

PREFACE

This report is the result of an independent survey and analysis of the buildings and landscape form of the village of Wellesbourne, Warwickshire. It identifies the architectural, historical and environmental qualities of the settlement and gives recommendations for the protection and enhancement of the Conservation Area.

This study was undertaken for and on behalf of

Stratford-on-Avon District Council by

Alan Smith and Partners

Salisbury House
1236 Evesham Road
Astwood Bank, Redditch
Worcestershire

in association with

Clent Landscape Design

2 Church Cottages, Vine Lane
Clent, Stourbridge

For further information contact:

Chief Planning Officer,
Stratford-on-Avon District Council
Elizabeth House, Church Street
Stratford on Avon,
Warwickshire, CV37 6HX
Telephone (0789) 260331

<< **fig 1. St Peter's Church**



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<< fig 2 Wellsburn, Bldg 93

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General Introduction

1.1 Definition

The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation Areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A village green or features of archaeological interest may also contribute to the special character of an area. It is however the character of areas, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 75), as amended by the Planning and Compensation Act 1991

1.2 Designation

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

1.3 Pressures

If we do not take steps to protect and preserve buildings of value, either in their own right or because of the contribution they make to a pleasant townscape or village scene, they may well be lost, and once lost, they cannot be replaced. It should, however, be remembered that our heritage is the product of many centuries of evolution and it will continue to evolve. Few buildings exist now in the form in which they were originally conceived. Conservation allows for change as well as preservation and our architectural heritage has to be able to accommodate not only changes of use but also new buildings 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.

**<< fig 4. Garden Terrace, Bldg 132,
Tree 102**



1.4 Response

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

1.5 Further Advice

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

The report has been approved by the District Council on xxxxxxxx as its formal view on the conservation area. It is divided into seven sections dealing with historical background; an analysis of the landscape, buildings and setting of the conservation area; development control and enhancement and the policies applied in conservation areas.

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

1 An Introduction to Wellesbourne

Wellesbourne lies approximately five miles east of Stratford and, and five and a half miles south of Warwick, in the Dene valley at the point where the old main Warwick to Oxford Road crosses the river.

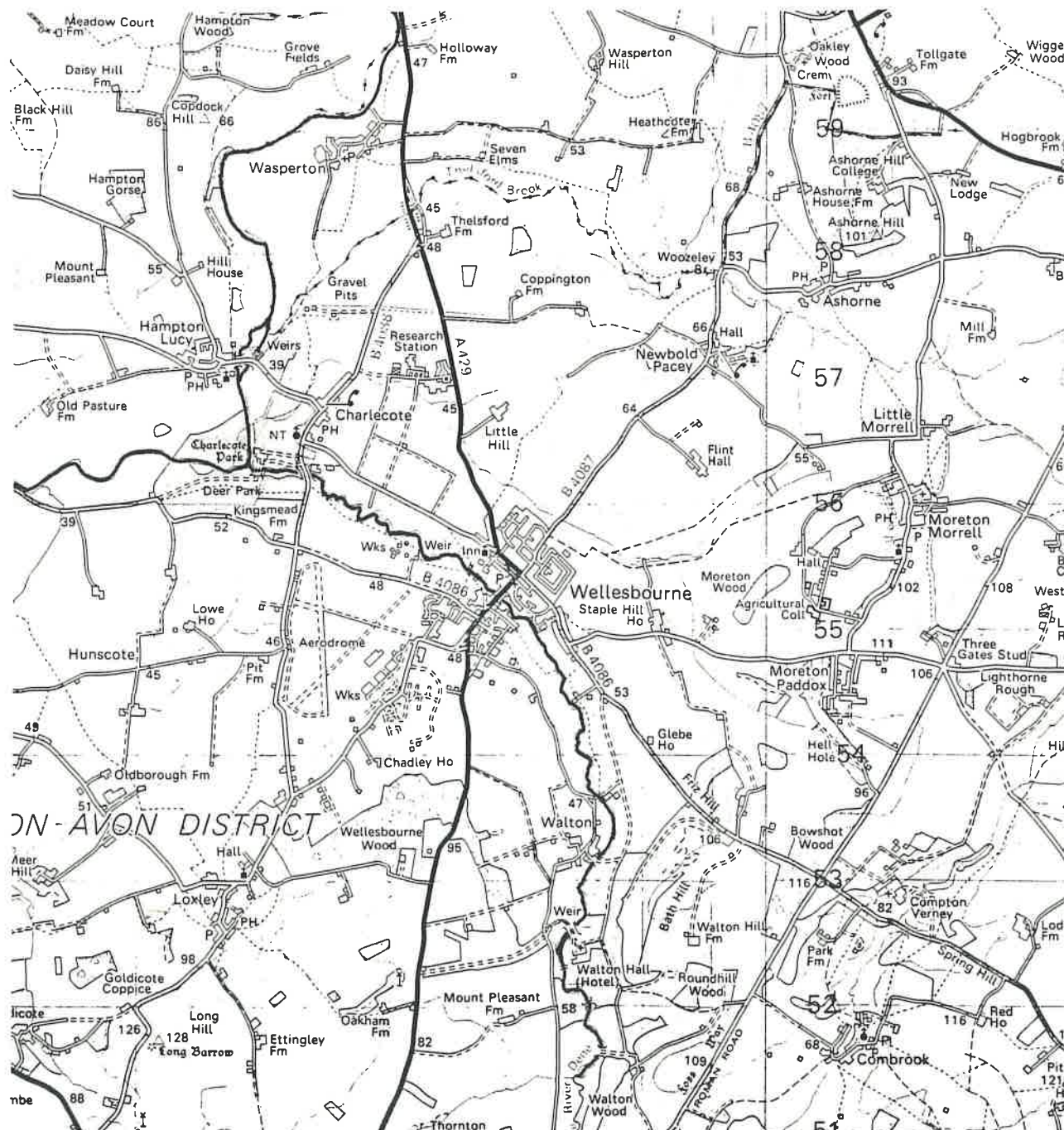
The settlement is divided into two distinct sections, north-east of the river is Wellesbourne Hastings and south-west is Wellesbourne Mountford.

Twentieth century growth to the south-east and north-west has enlarged Wellesbourne considerably and this has lead to the development of a reasonable number of shops and other community facilities.

The village has a very wide range of dwelling types, and is now a large settlement. Despite the construction of a by-pass, much traffic still uses the principal village streets and this gives it a busy lively atmosphere.

Wellesbourne has a Parish Council and a Village Preservation Society and both have been extremely helpful in the preparation of this report.

<< location



2 The Settlement Historical Background

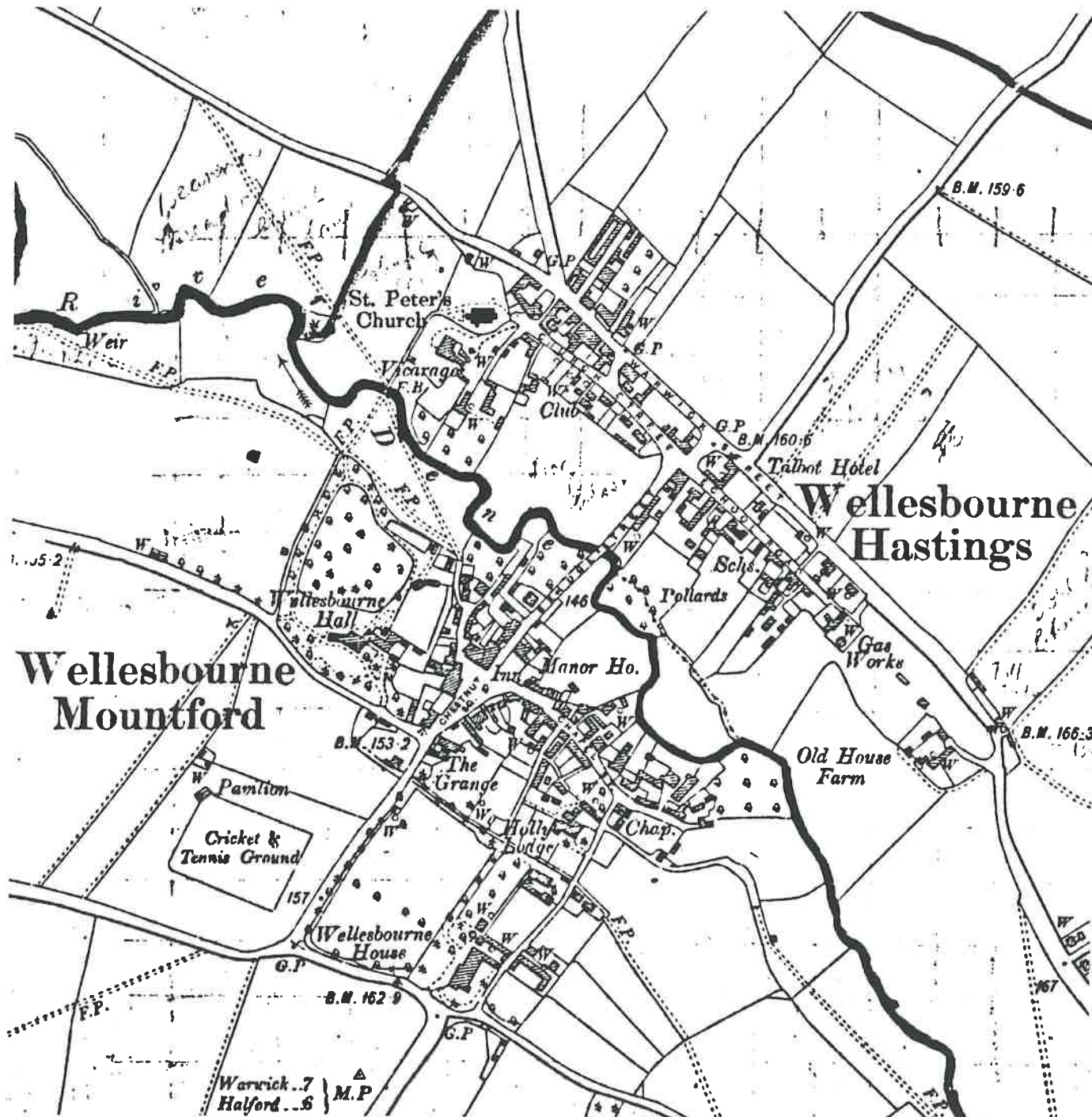
Wellesbourne, in the Warwick Division of Kington Hundred, has a long history, in Saxon times it was a "Royal Villa", the scene of parliaments held by Burgred, King of Mercia, in A.D 862 and 872.

