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STRATFORD ON AVON DISTRICT COUNCIL

CONSERVATION AREA REVIEWS

WOOTTON WAWEN

February 1994

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1. INTRODUCTION

Wootton Wawen is an 'open' settlement spread out along the A3400, Henley to Stratford-on-Avon Road, at its junction with the B4089 to Alcester and approximately 6 miles north of Stratford.

It lies on the River Alne. The Stratford canal crosses the village on its eastern side and the Birmingham to Stratford main line railway skirts the village on the west side.

Wootton Wawen is an ancient settlement which, today, comprises of a fine church of Saxon origins, a number of C16th and C17th timber framed buildings, Wootton Hall, a large palladian villa dated 1687, a number of C18th and C19th brick and timber buildings and some post-war suburban infill development.

There are two pubs, the Bulls Head Inn in the centre of the village (a late C16th timber framed 'black and white' building) and the Navigation Inn next to the Stratford canal aqueduct over the A3400. There is also a 'general stores' shop, a village hall and social club and a modern county primary school.

The large early C19th mill building (Wootton Mill now converted to flats) on the roadside at the s/e end of the village has been important to the village as a corn mill and paper mill. It generated electricity for the Hall and it was the social centre until the first village hall was built in 1946. The former Catholic school adjoins the mill on the west side and there is a Roman Catholic burial ground with small chapel on the east.

The ancient church of St Peter and Wootton Hall are both set in open meadow and parkland giving the village the character of an 'open' settlement of cottages and farms around a wealthy mansion house estate.

The Conservation Area, designated in February 1970, covers most of the village settlement and the parkland of Wootton Hall. It also covers the ancient 'open meadow' earthworks areas to the west of the church and to the south of Wootton Hall - on the south side of the main road (ancient ponds).

There are 18 listed buildings in Wootton Wawen Conservation Area, including St Peter's Church (Grade A), Wootton Hall and its chapel (both Grade II*) and the Stratford canal aqueduct (Grade II*). There are also 3 scheduled ancient monuments; the canal aqueduct, the priory earthworks and the ancient fish ponds earthworks.

2. HISTORICAL BACKGROUND

There was a settlement of cultivated land in this location in 720 AD. It was then known as 'Stoppingas'. By 1140 the manor of 'Marquess Witona' was recorded 'Wagen' was a Saxon Thane who held these lands before the Conquest. 'Wootton' comes from the Saxon 'wudu' meaning wood and 'tun' meaning clearing or settlement groups.

After the Conquest the land was given to Robert de-Stafford. The Staffords held the manor until 1403 when it was passed, by marriage, to the Harewell family, Dukes of Buckingham. Wootton Wawen was then known as the Manor of Lucies. Robert de-Stafford gave the church and its lands to the Benedictine Abbey of St Peter de Castellion of Conches (Normandy) who then established a small priory next to the church. This priory probably consisted of a large oak-framed hall house, with grange, stables, dovecote and attached cottages, garden and fish ponds. Manor Farm was the farmstead to the Priory 'Manor'.

In 1443 the Priory was bestowed, with all its possessions, upon the Provost and Scholars of Kings College, Cambridge in whose hands the manor still remains.

In 1512 the Wootton Wawen Manor and estate passed to Sir John Smith, Baron of the Exchequer. It stayed in the Smith family until 1776. Sir Charles Smith was created Baron Carrington of Wootton in 1643, then Francis Smith, the second Lord Carrington, and his wife, Lady Anne Herbert built Wootton Hall in 1687.

Wootton Hall is built on the site of the earlier Manor House, some surviving remains of which were incorporated into the west wall of the present building. There is also a large oak-framed barn of C15th or C16th date and a dovecote which survive from the earlier Manor establishment.

The Manor passed, by marriage, to the 'Smythe' family in 1776 who were devout Roman Catholics (as were the former Smith/Carringtons). A Roman Catholic chapel was built adjacent to the n/e corner of the hall in 1813 by Lady Catherine Smythe, as a replacement of the small family chapel established in the dining room (white room) of the Hall.

The Wootton Mill on the River Alne east of the Hall was rebuilt at about this time as a very large structure to carry out paper-making as well as corn-milling. Adjacent to it on the west is a Roman Catholic school and on the east, a cemetery and mortuary chapel.

In the same year, the Stratford-upon-Avon canal was completed with the construction of a fine cast-iron aqueduct over the main road.

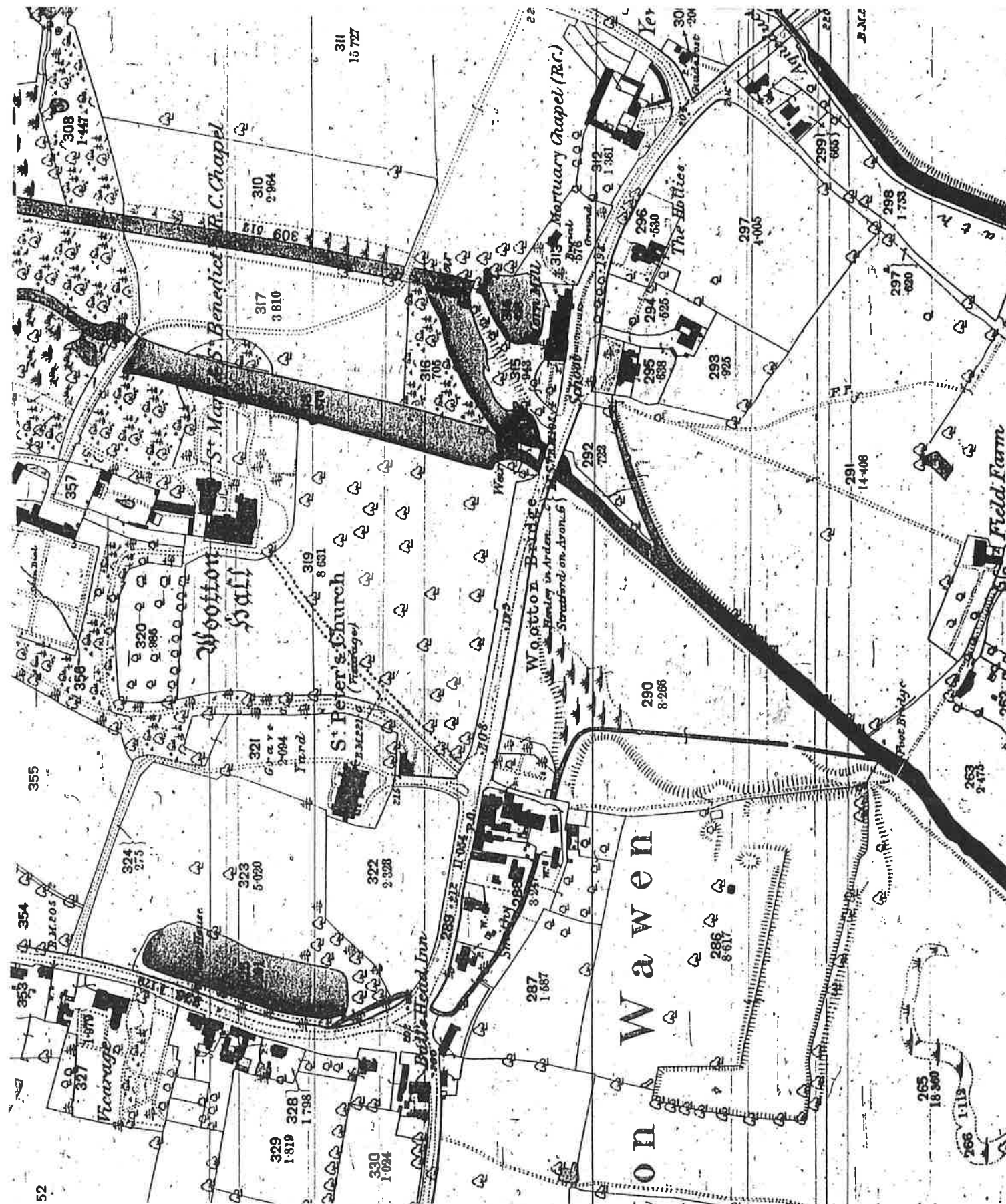
The Manor and Estate were finally split up in 1897. The Hall and surrounding land were sold to Mr George Henry Hughes of Birmingham in 1904. He rebuilt the gatehouse lodge and created the impressive gateway and a dressed stone balustrade road boundary wall and wing walls to the river bridge all in a good neo-classical style. The tree avenues were planted in about 1912 to form a screen to the road. In 1912, also, the Hall was sold on to Mr Robert Darley Guinness. It is now divided up into flats and a residential caravan site occupies the rear garden area.

