

Draft

STRATFORD ON AVON DISTRICT COUNCIL

CONSERVATION AREA REVIEWS 1996 / 97

TYSOE

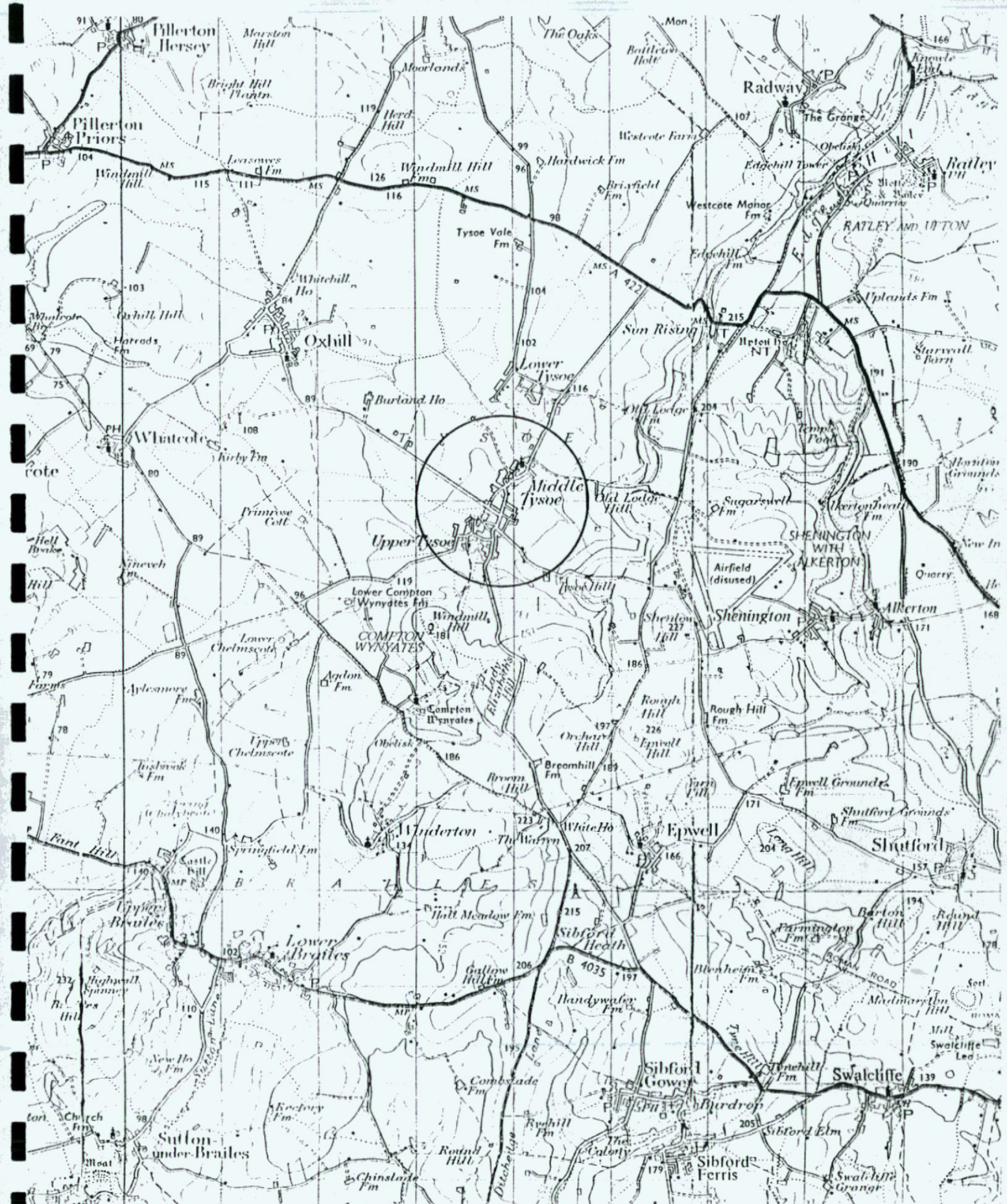
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TYSOE - Area location map - 1:50 000

1. INTRODUCTION

Tysoe is a complex extended village settlement set in a fairly open rural landscape just west of southern end of the Edgehill scarp (old Hill) and about 1.75 miles south of the A422 Stratford upon Avon to Banbury road. Shipston on Stour is 6 miles to the south west and Banbury is 8 miles to the south east. Just over a mile south of the village is Compton Wynyates, a great early Tudor mansion house and seat of the Marquis of Northampton.

The village, now one large settlement, was up till the mid 20th. century, a main village known as Middle Tysoe with a manor house outlying hamlet known as Upper Tysoe. There is also a small hamlet about 1/2 mile to the north called Lower Tysoe which is still separate and remote from the main village settlement area.

The main north-south through road to Middle Tysoe becomes a broad main street with wide grass verges and a stone built contiguous cottage terrace on each side in the centre of the village. It then leads on to Upper Tysoe which is set around the conjunction of four other lanes. There is a grouping of cottages, farmsteads and the village school around the churchyard to the north, a 'back lane' with cottages and farmsteads to the west and a small village green on the junction of four roads to the south of the main street.

Tysoe is an ancient settlement. In the 11th century it was a substantial manor of equal importance to Brailes in the Kington Hundred. The church dates from the 11th century and there are ridge and furrow field systems evident in surrounding pasture land. There are a good number of pre - 1800 buildings surviving in both Middle and Upper Tysoe.

Tysoe is predominantly a stone village. Most pre-1900 buildings are built with the local brown lias limestone (ironstone) and have some simple 'Cotswold' vernacular detailing. Many modern infill houses too, have stone walling or some detailing (quoins and lintels etc..). There are also a number of stone boundary and enclosing walls which are important to the streetscape. The village is not well treed but there are some fine mature

trees around the churchyard and a number of important individual trees within the conservation area.

The parish church of St Mary is a fine centrepiece to this village and the 19th century village school adds to its setting. There are also six good farmsteads around which the village has developed. The village green at the south end of the main street has a large war memorial cross and there is a small reading room next to the post office established in memory of the men of Tysoe who died in the first world war. There are also a number of fine well points within the village for access of the villagers to the first piped water supply in the mid 19th century. The main street contains an old Inn - The Peacock Inn, a number of small shops, a large modern Methodist church and modern village hall. There are also a number of small businesses based in the village including a coal merchant and bus and coach hire firm.

The Conservation Area was designated in the early 1970's and covers most of the old village centre of Middle Tysoe. There are 21 listed buildings within it plus a number of chest tombs and headstones in the churchyard. The church is Grade I and there is a preaching cross of Grade II* status. There are also 46 buildings considered by this report to be of local architectural and historical importance to the conservation area.

Middle and Upper Tysoe also lie on the north-west boundary of the Cotswolds Area of Outstanding Natural Beauty.

This report is a review of the Middle Tysoe conservation area but, during the field study, an analysis of Upper Tysoe was undertaken and it is considered that a new detached extension to Tysoe Conservation Area should be designated to cover the ancient settlement area of Upper Tysoe. This part of the village contains 9 listed buildings and 43 buildings of local architectural and historic interest.

2. SETTLEMENT HISTORY AND DEVELOPMENT

The name 'Tysoe' is believed to be the Saxon name meaning 'spur of land dedicated to Tiw', a Germanic god of war (from whom 'Tuesday' gets its name) and it may have been a Saxon settlement as early as 600AD. They are believed to have cut a large 'war horse' shape into the red soil of Old Lodge Hill from whence 'the Vale of The Red Horse' (the flat plain area between Tysoe and Oxhill) gets its name. Middle Tysoe was once known as 'Church Tysoe' and Upper Tysoe 'Over Tysoe'. Lower Tysoe was known as 'Temple Tysoe' in ancient times because the lands were held by the Knights Templars of Balsall.

The manor of Tysoe is first documented in 1086, as a gift from William the Conqueror to Robert de Stafford and it remained, with the manor of Wooton Wawen, in the hands of Robert's descendants for some 450 years. In 1541 Ralph, Earl of Stafford was granted a weekly market in Tysoe on Wednesdays. Edward Stafford, Duke of Buckingham, conveyed the manor to trustees in 1520 to the use of Sir William Compton with whose descendants it has remained, the present lord of the manor being the Marquis of Northampton.

Middle Tysoe played some part in the Battle of Edgehill in 1642 when, it is said, a squadron of Royalist cavalry rode through the village and stopped for refreshment and resaddled their horses before going on to join King Charles. Saddledon Street may have got its name from that incident.

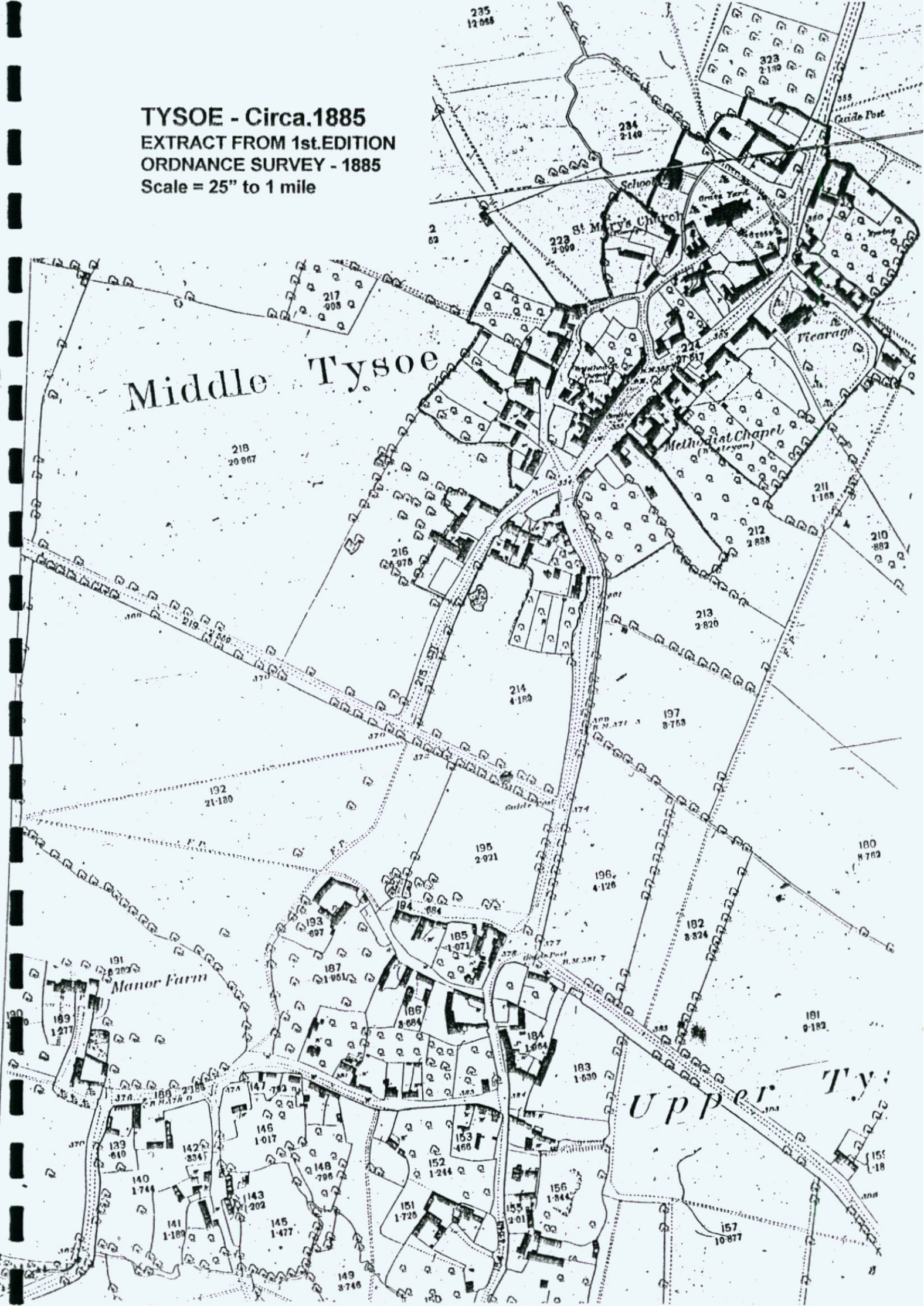
There was once a large village green in Middle Tysoe which was reduced in size as a result of the act of Inclosure in 1798. Following that act an allotment containing 12 acres was granted to the Earl of Northampton in trust for poor people residing in the parish in lieu of a right to cut furze or gorse upon the waste land of the parish. The land is now rented and the moneys still used for the benefit of local less fortunate residents.

