



### **Disclaimer to accompany the COUGHTON CONSERVATION AREA REVIEW**

This 1998 Roger Evans Associates report is the result of an independent survey and analysis of the buildings and landscape form of Coughton.

It identifies the architectural, historical and environmental qualities of the settlement and gives recommendations for the continuing preservation and enhancement of the Conservation Area. It was undertaken for and behalf of Stratford-on-Avon District Council. The report was used to inform boundary alterations to the conservation area that were approved by the District Council's Planning Committee on 03/07/1998.

The Committee also resolved that the contents of the report should form the basis of a fully published document, available for purchase from the District Council. Whilst the formal publication was never produced for purchase the contents of the draft report has been accepted as material consideration to inform planning decisions and appeals.

***COUGHTON***  
***Conservation Area Review***  
***May 1998***  
***for Stratford on Avon District Council***

**ROGER EVANS ASSOCIATES**

# 1. General Introduction

## 1.1 Definition

The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation Areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A village green or features of archaeological interest may also contribute to the special character of an area. It is however the character of areas, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78).

## 1.2 Designation

Coughton Conservation Area was originally designated in 1970 under the Civic Amenities Act 1967. With the passage of time it has become appropriate to assess the character of the area to decide whether the boundary should be redefined to take account of changing circumstances.

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

## 1.3 Pressures

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

architectural heritage has to be able to accommodate not only changes of use but also building nearby. This can be done provided the new buildings are well-designed and follow fundamental architectural principles of scale and the proper arrangement of materials and spaces and show respect for their neighbours. Conservation means breathing new life into buildings, sometimes by restoration, sometimes by sensitive development, sometimes by adaptation to a new use and always, by good management. Taking decisions on matters concerning listed buildings and conservation areas involves balancing many factors.

## 1.4 Response

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

## 1.5 Review

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

The report has been approved by the District Council on 1998 as its formal view on the amended Conservation Area. It is divided into 5 sections dealing with location; history and development; characteristics of the conservation area; landscape features; the future of the Conservation Area; in addition are listed building and settlement analysis appendices, the conservation area policies leaflet.

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

## 2. Introduction

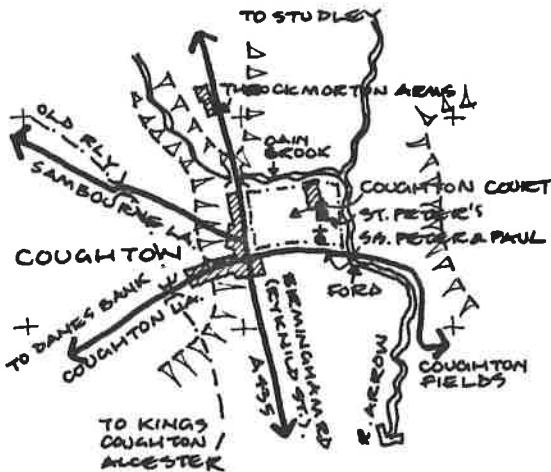
### 2.1 Location

Coughton is a small settlement 3 km north of Alcester on the A435 trunk road to Studley and Redditch. It is well known in the area both for its position on this main route, and for the National Trust property, Coughton Court, which is an attraction for many visitors. Coughton Court and its associated church of St. Peter are both listed Grade I by English Heritage, i.e. of the highest significance.

The parish population is a little over 150, and most live in the village itself. The parish extends east and west of Coughton, including some isolated houses and farms. To the south the parish adjoins King's Coughton, which forms the northern suburb of Alcester, and is an entirely separate community from Coughton. A railway formerly ran to the west side of the village, between Alcester and Redditch, and the cutting and road bridges remain as significant features.

### 2.2 Topography

Coughton lies in the valley of the River Arrow, and the main built up area is some 600 metres to its west, above the floodable area. A ridge of land extends from Studley to the north, at about 75 metres above sea level, along which the Roman Road, Ryknild Street, runs. It drops into Coughton, crossing the parish boundary at the Cain Bridge, over Cain Brook, at about 55 metres.



