

*Final draft*

***HARBURY***  
***Conservation Area Review***  
***December 1997***  
***for Stratford on Avon District Council***

***ROGER EVANS ASSOCIATES***

## ***General Introduction***

*Standard text as other SoA DC CONSERVATION AREA reports*

### **1.1 Definition**

### **1.2 Designation**

### **1.3 Pressures**

### **1.4 Response**

### **1.5 Further Advice**

# 1. Introduction

## 1.1 Location

Harbury lies 8 km south-east of Leamington Spa, about 2 km south-east of the Fosse Way which forms the western boundary of the parish. There was formerly a station at Deppers Bridge on the Great Western Railway, which runs immediately north of the village. Although it is positioned away from major roads in the area it is one of south Warwickshire's largest villages, with a parish population of 2341 at the 1991 census.

## 1.2 Topography

Harbury is situated on high ground overlooking the broad valley of the River Leam. Undulating countryside extends to the south-east, with a number of high points at about 120 metres above sea level. The village is situated on one of these, and its hilltop position encouraged the construction of a windmill in the village centre: its brick tower still remains. 3 km further east, Windmill Hill is the site of the famous classically designed Chesterton Mill, reputedly by Inigo Jones, which stands as a landmark in the landscape for miles around.



Chesterton Windmill

Harbury is at the edge of an escarpment which falls quickly north-westwards to the Leam valley at a typical level of 70m above sea level. This gives the site particular prominence and suitable exposure for windmills. It also provides occasional views out of the village north-westwards over the valley, and southwards to higher ground at the Dassett Hills.

## 1.3 Special Land Classifications

The deep railway cutting north of the village (refer also to section 2) and parts of an adjacent disused quarry and woodland was the subject of a notification by the Nature Conservancy Council in 1986. The limestone habitat and spoil banks created by the cutting support a large number of butterflies

and lime-loving plants which are local or rare in Warwickshire. (See appendix D for details). This area adjoins the Conservation Area near to Hall Lane.

The greens at Temple End, Binswood End and Pound Green on Hall Lane are "Registered Greens".

## 1.4 Morphology

The shape and form of the village, particularly its road layouts, frontages and plot shapes, is described as its morphology. Geographic and historic influences over a very long period generate a distinctive morphology, which is the foundation underlying the more visible aspects of its character. Its morphology can give as much insight into the character of the village as its architecture, which can be subject to superficial change and fashion. Harbury appears to have evolved on important routes from the Avon valley where they climbed to higher ground to the south-east. Chesterton Street was, for a period during the Middle Ages, part of the most important route from Warwick to Oxford. The east-west configuration of this route is retained in the general arrangement of the village today.

South of Harbury depopulation of villages like Chesterton and Kingston (see section 2) reduced the importance of lanes to this area, although many old routes remain as footpaths. Harbury was a large village by the time the railway was built (again see section 2), but it has provided a limitation to the northward growth of the village. Routes linking northwards out of the village have been cut or reduced to tracks and footpaths. Westwards, Mill Street extends out of the village, once crossing the Fosse Way and continuing to Whitnash, but the railway displaced this route, which has also now reduced to a track and footpath.

The focus of the village was the Bull Ring, on the main through route from Mill Street, through High Street, Church Street and Crown Street to Hall Lane. On the same route, key village spaces like Chapel Street in the west with its small market area, the Bull Ring itself, and Pound Green (which was used as a pound for stray animals) all had functions in the agricultural and commercial activities of the village. At the junction of Church Street and Crown Street the village pump remains on 'Pump Green'. A picture emerges of a 'spine route' through the village, with a number of key events and locations along it. Side streets developed to gain access to areas behind

## HARBURY

the main frontage, and Chapel Street and Ivy Lane formed through routes linking to the Warwick road.

Temple End and Binswood End evolved as separate building groups west of the main village, based on farmhouses sited on two roads into the village. Farm Street linked them from an early stage, and houses were established at intervals along it. Since 1950 most of the land between Harbury's three original centres has been developed for estate housing, and the built area is now virtually continuous from east to west.

Historically, frontage onto streets within the village was considered important for all kinds of development. Before the enclosure of common land, many farmsteads were based in the village, and villagers would walk out into the surrounding fields to work. Chesterton Farm and The Shakespeare, which became a public house only late in the nineteenth century, are good examples identifiable by their wide frontages and yard areas behind. Other buildings were cottages and tradesmen's premises, on narrow frontages, but usually with deep plots which provided work areas, yards and outbuildings. After the enclosure of common land, these back-land areas also became important to cottagers for their animals and vegetable plots. The resulting overall 'grain' of

occupied for this function rather than the quality of the street elevation. The streets themselves are also planned only for efficient vehicle movement, and the convenience of access on foot and the expense of building and maintaining large areas of public road and private drive are no longer seen as important design criteria.

Growth in the late twentieth century has meant that the larger part of Harbury's built area has developed along these lines, and the village's identity has unfortunately become strongly associated with "housing estates". The contrast with its original character is particularly apparent where the two development cultures occur side by side. Recent houses in Ivy Lane, Jara House in High Street and Lyndale in Chapel Street, for example, all appear out of place: they break the street with unnecessary space in front, provided in some cases at the expense of more usable space behind the buildings. Their design and siting has been pre-conceived to standard estate-style layouts, with no thought to their relationship to the existing street. Section 5.3 considers how new urban design thinking could help change some of these preconceptions.

### 1.5 Building Character and Materials

The earliest houses in Harbury would have been timber framed, the simplest buildings using a 'cruck' framed structure, in which the main members are in the gable ends, forming an A-frame from ground to roof ridge. Later, box framed techniques were used, infilled with lime-washed masonry to create the open black-and-white appearance so familiar in south Warwickshire. Stone was increasingly used in the post-mediaeval period, often in conjunction with timber framing. The local material is a pale yellow-grey limestone, not unlike Cotswold stone in appearance. It seems to have been available only in relatively small pieces and is most commonly used in both coursed and random rubble masonry, with larger ashlar stones occasionally used as quoins (corner stones).

Mill Street

Harbury is not very tight. Block width, i.e. the distance between lanes, is in the order of 120 to 140 metres, which allows a development frontage on the street and a deep area behind for yards etc.

The consequence for the morphology of the village is a strong building line, avoiding wasted frontage and space on the street, and producing a very well defined and continuous edge to the public side of development. The upper part of Mill Street shows this particularly well.

Modern development has a completely different morphology. Street frontage is not valued for building, and its main purpose has come to be the provision of independent vehicle access onto each plot - prestige is associated with the amount of space

Stone building rasied with brickwork

## HARBURY

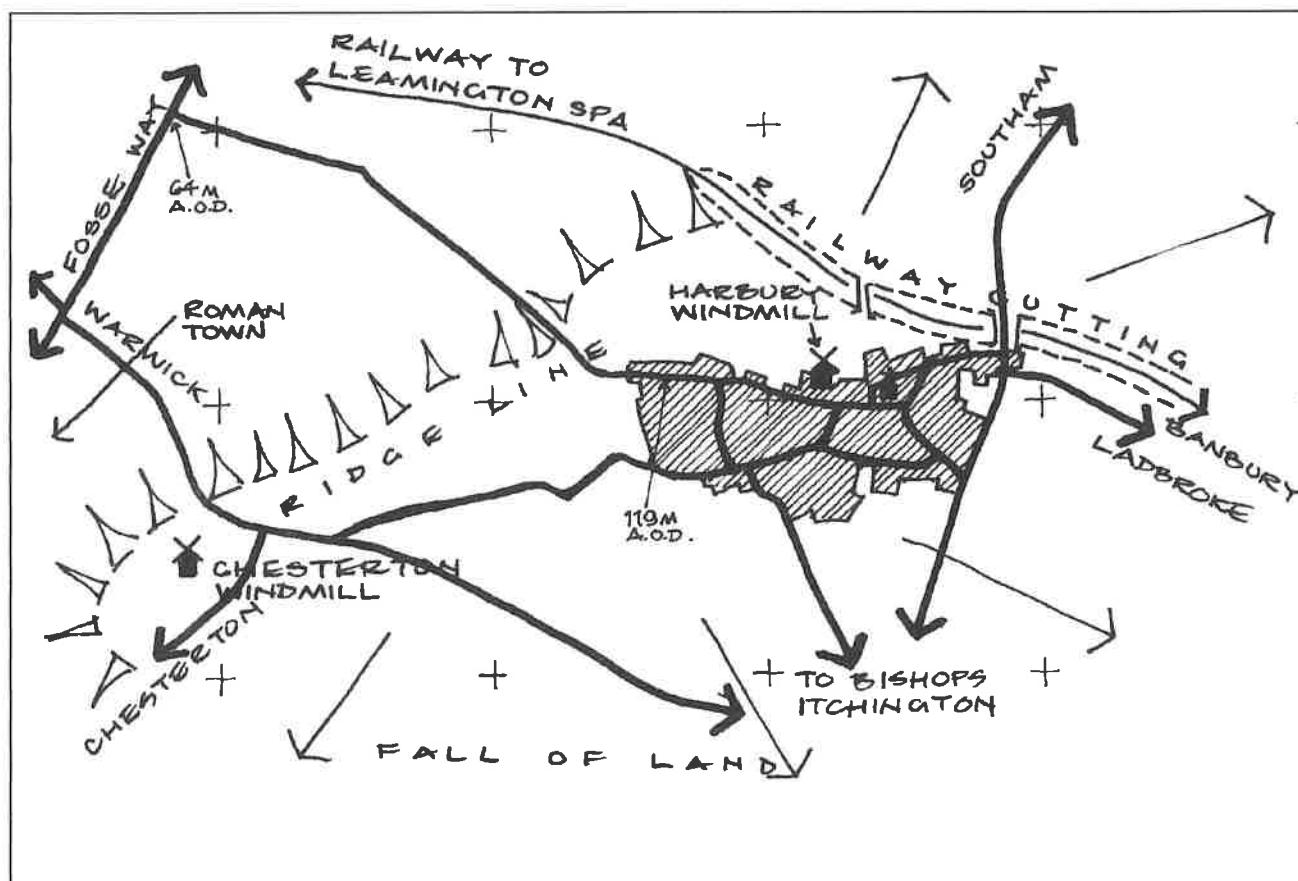
Brick became readily available in the late 18th century and subsequent railway era. Most buildings from this period used it prominently, sometimes only for the front façade, while rubble stone was employed on back elevations. Original colours are generally light red, usually with a pleasant variation from a dull orange to a fuller warm red within the same wall. In many of the newer houses in the village brickwork is used quite unnecessarily to imitate the colour of the local limestone, and it fails because of its completely different surface texture and lack of variety in size and colour.

A large proportion of village houses would have been thatched originally. The material required steep pitches - up to 60 degrees - and in simpler cottages the eaves would have been kept low, possibly with dormer windows. Very many buildings were subsequently re-roofed in tiles or slate, and the opportunity was often taken to re-profile the roofs to shallower pitches, and so raise eaves to create more head-room. There are many examples where brick has been used to raise the walls, contrasting with the original stone or framed structure. This mixture of materials and roof pitches on simple structures is a typical characteristic of Harbury, particularly along

the main street and in Chapel Lane.

No building in Harbury apart from the church and the old mill tower is taller than two storeys. The scale of the original buildings is strongly influenced by the limitations of traditional building technology, leading to short (i.e. 5-6 metre) spans and simple rectangular structures. Roofs are pitched, the eaves almost invariably along front elevations, so that gables and chimneys provide interest in views along streets without disrupting the general roof line.

Building details are generally also very simple. The local stone lends itself to rubble walling but not to fine ashlar or carved work. In almost every instance window and door openings are formed very simply, with timber lintels. In some places brickwork is used to form window reveals, segmental brick arches and other edge features. Brick facades are generally detailed in a similar way - in effect the small unit size of most stonework has led it to be detailed in a similar way to brickwork. Almost everywhere windows are simple casements in double and triple bays (triple most commonly on ground floors). There are examples of sash windows in some of the 19th century buildings along the main street.



## *2 The Settlement - History and Development*

The area around Harbury has certainly been settled since prehistoric times. Ancient north-south trade routes were later crossed by the mediaeval routes from Warwick mentioned in 1.4 and Bronze Age cooking pots dating back to 1400 BC have been found at Sharmer Farm near the Fosse Way, 2-3 kilometres north of Harbury. The settlement's position was strong strategically, on the first significant high ground from the broad valleys of the Leam and Avon to the west, and the Fosse Way represented the border of Romanised Britain during the early stages of Roman settlement. Identifiable Roman remains exist along the Fosse Way and particularly in Chesterton to the south.

Harbury's attraction as a strategic location was enhanced by its good water supply, and the settlement developed despite its relatively poor soil. The name derives from Heber Byrig - the fort of the Heber people, and earthworks remain around Harbury House on the east side of the village. Nevertheless, the agricultural poverty of the parish was recognised in the Domesday Survey, which valued it at only two shillings, despite its extensive 2,500 acres. The parish was divided into three manors at this time, and this division persists to the present day in the separate identities of the main village and Temple End, named after the Knights Templar who held this manor.

In neighbouring villages to the south and east, the late middle ages brought major changes to rural life with enclosure of common land and often deliberate eviction of ordinary folk to make way for lucrative sheep farming. At Chesterton the village was destroyed and never repopulated: at Ladbroke the manor house took over the site of the former village and later incorporated it into private parkland. In Harbury modern development has obscured any changes of this nature, although Harbury House still stands in undeveloped land south of Hall Lane, which is known to be the site of an early settlement, and the paddock north and west of All Saints' Church is an intriguing gap within the network of village streets, which was possibly the site of an earlier Harbury Hall and/or village area. The manor at Temple End occupied lands which kept Temple and Binswood Ends separate from the main village.

Perhaps the poverty of the soil at Harbury spared it the worst excesses of the farming land-owners. On the other hand its sizeable population (there were 148 houses in the mid 17th century) was unable to support itself and the neighbouring parishes of Chesterton and Kingston were each ordered to pay two shillings a week to Harbury. In 1625 the village

was declared 'no thoroughfare' as it could not afford the upkeep of the Fosse Way and village roads. The village was also dependant on benefactors such as the Wagstaffe family who built a school next to the church in 1611.

Enclosure eventually affected Harbury in 1779, but by this time employment in new industries was starting to develop. From 1801 to 1820 the population grew from 850 to 1000, and quarrying of local lias limestone began to provide raw material for cement manufacture. The population swelled again as employment opportunities came from the construction of the Great Western Railway, and in particular the major engineering project of the Harbury Cutting. Small dwellings were built to house quarry workers, and pubs and other businesses flourished to provide for the railway navvies.