The 1885 Ordnance Survey Map shows the Hall and surrounding park, garden and woodland. A 'serpentine' pool was created on the river and springs and twin cascade stepped weirs at the junction of the river and an adjoining stream near the main road, most of which still survive.

On the west side of the village the site of the old Priory is still preserved, except for the loss of the fish pond - known as the 'parsonage pond' - due to modern road improvements.

The 19th century large vicarage has gone and the site has been redeveloped.

Otherwise the village has altered very little, apart from some post-war housing infill and road widening in the last 100 years.



WOOTTON WAWEN Circa. 1885

EXTRACT FROM 1885 ORDNANCE SURVEY

Scale = 25" to 1 mile (reduced)

3. VILLAGE AND CONSERVATION AREA CHARACTER ANALYSIS

3.1 Heritage and Architectural Character

Clear evidence of a settlement of great antiquity is seen in the church with its substantial Saxon and medieval elements.

The earthworks of the old Priory site and fishpools on the south side of the main road are also preserved as important remains of the medieval village.

Timber-framed C16th or early C17th construction also has a prominent place in the village, ie, the Manor Farmhouse, 'Traveller's Rest', Clements Cottage, the Bulls Head Inn and Pound Cottage.

The grand palladian villa of Wootton Hall, 'the Priory' near the river bridge and house next to the Bull's Head Inn are all of early C18th date. They impose a 'classical' elegance on the architectural character of the village.

The C19th is represented by the mill, Roman Catholic chapel and school, canal aqueduct and a number of modest red/orange brick and tile or slate terraces and individual cottages.

The early C20th has a prominent contribution too in the form of the Seymour Homes 'almshouses' group on the main road opposite the church. They are a prominent feature on the brow of the hill and the courtyard grouping with the long decorated brick wall along the road frontage gives the impression of an enclosed inward-looking group.

Wootton Wawen is therefore a complete showcase of period styles, from early medieval to 'arts and crafts' contemporary architecture and each period is represented by a predominant or 'key' building in the Conservation Area.

The stone boundary wall to Wootton Hall, including the return along the church drive and down to and including the river bridge balustrades, is a key feature of the setting of the Hall. The brick boundary walls to Manor Farm, the Mill and the Roman Catholic cemetery and to Yew Tree Farm and the high brick and stone walls each side of the aqueduct and the front boundary wall to Seymour Village houses are all important to the character and streetscape of the Conservation Area.

Particular attention is drawn also to the brick wall with steel ball finials around the Priory and the old cast iron railings to the old Rectory and to the brick piers and ball finials to the entrance of Manor Farm.

3.2 Predominant Building Materials

The 16th/17th century oak-framed buildings are all 'black and white' and a number of the brick houses are white or cream painted. This form, ie, the painted facade shares about equal prominence with the blue lias limestone and grey sandstone of the church, Wootton Hall and associated walls and gateways. This stonework, though, is mainly dressed ashlar.

There is a good deal of local red/orange brick and most of the roofs are plain clay tiled. The brickwork is generally simply detailed with sequestral arches and dentil eaves courses.

There are a number of blue slate roofs - mainly the classical buildings and the later 19th century houses.

There is one surviving thatched roof (Traveller's Rest) in the village. [Most cottages and small houses would have been thatched in this area before circa 1750].

Because of the open, scattered nature of the built form, and the broad range of period architectural styles, Wootton Wawen does not really have a unifying facing material or architectural style. It is a settlement group of individual buildings. The landscape setting, therefore, has great importance to the Conservation Area as a whole.

3.3 Landscape Setting and Village Form

The village spreads itself along the A3400 Henley to Stratford main road, incorporating a notoriously bad band in the road, which, although improved over the years, is limited in further improvement or relief because of the church lands.

The road and the village straddle the River Alne and the Stratford-on-Avon canal to the east, and the Conservation Area extends to include the Aqueduct and the Navigation Inn.

The most striking features of the village are St Peter's Church which sits on elevated ground to the north, overlooking the road corridor (Photo 1), and Wootton Hall which lies further north in a setting of treed parkland (Photo 2), which has as its eastern boundary a re-aligned section of the River Alne tumbling over 2 sets of weirs (Photo 3).

A lesser, but nevertheless important landscape feature, is the area on the south side of the A3400, bounded by the river on the east side and the flood bank to the west. This area complements the parkland grounds of the Hall and should be preserved as open space (Photo 4).

The Conservation Area extends much beyond the immediate built-up road corridor and may be (for the purposes of character analysis) segregated into three main areas:

Area A - St Peter's Church and Wootton Hall

It is interesting to note that the predominant building material on this northern side is blue lias stone, and grey sandstone, whereas on the southern side it is mainly brick.

St Peter's Church is sited eminently on rising ground and is therefore a main landmark backed by a group of mature oak, lime and yew trees. Its foreground is marred to some extent by a post and rail fence enclosing the churchyard itself, and which has been allowed to deteriorate.

The approach to the church from the war memorial, alongside the classical gatehouse to Wootton Hall is hedged and has ornate iron gates at the church and hall entrances. (Photo 5) (Photo 6).

Wootton Hall itself has added a mobile home park on its northern side and although this is largely out of sight, it does intrude north of the church and east of the Hall.

The setting of the hall is not improved by the landscape of the area immediately in front of it (bowling green?), which is too restless to give the Hall a dignified setting.