Originally one manor it was held by Edward, The Confessor before King William granted it to Henry de Newburgh, Earl of Warwick, in 1086. It then descended to Earl Roger who divided it into two villages which later fell to the influential medieval families of Thomas Hastings and Thurstan de Munford. Thus were the names of the two sections of the settlement established.

St Peter's, north of the river, is on the site of a Norman Church built by Henry de Newburgh, and was later given to the Canons of Kenilworth Abbey by Earl Roger. Its fifteenth century embattled tower is typical of Warwickshire. The nave and chancel were rebuilt in 1847.

The Wellesbourne, originally known as The Talbot Hotel, was altered considerably in the nineteenth century, and together with the King's Head, has strong connections with the Warwickshire Hunt, **fig 22**

<< Ordnance Survey 1904 Revision



The Stag's Head in Chestnut Square, as well as being listed for its architectural merit, also has some historical interest. Its clubroom was booked on 6th February 1872 for a meeting of farm workers. Drawn solely by word of mouth, five hundred arrived and had to be addressed outside, under lanterns hung from the chestnut tree. Joseph Arch urged workers to press for 6d a day increase in wages and a cut in hours to nine per day. The outcome of the meeting was the formation of the Warwickshire Union of Farmworkers, and by April a strike was in force and a wage increase achieved. The movement then led to the formation of a National Union, which came into being on 29th May 1872.

The watercourse which divides the settlement was originally known as the Wellestreme, then the Wellesbourne, giving its name to the settlement, and recently the Dene Brook or more usually now the River Dene. In 1968 the river reverted to its original course and flooded part of the village, a painted mark on a garden wall in Chapel Street shows the water level. Since that time work has been carried out to prevent future flooding.

Wellesbourne Mountford

The early growth of the settlement is not particularly clear. It seems likely that the original river crossing was further to the north-west than the present bridge. The grain (and name) of Church Walk, leading from Chestnut Square, suggests that the river may have been crossed at a point closer to the Church.

^^ fig 5, The Stags Head, Bldg 19

<< fig 6, No 6 Chestnut Square,
Bldg 22, Trees 86 & 89



Chestnut Square forms the heart of Wellesbourne Mountford, and is surrounded by the finest buildings in the village. Church Walk, probably due to the construction of the present bridge, remains a largely unaltered backwater, retaining its seventeenth century street pattern.

Chapel Street shows evidence of fairly steady growth in a south-easterly direction which has continued to the present day.

Growth and modern infill has also taken place in the area between Chestnut Square and the bridge.

In recent times Wellesbourne has grown enormously towards the south-west and this has led to the loss of Holly Lodge and The Grange, and Wellesbourne House, now offices, has lost its original setting.

Wellesbourne Hastings

The pattern of growth in Wellesbourne Hastings was, until the twentieth century, rather piecemeal.

The churchyard group, forms a main nucleus and development has spread in an open fashion towards the south-east, along the parallel Warwick and Church Streets, overtaking the pre-existing settlements. School Road, Mr & Mrs Bolton suggest, shows signs of medieval settlement in its boundary patterns.

Substantial twentieth century development has also taken place to the north-east and along the Kineton Road.

-- fig 7, Chapel St. Bldgs 150 - 152

<< fig 8, Wellesbourne House



To the east of the village, 600 yards of King's Mead, is the scheduled ancient monument of field enclosures, county number 148.

Mention should also be made of the Victorian village of Walton, south of Wellesbourne, and included within its parish. This settlement, associated with Walton Hall, has remained untouched since its construction, and the parish council feel that it is worthy of consideration for protection by a conservation area.

Summary

Although Wellesbourne has expanded a great deal, especially this century, it is fortunate that the historic centre has retained much of its character. The open area to the north-west and to a lesser extent to the south-east along the valley mean that in part at least Wellesbourne still has a relationship to the landscape, and it is possible to appreciate its setting.

<< fig 9, St Peter's Church from Charlecote Road

3 The Settlement Today

3.1. Environmental Qualities

Wellesbourne is a settlement of considerable interest, variety and quality. Wellesbourne Mountford, south of the river, has more coherence and general architectural quality. Whilst Wellesbourne Hastings has undergone more change, it still has areas of importance and interest.

Wellesbourne Mountford

Chestnut Square, **fig 10**, forms the centre of this area, and is very much the focal point of the whole village. The road layout suggests that Bridge Street is later than the square itself, and has cut through what would have been the north side of the square. This has given The Stags Head extreme importance in its siting, **figs 5 & 10**. Very picturesque, and of historic interest, it is probably the key building in the village, closing the vista of Ettington Road.

Adjoining the Stags Head, to the west, is a row of cottages, equally picturesque, ivy clad and inflected towards Church Walk, the sense of enclosure is continued on the west side of the square. The grade II* listed, The Little House, and the two adjoining listed houses form a fine group, slightly raised and dominating the square.

<< **fig 10, Chestnut Square.**
Bldgs, 19, 110 - 113



Nos. 6, 8 & 10, all listed, contain Chestnut Square on the east side, again set high they make an impressive group. The Manor House, to the north of Chestnut Square is set back behind yew, holly and horse chestnut and a brick boundary wall, which contribute more to the townscape than the building itself.

There is unfortunately an excess of tarmac in Chestnut Square, this and associated traffic detracts a little from the quality of this fine space. The four roads leading from here each have a different character.

Southwards, the Ettington Road is unremarkable, but from this the Stratford Road leads west. The corner is marked by the Barn House group, now converted to dwellings. These substantial buildings form a focal point for the south approach, and turn the corner into Chestnut Square.

The Stratford Road, is pleasant and well wooded on its north side. On the south, the Old Dispensary, and the listed thatched, No. 3 form an intriguing group, fig 11.

Chapel Street leads east from Chestnut Square, well defined and closely knit buildings form an attractively scaled street. Generally the buildings become more modern as one progresses east. Close to the square are the listed Nos. 2 & 6, and opposite, Coopers. There are then some solid terraces, some with restrained patterned brickwork, and interesting railings.

<< fig 11, No 3 Stratford Road,
Bldg 4, Tree 94





The sense of enclosure and consequent village quality dissolves somewhat towards the junction with Lowes Lane, **fig 12**. Bakers Hatch, although altered, is an important building closing the vista and helping to maintain the village scale despite the adjacent bungalows, **fig 86** 7

The pair of houses to the east of Bakers Hatch are notable for their scale. They were originally the Methodist Chapel and converted in 1933. The brick dentil pediment to the gable end still remains as a reminder.

The end of Chapel Street is pleasantly marked by the listed thatched No. 57 and impressive Roddis House. Two modern houses complete this area.

Chapel Street is fascinating for a series of small enclaves, hidden from the general view, each of a different character.

Garden Terrace and Garden Row, **figs 13 & 14**, reached by a narrow street and a footpath, is a recently successfully refurbished group of nineteenth century terraced dwellings set in delightful cottage gardens, extremely tranquil and almost monastic.

At the east end of Chapel Street, Peacock Court is a small development of bungalows of pleasant scale and detail.

Nos 31-41, form another enclave on the north side of Chapel Street, Victorian in character.

-- **fig 12, Chapel St. Bldgs 147 & 150**
 << **fig 13, Garden Terrace, Bldg 132**

Row





Nos. 13-19, form a recent courtyard development, which although simple, is appropriate in continuing the enclave theme. Willow Dene and The Beeches, although modern, are not inappropriate and form a recent example of the established idea.

Lowes Lane connects with the east end of Chapel Street and provides an alternative route southwards. Holly Lodge to the west is another recent cul-de-sac development, sympathetically scaled and with appropriate materials. Some fine trees complete the scene, **fig 14**.

Continuing south, The Chestnuts is a modern detached house, with an exceptional and very important horse chestnut in its front garden. Next to this is No. 7, Lowes Lane, a pretty Victorian cottage at right angles to the street. This building together with the above tree are vital to this approach, closing the view from the south and marking the entrance to the village.

The open space to the east of Lowes Lane offers some good views across farmland, and is an important area which reinforces the rural nature of the settlement.

Bridge Street, leading north-east to Wellesbourne Hastings, is defined largely by brick boundary walls and substantial trees and hedges. The green leafy characteristics of this street are vital to the unusual two centred quality of Wellesbourne.

~ ~ **fig 14, Holly Lodge,**

Bldg 210, Trees 114-6

<< **fig 15, Footpath, Tree 120**



Turpins Chase, close to the bridge, is a recent dwelling which respects the importance of the boundary wall and tree screen, and therefore does not detract from Bridge Street's character, **fig 16**.

Church Walk, leading north from Chestnut Square, in the direction of the church, is now a cul-de-sac and has a quiet back-water character. The small street scale and interesting buildings, many listed, form an extremely pleasant environment. Intimate cottage gardens, trees, planting and small patches of interesting paving materials combine effectively to create a memorable walk.

Towards the north end, the street widens to form a delightful small space enclosed by trees and two short terraces, Hammond Cottages and Nos. 16-22, **fig 17**. An attractive footpath continues northwards towards the footbridge, although it is a pity that this is bounded by unpleasant fencing.

Wellesbourne Hastings

This area lacks any positive open central space, and is marred by the one-way system which takes traffic through Church Street.

North of the river, Bridge Street has excellent views to the west towards the churchyard group. This is one of the most important amenities of the village. As well as being a recreational space, it makes the structure of the village clear.

~ fig 16, Turpins Chase,
Bldg 105, Trees 162-4

<< fig 17, Hammond Cottages,
Bldgs 117 & 118, Tree 78





The south-east side of Bridge Street is rather disparate in quality. The Methodist Church is an attractive turn of the century building set in pleasant grounds. But the surrounding buildings, especially the garages, detract from the environment.

The busy one-way system around Church and Warwick Streets makes the roads difficult to cross and the noisy atmosphere spoils the quality of this area.

The new development between the two roads incorporates two refurbished cottages, which it is believed are seventeenth century in origin. The scheme is appropriate in scale and materials, although the use of render in parts is perhaps questionable.

Church Street has an open character, with some attractive semi-detached cottages set in pretty gardens. Closer to the church the street is quieter, the terrace Nos. 15-21, the rear of The Kings Head, Yew Tree House and the church itself create an interesting group.

A rather strange unclaimed area south-east of the churchyard, leads to a knot of buildings including the vicarages and The Old Malt House. A barn, on the east edge of this group, is currently being converted to a dwelling, this building is of extreme importance to the view from Bridge Street.

