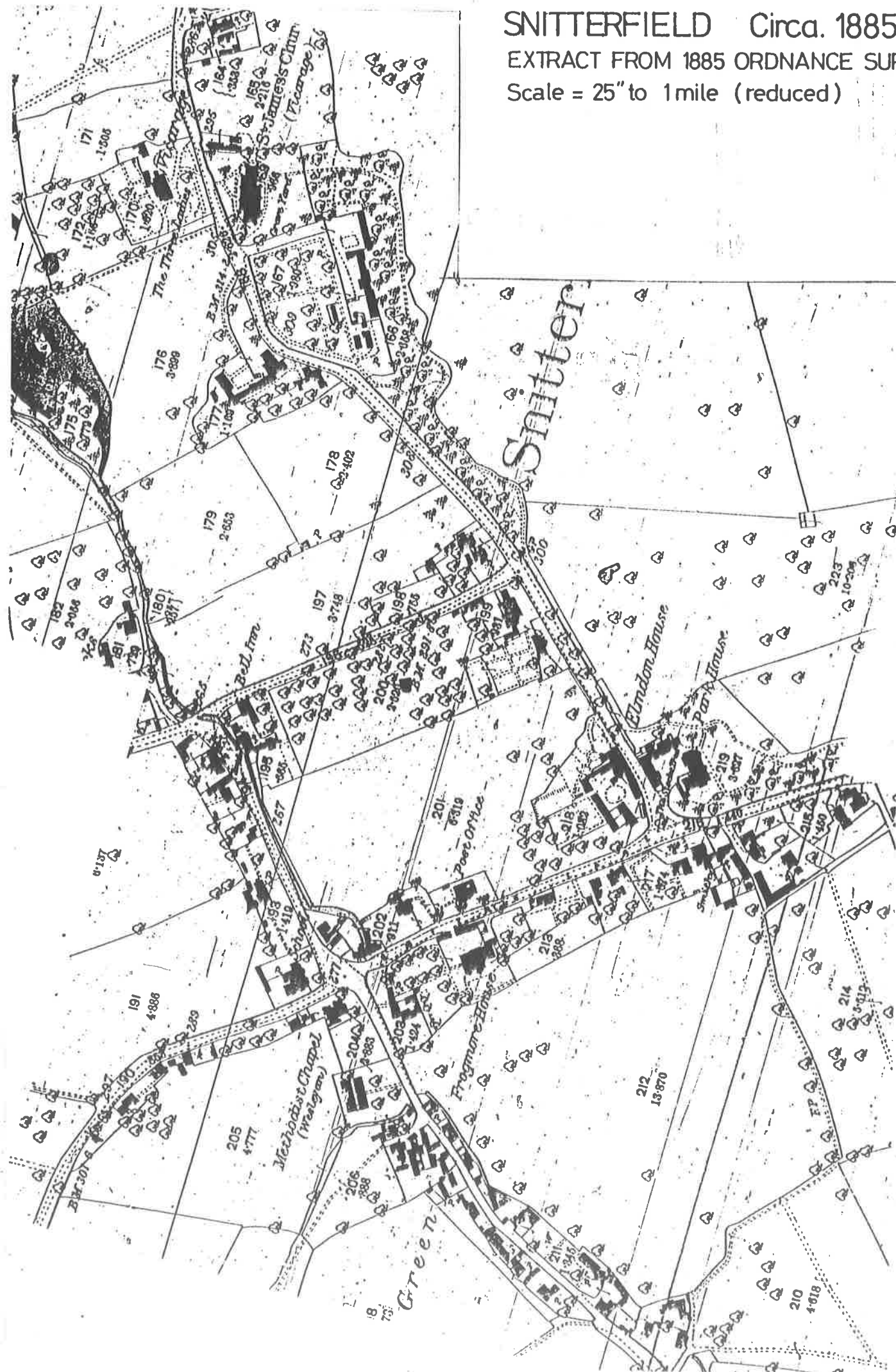
The Great House, lived in by the Coventry's and their predecessors, fell into disrepair and, despite efforts to restore it by the Philips family, it had to be demolished in 1830. The entrance drive flank walls and north boundary wall, together with a terrace of park cottages, are all that remain of the great house.

The village school, opposite the church, was demolished soon after the great house and a new school built down by Sherbourne Brook. The physical centre of the village thus moved from around the church to the valley bottom around the junction of School Road and Smiths Lane.

This expansion of the village was continued by the Treveligan family who succeeded the Philips at the Manor.

The latter half of the 20th century, however, has seen the most dramatic expansion and now this once grand country manor with a few scattered cottages and farms is hardly recognizable.

SNITTERFIELD Circa. 1885
EXTRACT FROM 1885 ORDNANCE SURVEY
Scale = 25" to 1 mile (reduced)



3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS

3.1 Heritage and Architectural Character

The Church of St James, dating from the C13th and C14th, is by far the oldest building in the village. Around it was a scattered farming settlement which changed little until the late 18th century.

There remains some evidence of Snitterfield's former scattered settlement character, as it was pre-1700, in the form of five oak-framed cottages, one of which (Farm Cottage - B27) still retains its thatched roof. The Old Manor House and Park House also have some surviving oak-framed construction.

The predominant character of the buildings now, however, is derived from the red/orange brick and tile vernacular.

Snitterfield has several distinctly different areas. The Green, the present Conservation Area, (Area A), is an intimate group of thick small-scale brick cottages with tile roofs and small multi-paned windows and all with slightly different aspects to, and distance from, the winding village street. Brick boundary walls increase the sense of enclosure and continuity of the street scene.

These cottages have little decoration apart from dentil eaves courses, segmental arch openings, contrasting headers in the flemish bond facing brickwork and string courses and corbels to chimney stacks.

A number of these cottages are white-painted on facing brick or render.

The Smiths Lane/School Road junction and School Road (Area B) exhibit a different character. Most of the buildings in this area are detached and set back from the road. There is a more 'urban' feel to the junction with the primary school, Methodist church, church hall and the 'Foxhunter' public house surrounding it. These buildings, though, are still of 'small-scale' for their type.

Along School Road there are a number of fine brick and tile houses, which, together with the school and church hall, were built by the Philips family in the mid to late 19th century in a Victorian 'neo-tudor' red brick style. The Old School House, particularly, has some fine brick detailing and diamond pattern iron casement windows.

Smiths Lane (Area F) is different again; the individual houses are set back and elevated above road level with strong lines of brick boundary walls on the north-east side and stone on the west side.

Some of the west side buildings are of pre-1780 construction - timber frame and render with clay tile (and thatch) roofs, and the east side has two distinctive brick and tile buildings of 19th century date.

The Park House area (Area E) is similar in character although predominantly red brick and tile.

Church Road (Area D) is a street of large individual houses set in spacious well-treed surroundings. The high brick estate wall along the east side gives the street enclosure from the open countryside. The houses are large in scale and massing - a complete contrast to those in the Green. There is no consistent architectural style; however there is a comfortable overall composure to the street.

The church dominates the top of the hill, but it does form a group with the Vicarage mainly by association and landscape setting.

3.2 Predominant Building Materials

The predominant construction materials in Snitterfield are red/orange brick and plain clay tiles. A number of the mid-19th century buildings are built in 'flemish bond' brickwork with buff headers.

There are also some examples of fine decorative brickwork such as moulded eaves cornices, label mouldings and chimney stacks. Most of the windows in these buildings are small multi-paned casements with segmental arched heads consistent with the 19th century brick 'vernacular' cottage style.

Boundary walls, too, are mainly brick construction.

The local underlying stone is blue lias limestone, although there is also grey sandstone and Cotswold limestone used for stone details in brick buildings in the village.

There is some 'black and white' oak framing and a number of the later brick buildings have been rendered and/or painted. However, these are small in number compared with the extent and variety of brick building.

3.3 Landscape Setting and Village Form

The older part of Snitterfield lies in low ground and broadly along Bell Brook in a north-east/south-west direction. Lanes approaching the village dip down towards this axis, only Church Road being elevated above the general levels and which continues towards the north-east with St James Church being in a commanding position on this high land (Photo 1). There are several historic properties along Church Road, all of which have good views out towards the north, and are well endowed with frontage trees.

The road pattern is complex with five or six approaches to the village, culminating at a 'centre' crossroads at the Junior and Infants School, where, on the other sides of the crossing, there is a public house and a chapel (Photo 2).

Most new development has taken place to the north of School Road, and because of its scattered nature, the village still retains sizeable areas of open space penetrating into and around it. These are important in providing links with the surrounding countryside (Photo 3), affording buffers between the built development, and for providing views of the village form (Photo 1).

The currently designated Conservation Area is centred on the Green, which exhibits a preserved integrity. The proposals are, however, to extend the Conservation Area to include links with School Road and Smiths Lane and also to include Church Road.

Each of these areas has a character of its own and the landscape of each is subtly different.

Area A - The Green

The Green consists mainly of C19th cottages along a narrow lane which constantly changes direction, giving always a sense of anticipation (Photo 4). Although none of the houses is of special architectural merit, as a group, they are valuable, particularly because of their foregrounds of brick walls, gardens and hedges that build towards a pleasing vernacular character (Photo 5). The absence of footpaths aids this character to prevail.