The parkland grounds of the hall however are attractive, bounded by an impressive avenue of limes on the drive (Photo 7), by a stone balustrade to the road (Photo 8), and by the water courses and weirs to the east (Photo 9). The weirs particularly are an asset to the village in that their sound helps to baffle traffic-noise.

Within the parkland there are fine specimens of red oak, lime, horse chestnut and beech, together with important roadside groups. The land is grazed by horses which is not the best use relative to the trees.

Mention should be made of the striking Tulip Tree at the frontage to the Hall.

Area B - The Bulls Head and Southern Area

The Bulls Head public house is the focus of the village on the south side of the A3400 (Photo 10). It lies back off the main road and forms a group with Pound Cottage.

On the small green triangle outside the pub is a 'village' oak, important because it signals the presence of a focus and is a traditional feature. It does, however, appear to be exhibiting signs of crown die-back (Photo 11). [It is understood that arboricultural works will be undertaken to attempt to prolong the life of this tree.]

Elsewhere in this area there are some interesting brick walls, notably enclosing Seymours Homes (Photo 12) and Pound Cottage, and a wealth of hedged enclosure.

To the south of Seymours Homes and the other roadside buildings a small stream flows through the backlands to emerge in the open space (Area C). Within this area too are orchard remnants which should remain in the Conservation Area.

Area C - Open Space

This area of open space (Photo 4) forms a continuation of the open parkland of Wootton Hall. It affords the opportunity to view the outer landscape from the roadside footpath and, although not a striking piece of landscape, it demonstrates the alder-lined river bank link with the surrounding rural scene and has some historical value.

3.4 Landscape Analysis - Other Areas

In addition to these main areas identified, the Conservation Area boundary extends northwards to include Manor Farm, which has an attractive road frontage wall (Photo 13). On the other side of the A3400 the cottages are mainly close to the road with a few prominent roadside trees (Photo 14).

New houses have been built between Lilac and Manor Farm Cottages and there remain, in these grounds, some important specimens of horse chestnut, pine, yew, ash and sycamore (formerly garden to the 19th century vicarage).

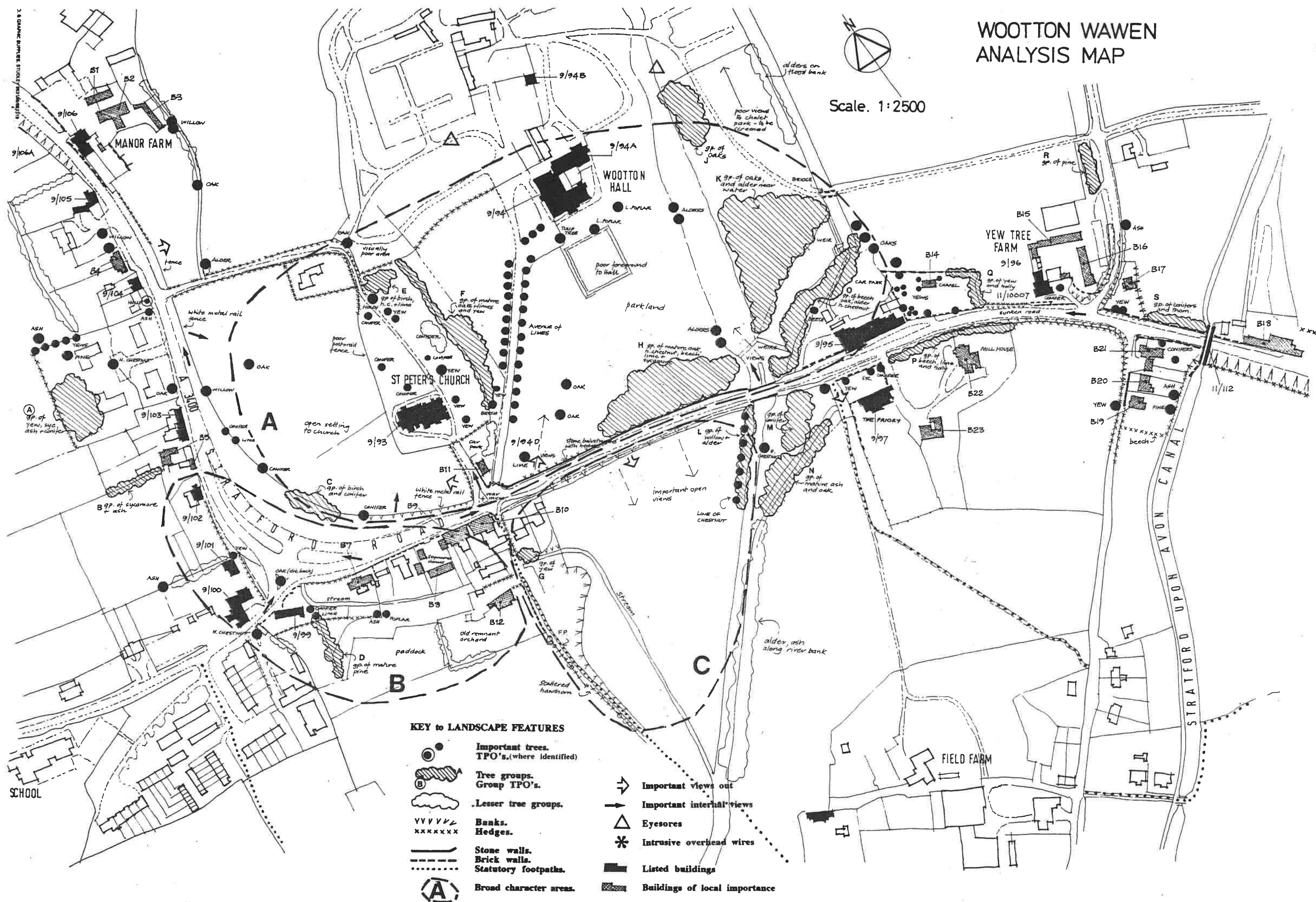
Moving to the east, the Conservation Area boundary includes the old mill which has been converted to apartments, the Priory on the other side of the A3400, the Roman Catholic Chapel which has an enclosing brick wall and a good collection of yews in its grounds (Photo 15) together with a simple entrance gate (Photo 16).

The road in this area gives the appearance of being depressed below existing land levels because of the enclosing brick walls and banks.

The Priory itself has an interesting brick boundary wall (Photo 17) with cast iron ball caps on piers or columns.

At Yew Tree Farm, Pettiford Lane emerges from a deep cutting and the frontage to the Farm itself has an interesting brick retaining wall giving access to the house (Photo 18).

Further east approaching the Aqueduct, the Stratford Road is contained by brick flanking walls and thence, opposite the Navigation Inn by steep banks (Photo 19), all of which are valuable landscape features.