Timber framing to the old post office

Within the village the area is flat. This contributes to its most distinctive feature, the broad area of parkland between Birmingham Road and Coughton Court, with its impressive open views to the main west façade. The land rises on the west side, with development along Sambourne Lane and Coughton Lane that forms the western side of the village. To the east the dominant feature is the River

Arrow, which has contained Coughton Court and limited any other village development. A single lane, Coughton Fields Lane, runs eastwards, crossing the river in a wide ford. The east side of the valley is defined by Windmill Hill (83 metres, although it is the dense woodland along the riverside that more effectively determines the east side of Coughton.

### 2.3 Special land Classifications

Surprisingly, Coughton Court is not registered by English Heritage as a garden of historic interest. In Coughton Park on the west side of the parish, Dane's Bank is listed as a Scheduled Ancient Monument, but there are no other special land classifications. The River Arrow and the disused railway are both Ecosites, (references 1/06 and 25/06 respectively).

### 2.4 Morphology



Birmingham Road at Coughton Cross

The form and layout of Coughton, i.e. its morphology, is simple and based on a single street. Adjoining lanes meet Birmingham Road at junctions formed by buildings and walls as distinct street corners. The character of the main street comes from the arrangement of buildings in a more or less continuous façade right on the front boundaries of their plots. Elsewhere, boundary walls and hedges form this strong definition of public, as opposed to private, space. At Coughton Cross Farm, for example, the main house lies at right angles to the road, overlooking a large yard which is separated from the main road by a high brick wall. Outhouses adjoining the farmhouse back directly onto Coughton Fields Lane.

The purpose of these traditional arrangements is to avoid unnecessary or utilitarian space fronting the street; and rather to place these functions behind buildings or in yards, reserving the best frontages for public view. Later, middle-class houses enjoyed front gardens but privacy remained sufficiently important to require boundary walls or hedges, which continue

to maintain the strong definition of public street versus private property.

In the 19th and 20th centuries this tradition has been extended to more ordinary houses. In the archetypal English cottage garden, front fences and gates and flourishing planting create a strong and attractive public face. Sadly this has given way to the utilitarian requirements of low maintenance, garaging and car-parking, leaving house fronts stranded away from the road behind bland open driveways, and very poor definition of public and private space. The suburban character that these elements generate has crept into Coughton in the limited new development that has taken place.

## 2.5 Building Character and Materials

Building forms in Coughton are simple. No house in the village is over two storeys, except for Coughton Cross farmhouse which has clearly been raised to three storeys after its original construction. Dormer windows are common, however, fitting comfortably into steeply pitched roofs. The almshouses on Birmingham Road and other buildings are single storey with dormer roofs: the variation in eaves heights, which is created by various combinations of consistent elements, provides an interesting but unified character. Chimneys are strong features, too. The chimney stack on the gable end of the Old Post Office emphasises its position on the street corner, while the tall chimneys of the almshouses balance their lower roof heights, and provide a steady rhythm which echoes the even spacing of their simple windows and dormers.



*Timber framing to the old post office*

Red brick is the dominant building material in Coughton. Traditionally colours are from a consistent range, from light reds through oranges to darker tones: the usage of brickwork varies, however, according to the age of the building in question. Early buildings were most frequently of box-framed construction using a very open square timber

framework with few diagonal braces, and infill panels of brick helped to stiffen the structure. In some cases the brickwork has been whitewashed, but more typically it is unpainted. From the 18th century brick built structures became the norm, and more generous window shapes often occur: the Old Post Office has wide triple casements and shallow brick arches. Again some examples have been whitewashed, although on the 19th century extension of Coughton House this has clearly been unsuitable.

Only two examples of thatch remain in the village (nos. 8 (part) and 10 Coughton Lane), although it would undoubtedly have been the most usual roofing material until the 18th century. Subsequently slate and plain clay tiles became common for new roofing and re-roofing, but the steeper pitches necessary for the older materials remain characteristic. By contrast, the shallow pitch of Coughton Cross farmhouse illustrates the lower angles possible with slate, exploited when adding a storey to the building. Both materials are still in use, but brown clay plain tiles dominate strongly.