There was some modest expansion of the village in the 19th century. A fine village school, designed by Gilbert Scott, was built in 1856 and altered and extended in 1872. A piped water supply was installed in the village in the mid 19th century and the well points have delightful dressed stone niches to contain the tap and drain, with biblical text inscribed in the stone.

The 1885 Ordnance Survey map indicates two Methodist Chapels, primitive and Wesleyan, Beechen Tree House to be the original vicarage and a smithy in the main street. It also indicates that there were a number of orchards within the village. Most of the built form indicated on that map survives to the present day. There has been some replacement and infill but overall the village is much as it was in the late 19th century.

Upper Tysoe got established around a group of four or five farmsteads and the Manor House surrounded by orchard lands. Many of the buildings indicated on the 1885 OS map have survived but there has been a substantial amount of infill development since (mainly in the last thirty years). Most of the buildings are of 19th century date but there are a number of earlier buildings including three thatched cottages.

TYSOE - Circa.1885
EXTRACT FROM 1st.EDITION
ORDNANCE SURVEY - 1885
Scale = 25" to 1 mile



3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS

3.1 Heritage & Architectural Character

There are a number of ironstone buildings of high architectural quality in Middle and Upper Tysoe as well as a good number of simple artisan cottages and some buildings displaying a little architectural decoration. It is this variety, harmonised by the common use of the local stone that makes the greatest contribution to the overall character of the village.

The standard is set by the ancient parish church of St.Mary which was built in the 11th/12th centuries with medieval and Tudor additions then restored in 1854 by Gilbert Scott. It is all in squared, coursed ironstone with much dressed and carved detailing. It has some fine decorated gothic tracery clerestory windows, pierced parapet balustrade and pinnacles to the main roof. It also has a fine 4-stage tower which is a landmark in the valley. The church is set in a good sized, well kept church yard which forms an important village centre open space with a village green character.

There are a number of early to mid 17th century houses, notably The Elms, and Home Farmhouse in Sandpits Road, Herbert's Farmhouse in Saddledon Street, Ivy Cottage, Oakapple Cottage and Mount Ash in back Lane and Church Farmhouse and the old house behind Home Farmhouse at the north end of the Main Street. All these houses have some dressed ironstone features of quality.

Home Farmhouse in Main Street is a fine 18th century house which has Venetian-style windows and door surround - exceptional classical detailing for a country farmhouse. The late Georgian/Victorian neo-classical style can be seen elsewhere - as the sash windows to Beechen Tree House, The Peacock Inn and 'Chamfered End' (although the latter two buildings have now got replacement top-hung casement 'look alike' sash windows).

There is a variety of pitches and roofing materials in the roofscape of the village including thatch, local stone slate, Welsh slate, clay plain tile and even some clay pantile! All these materials dictate different roof pitches.

Some of the buildings which have or originally had local stone slate also have parapetted gables which is a common detail in the Cotswold stone and marlestone/ironstone areas.

The main street has a formal, almost market street character which its broad grass verge on the east side and cottage terraces on both sides set on the back on pavement with no frontage areas. The architecture is predominantly that of the vernacular ironstone cottage with undulating roofscape to the terraces with simple chimneys (mainly red brick), generally small casement wood and iron frame windows with simply divided panes and timber lintels over.

The churchyard area at the north and the square area at the south ends of the main street have a quiet rural character with their central open spaces and individual building set round generally with good frontages and stone walled enclosure. These areas are both dominated by key buildings; the church, school and Home Farmhouse to the north and the Police House/The Green cottage range to the square.

The character of Back Lane is just as its name implies. The backs of the west range to the Main street include the coal merchant's yard and a random group of 19th century outbuildings, modern prefabricated buildings and a variety of walls and fences but there is a good high stone wall to Back Lane itself. On the other side (west) there is a open group of individual buildings most of which are listed or considered to be of local interest based upon the Mount Ash and Mill farm farmsteads. There are no trees in Back Lane and it has an almost 'outskirts of town' urban character.

Saddledon Street and Peacock Lane are very enclosed intimate streets enclosed by walls, hedges and cottage scale buildings.

Upper Tysoe also has a number of fine marlestone buildings dating from the 17th and 18th centuries. The Manor House has late 14th century origins and some fine carved stone detail of 17th and 18th century date. Cornerways, at the junction of Shipston road and Epwell Road, also has some 17th century stone decorative detail on the roadside elevations.

Upper Tysoe's buildings are highly individual and generally detached. There is a broad range of vernacular style, from the simply detailed small, low roofed thatched cottages to the lofty Victorian farmhouse of Roses Farm and grand scale of the Manor House. There are a number of high 2-storey and two 3-storey buildings in the village. The farmstead groups of Manor Farm, Home Farm, Roses Farm and the former farmstead in Baldwins Lane are key features of the settlement.

3.2 Artefacts and Features.

There are a good number of fine ironstone stone walls including those around the churchyard, the north side of the square and in short stretches down the east side of the main street from Home Farmhouse to the Old Bakery. There are a number of delightful and unusual well points and seats built in stone with carved stone decoration and set into the stone walls around the village which are unique to Middle Tysoe and are therefore of great value to the character of the village. There is a fine local stone war memorial cross in The Square and a number of very fine headstones, chest tombs and a preaching cross in the churchyard.

The Sandpits Lane boundary to The Limes has wrought iron field railings as has the front boundary to Herbert's Farmhouse (although the latter is a little dilapidated). The pathway between the school and the churchyard has some fine wrought iron railings down each side and the pathway itself is set in diamond pattern Victorian blue brick pavements. There are a number of other pavements round this end of the village which also have these pavements. Some kerblines still have the original granite setts but most have been replaced by modern concrete kerbs.

There are a number of good early 20th.century wrought iron street lamps fixed to timber telegraph poles.

Upper Tysoe is characterised by some fine stone roadside boundary walls, particularly those in Epwell Road and around the Manor House entrance. The Manor entrance also has some fine gate piers.

3.3 Predominant Building Materials.

The principal building material is Middle Lias 'ferruginous' limestone or ironstone. It is a good building stone in this area and has freestone which has been used for some good quality dressed and carved stone decorative detail. The walling is generally coursed, squared and chisel dressed rubble with dressed quoin blocks, verge blocks, chimney shafts and parapet stones incorporated into many buildings. The lower order cottages generally have no dressed stone detailing apart from heavier, sometimes dressed quoin and reveal blocks. Many chimneys have been rebuilt (in the 19th century) in red/orange brick.

There is some red brick in the village but it is not 'established' as a local vernacular material. It still looks out of place in this settlement although many chimney stacks have been re-built in red brick. The ironstone probably decayed due to sulphur attack from coal burning.

Clearly the local vernacular roofing materials were split local stone slate, laid in diminishing courses (as Cotswold slate roofing) for the high order buildings and thatch for cottages and farm buildings. Most of the stone slate and many thatches have been replaced by Welsh blue slate and some by red/brown clay plain tile. The mid to late 19th century buildings generally have Welsh slate on a lower (30degrees) pitch roof.

There are two stable ranges at Home Farm, Sandpits Lane and 18th century cottages in Epwell Road and Smarts Lane which have old red clay pantile roof coverings.

3.4 Landscape Setting & Village Form

Fine views of the settlement pattern of Upper, Middle and Lower Tysoe are gained from Old Lodge Hill and Tysoe Hill and the extent of the flat plain in which they lie - The Valley of the Red Horse - can be seen.

The agricultural pattern of the plain is one of large arable fields with low hedges and comparatively few hedgerow trees. The tower of St Mary's

Church at Middle Tysoe is a landmark in the valley as are the huge beech trees in Main Street and some tall spire like Wellingtonias at Tysoe Manor.

The new estate houses on the east side between Middle and Upper Tysoe sit uncomfortably in the landscape as viewed from the hills due to the lack of tree cover and trees within this part of the village. This is made worse by some of the roof coverings which are a little strident in this landscape view.

As the land rises to the east the wooded slopes of the hills form a backdrop to the settlement (part of the Cotswolds AONB), a view of which is seen from many points within the village streets. These are important countryside glimpse views.

Landscape within the Village

In a small village such as Middle Tysoe the components of the landscape do not vary greatly. Nevertheless certain areas can be identified as having a particular spatial character within the village.

Tree cover in the village is not over abundant and there is a marked difference in the extent of cover between the old core of Middle Tysoe - round the church yard and the south end and the infill housing area between Middle and Upper Tysoe.

Area A - The Churchyard

The church and churchyard are not shut off from the landscape of the streets because the stone boundary wall is low. There is little change in level where the churchyard becomes one with the broad grass verge at the Main Street / school drive junction. The entrance is highlighted by two semi-mature trees of Oak and Willow. There is a varied tree cover within the churchyard consisting of deciduous and coniferous trees which adds definition and character to this area.

Enclosure is minimal but there are ornamental black painted cast iron gates at both entrances to the churchyard pathways. The gate to the main street is flanked by two holly trees and that to Saddledon Street is under the heavy shade of two yew trees.

The collective presence of the church, the trees and shrubs, the low stone walls, iron gates and railings, fine carved local stone chest tombs and headstones to the churchyard create a delightful setting of great quality and character. This is further enhanced by the dressed stone well point and fixed stone seats set into the stone boundary walls at the junction of Peacock lane opposite the churchyard. A wooden telegraph pole detracts from the setting of this feature though, which is a pity.