-- fig 18, Church St, Bldgs 81 & 82
 << fig 19, Yew Tree House,
 Bldg 7, Tree 23





Hopper's Lane leads to Charlecote Road and Warwick Street. This side of The Kings Head feels a little over restored, **fig 20**. The modern Warwick House, although a little bland, terminates the vista of Warwick Street acceptably, **fig 11.71**. It also incorporates a Victorian post box. The remainder of Warwick Street is an attractive group of substantial late nineteenth century houses, some of which have had their ground floors converted to shops and offices.

Former garage premises on the corner of Warwick Street are now vacant and delapidated, they are key buildings in the streetscene and their current state is dissappointing.

Cherry Orchard, a cul-de-sac north of Warwick Street, is an interesting small scale street largely comprising Victorian terraces. Although some have suffered from insensitive alterations the general quality of the street remains, there are also remnants of an old orchard behind.

The north side of Warwick Street has two attractive terraces, one of which is listed. The Chestnuts is a three storey building, now converted to commercial uses, which is very important to the streetscape locally, **fig 21**.

The Wellesbourne public house, although much altered, is attractive and a building in townscape terms. As well as defining Kington Road, it also closes the Newbold Road vista.

-- **fig 20, The Kings Head, Bldg 4**
 << **fig 21, The Chestnuts,**
Bldg 95, Tree 45





School Road has unfortunately suffered from modern developments associated with Wellesbourne's growth as a settlement. The shopping precinct, surgery and residential properties have left the buildings of quality somewhat isolated and gaining nothing from their setting, fig 23.

Summary

Wellesbourne is a settlement of considerable interest and quality. Its growth and lively nature has inevitably lead to a continuing problem of coping with new developments in old settings. It is important that this question is constantly addressed in future developments and therefore that the conservation area should be extended modestly to ensure that this happens.

The above townscape analysis forms the basis of our proposed alterations to the Conservation Area which are discussed below.



-- fig 22, The Wellesbourne from Newbold Road, Bldg 104

<< fig 23, School Road



3.2. Architectural Form and Character

Wellesbourne is made up from a fairly wide range of building forms. Dwellings are generally two storey. There are many terraces, usually of four or five houses and of nineteenth century construction. Although there are a few detached houses they are more often closely spaced and make a continuous building line.

There are pockets of 17th and 18th century dwellings retaining their original street pattern.

There are a few three storey buildings, and some dormers. Roofs are generally simple double pitches with the ridge parallel to the street.

Porches are relatively few, and restrained. Windows are generally multipane casements to cottages and sashes to the older and more important buildings.

^^ fig 24, Chapel Street,
Bldgs 150 & 152

<< fig 25, Chapel Street,
Bldgs 133 & 134, Trees 147 & 148



3.3. Predominant Building Materials

Warm red brick is the dominant wall material. There is some restrained polychromatic brick detailing to some of the Victorian terraces. There is a limited amount of dressed stone detailing, and some painted brickwork. There is also a scattering of painted stucco

There are a few examples of timber framing with both brick and render infilling. Some buildings show signs of being re-faced to the street frontage.

Roofs are generally plain tiles or Welsh slate. A few examples of original thatch remain.

Windows are generally white painted timber casement, and sashes to the later buildings.



^^ fig 26, Chapel Street,
Bldgs 148 & 149



<< fig 27, Church Walk,
Bldg 31, Trees 76 & 77



4 The Settlement Landscape

4.1. Village in the landscape

Geography

The village of Wellesbourne straddles the river Dene, sheltered by gentle hills to the south and east and opening out onto a plain to the north and west. It is surrounded by a landscape of mixed agriculture

Form

The form of the original village is now somewhat overwhelmed by twentieth century development, with the exception of the views across gently undulating pasture land from the north-west, and from the open land to the south-east.

Landmarks

There are few landmarks within the village, the most prominent being St Peter's Church tower.

Trees are the only other landmarks. Particularly of note are the mature trees in the grounds of Wellesbourne Hall, especially the huge beech on the north-west boundary, and the massive oak on the south-west boundary. The mature horse chestnut in the front garden of The Chestnuts on Lowes Lane is an important landmark on the edge of the conservation area.

-- fig 28.

St Peter's Church from by-pass

<< fig 29.

Churchyard group from Bridge Street



Outside the present conservation area lombardy poplars are the main landmarks, notably, the group behind No. 4, Charlecote Road, the group on the A429 near the turning into the Dovehouse Farm estate and the single tree behind the garage on the Charlecote to Kineton road.

Approaches

The character of the approaches to Wellesbourne has been much altered by the construction of the new by-pass system to the north, west and south.

Warwick Road from north

This road no longer connects with the main road system outside the village, and is therefore not really an approach. It is lined by rather sub-urban development, and the fairly recent garage on the corner of Charlecote Road detracts from the general quality of this approach

Charlecote Road from north-west

The new by-pass system now directs traffic through and into Wellesbourne via this road, it is therefore heavily used. Nevertheless the view to the south and south-east from this road offers pleasant vista across open land to the Church group. The new road itself is almost inevitably a little barren, **see figs 9 & 30**

-- **fig 30, Charlecote Road, Bldg 62**

<< **fig 31, St Peter's Church**





Stratford Road from west

Although now not sign-posted as an entrance to the village, this is probably the most attractive approach from the by-pass. The open views to the north-east from the road towards the church, its surrounding fine trees and across the river are largely unaffected by new development and retain much of Wellesbourne's original character. Closer to the village, the wooded grounds to Wellesbourne Hall and the individual trees to the south form a pleasant leafy approach

Ettington Road from south

This approach again is much altered, it skirts the east of the new Dovehouse Farm development, and passes through an attractively tree lined road junction before entering the village which at this point is sub-urban in nature.



This approach also connects with Lowes Lane to the east of Wellesbourne House. The village is entered through a tunnel of mature trees and hedges surrounding Walton Way and Wellesbourne House, **fig 32**. The road is then marred by the industrial buildings on the east side, but No. 7, with the fine horse chestnut behind, makes an important focal point and entrance to the village proper. Long views across open countryside to the east complete this section.

Kineton Road from south-east

Ribbon development along this road has lead to it being very sub-urban in quality, relieved in places by a few trees, **fig 33**

^^ **fig 32, Lowes Lane junction**

<< **fig 33, Kineton Road**



4.2. Landscape in the Village

Public Open Spaces

The Churchyard

A very attractive open space within the village. Unfortunately this area is bounded on the north by the busy Charlecote Road, so that traffic noise spoils its otherwise tranquil setting.

The graveyard has some interesting tombstones and superb specimen yew trees.

Meadows

These flank the ^ucourse of the river through the heart of the conservation area. They are an important green open space within the village, without which the village would lose its rural character. The footpaths which traverse these areas are a recreational amenity of great value, **fig 34**.

Chestnut Square

A small but pleasant open space enclosed by attractive buildings with some mature trees. The square has an interesting history but the busy road cutting through its centre spoils its amenity value

<< **fig 34. The Meadows**



Trees

There are many fine trees within the conservation area; these are as shown in the schedule, Appendix B.

There is a good selection of specimen trees of great stature, such as the oak close to the river, (tree 66), the sycamore on the Stratford Road, (tree 94) and the sycamore close to the road bridge, (tree 170).

There are also trees that are important in terms of scale, holly in Church Street, (group 45), and in terms of screening properties, willow and walnut behind Hammond Cottages, Church Walk, (group 174). The purple plum in Church Street, (tree 43), and the ash, close to The Wellesbourne Hotel, (tree 40) have value softening otherwise built up areas.

Because much of the conservation area is surrounded by very busy roads, tree cover is of great importance in absorbing the pollution of noise and dust. Of particular importance in this respect are the tree within the grounds of Wellesbourne Hall, those in the churchyard and vicarage car park and the trees in the gardens bordering Bridge Street.

The willows along the course of the river are of great amenity value. Some of these are in a state of collapse and need to be re-pollarded to prevent them splitting.

« fig 35.
Tree group 95, from the by-pass



Outside the current conservation area are several specimen trees of merit. Notably, the limes in the meadow behind the churchyard, the chestnut in the front garden of "The Chestnuts" on Lowes Lane, and the group of beech and oak on the corner of Lowes Lane and Walton Road.

There are several trees subject to tree preservation orders. Within the conservation area, the group of yews at Holly Lodge, SDC1, and outside the current conservation area, the group of purple beech and plum at Sunderland Place, SDC57, the Walnut at Farrington Close, Dovehouse Farm Estate, SDC 89, the group of ash trees at 14 Manston Drive, Dovehouse Farm Estate, SDC 116, one of which is missing, and 58 & 64 Pembroke Gardens, not yet served.

Other Soft Landscape Features

There are many soft, growing, landscape features that enhance the character of the village,

Climbing plants covering walls and fences, **fig 37**

Pockets of planting which soften hard surfaces.

Grass verges, unfortunately there has been a tendency, in some areas, to plant road verges with bedding plants or ornamental shrubs, this detracts from the rural appearance of the conservation area and should be resisted.

Hedges, those of traditional species such as yew, lonicera, privet, hawthorn and holly are more appropriate than fast growing conifers.

-- **fig 36, rhs, Horse Chestnut, Tree 110**

<< **fig 37, Church Walk, Bldgs 18 & 48**





Hard Landscape Features and Artifacts

There is a varied collection of hard landscape details that contribute to the character of the village.

The vernacular walling materials are red brick and stone. There are fine examples of old walling throughout the village, some with unusual moulded terracotta or stone copings. Other traditional forms of enclosure to gardens are low Victorian cast-iron railings and timber picket fencing. Metal stock fencing and timber post and rail fencing have maintained the rural appearance of the small paddocks around the village centre. There remain many period garden gates in the village, it is unfortunate that timber field gates are being replaced with tubular steel ones. Some of the old lighting columns have been retained, these enhance the old part of the village.

Unfortunately Wellesbourne seems to have had most of its traditional surfacing replaced with tarmac. The use of granite sett and stone kerbs on some roads and lanes in the conservation area does improve matters. The old blue and burnt brick pathway surfacing has survived in small pockets on Church Walk and Chapel Street.

<< fig 38. Bridge St. Bldg 106, Tree 160



Artifacts of interest are, the **stone war memorial** in the churchyard, the **old water pump** in Church Street, the **memorial stone** erected by the National Union of Agricultural Workers on the village green and the **flood water level mark** on the corner of Lowes Lane.

