

STRATFORD ON AVON DISTRICT COUNCIL

CONSERVATION AREA REVIEWS

RATLEY

February 1994

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1. INTRODUCTION

Ratley is a very self-contained village nestling on a steep south-east facing slope on the lee side of Edgehill. It lies between the A4100 and A422 about 6½ miles north-west of Banbury.

There are about 48 dwellings in the old part of the village, plus two churches and the village hall, of which 30 are Listed Buildings or buildings of local interest and importance to the Conservation Area.

Virtually all the buildings are constructed in the local brown lias limestone (Hornton stone) quarried from nearby Edgehill. The roofs are mainly welsh slate and blue/brown clay tile and two surviving thatch roofs.

There is a pub, 'The Rose and Crown', next to the ancient parish church of St Peter-ad-Vincula, a village hall (a conversion, in 1937, of a large barn previously used as a corn and potato store for villagers). There was also a village primary school which closed in 1976 and is now a private dwelling, and a Wesleyan Chapel which is no longer in use.

The village has four farmsteads, Manor Farm, Church Farm, Mount Farm and Ratley Lodge, all of which are probably pre-19th century establishments.

Because of the steep hillside location, there is a matrix of steep banks, retaining walls and footpaths with steps and rails giving access to the various village levels. This affords an interesting perambulation with dramatic views out over the countryside to the south-east.

Ratley is an ancient village, well established in medieval times. Originally there was a through road from Banbury to Stratford-on-Avon which passed through the village via Featherbow Lane (by The Rose and Crown Public House). It has remained little changed in recent times except for a small number of rather unfortunate 'infill' houses which have little or no sympathy with the indigenous character of the village.

The Conservation Area was designated in November 1969. It covers all of the old village and includes the 'Ratley Castle' ancient earthworks to the west (Scheduled Ancient Monument). There are 18 listed buildings, including the church (Grade II*) and 9 headstones or monuments in the churchyard.

2. SETTLEMENT HISTORY AND DEVELOPMENT

The Manor of Ratley was held by the Anglo-Saxon 'Ordric' before the Domesday survey, then it changed hands frequently through a string of local landowners. The Warren family held it from about 1330 to 1530, then it belonged to the Warner family from 1547 onwards.

Thomas and Henry Archer (of Umberslade) held the Manor from 1730 to 1770, then it was sold to Sir Edward Smythe, bart.

The last owner of the Manor was Viscount Bearsted of Upton House.

There has been a long established local industry in quarrying the local stone, 'Hornton' brown lias, which has always been good building stone. This activity probably goes back to the 16th century and earlier as one of the principal sources of employment for Ratley.

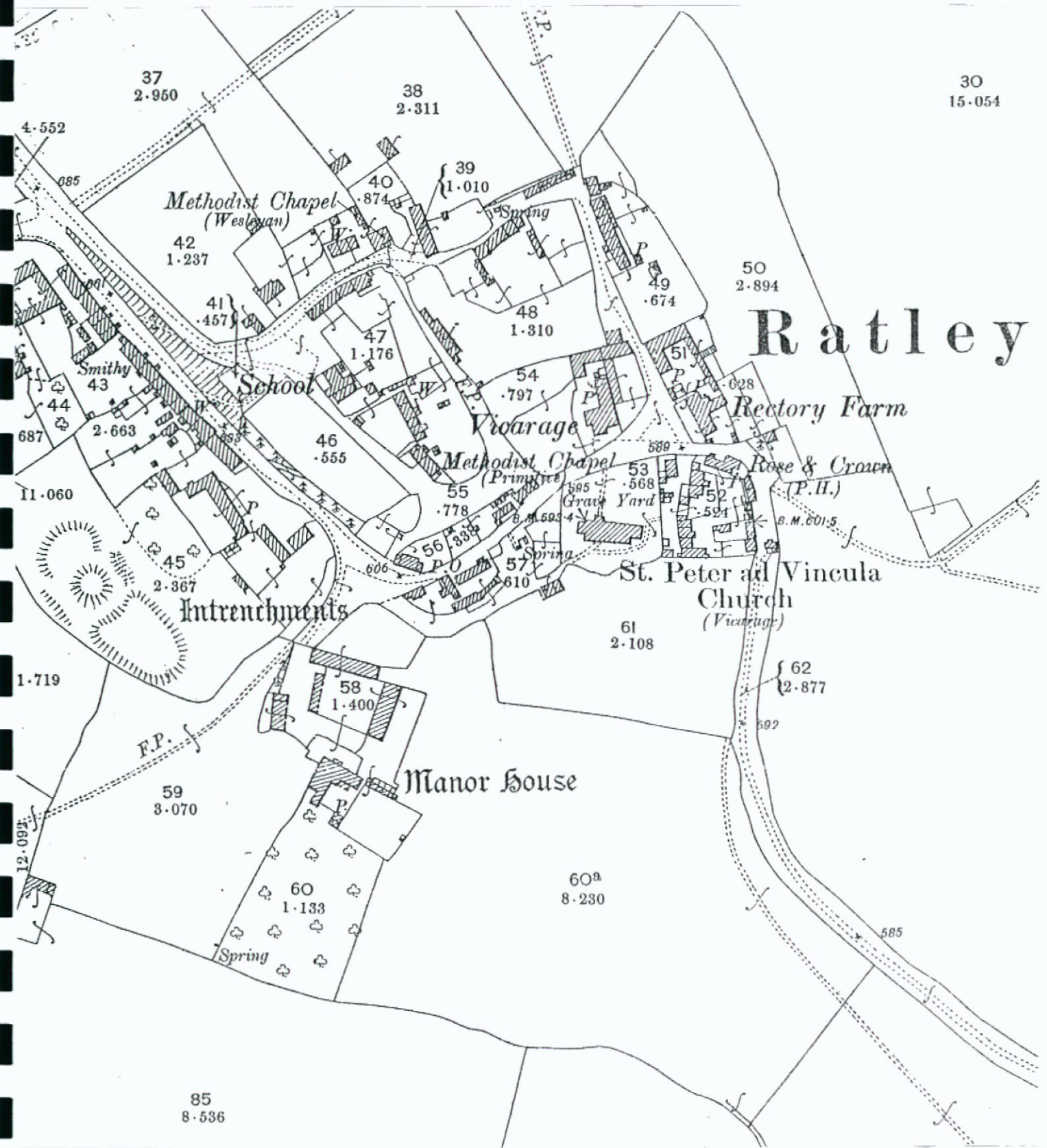
Farming has also been a primary activity. The parish of Ratley is recorded as being 'well-wooded' in 1637. However, good arable land was divided and enclosed in circa 1795 (about 900 acres.)