There are a number of rather conspicuously sited telegraph poles in the village although they do not detract from the streetscape as a whole. Indeed some of them carry simple but elegant wrought iron late 19th century street lamps.

Between the school and the churchyard the delightful pathway of Victorian blue brick pavements with black iron railings each side leads enticingly into Saddledon Street which has a quiet intimate enclosure in contrast to the broader open space of the churchyard and school drive area.

Area B - The Square

The village green area to the south, known as The Square, has its own identity created by a large, well kept grassed area with the fine carved stone cross war memorial at its centre and some fine specimens of oak and sycamore. This space is defined on the north side by a good ironstone wall which is also enhanced with another fine dressed stone well point. The wall leads off to the north-east up Back Lane along which the character changes. There is not much vegetation here but the ubiquitous use of stone, fence and hedge for enclosure creates a quiet settled environment.

South-west from The Square the eye is led out towards Home Farm and the floristic verges of Sandpits Lane. There are two stone wall seats against the west boundary wall just down Sandpits Lane, similar to those at the Peacock Lane junction. There is a good rural approach to The Square from Sandpits Lane enhanced, as one reaches Home Farm, by the grass verges, with a good content of wild flowers, enclosed by hedgelines and stone walls with overhung trailing plants.

Area C - The Main Street

The main street has a strong linear form connecting areas A and B and is the core of the village. It has a clear character created by the footpath, lay-by, street, wide grass verge and access road all enclosed by the cottage terrace on each side. It has a generosity of scale which is a perfect setting for ^{one} ~~two~~ ^(sick) large beech trees near the old village bakery. A cherry tree in the same vicinity serves to hide some unfortunate wirescape. The quality of this space is spoilt at the southern end by an excessive use of tarmac (probably replacing a former grass verge) outside the Methodist Church and the Village Hall. The roof of the village hall also (silver grey corrugated metal sheeting) is strident and out of place with local vernacular materials.

The village displays cohesion in the use of local stone for boundaries with hedges and fences interspersed. Away from the streets the Conservation Area boundary is generally drawn at the divide between garden space and the surrounding rural landscape although it does incorporate some tracts of remnant orchard. It is important to retain the existing views of the hills to the east but the rural landscape cannot easily be seen in the occasional glimpse views to the west.

There is an old village pond to the south of the Conservation Area - off Sandpits Lane. This is a feature fast disappearing from rural villages therefore it is recommended that this is included within the Conservation Area and the land around it protected as an important open space between the village proper and the post war housing infill between Middle and Upper Tysoe.

3.5 AREA D - UPPER TYSOE

Upper Tysoe was originally a hamlet settlement of cottages and small farmsteads probably to serve people associated with the Manor House and farmstead. There are nine listed buildings within it and 45 buildings considered to be of good local architectural and/or historic interest. The 1885 Ordnance Survey map identifies many of these buildings.

This group does exhibit a special character by its grouping of vernacular stone cottages of 17th to 19th century date together with the farmsteads of Tysoe Manor House, Rose Farm, Home Farm and Manor Farm. There are also a number of good stone boundary walls and the walls and hedges with the buildings create a good rural ambience and enclosure - particularly in Baldwins Lane. There are few trees of stature - except for the fine walnut tree in the grounds of Walnut tree Cottage.

This hamlet group has a fine rural setting and there are good views of the hills (Cotswolds AONB) - the windmill on Windmill Hill overlooking Compton Wynyates in particular - from within it.

On the negative side there has been much modern infill housing in this area some of which is not particularly sensitive to the indigenous character of the group and there is a proliferation of overhead wires and telegraph poles etc. which spoil the streetscape. However, it is considered that there is a good case for considering the creation of a new Conservation Area in Upper Tysoe.

TYSOE

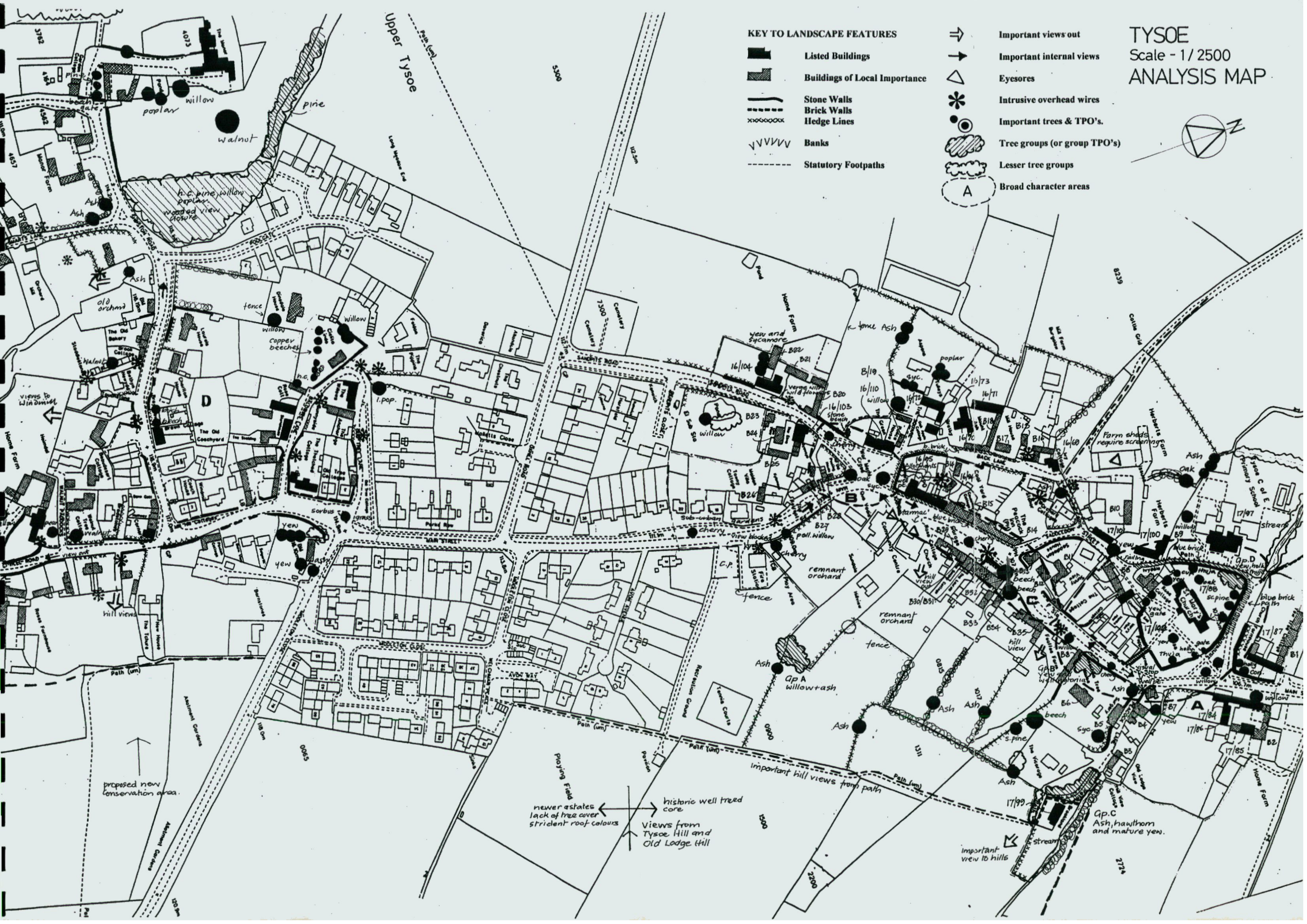
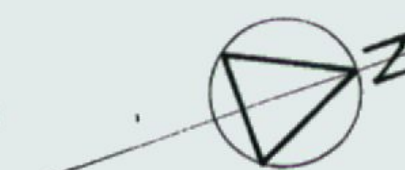
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ANALYSIS MAP

KEY TO LANDSCAPE FEATURES

- Listed Buildings
- Buildings of Local Importance
- Stone Walls
- Brick Walls
- Hedge Lines
- Banks
- Statutory Footpaths

- Important views out
- Important internal views
- Eyesores
- Intrusive overhead wires
- Important trees & TPO's.
- Tree groups (or group TPO's)
- Lesser tree groups
- Broad character areas



newer estates
lack of tree cover
strident roof colours

historic well treed
core

views from
Tysoe Hill and
Old Lodge Hill

important
view to hills

Gp.C
Ash, hawthorn
and mature yew.

4. CONSERVATION AREA: REVIEW AND RECOMMENDATIONS

4.1 Boundary Alteration Recommendations

Middle Tysoe Conservation Area covers virtually the whole of the pre-1900 village and it is considered that little alteration is required to the boundaries. The adjustments proposed are to include two open spaces considered to be important to the setting and containment of the village and the setting of building groups adjacent to these spaces.

Two areas are proposed to be excluded as having little contribution to the character and setting of the Conservation Area.

i. Sandpits Road - West side

INCLUDE open field area between Home Farm and the Police House group of cottages as it is an important open space separating the village fringe from the farmstead group.

ii. Sandpits Road - East side village pond area

INCLUDE village pond and surrounding meadow to protect and define end of village along Sandpits road and to preserve and enhance the area of the ancient village pond.

iii. Main Street - West side south of The Square

EXCLUDE area now redeveloped as part of sub-urban character area between Middle and Upper Tysoe with little in common with the form and character of the village proper.

4.2 Upper Tysoe - Detached Conservation Area Extension to Middle Tysoe

It is proposed that the Upper Tysoe extension area should include the whole group of pre-1900 farmsteads and the Manor House farmstead and their immediate landscape setting.

4.3 Areas for Improvement

Tysoe is, on the whole, a fine well - kept village. There are a number of 'well kept village' awards to Tysoe in the parish church south porch. However the settlement as a whole has a great deal of infill housing development since the 1950's which has kept the village a lively and active community but the demands for car parking have required large areas of tarmac frontage and re-kerbing (and loss of granite setts and blue pavements) in the main street. Telephone services and the like have also increased the wirescape in the main street.

The frontages to the Methodist Church and Village Hall spoilt what is otherwise quite a fine village centre and main street. It is just a large tarmac area with no visual relief and, of course, attracts a prominent group of parked cars. The buildings, too, are very large relative to the adjacent cottages. Some planting both against these buildings and on the frontage would transform this area.

The Herberts Farm working farmstead area could do with some further screening. Whilst the continuance of working farmsteads within the village is to be encouraged, the modern prefabricated buildings and proliferation of hardware and machinery do detract from the setting of fine adjacent stone cottages and older farm buildings. However the farmstead is very close to the heart of the village, including the church and the school and it has a number of notable buildings on the periphery. It is therefore considered that it should be retained within the Conservation Area boundary.

4.4 Conservation Area Planning Control since Designation

Since 1969 there has been a substantial quantity of 'infill' housing development between Middle and Upper Tysoe and about a dozen new detached dwellings within the Conservation Area itself. Some of these are 1960's/70's type dormer bungallows which are quite out of character with the local vernacular but the latest barn conversion and house development at Church Farm is much better and, apart from the roof

spans of the new houses being too great and therefore making the houses a little out of scale with the existing buildings, the development is well designed and in harmony with the vernacular group.