The form of the village had been established from very early times, but this new era brought in new building materials and styles. Brick became an economic and fashionable material instead of stone, and slate allowed roofs to be built less steeply than the old thatch. Much of the village centre today is 18th and 19th century building, infilling gaps and replacing previous buildings but retaining the older building lines. The 1870s Public Health Acts also required the renovation of many of the smaller cottages in the village, raising roofs and enlarging windows to provide better light and air.

Into the 20th century there was some growth in the village as the quarry employed more men, but it was not until after the second world war that the explosion of new housing occurred that gives us the present day extents of the village. The catalyst was the provision of mains water in 1939 and mains sewerage in the late 1950s, plus the change in employment patterns and car ownership which allowed Harbury to develop as a commuter dormitory for the neighbouring areas of Leamington, Warwick and Coventry.

Sadly these more recent developments are familiar, but alien forms of development to Harbury; although morphologically they represent their time. The earlier continuous street frontages and deep plots (see 1.4) have been replaced by open sweeping road lines and large front gardens designed to drive private cars more quickly and park them very visibly in front of houses. The distinct locales of Binswood End, Temple End and the village centre have become obscured under a continuum of estate housing, and functionally they are no longer relevant, as walking distances cease to determine the size and spacing of neighbourhoods.

### 3 The Character of the Conservation Area

Historically Harbury had three distinct focuses, at Binswood End, Temple End and the village centre or 'Town End'. These areas still have distinct characters, and the areas around the church and Harbury House also have identities based on their historic development. Subsequently the linking roads and other adjacent areas developed their own character.

These character areas are shown on figure 3.1. The figure also shows the extent to which the village has expanded beyond its original structure, with recent development that lacks distinctive character.

#### 3.1 Harbury House and the Pound

There is little direct visual evidence of its early history, but this is where the ancient 'byrig' or fortified settlement stood. The manor, now represented by Harbury House, took over most of that area, passing it down to the modern era as a broad undeveloped area, retaining ancient features such as the Pound and Lovers' Walk.



Western House

It forms a distinctive eastern entrance to Harbury, marked by the older buildings of Western House and Ashton House at the junction of Butt Lane, Hall Lane and the road to Deppers Bridge. The fine symmetrical facades of Western House stand squarely at the junction of Hall Lane, closing the vista decisively. Hall Lane leads to the village centre. The lane is characterised by mature planting on both sides - newer development on the south side is well set back - as it curves into the Pound. This very attractive green is the first distinctive village feature, although it too is defined by surrounding trees and garden boundaries rather than by buildings. Orchard House, a simple stone cottage opposite the junction of Crown Street has a very important role in marking the end of the pound and the beginning of village centre development.

#### 3.2 Church Area

The eastern end of the village is formed by the streets surrounding All Saints' Church. Like the Harbury House area to the east, the area probably had much more development in earlier times and the paddock and allotment areas north and west of the church are now left as intriguing gaps in the centre of the village.



Orchard House

Hall Lane continues past Orchard House from the Pound, rising slightly until stopped abruptly by the simple 2-up-2-down row of Church Terrace. (The tower of Harbury windmill is visible over the roof tops.) Its right hand (north) side is well defined for the most part by buildings and boundaries, notably Honeysuckle Cottage whose gable directly abuts the road, the neatly clipped privet hedges and the high boundary wall of Harbury House. To the south, the mass of All Saints' Church and the mature trees of the churchyard provide visual enclosure at some distance, while the grass bank up to the paddock and allotment gardens contains the road space.



Crown Street

Orchard House stands immediately opposite the junction with Crown Street and is a focus for views from all directions. The main route into the village centre is along Crown Street, and the eastern elevation of the village social club building forms a

## HARBURY

gateway with mature trees in front of Crown Close. The social club building itself is a very dominant brick structure: views of its street face are limited by the acute angle of vision along the street, and it provides a useful element in the streetscape. However its rear area is very poor, comprising tatty flat-roofed extensions and an exposed tarmac car park and service yard. Some screening is provided by hedgerows, but they are a little thin and the view from the upper part of Hall Lane in particular is unattractive.

At the top of Crown Street 'Pump Green' is an important village space where it meets Vicarage Lane, Church Street and Dovehouse Lane. The south gable wall of the Crown Inn provides a stop end to the space, while Church House and the new house (Monkton Wylde) create strong corners. Mature trees and a remaining stone garden wall on the corner of Dovehouse Lane help to contain the southern end of the space, despite the loose suburban character of new housing behind them. Pump Green most importantly provides a setting for All Saints' Church.



Church Street

Church Street connects Pump Green to the village centre. Although only built up on the south side, the street has a tight, urban feel because of the dominating enclosure of trees in the churchyard and the brick churchyard wall. Footways are very narrow, but the impact of traffic is mitigated by the operation of a one-way system into the village centre. New houses at the east end of Church Street fit the scene well, and although set back behind the general building line, their front walls and hedges maintain it. Wisset Lodge (no. 9) is a fine historic stone building, which forms a gateway into the inner area of the village centre with the mature lime trees of the churchyard opposite. The street widens out shortly beyond this point, gradually narrowing again towards the Bull Ring along the terrace of nos. 1-8 Church Street. None of these buildings is individually listed, but the row forms a consistent and complete group which creates the essential character of the street. Some of the buildings have pleasant traditional style

shop fronts, with stall risers and window mullions, and are a good model for shop frontages elsewhere in the village.

The approach from the south to the central area is via Vicarage Lane. Some interesting vistas emerge as the road curves into Pump Green, with older buildings forming the left side balanced by mature trees on the right. New houses, nos. 4 and 6 provide satisfactory visual stops along the curve.



Vicarage Lane

### 3.3 Village Centre

The village centre is where the main commercial activity takes place, engendering a distinctive character. It includes High Street and Chapel Street, which each have distinct characters themselves, but both are linked by the road junction and the broad space that it creates at the top of Chapel Street. This corner is recognisably the centre of Harbury, and it is a great pity that it is now marked by the very poor modern development of a supermarket and flats. It is particularly disappointing because the main components - a shop front and residential development right on the street edge - are just right for this situation, but their detailed design is insensitive to the way in which buildings traditionally address the street.



The High Street

High Street itself is very ordinary, and is effective visually primarily because of the strong definition at each end provided by the front of the



## HARBURY

Dog Inn and buildings facing Chapel Street at the other end. Historic buildings line the south side, but their contribution to the street scene is incidental. On the north side there are some particularly insensitive modern buildings, but similarly their architecture provides only secondary impact on the street scene, their primary value being to contain the space of the High Street.

View to the Dog Inn

At the east end of the area the Bull Ring is a historic space in front of The Dog, and extending a little way into Ivy Lane. High Street curves into Church Terrace, delineated by the angled facade of Corner Cottage on the north side. Although dated 1577, this very prominent house is not a listed building and has been much altered - including raising the eaves and inserting modern 'Georgian' windows. On the opposite corner Bull Ring Cottage is a listed building which retains its quality, and is a strong feature, and the end of Percy Terrace (formerly Co-operative Terrace) defines the southern limit of the Bull Ring. The car park of the Dog Inn is a weak point, particularly as the east side of Ivy Lane continues with some very indifferent 1950s -1960s semi-detached houses.

The north end of Chapel Street forms a distinct space which looks from its configuration as if it could have developed as a market square - but this is speculation. The northern end is decisively formed by Stone House and the brick buildings adjacent to it in

Chapel Street

High Street. The southern end is marked halfway along Chapel Street where the buildings step forward on the east side to narrow the street opposite the Old Bakery. A new house now marks the place where The Fox public house once stood. The east side is well defined by simple buildings, which include The Gamecock pub, but the west side is eroded by the new development associated with the supermarket: the lost opportunity to have made something of this space is again apparent.

The southern end of Chapel Street is one of the most complete sections of streetscape in Harbury. The east side is a fine terrace of stone buildings, none of which are listed, but collectively are architecturally superior to the listed cottages on the west side of the street (which are probably individually older). A slight swell in the width of the street gives it a sense of significance, while narrowings at each end give it strong definition and identity. The west side is broken by a gap now filled by a bungalow, but the building is set so far back that it has no impact - but a good building on the same line as others in the street would have been an enhancement. This part of Chapel Street is evidently changing in that many of the buildings were once shops, but are gradually being turned back to houses.

Chapel Street, east side

### 3.4 South Side

The majority of older buildings in Harbury concentrate in groups in one of the three original nodes, but others have developed at much lower densities along South Parade. These include stone cottages like nos. 13 and 19, and Lyttleton Cottage (no. 29): they are all marked on figure 3.2. The gaps between them have now been built on, with modern detached houses, all of which are well set back: they fail in this respect to follow the traditional development pattern, but at least allow the planting of gardens which provide some continuity to the road frontage. The change has essentially been from a rural edge to a suburban one.

## HARBURY

The area is linked directly to the Bull Ring via Ivy Lane. Older buildings provide a pinch-point south of Percy Terrace, but thereafter the village quality of the street is lost with the semi-detached houses on the east side (mentioned also in 3.3). At the west end a much clearer gateway exists into Chapel Street (again refer 3.3). This is well balanced by the mass of mature trees in the cemetery, which close the view from Chapel Street.



Ivy Lane

### 3.5 North Side

The north side of the village centre is dominated by the brick tower of the former windmill in Mill Lane. Harbury Hall forms a self-contained enclosure within high stone walls, but otherwise the area is important green space between the village and the railway, providing a valuable amenity for the village. The Mill is the most significant of a delightful group of brick and stone buildings in Mill Lane. The road surface is a warm coloured gravel, and the scale and materials of the area give it a private air, appropriate to walkers and discouraging to motor traffic.



Mill Lane

Church Terrace also extends as quiet country lane northwards towards the railway, which it crosses in a road bridge, although ultimately it is not a throughway for vehicles. The quality of the stone walls to Harbury House is high, with curving returns to gateways and building corners to help access to the

Hall yards. The walls form a narrow pinch-point with nos. 11 and 12 Church Terrace, an attractive pair of cottages, separate from the main terrace. This again signals passage from the busy village centre to a quieter, rural world.

### 3.6 Mill Street

Mill Street runs west from the village centre towards Binswood End. Without the commercial activities of High Street and Chapel Street it has a different character. There is great visual interest on the south side of the street, particularly viewed down the hill from High Street, when the subtle differences in eaves' heights and roof slopes are apparent in the curved row of houses that follow the Shakespeare public house. Only the Shakespeare is a listed building, but as elsewhere in Harbury, the group value of the row is high. The tall chimneys are a particular feature of the roof-scape. The front boundaries of the houses work well, providing strong definition on the street and a good degree of privacy to the houses, even though the buildings themselves are set back only three metres or so: this attribute is



The Shakespeare and adjacent houses

helped by a slight elevation of the houses above the street level, which is helped by the gradient of the street itself as it falls to Binswood End.

The north side of Mill Street provides a striking contrast. The buildings of Chesterton Farm present a high, severe red brick face to the street,



Chesterton Farm and telephone box

punctuated by few and relatively small openings. However, the strength of the form, warmth of the colour, and the visual relief provided by the variety of opposite facades of the Shakespeare and adjacent houses all combine to create a very effective section of street. The top of the Chesterton Farm group is also marked by a classic red telephone box which is visible all the way up the hill.

The lower part of Mill Street is by comparison very poorly defined. Undistinguished detached and semi-detached houses fill the long gap between the upper part of Mill Street and Binswood End - indeed they fill the valley, and from Chesterton Farm the bleak roof-scape of modern houses in Heber Drive and Manor Orchard is a dispiriting vista.

## 3.7 Binswood End

Binswood End developed as a collection of simple agricultural cottages. Hillcrest Cottage is the only substantial older building, a listed building dating from the 17th century. The area has two main components, the long green east of Hillcrest Cottage, and the Street which leads out west between the other cottages. A 19th century terrace of cottages was developed on the east side of Farm Street, which neatly closes that end of the green and provides an excellent point of focus arriving in Binswood End from the west.

Binswood End Green and Cottages

The unifying character of the older cottages is their small scale, mostly 1 1/2 storeys only, their position right on the roadside, and the dominance of rough stonework and simple openings in their design. The terrace on Farm Street is clearly of a later era, in red brick, slate roofs and careful but simple building details.

The south side of the green is defined by general garden planting and some good stone boundary walls in front of indifferent suburban houses: but the strength of the space lies in its two distinctive ends. The north side is particularly weak, with some insensitively designed flats and dominant

Binswood End Cottages

road surfaces in Leycester Close, and a pair of neat but uninspired new detached houses sited without reference to any adjacent development.

## 3.8 Farm Street

Farm Street links Binswood End and Temple End and has the character of a country lane that has gradually become developed. Its curving alignment is framed predominantly by mature trees and gardens on both sides: the older houses are widely separated but close to the road, providing hard points of focus among the greenery as one proceeds along the lane in either direction. 27 Farm Street, a listed building opposite Sutcliffe Drive, is notable in this respect, being situated right on the footpath and with important stone garden walls and an outbuilding which is in a state of dereliction.

Generally newer buildings have fitted in behind trees and shrubs without much impact. The key views along the street remain focused on older buildings: the terrace at Binswood End is important, and no. 16 halfway along the western side also serves this purpose. The junction of Sutcliffe Drive has the greatest impact because of the large amount of street space taken up by junction radii, which allows a wide view into the interior of that development.

The south end of Farm Street is strongly marked by the end of the 'Old New Inn', in particular its hanging sign, and the enclosure provided by

Farm Street - general view

mature trees on both sides of the road here.

Stone walls and dense hedges in front of Pan's Cottage narrow the appearance of the road, and trees arch overhead. A small stone outhouse on the boundary, which was by reports previously a sweet shop, also emphasises the 'gateway' significance of this area between Farm Street and Temple End.

## 3.9 Temple End

Like Binswood End, Temple End has two primary components, a green and a street of older cottages and houses. The scale is larger, with more substantial houses and a focus on the Old New Inn. The green is large, but has less interest than at Binswood End. Visually it extends across the pub car park and is thus dominated by the tarmac surfaces of both the roads and the parking area. There is very little to relieve this monotonous aspect, and planting in front of the Old New Inn could greatly enhance the whole area: garages and other outbuildings beside the pub could also be screened.

Temple End provides the most important approach to Harbury from Warwick and Leamington. Modern housing west of the area is now the first development one meets, much to the detriment of the approach. However, the original village edge is still a strong gateway feature, where buildings and trees on the northern side create a pinch-point with the high boundary wall of Temple House opposite, and the tall gable and bulky chimneys of the house are the first focal point on arriving at the village. Having curved and dipped to this point, Temple End rises quickly between walls and buildings on both sides, with the row of stone cottages along the south side defining the alignment of the road.