Although these local industries have now largely disappeared, the village still has rural feel.

There has been a degree of change in the numbers of buildings and form of roads and footpaths since the turn of the century, including a significant amount of 'infill' and a few buildings have been lost since that time.

The one significant loss is that of the Manor Farmhouse and its main barn ranges (two smaller stable ranges remain from the original group).

There was also a row of cottages between the church and pub which have gone, except for one; a row in the north-east corner of the village has been reduced to two cottages and there are now gaps in the once continuous terrace of cottages and barns down the west side of the High Street. There is no doubt that, from a conservation point of view, the losses have been greater than the gains.



RATLEY Circa.1900

EXTRACT FROM 1900 ORDNANCE SURVEY Scale 25" to 1 mile



3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS

3.1 Heritage and Architectural Character

The presence of the Motte and Bailey earthworks identifies Ratley as being a settlement of great antiquity, although it cannot be easily seen from within the village - except from Townhill.

Evidence of the medieval village can be found in the Church of St Peter ad Vincula, the chancel, nave, tower and south aisle of which all date from before circa 1400. The preaching cross in the churchyard is also of pre-1500 date, all in local stone construction.

The north-west rear wing of Mount Farm is of 16th century construction, in coursed, squared brown lias stone and with stone mullioned windows (the main frontage is 18th century).

There are a number of late 17th or early 18th century cottages including The Rose and Crown Pub, and the Thatch Cottage. These buildings are very simple, coursed, squared, rubble walling, with plain timber lintelled openings and wood windows plus a number of stone-mullioned windows in the pub. The roofs are a steep pitch - thatch and welsh slate. The pub has dressed stone parapet gables and chimneys. It probably originally had a local stone slate on the roof.

The late 18th and early 19th century buildings, ie, Mount Farmhouse (main frontage range), Featherbow House, The Steps, Motte Hollow, Wayside Cottage, West Winds and Emberley Leys have similar vernacular details to the older cottages, ie, squared, coursed rubble-wallling, simple wood windows and some dressed stone windows, roofs of 47 to 55 degrees pitch of thatch or local stone, although most roofs are now covered in welsh blue slate.

Generally they have a 'relaxed' symmetry to the main facade.

Church Farmhouse is clearly 'Georgian' styled with its symmetrical front and vertical sliding sash windows. It also has a lower pitched welsh slate roof.

Some of the other mid-to late-19th century cottages also have low (30-35 degree) pitched welsh slate roofs, although all are built in the brown limestone.

The late 19th century vicarage has very steep slated roofs and is built in a vaguely gothic style.

Ratley is a village of individual houses and cottages demonstrating the versatility of the local stone. The lie of the land and the range of levels creates an informal, intimate and random grouping of buildings adding to this variety of architectural form.

The brown coursed rubble boundary walls are an important uniting feature. The walls of particular importance are those round the churchyard, vicarage, and frontage to Church Farm, those along the main street from Mount Farm to the Church, those in the vicinity of the Chapel and those round Ratley Lodge Road boundary.

Ratley has some interesting wayside features too. Besides the steps and footpaths, there is a raised footpath on the north side of the village hall, with a simple post and rail balustrade, and a good stone gateway and iron gates to The Leigh and, next to these, some fine stone steps with wrought iron balustrade up to the Chapel door. Salvaged staddle stones are set against the wall down to the Church from the Thatch Cottage.

3.2 Predominant Building Materials

As mentioned above, the whole village, including walls, steps, etc is built in the local brown lias limestone from the old Edgehill quarries. It was a good building stone with a good range available, from rough stratified walling to fine freestone for carving. Some buildings have some fine carved and dressed stone details.

The roofs were originally thatched or split stone slate. The local roofing slate could not have been very good. It has all disappeared and been replaced by welsh blue slate or brown clay and concrete plain tiles. The thatch has survived on two cottages, however. (The Thatch Cottage and Motte Hollow).

Red brick, which is quite incongruous in Ratley, has appeared, mainly in the building or re-building of chimney stacks, and in one or two small out-of-sight outbuildings.

3.3 Landscape Setting and Village Form

Ratley lies on the south-east slopes of Edgehill at the head of one of the re-entrants in the scarp. It is therefore out of sight from the road along the top of Edgehill, but from the south-east it is seen to climb up the hillside from the Church with buildings disposed on various levels and with no apparent order.

As a consequence, the views to the south-west from many parts of the village, over the open countryside, are spectacular (Photo 1).

From Edgehill, the old road descends past some new housing, which is unfortunately badly sited and bears none of the rural character of the village.

Once into the village at Townhill, the character changes to that of a mellowed, rural, and delightfully informal one. The use of local Hornton stone, darker and mellower than cotswold stone, gives it this aged look.

The road pattern is in fact rectangular moving from High Street to Church Road and back to Townhill via Chapel Lane. The whole village is laced with a network of footpaths giving access to the various levels and affording opportunities to views over the outer countryside.

The sides of this valley in which the village is located are defined on the west by the earthworks of the Motte and Bailey (Photo 2) and on the east by a scrub clad slope behind Church Farm (Photo 3). The focus is towards the centre, being around a small green between the Church of St Peter ad Vincula, Ratley House, Church Farm and The Rose and Crown Inn (Photo 4).

Tree cover is not extensive but there are fine specimens adjacent to High Street and Church Road which punctuate the landscape.

The Conservation Area is tightly drawn in around the village and includes the Motte and Bailey site and the slopes behind Church Farm. It is regrettable that the farm access tracks up this slope are so obtrusively fenced however (Photo 5).

In detail, three areas A, B and C are analysed as to their character and form. Although they are composed of the same elements, ie. stonework, grass verges, hedges and banks, they each have a character of their own, which is to do with the scale of space around the buildings.

Area A - The Church of St Peter ad Vincula

This area contains the most interesting collection of built form and has the most visual connection with the outer landscape, being on the south edge of the village. It also is the main area or centre of the village. At each end of Church Road there is a 'green'. At the west end it is composed of three pieces of grass divided by footpath, road and track and centred on a silver birch tree before leading in to the approach to the Church (Photo 6).