Upper Tysoe has some unfortunate infill house to the north of the Epwell Road / Shipston Road junction but there are a number of good infill houses and barn conversion which compliment and enhance the area as a whole.

There is the usual crop of replacement windows but they are mainly timber casements (very little upvc). The 'fanlight' style proliferates in the main street and most of the original horizontal bar casements have been lost but at least the window opening sizes have generally been retained.

The roofscape is good. There are no replacement roof coverings in anything other than Welsh slate or clay plain tile. Only some of the modern infill houses have concrete interlocking tiles etc..

4.5 Future Development in the Conservation Area

Tysoe is defined as a Category Two (2) settlement in the Stratford -on -Avon District Local Plan. The Local Plan details the boundary of the 'built up' area of the settlement which is a boundary that differs from that of the Conservation Area. Within the built up area of Tysoe, shown in the Local Plan, small scale housing development, including infilling of frontages, the development of vacant land or redevelopment, may be permitted in certain circumstances.

Assessment of proposals for this type of development includes consideration of whether the site forms an important undeveloped space which adds to the character or aesthetic appeal of the settlement.

There may be some limited scope for infill development in Middle and Upper Tysoe but it is important to promote the use of local stone and the 'cottage scale' anywhere within the Conservation Area. Stone boundary walls, too, will help to enhance the character of the street.

The Local Plan specifically allocates, for new housing, an area of land east of the main road in Upper Tysoe - between Middleton Close and 'New House' which will border the proposed Conservation Area. It should not have a significant impact upon the character of the area except on the small frontage between Pollen Cottage and New House. Special care to protect the character and setting of this corner will be required.

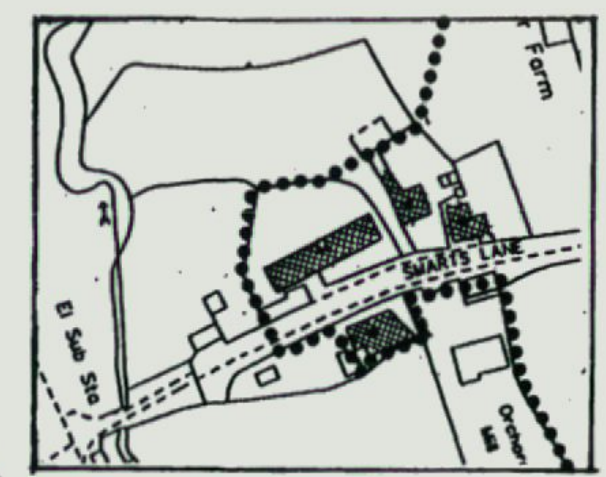
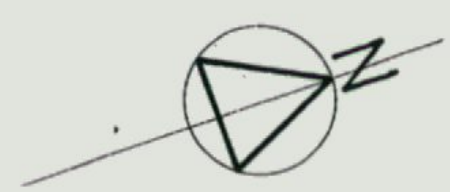
4.6 Conclusions

The independence and character of the Tysoe settlements was almost lost in the 1960's/70's when the housing infill between Middle and Upper Tysoe took place. Fortunately the special architectural and environmental qualities of Middle Tysoe were recognised by the designation of the Conservation area. Since that time expansion and infill has been more carefully controlled here. In Upper Tysoe lack of good redevelopment sites has ensured the survival and dominance of its 19th century vernacular character.

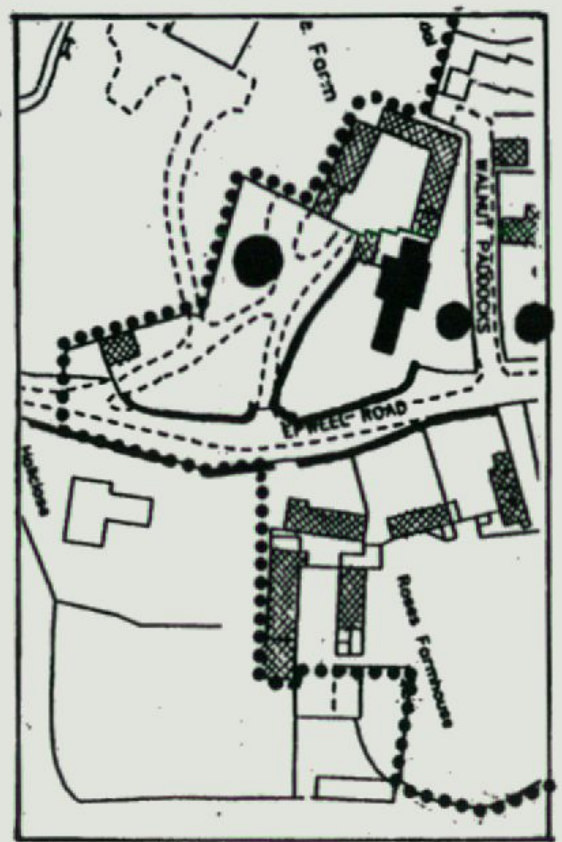
The loss of working farmsteads, the great increase in the number of dwellings and the complete change in the nature of employment of the residents of Tysoe has imposed significant change upon the character of the village and its setting in the landscape. But it is a lively, active community. It is good to see a number of local shops still established and a full range of local services. This should be encouraged but the servicing needs of the community and facilities for social and recreational activity should be carefully intergrated so that the vernacular charm and character of the village is not compromised.

TYSOE
Scale - 1 / 2500
PROPOSALS MAP

- 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
 - vvvvvvvv Banks
 - Important Trees
 - Important Tree Groups



SMARTS LANE INSET



EPWELL ROAD INSET

UPPER TYSOE
NEW
CONSERVATION AREA

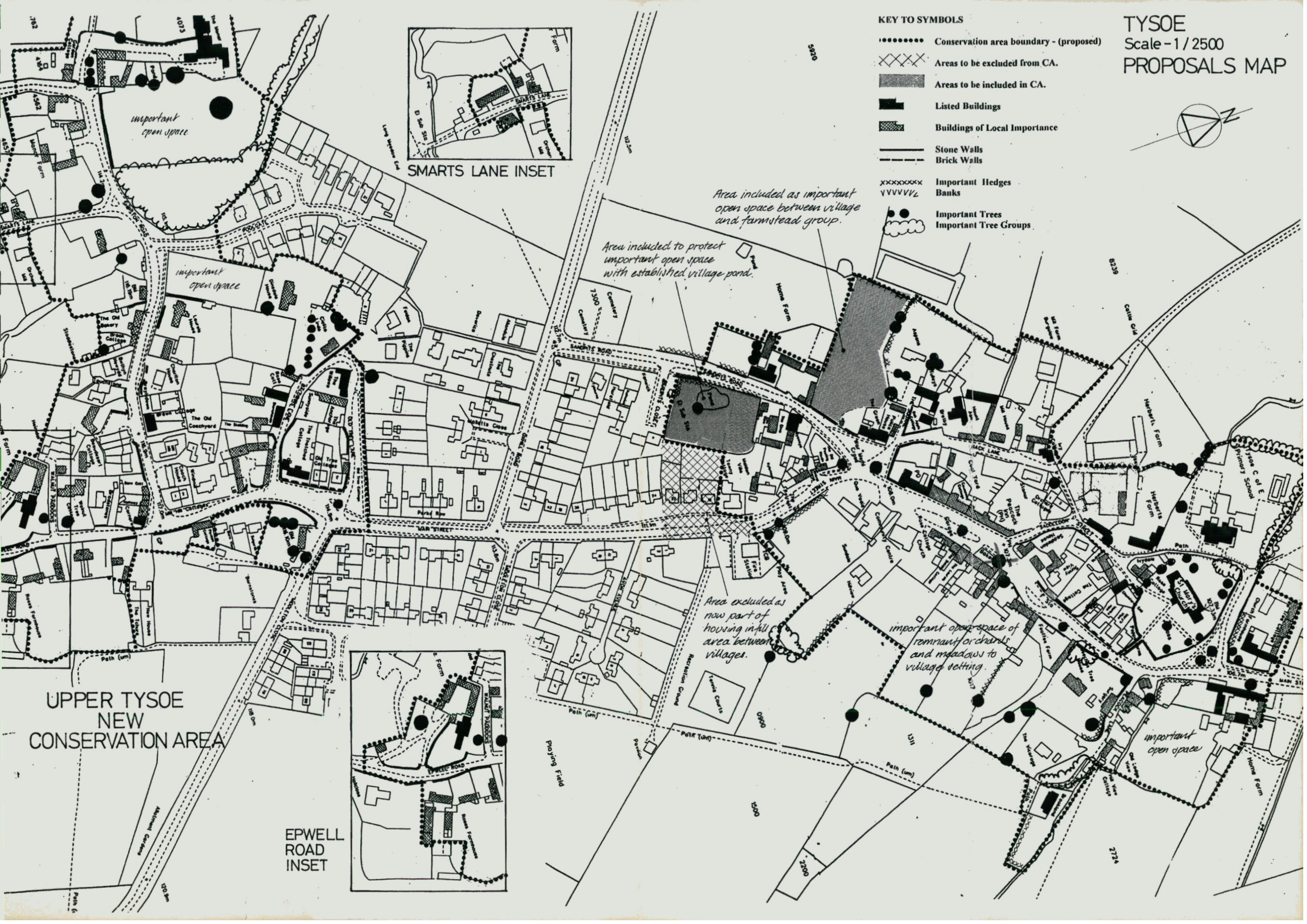
Area included as important
open space between village
and farmstead group.

Area included to protect
important open space
with established village pond.

Area excluded as
now part of
housing infill
area between
villages.

important open space of
remnant orchards
and meadows to
village setting.

important
open space



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1. 1st Edition Ordnance Survey -1885
2. Victoria County History - Warwickshire Vol.III - pp.175
3. WFWI - 'The Warwickshire Village Book' - Countryside Books - 1988
4. Buildings of England 'Warwickshire' - Nikolas Pevsner - pp.435
5. STRATFORD ON AVON DISTRICT LOCAL PLAN
(Deposit Draft) Jan.1993

APPENDIX Ai.

SCHEDULE OF LISTED BUILDINGS IN MIDDLE TYSOE CONSERVATION AREA

Ref.No.	Description
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17/97	Tysoe Church of England Primary School (Listed Building Ref. 17/97 - Grade II)
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School. Mid C19, by Gilbert Scott with late C19 and early C20 additions. Squared, coursed ironstone and ironstone ashlar with plinth, quoins and coped gables. C20 tile roof and stone ridge and valley stacks. One and 2 storeys. 5-window range. L-shaped plan with later additions. To left facade a wood door within pointed arch and C19 wood and tiled porch. 2 gable ends to front have 2-light, C13 style windows with mullions and transoms with pointed arch lintels. Single light to top of right gable, with Agnus Dei in niche below with the inscription "FEED MY LAMBS". Left facade has further one, 2 and 3-light windows. Range to right has openings altered C20, and sanctus bell-turret to gable end. C20 stone wing attached to right of original school. Included for group value.(Buildings of England: Warwickshire, p.436).