4. CONSERVATION AREA - REVIEW AND RECOMMENDATIONS

4.1 Boundary Alteration Recommendations

It is recommended that the following alterations be made to the Wootton Wawen Conservation Area boundary:-

i. Caravan Park Entrance

Exclude the secondary entrance area to the n/e of the new vicarage to conform with the rest of the caravan park being excluded. (See 4.2 - Suggestions for Enhancement).

ii. Field South of Yew Tree Farm

Exclude open field area to south side of road boundary hedgeline so that the hedge forms the physical boundary to the Conservation Area. This rationalises the boundary and excludes an area not considered to be of importance to the character and setting of the Conservation Area.

iii. Garden to the Priory

Include the whole of the Priory rear garden as defined by its decorative brick piers as this area is important to the setting of the listed building and therefore should be included for completeness.

iv. Area Between Main Road and 'Fishponds' SAM

Include whole of backland area between the rear gardens of the main road houses and the scheduled ancient monument area to protect this important open space.

v. Garden Areas West of Manor Farm

Include whole of garden areas to the Traveller's Rest and Manor Cottages, etc on west side of main road to relate the Conservation Area boundary to physical features and to include the whole settings of the listed buildings.

4.2 Suggestions for Enhancement and Improvements

- i. The church and churchyard setting is, both historically and visually linked to the meadowland and ancient Priory settlement area to the south and west. This could be improved by removing the poor post and rail fence and perhaps forming a 'Ha-Ha' to stop farm animals entering the churchyard.
- ii. The Wootton Hall caravan park should be further screened by parkland trees and shrubs, from any views of the hall from the main road and other points in the village - particularly on the east side of the Hall.
- iii. The parkland setting of the Hall (as originally intended) could be greatly improved by the removal of the bowling green and enclosing post and rail fences (the original simple forecourt landscaping can be seen on the 1885 Ordnance Survey Map.)
- iv. On the whole, road markings, traffic signage and overhead wires do not have a major impact upon the setting of the Conservation Area except for a string of electric wires down the north side of the main road following the Wootton Hall boundary wall which should be removed, and the road signage, markings and crash barriers, etc associated with the main bend and junction on the A3400. Anything that could be done to reduce the 'hard main road' impact of this space would be an improvement to the Conservation Area setting.

4.3 Conservation Area - Review of Planning Control Since Designation

Wootton Wawen Conservation Area was designated in February 1970. This was after the major trunk road 'improvements' to the bend and junction with the B4089 and after the establishment of the caravan park at Wootton Hall. Both of these developments have had a major impact upon the setting of the village and may have been handled differently had the Conservation Area been designated earlier.

The highway has undergone further 'improvements' since that time for traffic safety, etc - including the addition of a crash barrier to the west side of the bend - a most unsightly fixture.

The caravan park has grown. Fortunately it is still generally to the rear of Wootton Hall, but it is becoming more prominent as access and supporting facilities are improved and added.

There has been very little 'infill' development in recent years. The main residential expansion has been to the south-west along the Alcester Road, ie, outside the ancient settlement area.

The 19th century vicarage site (between Manor Farm Cottages and The Old Vicarage) has been re-developed with four large 'bungalow' houses and these fit in reasonably well with the streetscape. There is a group of three houses opposite the Wootton Hall main entrance which are quite out of character with the village but are fairly well enclosed by hedges and walls.

There are a number of large extensions or conversions of farm buildings, etc. These have been generally well-designed and are in keeping with surrounding or attached buildings.

4.4 Future Development

Within the Conservation Area there is little or no space left for new infill development which is not identified as important open space. Therefore development (except for conversions, extensions or replacement dwellings) should be resisted.

There are some agricultural buildings which may be subject to proposals for new uses - particularly those at Manor Farm and Yew Tree Farm. These would be subject to the 'barns conversion' policies of the LPA and should be treated with great sensitivity to their original form and setting in the Conservation Area.

There is little advertisement signage in the village and walls and hedgelines are generally in keeping. This should be maintained.

The canal use is now a major leisure industry. Expansion of facilities at the 'Navigation' pound may be in order if there is also a degree of tidying up of the parking and garden areas behind the pub. This area does not really impact upon the Conservation generally, although the approach into it from the south is marred slightly by the clutter on this site at present.

4.5 Conclusions

Wootton Wawen is a very public village. It is completely open to the main trunk road which cuts right through its centre. It is also a showcase of fine individual buildings in open, historic landscape settings. The quiet domestic life of the village is centred more around the school and village hall in Alcester Road and the new residential areas in this quarter.

The main road will always be a strident imposition on this rural settlement, but the village clearly has two distinct sides separated by the road and this, in a sense, is part of its character.

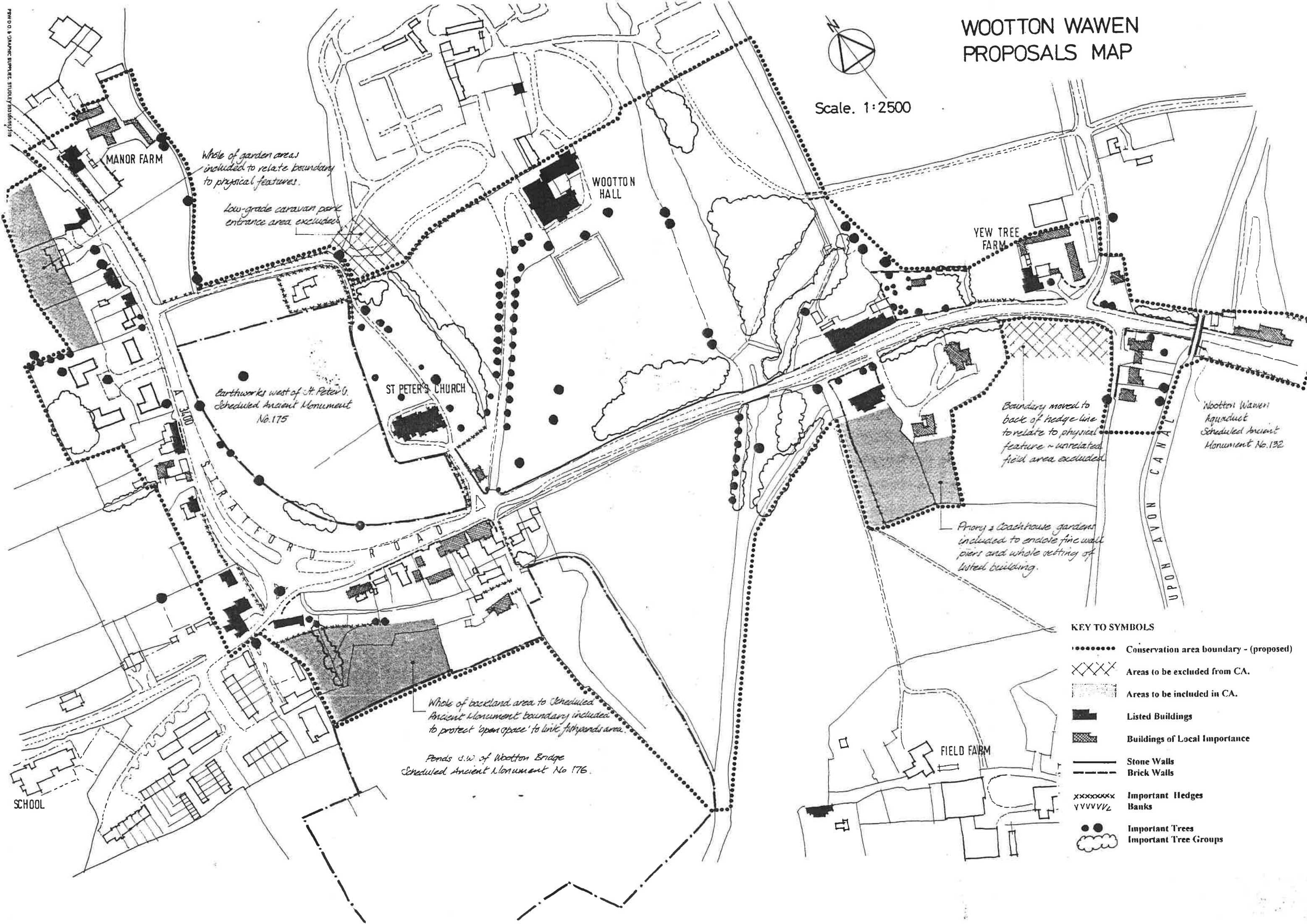
The setting of Wootton Hall could be improved greatly by replanning the caravan park, although this facility does bring visitors to this area of great interest.