At the east end the view is nicely stopped by Church Farm (Photo 7) outside of which is a triangular green, planted with young limes, and the public house tucks neatly in the corner.

The road is bounded by stone walls of roughly rectangular stone, capped by vertical stone copings - not too high to prevent enjoyment of the views. Near the Church there is an old spring which is unfortunately marred by an electricity pole. It is regrettable that the village generally is spoiled by badly sited obtrusive overhead wires and poles. The churchyard itself has fine specimens of lime and horse chestnut near the road (Photo 8) and within it a splendid yew and some vertical ornamental conifers (Photo 9). The approach path of stone is particularly attractive (Photo 10). The stone walls extend down the valley around the Churchyard and the view is only marred by the use of cypress species around the sewage works, drawing attention to the intrusion (Photo 2). On the north side of Church Road, enclosure is given by stone walls and the prominent group of sycamores and holly in the grounds of Ratley House. From this side the land climbs steeply and contains a footpath access to Chapel Lane. From the grassed plateau between Ratley House and Hill Top House, fine views to the south-east are obtained before the path runs northwards between banks and stone walls. (Photo 1).

Area B - Chapel Lane

Chapel Lane is a narrow road, free of kerbed edges, enclosed by stone walls with narrow banked grass verges and with a footpath sited above the road level (Photo 11). It is an attractive corridor, only marred by some wire and poles and the poor state of the footpath railing, and some new development at its east end. There is an entrance gate to The Leigh which is of good design with stone pillars topped by ball caps and simple iron gates painted black (Photo 12). The Leigh itself forms an effective visual stop at the bend in the Lane.

The new house at the east end pays little regard to the vernacular of the village and has had its stone boundary walling replaced with a fence.

Area C - Townhill and High Street

This is the only road approach to the village and is thus important. Immediately, the approach is not improved by the development around Ratley Lodge which lacks any consideration of a landscape setting. From then on however the character of the approach is good (Photo 13). The cottages on the right are generally linked by stone walls and the footpath runs along above the road level with sloping grass verges down to the road.

The sense of enclosure is heightened by the slope up to Townhill on the left hand side, and interestingly this slope has at its foot a pump and then a water trough at the side of the road (Photo 14). Again the footpath railings are a little obtrusive, but not overdone. Water and springs are a feature of Ratley.

The bank in front of Townhill continues down the main street along the rear of Woodside, Knaresgate, and Larch Bank. In this area there is a belt of trees of mainly large specimens of larch and sycamore with a prominent pine lower down. This group is covered by a TPO.

The area encompasses the green at its foot with a track leading to Manor Farm and a footpath out to the south-west.

3.4 Landscape Analysis - Generally

Elsewhere within the Conservation Area the old school building lies in the middle of the higher land and is approached from Townhill. At its approach, which is a nicely sculpted set of grass banks, there is a notable acacia tree which forms a landmark (Photo 15). To the rear of the school there are remnant orchards which are few in the village.

The Motte and Bailey site forms the south-west boundary of the Conservation Area and is developing its own regenerating scrub. It is fenced off and no general access is obtained.

Generally the village has a good informal, rural character and is held together by the use of Hornton stone as the main building material. The main obtrusive element is the overhead wire and pole proliferation - perhaps seen at its poorest on the bank behind Church Farm.

4.0 CONSERVATION AREA REVIEW AND RECOMMENDATIONS

4.1 Boundary Alterations

It is recommended that the following alterations be made to the Ratley Conservation Area boundary.

i. Manor Farm Entrance

Extend boundary to include remaining farmyard area and stable/barn ranges to Manor Farm in recognition of Manor Farm's former importance to the village and because these remaining farm buildings have some group value on this corner.

ii. Field Area to South-East of Church Farm

Exclude open field area and draw boundary to field side of hedge to relate to physical feature. It is also considered that the field is not an essential part of the setting of Church Farm or buildings in Featherbow Lane.

iii. Field and Garden Area to North of Chapel House

Conservation Area boundary moved in to relate to existing walls and fence lines. Backland garden and field areas excluded as they do not contribute to the setting of the Conservation Area.

iv. Rear Garden Land Area North of Ratley Lodge

Conservation Area boundary moved back of roadside hedgeline and garden areas to modern housing beyond is excluded.

In addition equestrian building of concrete block and profiled sheeting at Ratley Lodge (referred to in 4.2 iii) could possibly be excluded from the Conservation Area as it is on the periphery and now is a strictly functional commercial area. However, it is an integral part of the setting of The Ratley Lodge group of buildings, which might in the future benefit from the additional development control within the Conservation Area. Local opinion could perhaps judge this issue.

4.2 Areas for Enhancement and Improvement

- i. Overhead wires are most intrusive to the visual environment of Ratley Conservation Area, partly because there are a lot of them and partly because the hillside nature of the village means that they frequently cut across ones field of view due to the relative elevation, etc. A general programme of undergrounding electricity and telephone cables would greatly enhance the village as a whole.
- ii. The tree screening around the sewage works is good in principle but it would have been far better to use indigenous tree species such as sycamore, larch and yew.
- iii. A number of visually poor buildings could do with screening from view by tree and hedge planting, ie, the prefabricated farm buildings to Manor Farm, the farm buildings on the top of the bank east of Church Farm (outside Conservation Area), and the equestrian buildings of concrete block and profiled sheeting at Ratley Lodge.

4.3 Review of Planning Control in Conservation Area Since Designation

There has been a lot of modern infill housing development in Ratley but not much since the Conservation Area was designated in 1969. There are three large detached houses on the bank between the former school and High Street which are reasonably well screened from High Street but are not sympathetic to the local character, in grouping, scale or use of materials.

There is one large and very prominent new house at the north-east corner, 'Chapel House' which is rather unfortunate in its prominent siting, overall scale and bulk, and detailing of windows, verges and eaves and walling style, and the sheer excess of garden walling.

There have been a number of conversions and renovations etc in the village. The barn and stables at Church Farm have been reasonably well done, but the barns at the upper end of High Street, the school hall and the cottage next to The Rose and Crown have all inserted windows of inappropriate style and finish. The roof of the High Street barn is concrete tiles which look quite vulgar next to the slate roofs.

Generally there is a poor understanding or respect for the local vernacular style of windows and openings probably initiated by the invasion of modern house infill in the 1960's which has seriously diluted the 'purity' of this stone village.