Coughton Court itself is a completely different consideration architecturally. It varies from the village architecture in scale, form, detail and materials. Stone is rarely used in the village, but there are three or four different kinds of stone used in the Court and adjacent churches. Nevertheless, there are also examples of red brick and a more domestic scale of architecture.

Until the 20th century everyday building forms were dictated by the structural constraints of available materials and technologies. Thus the size of timbers that could reasonably be obtained and lifted meant that structural spans could be no more than 5 or 6 metres. Buildings were planned as assemblies of simple rectangles of this dimension or less. Roofs are pitched to at least 45° and are a strong feature of buildings, while their moderate spans limit their height and avoid over-dominance. Window openings are generally simple and squarish, fitting into the structural grid in framed buildings.

Modern techniques and materials allow much greater structural spans and lower roof pitches. There is less need to articulate the plan when it can all be got under one roof. Window openings tend to be much wider than they are tall, with large areas of brickwork between ground and first floor windows, and eaves tend to be high. The result can be a very boxy appearance, as shown in most of the recent houses in Coughton, and there is a tendency to mitigate this effect by adding on superficial features. Older buildings would create interest naturally through the composition of smaller structural units.

### 3. *History of the Settlement*

There can be no doubt that there has been settlement in the area of Coughton since ancient times. The village is built on the Roman Road of Icknield Street, called locally Ryknild Street, and aerial photography has revealed the probability of Romano-British settlement at two sites in the village. West of the village are earthworks at Coughton Park known as Dane's Bank: an ancient route, described as "Le Trenche" in 1280, ran from west of the village to link up with the lane still known as Trench lane in Haselor to the east, as part of a route to transport salt from Droitwich. There was formerly a hamlet called Wike west of Coughton, and there are the remains of a moat north of Coughton Lodge.

The name Coughton derives from the words "Cocc" and "tun", meaning "cock" (woodcock) and "settlement". It is recorded as "Coctune" in the Domesday Book, when it was held by one William from the landowner Turchil de Warwick. The land was in mixed use, with arable, pasture and woodland, and a mill was recorded. No church was recorded in the Domesday Survey, but it is known that a church was given to the Canons of Studley in Henry I's reign, and that it passed to the manor after the Dissolution. Ownership of the manor of Coughton divided and passed through various related families until united through John Throckmorton in 1449, under whose name the estate has remained ever since.

The Throckmortons and their house have dominated Coughton's history. There was probably an earlier house dating from about 1250, and the park surrounding it was created in 1487. The present building was begun in the early 16th century, when it was recorded as being moated. Most of the church was built in the same period. The Throckmortons were a strong Roman Catholic family who made a great deal of investment in the new church and charitable endowments, and they maintained their allegiance throughout the Tudor and Stuart periods. The family inevitably became involved in the political intrigue of their time, and sheltered the wives of the Gunpowder Plotters in 1605. The family supported the King during the Civil War, when the house was for a time occupied by parliamentary forces, and a Protestant mob badly damaged part of it by fire in 1688.

The settlement of Coughton is founded on a position on important routes. The base of a mediaeval cross at the corner of Coughton Fields

Lane and Birmingham Road is a reminder of the difficulties of early travel, and the cross was erected as a thanksgiving for safe passage through the royal forest of Feckenham on the salt road from the west. The oldest remaining building in Coughton, predating even the Court, is a simple timber framed cottage, the Old Forge. Sited on the Corner of Sambourne Lane and Birmingham Road, it dates from about 1500. Other timber framed buildings date from the 17th century, and other apparently later buildings, such as the Almshouses and Old Post Office, are of similar age and construction but refaced with brick to update them in the 18th and 19th centuries. It is evident that other 19th century "improvements" included the clearance of many older cottages - a 1746 map shows many houses in Cane Close and elsewhere.