Wildlife Habitat

Several areas provide good wildlife habitat:

The Meadows along the course of the river, particularly those which are not mown or intensively overgrazed

The large pond in the grounds of **Wellesbourne Hall**

The uncultivated banks of the **river**, see **fig 39**

The overgrown **allotments**

« **fig 39. The River Dene**

4.3 Spaces and Landscape of Quality

The quality of the landscape within the conservation area is dependent on several factors which include the following.

The retention of the traditional spaces of the village, especially the meadows along the river sides and Chestnut Square.

The pleasing appearance of well kept gardens which front onto the lanes and roads, particularly valuable are those which have a cottage garden or period style of planting.

Trees and hedges that screen unsightly views or break up building masses.

The retention of old brick and stone boundary walls, iron ornamental railings, picket fences, patches of original paving materials, old street lighting, which all contribute to the character of the conservation area.

The retention of pockets of planting which are indicative of the village's agricultural past, for example, old fruit trees, orchards, hedgelines and grass verges.

The fine mature tree cover which provides very pleasing overhead planes of greenery

-- fig 40, Hammond Cottages,
Bldg 118, Tree 78
<< fig 41, Church St.
Bldgs 83 & 84, Tree 45





Outside the Conservation Area Boundary

Spaces and Landscape of Quality

The meadow adjacent to the footpath between the church and the river, with its fine mature specimen lime trees which give it a parkland quality. This is an important landscape buffer between the conservation area and the busy by-pass, **fig 42**.

The low lying ground adjacent to the river between the western footpath and the by-pass. This area, with its wild flowers and willows, has a pleasant riverside footpath which links the village to the ancient field enclosure on the village boundary.

The ancient field enclosure, a listed ancient monument on the village boundary.

The sports ground on the Ettington Road, a large open recreational space with some attractive boundary trees.

Recommendations for Improvement

Several areas in the village would benefit from landscape improvements, some of which are also discussed elsewhere.

1. Tree planting to improve the street scene, particularly in the northern part of the conservation area, **fig 43**.

~ fig 42, Footbridge, Trees 64-68
 << fig 43, Warwick St. Bldgs 84 & 203





2. The replacement of modern street furniture, bollards, signs, planters, seats and litter bins, with that of a more rural style, **fig 44.**

3. Repairs to the right hand brick entrance pier to the church car park.

4. Sensitive landscape improvements to the frontage of The Stags Head public house.

5. Surfacing improvements around Chestnut Square

6. Screen planting, with traditional species, to the northern boundary of the churchyard.

7. Sensitive management of the overgrown allotments to increase their wildlife habitat and amenity value, coppice woodland perhaps.

8. Pollarding, on a regular basis, of the riverside willows to prevent splitting.

9. A traditional plaque to mark the flood level on the corner of Lowes Lane.

10. Sensitive landscape treatment of the area around the steps to the footbridge on the church footpath.

<< fig 44, Bridge Street

The Conservation Area

5.1. Introduction

Wellesbourne's existing Conservation Area is well established, and now appears to be performing well. In view of the above discussion it is proposed that there should be some modest extensions to the area in order to ensure that the qualities outlined can be maintained and where possible enhanced.

5.2. Proposed Conservation Area Boundary

It is proposed that the Conservation Area boundary should remain as existing with the following alterations

a) Chapel Street

It is proposed to extend the boundary to include Dene House at the end of Chapel Street and the area around Roddis House. It is felt important that the setting of No 57 and Roddis House is fully protected and the the landscape in this area should be retained.

b) Lowes Lane

The area of open space to the east of Lowes Lane is considered to be an important amenity and worthy of protection.

<< fig 45. Chapel Street, Bldgs 27 & 28



No.7 Lowes Lane is a key building and together with the substantial horse chestnut form a group which should be protected. Holly Lodge, although modern, includes some fine trees which warrant continued inclusion within the conservation area.

c) Stratford Road

The gardens of the Old Dispensary and No. 3 are felt to be important and worthy of inclusion to retain the setting of this attractive group.

d) Cherry Orchard

Although altered, it is felt that this street warrants inclusion in the conservation area, being an example of some interesting terraced properties and old orchard. It is hoped that the inclusion of this area may stimulate some improvements.

e) The Wellesbourne Public House

A key building in townscape terms which fully justifies extension to the conservation area, **fig 46**

School Road

Consideration was given to the School Road area. Although there are a few good buildings, the general quality of the environment is lowered by recent developments and it is not considered worthy of inclusion, **fig 47**.

The above proposed alterations to the conservation area boundary are shown on the plan at the end of this report.

^^ **fig 46, The Wellesbourne, Bldg 104**
 << **fig 47, School Road**

Development Control and Enhancement

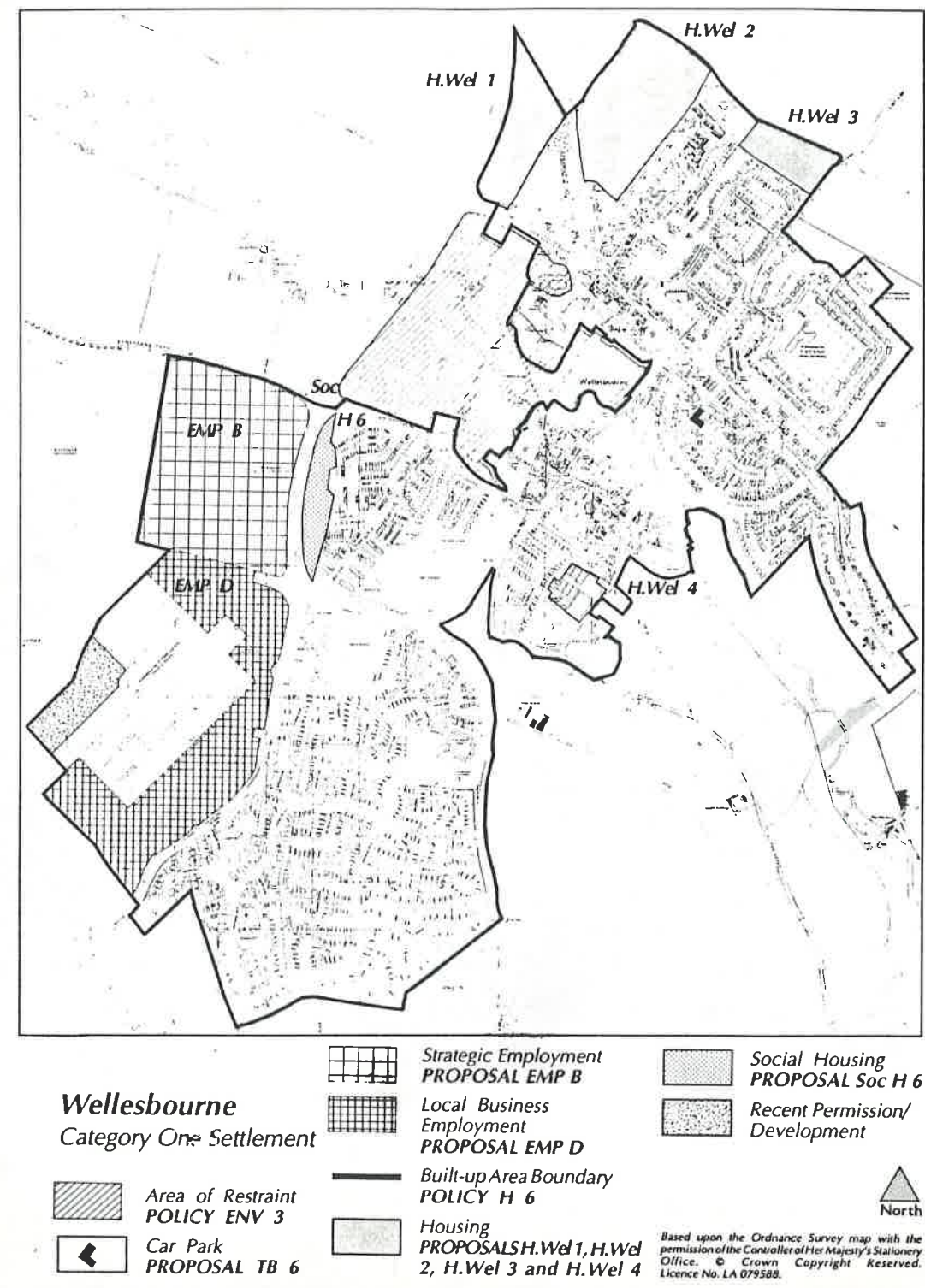
Development control and the machinery for schemes of enhancement in a Conservation Area will be as set out in the Stratford-on-Avon Local Plan (see Chapter 7. Policies) under the provisions of the Planning (Historic Buildings and Conservation Areas) Act 1990.

6.1. Safeguarding Environmental Quality

It is noted that the Stratford-on-Avon Draft Local Plan, Proposal H. Wel 4, designates the industrial estate in Lowes Lane for housing development. This will border the conservation area and it is important that any scheme respects the qualities of Wellesbourne as outlined in this report.

The Local Plan also designates the Dene valley as an area of environmental restraint, it is considered absolutely vital that this is maintained rigidly

<< Stratford-on-Avon Draft Local Plan



6.2. Recommendations for Improvement

There are a number of areas which would benefit from further consideration leading to possible schemes of improvement and enhancement.

a) Overhead wires - removal of overhead wires where possible.

b) The area around Church Rooms has a rather unclaimed atmosphere and some landscape improvements would help create a pleasant space.

c) The footbridge, ref 64, is in need of refurbishment

*** d) No. 6, and associated workshops, Warwick Street, ref 94,** this former garage and dwelling is now delapidated and vandalised, sensitive restoration and refurbishment would greatly improve this area, fig 48.

e) Cherry Orchard generally, has an interesting character, it is hoped that its inclusion within the conservation area will help promote general improvements.

f) Workshop/store, Chapel Street, ref 157, this small detached building, important to the street scene, is a little run down and warrants refurbishment.

<< fig 48, Warwick St. Bldg 94



↑ demolished SEPT/OCT 1993

being redeveloped winter 1994/5

g) The approaches from the by-pass, are a little barren in parts and would benefit from some tree planting.

g) The willows along the course of the river are of great amenity value. Some of these are in a state of collapse and need to be re-pollarded to prevent them splitting

h) Chestnut Square, unfortunately suffers from an excess of tarmac, sensible alterations to the road alignment, parking areas and ground surface materials could help to create an even more pleasant space.

j) The one-way system blights the area around Church Street and its benefits are debatable, consideration could be given to making Warwick Street two-way and thereby taking through traffic away from Church Street.

k) Bridge Street has excellent views to the west towards the churchyard group. This is one of the most important amenities of the village, and improvements could be made to the access and associated street furniture, **fig 44**

l) School Road has unfortunately suffered from modern developments, sensitive landscape improvements in this area could help to mitigate their effects, **figs 47 49.**

m) The south-east side of Bridge Street is somewhat disappointing and a quality redevelopment here would be an asset

<< fig 49, School Road





6.3: Conclusion

Wellesbourne is a fine settlement, with some exceptional townscape qualities. The suggested Conservation Area boundary extensions, continued appropriate care and maintenance of its buildings and landscape, together with the development control machinery should be sufficient to maintain its character and environmental quality for years to come.