Temple End - approach from the west

The Old New Inn

All the built features are strong, and behind boundary walls there are some intimate and secluded spaces. However the street itself presents a rather hard appearance, chiefly because of the rather narrow footways and the lack of room for planting to become established along the south side. Again, more could be made of the green and car park areas to provide planting to counterbalance the dominance of stone

Temple End - stone walls

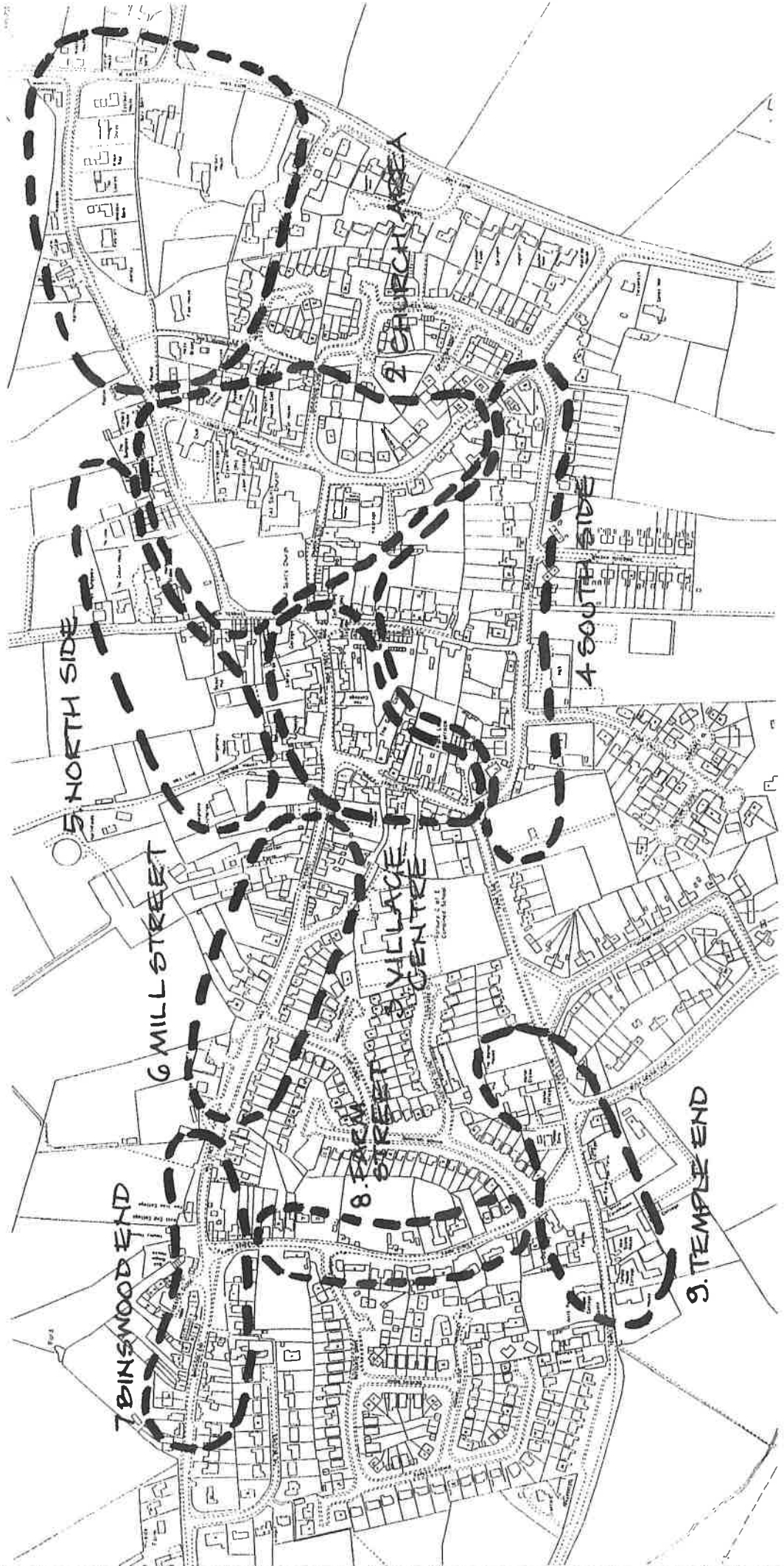
walls and hard ground surfaces.

Temple End's main architectural feature is the Manor House, which lies behind high stone walls east of the green. The house itself has no direct impact on the street scene, but its stone walls and outbuildings (Manor Cottage and Manor Stable) are very important on the north side of Park Lane. Between the Manor House and Chapel Street, Park Lane has a very anonymous character. It is dominated by the open spaces surrounding Harbury School and the council housing in Manor Road. The historic separation between Temple End and Town End is still easy to see.

FIGURE 3.1  
CHARACTER AREAS

0 20 40 60 80 100 METRES  NORTH

1 HARBOUR HOUSE  
& THE POUND.

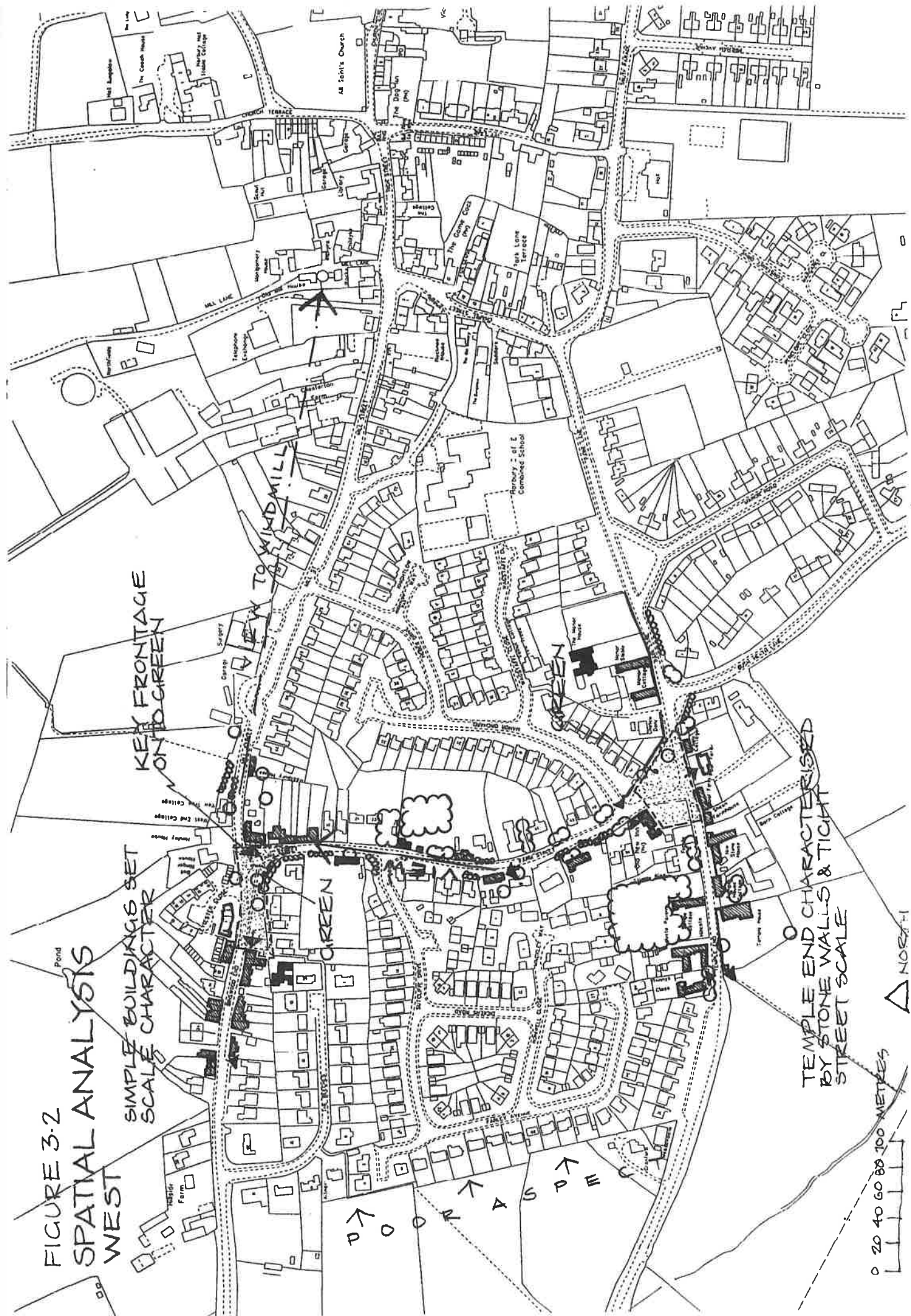


~~SIMPLE BUILDINGS SET  
SCALE CHARACTER~~

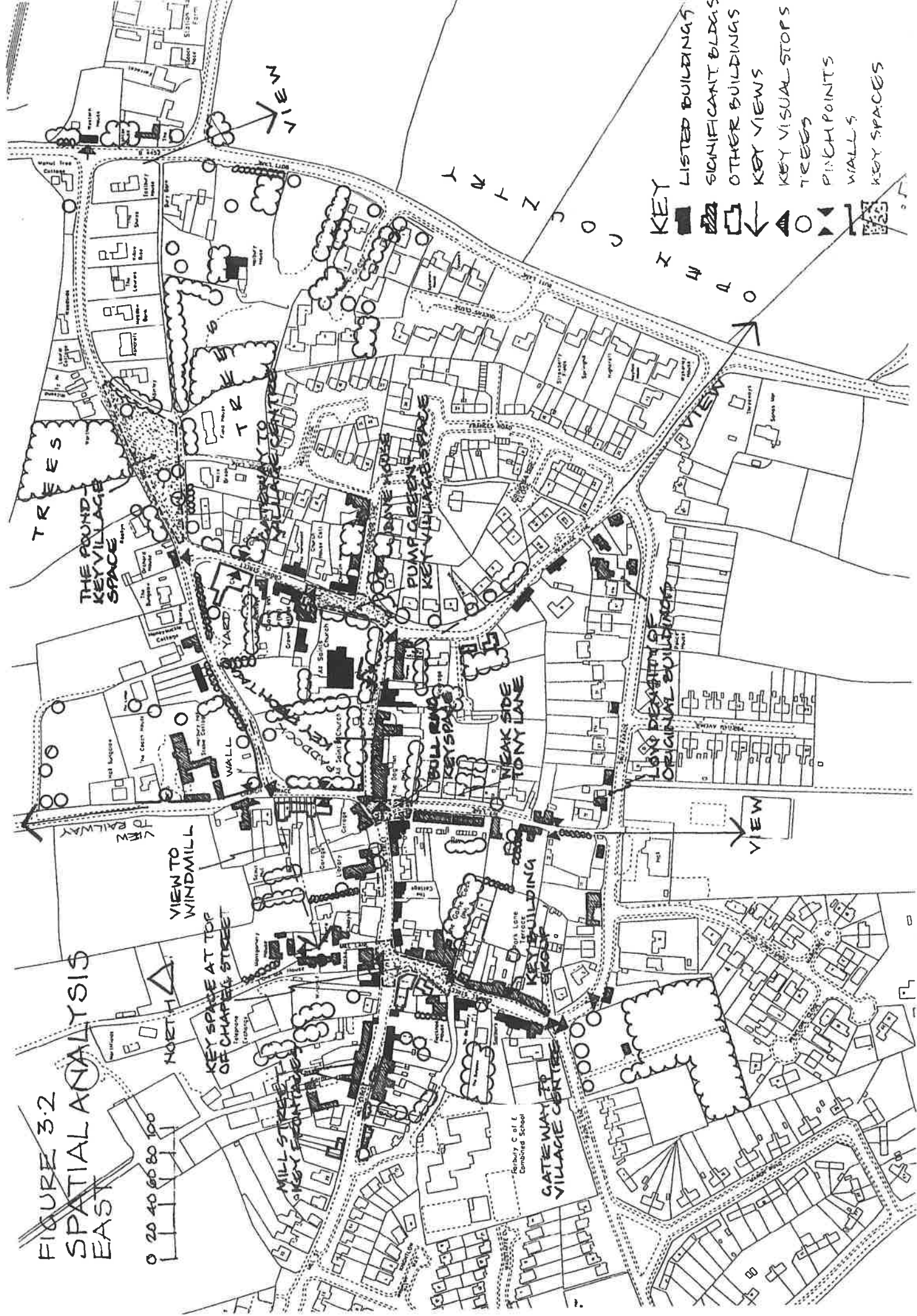
(TO WINDMILL)

TEMPLE END CHARACTERISED  
BY STONE WALLS & TIGHT  
STREET SCALE

0 20 40 60 80 100 METRES





[illegible]

## 4 Landscape

Most of the two Harbury Conservation Areas is built up, and landscape does not form a strong element. However, on the eastern side and northern margins of the village, and in Farm Street, trees contribute significantly to the characters of the areas. Harbury has a large number of tree preservation orders - these are marked on figure 4.1 with the species of other important trees and groups.



View from Butt Lane

### 4.1 Harbury House and Pound Green

One of the main reasons for including the eastern area in the 1980 Conservation Area was the quality of trees and landscape generally. North of Western House is an important hawthorn hedge that needs some repair, and ash and sycamore trees. Between it and Ashton House is a mixed evergreen group that includes yew and holly. The group of tall pines that stands on the corner of Butt Lane is a landmark visible from all approaches, and frames views between slender trunks to the countryside beyond.

The grounds of Harbury House support groups of many species. Along Butt Lane the gardens are screened by a boundary wall and a tall laurel hedge, behind which specimens of oak, lime, cedar, larch and holly can be seen. At the back of the site visible on Pound Green are groups of woodland trees, and species such as beech, ash and field maple lining



Pound Green

Lovers' Walk. Pine Close has been built, retaining many TPO trees, notably a walnut tree, a locust tree and a number of large sycamores.

Pound Green is surrounded by mature trees that screen neighbouring houses. A particularly fine horse-chestnut dominates the centre of the green, with a smaller oak tree and a group of three limes at the eastern end. North of Hall Lane the Conservation Area includes a small woodland area in which the main species are hawthorn, elder, ash and elm.

### 4.2 Church Area

The church area is dominated by large trees which surround the churchyard and the paddock on its west side. The churchyard itself is planted with limes along Church Street and Crown Street, which have been repeatedly pollarded. Further along Church Street trees on the boundary of the paddock have been allowed to achieve their mature shape, again including some very large limes and oaks. The east side of the paddock supports a horse-chestnut close to Hall Lane and an impressive copper beech in a line of large sycamores.



Churchyard

Vicarage Lane and Crown Street are characterised by mature trees and garden planting that provide visual continuity and containment in gaps between and in front of houses. The species are many and varied, as shown on figure 4.1, although there are no individual specimens of particular note.

### 4.3 Village Centre

The village centre is the most densely built up part, and unsurprisingly has few trees or other planting. There are one or two individual specimens, such as the Lawson Cypress in front of the non-conformist church, and some poor horse-chestnut, sycamore and ash in the hedgerow on the boundary of the Dog Inn car park. In the yards and gardens behind the main street frontages there are groups of



## HARBURY

small trees, often fruit trees, whose heads rise a little above the roof tops to frame the street-scene. More significantly the very large trees surrounding the paddock beside All Saints' Church, provide a very strong backdrop to the view up High Street towards the Dog Inn.