This 'public' village could be made more accessible by improving upon the network of public footpaths round Wootton Hall, the church and the fish pools area - all connected to the canal path, etc. This settlement of great antiquity and architectural interest should be carefully safeguarded by the proper control and enhancement through the Conservation Area designation but more public access and explanation of its historic significance could be made available.

REV D & SHAPING SURFACES, STUDIES/3/20/2019

WOOTTON WAWEN PROPOSALS MAP

Scale. 1:2500



- KEY TO SYMBOLS**
- Conservation area boundary - (proposed)
 - XXXXX Areas to be excluded from CA.
 - XXXXX Areas to be included in CA.
 - Listed Buildings
 - Buildings of Local Importance
 - Stone Walls
 - - - Brick Walls
 - xxxxxxx Important Hedges
 - vvvvvvvv Banks
 - Important Trees
 - ☁ Important Tree Groups

REFERENCES

Ordnance Survey	1st Edition 25" scale map of village - 1885 survey.
Victoria County History	Vol III
Gover, Mawer & Stenton	'Place Names of Warwickshire' Cambridge University Press 1936
W Cooper	'Wootton Wawen - Its History and Records' Whitehead and Sons - 1936
WFWI	'The Warwickshire Village Book' Countryside Books 1988
John Alford	'St Peter's Church - A Short Guide' Wootton Wawen PCC - 1990

APPENDIX Ai

SCHEDULE OF LISTED BUILDINGS IN WOOTTON WAWEN
CONSERVATION AREA

Ref No.	Description
<hr/>	

1/10007 Yew Tree Farmhouse
(Listed Building Ref. 11/10007 - Grade II)



*(Prominent red brick house on entrance into Conservation Area.
Good farm group)*

List description : Farmhouse. c1830. Red brick with plain-tile roof and brick rear lateral stacks. Main range with paired rear wings and further rear wing. 2 storeys and attic; 3 window range of 8/8 sashes flanking 6/6 sash, all under painted flat arches. Central doorway has 4-panel door and overlight set in simple classical doorcase with cornice hood. Brick cornice and wide eaves. These continue round to the gable ends where the eaves are interrupted thus forming an open pediment effect with a semi-circular window in the gable. Below is a blind window with, on ground floor, a 2 light casement on right end and C20 window on left end. Wings have 3- and 4-light casements under brick cambered arches.

9/99

**Pound Cottage, Alcester Road.
(Listed Building Ref.9/99-Grade II)**



(Complementary building to Bull's Head on main road junction)

House. C17. Small timber-framing with painted brick infill. Hipped and gabled renewed tile roof. Brick ridge stack. 4-unit plan. Single storey plus attic; 4-window range on ground floor. 2 entrances. To left a gabled porch with C20 plank door. To right a plank door in moulded wood door-frame. Three 3-light and a 2-light wood casement with lead comes and crown glass. 2 gabled dormers have wood casements in wood frames. Crown glass and lead comes. Single storey outbuilding attached to right has small timber-framing with brick infill and weatherboarded gable. Interior not inspected. List description : C17. 1 storey plus attic. Square timber framing with colourwash brick infilling. 2 gabled dormers. Machine tiles. 4 lattice casements. Modern gabled closed porch. Pound Cottage, Bulls Head and Annexe form group.

**9/100 Bull's Head Inn, Alcester Road.
(Listed Building Ref. 9/100 - Grade II)**

(Large 'black & white' cottage range in key location - good 'pub' signage)

2 houses, now Inn. 2 buildings. Dated MS/1397. C17. Small timber-framing with painted brick infill. Gabled and hipped steeply pitched old tile roofs. Painted brick internal and ridge stacks. 4-unit plan each. Single storey plus attic; 4-window range. Left part. Blocked entrance and entrance to right in timber porch. Plank door. Four 2-light casements with glazing bars and crown glass. Bargeboards. Catslide roof to rear outshut. Right part. 4 casement windows to ground floor have glazing bars. Single gabled dormer with casement with glazing bars and a fake casement (painted). Right gable bears datestone. Rear outshut. C20 rear entrance. Interior not inspected.

List description : Originally 2 separate cottages. Date inscription MS 1597(?). One storey plus attic. Heavy square timber framing. Facsimile restoration and small modern wing at rear, but a fair amount of original appearance is retained externally. Extensive internal alterations. Gabled dormers with C19 bargeboards. Roofs partly of old tiles. L plan.

Pound Cottage, Bull's Head Inn and Annexe form a group.

**9/101 House next north of Bull's Head Inn (Annexe)
(Listed Building Ref. 9/101 - Grade II)**



House. Early C18. Painted brick. Old tile roof. Painted brick end stacks. L-plan. 2 storeys plus attic; 3-window range. Central entrance has 6-panelled door in moulded wood door-frame. Overlight with glazing bar. Entrance is flanked by canted bay windows with wood mullions and transoms. Panelled shutters. Old tiled pentice roof over ground floor has dentilled wood cornice. First floor has three 2-light wood mullioned and transomed windows with opening casements. Lead comes. Crown glass. Cambered brick heads. 2 gabled dormers with casements. Brick dentilled eaves cornice. 2 storey wing to rear right. Interior not inspected.

List description : C18. 2 storeys plus attic. 3 wood transom and mullion windows. Continuous tiled hood over 2 splayed bays on ground floor. 6-panel door and fanlight. 2 gabled dormers. Corbelled cornice.

Pound Cottage, Bull's Head Inn and Annexe form a group.