<< fig 50, Church Walk,
Bldgs 32 & 114, Tree 155

Map to Appendix A
Building references



Appendix A Schedule of buildings within the Conservation Area

Section 1 - Listed Buildings

(Listed description extracts in italics)

See plan opposite for references

Map Ref - 3 (see figs 9 & 109)

Church of St Peter, Church Street

Serial No 15A/3 Grade B

Attractive late C14 Tower. Nave has some original C15 windows but has been much restored and lengthened, to east, 1847 north and south aisles with C19 and C13 arcades of five bays, Chancel 1847 with reset C12 chancel arch on north, C17-19 wall tablets, some finely carved brass 1426.

Map Ref - 4 (see fig 20)

Kings Head Public House,

Hopper's Lane

Serial No 15A/4 Grade II

Simple C18/19 brick building with extensive modern alterations and additions, tiled hipped roof with wide cornice, now lost much of its original character

Map Ref - 5 (see fig 51)

The Old Vicarage, Church Street

Serial No 15A/5 Grade II

Early C18 square brick house of two storeys, plus attic, sash windows with keystones and flat arches, string course, rusticated quoins, C19 brick chimneys, many windows etc altered in C19



<< fig 51



Map Ref - 7 (see fig 19)
The Cottage, Now Yew Tree House,
Church Street

Serial No 15A/7 Grade II
Front partly C18 but mostly C19 brick, irregular plan and height, tile roof, sash windows, rear C17 wing with brick infilling

Map Ref - 8 (see fig 52)
White Cottage, Church Street
Serial No 15A/8 Grade II

Small early C19 whitened brick cottage, two storeys, two sash windows with keystones and stucco voussoirs, two storey boxed out canted bay

Map Ref - 14 (see fig 57)
No. 4 (inc. vacant shop),
Chapel Street

Serial No 15A/14 Grade II
Early C19 brickwork, two storeys and three sash windows with rusticated flat arches in stucco, string course and moulded cornice at eaves, shop has original double fronted bow shop front with reeded pilasters and entablature, corbelled brick cornice

Map Ref - 15 (see fig 53)
Old School House, No. 6, Chapel Street
Serial No 15A/15 Grade II

C17, square brick house with hipped tile roof, two storeys, interior contains original early C17 staircase

-- fig 52 (Tree 48 & 49)
 << fig 53

Map Ref - 16 (see fig 54)
The Little House, Chestnut Square
Serial No 15A/16 Grade II*

Plaque inscribed CWA 1699, two storey, six window red brick facade, brick first floor string course, corbel cornice, flat brick arches with keystones, six panel door with open pedimented hood and console brackets, slim Tuscan pilasters, old tile roof

Map Ref - 16 (see fig 54)
House adjoining The Little House on north, Chestnut Square
Serial No 15A/16 Grade II

One dwelling with the Little House, C17, two storey gable facing Square, timber framing with diagonal bracing and brick infilling, tile roof

Map Ref - 18 (see figs 37 & 55)
No. 15, Chestnut Square
Serial No 15A/18 Grade II

C17, timber frame, plaster and brick infilling, south end partly rebuilt in red brick, thatched roof, one storey and attic, two ground floor canted C19 bays and one modern bow window, three attic casements

Map Ref - 19 (see figs 5, 10 & 78)
Stags Head Inn, Chestnut Square
Serial No 15A/19 Grade II

C16/7 timber frame, whitened brick infilling, gabled thatched roof, some alterations, casements with glazing bars, three ground floor canted bay windows, modern doorhood

<< fig 54



Map Ref - 20 (see fig 56)

No. 10, Chestnut Square

Serial No 15A/20 Grade II

C18 altered C19, two storeys, three sash windows, facade rendered in stucco, rusticated stone quoins and moulded cornice with frieze, hipped tiled roof, Doric portico, six panel door and traceried fanlight, architrave surround with keystone

Map Ref - 21 (see fig 56)

Red House, No. 8, Chestnut Square

Serial No 15A/21 Grade II

C18 with C19 restorations, two storey brick house, string course, central pedimented portion, three sash windows in moulded cased frames, bull nosed cills, stucco flat arches with keyblocks, hipped tiled roof, six pane door, ornamental fanlight, two splayed bays to ground floor, modillion cornice



Map Ref - 22 (see figs 6 & 56)

No. 6, Chestnut Square

Serial No 15A/22 Grade II

Early C19, brick house, two storeys and three sash windows, with keystones and stucco voussoirs, cornice on consoles, Welsh slate roof with eaves cornice

↗ fig 55

↖ fig 56



Map Ref - 23

Wellesbourne Hall, Stratford Road

Serial No 15A/23 Grade II*

Early C18, circa 1700, symmetrical brick house with projecting wings either side of three bay centre, two storeys and attic, seven sash windows with stone architraves, stone quoins, moulded cornice, stone porch with Doric columns and entablature, hipped tile roof. Interior: galleried entrance hall, most rooms circa 1760 with Adam style plaster ceilings, two shell work chimney pieces by Mrs Delany

Map Ref - 23A

The Lodge at Wellesbourne Hall, Stratford Road

Serial No 15A/23A Grade II

Formerly stables, red brick, old tile hipped roof, C18, two storeys, octagonal cupola on square drum astride roof ridge



Map Ref - 24 (fig 57)

Old House, No. 2, Chapel Street

Serial No 15A/24 Grade II

Early C19, red brick, Welsh slates, two storeys, corbelled cornice, C19 two light ground floor sash

Map Ref - 26 (see fig 58)

No. 9, Chapel Street

Serial No 15A/26 Grade II

C18, red brick, some exposed timber framework, thatch, two storeys, two casements, ground floor cambered arch and trellis porch now painted and porch altered

-- fig 57

<< fig 58



Map Ref - 27 (see fig 45)

No. 57, Chapel Street

Serial No 15A/27 Grade II

C17, timber frame, whitewashed plaster, thatch, one storey and attic, four casements with glazing bars

Map Ref - 28 (see fig 45)

Roddiss House, No. 59, Chapel Street

Serial No 15A/28 Grade II

Early C19, red brick, tiles, eaves cornice, two storeys, three sashes in reveals under flat arches, architrave surround to door and oblong fanlight, open pediment on consoles, pulvinated frieze, timber framed back wing with red brick nogging

Map Ref - 30 (see fig 59)

Nos. 3 to 7 (odd), Church Walk

Serial No 15A/30 Grade II

C17, later refronted, whitewashed brick front, timber framed back and part of sides with some coursed rubble on north side, thatched roof, one storey and attic

Map Ref - 31 (see fig 27)

No. 9, Church Walk

Serial No 15A/31 Grade II

C17, timber frame, whitewashed brick nogging, thatch, one storey and attic, casement windows

Map Ref - 32 (see fig 50)

No. 4, Church Walk

Serial No 15A/32 Grade II

C17, timber frame, brick nogging, old tile roof, one storey and attic, east side rebuilt in red brick

<< fig 59



Map Ref - 33 (see fig 79)

Nos. 8 & 9, Church Walk

Serial No 15A/33 Grade II

C17, refronted C19, red brick, Welsh slates, back and part of sides timber framed with red brick nogging, two storeys

Map Ref - 37 (see fig 60)

No. 2, School Road

Serial No 15A/37 Grade II

C19 front, red brick, tiles, two storeys, C17 back wing, timber framed with brick nogging, thatched roof, one storey and attic. Recently restored

Map Ref - 40 (see figs 11 & 61)

No. 3, Stratford Road

Serial No 15A/40 Grade II

C17, altered C19, timber frame, colourwashed brick, thatch, one storey and attic, casements



Map Ref - 43 (see fig 62)

Nos. 33 & 35, Warwick Street

Serial No 15A/43 Grade II

Early C19, red brick, Welsh slates, cornice band, two storeys, four sashes in reveals under flat arches

Map Ref - 48 (see fig 37)

The Gables, No. 11, Chestnut Square

Serial No 15A/48 Grade II

C17, timber frame and red brick nogging, front refaced in C19 red brick, two storeys, three sashes

-- fig 60, (Tree 37)

<< fig 61, (Trees 90, 91 & 94)



Map Ref - 59

(outside Conservation Area)

End House, School Road

Serial No 15/59 Grade II

C17, enlarged C19, timber frame, whitewashed brick and brick nogging, tiled roof two storey

Section 2 - Buildings of Group and Townscape Value

Map Ref - 62 (see fig 30)

The Homestead, Charlecote Road

C20, detached, dwelling, one storey, brick, plain tile roof, set low adjacent to church yard, unobtrusive

Map Ref - 63 (see fig 63)

Church Rooms, Church Street

C19, one storey, brick, plain tile roof, altered currently subject of planning application

Map Ref - 64

Footbridge

C20, concrete and steel in need of redecoration

Map Ref - 65

The Church House, Church Street

C19, semi-detached, two storey, brick, hipped slate roof, brick boundary wall

Map Ref - 66

The Vicarage, Church Street

C20, dwelling, two storey, brick, plain tile roof, set back

-- fig 62, (Trees 34 & 35)

<< fig 63, (Tree 14)





Map Ref - 67 (see fig 64)

The Old Malt House, Church Street

C19, dwelling, two storey, brick, plain tile roof

Map Ref - 68 (see figs 29 & 65)

Threshing Barn and Outbuildings, at The Old Malt House, Church Street

C19, work in progress to convert to dwelling

Map Ref - 69

Rana House, No.18 Church Street

C20, dwelling, two storey, painted brick, plain tile roof

Map Ref - 70

Tree Tops, No. 16A, Church Street

C20 dwelling, one storey, brick, pantile roof

Map Ref - 71

Un-named House, Church Street

C19, dwelling, one storey plus attic, painted brick, plain tile roof

Map Ref - 72 (see fig 66)

Wellesbourne Working Men's Conservative Club, Church Street

Dated 1885, brick, plain tile roof

Map Ref - 73 (see fig 66)

Crickhollow Cottage, No. 12, Church Street

No. 10, Church Street

C19, semi-detached dwellings, two storey, brick, arched window heads, plain tile roof, original casements

-- fig 64

<< fig 65





Map Ref - 74 (see fig 60)
Lilac Cottage, No. 8, Church Street
 &
No. 6, Church Street

No. 4, Church Street
 &
No. 2, Church Street

C19, semi-detached dwellings, two storey, brick, arched window heads, plain tile roof, original casements

Map Ref - 75
Rear of Nos. 2-8, Church Street
 C19, timber clad, one storey, plain tile roof, storage for Nos. 2-8

Map Ref - 76
The Bridge
 Brick arched road bridge, much altered

Map Ref - 77
Post Office and Preedy Newsagents, Bridge Street
 C20, shop with first floor dwelling, two storey, brick and painted render, plain tile roof

Map Ref - 78 (see fig 67)
Bridge House, No. 9, Bridge Street
 C20 dwelling, two storey, brick, interlocking concrete tile roof, ground floor altered, originally a shop ?