16/71

**Barn and stableblock N of Mount Ash, Back Lane.
(Listed Building Ref. 16/71 - Grade II)**

Barn and stableblock. Late C18. Squared, coursed ironstone with quoins and coped gables. Left gable end brick. Slate roof. Probably. 7 bays. To centre large double plank doors with wood lintel. To right a stable door with lintel and keyblock, and quoined surround. To left and right of central doors a ventilation slit with round head. Above to left and right a 2-light wood mullioned window with lintel and keyblock. Interior: pegged queen strut roof with collar. C18 brick walls divide barn from stable. In barn, a stone flagged floor. In stable chamfered spine beam and joists with run-out stops. Included for group value.

16/72

Brentby, Back Lane
(Listed Building Ref. 16/72 - Grade II)



House, formerly 2 cottages. C18. Squared, coursed ironstone with quoins to right. Thatch roof with brick end stack. 2 storeys. 2-window range. Originally 2-unit plan. To centre a C19 plank door within a thatched hood. To left, as part of range extending forward, a recessed glazed door, with wood lintel. To left of central door a 2-light leaded casement with lintel and keyblock. To right a 24-pane window with a central 4-paned casement. Lintel with keyblock. To left of first floor a 2-light casement, with a 3-light leaded casement to left. Interior: large inglenook fireplace with ogee stopped bressumer. Blocked bread oven. Chamfered beams with run out stops.

16/69

Ivy Cottage, Back Lane
(Listed Building Ref. 16/69 - Grade II)

17



House. C17, of 2 building periods. Squared, coursed ironstone with quoins. Thatch roof with brick ridge and end stacks. One storey plus attic; 2-window range. In C20 range attached to left a part-glazed door. To right a C20 two-light casement. On left gable end a 3-light casement, with a 2-light casement above, both C20. Interior: noted as having 2 open fireplaces with chamfered bressumers, one with ogee stops. Chamfered spine beam.

16/70

Mount Ash, Back Lane
(Listed Building Ref. 16/70 - Grade II)



House, formerly farmhouse. Early/mid C17, restored C19. Squared, coursed ironstone with coped gables. Stone slate roof and stone end stacks with 2 renewed flues each, linked by a moulded cornice. Original bases. Double-depth plan. 2 storeys plus attic; 3-window range. To centre a C20 plank door with dressed stone surround. Immediately to left a leaded light, with hood mould continuing over door and with label stops. To left and right a 4-light mullioned window. To left and right of first floor a 3-light mullioned window, with a 2-light mullioned window between. 3 further 2-light mullioned windows in 3 gabled dormers. All windows have leaded lights and stone mullions. Those to ground and first floor are renewed C19, and have hood moulds and label stops. Extending forward from right a 2-storey range with a stone slate roof, coped gable and renewed ashlar stack. Leaded casements. C18 two storey range to rear. Interior: stone flagged floor in hall. Open fireplace. Original trusses and purlins in roof.

16/73

Oakapple Cottage, Back Lane
(Listed Building Ref. 16/73 - Grade II)



House. C17. Coursed, squared ironstone with quoins and coped left gable with kneelers. Slate roof with brick end and internal stacks. 2-unit plan. One storey plus attic; 2-window range. To left a C19 part-glazed door with wood lintel, stone hood mould and label stops. To right a 3-light stone mullioned window with hood mould and label stops. To left and right a gabled dormer, each with a 3-light leaded casement. Interior: open fireplace with chamfered, stepped stop bressumer. Chamfered spine beam with stepped stops rests at one end upon stone moulded corbel.

17/85

Barn E of Home Farmhouse
(Listed Building Ref. 17/85 - Grade II)

Barn. Late C17. Squared, coursed ironstone with slate roof. 2 bays. To left a plank door with wood lintel. To right gable end dove holes in wall. Quoins. Interior: queen strut truss, new rafters. Included for group value.

17/88

**Church of the Assumption of the Blessed Virgin Mary
(Listed Building Ref. 17/88 - Grade I)**

Church. Late C11 origins, with late C12, C13, C14 and C15 alterations and additions. Restored 1854 by Gilbert Scott. Squared, coursed ironstone. Parapeted roofs. Chancel, nave with clerestory, north and south aisles and west tower. Chancel of 2 bays with offset buttress, plinth and parapet. To east a 5-light cusped C15 window within hollow chamfered surround. 2 further 3-light cusped windows to south, and one to north, with hollow chamfered surrounds. To north a C19 vestry with 2 reticulated windows and plank door within pointed arch. Nave of 4 bays with pierced quatrefoil parapet to south, wavy line to north. Corbel table below of carved animal heads. Pinnacles with cusped panels and crockets. Aisles have plinth, coped parapet, offset diagonal buttresses and gargoyles to north. To centre of south aisle a plank door within late C12 round headed arch of 2 orders of shafts with rings, and water-leaf capitals with lozenge and nailhead mouldings in the arch. Above an Agnus Dei panel in bas relief with carved corbel to either side, that to right a beakhead. C15 porch with double chamfered

arch and moulded imposts. Double plank doors. To left of door a C20 two-light window. To right a C14 three-light reticulated window with hood mould and label stops. To far right a C15 three-light square-headed window with cusped lights, hood mould and carved label stops. To north aisle a plank door within moulded, pointed arch with hood mould and label stops. To left and right of porch a C14 three-light reticulated window. To far left a three-light window of intersecting tracery. Windows have hood moulds and label stops. To west of north aisle a single round-headed light. Renewed 2-light reticulated window with hood mould and label stops to west of south aisle. Clerestory has eight C14 square-headed 2-light windows to north and south of differing cusped tracery. All have dropped hood moulds and label stops. To east gable end a C17 sanctus bell turret. West tower of 4 offset stages with plinth, buttresses and battlemented parapet with pinnacles. To south a blocked round-headed arch and round-headed light to west. To third stage a late C12 corbel table, with a small single light below to north and south. Fourth stage has 2-light cusped bell chamber openings with hood moulds and label stops. cusped panels to each corner, and gargoyles below parapet. Interior: C15 many-moulded chancel arch. Nave arcade of 4 bays. To south C12 round piers with scalloped and round capitals on square abaci. Responds to east and west. 2 blocked C11 openings above. North arcade has C15 octagonal piers with double-chamfered arches and responds, that to east with small cusped piscina. Pointed doorway to north. C15 triple-chamfered tower arch, now blocked. Roofs mostly C15, partly restored. Nave and aisle roofs are supported on C15 carved corbel heads. In chancel a tomb to William Clarke, died 1618. In north aisle wall a C12 tomb in C14 cusped ogee recess, with finial. In east wall of south aisle a memorial tablet to Ralph Wilcox, died 1659. In north aisle wall a brass to Thomas Mastrupe, dated 1463. In east wall of north aisle brasses to the Browne family, dated 1598 and 1611. A tablet in porch, dated 1662. 2 further C17 tablets in external porch wall. In nave a late C14 octagonal stone font with reliefs of the Virgin and Child, the Baptism of Christ and various saints in crocked ogee gables. (Buildings of England: Warwickshire, pp.435-6; V.C.H.:).

17/92

**Chest tomb approx. 7m. S of porch of Church
(Listed Building Ref. 17/92 - Grade II)**

Chest tomb. C17. Ironstone. Inscription worn. Heavy, moulded ledger.

17/89

**Chest tomb approx. 8m. S of chancel of Church
(Listed Building Ref. 17/89 - Grade II)**

Chest tomb. C18. Ironstone. Moulded plinth. Panelled sides, and moulded balusters at corners.

17/93

**Group of 3 chest tombs approx. 10m. S of W tower of Church
(Listed Building Ref. 17/93 - Grade II)**

3 chest tombs. C18 and early C19. Ironstone. The southern most has panels and moulded balusters at the angles. Panel to centre is dated 1713 and has moulded consoles at the corners. That nearest tower is dated 1817 and is panelled, with moulded balusters at the angles. All 3 have moulded plinths and ledgers.

17/90

**Head stone approx. 15m. S of chancel of Church
(Listed Building Ref. 17/90 - Grade II)**

Headstone. Dated 1682. Ironstone. Panel inscribed 'TO THE MEMORY/OF ALICE/COTTRELL DAU/GHTER OF HE/NERY AND AN/COTTRILL/WHO DECEAS/ED DECEMBER THE.28.ANNO/DOM.1682. Heavily moulded surrounds, the right corner damaged.

17/91

**Preaching Cross approx. S of nave of Church
(Listed Building Ref. 17/91 - Grade II*)**

Preaching cross. C15. Ironstone. Polygonal plinth of 2 stages.
Square base of 2 stages, the angles of the second stage moulded.
Cross shaft with moulded angles. Shrine head, the top
missing.(Buildings of England: Warwickshire, p.436).

17/87

Church Farmhouse and attached building, Main Street
(Listed Building Ref. 17/87 - Grade II[✓])



Farmhouse. Dated 1617, altered and raised C19. Squared, coursed ironstone with old tile roof and stone ridge and end stacks. 4-unit plan. 2 storeys. 5-window range. To centre right a C20 part-glazed door within C20 wood porch. All 4 windows to ground floor are 3-light casements with wood lintels. To first floor are 4 smaller 3-light casements with wood lintels. To centre right, above door, a 2-light casement with wood lintel. Attached to right an outbuilding range of one storey plus attic. Interior: one chamfered spine beam. Included for group value.

17/84

**Home Farmhouse and attached buildings range, railings base
and 4 piers, Main Street
(Listed Building Ref. 17/84 - Grade II)**



Farmhouse. Early to mid C18. Ironstone ashlar, with storey band, moulded eaves cornice and coped gables. Slate roof, with C19 stone end stacks with 2 square flues linked by moulded cornice. Earlier bases. 2-unit plan. 2 storeys. 3-window range. To centre a 4-panelled door within Venetian-style surround with leaded lights. Above, a hood supported on consoles. Stone steps lead to ground. To left and right a Venetian-style window with leaded casements and original iron fittings. To left and right of first floor a 3-light leaded stone or wood mullioned window, the larger centre lights containing iron casements. A smaller 3-light leaded mullioned window to centre of first floor with iron casement. To left and right of house an iron rainwater head. Attached to front an ironstone railing base with C19 piers to left and right, and to centre left and right. Attached to far left a 2-storey range with storey band, stone coped gable to left and openings with lintels and keyblocks. Attached to left a C19 outbuilding range with 2 roundheaded arch openings with plank doors. Interior not inspected. (Buildings of England: Warwickshire, p.436).