### 4.4 South side of the village centre

Although less densely built up, the south side of the village centre offers little landscape interest, and indeed could benefit from improvement schemes in this respect. The exception is the dense tree planting in the cemetery at the end of Chapel Street, which provides a very strong visual stop to views along it from High Street. There is the usual range of cemetery planting, dominated by yews, but on the corner of Park Lane and South Parade two large lime trees hold a focal position. The remainder of South Parade is very thinly planted on the south side and is bleak around the community hall, while it has maturing garden planting between the older cottages and in the front gardens of newer houses. Park Lane is very bare, dominated by the expanse of Harbury Primary School fields, although some avenue trees are starting to mature along its boundary.

### 4.5 North side of village centre

Lane from Church Terrace

The area between the village and the railway is an important amenity for the village. It is not intensively farmed, and a number of sheltered, woody footpaths and tracks provide access for walking close to the centre of Harbury. Parts of the railway cutting are very significant for natural history, and species found there are listed in appendix D (see also 1.3). A number of TPOs are important in the lane leading from Church Terrace over the railway and into open country on the other side.

Mill Lane is a favourite walk with villagers, leading delightfully through the tight cluster of buildings around the old mill tower, between hedges of maple, hawthorn, yew, elder and ash out to more

open countryside. Garden planting, including silver birch and copper beech, add variety between the buildings, and ground surfaces are laid with a warm golden gravel.

### 4.6 Mill Street

Mill Street, as an extension of High Street, has little landscape interest. There are neat privet and yew hedges in front of houses beside the Shakespeare pub, and these are very important in defining the street as it descends, stepping down the roof-lines of the buildings. There are some significant tree groups behind the brick faces of Chesterton Farm which abut the north side of the street, and they are visible through the yard and in places above the ridge line, to soften the hard outlines of the buildings.

Westwards and down the hill, Mill Street becomes utterly suburban in character. Despite the amount of open space, there is no significant planting, except for isolated garden specimens. The area could benefit from some robust street planting.

### 4.7 Binswood End

The main focus of Binswood End is the oblong green, but it is not strongly reinforced with other landscape. There are two horse-chestnuts and a strong hawthorn hedge which define the south-east corner well, and garden planting gives something of a backdrop to the rest of the south side, but north of Binswood End there is nothing at all. Again the area could benefit from some street planting to strengthen the space and screen Leycester Close on the north side.

### 4.8 Farm Street

Farm Street follows a gently curving route between Binswood End and Temple End, which is strongly defined by trees on both sides. There is a greater continuity of development on the west side, with hedgerows and garden planting linking between

Farm Street - general

prominent building gables and corners. There is a wide range of trees, with ash the dominant large species creating overall mass and form, and particular specimens such as weeping willow and yew providing focal points. In hedges and gardens a second level of planting includes yew, hawthorn and holly, with some significant examples in front of nos. 22 (Pan's Garden) and 24 Farm Street, and "Stonewalls" (no. 6).

On the east side, trees are more dominant than buildings, with larger woodland groups. Again ash dominates, and beech and sycamore are also numerous. The small group between 41 and 45 Farm Street is particularly important in closing the street space, arching over to meet the trees in Pan's Garden. Trees in the garden of no. 27 are also significant as a general backdrop to houses on the east side of the lane, but may be under threat from proposals to develop the site.

### 4.9 Temple End

The character of Temple End is influenced strongly by the stonework of the buildings that encroach tightly onto the roadway. In places the opportunity for planting is limited, and the scene appears rather stark; in other places trees make a fine contrast with the buildings. Temple End has an important green, but its impact is dissipated by the



Temple End Green

bland expanse of the Old New Inn car-park with which it is associated.

The green is graced by a plane tree, but otherwise has little landscape to reinforce its significance. It is an important space as one of the first distinctive areas of the village on arrival from the Warwick direction, and is worthy of enhancement. Trees are concentrated on the north side of Temple End. Behind Temple Cottage, mature gardens contain ornamental and orchard trees which meet the boundary of the cottage on the road. The entrance into the village at Temple House is framed by garden walls on the south side and a group of trees (which have TPOs) in front of "Denys Close".

## 5 *The Future of the Conservation Area*

### 5.1 Alterations

Harbury's first Conservation Area report in 1980 recommended two separate areas, one around the modern village centre, and the other centred on Farm Street, taking in the historic areas of Binswood End and Temple End. This reflects the historic development of the whole settlement, and the lack of character in the new housing areas that have developed in between. Quite clearly there is great pressure on Harbury to accommodate more residential development, and proposals exist both for new housing land at the edge of the settlement within the Local Plan allocation, and on infill sites within the village (e.g. off Farm Street).

These pressures were evident when the Conservation Areas were first designated, and the general criteria guiding their definition have not substantially changed. There is a duty implied by legislation for the local authority to undertake measures of enhancement, as well as preservation. Sections 5.2 and 5.3 consider how this might apply in Harbury. It is not considered that the designated areas need drastic amendment, but clarification of some of the boundaries will help implementation of the provisions of the legislation and are proposed as follows, illustrated on figure 5.1:

#### Harbury House and Pound Green

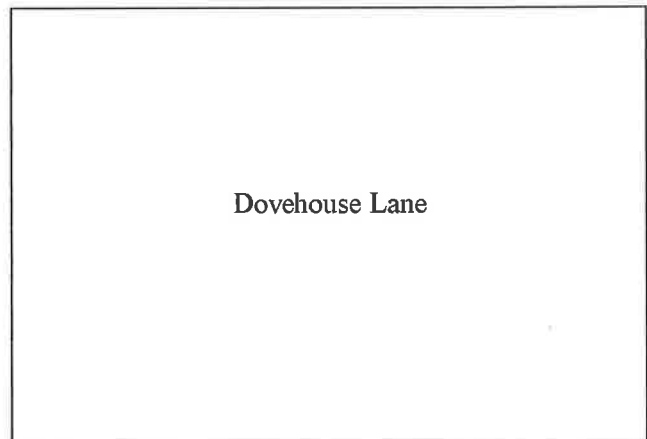
In 1980 the eastern end of the Conservation Area was tenuously connected to the remainder by Lovers Walk. It included the grounds of Harbury House, Western House and Ashton House, because of their importance in creating the distinctive landscape character of the eastern approaches to the village. This character extends into Pound Green, but the approach section of Hall Lane was not included. Now houses have been built along this stretch, and the opportunity to preserve or enhance the character through development has passed. The southern portion of the grounds of Harbury House, which lay within the Conservation Area, has since been developed with houses in Pirie Close.

Consideration could be given to strengthening the link to the church area by including the northern part of Dovehouse Lane in the Conservation Area, but there is no strong validation of this idea in terms of the area's intrinsic value. The development of Pirie Close has paid some attention to the preservation of TPOs and other trees, but no longer has a distinctive character to justify its inclusion in the Conservation Area. Consequently the only

amendment proposed to the eastern end of the Conservation Area is the omission of Pirie Close. The importance of mature trees in the area is re-stated, particularly around Harbury House and Pound Green, and on the junction of Butt Lane and the B4452.

#### Church area

Most of the church area was included in the 1980 Conservation Area, and its designation remains valid. The possibility of including more of Dovehouse Lane was discussed above, but its quality, particularly around Heale's Close, does not justify it. The exception is the small group of buildings on the corner of Dovehouse Lane opposite the junction with Frances Road. This is an interesting jumble of cottages linked to no. 7, which was already in the Conservation Area. Corner locations like this are notoriously hard to re-create in modern development, and this is a particularly strong and interesting feature, despite the weakness of the modern housing around it. It is proposed, therefore, to extend the boundary to include 9 to 11 Dovehouse



Lane.

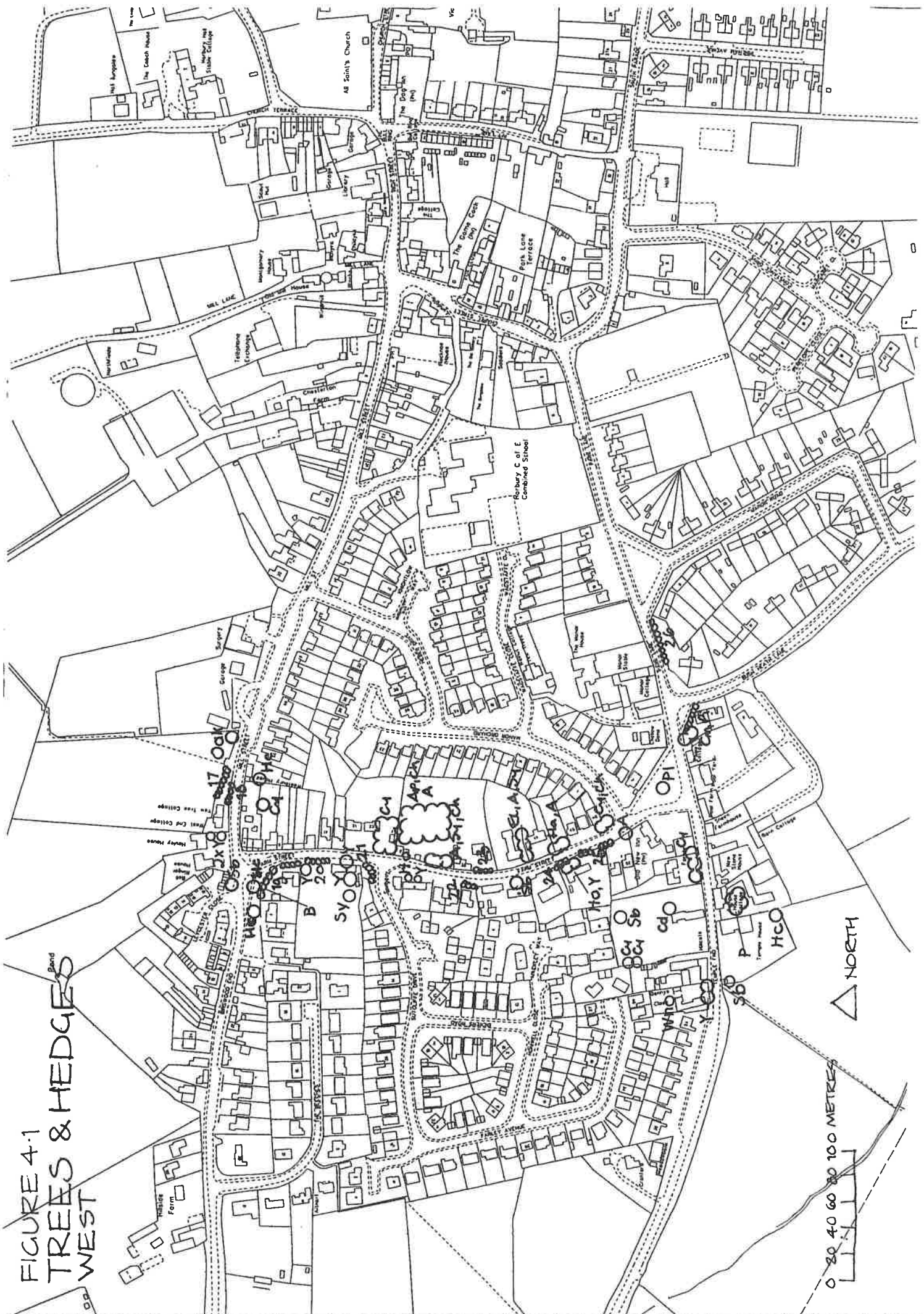
#### South side of the village centre

South Parade includes a number of older stone cottages that once represented the southern edge of the village. However most of the street is now developed with modern housing, and the Conservation Area boundary was drawn behind them. It includes important undeveloped backlands behind Vicarage Lane, Church Street and Ivy Lane. The potential of Ivy Lane as a village street was lost with the construction of the semi-detached houses on the east side, so that only Percy Terrace, on the west side, was included. Nevertheless, the street could be recovered to some extent with sensitive treatment of the front boundaries of the east side, and there is much merit in the pair of cottages at the southern end