11/112 Wootton Wawen Aqueduct, South Stratford Canal
(Listed Building Ref. 11/112 - Grade II*)



(Acts as a 'formal' entrance into the Conservation Area - oval plate is a key feature)

List description : Aqueduct. 1813. William Whitmore for the Stratford Canal Company. Cast-iron trough with integral towpath with iron railings, moulded hand rail and brackets, all carried on 3 brick piers with stone coping. South side of aqueduct has oval plate attached with inscription:-

"This aqueduct was erected by The Stratford Canal Company in October 1813, Bernard Dewes Esqr Chairman, W James Esqr Dept Chairmen, W Whitmore Engineer".

The Southern Stratford Canal was constructed between 1812-1816. Wootton Wawen Aqueduct is a Scheduled Ancient Monument, Warsw. Co.Mon.No.132.

9/94

Wootton Hall, Stratford Road.
(Listed Building Ref. 9/94 - Grade II*)



(Key building in Conservation Area, Landmark - stone detailing and pediment crest important features)

Mansion. Dated FA/1687 on rainwater heads. Roof destroyed by fire in 1941 and now replaced. Limestone ashlar. Hipped slate roofs. Limestone ridge stacks. L-plan. 2 storeys plus attic. South front. 3:3:3 bays. Slightly advanced pedimented entrance bay has renewed door flanked by sashes with pediments and eared architraves. Entrance has segmental head. Sides have 3 sashes with alternating segmental and triangular pediments. First floor has 9 sashes with keystones; eared architraves. 12 panes throughout. 4 gabled dormers with sashes with glazing bars. Modillion eaves cornice. Pediment bears coat of arms. Rusticated limestone quoins. North side has C18 venetian window above entrance. Interior reported as altered; incorporates earlier, probably C16 structure.

(Buildings of England: p.482).

List description : Dated FA 1687, on ornamental lead rain water heads. Monumental design. 2 and 3 storeys. Coursed rubble, with ashlar dressings. South elevation has 3 windows central projection with heavily carved pediment and central entrance. West side C18 central Venetian window. Roof destroyed by fire circa 1941, now replaced. Interior altered. Incorporates earlier, probably C16, structure.

**9/94A Chapel at Wootton Hall, Stratford Road.
(Listed Building Ref. 9/94A - Grade II*)**

Chapel, now ballroom. 1813. Red brick laid to Flemish bond. Slate roof. 4 bays with apsed east end. Lantern and weather-vane. Bays divided by brick pilasters. 3 tall windows with semi-circular heads and a blocked opening. Glazing bars. Centre hung casements, moulded brick eaves cornice. Interior: shallow, segmental vaulted ceiling, giant wall pilasters, triglyph frieze and altar space divided by 2 large Greek Doric columns. Entrances on right and left ends.

(Buildings of England: p.482).

List description : 1813. Brick building to the north, formerly a chapel and now converted to a Ballroom. Neo-Greek with apse. Doric order. Segmental vault.

**9/94B Dovecote at Wootton Hall, Stratford Road.
(Listed Building Ref. 9/94B - Grade II)**

*(Just outside Conservation Area but important to Wootton Hall Group
and can be seen from main road)*

Dovecote. C17. Coursed limestone rubble. Timber-framing exposed in gable ends. Steeply pitched old tile roof. Entrance has plank door and moulded wood door-frame. Lantern. Interior not inspected.
List description : Rubble dovecote with timber frame exposed in gable ends. Lantern.

9/94C **Stone gateway at Wootton Hall**
(Listed Building Ref. 9/94C - Grade II)

(Just outside Conservation Area but important to group)

List description : C17 stone archway leading into yard. Fairly flat arch with shaped parapet and finials.

**9/94D Main gateway at Wootton Hall, Stratford Road.
(Listed Building Ref. 9/94D - Grade II)**



(Key feature off through road - draws attention to Hall for passer-by)

(Right). Gatepier, wrought-iron gate and low wall to side. 1903. Contemporary with lodge. Rusticated limestone. Moulded cornice surmounted by ball finial. Low wall attached to right has balusters with 2 short piers. Moulded stone coping. Wrought-iron gate and lamp.

(Left). Gateway, wrought-iron gate and low wall to side. 1903, contemporary with lodge. Rusticated limestone. Moulded cornice surmounted by ball finials. Low wall attached to left has balusters and 2 short piers. Moulded stone coping. Wrought-iron gate and lamp.

List description : 1903 contemporary with Lodge. Rusticated stone gate posts with entablatures and ball finials. Wrought iron gates, good Neo-Georgian design.

9/95 **Wootton Mill, Stratford Road.**
(Listed Building Ref. 9/95 - Grade II)

(Dominant size and scale on road frontage - striking window fenestration)

Paper mill. Early C19. Red brick laid to Flemish bond. Old tile roof. Brick end stacks. Long rectangular plan with pedimented bay off-centre to left. 4 storeys plus attic; 12-window range. Ground floor has 4 entrances including a garage/store entrance. Plank doors. Moulded wood surround. 2 doors to first floor. Renewed casements throughout with glazing bars. Most openings have cambered brick heads. Right end has wood-framed window with lead comes and crown glass. Brick dentilled eaves. Interior not inspected.

Important position in village.

(Buildings of England: Warwickshire, p.482).

List description : Early C19 red brick corn mill building. 4 storeys. 12 windows with cambered heads. Central pediment. Tiled roof, corbelled cornice. important in the village scene.

9/97

**The Priory, Stratford Road.
(Listed Building Ref. 9/97 - Grade II)**



(Notable house obscured by high brick wall across frontage - heraldic panel is a 'feature' of Conservation Area)

House. C17/C18. Roughcast walls. Steeply pitched hipped Welsh slate roofs and hipped and gabled old tile roofs. T-plan. Elevation to main street. 2 storeys. 1:3:1 bays. Central entrance has 8-panelled door with 4 glazed panels. Fluted wood door-case. Hood supported on consoles. Fanlight has curvilinear glazing bars. Entrance is flanked by sashes with glazing bars (wide bars, 16 panes). Cased surrounds. Crown glass. 2 similar first floor windows and a central blocked window with painted coat of arms. Single storey bays to sides have casement windows in cambered arched recesses. Modillion eaves cornice. Rear noted as having C17 timber-framing, covered in roughcast. Interior not inspected.

(Buildings of England: Warwickshire, p.482).

List description : C17/18. 2 storeys. 3 windows, sashes in cased frames. Hooded doorcase with brackets and fluted pilasters. 6-panel door with fanlight. Painted heraldic panel on 1st floor on place of central window. Modillion eaves cornice. Hipped roof of Welsh slates. Either side are balancing 1 storey wings with elliptical headed recesses. Rear of house is C17 timber framing covered in rough cast.