Coughton's Roman Catholic heritage was allowed to be expressed more publicly in the 19th century, with the erection of St. Peter and St. Paul's church and the priest's house in 1853-5. The railway came to Coughton in 1868, with a station outside the village in Sambourne Lane. Perhaps it was too far away to stimulate any other associated building, and it remains now as an isolated private house, following conversion after the line closed. However many other buildings were constructed in the 19th century, including the decorative brick school building, the cemetery chapel, and a number of houses for the estate built in the typical picturesque style of the time.

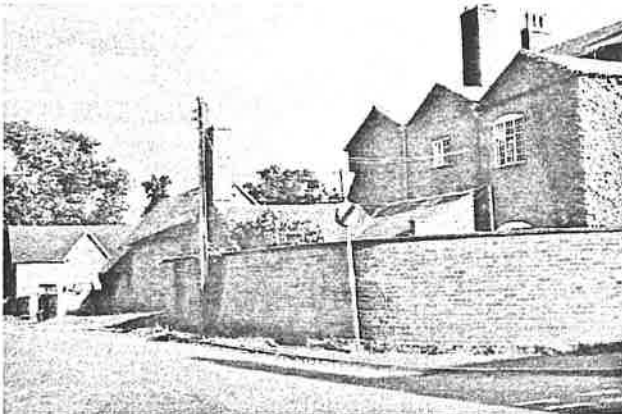
As in most rural communities, the population peaked in the mid 19th century. At Coughton it rose from 203 in 1801 to 274 in 1851. Just as typically, it dropped because of emigration to urban areas and abroad to 198 in 1901, and has declined more slowly through the 20th century to 152 in 1991. At the same time the number of houses has increased as household size has reduced, and the village has developed a dormitory role for the working population the majority of whom commute from the village for employment. The village is fortunate with a reducing population to be able to continue to support facilities like the school and bus services; but without a supporting population these could go the way of other village institutions. It is important that this combination of physical and community changes does not lead to the "suburbanisation" of the village.

## 4. Character of the Conservation Area

Coughton falls obviously into two main development areas - the village, and the environs of Coughton Court. The village itself has a focus around the cross-roads at Coughton Cross, with a different character extending along Birmingham Road beside the parkland of Coughton Court, and another in the quieter backwaters off Birmingham Road to the west. Coughton Court and its parkland are mutually dependent and together create the most memorable impression of Coughton. These four character areas are shown on figure 4.1, and are described in more detail below. The main features which build up the form and character of the settlement are analysed in figures 4.2a (the village) and 4.2b (Coughton Court).

### 4.1 Coughton Cross

The centre of Coughton village is undoubtedly the cross-roads of Coughton Lane, Coughton Fields Lane and Birmingham Road. The village morphology is very strong at this point, with three corners tightly defined by walls and buildings, and the fourth somewhat less successfully by a group of trees and the remains of Coughton Cross. The group of buildings formed by the old post office include a red pillar box and telephone box which further emphasise its central importance. The south-east quadrant of the cross-roads is strongly expressed by the outbuildings and curving red brick boundary wall of Coughton Cross Farm. The house itself, standing at right angles to the road within its walled garden, is a prominent landmark on the approach to the village from the south.



*Walls enclosing Coughton Cross Farm*

Coughton Cross itself would make a most appropriate landmark at the village centre. However its remains are unimposing, and enclosed within high Georgian railings that obscure sight of the base of the cross. The hedgerow behind it has been allowed to become overgrown, and the ground surfaces in front are poor. Much could be done to enhance or even

restore the monument, and make it a more visible and accessible feature.



*The old post office at Coughton Cross*

Buildings on the west side of Birmingham Road make a particularly effective definition of the street. Both the almshouses and the old post office have very strong gables on opposite corners of Coughton Lane, and the alignment is almost as strong at the junction of Sambourne Lane, marked by the building group of The Forge. Some small elements mar this success, most notably the clutter of road signs around the corner of the almshouses.

However, overshadowing the whole scene is the impact of heavy, fast traffic through the village. Highway engineering has taken over the character of the street, diminishing the quality of the environment for pedestrians and encouraging high vehicle speeds - the 50 mph classification is quite inappropriate for a road through a conservation area. Widening of pavements and narrowing of the carriageway would complement the effect of the strong building lines in closing down the perception of street width to encourage more appropriate driving speeds. Traffic lights at the junction of Coughton Lane could provide some control of traffic flow and assist pedestrians and cyclists to cross. The National Trust agrees that the main route, intended to take very heavy fast traffic, spoils the character of the village utterly, and that measures to mitigate it are urgent.