Of particular note is the use of "dry brick" walling of stacked herringbone bond, which seems to be a tradition in Snitterfield particularly (Photo 6).

The Green gives way, at its south-west end, with glimpses of open space and the countryside beyond (Photo 3) and, just outside the boundary, clear definition is given to the village edge by a group of pine, poplar and silver birch around The Hideaway and The Bungalow (Photo 7).

The boundaries to this area on the north-west and south-east sides are clearly defined, although they are not strong landscape features. On the south-east side the garden boundary plots are composed of fencing and hedging with some trees, but marred by the presence of overhead wires and poles, and cars (Photo 8).

The open space link, at the north-east end of the Green is important to protect against development because it gives a clear definition between the Green and the crossroads and gives views to the outer landscape.

On the north-west side, the backlands contain an area of allotments which were formerly orchards, and also a play area and open space alongside the public footpath. Although the allotments are somewhat neglected (Photo 9), they have a charm and character which should be protected against misuse.

The link between this area and the school/crossroads/public house (Area B) is a fairly poor piece of landscape at present (Photo 2) but it has potential, with careful control to form a continuation of the Conservation Area into School Road. It has a row of cottages (the Terrace), the chapel, the public house and the school, and in addition a fine lime tree (pollarded) in the chapel grounds.

Area B - School Road

This road has a pleasant character (Photo 10). On the one side the Bell Brook, with an important belt of pine, birch, horse chestnut, poplar and willow, (two fine specimens of pine and beech). On the other side there are attractive cottages and gardens with hedged enclosure.

Unfortunately, overhead wires and poles proliferate, with the worst occurrence being opposite Bell Brook House (Photo 11) where the good open views to the Church are spoiled by poles with transformers.

Area C - St James Church

The church, on the eastern edge of the village, and prominent from many viewpoints, has a rather congested setting (Photo 12) behind an insensitive brick wall. The grounds do, however, lead out to the cemetery, or memorial grounds, to the south, which are laid out formally with a central walk punctuated by western red cedars which are prominent in the landscape (Photo 13).

These grounds give way to the open landscape (the old racecourse) and to some fine specimens of monkey puzzle, yew, and cedar behind Park Cottages (Photo 14). On the north side of Church Road, the vicarage has a frontage of beech and yew, rather sparse, but containing some good specimens within it.

Area D - Church Road

The high level road is well contained with hedges, brick walls, and tree groups and most of the properties on its north-west side have views out over the landscape, whilst on the south-east side open views are obtained from the road between Park House and Dawnedge. The brick wall to Dawnedge is particularly valuable, with its backing of sycamore (Photo 15).

The Dower House and Mole End are particularly well contained by brick walling and hedging (Photo 16).

Area E - Park House

Park House is well enclosed in tree cover; on its south-west side the extensive belt of roadside oak, yew, holly, ash and sycamore, on an embankment, give a strong boundary (Photo 17). On its north-east side, a prominent group of pines and wellingtonias form a landmark (Photo 18).

Within the grounds there is an important cedar tree. On the south-west side of the road a number of properties are enclosed by cupressus planting, and within the group, there is an acacia and beech which are notable.

Area F - Smiths Lane

Smiths Lane rises towards the junction with Church Road and is well-contained within stone and brick walls to the properties, often with holly hedges as a backup (Photo 19). Again a notable feature is the use of dry-brick walling at the Gables (Photo 20). Most of the frontages are raised above the level of the road, and the footpaths give it a more urban character.

4. CONSERVATION AREA REVIEW AND RECOMMENDATIONS

4.1 Boundary Alterations

It was considered, after much study and analysis, that there is a good case for extending Snitterfield Conservation Area to cover the whole of the pre-1900 village settlement area as many buildings, local architectural and/or historic interest (including 5 Listed Buildings) and good landscape setting are identified in these areas.

It is recommended, therefore, that Snitterfield Conservation Area be extended as follows:-

i. The Green - Allotments and Play Area

Extend boundary to include allotments (former orchards), play area and open space along public footpath as an important backland 'garden' area to the 19th century cottage group at the north-east end of the Green.

ii. The Green - Field 'Gap' at North-East End

Extend boundary to include field 'gap' between the end of the green group of cottages and Frogmore Road to maintain this important 'open space' separation of houses and view out across the open countryside.

iii. **School Road (Area B)**

Extend the Conservation Area to include the whole of School Road to the junction with Bell Lane to include the C19th Methodist church and church hall, the school and school house, a number of other good 19th century cottages and Bell Brook House (formerly a farmstead and the 'Bell Inn' public house) and the Bell Brook (formerly known as the 'Sherbourne Brook').

This area became one of the main streets of Snitterfield in the 19th century and the crossroads with Smiths Lane was, and still is, the 'centre' of the village. Most of its 19th century character still remains. The extended Conservation Area identifies this and would ensure that any future development (alterations or infill) respects this context and character.

iv. **Smiths Lane (Areas E and F)**

Extend the Conservation Area to include Smiths Lane from the School Road junction to the Church Road junction.

This road contains the old manor house (Frogmore House) and two other 17th century oak-framed cottages and Park House which also contains some 17th century oak frame construction. In addition there are a number of fine 19th century red brick houses and cottages and a farmstead group at the south-east end.

Smiths Lane has always been one of the principal streets of the village and the large houses gave it some status and prominence. This character still predominates, despite the unsympathetic modern housing on the east side of the road (which is not included) and the enclosure of stone and brick frontage boundary walls, trees and hedges adds a fine setting to the street.

At the 'top' end (south-east) Park House in its well-wooded grounds and the farmstead group on the west side form an important group which has changed little since the late 19th century (see 1885 Ordnance Survey Map) and should be given some status and recognition by inclusion in the Conservation Area.

v. Church Road (Area D)

Extend the Conservation Area to include Church Lane from the Smiths Lane junction to St James Church.

It is not clear as to why Snitterfield Parish Church is situated remote from the village centre, except, perhaps, that it is on a prominent 'high ground' position and can be seen from many viewpoints in the surrounding countryside. In the 18th century the 'new' manor house (Snitterfield House) was built just to the south of the church and evidence of its extensive parkland grounds still survives.

Church Road, therefore, was the main street from the village up to the church and manor house group.

On this lane the houses of the local landed gentry have been established, ie, Park House, Elmdon House (demolished), Park View, Field Place, Mole End and the Dower House (probably the Glebe farmstead).

Church Road still retains a well-kept rural lane character except in the area between Mole End and Park Lane which now has insensitive infill of post-war semi-detached housing.

This road also contains five of the seven listed buildings in Snitterfield as well as eight buildings considered to be of local architectural and historic interest.

vi. **St James Churchyard and the Cemetery (Area C)**

Extend the Conservation Area to include the whole of the churchyard and adjoining cemetery to the south-east and the garden areas forming the settings to the church and to Park Cottages.

This area is important to the setting of the church and it contains some fine specimen trees which once formed part of the Snitterfield House Parkland grounds. The long high brick wall along the access road to Park Cottages is also the original main entrance driveway to the former manor house. Together with Park Cottages and the brick wall along the south side of Church Road (to Dawnedge), these features are important remains of the former manor house grounds and should be protected as part of the historical make-up of the village and as settings to the church area.

4.2 Areas for Improvement

The proposed extensions to the present Conservation Area have sought to encapsulate the 19th century open scattered village, basically ignoring the post-war infill housing development. The proposed boundaries skirt round these infill areas in School Road (Bell Brook), Smiths Lane and Church Road/Church Lane but, of course, they cannot be ignored as they are integral parts of the present street scene. There is, however, scope for improvement and enhancement of the street scene following the designation of the new extended Conservation Area as follows:

i. **Methodist Church/Smiths Lane Junction Area**

There is some rather prominent overhead wirescape along the Green and continuing along School Road. These streets would benefit greatly if these were laid under ground.

ii. **Smiths Lane**

The modern housing on the east side, including the new 'Elmdon House' development is, on the whole, well set out and landscaped. The brick and rendered boundary walls form an enclosing and inviting feature of the streetscape.

The 'open' road junction at Frogmore Road also rather breaks up the line of the street at this point. Some further tree and shrub planting around this junction might improve it.

iii. **Park House, Church Road**

This fine group of early Victorian buildings and the enclosing old brick walls near the junction with Smiths Lane are rather spoilt by the long frontage of larch-lap fencing on top of the low stone boundary wall to Park House. Hedging or even dark-stained close-boarded fencing would be much better.

iv. **Church Road**

The suburban post-war housing along Church Road between 'Mole End' and St James Church and, to a lesser extent, that along Church Lane, does rather impose upon the rural open-textured nature of the rest of the road to the Smiths Lane junction. The impact of this housing could be reduced by more frontage planting of indigenous species of hedging and trees. There is also rather intrusive wirescape in this area.

4.3 Review of Planning Control in the Conservation Area Since Designation

Since the designation of the Conservation Area of the Green in 1971, there has been little or no redevelopment, although Snitterfield as a whole has expanded greatly with infill development.