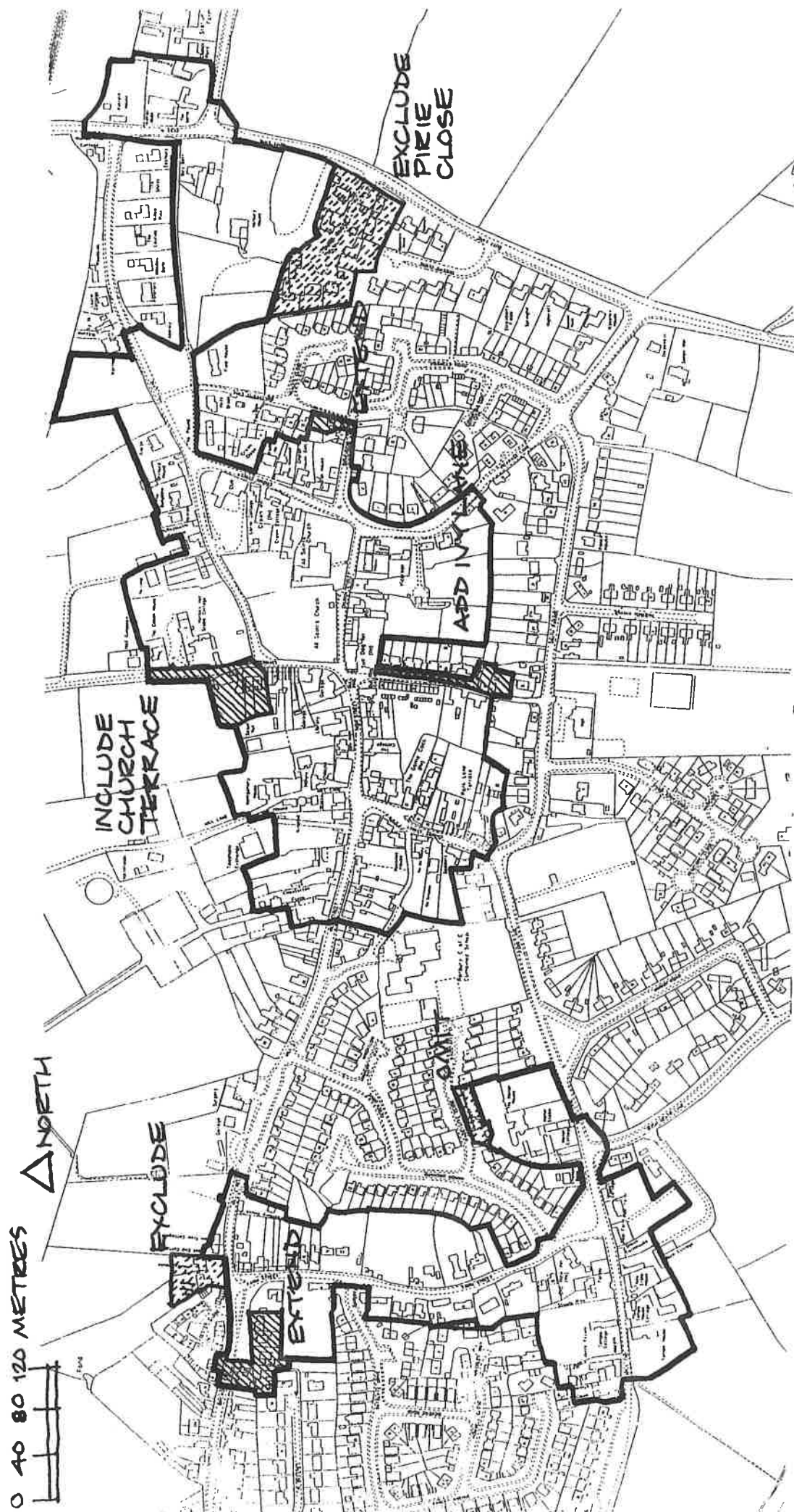
0 20 40 60 80 100 METERS



FIGURE 4.1  
TREES & HEDGES  
WEST



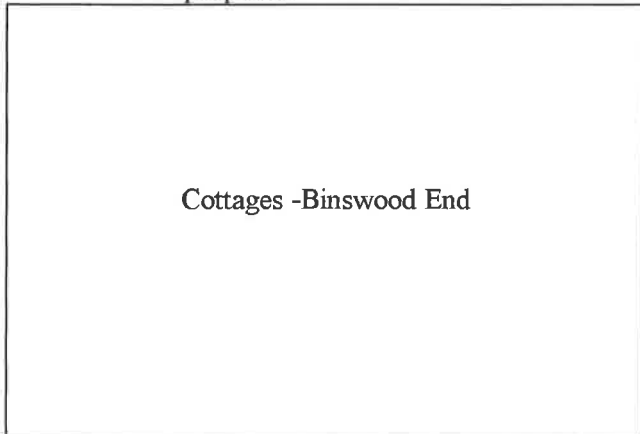




## HARBURY

that close it off visually to form a "gateway" to the village centre.

It is proposed therefore to extend the



Conservation Area to include the whole width of Ivy Lane, and to include nos. 17 and 19 at the southern end in recognition of their importance in defining the village centre. At the south end of Chapel Street a similar gateway location exists between no. 1 and the new corner house opposite. The corner house was not included previously, but consideration could be given to recognising the importance of its location in the Conservation Area. On balance, however, its architectural quality, although not bad, does not merit its inclusion with the rest of Chapel Street, and no change is proposed.

### North side of the village centre

The northern boundary of the Conservation Area steps in and out along property boundaries, to include the important areas of Mill Lane and Harbury Hall. The undeveloped areas beyond the boundary are an important amenity for the village, but do not immediately influence its historic character. Beside Harbury Hall, however, the lane itself was not previously included, nor were nos. 11 and 12 Church Terrace. This area is important, both as part of the approach to the areas of natural interest around the railway, and for the relationship between Church Terrace and the walls of Harbury Hall (see 3.5). It is therefore proposed to extend the Conservation Area boundary to include both sides of the lane outside Harbury Hall and nos. 11 and 12 Church Terrace. In doing this, the area washes over nos. 9 and 10, a pair of very ordinary 1960s semis: it would however be nonsensical to exclude them as a little hole in the Conservation Area.

### Binswood End

The 1980 Conservation Area boundary was drawn around the open spaces at the centre of Binswood End, but did not include all the buildings which define that space. Since then two new houses

have been built opposite Farm Street which fail to contribute to the overall setting, and which obscure former views to the countryside behind. There seems little point in this site remaining in the Conservation Area.

On the other hand cottages at the west end of the green are very important to its setting and no. 7, tucked away in the corner of the green, is a listed building that justifies inclusion in the area. Further east along Binswood End are a number of simple cottages and terraces that are sited right on the roadside. They are important in creating a village scale at the west end of Harbury, and are in marked contrast to the housing estate image generated by neighbouring development.

It is proposed that the two new houses, Bellringer House and Houley House, are excluded from the Conservation Area, and that the boundary is drawn at this point along the northern side of the highway. It is proposed to include the properties on the south and west side of the green in order to protect its setting. This includes the group from 9 to 15 Binswood End, and the terrace of 2 to 8 on the north side of the road which together provide visual closure of the space at the west end of the green. The Conservation Area thus includes some modern houses on the south side of the green but, as at Church Terrace, to exclude them would leave a meaningless hole in the Area. One could consider further extension of the boundary as far as no. 30 Binswood End (see Appendix C, other buildings of interest) because of their village scale, but on balance they are not of sufficient architectural merit to warrant inclusion.

### Temple End

Temple End is a fairly homogeneous collection of stone buildings, and the Conservation Area is drawn around the site boundaries of those of historic interest. Two new houses have been built in the grounds of the Manor House on Wagstaffe Close, within the Conservation Area. There seems little justification for this site remaining in the Conservation Area, and it is proposed that the boundary be redrawn at this point to align with the new northern boundary of The Manor House.

On Farm Street the Conservation Area is drawn along the rear boundaries of properties on both sides of the lane. Since 1980 Mackley Way, a small infill development of houses accessed off Honiwell Close, has been built behind nos. 16 to 22 Farm Street, with some minor modifications to property boundaries. The Conservation Area boundary needs to be adjusted to take these changes into account.

## 5.2 Improvements

Conservation Areas exist primarily in recognition of special historic and environmental merit. In many small villages in south Warwickshire there are relatively few threats to their character, and improvements may seem to be little more than cosmetic polishing of a barely changing status quo. In as vigorous and varied a village as Harbury there are many pressures, and of course many superficial improvements that could be made, but there are also strategic issues that suggest a more comprehensive approach towards conservation and enhancement.

### Possible enhancement schemes

- A. **Tree screening:** the approach to the village from the west is dominated by the view of the back of estate houses in Farley Avenue. Although outside the Conservation Area, it immediately creates an air of mediocrity that can easily reflect on the value placed on even the better areas of the village. Tree screening along the western boundary could greatly enhance the overall setting of Harbury.
- B. **Avenue planting:** similar considerations apply to main routes through the village, which lead to Conservation Areas, such as Park Lane, South Parade, and the lower part of Mill Street. There is little that can now be done about the poor quality of recent development along these roads, but a landscape scheme such as the planting of avenue trees and boundary hedges could over time help define the street space and mitigate the visual weakness of the buildings themselves.
- C. **Village centre:** the general form of the village centre is good, and strong enough to absorb a number of very poor buildings without losing its overall character. Ground surfaces, however, are not attractive, and are almost exclusively tarmac with concrete kerbs. There is scope for an improvement scheme that could provide broader pedestrian areas, a better defined carriageway that gives less room away to through vehicles, defined parking spaces for shoppers, more attractive surface materials which reflect their use in the street, and better lighting, using either more attractive lamp standards or fixtures on the buildings themselves.
- D. **Binswood End:** enhancements to the green could make more of a feature of the village pump, and provide better definition of the north side with tree planting in front of Leycester Close.
- E. **Temple End:** this is a major point of arrival in Harbury from the west, but it fails to have the impact that the Pound and its surroundings provide on the east. The green at the junction with Farm Street should be taken with the car park of the Old New Inn to create an interesting area of landscape. Planting could break up the expanse of the car park, and some further planting where possible along Temple End could contrast well with the strong built environment created by stone walls and buildings.

### Minor Improvements

- 1 Larch-lap fence spoils side boundary of Manor Orchard - encourage owner to provide hedge instead, or provide screen planting.
- 2 Tree screening/ boundary treatment to front of community hall.
- 3 Boundary treatment to council houses.
- 4 Churchyard trees severely pollarded - ensure proper maintenance régime to encourage re-growth of good shape.
- 5 "GR" post-box is a good feature, but needs re-housing in a better brickwork pillar - adjacent concrete lamp column should be replaced.
- 6 Garage/shop is a well sited building, but altered windows are of poor proportions - owner should be encouraged to improve shop front and south flank elevation.
- 7 Dog Inn car-park - open tarmac area could be better laid out and landscaped to create street frontage.
- 8 Semi-detached houses have very weak street frontage - landscape to provide front hedges and/or boundary walls.
- 9 Some cottages in Percy Terrace poorly converted - provide guidance and/or assistance for better quality work.
- 10 Harbury Social Club - landscape scheme to improve and screen yard areas - encourage reconstruction of extensions in better quality pitched roof designs.
- 11 Supermarkets - encourage more sympathetic shop windows and signage.
- 12 No. 4 Mill Street - poor pre-cast concrete garage - encourage owner to rebuild.
- 13 Improve / light pedestrian access to school from Chapel Street.
- 14 The Old New Inn - screen or rebuild pre-cast concrete garage and adjacent boarded fence.
- 15 No. 27 Farm Street - restore existing derelict outbuilding on boundary.



FIGURE 5.2  
IMPROVEMENTS

0 40 80 120 METRES  
NORTH



## HARBURY

16 Sutcliffe Drive - improve junction onto Farm Street: narrow carriageway, reduce kerb radii, provide planting.

### 5.3 Control

Part of the purpose of the designation of a Conservation Area is to encourage the implementation of schemes of enhancement and improvement. In this respect Harbury has benefited relatively little. In terms of development control, a number of schemes have been built within the Conservation Area, with mixed results.

The best recent example is the two new houses on the corner of Church Street and Vicarage Lane. They respond well to the traditional morphology of the village, creating a strong corner that helps to define Pump Green, where in fact no development existed before. Nevertheless, the recent house on the corner of Chapel Street and Park Lane works successfully in a similar context, although it was built before the designation of the Conservation Area and remains outside it.

At Pirie Close, which was in the Conservation Area when it was designed, care has been taken of the landscape context, and this was the main significance of the inclusion of this site. The form of the development is however no different from typical schemes elsewhere which aim at the high quality market. In Binswood End, the two new houses built on the north side of the green really have no qualities that reflect their siting in a Conservation Area.

It is impossible to assess the number of alterations to buildings in the Conservation Area that must have taken place since its first designation. It is likely that many have happened without reference to the local planning authority. Alterations to Percy Terrace, for example have led to a variety of replacement window styles in what should be a totally consistent row, and some very ungainly structural changes have been made that alter the proportions of windows drastically. There are many examples of off-the-shelf "Georgian" timber casements in other houses in the Conservation Areas, which are no doubt perceived as appropriately "olde worlde", but are nothing of the sort. Shop fronts in the High Street supermarkets are standard aluminium products with gaudy corporate signs. Within the Conservation Area more sympathetic designs should be employed, and the fact that the buildings in which they are installed are themselves inappropriate should be no mitigation: better frontages would undoubtedly lessen the negative impact of the buildings.

There are current planning applications for new housing developments on sites within the Conservation Area, and potential for others, particularly off Farm Street and west of Vicarage Lane. It is of vital importance that any development in these areas should be considered in terms of its overall form and layout, i.e. that it respects the morphology of Harbury, and does not consider only materials and front elevations. Harbury has an extensive palette of materials and details from which to compose new designs, and there should be no excuse for failing in this respect: village character



New corner buildings

depends on much more.

### 5.4 Conclusion

Harbury is not beautiful or quaint, but it does have a strong character that derives clearly from its historical development. It has suffered in the late twentieth century from an explosion of speculative housing which now represents the greater part of its developed area. The dominating character of the housing estates can give the impression that quality doesn't matter in Harbury, implying perhaps that even the Conservation Areas are not as precious as elsewhere. Indeed some of the infill development and alterations to buildings suggest that compromise has sometimes been accepted.

Present day development does not have to live in the shadow of any grand architecture in Harbury, or conform to a particularly narrow range of materials. It should be possible for new development to fit in with Harbury's modest architectural aspirations, and yet most of it is very poor. The reason is its layout - its morphology discussed in section 1.4 of this review. Even though most of the offending development is outside the Conservation Area, it is relevant that it should make reference to the traditional relationships between streets and buildings: within the Conservation Area it is essential.

## HARBURY

This Conservation Area review seeks to provide an analysis of the village's character expressed in its structure and public realm, not just in its individual private buildings. Design which respects these aspects of the village environment, and the materials and scale of the buildings and landscape, which are already here, will, with guidance, make a positive contribution and enhancement to Harbury.

## Appendix A - Listed Buildings

The following are listed buildings within the the Conservation Areas. The listings do not represent all of the older buildings which contribute significantly to the historic character of Harbury, and it is surprising in a number of instances that buildings are not include: many of these may have been former grade III listings which were not re-graded to II when the system was reviewed prior to the most recent list in 1987.

### Eastern Harbury

#### Western House

##### Ufton Road

##### ( Ref No. 11/103 - grade II)

*List Description* - House. Said to be dated 1688. Altered early/mid C19 and mid C20. Flemish bond red brick with limestone quoins and cement rendered plinth. Concrete tile roof; largely rebuilt brick ridge stack. 3-unit lobby entry plan. 2 storeys; 4-window range. C19/C20 fielded 6-panelled door has overlight with glazing bars. Plain rendered surround with thin cornice. 2-light casements with glazing bars have rusticated rendered flat arches with keyblocks to ground floor, and painted wood lintels to first floor. Left return side has diaper brickwork. To rear: chequered brickwork. C20 half-glazed door to right. Fire window. 2- and 3-light casements. Interior: room to left has moulded ceiling beam. Room beyond has stepped-stop broad-chamfered beam. Room to right has ogee-stop broad-chamfered ceiling beam. Open fireplace has bressumer, possible C18, imported from elsewhere. C20 staircase. First floor has run-out and stepped-stop chamfered ceiling beams. The house is said to be one of the earliest uses of brick in Harbury. (Harbury Society: 'Hungry Harbury', p.54).