17/86

Outbuilding behind Home Farm, Main Street
(Listed Building Ref. 17/86 - Grade II)

House. C17. Squared coursed ironstone, with quoins and stone coped gable to left. Slate roof with stone end stacks, the flues diagonally set. 2 storeys. One-window range. Possibly wing of former farmhouse. To right a plank door within plain wood surround. To left of door, and to left of first floor a 3-light stone mullioned window with iron bars, hood mould and label stops. To far left of ground floor a small one-light window with iron bars. Further 3-light mullioned window to rear with ovolo mouldings, hood mould and label stop. Interior: stone flagged floors, chamfered beam with stepped stop. Open fireplace, with broach stop bressumer. Attached to left a C19 outbuilding range with Early English style doorways.

16/95

**Post Office and Village Room, Main Street
(Listed Building Ref. 16/95 - Grade II)**



Post Office and village room, formerly shop and houses. C18 and early C19. Ironstone ashlar and squared, coursed ironstone. Post Office has coped gable to left. Tile and slate roofs with brick ridge and end stacks. 2 storeys. 4-window range. Range to right has double part-glazed doors within wood-lined recess. To either side of recess a 5-light wood window flanked at each corner with a stone plinth with wood pilasters above. To left and right of first floor a 2-light gabled half-dormer. Range to centre has central C19 plank door with segmental lintel. To left a 16-pane horned sash. To right a 3-light casement. Attached to left a C18 range with gable end to front. To right a plank door with wood lintel. To centre a large 1914-1918 war memorial tablet. Above a 2-light leaded casement with wood lintel. Continuous hood mould above. Interior: central range has refaced open fireplace with original bressumer behind. Included for group value.

16/94

**SPAR store, Main Street
(Listed Building Ref. 16/94 - Grade II)**



Store, formerly house, or 2 cottages. Mid C18. Ironstone ashlar with plinth, storey band and coped gable to left. Slate roof with brick end stacks, that to left damaged. 2 storeys. 2-window range. 2-unit plan. To left a C19 plank door. To right a glazed door. Both doors have lintels with keyblocks. To centre left and right of both floors a C19 three-light casement, those to ground floor with lintels and keyblocks; those to first floor with wood lintels. To left of first floor a small stone light. Large C20 breeze block range to rear. Interior: very altered, but spine beams remain.

17/99

Brookland, Peacock Lane
(Listed Building Ref. 17/99 - Grade II)



House. C18, possibly with earlier origins. Ironstone ashlar and squared, coursed rubble to right gable end with quoins and coped gables on kneelers. Slate roof with bases of stone stacks to ends. 2 storeys plus attic; 2-window range. 2-unit plan. To centre C20 glazed door within a C20 greenhouse. To left and right of ground and first floor a 12-pane casement with lintel and keyblock. To left of roof a C20 gabled dormer. To rear an early C19 range of brick, with ironstone ashlar to left facade and coped gable. Interior: in C18 range a chamfered spine beam with ogee stop, and an open fireplace.

17/102

**Chamfered End, Saddleton Street
(Listed Building Ref. 17/102 - Grade II)**



House. Mid C18. Ironstone ashlar with plinth, storey band, moulded eaves cornice and coped gables with kneelers. Old tile roof with brick end stacks. 2 storeys. 2-window range. Double-depth plan. To centre a C20 glazed door with lintel and keyblock. To left and right C20 casements, imitating sashes, with lintels and keyblocks. To left and right of first floor further C20 imitation sashes. To left and centre of roof a gabled dormer. Interior: some original beams. Open fireplace with chamfered bressumer, the jambs altered. Included for group value.

17/100

Kirklands and herbert's Farmhouse, Saddleton Street
(Listed Building Ref. 17/100 - Grade II)



Farmhouse. Early/mid C17; restored C19. Squared, coursed ironstone with quoins to left and coped gables on kneelers. Reconstituted stone roof with stone end stacks with square flues linked by moulded cornice, those to left replaced. 2 storeys plus attic and one storey plus attic; 4-window range. Double-depth plan. To centre right a C19 plank door with dressed stone surround. Immediately to left a leaded light. Continuous hood mould over door and window with label stops. To left of ground floor a renewed 4-light stone mullioned window. To left of first floor a renewed three-light mullioned window. To centre, and to the 2 gabled dormers to right a renewed 2-light mullioned window. 2 further 2-light mullioned windows to gabled dormers to left and centre. All windows have leaded casements, and hood moulds with label stops. Extending to rear from right a C17 thatched one-storey range with 2 casement windows, that to right with a leaded light. Interior: oak staircase with turned balusters in 3 flights. Some beams in Herbert's Farmhouse.

17/101

Shelter shed SW of herbert's Farm, Saddleton Street
(Listed Building Ref. 17/101 - Grade II)



Sheltershed. C18. Squared, coursed ironstone with later weatherboarded front. Thatch roof, half hipped to right. 5 bays. Double plank door to left and plank door to centre. To centre left a plank half door. To right a large opening. Pegged tie beam roof with collars. Included for group value.

16/104

Home Farmhuse, Sandpits Lane
(Listed Building Ref. 16/104 - Grade II)



House. Mid C17, restored C19. Squared, coursed ironstone with quoins and coped gables with kneelers. Slate roof with stone ridge and end stacks. 3-unit plan. 2 storeys plus attic; 3-window range. To centre left a C20 plank door within a renewed 4-centred arch. Hood mould and label stops. To left, centre and right of both floors C19 four-light stone mullioned windows with hood mould and label stops. To centre and centre right of roof a C19 gabled dormer with leaded lights. Attached to right a one storey outshut with mullioned windows and coped gables. Interior: kitchen range has stone flagged floors and brick ovens. Beams in main range said to be encased.

16/103

The Elms, Sandpits Lane
(Listed Building Ref. 16/103 - Grade II*)



House. Datestone inscribed 1613, rebuilt 1856. Squared, coursed ironstone with quoins and coped gables with kneelers. Concrete tile roof with stone end stacks with square flues. 2-unit plan and cross wing, 2 storeys. 3-window range. To centre a C20 plank door in dressed surround. Immediately to left a single leaded light. Immediately to right of door, in cross wing, a blocked doorway with dressed stone surround. Continuous hood mould over, with label stops. To left, and to cross wing gable end a 4-light stone mullioned window. Above, a 3-light mullioned window. Over door a 2-light stone mullioned window. All windows have leaded lights, and hood moulds with label stops. In top of cross wing gable end the datestone. Interior not inspected.

16/110

Police House, No2 and cottage adjoining to left, The Green
(Listed Building Ref. 16/110 - Grade II)



Row of 3 cottages. C18. Squared, coursed ironstone with quoins and coped gables with kneelers. Thatch roof and brick end stacks with original stone bases. 2 storeys. 5-window range. Cottages to left and right 2-unit plan, that to centre one-unit plan. All cottages have C20 doors with C20 wood gabled hoods. Cottages to left and right have 3-light casements to ground and first floors with a 2-light casement above the door. Cottage to right has leaded lights. To ground and first floor left of central cottage a C20 three-light casement. All windows have lintels with keyblocks. Interior of No.2 remodelled C20.

APPENDIX Aii.

SCHEDULE OF LISTED BUILDINGS IN UPPER TYSOE CONSERVATION AREA EXTENSION

Ref.No.	Description
18/78	Rose Cottage and attached outbuilding, Baldwins Lane (Listed Building Ref. 18/78 - Grade II)

House. C18, with C19 alterations. Squared, coursed ironstone with quoins. Tile roof with brick end stacks. 2 storeys. 3-window range. 2-unit plan. To centre a C19 plank door with quoined surrounds and lintel. To left and right of door a C19 three-light and 4-light stone mullioned window with hood moulds and label stops. To left and right of first floor a 3-light mullioned window, with a 2-light mullioned window to centre, all with hood moulds and label stops. Openings to rear have C18 lintels with keyblocks. To right a C19 one-unit, 2-storey range with plank door and 3-light leaded casements.

Attached to right an outbuilding with C19 plank door. Thatched roof, with chamfered purlins. Interior: stone flagged floors. Large open fireplace with C19 surround. Boxed spine beam. Included for group value.

18/77

**Stone House, Baldwins Lane
(Listed Building Ref. 18/77 - Grade II)**



House. Late C18. Ironstone ashlar with quoins, moulded eaves cornice and coped gables. Tile roof with stone stacks. 3 storeys. 4-window range. 4-unit plan. C20 entrances to rear. To centre a part-blocked doorway, now window opening, with lintel and keyblock. To left and centre left of ground and first floor 20-pane iron casements. 2 eight-pane sashes to third floor. Openings have quoined surrounds, stone sills and lintels with keyblocks. To right and centre right 2- and 3-light iron casements, that to first floor right blocked, with chamfered wood lintels. Above blocked doorway a lead firemark. Interior: range to right of door has chamfered spine beams with ogee stops. Iron grate with festoons in bas relief.

18/79

**Home Farmhouse, Epwell Road
(Listed Building Ref. 18/79 - Grade II)**



Farmhouse. Mid C18. Squared, coursed ironstone with reconstituted stone roof and stone end stack. 2 storeys. 3-window range. 2-unit plan. C20 plank door with stone lintel and keyblock. To left and right of door a C19 two-light mullioned window. To right of ground floor, and to left and right of first floor 3-light iron casements. All windows have stone lintels with keyblocks. Large C19 range attached to left. Interior not inspected.

18/96

**House 3m S of No1, Old Tree Cottages, Main Street
(Listed Building Ref. 18/96 - Grade II)**

House, formerly 2 cottages. Late C17, with late C18 range attached to left. Squared coursed ironstone with quoins. Thatch and slate roof with brick ridge and end stacks, that to right with original stone base and cornice. Formerly 2 cottages of 2-unit plan. One storey plus attic; 3-window range. Late C18 range to left of 2 storeys; 2-window range. To right of C17 range a plank door with wood lintel. Above, an oval shaped light. To left, centre and right a 3-light wood casement, that to right with wood lintel, that to left and centre with hood mould and label stops. Lead Britannia firemark below. C18 range has plank door and 3-light casements to all openings. Door and ground floor casement has lintel with keyblocks. C19 brick range to right has wood casement. Interior: C17 range has chamfered beams with broach stops. Open fireplace has bressumer with stepped stops; brick lined oven to right. Late C18 range has chamfered beams with run-out stops.

18/98

**The Willows and attached outbuilding, Old Tree Lane
(Listed Building Ref. 18/98 - Grade II)**



House. Early C18, of 2 build. Squared, coursed ironstone with quoins, and plinth to right gable end. Thatch roof with brick ridge and end stacks. 2 storeys. 3-window range. 3-unit plan. To centre a C20 plank door with chamfered wood lintel. Further old wood lintel above. Blocked door to centre right, with wood lintel. C20 casements. Attached to left an outbuilding, now garage. Ironstone with thatch roof. Interior: noted as having chamfered spine beams. To either end a large open fireplace with chamfered bressumers.

18/106

**Brown Cottage, Shipston Road
(Listed Building Ref. 18/106 - Grade II)**

Cottage. Late C17 and early C18. Squared, coursed ironstone. Thatch roof with brick end stacks. One storey plus attic storey; 2-window range. 2-unit plan. To centre a C19 plank door. To left and right C19 wood 2-light casements. Both windows and door have wood lintels. Above to right a 2-light leaded casement. Further leaded casement to left gable end. Interior: noted as having chamfered spine beam, open fireplace with chamfered bressumer with stepped stops.