The cottages in the Green, though, have undergone a lot of change, ie alterations, extensions and 'improvements' of varying degrees of architectural quality.

Roof materials have generally been retained, but there has been a rash of replacement windows, many of which are not sympathetic to the architectural style of the 'host' building.

There are also a number of white-painted brick cottages, which always command undue prominence as a primarily red-brick streetscape.

4.4 Future Development

Snitterfield is now designated as a 'Category Four' village in the District Local Plan. Therefore the enlargement of the Conservation Area to encompass the whole of the 'old village' will not compromise the development control intentions already adopted by the Local Planning Authority.

There is a significant amount of refurbishment and extension work going on in the village. Much of this is, of course, beyond the powers of development control to restrain or monitor; therefore education and persuasion in the interests of good quality design and respect for the architectural qualities of the original buildings are the only way to control details such as replacement windows and doors, painting of facades and minor extensions (porches, etc).

There will be little, if any, further infill in the village - particularly in the areas now proposed to be included in the Conservation Area, therefore the main concern of development control should be the detail of extensions and alterations. The frontage boundaries, ie brick walls and mature planting, etc, should also be carefully considered as part of schemes for improvement.

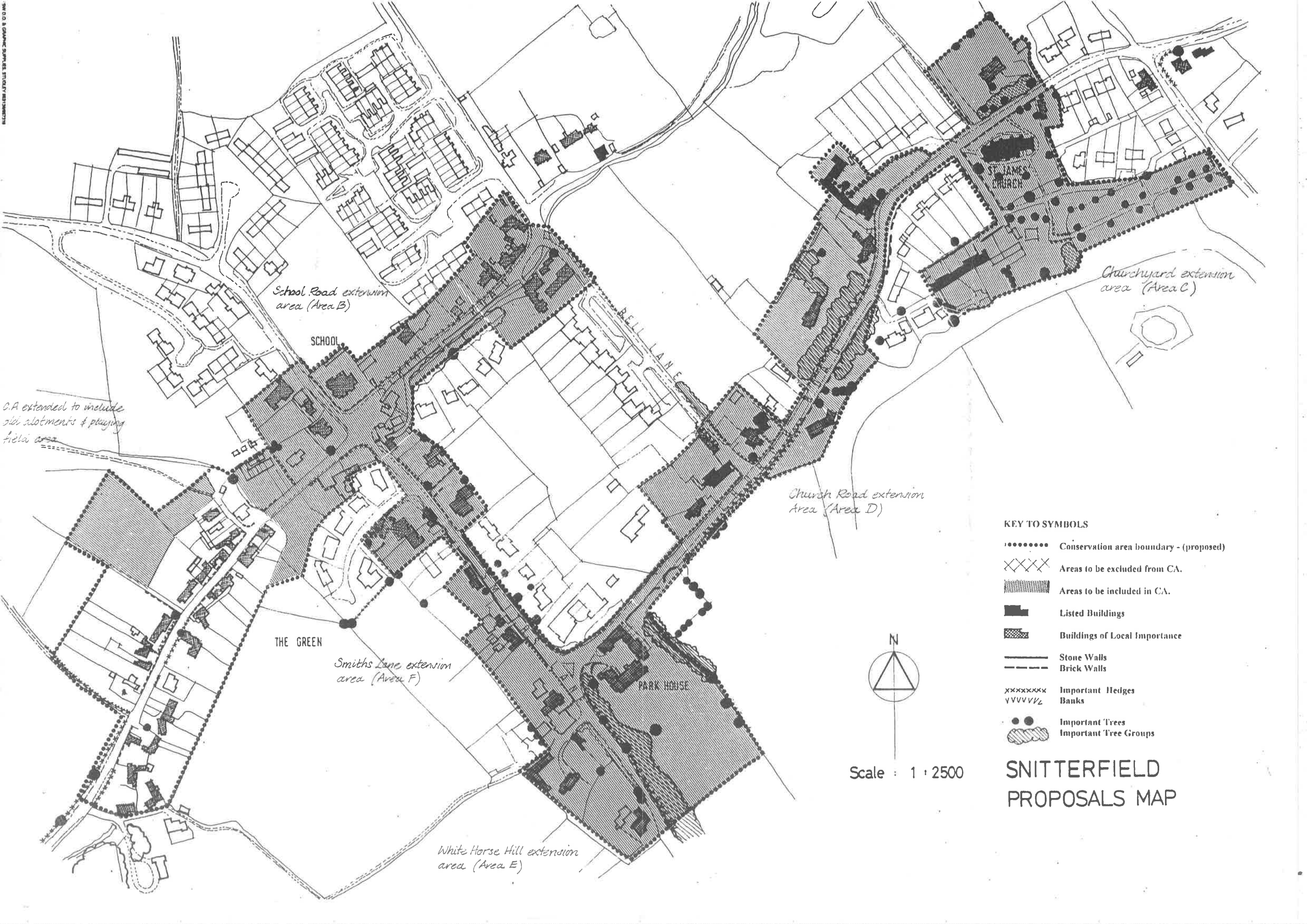
The scale of buildings and their relative juxtaposition are quite different in the Green to those in Church Road for instance. This must be respected.

4.5 Conclusions

To the visitor, Snitterfield is rambling and disjointed as a village settlement. There is no obvious centre and the post-war suburban infill has obscured the scattered rural character and context of its older buildings. However, it does have an interesting settlement form borne out of the unsettled history of the estate.

Snitterfield has a broad collection of local brick buildings, both in age and in scale and 'status' of dwelling. It also has remnants of the Arden Forest timber frame vernacular of the 16th and 17th centuries.

It is also well-treed with a rich variety of species. More than any other, Snitterfield is a village of contrasts and the proposed Conservation Area extension seeks to recognise and protect these intrinsic qualities.



C.A. extended to include
old allotments & playing
field area

School Road extension
area (Area B)

SCHOOL

BELL LANE

Churchyard extension
area (Area C)

Church Road extension
Area (Area D)

THE GREEN

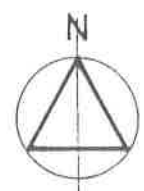
Smiths Lane extension
area (Area F)

PARK HOUSE

White Horse Hill extension
area (Area E)

KEY TO SYMBOLS

- Conservation area boundary - (proposed)
- XXXXXX Areas to be excluded from CA.
- ||||||| Areas to be included in CA.
- Listed Buildings
- ▨ Buildings of Local Importance
- Stone Walls
- - - Brick Walls
- xxxxxxx Important Hedges
vvvvvv Banks
- Important Trees
● Important Tree Groups



Scale : 1 : 2500

SNITTERFIELD PROPOSALS MAP

REFERENCES

1. 1st.Edition Ordnance Survey - 1885
Extract from 25" scale map obtained from Warwick County Records
Office.
2. Victoria County History - Vol. V.
3. W.F.W.I.'The Warwickshire VillageBook' - Countryside Books - 1988

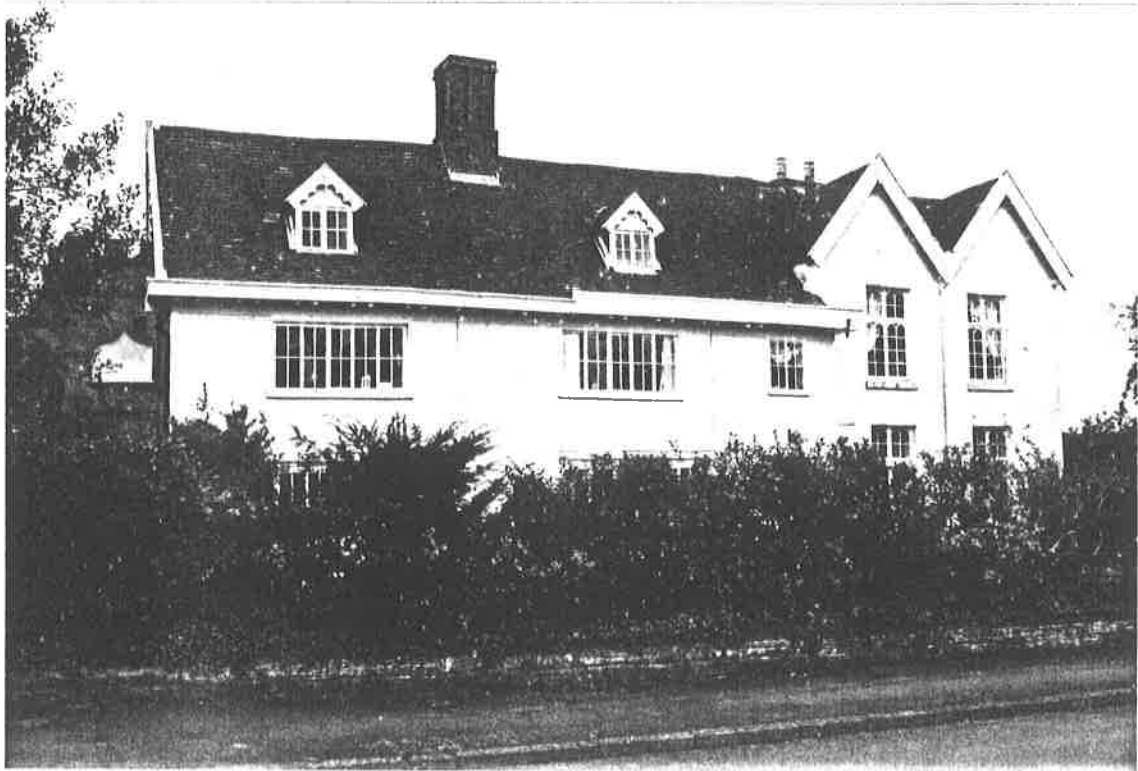
APPENDIX Ai

SCHEDULE OF LISTED BUILDINGS IN SNITTERFIELD
CONSERVATION AREA

There are no Listed Buildings in Snitterfield conservation area (existing or proposed).
The following is the schedule of listed buildings within the village as a whole.