4.4 Future Development

There are one or two sites where sensitive infill could take place in Ratley but there has been so much already that the core of older buildings is becoming compromised by the loss of informal 'rural' space between them.

In many corners the very informal semi-wild landscape setting within the village is getting 'tidied up' leading to a change in the character of the village as a whole. The existing tree groups of larch, sycamore and yew could be extended with 'rough grass' areas around them. Owners could be encouraged to do more tree planting - particularly round the periphery of the village.

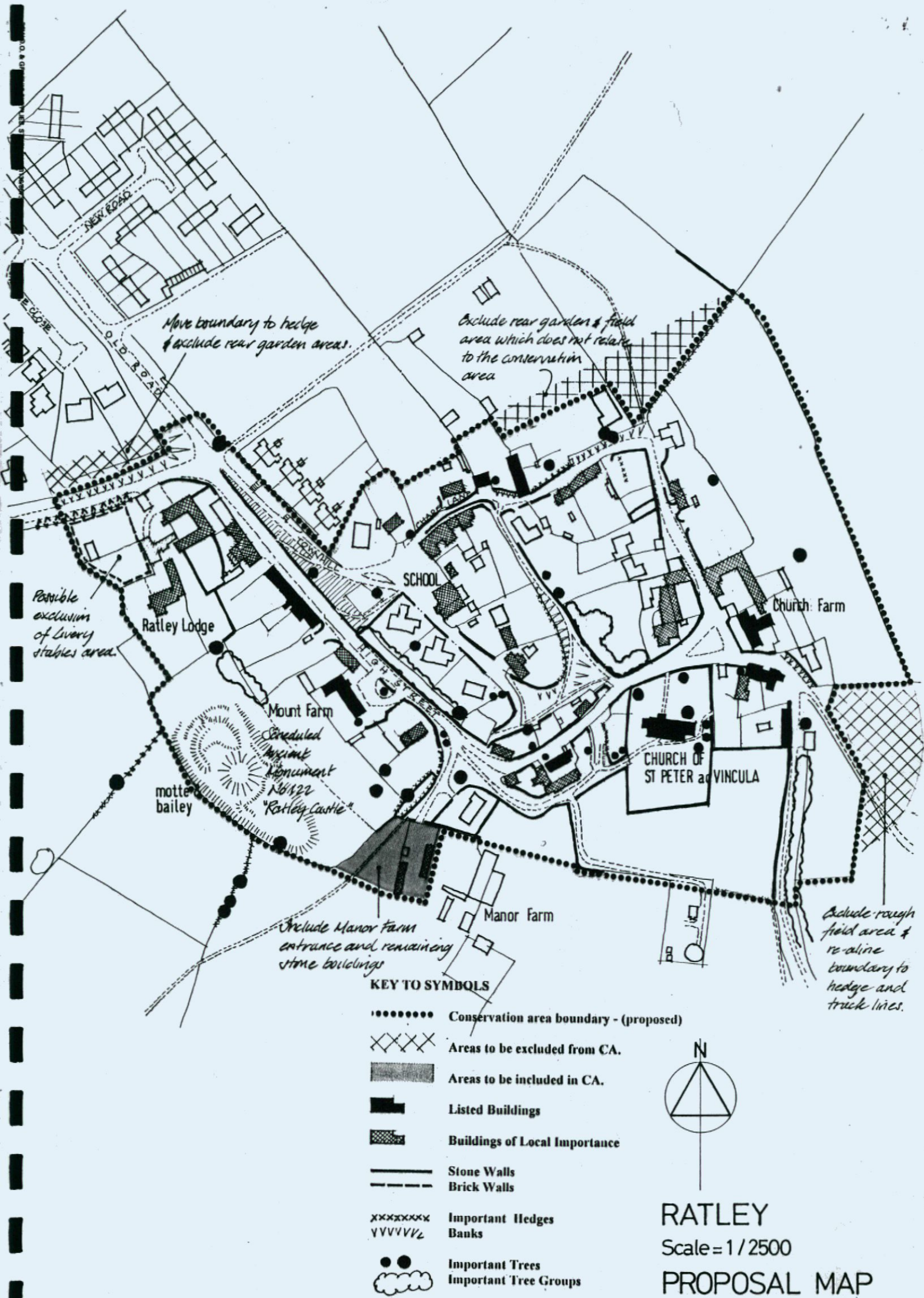
Any new development, including conversions, extensions or alterations, should have particular regard to the current use of the local stone, the window and roof detailing, the boundary walls and the retention of soft verges and semi-wild nature of surrounding landscape.

4.5 Conclusions

Ratley is a delightful isolated village of strong character derived from its location in the landscape, the use of local stone and the range of buildings from all ages of this ancient settlement.

However it needs rescuing from the brink of suburbanisation, ie, no more infill and very careful control of works of extension, alteration and refurbishment, particularly with regard to replacement windows and roof coverings.

The removal of overhead wires and the care and propagation of the semi-wild rough grass, hedgerows and indigenous trees would help greatly to maintain the rural character of the village.



REFERENCES

Ordnance Survey 1st Edition 25" map of village - surveyed 1900.

Victoria County History Vol V pp 144.

WFWI 'The Warwickshire Village Book'
 Countryside Books - 1988

APPENDIX Ai

SCHEDULE OF LISTED BUILDINGS IN RATLEY CONSERVATION AREA

Ref

No.

Description

- 3/117 Church of St. Peter Ad Vincula
(Listed Building Ref 3/117 - Grade II*)



(Key building in the landscape - churchyard and fields form a large 'space' around it)

List description : Church. C12 chancel, C13 nave and tower, C14 south aisle and chapel and alterations; C17 porch. Restored 1872. Nave, tower and porch of regular coursed ironstone; chancel, aisle and chapel of squared coursed ironstone rubble. Chancel roof of tiles, nave of slates, aisle of lead; nave and chancel have coped gable parapets. Chancel, nave, south aisle, south chapel, north porch and west tower. Decorated style. 3-bay nave, 2-bay chancel. Chancel has diagonal buttresses with 2 offsets. Renewed 4-light window with curvilinear tracery. North side has small chamfered priest's doorway with C19 plank door. 2-light eastern window has curvilinear tracery. Small low western 2-light window has reticulated tracery. South side has 3-light window of cusped intersecting tracery. Hood moulds with return stops. Porch has chamfered and moulded Tudor-arched doorway with hood mould. Stone benches inside. Decorated north doorway has 2 major and 2 minor orders of roll moulding and deep hollow chamfers. Hood mould with block stops. C19 double-leaf doors. 3 partly-restored two-light north windows with ogee arches and hood moulds with return stops and finials.