(Very prominent location on approaches from north and west. Key building in village)

Church. C11 and C12 altered in C13 - C15. C13 chapel with late C14 chapel to south. Coursed rubble and herringbone pattern in limestone on north. Elsewhere mostly limestone ashlar. Old tile roofs. Chancel, nave, south aisle, tower at crossing, 6 bays. Chancel has 7-light Perpendicular window and 3-light Decorated windows with Curvilinear tracery. Clasp buttresses. Nave has gabled porch to north, plank door in moulded stone surrounds. Romanesque and Decorated window of 4-lights with Intersecting tracery. Four 4-light Perpendicular clerestory windows. Crenellated parapet. South porch of stone with gabled roof. Pointed arch south doorway with plank door. South aisle has 2 C17 4-light lancet windows with hood moulds. Finials. Crenellated parapet. Tower of 3 stages has Romanesque doorway on north. Lancet and Perpendicular windows to bell-turret. Crenellated parapet with finials. Long and short work on quoins. South chapel has 3-light Decorated windows with Reticulated tracery.

Interior has important C17 monument; effigies and brasses of 1505. (Buildings of England: p.480).

List description : Attractive and interesting stone built church with central Anglo-Danish tower. C11 and C12 altered in C13-15. C13 Chancel with late C14 chapel to south.

Important monuments, including ones with effigy, 1606 by Termouth, 1836 with figure, with effigy 1428. Brasses of 1505.

**9/102 Clement's Cottage, Stratford Road.
(Listed Building Ref. 9/102 - Grade II)**



(Large, prominent 'Black & White' house on main road)

House. C17 with later additions and alterations. Small timber-framing with painted brick infill. Renewed tile roofs. Brick end stacks. One unit cross-wing forming L-plan with C19 additions forms U-plan. Single storey plus attic. C20 doors and windows throughout. Interior not inspected.

List description : C17. 2 and 3 storey gabled building of square timber framing. Colourwashed brick infilling. Modern leaded lights and oak door. Old tiles. Modern additions, including single storey large bay to south.

9/103

Lilac Cottage & The Old Vicarage, Stratford Rd.
(Listed Building Ref. 9/103 - Grade II)



(The Old Vicarage has some good wrought iron railings along its road frontage)

2 houses. 3 parts. Dated 1764. Painted brick. Old tile roofs. Brick internal, end and lateral stacks. The Old Vicarage. 3-unit plan. Single storey plus attic. 4-window range. C20 door in moulded wood surround. Hood. Entrance is flanked by canted bay windows. A 2 storey canted bay window to left. 2- and 3-light casement windows to attic floor. Glazing bars. Brick dentilled eaves. Lilac Cottage. 2-unit plan altogether. Single storey plus attic; 2-window range. Recessed entrance has panelled door in wood door-frame with moulded hood. Canted 2-storey bay window to left has sashes with glazing bars. 3-light casements to ground and attic floor with glazing bars. Brick dentilled eaves cornice. Interiors not inspected.

List description : Range of 2 attractive C18 2 storey dwellings of colourwashed brickwork. Lilac Cottage has 2 storey bay and 6-panel door with architrave surround, frieze, cornice. Vicarage has 3 bays, one of 2 storeys, and brick string course. Date inscription 1764. Cut bracketed doorhood. Corbelled cornices.

**9/104 Manor Farm Cottages (2), Stratford Road.
(Listed Building Ref. 9/104 - Grade II)**



(Gable end to road with good decorative barge-boards)

2 cottages. C17, re-fronted C19. Small timber-framing with brick infill. Old tile roofs. Brick lateral stacks. L-plan. 2-units each. Single storey plus attic. Elevation to road. 3-window range. Three 2-light casements to ground floor under cambered brick heads. Glazing bars. 3 attic casements, one in gable end. Entrance on right end. Plank door in moulded wood door-frame. Hood. Interiors not inspected.
List description : Two 2 storey cottages with C18 brick front. Remains of C17 timber framing exposed on gable ends. Large stone chimney stack at rear. Unspoiled condition.

**9/105 Traveller's Rest, Stratford Road.
(Listed Building Ref. 9/105 - Grade II)**



(Only remaining thatch in village)

Farmhouse. Late C17/early C18. Regular coursed limestone rubble. Brick walls to rear and sides. Hipped and gabled old tile roof. Brick end stacks. Double-depth plan. 2 storeys plus attic; 3-window range. Central entrance has plank door in doorway with moulded keystoned surrounds. Hood. Entrance is flanked by wood mullioned and transomed windows with keystoned eared architraves. 3 similar windows to first floor. Attic has 3 casement windows with lead comes. Eared stone architraves. Stone plinth. Flat bands to first and attic floors. Moulded stone eaves cornice. 2 fire plaques. Interior not inspected.

List description : C17. 1 storey plus attic, timber framed cottage. Front wall rebuilt in whitewashed brick. Thatch. Timber framing exposed on s/ gable end. Thatched porch with wood splats.

**9/106 Manor Farmhouse, Stratford Road.
(Listed Building Ref. 9/106 - Grade II*)**



(Key building on north-west main road entrance into Conservation Area - timber-frame part very prominent - shell hood over front door is a notable feature in the Conservation Area)

Farmhouse. Earliest part to north C16. Early C18 and C19. L-plan part to south. C16 part. Close studded timber-framing with plaster infill. Renewed tile roof. Single window width to street. Single storey plus attic and loft. Casement windows in wood frames, the loft casement has lead comes and crown glass. C18 part. 3-unit plan. 2 storeys plus attic; 3-window range. Entrance has 4-panelled door in moulded wood frame. Overlight with glazing bar. Shell hood on consoles has elaborate painted relief. Entrance is flanked by imitation wood mullioned and transomed windows with glazing bars. Keystoned head. 2 similar first floor windows. Slight advanced wing to right has renewed windows with glazing bars and brick flat arches. Brick flat band. Brick dentilled eaves cornice. Interior not inspected. (Buildings of England: p.482).

List description : C17/18. 2 storeys plus attic. Gabled house of brick. Some of the windows are sashes in cased frames and some have wood mullions and transoms with casements, brick flat arches and keystones. Brick string course. Tiled roof. Diagonal chimneys. Panelled door with fanlight and outstandingly excellent coved hood carved with palm leaves, a basket of fruit and flowers with excellent carved console brackets. North wing has exposed timber framing.

**9/106A Gateposts at Manor Farmhouse, Stratford Road.
(Listed Building Ref. 9/106A - Grade II)**

List description : C18 brick gate piers with carved stone scrolls,
entablatures and ball finials.