Ref
No. Description

14/7 Park View, Church Road
 (Listed Building Ref. 14/7 - Grade II)

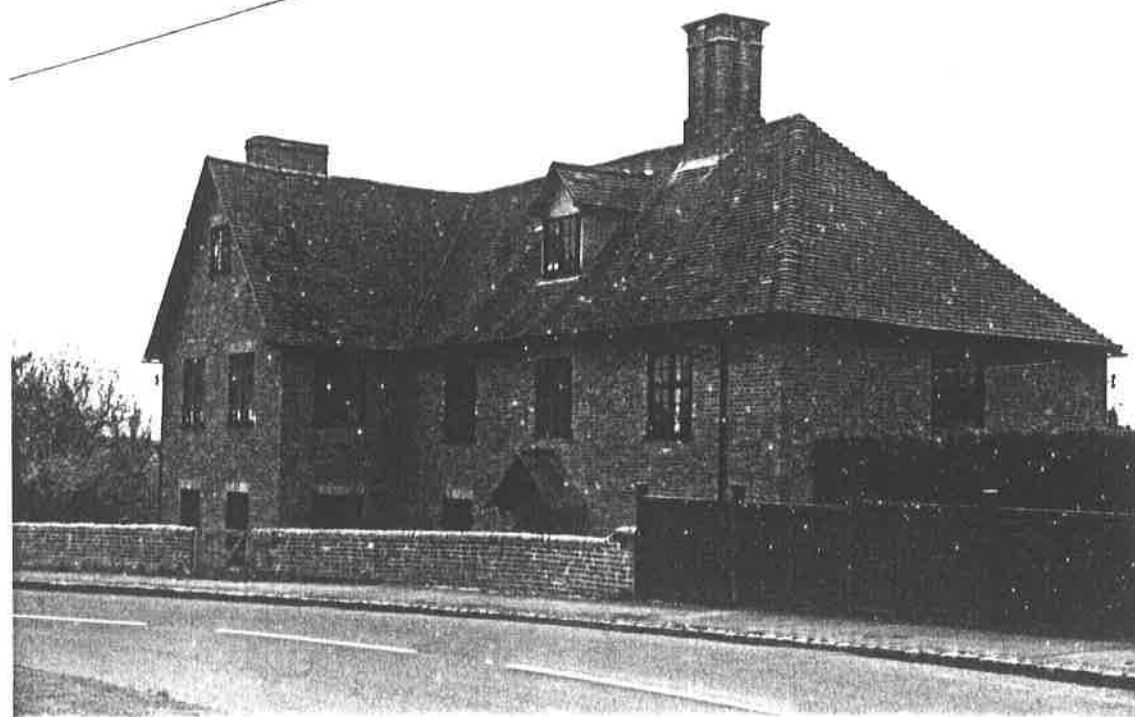


House, now house and surgery. C16 with C18 and C19 alterations. Small timber-framing with red brick infill to left. Front elevation of roughcast. Old tile roofs. Brick ridge and internal stacks. 3-unit plan plus double-gabled part to right. Crenellated C19 brick extension to left. Main part to ground floor has entrance with partly glazed door. 2 canted bay windows with glazing bars. First floor, has two 5-light casement windows and a 2-light casement window. 2 gabled dormers with casements and bargeboards. Right part with M-shaped gable. Ground floor and first floors each have 2-light wood mullioned windows with Gothic glazing bars. C19 brick extension to rear. Cast-iron verandah now removed.

Said to have been the birthplace of Shakespeare's grandfather.

List description : C16 origin with C18 and C19 alterations. 2 storeys plus attic. Timber frame exposed at Wets gable end otherwise faced in brick and roughcast. Wide casement windows; cast iron verandah now removed. 2 small gables with C19 bargeboards and windows with 'Gothic' glazing. Tiled roof.

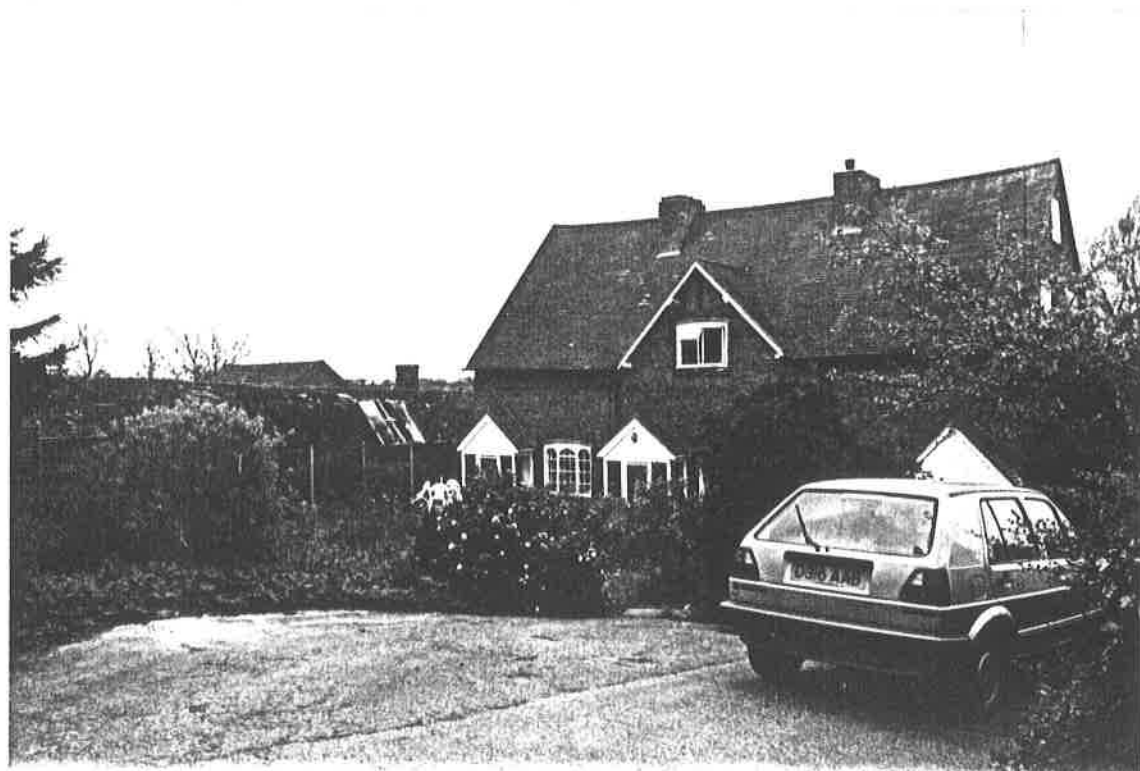
10/5 Pool View and adjoining house (Clyde Higgs Farm), Church Road (Listed Building Ref. 10/5 - Grade II)
[Formerly known as The Dower House]



House. C17/C18. Red brick laid to Flemish stretcher bond. Hipped and gabled old tile roof. Brick ridge and internal stacks. L-plan. 2 storeys plus attic; 5-window range altogether. Ground floor has a 4-panelled door to right in moulded wood door-frame. Gabled hood. Entrance is flanked by C20 two-light wood mullioned and transomed windows with brick flat arches. 3 similar first floor windows. Crosswing to left has 2 similar windows to ground and first floors. Small 2-light casement to gable. Glazing bars throughout. Single gabled roof dormer. Outbuilding C18/C19. Interior not inspected.

List description : C17/18. Brick. Hipped tile roof. 2 storeys and attic. Wood mullion and transom windows. Carved consoles, later gabled hood to doorway of farmhouse.

10/5A Outbuilding/Cottage adjoining the Dower House,
Church Road
(Listed Building Ref.10/5A - Grade II)



Outbuilding and cottage. Probably C18 with C19 alterations. Red brick. Renewed tile roof. Brick end and ridge stacks. 3-unit plan altogether. Single storey plus attic. Cottage to left has renewed plank door and renewed casement window. Single gabled dormer. Dentilled brick eaves cornice.

Interior: chamfered beams, plank door and straight flight stair.