^^ fig 66, (Tree 31)
 << fig 67, (Tree 38)





Map Ref - 79 (see fig 67)
Wellesbourne Methodist Church,
Bridge Street

Early C20/ late C19, detached, one storey, brick with dressed stone windows surrounds, plain tile roof, extension to right hand side

Map Ref - 80 (see fig 60)
Justina Shop, and Lock and England
Estate Agents, No. 1, School Road

C19, probably older originally, two storey, brick, plain tile roof

Map Ref - 81 (see fig 18)
Emsdene, Church Street

House adjoining Emsdene,
Church Street

Refronted C19, two storey, brick with stucco voussoirs, plain tile roof, originally four houses, recently refurbished as part of recent adjacent redevelopment

Map Ref - 82 (see figs 18, 68 & 69)
New development, Church Street

Recently completed, 16 two bedroomed dwellings, two storey, brick and painted render, plain tile roofs

Map Ref - 83 (see figs 41 & 69)
Nos. 3, 5, 7 & 9, Church Street

C19, semi-detached dwellings, two storey, brick, arched window heads, plain tile roof, original casements

-- fig 68

<< fig 69



Map Ref - 84 (see figs 41, 43 & 70)

No. 4, Church Street / Warwick Street
C19, detached dwellings, two and one storeys and attics, brick, hood mouldings, interlocking tile to front, plain tile roof to rear wing, iron railings to front

Map Ref - 85

**The White House,
No. 11, Church Street**

C19, two storey, painted render with ashlar scoring, interlocking concrete tiles, slate to rear, bull nose brick on rendered boundary wall

Map Ref - 86

**Garages and Outbuildings,
Church Street**

Brick, corrugated iron roof, much altered

Map Ref - 87

Nos. 15, 17 & 19, Church Street

C19, terraced dwellings, two storey, brick, arched window heads, slate roof, refurbished 1950's

Map Ref - 88

No. 21, Church Street

C19, end terrace dwelling, two storey, painted brick, plain tile roof, original casements, forms group with Nos. 15-19

Map Ref - 89 (see fig 71)

**GA Property Services, Garstangs,
Warwick Television,**

Warwick House, Warwick Street

C20, varying height, brick, plain tile roof, Victorian Post Box incorporated in wall

-- fig 70

<< fig 71





Map Ref - 90 (see fig 72)

**West's Bakery & adjacent office,
Warwick Street**

C20/19, detached, two storey, plain tile roof,
original sashes, shopfront extension

Map Ref - 91 (see fig 73)

**Berkeley Wine Merchants,
Warwick Street**

C19, semi-detached, two storey, brick, slate
roof, original sashes, C20 shopfront

Map Ref - 92 (see fig 73)

**Victoria House, Duncans Pet & Garden
Centre, No. 10, Warwick Street**

C19, three storey, brick, dressed stone
quoins and window heads, slate roof, much
altered

Map Ref - 93 (see fig 2)

Wellsburn, No.8, Warwick Street

C19, detached dwelling, three storey, brick,
slate roof, original casements and sashes

Map Ref - 94 (see fig 48)

**No. 6, and associated workshops,
Warwick Street**

C19, former garage and dwelling, two storey,
brick, slate roofs, delapidated and vandalised

Map Ref - 95 (see figs 21 & 74)

The Chestnuts, Warwick Street

C19, Vets, opticians, chiropodist, detached,
three story, brick, arched window heads,
slate roof, iron railings to Warwick Street



-- fig 72

<< fig 73



Map Ref - 96

No 31, Warwick Street

C19, end terrace, two storey, refurbishment in progress, rest of terrace is building reference. 43

Map Ref - 97 (see fig 107)

No. 37, Warwick Street,

Roma Cottage, No. 39, Warwick Street

Ripple Cottage, No. 41, Warwick Street

C19/20, terrace, two storey, brick, 'tudor' arched window heads, slate roof

Map Ref - 98 (see fig 107)

Un-numbered House, Warwick Street

C20/19, detached dwelling, two storey, brick, interlocking tile roof, for sale

Map Ref - 99 (see fig 96)

Nos. 3, 5 & 7, Cherry Orchard

C20/19, terraced dwellings, two storey, brick, arched window heads and strong course, slate roof, original casements

Map Ref - 100 (see fig 75)

No. 9, Cherry Orchard

C20/19, detached dwelling, two storey, render to front, brick to garden, right angles to street, plain tile roof

Map Ref - 101 (see fig 75)

Nos. 11, 13, 15, 17 & 19, 1

Cherry Orchard

C20/19, terraced dwellings, two storey, render on brick, slate roof

^^ fig 74

<< fig 75





Map Ref - 102 (see fig 75)

Nos. 21, 23, 25, Cartwheel Cottage & Cherry Cottage, Cherry Orchard

C19/20, two storey terraced dwellings, render on brick, slate roof much altered

Map Ref - 103

Nos. 2, 4, 6 & 8, Cherry Orchard

C19/20, two storey, painted brick, slate roof, much altered

Map Ref - 104 (see figs 22, 46 & 68)

The Wellesbourne, Kineton Road

C20/19, public house, two storey and attics, painted brick, hipped slate roof, rear extensions, important corner group

Map Ref - 105 (see figs 16 & 76)

Turpins Chase, Bridge Street

C20, detached dwelling, brick, plain tile roof, sited close to river, but effectively hidden by substantial trees, entrance successfully integrated into Bridge Street

Map Ref - 106 (see fig 38)

The Orchard House, Bridge Street

C20/19, detached dwelling, brick, stone cills, plain tile roof

Map Ref - 107 (see fig 77)

Nos. 4 & 6, Bridge Street

C19/20, originally terrace of three dwellings now two and fuel merchants, two storey and attic, brick, slate roof

-- fig 76

<< fig 77 (Tree 157)





Map Ref - 108 (see fig 78)

No. 2, Bridge Street

C20, detached dwelling, two storey, brick, plain tile roof

Map Ref - 109 (see fig 78)

Ann's Hair Studio, Bridge Street

C20, detached, one storey, painted render, plain tile roof

Map Ref - 110 (see fig 10)

Little Cottage, No. 3, Chestnut Square

C19, terraced, dwelling, two storey, brick, slate roof, original sashes

Map Ref - 111 (see fig 10)

Cottage Stores, No. 5, Chestnut Square

No. 7, Chestnut Square

C19, shop and dwelling, semi-detached, two storey, brick, slate roof, original sashes, iron railings to No. 7

Map Ref - 112 (see fig 10)

Brook House, Chestnut Square

C19, shop and dwelling, semi-detached, two storey, brick, slate roof, original sashes, iron railings to No. 7

Map Ref - 113 (see fig 10)

No. 2, Chestnut Square

C19, dwelling, semi-detached, two storey, brick, slate mono pitch roof

Map Ref - 114 (see fig 50)

No. 6, Church Walk

C19, semi-detached dwelling, two storey, brick, slate roof, original sashes

-- fig 78

<< fig 79





Map Ref - 115 (see fig 80)
West Cottage, No. 12, Church Walk
 C19, detached dwelling, two storey, painted brick, plain tile roof, original sashes

Map Ref - 116 (see fig 80)
Buckle House, Church Walk
 C19, dwelling, two storey and attic, brick, plain tile roof, original casements, ivy clad

Map Ref - 117 (see fig 17)
Nos. 16, 18, 20 & 22, Church Walk
 C19, terraced dwellings, brick, arched window heads, plain tile roof, original multipane casements

Map Ref - 118 (see figs 17 & 40)
Hammond Cottages,
Nos. 24, 26, 28 & 30, Church Walk
 C19, terraced dwellings, two storey, brick, slate roof, original multipane casements

Map Ref - 119
No. 32, Church Walk
 C19, detached dwelling, brick, plain tile roof, original sashes

Map Ref - 120 (see fig 102)
Trinity Cottage, No. 32, Church Walk
 C19, dwelling, two storey, brick, plain tile roof, originally two or three cottages ?

Map Ref - 121 (see fig 102)
Meadow Cottage, No. 36, Church Walk
 C19, detached dwelling, painted brick, plain tile roof

-- fig 80
 << fig 81, (Tree 72)





Map Ref - 122 (see fig 81)
Un-named dwelling, Church Walk
C20, detached dwelling, one storey and attic,
plain tile roof

Map Ref - 123 (see fig 81)
Rose Cottage, Church Walk
C20, detached dwelling, two storey, painted
brick, interlocking concrete tile roof

Map Ref - 124 (see fig 82)
No. 1, Church Walk
Detached dwelling, one storey and attic,
brick, plain tile, stained windows, much
altered

Map Ref - 125 (see fig 83)
The Barn House, and converted
buildings opposite, Stratford Road
C19/20, converted, brick and timber
framing with brick nogging, plain tile roof



Map Ref - 126
Outbuildings at Wellesbourne Hall,
Stratford Road
No access

Map Ref - 127 (see fig 61)
Old Dispensary, Stratford Road
C19, detached, two storey, painted brick,
blind "gothic" arches to road, plain tile roof

<< fig 82
<< fig 83



Map Ref - 128 (see fig 84)

No. 4, Chestnut Square

C19, detached dwelling, two storey, brick, plain tile roof

Map Ref - 129 (see fig 84)

No. 2, Chestnut Square

C19, detached dwelling, two storey, brick, plain tile roof, iron railings

Map Ref - 130 (see fig 53)

No. 8, No. 10 (Clones) & No. 12, Chapel Street

C19/20, terraced dwellings, two storey, brick with decorative buff and blue brick patterns, slate roof, original sashes