#### Harbury House

##### Butt Lane

##### ( Ref No. 11/75 - grade II)

*List Description* - House. Rear range probably C17, with mid C18 front range and mid/late C18 remodelling. Front range of limestone ashlar with plinth, ironstone quoins, splayed cornice and dressings. Left return side of rear wing is of squared coursed limestone, right return side is regular coursed. Old tile roofs, hipped to front; coped gable parapets to rear range; C20 brick lateral and ridge stacks to rear. Central staircase T-plan with wing to rear. 2 storeys and attic; 3-window range. Symmetrical front. Moulded 6-panelled door and

fanlight. Stone pedimented Tuscan Doric doorcase has pilasters and moulded round arch with impost and keystone. Flight of 3 moulded steps. Plate glass sashes. Central round-arched 12-pane sash. Stone architraves with keystones. Central roof dormer has moulded bargeboards and C20 top-hung casement. Similar one-bay return sides have pedimented roof dormer with 6-pane sashes. Left return side has enlarged opening with C20 French window. Rear wing has a small central and 2 large gables. Central C20 glazed door to through passage. Irregular fenestration of C18/C19 one and 2-light casements with glazing bars; some C20 casements. Most openings have stone flat arches. Right return side of rear wing is a 3-bay range. Symmetrical. C18/early C19 flush 6-panelled door has hood on simple reeded brackets. Flight of 3 stone steps. Stone architraves with keystones throughout. Segmental-arched cellar window to left. 2 pedimented roof dormers have 6-pane sashes. To rear: irregular 3-window range. Sashes, some C20, and casements. Gable has C20 half-glazed attic door. Interior: hall has spacious open well staircase with column-on-vase balusters and scrolled open string. Modillion cornice. Fielded 6-panelled doors. Diagonally-set stone flags. Room to right has egg and dart cornice; room to left has moulded cornice. Panelled shutters. C20 fireplaces. First floor room to left has acanthus leaf cornice. Back staircase has fret balustrade. Rear range has 2-panelled doors with L-hinges. Some flush panelled shutters. Kitchen has open fireplace with rough bressumer. First floor room has boxed cross beams. Attic has 3-plank doors with strap hinges. Trenched purlin roofs.

### Church area

#### Church of All Saints

##### Church Street

##### ( Ref No. 11/78 - grade II)

*List Description* - Church. C13. Tower later C13, with top part possibly 1811. Restored and enlarged 1873: nave largely rebuilt, south aisle widened, north aisle and organ chamber/vestry added. Chancel, south aisle and tower of squared coursed limestone rubble. Chancel has some sandstone and sandstone dressings. South aisle has ironstone dressings. Upper part of tower of Flemish bond brick. Nave, north aisle and chapel of regular coursed limestone with ironstone dressings. Tile roofs have coped stone gable parapets with weatherings and kneelers and remains of cross finials. Stone stack.

## HARBURY

Aisled nave, chancel, north chapel and south-west tower. 2-bay chancel, 5-bay nave. Buttresses of 2 offsets throughout. Chancel has splayed plinth. Diagonal buttresses. C19 geometrical and bar tracery and hood moulds with block stops throughout. 3-light east window. Small studded plank south door in chamfered surround. 2 straight-headed 2-light traceried windows. Small C13 low-side chamfered lancet. C13 north lancet. South aisle has diagonal and south buttresses. 3-light east window. C19 Early English style double-leaf south door in angle abutting tower has inner continuous roll moulding and roll moulded arch on nook shafts. Two 3-light windows. Nave has shallow south-west and large north-west buttress. 4-light west window. Organ chamber/vestry has 3-light east window. Chamfered north doorway. Lateral stack with offsets. North aisle has east angle, west diagonal and north buttresses. Doorway in fourth bay, similar to south side, has moulded arch with nailhead. 3-light windows; second bay has reticulated tracery. 3-light west window. Tower of 3 stages has massive west setback buttresses of 4 offsets. South buttress has painted sundial. South east clasping buttress. South and west lancets. Second stage, partly of 1811, has south clock face of c.1835 set in lozenge panel. Small round-arched window, largely of brick, above. Small blocked west window. Moulded string course. Third stage has clasping buttresses. Small round-arched bell openings with wooden louvres and cut-out quatrefoils. Plain cornice. Crenellated parapet. Interior: chancel has C19 hammerbeam roof. Wide segmental-pointed arch of 2 chamfered orders to organ chamber and vestry. Wide chancel arch of 2 continuous chamfered orders. 3-bay south arcade of c.1300, of 2 chamfered orders with bar stops, and octagonal piers with moulded capitals. Similar 5-bay north arcade of 1873. Wide south tower arch of 3 chamfered orders, the outer segmental-pointed and the inner with moulded imposts. Nave, aisles and chapel have arched braced queen strut roofs of 1873, with wind braces to nave. Organ chamber has arch to aisle of 2 chamfered orders, the outer segmental-pointed. South aisle has timber internal porch. Renewed west arch to tower of 3 chamfered orders, the inner with moulded imposts, the outer segmental pointed. Fittings: mostly of c.1873. Carved stone reredos. Chancel has encaustic tiled floor. Octagonal font. Timber octagonal pulpit, north aisle screen and benches. Chancel and south aisle have mid C18 communion rails with column-on-vase balusters, those in aisle possibly imported from elsewhere. Early C17 carved chest. Stained glass: east and chancel north windows c.1873. Chancel south east 1890, centre 1899, south-west 1897. Tower south c.1873. Monuments: tower east: early

C18. Wall monument with Corinthian pilasters. The work carried out in 1873 cost #4,000.(V.C.H.: Warwickshire, Vol.6, p.106; Buildings of England: Warwickshire, p.307; Kelly's Directory of Warwickshire, 1892, pp.103-104).

### **Chest tomb approx. 0.5m. E of S aisle of Church of All Saints ( Ref No. 13/79- grade II)**

*List Description* - Chest tomb. Mid C18. Carved and moulded ironstone. Moulded plinth and cornice. Square corner balusters. Long sides have 2 shallow panels. East side has winged head and festoon.

### **Former font approx. 0.5m. W of tower of Church of All Saints ( Ref No. 13/80 - grade II)**

*List Description* - Former font. Mid C18. Limestone ashlar. Square-section pedestal tapering to base, with moulded cornice. Small shallow bowl. Removed from inside the church.(Buildings of England: Warwickshire, p.307).

## **Wissett Lodge**

### **No.10 Church Street ( Ref No. 13/81 - grade II)**

*List Description* - House. Mid/late C17 with earlier origins. Mid/late C18 cross wing and some C19 alterations. Regular coursed limestone. Left return side has timber framed gable with rubble infill and C20 brick nogging. C20 tile roof; stone lateral stack to left return side. L-plan, with cross wing to right and wing on right to rear. 2 storeys and attic; 4-window range. C19 six-panelled door has narrow panelled reveals and doorcase with dentil cornice. 3-light leaded casement to right. Late C19 three-light casements with horizontal glazing bars to left and first floor. Small C20 window inserted in angle. Cross wing has 3-light wood mullioned and transomed windows, leaded on first floor, with stone flat arches. Leaded 2-light attic casement. Painted wood lintels. Rear has C20 casements. Interior: fielded 4-panelled and 2-panelled doors. Kitchen has stud partition. Hall has C20 plaster work and panelling in mid C17 style. C17/C18 quarter turn staircase has turned balusters. Room to left has ogee stop chamfered beam. Massive timber on first floor, possible part of a cruck. First floor has exposed timber framing. Fielded 2-panelled doors.

**The Homestead**

**Crown Street**

**( Ref No. 11/82 - grade II)**

*List Description* - House and attached outbuilding, formerly butcher's house and shop. Early C18. Regular coursed limestone. Old tile roof has coped gable parapets with moulded kneelers; brick end stacks, on right reduced. 2-unit plan. 2 storeys; 2-window range. Central 2-panelled plank door. Ground floor has early/mid C19 wood and iron 2-light casements with horizontal glazing bar. Blackened wood lintels. First floor has cross windows. Interior noted as having ceiling beams. Room to left has open fireplace.

**Church House**

**Crown Street**

**( Ref No. 11/83- grade II)**

*List Description* - House. Right range is late C18 with early C19 alterations and left ranges; some C20 alterations. Colourwashed brick; left and right ranges have brick dentil cornices. Old tile roofs; brick C20 end and C19 ridge stacks. 2-unit plan, extended to 4-unit plan. 2 storeys and attic centre and right range; left range of one storey and attic; 4-window range. Half-glazed 4-panelled door and panelled intrados. Early C19 reeded wood doorcase with reeded modillion cornice. 2-light casement with cross glazing to left. 4-light casements to left and right. First floor has mid C19 two-light casements. Horizontal glazing bars and painted wood lintels throughout. Attics have 3 roof dormers with low 4-light casements with horizontal glazing bar. Right return side is a 2-window range. Small casements. Interior noted as having ceiling beams. Room to right has C18 style moulded wood eared-architrave fireplace with pulvinated frieze.

**The Crown Inn**

**Crown Street**

**( Ref No. 11/84 - grade II)**

*List Description* - Inn. Left range late C18; right range early C19. Regular coursed limestone; right range has left gable of red brick. C20 tile roofs; largely rebuilt brick end stacks. Each range formerly 2-unit plan. 2 storeys and attic; 4-window range. Part-glazed C20 doors. C18 and C19 casements with glazing bars; left range has 2-light casements, with cross glazing to ground floor windows. Wood lintels. Wrought iron inn sign bracket. Right range is more irregular. 2 mid C20 two-light ground floor casements have concrete lintels. Small C19 single light. First floor has one- and 3-light casements. C20 single-storey 2-window range to right. Interior not

inspected. Included for group value.(Harbury Society: 'Hungry Harbury', pp.18 and 55).

**Wagstaffe School House**

**Crown Street**

**( Ref No. 11/85 - grade II)**

*List Description* - School, now house. Founded 1611 by Thomas Wagstaffe. Restored 1866; converted late C20. Regular coursed limestone with plinth and sandstone dressings. Old tile roof has coped gable parapets with weatherings and ball finials; brick lateral stack to left return side and end stack to rear. T-plan, with cross wing on left. 2 storeys, with roof later converted to attic; 3-window range. Entrance in cross wing has C20 panelled double-leaf doors, in moulded straight-headed 4-centred doorway with moulded spandrels and hood mould. Recessed chamfered stone mullioned windows throughout, mostly with hood moulds. Cross wing has 4-light ground floor and two 3-light first floor windows. Datestone with long inscription in moulded frame between first floor windows. Right return side has small 3-light first floor window. Main range has 5-light windows, 2 on ground floor and one to left on first floor. Left return side has 5-light window, and 3-light and one-light first floor windows. Right return side has large 5-light window with transom. Rear has three 4-light ground floor windows; the right window is considerably longer. First floor has 3- and 4-light windows. Interior: wide basket-arched doorway. Former schoolroom has chamfered stone Tudor-arched fireplace. Stepped-stop moulded ceiling beam. Heavy panelled wooden screen has 6-panel door, with another door inserted, and turned balusters. First floor has plank doors with strap hinges. First floor room has smaller chamfered Tudor-arched fireplace. The inscription reads: Founded by Thos. Wagstaffe, Gent. 1611. Etab'd by Decree in Chauncery (Butler versus Wagstaffe) 1637. Confirmed by order of ye same Court (Attorney Gen. versus Barber) 1759. (V.C.H.: Warwickshire, Vol.6, p.103; Buildings of England: Warwickshire, p.307; Harbury Society: 'Hungry Harbury', pp.7 and 55).

**Nos.1 to 4 (consecutive) Hall Lane**

**( Ref No. 11/88 - grade II)**

*List Description* - Row of 4 cottages, now 3, probably originally built as 2 houses. Mid/late C17, with mid C19 alterations. Nos.3 and 4 converted to one house late C20. Squared coursed limestone. Slate roof has crested ridge tiles and wood finial to left end; C19 brick left end and ridge stacks. Each cottage formerly one-unit plan. 2 storeys and attic; 4-window range. Nos.1 and 2 to left have adjoining flush 6-panelled doors in simply-moulded frames.

C20 hoods. Nos.3 and 4 have C20 glazed door on left and part-glazed door on right. 3-light casements throughout, with horizontal glazing bar to Nos.1 and 2 and glazing bars to Nos.3 and 4. Wood lintels. Four 2-light roof dormers with glazing bars. Nos.1 and 4 have lean-tos, with plank door to No.1 and C20 casement to No.4. Straight-joint between Nos.2 and 3 has stone inscribed 'Here part the houses of WF/RC'. Interior of No.2 has formerly open fireplace with shelf; cupboard to left has 3-plank door with strap hinges. Broad-chamfered ceiling beam.(Harbury Society: 'Hungry Harbury', p.66).

#### **No.14 Vicarage Lane**

**( Ref No. 13/104 - grade II)**

*List Description* - Cottage. Late C17/early C18 with early C19 left range, formerly an attached outbuilding. Regular coursed limestone. Right return gable is timber framed with C20 brick infill. C20 pantile roof; C20 brick end stacks. Left range has corrugated asbestos roof. 2-unit plan. 2 storeys and attic; 3-window range. Central recessed mid C20 part-glazed door and concrete hood. Ground floor has C19 fixed 3-light windows, reduced on left in reduced opening. First floor has old 3-light wood and iron casements. Stepped stop-chamfered blackened wood lintels throughout. Right return side is a similar one-window range. Left range has C20 three-light casement in long-blocked doorway. Wood lintel. Similar C19 window above. 2 single C19 lights. Interior not inspected.

#### **The Homeland**

#### **No.18 Vicarage Lane**

**( Ref No. 13/105 - grade II)**

*List Description* - Cottage, formerly 2. Mid/late C18; not of one build. C20 alterations. Whitewashed squared coursed limestone. Norfolk reed thatched roof; C20 brick ridge stack. 4-unit plan. One storey and attic; 2-window range. Main front to garden has mid C20 whitewashed brick staircase projection. Late C20 stone porch with glazed double-leaf doors on left. Part-glazed ribbed door inside. Two late C20 glazed doors to right half have C20 open porches. Casements with horizontal glazing bar throughout, of 2 lights to ground floor and 3 lights to eyebrow dormers. Painted wood lintels. Return sides have 2-light attic casements and C20 ground floor windows. Rear to road is a 2-window range. Interior: chamfered ceiling beams. Open fireplace.

#### **Village Centre**

#### **Baker Thornicroft's House and Country Fayre**

*(a.k.a. The Old Bakery)*

#### **Chapel Street**

**( Ref No. 13/76 - grade II)**

*Country Fayre is now a gardening shop. Closer consideration suggests that the building is contemporary with the main range, evidenced by a continuous dentil course, the size and positioning of the string course, a similar window-head shape and similar brick chimney detailing.*

*List Description* - House, and shop and dwelling. Mid C18; Country Fayre on right is probably an early C19 addition; C19 rear wing, much altered C20. Flemish bond red brick with string course and dogtooth cornice; Country Fayre is rendered and colourwashed. Old tile roof; brick left end and ridge stacks. 4-unit plan extended to L-plan,. 2 storeys and attic; 4-window range. Baker Thornicroft's House has symmetrical 3-bay front. 4-panelled door and overlight with glazing bar. Ground floor has wood and iron 3-light mullioned and transomed windows. First floor throughout has 2-light wood and iron casements. All openings have brick segmental arches. C19 two-light dormer. Country Fayre has C20 glazed door and overlight with glazing bars. Large old wood mullioned and transomed canted bay, of 2 lights to each side has hipped tile roof. Right return side has late C20 shop windows, glazed doors and casements in altered openings. Interiors not inspected.