10/4 1 to 3 Park Cottages (consecutive), Church Road
(Listed Building Ref. 10/4 - Grade II)



Probably a pavilion, now 5 dwellings. C18 with C19 alterations. Red brick with limestone dressings. Old tile roof with Dutch gable to left. Brick ridge and internal stacks. Long rectangular plan with slightly advanced end and central pedimented bay. Single storey plus attic; 11-window range. Ground floor has 11 wood mullioned and transomed windows, some original. Keystones. Brick flat arches. 5 dormer windows, 2 pedimented. Moulded stone plinth. Flat band. Moulded stone eaves cornice. Interior not inspected.

List description : Originally a single large outbuilding of Snitterfield Hall (demolished), probably the centre of a garden pavilion, now converted into 3 (formerly 4) tenements. One storey plus attic. 11 window symmetrical south facade of red brick about 40 yds long. Middle bay and 2 end bays are slightly projecting. Windows have original mullion and transom oak window frames and C18 casements and flat brick arches with keystones and stone string course above. Stone plinth. 2 original pediment dormers. Flemish gable end at West. Windows at back are C19.

10/1 Church of St. James the Great, Church Road
(Listed Building Ref. 10/1 - Grade A)



Church. C13 and C14 with C18 and c.1860 restorations. Coursed limestone and ashlar rubble. Old tile roofs. Coped stone gables. Chancel, nave, north and south aisles, west tower. Chancel has renewed 5-light east window with Intersecting tracery, and 3-light renewed windows with Intersecting tracery. Moulded stone surrounds. Vestry to north. Priest's doorway on south has plank door and pointed arched doorway with moulded stone surrounds. Stone plinth. String course. Moulded stone eaves cornice. Clasping buttress. Nave has four 2-light clerestory windows. Parapet. North and south aisles have Decorated windows with Y-tracery. West tower of 3 stages: west doorway has plank door and pointed arched stone surrounds. Perpendicular openings to bell-turret. Flat band. Crenellated parapet with finials.

Interior has perpendicular font, 4 bay arcades. Pulpit. c.1730. C18 and C19 wall memorials. Choir stalls c.1500.

List description : Mainly C14 stone built church with west tower. North and south aisles. Early C14 north arcade, late C13 south arcade, of 4 bays. Scraped walls inside. C18 chancel roof. C19 restoration circa 1860. Early C14 font. C16 clerestory. Carved stalls circa 1500, panelled pulpit circa 1730. C18 and C19 wall monuments.

**14/6 Tudor Cottage, Church Road
(Listed Building Ref. 14/6 - Grade II)**



House. C16/C17. Small timber-framing with red brick infill. Steeply pitched renewed tile roof. Brick ridge and internal stacks. L-plan. Single storey plus attic; 2-window range. Entrance has 6-panelled door with moulded wood door-frame. A 3-light casement with ogee heads to ground floor and a similar attic window. Projecting wing to left has 3-light casements with ogival heads and a small C20 loft window. Single-storey gabled extension to left.

Interior: exposed timber-framing and beams.

List description : C16/17. Timber frame cottage with projecting gable. Brick infilling. Tile roof. 2 storeys plus attic. Early C19 casement windows with ogee headed lights. Interior has exposed timber framing and beams.

APPENDIX Aii

SCHEDULE OF BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE TO SNITTERFIELD CONSERVATION AREA

| Map Ref No. | Description |
|-------------------|---|
| B1 | House s/w of Chestnut Cottage, The Green. 2-storey brick & tile - mid/late C.19th - some original windows - group value. |
| B2 | Cottage behind (s/e) Chestnut Cottage, The Green - 2 small mid C.19th brick & tile cottages linked with later extensions - whitened brick to south sides - group value. |
| B3 | Chestnut Cottage, The Green. Early C.20th red brick & tile, hipped roof, multipane windows - group value. |
| B4 | Meadow View, The Green. Early C.19th, whitened brick and tile cottage range - much altered - group value. |
| B5 | No.20, The Green. Early C.19th 2-storey cottage - red brick with buff headers & tile roof. Wood multipane lancet windows. Right-angles to lane - very prominent in streetscape. |
| B6 | Cottage next north to Meadow view - Early C.19th brick and old tile cottage range - single storey + attics and dormer windows. Group value. |
| B7 | Cottage terrace opposite (east) of Field View. 2 cottages - mid to late C.19th - brick & tile with buff headers. |
| B8 | Blossom Cottage, The Green. Late C.19th red brick and tile cottage - much altered - group value in street. |
| B9 | High Bank, Japonica and Harvest Cottages, The Green. Early/mid C.19th brick & tile cottage range - some buff headers - group value. |
| B10 | Well Cottage, The Green. Large mid C.19th house with modern extension in red brick and tile - dominant building in streetscape. |
| B11 | Laburnum Cottage, The Green. 2 mid C.19th cottages linked with later extensions - red brick and tile - group value. |
| B12 | Fairfield Cottage, The Green. 3-bay mid-C.19th brick and welsh slate cottage range along side of road - some early windows - group value. |

- B13 Cobblers Cottage, The Green. Large L-plan mid C.19th red brick and tile cottage - prominent in streetscape.
- B14 Spring Cottage and The Cottage, The Green. 2 small mid C.19th brick and tile cottages linked by modern extension - group value.
- B15 Tubbs and Wayside Cottages, The Green. C.19th 4-bay terrace - red brick with buff headers & slate roof - group value.
- B16 Jasmin & Vine Cottages, The Green. C.19th. Red brick with buff headers and slate roof; and whitened brick and tile roof - group value.
- B17 Mariners Cottage, The Green. 2-storey late C.19th Distinctive dark brown headers & gable end to street.
- B17A Rose Cottage, The Green (attached to Mariners cottage) Red brick & tile - 2-storey. late C.19th. Group value.
- B18 The Cottage, The Green. Late C.19th red brick and tile - group value.
- B19 Rosylin Cottage, The Green. Pretty mid C.19th 2-storey - gable end to street. Red brick with buff headers and brown clay tiles - dentil eaves.
- B20 Brookland, The Green. Large, much altered C,19th. cottage - whitened brick, brown tile, gable end to street. Very prominent position forming 'gateway' to the Green from the east.
- B21 Stone Cottage, The Green. Mid C.19th cottage on street corner- key position. Whitened brick and clay tile.
- B22 Methodist Church (Wesleyan), Smiths Lane. Good late C.19th chapel - red brick and slate, gothic windows, dressed stone details, bellcote and spire - Key position on crossroads.
- B23 Cottage next north to Methodist Church, Smiths Lane. Small late C.19th cottage - whitened brick and slate - group value.
- B24 Village Hall, Smiths Lane. Early C.20th, red brick and tile - large 'barn like' form symmetrical gable to road, high prominent roof.
- B25 Village Primary School, Smiths Lane. Late C.19th single storey red brick with dressed stone details and welsh slate roof with parapet gables. Prominent position on crossroads.
- B26 The School House, School Road. Fine late C.19th brick and tile house with moulded brick details, diamond pattern leaded light windows and diagonal set chimney stacks (modern extension).

- B27 Baytree Cottage, School Road. Small mid C.19th brick and tile cottage much altered and extended - streetscape value.
- B28 Forge House, School Road. Late C.19th brick & tile - iron casements with diamond pattern glazing bars - group value.
- B29 & B30 Brook Cottage and stables, School Road. Good mid C.19th cottage and stables group on road frontage - red brick and slate roof - linking red brick walls - key position in streetscape.
- (B31 omitted)
- B32 Stable and hayloft at Park View, Bell Lane. Simple mid C.19th brick and tile building on road frontage - streetscape value and group value with Listed building.
- B33 Barn range at Bellbrook House, Bell Lane. Late C.19th red brick and slate - gable to road - group value.
- B34 Stable range at Bellbrook house, Bell Lane. Mid C.19th red brick and tile - group value.
- B35 Bellbrook House, School Road. Good mid C.19th farmhouse - red brick and tile, original casement windows. Prominent position in streetscape.
- B36 Horseshoe Cottage, Smiths Lane. Pretty mid C.19th small cottage, brick and tile with buff headers, fine 'gothic' timber porch. Group Value.
- B37 Avebury & Willow Tree Cottages, Smiths Lane. Late C.19th brick and tile. Group Value.
- B38 The Gables, Smiths Lane. Large late C.19th victorian gothic brick and tile house, dressed stone details, decorative wood bargeboards and finials, diagonal set chimneys. Set high above road level, prominent in street scene.
- B39 Stable building at the Manor House, Smiths Lane. early C.19th whitened brick on stone base, old tile roof. Prominent on road frontage.
- B40 The Manor House, Smiths Lane. Originally C.17th oak frame - much C.19th rebuilding and extension in brick - now whitened - stone labels over windows, decorative bargeboards. Group value, historic interest.
- B41 Ivy Cottage, Smiths Lane. Late C.19th whitened brick and old clay tile. Leaded lights, label mouldings, decorative chimney stacks. Prominent in streetscape.
- B42 Highbank, Smiths Lane. Renovated C.17th oak frame cottage with clay tile roof with dormers, stone plinth. set above road level - prominent in street scene.