Map Ref - 131 (see fig 85)

Nos. 12, 11 & 10, Garden Terrace

C19, terraced dwellings, two storey, brick, plain tile roof, Nos 11 & 10 refurbished, some signs of timber framing



Map Ref - 132 (see fig 4 & 13)

Nos. 9, 8, 7, 6, 5, 4, 3, 2, &

Honeysuckle Cottage, Garden Terrace,

Nos 1, 2, 3 & 4, Garden Row (see fig 13)

C19, terraced dwellings, two storey and attic, brick, plain tile roof, refurbished fairly recently, pleasant gardens

Map Ref - 133 (see fig 25)

The Old Bake House,

No. 14, Chapel Street

Semi-detached dwelling, two storey, timber frame with brick nogging, plain tile roof

-- fig 84

<< fig 85



Map Ref - 134 (see fig 25)

No. 16, Chapel Street

Semi-detached dwelling, two storey, painted brick, interlocking concrete tile roof

Map Ref - 135 (see fig 86)

Nos. 18, 20 & 22, Chapel Street

C19, terraced dwellings, two storey, brick, plain tiles to No. 22, slate to rest, original casements

Map Ref - 136 (see fig 86)

Nos. 24, 26 & 28, Chapel Street

C19, terraced dwellings, two storey, brick, plain tile roof,

Map Ref - 137

No. 7, Lowes Lane

C20/19, detached dwelling, two storey, brick, plain tile roof, decorative bargeboards

Map Ref - 138

Nos 2 & 3, Lowes Lane

Semi-detached dwellings, two storey, brick, slate roof, iron railings to side

Map Ref - 139 (see fig 87)

**Bakers Hatch, Lowes Lane/
Chapel Street**

Semi-detached dwelling, two storey, painted brick, plain tile hipped roof

Map Ref - 140 (see figs 87 & 105)

Avadi & House adjacent, Chapel Street
Semi-detached dwellings, two storey, roughcast, slate roof, former Methodist Chapel converted 1933

-- fig 86

<< fig 87





Map Ref - 141 (see fig 106)
Nos 1,2,3,4,5,6 & 7, Peacock Court
Chapel Street

Fairly recent development of detached dwellings, one storey, raised ground floors, brick, interlocking pantile roof, pleasant scheme with intimate scale

Map Ref - 142 (see fig 106)
Nos. 1 & 2, Twin Cottages,
Peacock Court, Chapel Street

Semi-detached dwellings, two storey, painted render, plain tile roof

Map Ref - 143 (see fig 89)
No. 55, Peacock Court, Chapel Street
 C20/19, detached dwelling, two storey, brick, slate roof

Map Ref - 144 (see fig 89)
No. 53, Chapel Street
 C20/19, semi-detached dwelling, one storey, brick, plain tile roof, conversion

Map Ref - 145 (see fig 88)
Nos 49 & 51, Chapel Street
 Semi-detached dwellings, two storey, brick, slate roof, No. 49 has commemorative plaque, No 51 painted brickwork and decorative applied stone window surrounds

Map Ref - 146
No. 45, Chapel Street
 C20/19, detached dwelling, two storey, brick, slate roof

Map Ref - 147 (see fig 12)
No. 43, Chapel Street
 C20, detached dwelling, one storey and attic, brick, plain tile roof
 -- fig 88
 << fig 89





Map Ref - 148 (see fig 26)
Nos 31, 33, 35, Chapel Street
 Terraced dwellings, two storey, brick, plain tile roof

Map Ref - 149 (see fig 26)
Nos 39 & 41 (Fir Tree Cottage)
Chapel Street
 C20/19, semi-detached dwellings, two storey, brick, slate roof, original casement

Map Ref - 150 (see figs 7, 12 & 90)
Nos 23, 25, 27 & 29, Chapel Street
 C19, terraced dwellings, two storey and attic, decorative brickwork, plain tile roof, incongruous bay to No. 25

Map Ref - 151 (see fig 7)
Wish Cottage, No. 21, Chapel Street
 C19, detached dwelling, two storey, brick, plain tile roof, refurbished

Map Ref - 152 (see figs 7, 90 & 91)
Nos. 13, 15, 17 (Bear Cottage) & 19, Chapel Street
 C20, courtyard development of dwellings, two storey, brick, plain tile roof

Map Ref - 153
Un-named building, Chapel Street
 Two storey, brick, plain tile roof

Map Ref - 154 (see fig 58)
Vine Cottage, Chapel Street
 Semi-detached dwelling, two storey, painted brick, slate roof

^^ fig 90
 << fig 91





Map Ref - 155 (see fig 92)

No. 5, Chapel Street

Detached building, two storey, brick, plain tile roof, Butchers Shop

Map Ref - 156 (see fig 92)

No. 3, Chapel Street

C20, detached dwelling, two storey, brick, interlocking tile roof, original sashes, formerly also a shop

Map Ref - 157 (see fig 92)

Workshop/store, Chapel Street

Detached building, two storey, brick, corrugated iron roof, delapidated

Map Ref - 158

The Beeches, Chapel Street

C20, detached dwelling, one and two storey, brick, plain tile



Map Ref - 159

Willow Dene, Chapel Street

C20, detached dwelling, one storey, brick, plain tile roof

Map Ref - 160 (see fig 93)

The New House, Chapel Street

C20, detached dwelling, one storey and attic, brick, plain tile

Map Ref - 161 (see fig 93)

Coopers, Chapel Street

C19, detached dwelling, one and two storey, brick with diaper work, plain tile roof, decorative bargeboards, original diamond pattern casements, former Butchers

-- fig 92

<< fig 93



Map Ref - 162 (see fig 94)
Manor House, Chapel Street
 C19, detached dwelling and outbuildings, two storey and attic, brick, plain tile roof, original diamond pattern casements

Section 3 - Other Buildings

Map Ref - 200
Vacant Building, Adj. Post Office, Bridge Street
 C20, detached, one storey, mock timber frame, asbestos cement roof, currently for sale

Map Ref - 201 (see fig 95)
F. A. Stowe, Bridge Street Garage, Bridge Street
 C20, semi-detached, two storey, painted brick, slate roof, much altered

Map Ref - 202
Wellesbourne Garage, Bridge Street
 C20, corrugated steel, right hand side older with plain tile gablet roof but much altered

Map Ref - 203 (see fig 43)
Wellesbourne Fish Bar, Warwick Street
 C20, one storey, brick, slate roof

Map Ref - 204
No. 2A, Warwick Street
 C20, detached dwelling, two storey, brick, plain tile roof, inappropriately sited

^^ fig 94, (Tree 153)
 << fig 95, (Tree 38)





Map Ref - 205

Outbuildings, Church Street

C20/19, brick, corrugated steel roofs

Map Ref - 206 (see fig 96)

Garage, Cherry Orchard

C20, corrugated steel

Map Ref - 207

Garage/workshop, Cherry Orchard

C20, corrugated steel walls and roof

Map Ref - 208

Nos 28A & 28B, Chapel Street

C20, Semi-detached dwellings, one storey, buff brick, plain tile roof

Map Ref - 209

Nos 28C (Enzore), & The Bungalow, Chapel Street

C20, detached dwellings, one storey, brick, interlocking concrete tile roof, painted flood level mark dated 11.7.68 on boundary wall of The Bungalow

Map Ref - 210 (see fig 14)

Nos 2,4,6,8,10,12 (The Cedars),1,3,5,7, Holly Lodge & 8 Lowes Lane

Fairly recent development on site of Holly Lodge, one storey and attic, brick, plain tile roof, pleasant wit some fine trees

Map Ref - 211

Chestnuts, Lowes Lane

C20, detached dwelling, two storey, brick and timber boarding, interlocking concrete tile roof

<< fig 96

Map Ref - 212

Roddis Croft, Chapel Street

Recent detached dwelling, one storey,
Cotswold stone, interlocking concrete slate

Map Ref - 213 (see fig 97)

Dene House, Chapel Street

Recent detached dwelling, two storey, brick,
hipped concrete interlocking slate roof



<< fig 97





Map to Appendix B
Tree references

1:2500



Appendix B Schedule of Trees and Tree Groups

See plan opposite for references

Map ref. Species

- 1 plum
- 2 (group) yew
- 3 yew
- 4 (group) yew
- 5 irish yew (see fig 99)
- 6 hawthorn (see fig 99)
- 7 (group) cupressus
- 8 hawthorn
- 9 sycamore
- 10 (group) beech
- 11 (group) lime, holly, cupressus, yew
- 12 (group) oak, sycamore, yew, hawthorn (see fig 98)
- 13 (group) yew, sycamore, lime
- 14 (group) horse chestnut, yew (see fig 63)
- 15 (group) robinia, yew
- 16 copper beech
- 17 (group) birch, holly, cupressus, yew, sycamore, elm
- 18 (group) yew, lime, sycamore, hawthorn
- 19 birch
- 20 sycamore
- 21 horse chestnut
- 22 (group) maple, contorted willow
- 23 robinia (see fig 19)
- 24 (group) yew, pear, ash, hazel
- 25 apple
- 26 weeping willow
- fig 98
- << fig 99



- 27 holly
- 28 holly
- 29 (group) lime
- 30 cherry
- 31 cupressus (see fig 66)
- 32 cedar (see fig 100)
- 33 horse chestnut (see fig 100)
- 34 yew (see figs 62 & 100)
- 35 ash (see figs 62 & 95)
- 36 hawthorn (see fig 100)
- 37 elder (see fig 60)
- 38 (group) fir (see fig 67)
- 39 (group) sycamore, ash, birch
- 40 ash
- 41 holly
- 42 sorbus
- 43 plum
- 44 plum
- 45 (group) holly (see figs 21 & 41)
- 46 apple
- 47 (group) cupressus, acer
- 48 apple (see fig 52)
- 49 birch (see fig 52)
- 50 (group) birch, plum, lime
- 51 (group) yew
- 52 sycamore
- 53 rowan
- 54 horse chestnut
- 55 holly
- 56 (group) hawthorn (see fig 107)
- 57 pine
- 58 (group) apple, sycamore, ash, lime, yew, elder
- 59 (group) lime, yew, holy
- 60 sycamore
- 61 (group) sycamore, elder, hawthorn, walnut, weeping willow, ash, elm