### 4.2 Birmingham Road

North of The Forge Birmingham Road is very different. Its character is open, with broad views across parkland meadows in front of Coughton Court to a long elevation of imposing buildings from the stable block and west façade to the Anglican and Catholic churches. The west side the road is defined by hedges and boundaries in front of buildings. The



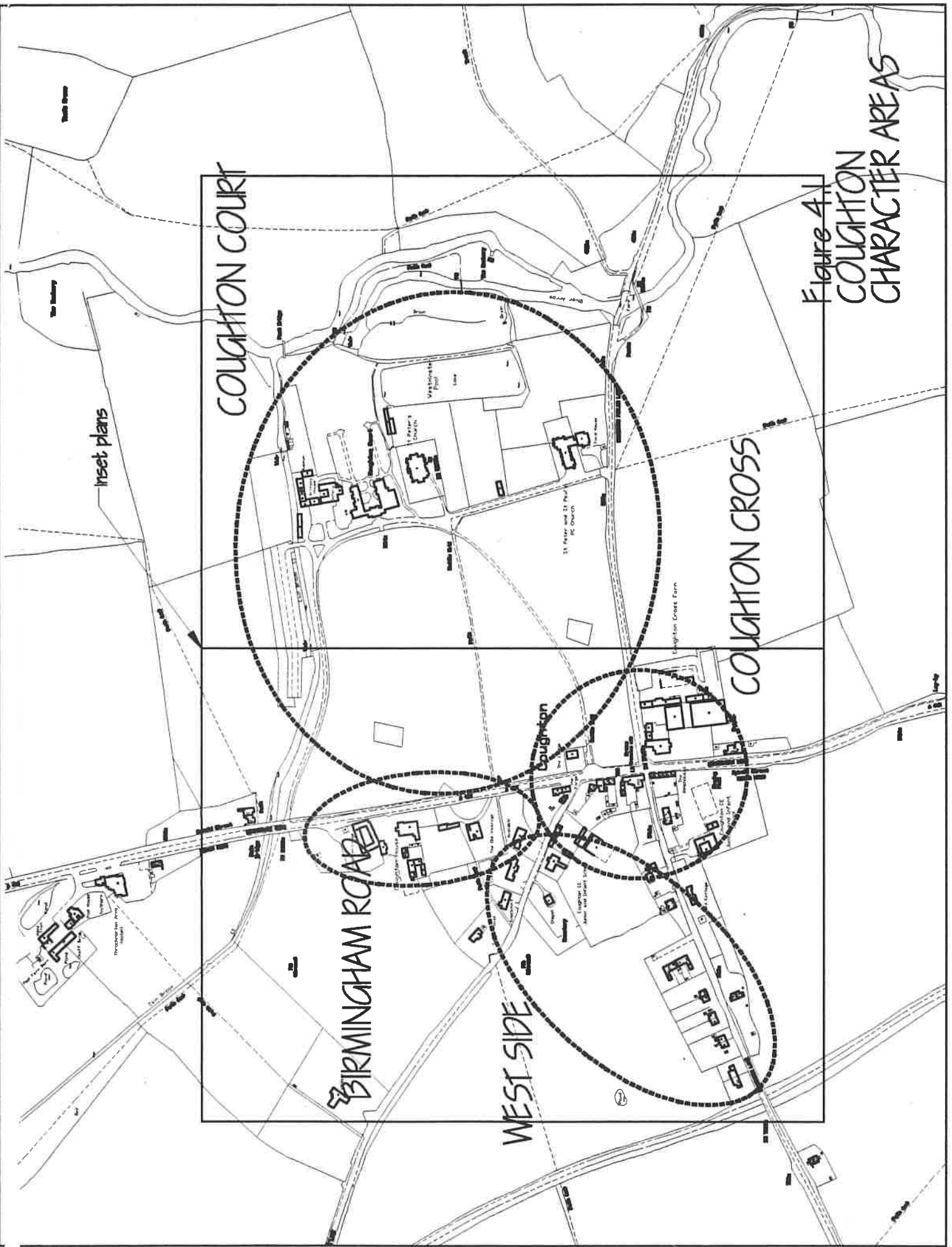