- B43 Fern Cottage, Smiths Lane. Pretty C.17th oak frame and thatched cottage on stone plinth. Later added brick panels, windows and decorative wood porch. Group value with Highbank.
- B44 House next south to The Mullions, Smiths Lane. Early C.20th. brick and tile - group value.
- B45 Barn Conversion s/w of Fern Bank, Smiths Lane. Mid C.19th brick and tile barn, well converted. Group Value
- B46 Fern Bank, Smiths Lane. Mid C.19th 2-storey whitened brick and slate cottage set back from road. Group value with barn.
- B47 The Moors? (s/w of Fern Bank), Smiths Lane. Late C.19th large red brick and tile farmhouse - double pile plan - group value with barn conversion.
- B48 White Horse House, White Horse Hill. Large 2/3 storey red brick and tile farmhouse, original multipane windows, brick porch - very prominent in street scene at entrance into conservation area.
- B49 Park House, Church Road. Large mid C.19th red brick and tile rebuilding of earlier (C.17th.) oak frame house. Stone detailing, leaded lights, decorative bargeboards, large decorative chimney stacks. Key building on road junction. Originally home of Robert Philips.
- B50 Stable annex to Park House, Church Road. Large 2-storey mid C.19th brick range along roadside, dressed stone to original windows and parapet copings, fish scale clay tile roof with decorative ridge. Very prominent in streetscape and group value with Park house.
- B51 Holly House, Church Road. Fine mid C.19th 2-storey house red brick with buff headers and dressed stone detailing, decorative iron casement windows, slate roof with decorative wood bargeboards, large decorative octagonal brick chimneys.
- B52 Jasmin House, Church Road. Similar to Holly House but smaller and with blue clay tile roof. Group value with Tudor House.
- B53 Dawnedge, Church Road. Large early C.20th house - white render and thatched roof.
(B54-omitted)
- B55 Mole End, Church Road. Early C.19th red and whitened brick and tile cottages - gable ends to street, leaded lights. Group value.
- B56 The Old Vicarage, Church Road. Late C.19th large brick and tile house with dressed stone detailing, decorative barge boards and large decorative chimney stacks - set back from road - group value with church.

APPENDIX Bi

SCHEDULE OF LANDSCAPE FEATURES OF IMPORTANCE TO SNITTERFIELD CONSERVATION AREA

| Photo No. | Description |
|-----------|--|
| 1 | The village in its setting, from Bell Lane. The Church and Pool View are prominent. |
| 2 | The 'link' area between the Green and the public house. The chapel has a prominent pollarded lime whilst the land on the left has potential. |
| 3 | The Green gives way to open countryside views. |
| 4 | The Green, an attractive lane uncluttered by footpaths and enclosed by a variety of brick walling and hedges. |
| 5 | Some detail of brick walling to the Green. |
| 6 | Dry-brick walling at the Green. |
| 7 | The edge of the Conservation Area from the south, showing the demarcation by tree cover. |
| 8 | The south-east boundary of the existing Conservation Area - the open space link. Marred by poles and car dumping. |
| 9 | Allotments/remnant orchard on the north west side of the existing Conservation Area. A valuable remnant of the past. |
| 10 | School Road, Bell Brook House and the character of this streamlined lane, with the Chapel as a focal point. |
| 11 | School Road spoiled by poles and wirescape especially at its northern end which gives way to church views. |
| 12 | The church and its insensitive brick enclosure. |
| 13 | The graveyard behind the Church. The western Red Cedars are prominent landmarks, and the views are not over the old racecourse. |
| 14 | A magnificent cedar and evergreen oak, together with yew topiary behind Park Cottages. |
| 15 | The brick wall to Dawnedge, with a backing of sycamore. The grass verges are a pleasant feature. |

APPENDIX Bi *continued..*

- 16** The enclosure to Pool View and Mole End. Fine hedged and brick walled frontage to the road.
- 17** Park House and the enclosure to White Horse Lane afforded by the belt of oak, ash, holly, yew and sycamore.
- 18** The prominent pines and wellingtonias at Park House - a landmark feature.
- 19** Smiths Lane showing the general semi-urban character of this area.
- 20** Dry brick walling at the Gables in Smiths Lane.
- 21** The Saddlers, on the north east edge of the proposed Conservation Area. A fine landmark yew and hedge enclosure.

Snitterfield

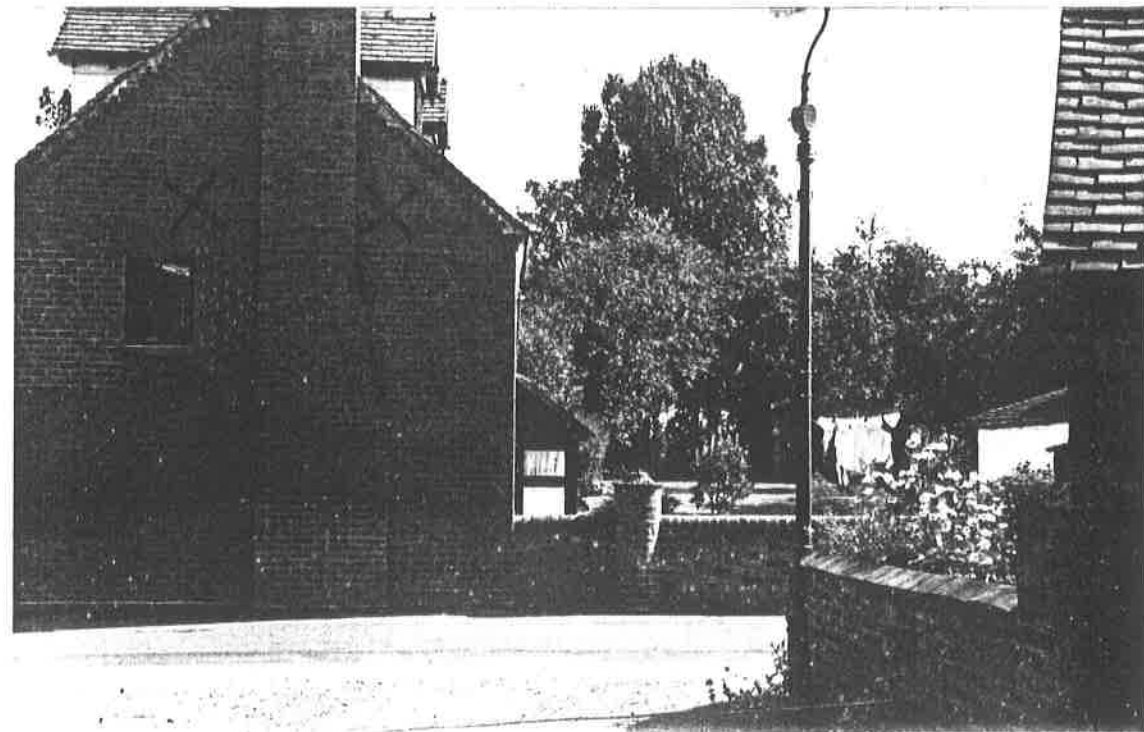


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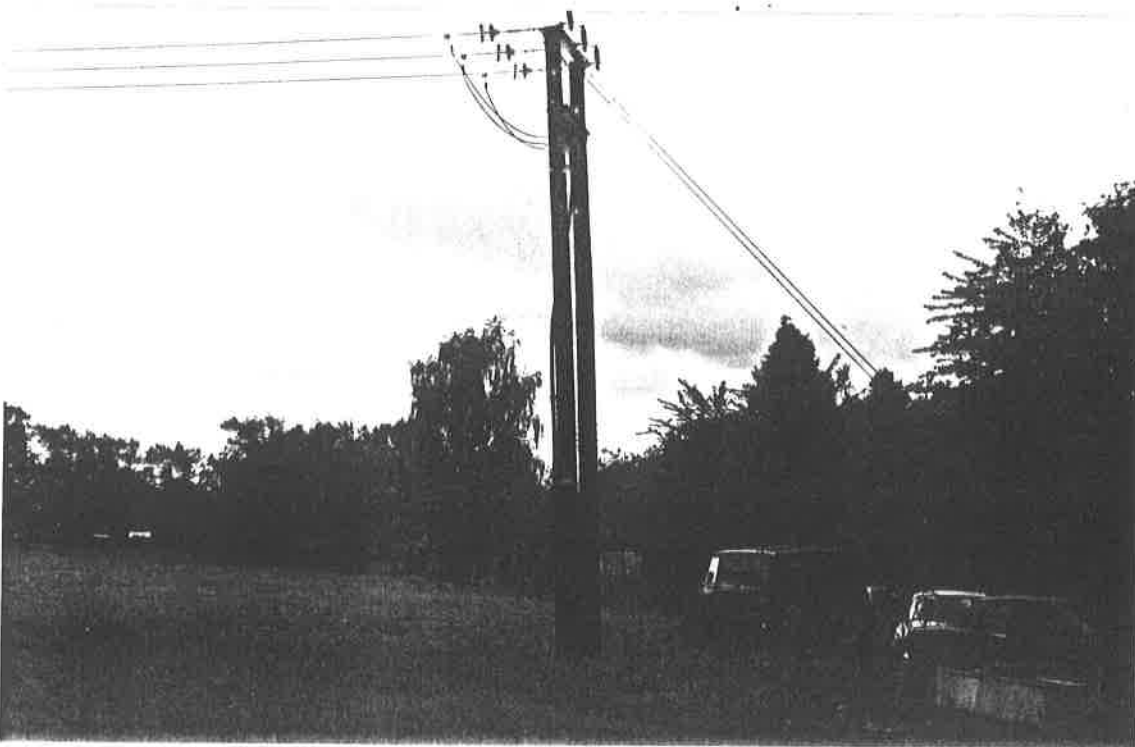