#### **Bridles and Saddlers**

#### **Chapel Street**

**( Ref No. 13/77 - grade II)**

*List Description* - 2 houses. Parts formerly used as shops. Saddlers is early/mid C17. Bridles is probably C18; Saddlers largely refaced or partly rebuilt C18. Early C19 alterations throughout; upper left part of Saddlers raised or refaced early/mid C19. Raised slightly and re-roofed early C20. Squared coursed limestone. Saddlers is partly timber framed with lath and plaster and brick infill, exposed to rear; some brick to front. Whitewashed throughout. Diagonally-set asbestos slate roof; brick end and ridge stacks. Bridles to left is 2-unit plan. 2 storeys; 3-window range. C20 door with wood lintel. Blocked doorway. Large top-hung casements with glazing bars. Brick segmental arches. First floor has C20 casements. Interior said to have open fireplace. Saddlers is 3-unit lobby-entry plan. 2 storeys. 4-window range. Part-glazed 6-panelled door in third bay has early C19 panelled reveals and reeded architrave. Pitched hood on shaped brackets. Large



## HARBURY

early C19 shop window with glazing bars on left; 2-light casement. 4-light casement to right of entrance. Brick segmental arches; window to right has small and large arches. 2-light casements above. Most windows have horizontal glazing bars; second window on first floor has cross glazing; fourth has many glazing bars. Interior: heavy ceiling beams. Exposed framing and stud partitions in some rooms. Room to left has open fireplace with rough chamfered bressumer. C18 cupboards with fielded panelled doors and H-hinges, drawers below, and moulded cornice. Cupboard to right has door removed, and is lined with half a barrel and shaped shelves. Straight flight and winder stairs with winders. First floor has old 3-plank door with strap hinges. Wide old floor boards. Queen strut roof trusses and wind braces. Saddlers was formerly a saddler's shop and workshop. (Harbury Society, 'Hungry Harbury' p.64).

### **Bull Ring Cottage**

#### **The Bull Ring**

**( Ref No. 13/102 - grade II)**

*List Description* - Includes No.1, High Street. House, now 2. Mid C17; dated 16--. Later alterations. Regular coursed limestone with large quoins; plinth faced in blue brick. C20 tile roof; brick ridge stack has dogtooth cornice and two C19 diagonally-set large square shafts. Lobby-entry L-plan, with wing forming No.1 High Street. 2 storeys and attic; 4-window range. Third bay has early/mid C19 six-panelled door and panelled reveals in moulded wood surround with hood on shaped brackets. 3-light casements. Horizontal glazing bars throughout. Similar 2-light casement above door. Painted wood lintels. Right return side to High Street has splayed plinth. C19 two-light first floor casement has brick segmental arch. Datestone has shield panel in moulded frame. Old 3-light attic casement. No.1 High Street incorporates part of early C19 outbuilding. Slate roof. 2-window range. Recessed 4-panelled door. Late c20 windows. Brick segmental arches. C20 box dormer on right. Interior: back-to-back open fireplaces. Room to right has ogee stop-chamfered bressumer to fireplace and moulded shelf. Late C20 stone insert. Broad chamfered ceiling beam. Room to left has similar bressumer, but without shelf or insert. Run-out broad chamfered ceiling beam. Timber framed partition wall. C19 straight flight staircase with winders. First floor has timber framed partitions. Old floor boards. Attic has old plank door. Trenched purlin queen strut roof.

### **The Cottage**

#### **No.5 High/ Street**

**( Ref No. 13/89 - grade II)**

*List Description* - Cottage and shop. Late C17; raised C19/C20. Altered C20. Squared coursed limestone, raised in whitewashed brick; left end partly timber framed, with corner post and plastered front. Left return side of whitewashed stone; partly timber framed gable has whitewashed brick infill. Early C20 diagonally-set cement slate roof; brick right end and ridge stacks. 3-unit plan. 2 storeys; 2-window range. 4-panelled door on right. 3-light casements with horizontal glazing bar. Blackened ogee stop-chamfered wood lintels, continuous over door and window to left. Mid C20 glazed door and shop front on left. Interior not inspected. Included for group value.

#### **No.7 High Street**

*(A.k.a. Butchers)*

**( Ref No. 13/90 - grade II)**

*List Description* - House and former butcher's shop. Late C18, with C19 addition to right. Regular coursed stone; addition of brick. Brick dentil cornice throughout. Whitewashed front; old tile roof; brick ridge and C20 brick left end stack. 2-unit plan extended to 3 units. 2 storeys. 2-window range. Part-glazed 6-panelled door. 2-light casements, on ground floor with glazing bars. First floor has C19 casement with horizontal glazing bar, and old leaded casement. Right part has fixed-light windows with glazing bars to ground floor and small single-storey range. Left return side has gable partly rebuilt in C20 brick. Interior not inspected.

### **Phoenix House**

#### **High Street**

**( Ref No. 13/91 - grade II)**

*List Description* - House. Mid C18. Squared coursed limestone. C20 tile roof has C19 terracotta finials; brick central stack has dogtooth cornice and C20 brick top. 2-unit baffle-entry plan. 2 storeys and attic; 3-window range. Central flush 6-panelled door in simple moulded wood frame. C19 two-light casements with glazing bars. Fixed-light ground floor window in reduced opening on right, possibly formerly a shop window. Painted wood lintels. Phoenix firemark on first floor. Return sides and rear have C20 casements. Interior not inspected.



## HARBURY

### Harbury Windmill

#### Mill Lane

( Ref No. 11/96- grade II)

*List Description* - Windmill. Late C18. Lower part of regular coursed limestone; upper part of English bond brick. Roof, undergoing reconstruction at time of resurvey, has weatherboarded gables. Tapering circular plan. 6 storeys. C20 half-glazed door. Half-glazed stable loading door with brick segmental arch between ground and first floors to left. First and second floors have windows in moulded stone openings. Upper floors have round-arched windows, some blocked. Reconstructed gable has 2 openings. Similar openings throughout. Interior not inspected. (Buildings of England: Warwickshire, p.307; Harbury Society: 'Hungry Harbury', p.38).

### Stone House

#### No.2 Mill Street

( Ref No. 13/97 - grade II)

*List Description* - House. Early/mid C17 rear wing; front range late C17/early C18. Front range of regular coursed limestone. Rear wing timber framed with tension braces on stone plinth, with whitewashed brick infill and some underbuilding. Old and C20 tile roofs; brick end stacks, on left largely removed. L-plan, with wing on right to rear. 2 storeys and attic; 3-window range. Central mid C20 glazed door has late C19/C20 gabled timber hood on brackets. Late C20 casements and top-hung first floor windows. Wood lintels. Left return side has 2-light leaded attic casement. Lower wing has old 3-light first floor casement and C20 windows. To rear: wing has jowled posts. C19 two-light casements. Interior said to have inglenook fireplace and bread oven.

### The Shakespeare Public House

#### Mill Street

( Ref No. 13/98 - grade II)

*List Description* - Public house. Right part mid/late C16; left part mid C18. Early/mid C19 addition to left. Right part timber framed: close studding with small framing above and plastered and whitewashed brick infill, on high squared coursed stone plinth. Left part of squared coursed stone. Addition of stone with brick first floor. Whitewashed throughout. C20 tile roof has stone coped gable parapet to left; stone and brick ridge and C20 brick left end stack. Addition has slate roofs. 2-unit, formerly lobby-entry plan, extended to 4-unit plan. 2 storeys; 5-window range. Right part has blocked central doorway. C20 glazed door to right. Fixed light window. C19 two-light casement with glazing bars in heavy wood frame to left. First floor has two

2-light casements with many glazing bars. Left part has late C20 plank door and hood. Small C19 canted bay window to left. Two 2-light windows with cross glazing above. Addition has blocked segmental-arched doorway. Ground floor and one-storey left part have C20 three-light casements with glazing bars. 2-light first floor window. Blackened wood lintels throughout. Rear largely hidden by C20 single-storey additions. Interior: 2 open fireplaces back-to-back. One has chamfered cambered bressumer, the other has ogee stop-chamfered bressumer. Chamfered ceiling beams.

### Telephone Kiosk

#### Mill Street

( Ref No. 13/106 - grade II)

*List Description* - Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and doors.

### Binswood End

#### Hillcrest Cottage

#### No. 7 Binswood End

( Ref No. 2/73 - grade II)

*List Description* - Cottage. Late C17/early C18. Squared coursed limestone. Moulded wood bracket cornice. Late C20 tile roof; stone left end stack. 2-unit plan with outshut to rear. 2 storeys and attic; 2-window range. Entrance to rear. Casements with glazing bars. Ground floor has old 4-light wood and iron casement to left. 2-light casements to centre and right. First floor has C20 three-light casements. Two 2-light roof dormers have horizontal glazing bar. Blackened wood lintels. Entrance in late C20 rear wing has half-glazed door. Interior noted as having ceiling beams and open fireplace.

### Village Pump

approx. 2m. N of No.7 Binswood End (Hillcrest Cottage)

( Ref No. 2/74 - grade II)

*List Description* - Pump. Mid/late C19. Cast iron. Fluted top part with finial. Included for group value.

### No.27 Farm Street

( Ref No. 5/86- grade II)

*List Description* - Cottage. Late C17/C18. Regular coursed limestone with large irregular quoins. Timber framed left gable has brick infill. Corrugated iron roof; partly rebuilt brick end stacks. 2-unit plan with outshut to rear. 2 storeys and attic;

## HARBURY

2-window range. C20 part-glazed door inserted in front to road. Original entrance in right return side has wide plank door in simply-moulded wood frame. C18/early C19 hood on shaped brackets. 2 and 3-light casements. Painted heavy wood lintels. Britannia firemark. Left return side has blocked ground floor window. 3-light first floor casement. Fixed attic light. Interior not inspected. (Harbury Society: 'Hungry Harbury', p.62).

### Stonewalls

#### Farm Street

##### ( Ref No. 5/87 - grade II)

*List Description* - House, originally 3 cottages. Late C16/early C17; altered late C18. Squared coursed limestone. Timber framed right return gable has brick infill. C20 tile roof has coped gabled parapet to left; stone left end and ridge stacks. 3-unit plan. 2 storeys; 4-window range. C20 part-glazed door in second bay. Blocked doorway between third and fourth bays. Stable door on right with continuous lintel across adjacent window. 2-light casements, some of wood and iron, with horizontal glazing bars. Painted wood lintels. Interior: old board straight flight staircase with remains of stud partition. Room to left has run-out broad-chamfered ceiling beam. Open fireplace has chamfered bressumer and stone shelf to part. Kitchen has bar stop-chamfered ceiling beam. Open fireplace with stop-chamfered Tudor-arched bressumer. First floor has old plank doors and some stud partitions with lath and plaster infill. Room to left has small chamfered Tudor-arched stone fireplace. (Harbury Society: 'Hungry Harbury', p.62).

### Temple End

#### The Manor House

##### Park Lane

##### ( Ref No. 5/99 - grade II)

*List Description* - Shown on Ordnance Survey map as Manor Farm. Manor house. Mid C16 with C17 additions and C18 alterations. Early C20 wing on right to rear, and early/mid C20 alterations. Timber framed: framing with brick infill, and close

studding with lath and plaster infill. Central range, ground floor front walls of wings and rear part of right wing of coursed limestone. Upper front wall of right wing and parts of return sides of wing of C18/C19 red brick; C20 wing of brick. Old tile roof; brick ridge and lateral stacks. L-plan with cross wings, extended to H-plan. One-storey-and-attic centre, 2-storey wings; 4-window range. Central Tudor-arched studded plank door with incised lozenge pattern. Moulded straight-headed wooden doorway has bar stops and sunk spandrels. Early/mid C18 fluted Ionic pilasters and curved panelled hood on moulded brackets. 2-window centre has moulded wood mullioned windows of 2 segmental-arched lights, with pilasters and crocketed pinnacles and some crown glass. 2-light dormers and 3-light windows to left wing have old wood and iron casements with glazing bars. Right wing has 3-light C20 leaded casement, and 4-light leaded wood mullioned window above. Ground floor front windows of wings have tile canopies on shaped brackets. Irregular left return side has corner post. Large brick and stone external stack. Left part is C20 wing. Casements with glazing bars. Right return side has close studding with tension braces. Centre part of brick; right end of stone. 3-window range. 2-light leaded casement on left; old 3-light leaded casement above. Central C20 bow window. 3-light recessed chamfered stone mullioned window on right. First floor has 2 old 3-light casements with glazing bars. Left wing has 2 oval stone first floor windows. Interior: V.C.H. records that hall has open fireplace with bressumer carved with initials HG. Flagged floor. Oak panelling. C17 staircase has turned balusters, square newel posts with carved finials and contemporary dog gate. Several rooms have C16 moulded 4-centre arched stone fireplaces with moulded stops; one has carved spandrels. 4-centred moulded oak doorway to kitchen has door of 3 vertical panels. Several rooms have oak panelling, some imported from elsewhere. The Manor House was the home of the Wagstaffe family. (V.C.H. Warwickshire, Vol.6, p.104; Harbury Society: 'Hungry Harbury', pp.7 and 64).

## ***Appendix B - significant non-listed buildings***

### **Orchard House, Hall Lane**

Two storey random coursed stone house, roof raised from original 1½ storeys. Painted rendered panel below eaves line. Steep pitched diamond pattern asbestos slate roof, originally thatched, with timber barge-boards. Simple front elevation, central door with tiled hood, 2-light 2-pane timber casements to both sides, ground and first storey. 1½ storey stone addition to right hand side with plain tiled roof. Key position on roadside at junction of Crown Street.

### **Honeysuckle Cottage, Hall Lane**

Two storey random coursed stone house, roof raised from original 1½ storeys. Modern synthetic windows with glazing bars in later openings in gable wall. Side elevations and infill above stone gable rendered, roof slated. Red brick outbuildings with slate roofs. Important on roadside in Hall Lane.

### **Lorne Cottage, Crown Street**

1½ storey brick cottage, with gabled dormers. Maintains street line between the Crown Inn and the village club building.

### **Crown Cottage and adjacent cottage, Crown Street**

1½ storey brick cottage, now much altered and rendered, immediately south-west of the Crown Inn.. Brick dentil course retained. Plain tiled roof. Adjacent cottage 1½ storeys random coursed stone, white painted lean-to porch. Plain tiled roof. Together close north end of pump green.

### **Village Pump, Crown Street**

Cast iron pump, painted black: south of The Crown Inn, relocated from original position in 1979.

### **The Dovehouse, Dovehouse Lane**

Remains of the archway of a massive stone dovehouse, now used as garaging. Historic interest only.