Reticulated tracery; only the window west of porch is cusped. South aisle and chapel in one. Diagonal and 2 south buttresses have 2 offsets. Splayed plinth, missing in west bay and buttress, stepped down from tower halfway across west end. East window of 2 trefoiled lights and uncusped mouchette wheel. Gable to east end only. On south side 3-light eastern and 2-light western windows have reticulated tracery. Central Perpendicular window has panel tracery. 2-light west window has trefoiled round arched lights and ogee within arch. Hood moulds with return stops; central window has block and carved stops. Tower of very large ironstone blocks with prominent pointing. 3 stages with taller square north-west stair turret. Splayed plinth and string courses. Diagonal buttresses with 4 offsets to second stage. West doorway of 2 chamfered orders with splayed jambs and C19 double-leaf ribbed doors. Second stage has small 2-light west window with renewed reticulated tracery. 2-light Perpendicular bell openings. Remains of gargoyles. Moulded cornice and parapet.

Interior: plastered chancel arch to chapel. Chancel arch, 3-bay nave arcade and chapel west arch are similar, of 2 moulded and chamfered continuous orders without capitals or imposts. Chancel has C20 roof. Nave has flat plaster ceiling. Aisle has 6-bay Perpendicular roof with moulded tie beams. Chapel, now organ chamber, has much-renewed ogee head piscina. Fittings: font has plain octagonal bowl, possibly recut, on renewed stem. Pulpit, pews and altar rails, and encaustic tile sanctuary floor of c.1872. Elaborate stone. Early English style reredos of 1875 has polished granite shafts. Stained glass: chancel north west c.1865.

Monuments: west wall has 2 panels of reset C16, C17 and early C18 inscription brasses.

(V.C.H.: Warwickshire, Vol.5, p.146-7; Buildings of England: Warwickshire, p.382).

3/123. 2 headstones against aisle E wall of Church of
St. Peter Ad Vincula
(Listed Building Ref 3/123 - Grade II)

List description : Two headstones. Late C17. Carved ironstone. Left:
1695. Simple stone with incised shield and initials J.B. Right: finely
carved headstone with winged head finial and elaborate swag. Fielded
panel with moulded surround, and fine lettering. Cable twist shafts.
Inscription to John Burrowes (?). Included for group value.

**3/113. The Leigh, Chapel Lane (Formerly known as Mount Farmhouse)
(Listed Building Ref 3/113 - Grade II)**



(Prominent position on bend - high gable and dominates street)

List description : House. C16, with mid/late C20 alterations. Regular coursed ironstone; concrete tile roof; three late C20 brick ridge stacks. Plan indeterminate, but possibly 4-unit. 2 storeys and attic; 5-window range. Entrance to right of centre has plank door with strap hinges in chamfered Tudor arch doorway with remains of hood mould. Stone mullioned windows, some old, with chamfered mullions in recessed surround; some mid/late C20 with plain mullions; all have hood moulds. Left end has small single-light in block surround. Irregular fenestration. Ground floor has to left of entrance two 3-light windows, the left C20, and moulded fire window, and to right an original 3-light window and small old casement with wood lintel. First floor has three 2-light windows wholly or largely renewed, and 2 original 3-light windows. 2 windows have some coloured glass. Right return side has first floor casement and 2-light mullioned attic window. Rear irregular. 2 entrances, one with old plank door and wood lintel, the other late C20 with a half-glazed door and chamfered stone lintel. Interior not inspected.

**3/114. Former Wesleyan Chapel, Chapel Lane
(Listed Building Ref 3/114 - Grade II)**

(Well above road level on high stone plinth - stone steps and pointed arches are key features in streetscape)

List description : Former Wesleyan Chapel. 1865. Regular coursed ironstone, with plinth and quoins. Tile roof has gable parapets and kneelers. T-plan, with slight transeptal projections to left end. Gothic Revival style. One storey; 2-window range. Entrance on right has plank door in chamfered arch, and flight of stone steps. 2-light nave and 3-light transept windows. Chamfered arches and Intersecting and Y-tracery throughout. Stone in transept gable inscribed 'Wesleyan Chapel 1865'. Right return side has 2-light window. Rear similar to front, but with 3-light nave and 2-light transept windows. Interior not inspected. Included for group value.

**3/115. Church Farmhouse, Church Street
(Listed Building Ref 3/115 - Grade II)**

(In important streetscape position in south-east corner of village - stops view to main street from west)

List description : Farmhouse. Early C19. Regular coursed ironstone with irregular quoins. Slate roof with boxed eaves; C19 brick end and ridge stacks. T-plan, with wing to rear. 2 storeys and attic; 4-window range. Entrance in third bay has part-glazed 6-panelled door. C19 open timber porch with dentil cornice and lead flat roof. 16-pane sashes. First bay, more widely spaced, has 16-pane casement on ground floor. Openings have irregular quoin surrounds and stone lintels with keyblocks. Return sides have 2-light leaded attic casements with painted wood lintels.

To rear: irregular fenestration. Leaded 2-light staircase windows with 2 transoms and door below. Lower wing has C19 and C20 casements. Interior not inspected.

**3/116. The Rose and Crown Public House, Church Street
(Listed Building Ref 3/116 - Grade II)**



*(Group value with Church Farm House on Featherbow Lane corner.
Steep pitched gable dominant in street scene.)*

List description : Public house. C17 with C19 additions and alterations. Coursed ironstone. Slate roof has moulded coped gable parapets; stone lateral and end stacks with string courses and C19 brick shafts. 2-unit plan. 2 storeys and attic; one-window range to road, 3-window range to garden. Front to road has plank door in C19 painted wood frame with chamfered lintel. Small C19 casement in old chamfered stone surround to right. First floor has C19 chamfered 2-light casement under old wood lintel. Attic has single light in block surround. Wide external stack, projects on right; 2 square shafts. C19 single storey addition on left, partly across front. 2-window range. Right return side has splayed plinth, and string course. Single moulded cellar window. C20 casements, on first floor in original stone surrounds. Attic has chamfered 2-light mullioned window. Front to garden has splayed plinth stepped up on right, and string course. Central plank door in chamfered stone surround with large lintel. 2-light part-ledged casement above. Left section has 3-light chamfered mullioned windows in recessed surround; blocked on first floor. Right side has C20 casements. Interior: opened up into one room. Stone flagged floor. Chamfered ceiling beams. Open fireplace in external stack has cambered chamfered bressumer. Inglenook fireplace has chamfered bressumer and wooden benches. Small cupboard inside has butterfly hinges. Winder stairs.