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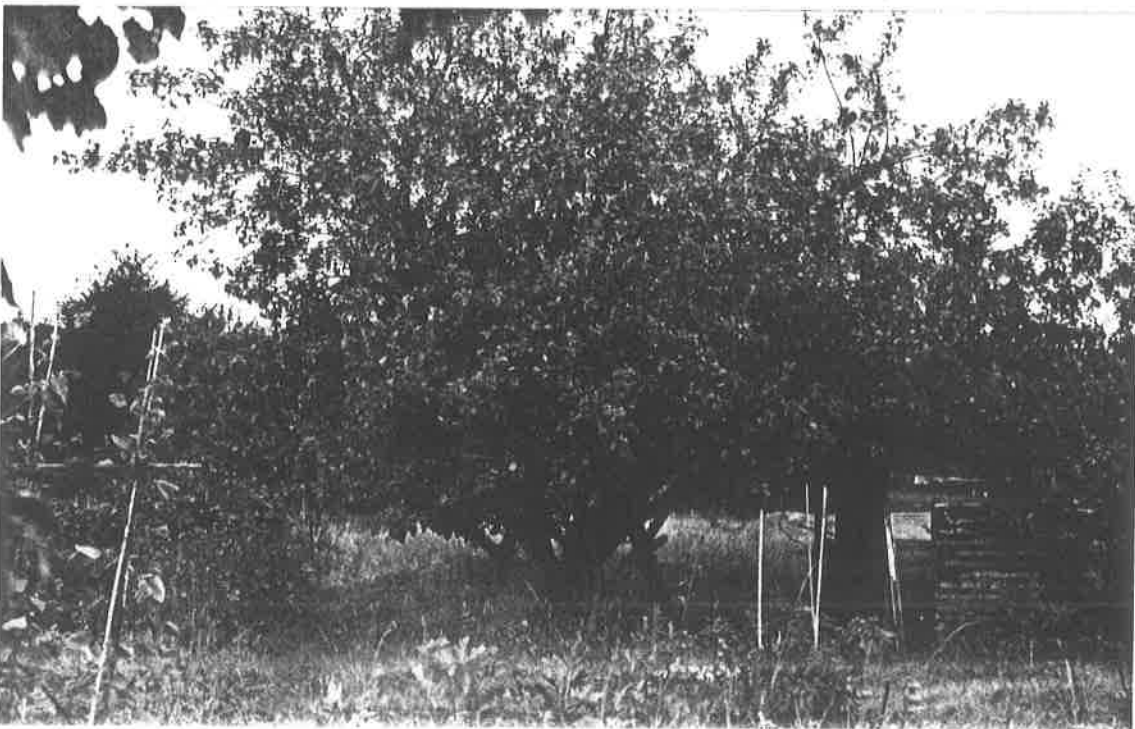
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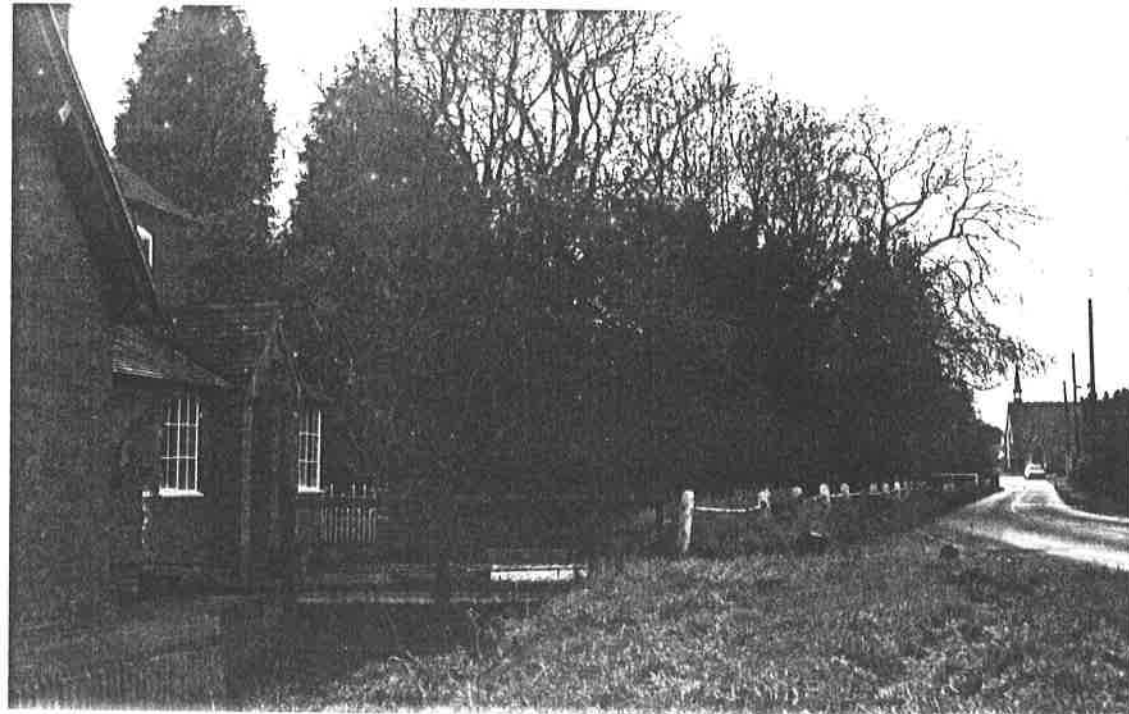


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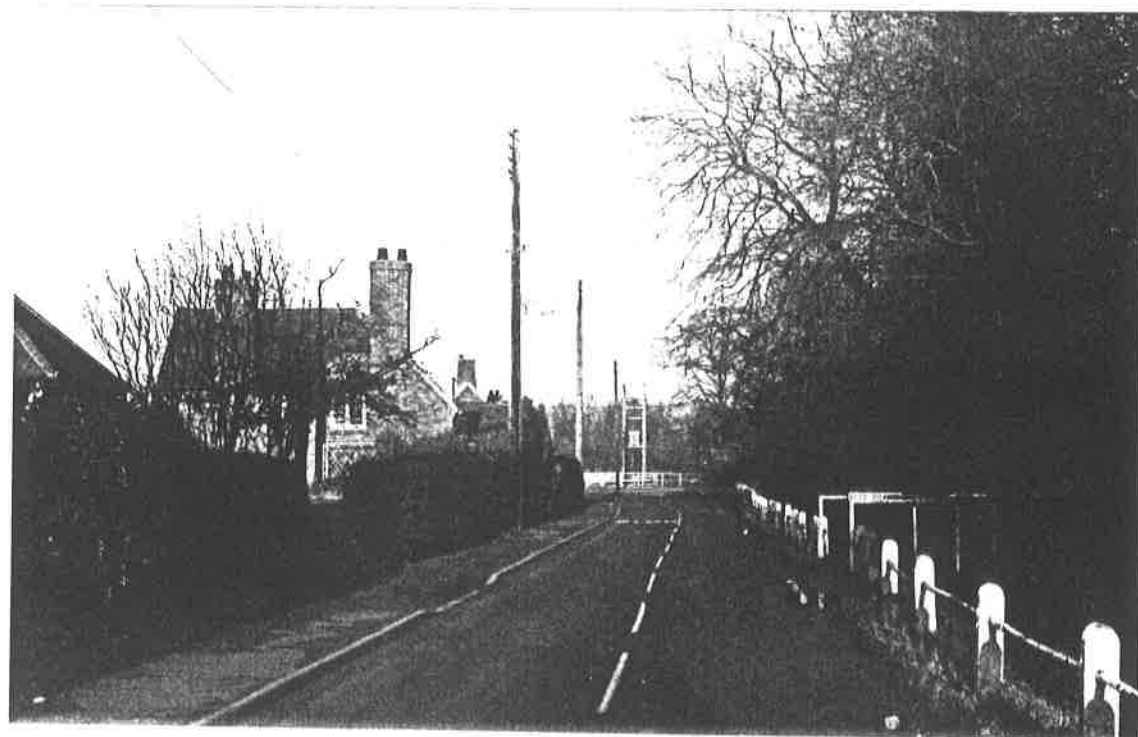