18/109

Cornerways, Shipston Road
(Listed Building Ref. 18/109 - Grade II)

House. Mid C17. Squared, coursed ironstone with quoins. C20 tile roof with brick ridge and end stacks. 2 storeys plus attic; 2-window range. 2-unit plan. C20 door in later range attached to left. Gable end to front has C17 three-light stone mullioned windows to ground and first floor. 2-light mullioned window above. Further 3-light stone mullioned window in left facade, with a 2-light stone mullioned window in gabled dormer above to left. Rear gable end has 2 three-light stone mullioned windows to ground and first floor, with blocked single light above. All mullioned windows have hood moulds and label stops. Interior: chamfered spine beams with stepped stops. Large inglenook fireplace with chamfered bressumer with ogee stops. C17 cupboard with moulded surround. Further chamfered spine beams with ogee stops upstairs. Said to have original roof timbers.

18/105

**Green Cottage, Shipston Road
(Listed Building Ref. 18/105 - Grade II)**



Cottage. C17. Squared, coursed ironstone with quoins to right. Thatch roof with brick end stack. One storey plus attic; 2-window range. 2-unit plan. To left a C19 plank door. Immediately to right a 2-light twelve-pane casement. Door and window have continuous wood lintel. To right a 2-light leaded casement with wood lintel. To centre of attic storey a 3-light part-leaded casement. Interior: all chamfered beams with ogee stops.

**18/107 Tysoe Manor and attached wall, Shipston Road
(Listed Building Ref. 18/107 - Grade II*)**



House. Late C14 hall range, altered, with C17 and C20 additions. Squared, coursed ironstone with stone slate roof and stone ridge and end stacks, the flues diagonally set. Hall range of 2 storeys plus attic; 2-window range. To right a wrought iron and glazed door within restored 4-centred arch with spandrels, hood mould and label stops. Semi-circular stone arch above. To left a restored 5-light stone mullioned window with hood mould and label stops, with a similar 4-light window above. To centre right of first floor a C14 two-light window perhaps reset with reticulated tracery within double chamfered surround and hood mould with label stop. To rear a stone projection which was possibly a lateral stack or stair turret. Quoins and stone coped gables, that to right with ball finial on apex. Offset to left a 2-storey, one-window range with plank door and 2-light stone mullioned window above to left. A small room adjoining to left has lead rainwater head dated 1678. Adjoining hall range to right, a late C17 range of 2 storeys plus attic; 2-window range. To right of ground and first floor a 4-light mullioned window.

To left a 2-light mullioned window with ovolo moulding. A 3-light mullioned window above. All windows have hood moulds and label stops. 2 gabled dormers have 2-light mullioned windows. Gables to right are coped. Rainwater head on gable end is dated 1710. Adjoining to right a 2-storey range. To centre a plank door within moulded wood surround with hood mould and damaged label stops. To right a 3-light stone mullioned window with hood mould. To centre of first floor a similar mullioned window with hood mould and label stops. C20 single light to left of first floor. Further wing extending forward from right. Large C20 range to rear. Extending forward approximately 10 metres from front a C18 ironstone wall with 3 courses of coping, and quoins to end. Interior: late C14 moulded arch-braced collar truss roof with curved wind braces. 4 bays. To first floor chamfered stone pointed-arch doorways, probably original. Some stone flagged floors and chamfered spine beams in C17 range. (Buildings of England: Warwickshire, p.436).

18/108

**Wall approx. 11m S of Tysoe Manor, Shipston Road
(Listed Building Ref. 18/108 - Grade II)**

Wall. C18. Squared, coursed ironstone with quoins and 3 courses of coping. Approximately 35 metres long, beginning 11 metres from front of Tysoe Manor. Included for group value.

APPENDIX Aiii

SCHEDULE OF BUILDINGS OF LOCAL INTEREST AND IMPORTANCE TO MIDDLE TYSOE CONSERVATION AREA

Ref.No.	Description
B1	Barn & Stable range at Yew Tree Cottage, Main Street - late C19th 4-bay barn and adjoining stables all converted to a dwelling. Local stone with blue slate roofs - group value with Church Farm and Yew Tree Cottage.
B2	Stable Range at Home Farm, Main Street - late C19th local stone and blue slate single storey stable range - open sided to farmyard - group value with farmstead.
B3	Old Lodge View & Hill View Cottage, Peacock Lane - late C19th cottage terrace - local stone (part rendered) with blue slate roof - modern windows - important enclosure group to lane.
B4	1 & 3, Peacock Lane - late C19th cottage terrace (extended) local stone with blue slate roof , modern windows - included for group value and importance to enclosure of the street.
B5	Coach House & Stables to Beechen Tree House, Main Street - late C19th outbuildings in local stone and blue slate - group value with Beechen Tree House and important enclosure to Peacock Lane.
B6	Beechen Tree House, Main Street - large mid C19th 2 storey early Victorian villa - whitewashed brick with slate roof, original sash windows - set back off road in large grounds - stone walls to roadside boundary.
B7	Cottage at Peacock Lane / Main Street corner - late C18th cottage - 2 storey + attic in local stone and stone slate roof, leaded light windows, modern well designed extension - important & prominent building on street corner.

- B8** **Wisteria Cottage & The Cottage, Saddledon Street** - modernised C19th cottage group - one/two storey - local stone concrete tile roofs - important enclosure and group value to approach to west gate of churchyard.
- B9** **Ivydene & Rose Cottages, Saddledon Street** - early C19th pair of 2-storey cottages - local stone and tiled roof - centre ridge blue brick chimney stack - very important key location at end of Saddeldon Street.
- B10** **Barn at Herberts Farm** - large late C18th threshing barn - local stone and blue slate roof - parapetted gable ends with dressed stone copings - partly enclosed with surrounding low grade prefabricated farm buildings.
- B11** **Outbuildings at Sunny View off Main Street**
- B12** **Coach house & Barn next to Saddledon House, Main Street** large late C19th utility buiding (may have been a farrier's shop or similar) local stone with blue slate roof - heavy boarded wagon doors - set back off street frontage.
- B12A** **Cart shed next to Sunny View, Main Street** - open sided cart shed - local stone and hipped blue slate roof - now enclosed as garage with red brick infill - prominent building on road frontage stone boundary wall each side.
- B13** **Saddledon House, Main Street** - much altered C19th cottage on street corner - local stone with concrete tile roof, modern windows no particular architectural value but prominent and key building on street corner.
- B14** **The Peacock Inn, Main Street** - mid C19th Victorian Inn - 2 storey + attics - local stone with blue slate roof, parapetted gable ends, large red brick chimneys, sash windows replace with modern inappropriate windows - large pictorial sign on face of building and fine hanging sign on large decorative w.i. bracket - lower 1+1/2 and single storey outbuilding ranges - stone with brown concrete tile

roof - all replacement windows - key building in centre of Main Street.

- B15** **Terraced Cottage Group between Peacock Inn and Spar Store, Main Street** - mid C19th 1/2 storey local stone and blue slate roof terrace - modern inappropriate windows - important group value in main street.
- B15A** **Outbuilding to coalyard, Back Lane** - mid C19th coach house and stables at rear of Spar shop - local stone with blue slate roofs important group of outbuildings on south side of street - low grade yard around them - high stone wall to road side boundary.
- B16** **Cottage & Barn range next south to Ivy Cottage, Back Street** - mid C19th small cottage or workshop with attached barn and stables - local stone with blue slate roof - some red brick and blackened weatherboard cladding - prominent in street - group value with Ivy Cottage.
- B17** **Mill House, Back Street** - late C19th farm cottage - 2 storey - local stone and blue slate roof - modern replacement windows.
- B18** **Stable ranges at Mount Ash** - long range of stables and loose boxes round stable yard - local stone with blue slate roofs - part of range on street frontage - group value with Mount Ash.
- B19** **Outbuildings to the Police House of Back Street** - small mid C19th stone and slate outbuildings - group value.
- B20** **Stables at Home Farm, Sandpitts Road** - mid C19th open sided stable range - local stone with blue slate roof - group value with farmhouse.
- B21 & B22** **Stables at Home Farm, Sandpitts Road** - early C19th stable ranges - local stone with orange clay pantile roofs - group value with Home Farmhouse.

- B23** **House next to Elm View, Sandpitts Road** - early C20th house - local stone and reconstructed stone slate roof - prominent in street and overlooking important open space and group value with Elm View.
- B24** **Elm View, Sandpitts Road** - mid C19th cottage - single storey with attics - local stone with blue slate 55 degree pitched roof with decorative bargeboards and gable dormer windows - group value with The Elms.
- B25** **Barn range at rear of Elm View** - mid C19th coach house and stable outbuilding range - local stone with blue slate roof - group value.
- B26** **Molden Villa, Main Street** - late C19th house 2-storey local stone and clay tile roof - dressed stone chimney stack.
- B27** **Central Stores, Main Street** - mid C19th house - 2-storey local stone, blue slate roof - original sash windows to first floor. Prominent in street frontage.
- B28** **The Old Posting House, Main Street** - mid C19th house - 2 storey local stone - front rendered - blue slate roof, modern leaded light windows. Prominent in streetscape.
- B29** **Rose Cottage, Main Street** - mid C19th end-terrace cottage local stone and blue slate roof - modern windows - group value.
- B30** **Hairdresser, coach office & Smithy Cottage, Main Street** -mid C19th cottage terrace - local stone and blue slate roof - some original windows in Smithy Cottage - group value
- B31** **Cottage next north to Smithy Cottage** - mid C19th cottage - red brick and blue slate roof - bay windows - group value in terrace
- B32** **The Old Bakery, Main Street** - late C18th single storey with attics local stone and tile cottage - original wood and iron casement windows - garden frontage - group value.

- B33 The Old Bakery, Main Street** - late C18th town house - 2 storey + attics - fine house in local stone with dressed stone cross-mullioned windows with label mouldings and leaded lights, Parapet gable to north side. Later added shop extension to frontage.
- B34 Bakery Shop, Main Street** - late C19th red brick (painted) and blue slate roof - outbuildings to The Old Bakery - gable to street - important group value to The Old Bakery.
- B35 Feoffes Farm, Main Street** - late C18th cottage range - modernised - local stone, blue slate roof, 4 No red brick chimneys - set back off road with own in/out driveway - prominent location in street frontage
- B36 Stable range to Feoffes Farm** - mid C19th open-sided stable range of local stone with red brick modifications and repairs - boarded doors - group value with Beechen Tree House.