**3/118. Churchyard Cross approx. 12m. N of Church of
St. Peter Ad Vincula, Church Street
(Listed Building Ref 3/118 - Grade II*)**

List description : Churchyard cross. C15. Ironstone. Moulded octagonal base and 2 steps, the bottom step moulded. Square shaft turning octagonal. Part of head and crucifixus remains.
(Buildings of England: Warwickshire, p.382).

- 3/119. Headstone approx. 11m. N of nave of Church of St. Peter Ad Vincula, Church Street**
(Listed Building Ref 3/119 - Grade II)
 List description : Headstone. Early C18. Carved ironstone. Central scroll and rosette, with drapery to left and right shrouding winged heads. Large convex drapery cartouche. Included for group value.
- 3/120. Headstone approx. 5m. N of nave of Church of St. Peter Ad Vincula, Church Street**
(Listed Building Ref 3/120 - Grade II)
 List description : Headstone. Early C18. Carved ironstone. Winged head with drapery and flowers. Convex oval cartouche with flowers. Included for group value.
- 3/121. Headstone approx. 3m. N of NE corner of nave of Church of St. Peter Ad Vincula, Church Street**
(Listed Building Ref 3/121 - Grade II)
 List description : Headstone. 1719. Carved ironstone. Segmental top has head and swag. Convex cartouche. Inscribed on reverse also. Included for group value.
- 3/122. Headstone approx. 3m. N of S door of chancel of Church of St. Peter Ad Vincula, Church Street**
(Listed Building Ref 3/122 - Grade II)
 List description : Headstone. Early C18. Carved ironstone. Segmental top with winged head. Shield panel framed by large festoon and flowers.
 Included for group value.
- 3/125. Headstone approx. 8m. N of porch of Church of St. Peter Ad Vincula, Church Street**
(Listed Building Ref 3/125 - Grade II)
 List description : Headstone. Late C17. Carved ironstone. Central segmental pediment, and entablature. Moulded fielded panel. Cable twist uprights. Included for group value.

3/124. War memorial approx. 5.5m. N of Church of
St. Peter Ad Vincula, Church Street
(Listed Building Ref 3/124 - Grade II)

List description : War memorial. c.1919. Ironstone. Simple classical pedestal with moulded plinth and cornice and simplified pediment to each face, on 2 steps. On top a Celtic cross with some interlace ornament. Inscriptions recording those who died in the Great War and the Second World War.

Included for group value.

**3/126. Featherbow House, Featherbow Lane
(Listed Building Ref 3/126 - Grade II)**



List description : House, formerly 3. Late C18/early C19; not of one build; left range C19/C20. Regular coursed ironstone with irregular quoins. Left range has rougher stonework. Slate roofs, with coped gable parapet on right; stone end stacks to centre and right ranges, and central C20 brick ridge stack. Main front to garden. Each range 2-unit plan. Left range 2 storeys, central and right ranges 3 storeys: each 2-window range. Each range has central doorway and C19 casements. Left range has late C20 glazed door. Stone lintels. Central and right ranges have part-glazed doors and stone lintels with keystones. Central range has small stone projection on right. Ground floor has 3 windows, with 3-light casement on left. Late C20 conservatory. Right range has semi-circular lead canopy porch with timber posts. 3-light part-leaded casement to right. End stack has string course. Rear irregular. Interior not inspected.

3/127. The Steps, High Street
(Listed Building Ref 3/127 - Grade II)



(Important building in terrace group down the main street - good stone steps and thatch canopy to front door)

List description : Cottage, formerly several; semi-detached. Mid/late C18, altered late C20. Regular coursed ironstone. C20 tile roof; brick end stacks. 3-unit plan. One storey and attic; 3-window range. Entrance has 6-panelled door with thatched hood, and steps. Blocked doorway with window inserted on right. Ground floor has old 3-light casements with horizontal glazing bar, and stone lintels with flush keystones. First floor windows formerly below eaves, but now with late C20 half dormers and casements.

Interior: noted as having panelled shutters.

Included for group value.

3/128. Motte Hollow, High Street
(Listed Building Ref 3/128 - Grade II)

*(Important group value with 'The Steps' - one of two remaining
thatched roofs in the village)*

List description : Cottage, formerly several; semi-detached. Mid C18, with C19 additions and alterations. Coursed ironstone. Thatched roof; 2 brick ridge stacks. 4-unit plan. 2 storeys; 4-window range. Entrance to rear. Casements with glazing bars and painted wood lintels. Left end has 2 windows under continuous lintel. Raked half-dormer on right. Single storey C20 addition to left has stone slate roof.
Rear: similar, with two late C20 glazed doors. Interior not inspected.

**3/129. Mount Farmhouse, High Street
(Listed Building Ref 3/129 - Grade II)**



(Enclosed by frontage stone boundary wall, barn and converted barn range building - all important to setting of LB)

List description : Farmhouse. C15/C16 rear wing, C18 front ranges, with later alterations. Regular coursed ironstone. Slate roofs with coped gable parapets; stone ridge end and lateral stacks. L-plan, with wing to rear on left. 2 storeys and attic: 3-window range. Long irregular front to road of 2 ranges has entrance at right end. C20 stone porch with coped gable and leaded light, and half-glazed door in left return side. Blocked doorway in left end of right range. Left range, at lower level, has half-glazed door. Irregular fenestration of leaded 2,3 and 4-light casements. On right 3-light ground floor and 4-light first casements have stone lintels with keystones. Other openings have painted wood lintels, some old. Both ranges have gabled parapets on left; roof hipped on right. Left return side has 2-light stone-mullioned windows with hood moulds. Right return side has old casements, C20 three-light mullioned window, and one and 2-light old mullioned windows. Large external stack has two C19 square stone shafts. To rear: irregular main range has leaded light casements and mullioned windows, some C20. Higher wing on left: stone mullioned windows with hood moulds throughout. One-window front has 3-light and 2-light attic windows. Coped gable parapet. Right return side has 3-light windows to left, lengthened on ground floor and 2-light to right, with mullion removed on first floor. Interior not inspected.