Figure 4.1  
**COUGHTON  
 CHARACTER AREAS**

COUGHTON COURT

COUGHTON CROSS

BIRMINGHAM ROAD

WEST SIDE

Coughton

Coughton Cross Farm


St Peter and St Paul  
 RC Church

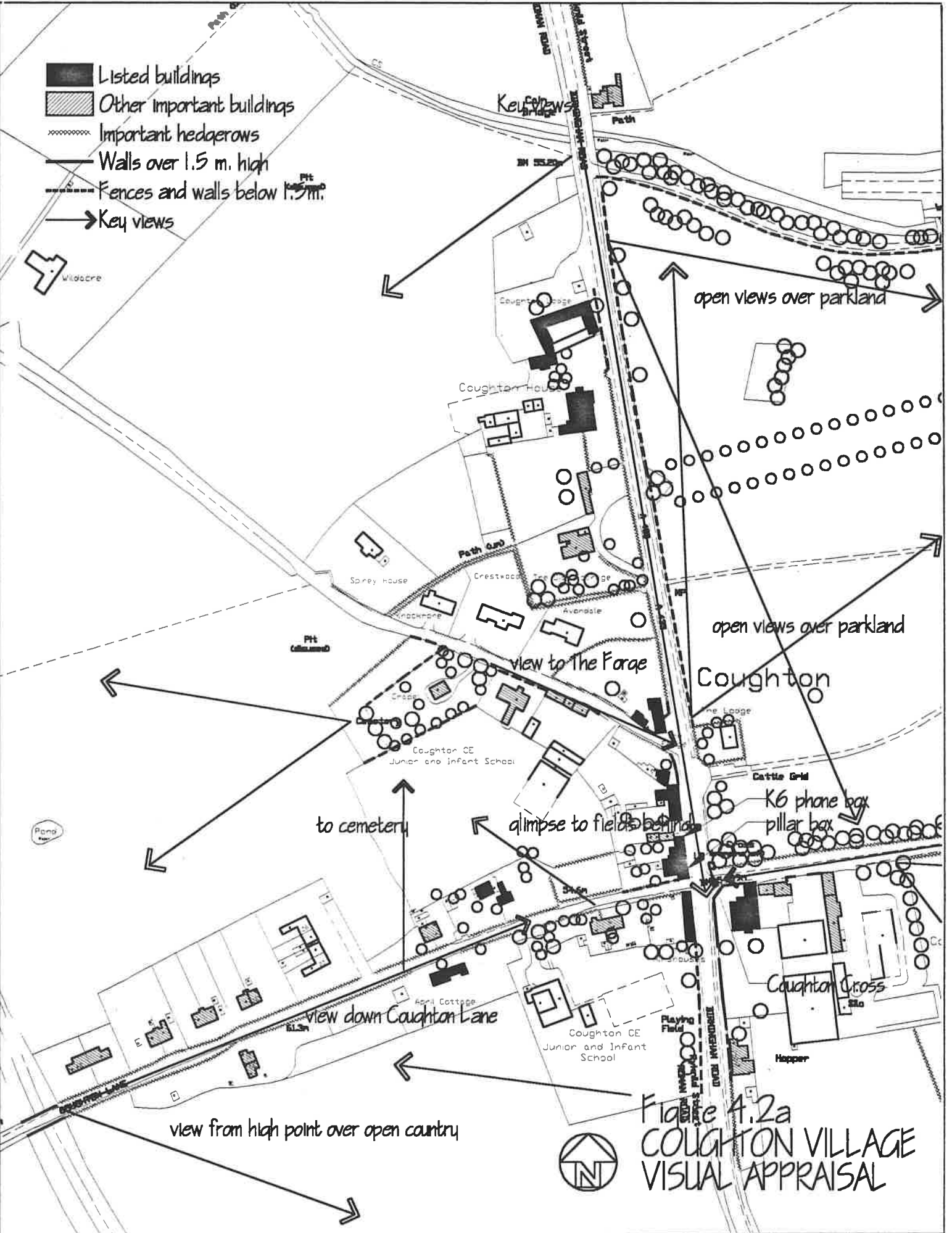
St Peter's Church

Inset plans

The Millery



-  Listed buildings
-  Other important buildings
-  Important hedgerows
-  Walls over 1.5 m. high
-  Fences and walls below 1.5 m.
-  Key views