^^ fig 100

<< fig 101



- 62 (group) willow
- 63 (group) willow, sycamore, hawthorn
- 64 ash (see fig 42)
- 65 ash (see fig 42)
- 66 oak (see fig 42)
- 67 copper beech (see fig 42)
- 68 copper beech (see fig 42)
- 69 (group) ash, hawthorn
- 70 (group) apple, cherry, beech, willow, elm, sycamore, birch, pine, fir
- 71 (group) ash, sycamore, willow, elm, hazel, hawthorn, weeping willow, poplar, yew, pine
- 72 (group) yew, cherry, hazel, holly, apple, birch (see fig 81)
- 73 (group) willow, ash, oak, horse chestnut, hawthorn
- 74 (group) sycamore, ash, hazel
- 75 beech
- 76 apple (see figs 27 & 102)
- 77 holly (see figs 27 & 102)
- 78 acer (see figs 17 & 40)
- 79 birch
- 80 hawthorn
- 81 (group) plum, sycamore
- 82 plum
- 83 weeping willow
- 84 robinia
- 85 box
- 86 sorbus (see figs 6 & 103)
- 87 (group) cupressus, rowan, robinia, cedar, larch, cherry
- 88 (group) sorbus
- 89 horse chestnut (figs 6 & 103)
- 90 (group) beech, holly, sycamore, box, cupressus, oak, maple, horse chestnut (see fig 61)

-- fig 102

<< fig 103



- 91 (group) sycamore (see fig 61)
- 92 (group) birch
- 93 holly
- 94 sycamore (see figs 11 & 61)
- 95 (group) poplar, oak, maple, pine, cupressus, ash, elm, beech, sycamore, holly, horse chestnut, yew, hawthorn (fig 35)
- 96 (group) sycamore, elm
- 97 (group) willow
- 98 (group) horse chestnut, sweet chestnut, cupressus
- 99 holly
- 100 (group) holly
- 101 (group) sycamore, apple
- 102 (group) rowan, sorbus, poplar (see fig 4)
- 103 (group) yew, cherry, plum, rowan
- 104 (group) birch, rowan, cupressus, fir
- 105 contorted willow
- 106 sorbus
- 107 horse chestnut
- 108 cherry
- 109 horse chestnut
- 110 horse chestnut (see fig 36)
- 111 lime
- 112 (group) cherry, willow, plum
- 113 birch
- 114 birch (see fig 14)
- 115 holly (see fig 14)
- 116 (group) yew
- 117 (group) hawthorn
- 118 rowan
- 119 irish yew
- 120 (group) cherry (see fig 15)
- 121 (group) cherry, yew, birch, holly, plum

-- fig 104

<< fig 105



- 122 birch
- 123 (group) birch
- 124 (group) plum, cherry, rowan, beech (see fig 106)
- 125 ash
- 126 willow
- 127 (group) willow, birch, cherry, rowan, ash, maple
- 128 birch
- 129 weeping willow
- 130 (group) horse chestnut, fir, ash, apple
- 131 (group) apple, plum, cupressus
- 132 (group) horse chestnut, contorted willow
- 133 cupressus
- 134 (group) plum, lilac, laburnum
- 135 (group) cherry
- 136 holly
- 137 cherry
- 138 sycamore
- 139 (group) pear, cherry, apple
- 140 beech
- 141 willow
- 142 ash
- 143 (group) holly
- 144 weeping willow
- 145 (group) apple, plum, cherry
- 146 hawthorn
- 147 magnolia (see fig 25)
- 148 holly (see fig 25)
- 149 holly
- 150 copper beech
- 151 horse chestnut
- 152 holly
- 153 (group) yew, holly, horse chestnut (see figs 94 & 108)

<< fig 106



- 154 sycamore
- 155 lilac (see fig 50)
- 156 ash
- 157 (group) yew, holly, apple, ash, pear (see fig 77)
- 158 (group) sycamore, ash
- 159 (group) plum, lime, cherry
- 160 (group) cherry, apple, beech, horse chestnut, lime, poplar, sycamore (see fig 38)
- 161 maple (see fig 16)
- 162 cedar (see fig 16)
- 163 ash (see fig 16)
- 164 (group) poplar
- 165 ash
- 166 (group) cupressus, sycamore, ash, lime, hawthorn, elder, elm
- 167 willow
- 168 beech
- 169 (group) elm, ash, holly, sycamore
- 170 sycamore
- 171 (group) hawthorn, willow, ash, sycamore
- 172 cherry
- 173 (group) ash, willow, alder, sycamore
- 174 (group) willow, walnut
- 175 (group) willow, birch, alder, beech, cupressus, hawthorn
- 176 weeping willow
- 177 (group) willow
- 178 (group) apple, plum, walnut
- 179 holly
- 180 (group) sycamore, walnut, holly
- 181 ash

>> fig 107

<< fig 108

Appendix C Schedule of Features and Artifacts

See plan opposite for references

Map ref. 1
Victorian Post Box, Warwick House,
Warwick Road (see fig 72)

Map ref. 2 (see fig 109)
Stone war memorial in the churchyard

Map ref. 3
The old water pump in Church Street

Map ref. 4
The memorial stone erected by the
National Union of Agricultural Workers on
the village green

Map ref. 5
The flood water level mark on the
corner of Lowes Lane.

<< fig 109



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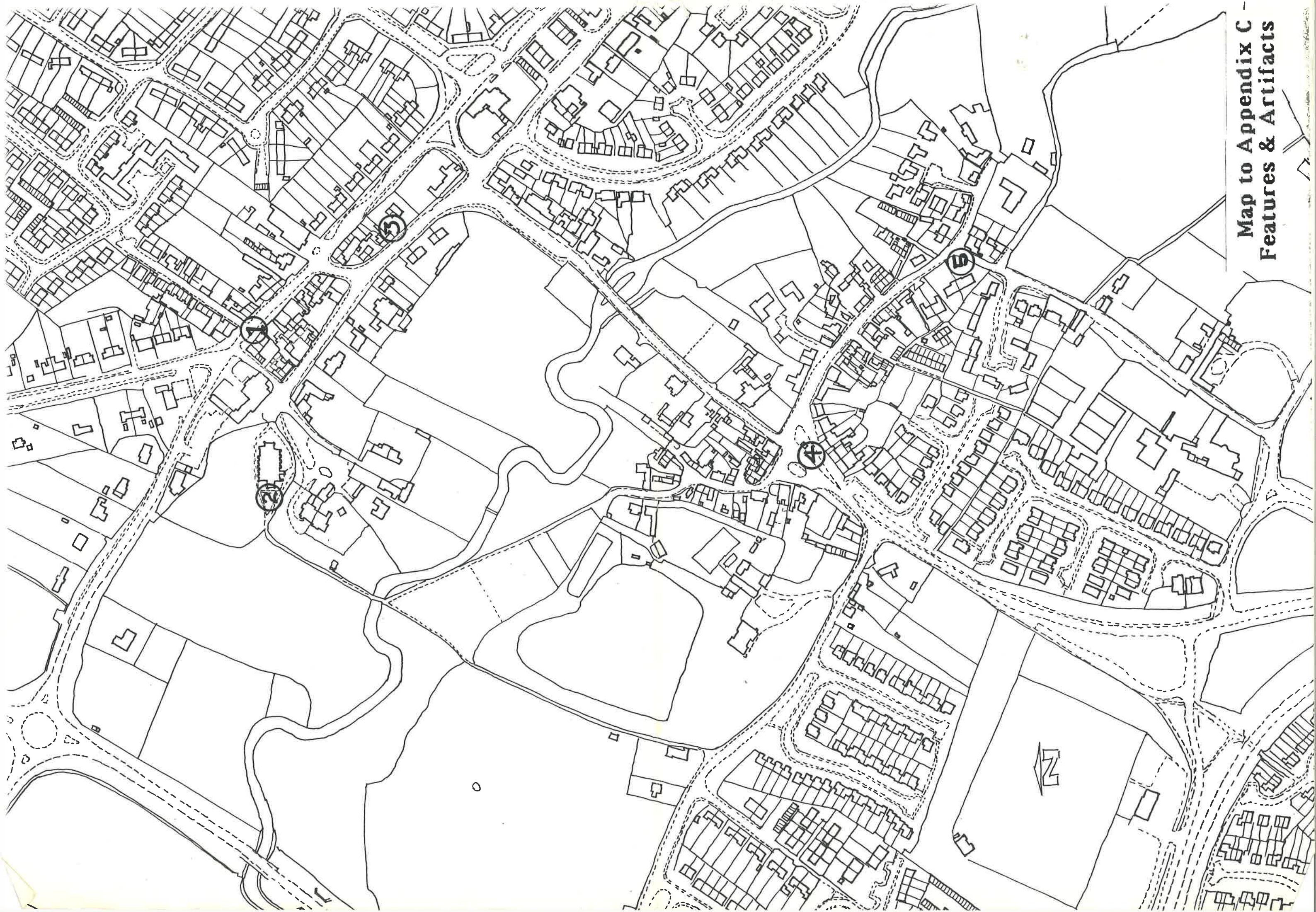
Warwickshire Villages, Lyndon F. Cave, (Robert Hale), 1976

**Map to Appendix A
Building references**

Wellesbourne?



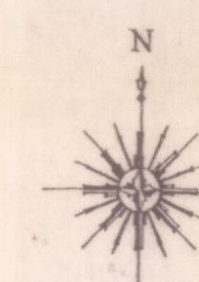
Map to Appendix C
Features & Artifacts



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- KEY—
- Proposed Conservation Area Boundary
 - Buildings - see Appendix A
 - Listed
 - Group value
 - Other
 - Trees and tree groups



PROJECT
WELLESBOURNE

CLIENT
STRATFORD-ON-AVON
DISTRICT COUNCIL

DRAWING
PROPOSED CONSERVATION AREA

SCALE
1: 2500

DATE
AUG 1992







JOB/DWG No.
2689-3

ALAN SMITH & PARTNERS

Chartered Architects

SALISBURY HOUSE, 126 EVESHAM ROAD, ASTWOOD BANK,
REDDITCH, WORCESTERSHIRE B96 4AA
TEL: (0527 89) 3967 / 8 / 9 FAX: (0527 89) 2568

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STRATFORD D.C.
PLANNING DEPT.
RECD. 11 JAN 1993
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ANSD.
FILE NO.



PROJECT _____
WELLESBOURNE

CLIENT _____
STRATFORD-ON-AVON
DISTRICT COUNCIL

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SCALE _____ DATE _____
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SALISBURY HOUSE, 1236 EVESHAM ROAD, ASTWOOD BANK,
REDDITCH, WORCESTERSHIRE B96 6AA

TEL: (0527 89) 3967 / 8 / 9 FAX: (0527 89) 2568