- 3/130. Goggles Spring Cottage (now known as 'The Thatch Cottage')
High Street
(Listed Building Ref 3/130 - Grade II)



(Key building along roadside - one of two remaining thatch roofs in the village)

List description : Cottage. C17/C18, raised late C18/early C19; late C19/early C20 rear addition. Coursed ironstone. Thatched roof; addition has slate roof; C19 and C20 brick end and ridge stacks. 3-unit plan, extended to L-plan with wing on left to rear. One storey and attic; one-window range. Entrance between first and second bays has ribbed plank door. Stone lintel. Thatched open porch continued down from roof. 3 ground floor casements with painted wood lintels. Eyebrow dormer. Rear irregular.
Interior: noted as having open fireplace.

APPENDIX Aii

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

Map Ref No	Description
B1	Hill View, Chapel Lane. Mid C19th, 3 bays, 2-storey terrace sitting well above road level, stone, welsh slate, gable dormers. Group value with Chapel.
B2	Emberley Leys, Chapel Lane. Mid C19th cottage, stone, welsh slate, dressed stone label mouldings, parapet copings and mullion windows, good dressed stonework. Prominent on top of hill.
B3	The Village Hall, Chapel Lane. Mid C19th barn converted to village hall, stone, low pitch plain clay tile, stone mullion/transom window with iron casements. Key building in village.
B4	The Old School, Townhill. C19th, school hall with house at south end, stone, welsh slate, converted to dwelling. Very prominent, a high group, important building to village.
B5	Hill Top Cottage, Townhill. Early C19th cottage range set into hillside, 2-storey, 3-bay, stone and Welsh slate roof. Group value.
B6	Hill Top House, Townhill. Mid C19th, identified on 1885 Ordnance Survey map as 'primitive methodist chapel,' 2-storey and attic, symmetrical front, stone, dressed stone detail, welsh slate roof. Prominent building on top of south slope to church.
B7	West Winds, Chapel Lane. Early C18th long terrace cottage range, low, 2-storey attics, stone, large steep roof, clay plain tile (probably originally thatched). Important building in Chapel Lane.
B8	Farm Cottage and Homewood, Chapel Lane. Early C20th, rebuilding of earlier terrace, stone, clay plain tile. Group value.
B9	Ratley House (former Vicarage). Late C19th, victorian gothic style, 2-storey, big scale, low range to rear, rusticated coursed, squared rubble, dressed stone detailing, steep welsh slate roof, long drystone wall to frontage. Prominent on corner.

have transposed multiple window count window

APPENDIX Aii *continued...*

- ✓ B9A The Quarter House (attached to Rear Wing of Ratley House). Stone, clay tile roof.
Group value with Ratley House.
- ✓ B10 The Old Barn, Church Farm. Barn and stable range, circa 1870, stone and welsh slate, converted to single dwelling. *UPVC windows*
Group value with Church Farmhouse.
- ✓ B11 Cottage next to Rose & Crown Public House. Early C19th, modernised, 2-storey, stone and brown clay tile, remaining part of long terrace, poor windows. *uninsured*
- ✓ B12 Wayside Cottage, High Street. Late C18th, 2-storey, stone, welsh slate, original window.
Group value with Thatch Cottage. *With modern 1990's work to the side*
- ✓ B13 Outbuildings to the Thatch Cottage. Early C19th, small outbuilding, stone and tile.
Group value with Thatch. *The old house*
- ✓ B14 Garage to the Thatch Cottage. Early C19th coach house and stable, 2-storey, dressed stone and welsh slate, interesting stone mullioned eaves detail.
Prominent on corner. *dated 1884.*
- ✓ B15 The Old Post Office, High Street. Early C19th, 2-storey symmetrical stone, clay plain tile (central door blocked up), stone mullioned windows, lancet with leaded lights at one end.
Key building on bend in road.
- ✓ B16 Old Manor Barn, High Street. Mid C19th (may be conversion/rebuilt of earlier building), 2-storey, 5 bays, stone, welsh slate, parapet gables, stone mullioned windows.
Group value with Mount Farm.
- ✓ B17 Barn at Mount Farm, High Street. Early C19th, 3/4 bay barn, mid-storey, stone and welsh slate, on road frontage.
Important to streetscape.
- ✓ B18 Ratley Lodge. Early to mid C19th, large victorian farmhouse, stone, welsh slate roof.
Prominent key building overlooking village from the west.

APPENDIX Aii *continued...*

*vehic- archway to rear
Manor - 815'*

- fine*
- ✓ B19 **Forge & Woodgate Cottages, High Street.** Victorian terrace range (circa 1860), tudor style, stone, steep, welsh slate roof, stone mullioned windows, steps up to front doors.
- ✓ B20 **Barn Range at Ratley Lodge.** Early C19th, 3-bay threshing barn and long animal shed range, stone, welsh slate. Prominent on corner.
- ✓ B21 **Remaining Stables at Manor Farm**
✓ &B22 Early C19th, stone, corrugated sheet roofing. Group value on corner.

APPENDIX Bi

SCHEDULE OF LANDSCAPE FEATURES OF IMPORTANCE TO RATLEY CONSERVATION AREA

Photo No.	Description
1	View to south from near Manor Bungalow - electricity pole is unfortunate.
2	The Motte & Bailey earthworks from the east - illustrating the enclosure of the village. Cypresses at the sewage works in the foreground are out of character.
3	The northern enclosure slopes holding the village in the valley.
4	The approach to the green outside Church Farm.
5	View from the pathway below Hill Top House. The fencing to farm accesses on the eastern slopes is prominent.
6	The approach to the church from the west end green. Wirescape spoils an otherwise good streetscape.
7	The enclosure given to the green by Church Farm is effective. The horse chestnut in the churchyard is dominant.
8	Important trees in the churchyard.
9	The church from the south. The vertical conifers are a striking feature. (They have also been storm damaged).
10	The path approach to the church with the Friars' preaching cross to the right.
11	Chapel Lane - interesting changes of level.
12	Gateway to The Leigh in Chapel Lane.
13	View up the High Street with Townhill bank on the right.
14	The water trough on High Street.
15	The approach to the old primary school.