open views over parkland

open views over parkland

view to The Forge

Coughton

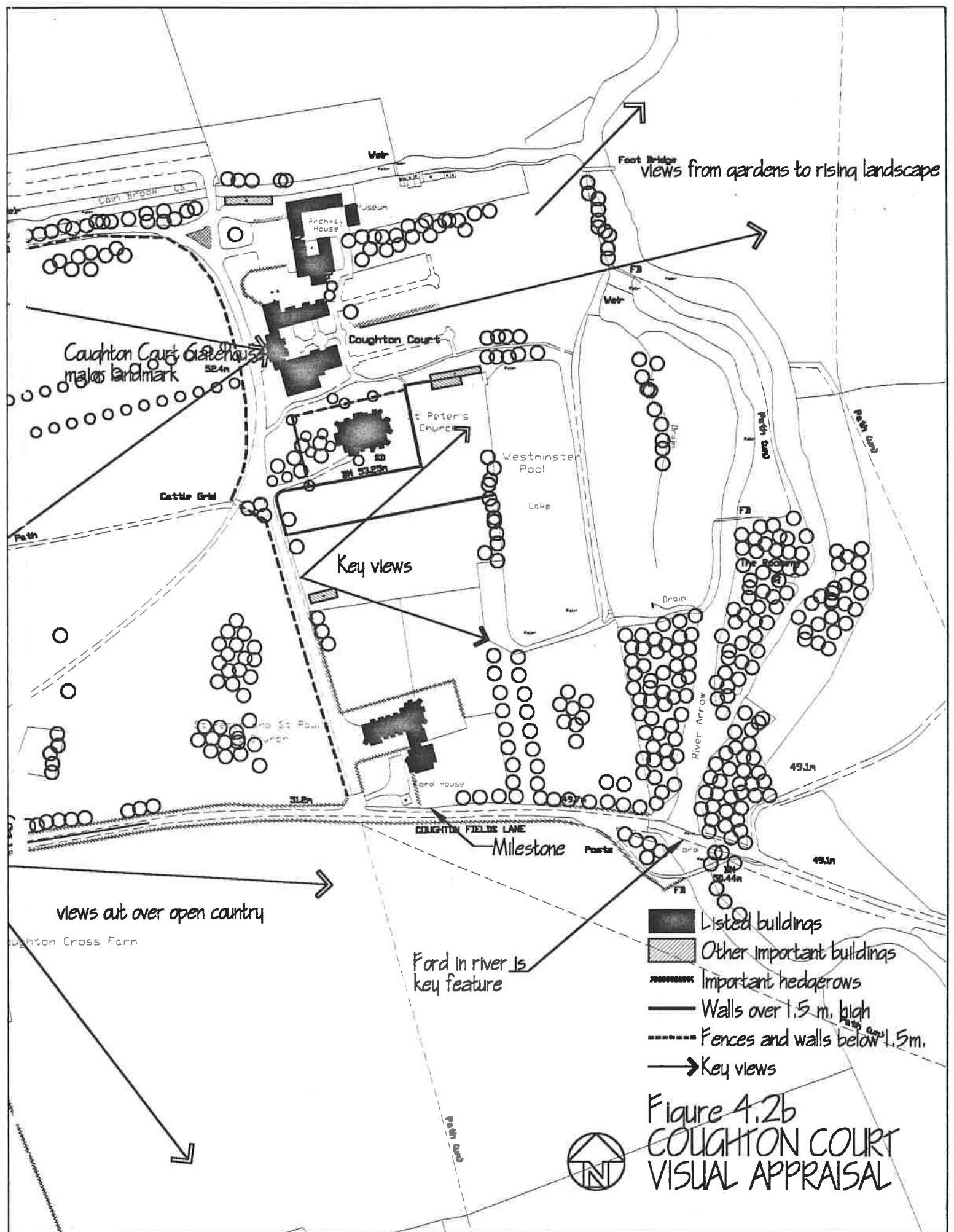
to cemetery

glimpse to fields behind

view down Coughton Lane

view from high point over open country

Figure 4.2a  
COUGHTON VILLAGE  
VISUAL APPRAISAL



## COUGHTON

road itself is straight and fast, but less intrusive than it is at Coughton Cross.

The approach into Coughton from the north down Coughton Hill is characterised by mature woodland trees on either side, which are particularly dense on Cain Brook, and signal the beginning of the village area. Sporadic development continues north of Cain Brook all the way to Studley, but visually the village finishes at the brow of the hill above the Throckmorton Arms Hotel.

Traffic calming elements, such as a literal gateway signing the village, could enhance existing features, including the bridge itself, and check traffic speeds without detracting from the character which the broad straight road past Coughton Court promotes. It could also improve the safety of the junction serving the drive to Coughton Court. The National Trust again would support traffic calming measures.

### 4.3 West side of the village

Narrow entrances from Birmingham Road into Coughton Lane and Sambourne Lane help to cut off the sight and sound of traffic, creating a remarkably peaceful contrast. Coughton Lane rises uphill to the bridge over the old railway, where it levels out onto higher ground which extends out into the countryside west of the village. The railway bridge is more or less the western limit of the village. From here is the last view over countryside to the south east, and a good view down the lane before it descends into the village centre. The lane's character is essentially rural, enclosed between high garden hedges with occasional view of the houses behind: beyond the bridge it becomes more open and unquestionably rural.