APPENDIX Aiv

SCHEDULE OF BUILDINGS OF LOCAL INTEREST AND IMPORTANCE TO UPPER TYSOE CONSERVATION AREA

Ref.No.	Description
C1	No1 Middleton Close - early & mid C19th house - 2 storey + attics - local stone - blue slate roof - some old windows - key position on street corner and entrance into Conservation Area.
C2	Paxton Cottage, Shipston Road - C18th farmhouse moderised - 2 storey with high pitched roof - local stone - concrete tile roof - red brick chimneys - prominent position facing street.
C3	Barn/stable range next north to Windmill House, Shipston Road - early C19th part open sided stable range - now used and garaging.
C4	Cottages on Baldwins Lane corner - originally long barn in local stone - now converted to cottage with complete new clay tile stone - key position on corner of street.
C5	Old Tree Cottage, Old Tree Lane - mid C19th stone pair of cottages with blue slate roof - some early wood and iron frame casement windows, central brick stack - picturesque on street frontage.
C6	The Stabling, Baldwins Lane - converted stone stable and hayloft part of old farmstead group.
C7	House south of Rose Cottage, Baldwins Lane - converted stone farmstead stable building - group value.

- C8 The Anchorage & Sunnyside, Old Tree Lane**- C18th or earlier stone cottage range - altered and modernised - local stone walls - dressed stone quoins and gable parapet copings - concrete tile roof and red brick chimneys - gable end to road - group value with the Willows.
- C9 Outbuildings to Roses Cottage, Baldwins Lane** - converted stone outbuilding - group value.
- C10 Ciehto Lindo, Baldwins Lane** - C19th coach house now converted to house - local stone with parapetted gables - modern tile roof - good stone boundary wall to frontage.
- C11 Dinsdale House off Baldwins Lane** - large early C19th (or earlier) farmhouse - stone with red clay plain tile roof - parapetted gables, stone gable dormers and much dressed stone detailing - picturesque.
- C12 Laurels House, Shipston Road** - late C18th stone villa - clay plain tile roof - unusual gothic arched windows to centre projecting gable - prominent in streetscape.
- C13 House next west to Charlton House, Shipston Road** - mid C19th villa - local stone walling, hipped welsh slate roof, tall dressed stone chimneys - group value.
- C14 Stable range at entrance to The Manor** - red brick and welsh blue slate roofed stable range - group value with manor entrance group.
- C15 Barn/cottage range at entrance to The Manor** - local stone early C19th stable range with blue slate roofs - important farmstead group at street corner and entrance to manor - stone boundary walls extend from these buildings.
- C16 Garden Cottage at entrance to The Manor** - mid/late C19th stone cottage with blue slate roof - prominent gable to road - group value with manor entrance gateway.

- C17** **Stable range at Manor Farm** - complete farmstead group round foldyard on street corner enclosed with stone walling - local stone with corrugated sheet roofing.
- C18** **Manor Farmhouse and attached outbuilding** - early C19th farm house - local stone with welsh blue slate roof - on roadside - original wood casement windows - group value with farmstead.
- C19 & C20** **Barns at Manor Farm** - early C19th barn and stable ranges - stone with blue slate and brown plain clay tile roofs - group value with farmhouse.
- C21** **11, Smarts Lane** - mid C19th cottage - local stone with blue slate roof - group value
- C22** **12, Smarts Lane** - mid/late C19th cottage - local stone and blue slate roof - group value.
- C23** **14, Smarts Lane** - late C18th (or earlier) stone cottage with clay pantile roof - some early windows. - group value
- C24** **10, Smarts Lane** - mid C19th cottage - local stone with orange clay pantile roof - group value.
- C25** **House on corner of Smarts Lane / Shipston Road** - early C19th stone and tile cottage with modern extension - set back off road - important position on junction.
- C26** **Cottage west of Old Bakery, Shipston Road** - early C19th local stone cottage with blue slate roof - some early timber casement windows - on road frontage - important to streetscape.
- C27** **The Old Bakery & Brook Cottage, Shipston Road** - early C19th (may be older) local stone cottage terrace with blue slate roofs on road frontage - important in streetscape.

- C28** **Thatched Cottage, Shipston Road** - late C19th stone thatched cottage (looks older but it is not on the 1885 map) - set back off street - picturesque.
- C29** **Beaundesert Cottage, Walnut Paddocks** - stone and plain tile cottage - group value.
- C30** **Walnut Tree Cottage, Epwell Road** - early C19th stone cottage - much modernised - group value.
- C31** **Cottage south of Beaundesert Cottage** - C19th stable and hayloft converted to dwelling - group value.
- C32** **Stable range at Home Farm** - early C19th single storey stable range - local stone with blue slate roofs - group value with Home Farmhouse.
- C33** **Barn Range at Home Farm** - early C19th 4-bay barn range - local stone with blue slate roof - group value with Home Farmhouse.
- C34** **Cart Shed at Home Farm** - early C19th open sided cart shed - local stone with blue slate roof - group value with Home Farm and prominent on approach into Upper Tysoe along Epwell Road.
- C35** **Roses Farmhouse, Epwell Road** - fine mid to late C19th large farmhouse - 2 storeys plus attics - local stone with blue slate steep pitched roof, decorative bargeboards, dressed stone chimneys - modern replacement windows - prominent in street scene.
- C36** **Barn range at Roses Farm** - mid C19th long barn range - local stone with orange pantile roof - group value with Roses Farmhouse.
- C37** **Stable range at Roses Farm** - mid 19th long barn range - local stone with blue slate roof - group value with Roses Farmhouse.

- C38** **Stable range at Roses Farm** - early C19th open sided stable range - stone back wall, timber structure, corrugated sheeting roof - group value with Roses Farmhouse.
- C39** **4/5 Epwell Road** - late C18th cottage - local stone with blue slate roof - gable end to road
- C40** **3 Epwell Road** - late C19th pair of estate type houses - local stone with steep pitched blue slate roof - twin gables tpo road and central brick stack. decorative iron casement windows.
- C41** **Stable range at 2 Epwell Road** - early C19th stable range - local stone with corrugated sheet roofing - group value with 2, Epwell road.
- C42** **2 Epwell Road** - early C19th cottage - local stone with orange clay pantile roof, brick end stacks, decorative iron casement windows.
- C43** **Halfway Cottage, Shipston Road** - late C18th outbuilding range to Cornerways - local stone but much altered -concrete tile roof and modern casement windows - key position on corner of main road and group value with cornerways.

APPENDIX Bi

SCHEDULE OF LANDSCAPE FEATURES OF IMPORTANCE TO MIDDLE & UPPER TYSOE CONSERVATION AREAS

Photo No.	Description
1	Panorama of the village from the hills to the East
2	A typical view of the hills from the village edge
3	Herbert's Farm buildings from the North, could benefit from vegetation screening
4	St Mary's Church setting
5	St Mary's Church rear gate
6	St Mary's Church main gate
7	The school and Church interface - attractive railings and blue brick path
8	The Square and War memorial leading to Sandpits Lane
9	The Square - a well point and mature sycamore tree
10	Sandpits Road - Home Farm and floristic verges
11	Main Street towards the Peacock Inn - fine beech tree and cherry, a well point
12	Main Street from the garage - both beech trees of great importance
13	Main Street - the bland tarmac forecourt to Community Centre and Methodist Church
14	The well point and seats at Peacock Lane

- 15 A typical Victorian bracket light
- 16 The stone seats in the floristic verges of Sandpits Lane

UPPER TYSOE

- 17 Baldwins Lane from Main Street junction
- 18 Old Tree Lane from Main Street junction
- 19 View west along Shipston Road from Brown Cottage
- 20 View east along Shipston Road from Poolgate junction



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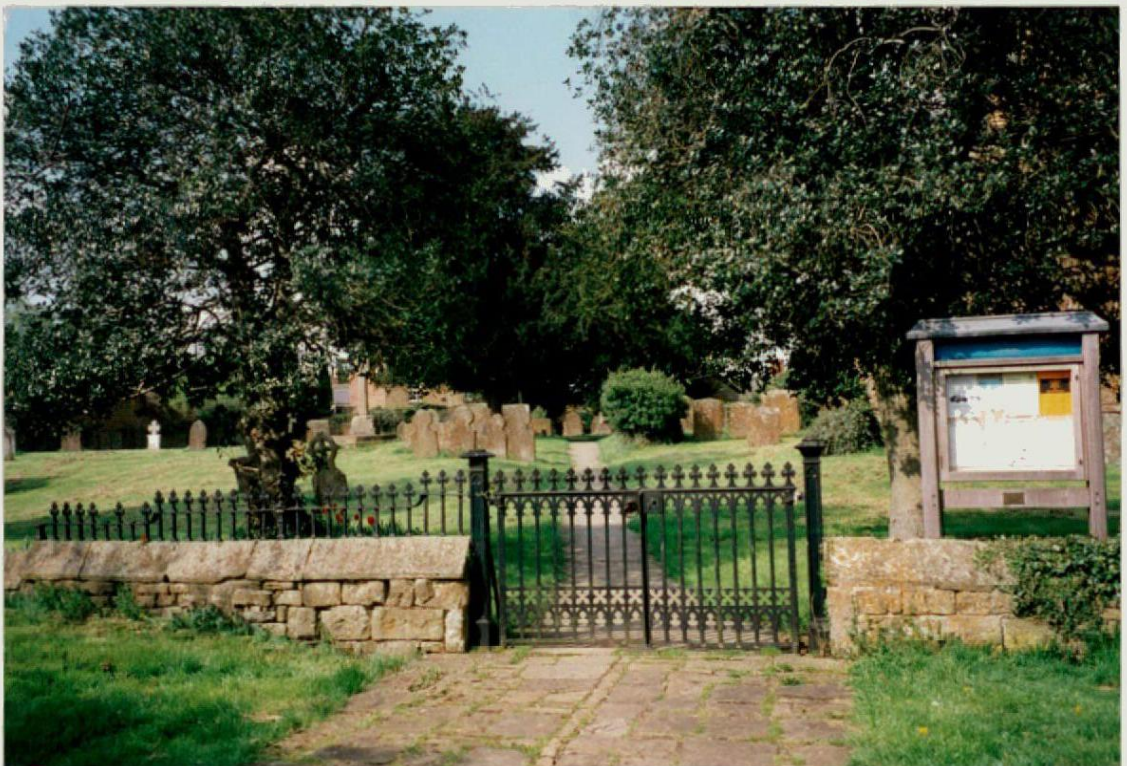
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APPENDIX Bii

LIST OF TREE GROUPS IDENTIFIED ON MAPS (including Tree Preservation Orders)

Note; *Individual trees are identified on the Analysis Map and TPOs are marked only where they correspond with the details and schedules held by the Local Planning Authority.*

Map

Ref.

No. Description

- A Medium age willow and ash forming the Conservation Area boundary.
- B Mature yews and wellingtonia in the grounds of Beeches tree House - containing probably the tallest conifer in the village. This group is an important roadside feature.
- C A mixed group of mainly ash and thorn, but containing large mature yews which were formerly the main feature, but now past their best.
- D A group of yew, holly and thuja (western red cedar) in the corner of the Churchyard. Although there is frost damage in the thujas, the group has an important role for the village and for the school.
- E Mature mixed woodland of horse chestnut, pine, willow, poplar and understory shrubs - forms important enclosure and termination of view west along Shipston Road and screens Manor House group.