Ratley

1



2



3

Ratley

4



5



6



Ratley

7



8



9

Ratley

10



11



12



Ratley

13



14



15



APPENDIX Bii

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

Note: *Individual trees are identified on the plan and the TPO's are marked only where they correspond to the schedules held by the Local Planning Authority.*

Map Ref.	Description
A	A group of sycamore and ash between Ratley Lodge and Mount Farm.
B	The belt of larch and sycamore on the bank to High Street.
C	A group of sycamore and holly around the edge of Ratley House - prominent as they ascend the hillside.
D	A long belt of ash and sycamore on the track alongside the church grounds and leading to the countryside beyond.

Ratley Conservation Area

Amended on 15. 6. 94

Stratford-on-Avon District Council

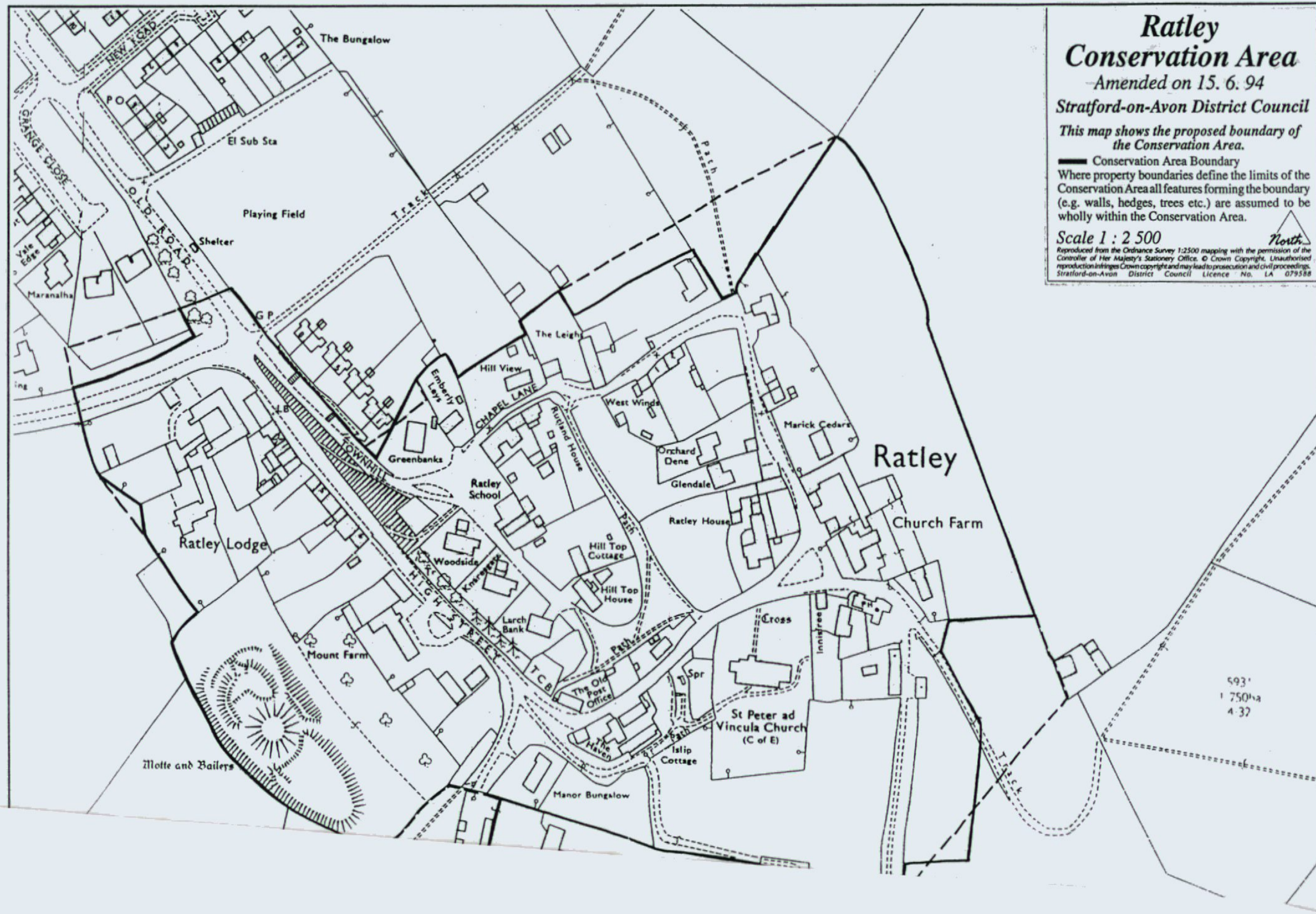
This map shows the proposed boundary of the Conservation Area.

— Conservation Area Boundary
Where property boundaries define the limits of the Conservation Area all features forming the boundary (e.g. walls, hedges, trees etc.) are assumed to be wholly within the Conservation Area.

Scale 1 : 2 500

North

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B7 - Kiley House (Former Marriage)



BOA THE QUARTER HOUSE

BOA THE QUARTER HOUSE

BOA THE QUARTER HOUSE

BOA THE QUARTER HOUSE



The Old Barn



V: Vase Pump

32

941



3/128 - Motte Ho New, Hapt N.

Pg 29 Ratley

QUALITY PAPER
GERMANY



B6 - Hill Top House



the old post office.



3/114 - Former Wesleyan Chapel.

Pg 2



B1 - Hill View, Chapel Lane



My dears, Chapel June



B3 - THE VILLAGE HALL



B4. The old school.



BS - Hill Top Cottages



B7- West Wharfedale - Chapel La.



Words, Chapel Lane



B8 - Farm Cottage - Hamewood.



3/115 - Church Farm House,
Ratley

Pg 22.



1321 - JUNK AT UNKNOWN PR.



MANOR FARM

B22 - STABLE AT MANOR FARM.



UP 47 RAILBY LONGLE



B19 - Forzick Coll. / Woodgark Coll.



Nancy Dodge

13. 11. 1981

12/12/2019



1000

1000

1000

1000

1000

1000

1000

1000



NOTE - OLD NATHAN BARN

100 ft. x 100 ft.
at Gr. 100 ft.
100 ft. x 100 ft.

100 ft. x 100 ft.

100 ft. x 100 ft.

100 ft. x 100 ft.

100 ft. x 100 ft.



1314 - GRACE TO THE THATCH,

1314 - GRACE TO THE THATCH,



B12 - Wayside Cottage.



B11 - Cottage adj. the Rose & Loom