### **Nos. 12 and 13 Church Terrace**

Pair of C19 brick cottages, front elevation part colour-washed, shallow slate roof, brick chimney stacks on gable ends. Each ground floor has a 2-light casement window and door, with segmental brick arches, two 2-light casement windows to first floor. Provides key closure to view out of village centre at pinch-point with walls to Harbury Hall, opposite.

### **No. 1 Dovehouse Lane**

Late c19 / early C20 red brick building with black-and-white timber framed first floor bat window on timber corbels. 45° slate roof. Central doorway below bay bricked up, timber casement windows each side with timber lintels. Attached 1.8 m. stone wall on east side. Sited on back edge of footway, defining street space.

### **Nos. 7 to 13 Dovehouse Lane**

Group of random-coursed stone and red brick buildings forming corner of Dovehouse Lane. No. 7 originally 1½ storey stone, raised with brickwork and slate roof to two storeys. Corner building massive two storey construction with irregular windows in heavy rendered surrounds. Nos. 11 and 13 small brick cottages, two storeys, no. 11 raised to 2½ storeys with slate roof and gabled dormer window. Brick dentil courses to eaves and simple casement windows with segmental brick arches in ground floor.

### **Nos. 1 to 8 Church Street**

Characterful row of C19 buildings, including 2-up 2-down cottages and post office. Cottages simple colour-washed render, adjoining the Dog Inn, originally with sash windows, mostly converted to modern patterns. Post office with three sash windows to first floor, flat brick segmental arches. Shop front with timber mullions and rendered stall riders, 2 recessed glazed doors.

No. 8 a C19 red brick house with part rubble stone side wall. Symmetrical elevation with central panelled timber door, panelled recessed door case and flat corbelled hood, timber sash window above with flat segmental arch. Single bay each side with sash windows to ground and first floors as centre.

The group provides excellent definition of Church Street.

### **The Dog Inn, Bull Ring**

Mid C19 white painted rendered public house, replaced earlier thatched building destroyed when adjacent thatched cottages caught fire. Fine casement windows with painted stone lintels. Decorative tiled roof of coursed plain and half-round tiles.

Landmark building at the east end of High Street.

### **Corner Cottage, Bull Ring**

Rough coursed stone cottage, originally 1½ storey, raised to two storeys with rendered masonry to eaves line. Modern plain tiled roof. Dated 1577

## HARBURY

with Bull's head motif over door. Arranged in 4 bays, third bay modern "Tudor" timber door with strap hinges, timber door case and flat corbelled hood, no window above door. Other bays 3-light multi-paned modern timber casements to ground floor, 2-light similar above, all width plain timber lintels. Occupies key position on corner, visible from Church Street.

### No. 3 High Street

Modernised 1½ storey stone building, adjoining Bull Ring Cottage. Slate roof with modern lead clad gabled dormers.

### Wight School, High Street

Red brick school building, in ecclesiastical style, dated 1856. Important building in general street scene. Now used as library and play-group.

### House and shop, corner of Mill Lane / High Street

Pair of houses in C18 Flemish bond brickwork. Left hand house in 3 bays, central door with timber door-case and flat timber hood, large 16-paned timber sash windows each side on ground and first storeys. Right hand house in 2 bays with door on right hand side and sash window above. Flat lead-roofed bay window with timber sashes on left hand side, sash window above. Window lintels all flat segmental with key stones, painted. Modern tiled roof with lay-lights - elevation raised with stretcher bonded brickwork. Single storey shop with modern bow-window to right hand side of group.

Group provides important closure of space opposite Chapel Lane.

### The Gamecock public house and adjacent buildings, Chapel Street

C19 two storey building with painted render façade and shallow pitched slate roof. Well proportioned with large windows in 4 bays, panelled timber door with pilasters and corbelled flat hood in second bay with 2-light 8-paned casement above. All other bays with 3-light casements.

To left of the Gamecock, shop with timber shop-front and corbelled hood, yard doors on right hand side. Upper storey in painted brick with unpainted brick dentil course to eaves and shallow slate roof : two small segmental arched windows. To right of Gamecock, plain much altered house, white rendered with slate roof.

### Flecknoe House, Chapel Street

Converted from former Wesleyan chapel. Local stone with large quoins, slate roof. Two new

windows in south gable and large garage extension on east side.

### No. 1 Chapel Street

C19 house with symmetrically designed frontage in dark red brick. Painted timber sash windows with decorative painted segmental arched lintels. Shallow pitched slate roof. Key focus on approach from Park Lane, marking junction of Chapel Street.

### Nos. 2 to 10 Chapel Street

Excellent row of C18/19 coursed rubble houses of local stone. Nos. 9 and 10 are 2½ storeys, upper storey having been added in later stonework. Both have modern tile roofs and modern paned timber casement windows with a flush stone string course continuous with ground floor lintels.

Centre range (nos. 4 to 8) two storey with rendered and painted flat segmental lintels to ground and first floor windows. Shallow pitched slate roofs.

Right hand (southerly) range has steeper plain tiled roofs. Paned shop windows in ground floor.

### Montgomery House, Mill Lane

Coursed rubble three storey house with masonry details in red brick, shallow slate roof. Window openings in segmental brick arches, reminiscent of a granary building. Some modern windows inserted, including large semi-circular arched staircase window on south face, mostly obscured by Virginia Creeper.

1½ storey stable block to south of above, in similar detail to main house; later extension uses larger stones. Group provides enclosure to end of Mill Lane.

### Old Mill House and Works, Mill Lane

Simple C19 brick house immediately north of Harbury mill, probably originally two or three cottages. 4 bays, simple 2-light 3-pane casements on ground and first floors with segmental brick arches, right hand bay has 3-light pattern. Second bay has door with sidelight and cantilevered gabled hood.

### Outbuilding to The Shakespeare public house

Simple 1½ storey brick stable, with slate roof. Gable abuts back edge of footway, white painted. East side is dark red brick above rubble stone. Controls view into pub yard and car-park.

### Nos. 6 and 8 Mill Street and adjacent barn

No. 6 is a red brick house, Chesterton Farm, with a symmetrical façade comprising a central

## HARBURY

panelled door with flat corbelled timber hood and sash windows each side. Storey heights are high. Shallow pitched slate roof.

To left side no. 8 is a former two storey barn in similar material with full height carriage portal now bricked up. No other openings creating a very severe elevation. To the right side is a 1½ storey coursed rubble barn, with shallow slate roof, now converted to accommodation with lay-lights in the roof and three new window openings in the street wall. The whole group provides very strong definition to the north side of Mill Street.

### **Buildings in Chesterton Farm yard, Mill Street**

Group of interesting 1½ storey farmyard buildings in rough condition.

### **Nos. 13 to 21 Mill Street**

Varied range of houses, all set back 3 m. Or so from the road. Nos. 13 to 17 are small C19 brick cottages, now combined with shallow slate roofs. No. 19 is a C18 rough-coursed stone house with a modern tiled roof to a steeper pitch. No 21 is a C19 red brick "villa" style house with central door and sash window over, and symmetrical bays each side with similar sash windows above and below.

Important group of buildings providing variety and definition to south side of Mill Street.

### **Nos. 2 and 4 South Parade**

Pair of brick cottages forming an important closure to views at west end of South Parade. Left - hand unit double fronted, painted and modernised, retaining brick features and openings. Right hand side in original condition showing brick string course, segmental brick window arches and stone sills with casement windows (3-part to ground storey 2-part to upper). Plain boarded entrance door on right hand side.

### **Nos. 9 to 15 Binswood End (odd)**

Mixed group of stone cottages, very much altered. Define west end of Binswood End green.

### **Nos. 2 to 8 Binswood End (even)**

Row of C19 workers' brick cottages, on back edge of footway. Define west end of Binswood End green.

### **Nos. 16 to 30 Binswood End (odd and even)**

Number of much altered stone/brick houses and cottages of 1½ and 2 storeys. Set on back edge of footway, defining scale and character of street.

### **Nos. 1 to 15 Farm Street**

Row of C19 brick cottages with slate roofs, stepped to follow ground levels. Window arrangements vary between 2-light with segmental brick arches and 3-light casements with lead hoods. Very important group at east end of Binswood End green.

### **Holly Cottage, 16 Farm Street**

Large modernised stone house with steep tiled roof. Focal location on outside curve of street.

### **No. 35 Farm Street**

Simple brick house on stone foundation to ground floor sill level, and some stone to gable ends. Appears to have been substantially rebuilt C19. Flat brick arches over modernised paned windows to ground and first floors. Positioned on back edge of footway with old red brick wall to north side. Key position in defining street.

### **The Old New Inn, Temple End**

Two storey stone building in a single range, steep roof, now in machine made plain brown tiles, three brick chimney stacks. Modernised multi-pane casements, two new openings with concrete lintels in end elevation. The building is of simple traditional proportions, and has a key role in the village.

### **Pan's Garden and outbuilding, 22 Farm Street**

Random coursed stone cottage with modern plain tile roof. Stone garden walls, and small stone outbuilding on roadside north of the Old New Inn. Walls and outbuilding define street space.

### **Hillcot e and Juxta Pacem, Temple End**

Late C19/early C20 house. Red brick upper storey clearly built off earlier 1½ storey stone foundations, still showing old gable. Deep overhanging eaves and chalet style dormers with plain tiled roof. Defines entrance to village opposite high walls to Temple House. Row of cottages returns at right angles to road. 2 storey and 1½ storey stone raised to 2 storeys with light red brick. Much altered.

### **Temple Cottage, Temple End**

Plain brick house on stone plinth. Gable turns to road on back edge of footway, with rubble wall on east side. Defines street on north side.

### **Temple House, Temple End**

Large 3 storey random coursed stone house with brick details. Slate roof between parapet gables. Very dominant wide chimney stacks on gable end,

## HARBURY

very visible in focus of vision on western approach to Harbury

### **Temple House Cottage, Temple End**

1½ storey random coursed stone house with high wall on west side. Very plain elevation with single door opening and sash window opening only. Modern tiled roof with gabled dormer. Stonework is very dominant on approach into Temple End.

### **New Stone House, Temple End**

Modern house with random coursed stone front elevation. Slightly set back from road, but maintains continuity of building line.

### **Sheen Farmhouse, Temple End**

Random coursed stone cottage, much altered. Modern window openings and plain tiled roof. Attractive attached stone walls. Location on back edge of footway defines strong street line.

### **Pool Farm, Temple End**

Two storey red brick in a single range, with steep thatched roof and stained timber barge-boards.

Simple window openings of two and three casement patterns, with segmental brick arches to ground storey. Attractive Virginia Creeper covering front elevation.

### **Poole Cottage, Temple End**

Two storeys, ground floor and east gable in squared local stone, upper storey red brick. Modern roof, window openings much modified. Important closure of Temple End green, sited hard on back edge of footway.

### **Manor Cottage, Temple End**

1½ storey red brick cottage on local stone plinth sited with gable onto roadside. Attached modern boundary walls of random local stone

### **Manor Stable, Temple End**

Two storey stone e cottage probably constructed or modified C19, part of Manor House group. plain tiled roof with three prominent gabled dormers on west face. Red brick garage with old plain tiles, built into boundary walls on back edge of footways.

## Appendix C - Tree Species

### Key to figure 4.1

#### Trees

A	Ash	<i>Fraxinus Excelsior</i>	Lm	Laburnum	<i>Laburnum Anagyroides</i>
Ap	Apple	<i>Malus spp</i>	Ls	Lime, small leaved	<i>Tilia Cordata</i>
B	Beech	<i>Fagus Sylvatica</i>	M	Field Maple	<i>Acer Compestre</i>
Bi	Indian Bean	<i>Catalpa spp</i>	O	Oak	<i>Quercus Robur</i>
Cd	Cedar	<i>Cedrus spp</i>	Pl	London Plane	<i>Platanus x Hispanicus</i>
Ch	Cherry spp	<i>Prunus spp</i>	Pp	Black Poplar	<i>Populus Nigra</i>
Cm	Monterey Cypress	<i>Cupressus Macrocarpa</i>	Psc	Scots Pine	<i>Pinus Sylvestris</i>
Cs	Sweet Chestnut	<i>Castanea Sativa</i>	R	Rowan	<i>Sorbus Acuparia</i>
Cy	Lawson Cypress	<i>Chamaecyparis Lawsoniaina</i>	Rb	Locust Tree	<i>Robinia pseudoacacia</i>
E	English Elm	<i>Ulmus Procera</i>	Sb	Silver Birch	<i>Betula Pendula</i>
El	Elder	<i>Sambucus Nigra</i>	Sk	Sitka Spruce	<i>Picea Sitchensis</i>
Ew	Wych Elm	<i>Ulmus Glabra</i>	Sp	Spruce	<i>Picea Abies / Alba</i>
Ha	Hawthorn	<i>Crataegus Monogyna</i>	Sv	Service Tree	<i>Sorbus Domestica</i>
Hc	Horse Chestnut	<i>Aesculus Hippocastrium</i>	Sy	Sycamore	<i>Acer Pseudoplatanus</i>
Ho	Holly	<i>Ilex Aquifolium</i>	W	Willow	<i>Salix Fragilis</i>
Hx	Hazel	<i>Corylus Avellana</i>	Wh	White Willow	<i>Salix Alba</i>
L	Lime	<i>Tilia x Europaea</i>	Ww	Weeping Willow	<i>Salix Babylonica / Chrysocoma</i>
La	Larch	<i>Larix spp</i>	Wn	Walnut	<i>Juglans Regia</i>
Lb	Lime, broad leaved	<i>Tilia Platyphyllos</i>	Y	Yew	<i>Taxus Baccata</i>

#### Hedgerows

- Privet and ivy: 3-4m
- Yew: 3m
- Lawson Cypress: 6m
- Acer spp, elder, hawthorn, yew, ash: 6 - 7m, but requires strengthening
- Garden hedge: overgrown
- Hawthorn: good hedge, 1.5m
- Garden hedge: coniferous spp, 6m
- Yew: 6m, good condition
- Garden hedge: 1.8m, good condition
- Service tree: boundary hedge, 3m, needs strengthening
- Elm: 4m, ailing
- Privet: good condition, 3m
- Hawthorn: 1.5m, needs repair
- Leylandii: 8m, very large
- Evergreen, inc. magnolia?: 4m, good condition
- Evergreen, inc. magnolia?: 3m, good condition
- Young Conifer: 1.8m, thin
- Hawthorn: 1.8m, good condition
- Beech: 3m, poor condition
- Evergreen, inc. magnolia?: 5m, good condition
- Lawson cypress: 5m, good condition
- Hawthorn: 1.8m, good condition
- Hawthorn: 2.4m, good condition
- Lawson cypress: 8m
- Holly, yew, hawthorn and ash: 8m, variable condition - ash and hawthorn are only fair
- Elder with wych elm and new conifers: 1.5 - 5m, poor condition, undergoing strengthening with new conifers
- Wych elm and hawthorn: 8m, fair condition
- Beech garden hedge
- Beech garden hedge