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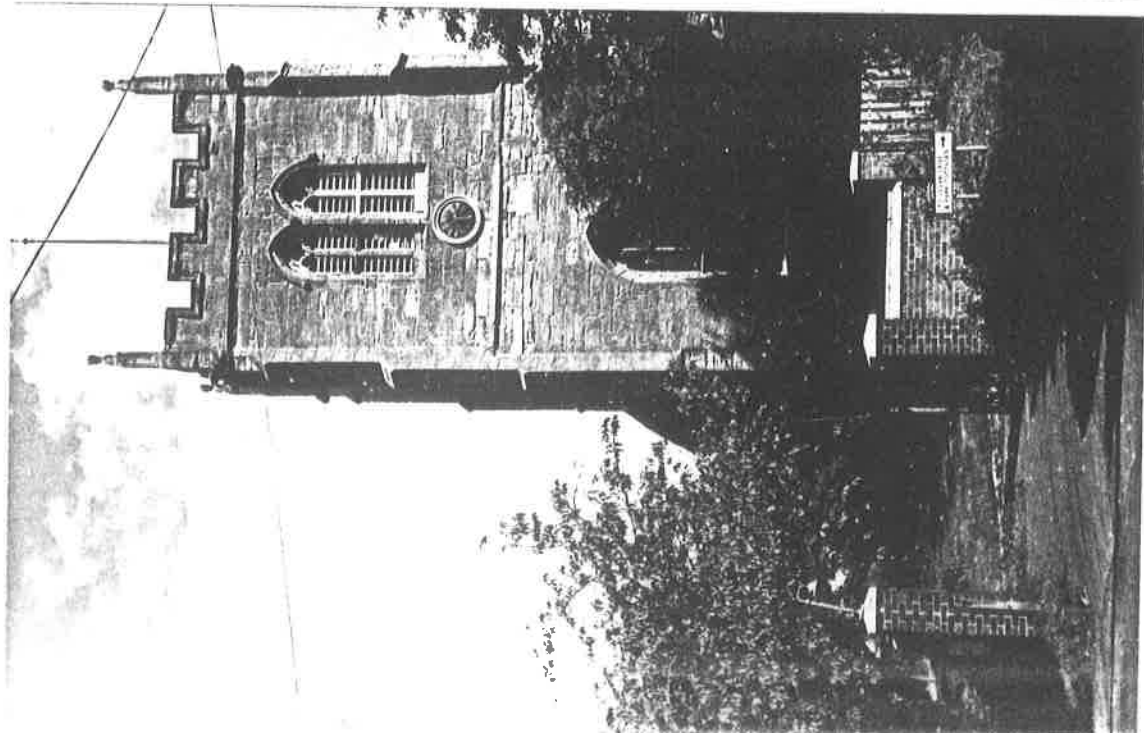
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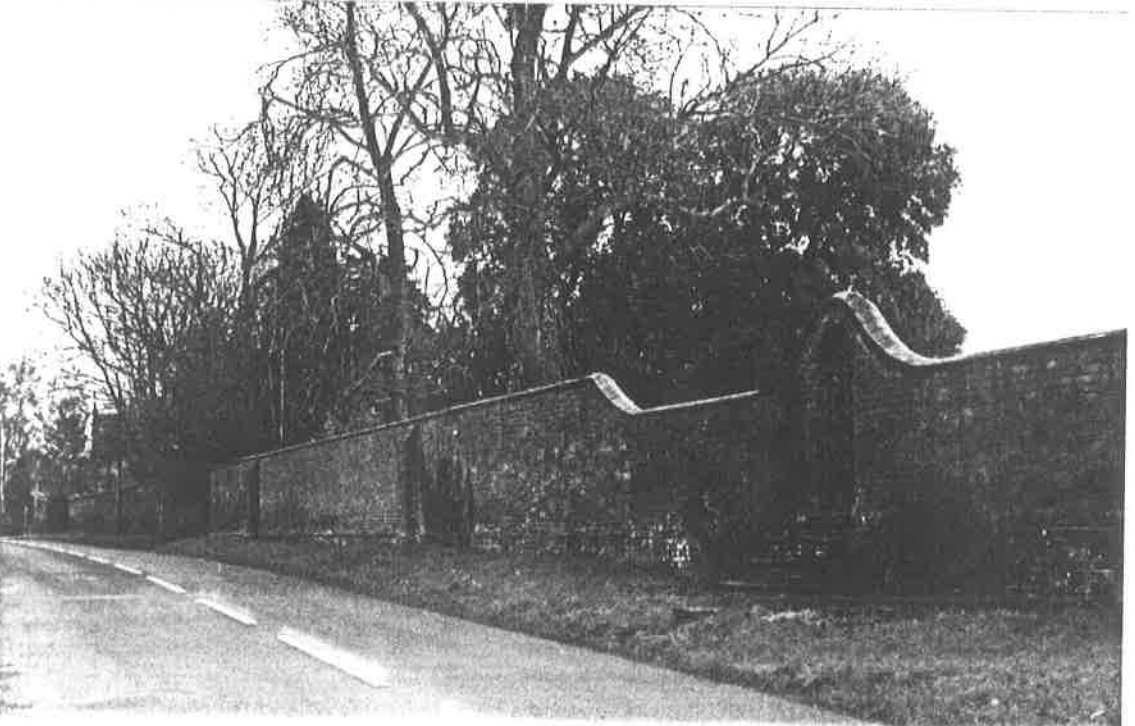
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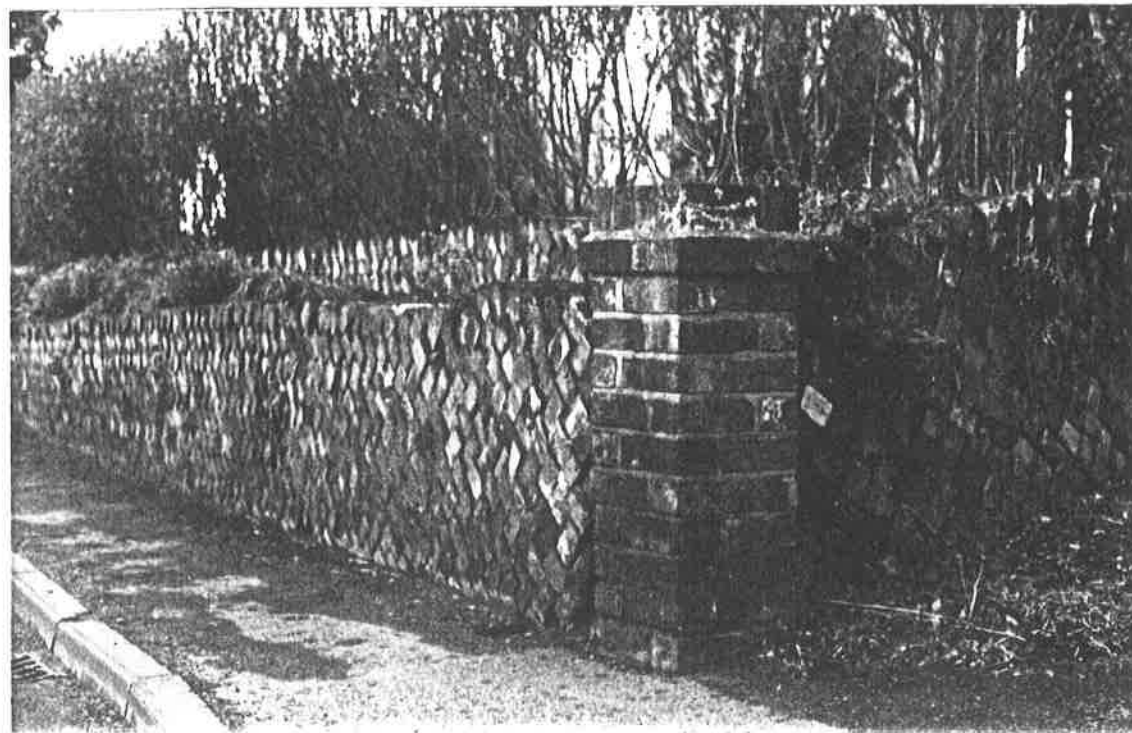


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APPENDIX Bii

LIST OF TREE GROUPS IDENTIFIED ON MAPS
(Including TPO's)

Note: *Individual trees are identified on the Analysis Map. Tree Preservation Orders are marked only where they correspond to the TPO schedules held by Stratford on Avon District Council.*

| Group | Description |
|-------|--|
| A | A group of pine, poplar and silver birch, forming a clear boundary to the village edge. |
| B | The mature Brookside group on School Lane consisting of pine, birch, poplar, willow and horse chestnut, and forming a strong feature within the village. |
| C | A group of prominent pines and wellingtonias at Park House. |
| D | A line of beech, lime and cedar trees along the frontage of Field Place. An important roadside feature. |
| E | A line of sycamore in front of 'Dawnedge' and Hare Cottage, behind a brick wall. Important road enclosure. |
| F | An important group of beech and yew on the Vicarage frontage, but rather sparse. |
| G | A small group of sycamores, enclosing the graveyard. |
| H | A group of ash along Bell Lane, enclosing the road on the north east side. |
| J | An extensive roadside belt of oak, yew, holly, ash and sycamore on a bank and forming the edge of Park House as well as forming good enclosure. |
| K | A small group of yew around Manor House. |