APPENDIX Aii

SCHEDULE OF BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE TO
WOOTTON WAWEN CONSERVATION AREA

Ref No.	Description
B1	BARN RANGE TO MANOR FARM, Stratford Road. C19th. Red/orange brick and clay plain tile (clay pantile on lower roof) - 3 bays stables and hay loft. Group value with farmhouse.
B2	BARN RANGE TO MANOR FARM, Stratford Road. C18th/C19th. 5/6 bays - 'L' plan, red/orange brick, timber box framing with brick infill. Clay tile roofs. Group value with farmhouse.
B3	STABLE RANGE TO MANOR FARM, Stratford Road. C19th. 10 bay low stable range - red/whitened brick corrugated sheet roofing (originally clay tile) Exposed timber framing (may have been open sided).
B4	COTTAGE, 3 and 4 MANOR FARM COTTAGES, Stratford Road. C17th/C19th. 3-bay red-brick and slate roof building. Large brick chimney stacks, interesting semi-circular head lancet windows with moulded head and cills and diamond pattern wrought iron glazing bars to casement windows.
B5	UN-NAMED BUILDING BETWEEN THE OLD VICARAGE AND CLEMENTS COTTAGE, Stratford Road. C18th restored. Small timber framed farm building (converted to dwelling) on road frontage. Timber box framing with whitened brick infill.
B6	BARN AT UN-NAMED BUILDING BETWEEN THE OLD VICARAGE AND CLEMENTS COTTAGE, Stratford Road. 19th. restored. 2-bay brick barn with welsh slate roof and tiled stable return. Group value with The Old Vicarage.
B7	ARDEN COTTAGE, Stratford Road. mid C19th. Fine early victorian 'vernacular' style house red/orange brick with buff headers, clay plain tile roof, large chimneys, moulded barge boards. Prominent on bend in main road.
B8	SEYMOUR COURT, Stratford Road. circa.1950 Very good housing development in symmetrical courtyard layout - 'arts & crafts' style - red-brown brick with steep roofs of brown plain clay tile. Enclosing frontage decorative brick boundary wall. Prominent on top of hill and on road frontage opposite church.

APPENDIX Aii *continued...*

- B9** **CHURCH VIEW & GENERAL STORES, Stratford Road. C19th.**
4-bay cottage terrace - whitened brick and brown plain clay tile roofs.
Original FF windows.
Group value with Church House - important townscape location.
- B10** **CHURCH HOUSE & CHURCH COTTAGE, Stratford Road. C19th.**
Large town house with rear wing and gable crosswing (Church Cottage) extensions. Painted brick, red/brown plain clay tiles moulded voussoirs and cills to windows. Prominent townscape location opposite church.
- B11** **LODGE TO WOOTTON HALL, Stratford Road. Circa.1906**
Replacement of original Georgian lodge in classical style in sandstone ashlar with low pitched slate roof.
Important location and group value with Wootton Hall main gates and boundary wall.
- B12** **LITTLE CROFT off Stratford road. C19th**
Large 2-storey 'T' plan isolated cottage - painted render and old clay tile roof.
- B13** **ROAD BOUNDARY WALL TO WOOTTON HALL. Circa.1906**
Built at the same time as the new lodge - sandstone classical balustrade.
Important streetscape value along A3400.
- B14** **ROMAN CATHOLIC CHAPEL, Stratford road. Circa.1905**
Simple red/buff brick building steep plain tile roof and bellcote with spire.
Landmark value in centre of graveyard.

→ (Parish Council comments received indicate the Roman Catholic Chapel built c. 1905 is on Alcester Rd.
This chapel is a mortuary chapel + constructed in 1852.
See 0.51885 map).

APPENDIX Bi

**SCHEDULE OF LANDSCAPE FEATURES OF IMPORTANCE TO
WOOTTON WAWEN CONSERVATION AREA**

Photo No.	Description
1	The village from the south showing the dominance of St Peter's Church with the village at its foot.
2	Wootton Hall from the A34. The Tulip tree is a prominent feature in front of the Hall and the foreground is of parkland character.
3	The weir on the River Alne in the grounds of Wootton Hall. This is, both visually and aurally, an extremely valuable feature of the village.
4	Opposite Wootton Hall, on the south side of the A34, lies an open tract of land, with earthworks, which complements the setting of the hall.
5	Entrance gates to the Church, a fine piece of cast-iron work.
6	Entrance gates to Wootton Hall, fine stone pillars with ornate iron gates leading to the lime avenue. The classical gatehouse lies to one side.
7	The lime avenue to Wootton Hall.
8	The roadside edge of the park to Wootton Hall. The fine stone balustraded wall is marred by the overhead wires and supporting poles, but the trees are significant.
9	The setting of the weirs close to the A34.
10	The Bulls Head public house seen from the South.
11	The oak tree on the green outside the Bulls Head. Unfortunately the tree seems to be suffering from die-back and needs some care. The Church dominates.
12	The attractive brickwork boundary to Seymour's Homes.
13	The setting of Manor Farm, on the A34. The weeping willow and the yew help to integrate the house into the landscape.
14	Cottages alongside the A34. This busy road dominates the scene with its crash barriers and the unnecessary treatment of grass edges with weed-killer.
15	The Roman Catholic Chapel graveyard with some fine yew trees.

APPENDIX Bi *continued...*

- 16** The entrance gate to the RC Chapel - a nice design of brick and timber with a pitched tile roof.
- 17** The interesting boundary wall to The Priory, a battered and pierced brick wall with columns supporting cast-iron ball caps. These occur all around this property.
- 18** The frontage to Yew Tree Farm - attractive brick walls retain ramped approaches.
- 19** The setting of the Aqueduct - an iron encased canal aqueduct supported on brick walls, and clothed well in vegetation on the banks.
- 20** Wootton Bridge from the grounds of Wootton Hall. A fine brick arched construction surmounted with the stone balustrading.
- 21** A minor river bridge leading to the grounds of Wootton Hall. Beautifully designed brickwork arch, on a curve and very simple detailed.

Wootton Wawen



1



2



3

Wootton Wawen



4



5



6

Wootton Wawen

7



8

Wootton Wawen



10



11

Wootton Wawen



13



14



15

Wootton Wawen



16



17

Wootton Wawen



18

19



20

Wootton Wawen



APPENDIX Bii

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

Note: *Individual trees are marked on the analysis map. Tree Preservation Orders are marked where they correspond with the LPA schedules (for details refer to Stratford on Avon District Council).*

- A** A group of Yew, Sycamore, Ash and Conifer remaining after redevelopment of this area.
- B** A boundary line of Sycamore and Ash - important for enclosure and sub-division.
- C** A small group of birch and conifer providing a welcome punctuation to the metal fence line at the foot of the church land slopes.
- D** A prominent group of pine trees.
- E** A group of young birch, Horse Chestnut and Lime within the churchyard.
- F** An important belt of mature Oak, Lime and Yew forming a backdrop to the church.
- G** A small but significant group of Yew trees in the garden of 'Greenfields'.
- H** A most important group within the 'park' of Wootton Hall consisting of mature specimens of Oak, Horse Chestnut, Beech, Lime and Sycamore.
- J** A group of large Oaks within the grounds of Hall.
- K** A triangular group of large Oaks with Alders near the watersides.
- L** A riverside belt of Willow and Alder but with the addition of a formal line of Chestnut.
- M** A prominent group of conifers (Scots Pine etc..)
- N** Streamside belt of mature Ash and Oak.
- O** A boundary belt of Beech, Oak, Alder and Horse Chestnut forming the outer edge of the Hall park.
- P** An important roadside belt of Beech, Lime and Holly in front of Mill House (encloses the road).

APPENDIX Bii *continued...*

- Q** A of Yew and Holly to the RC Chapel & graveyard.
- R** A prominent group of Scots Pine on higher land.
- S** A road enclosure group of Conifers and Hawthorn.