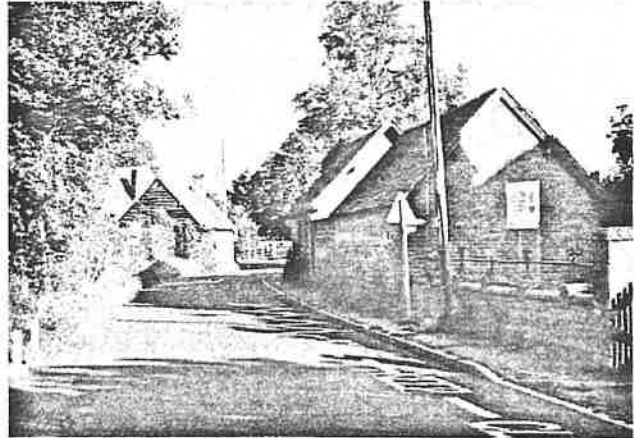


*Coughton Lane*

Development behind the garden hedges is patchy. There are the attractive, older estate houses mentioned in the history of the settlement (nos. 31, 33, 43, 45), but also some untidy intrusions, like the lane and garages to nos. 20-28. The flat-roofed

school annex is an unsympathetic addition, not just because of its unattractive and alien form, but also because of the break in the street scene caused by road access to it which the building fails to close.

Sambourne Lane also presents a quiet green character. On the north side high neat hedges hide suburban gardens and houses from the lane. On the south side development is long established, extending to the pretty Victorian primary school and the cemetery chapel. The cemetery grounds are a very pleasant and mature environment (see paragraph 5.3), but the school sits by comparison in a very plain setting, surrounded by a tarmac playground.



*Sambourne Lane*

Between the old school and Birmingham Road Sambourne Lane is simply but effectively contained by single storey buildings and hedgerows. They include a pair of red brick workshops on the roadside next to the school, and near the junction a black stained weatherboard outbuilding to The Forge. The Forge itself provides the final stop to the view to Birmingham Road. None of these little buildings is in its own right more than ordinary, but together their positioning and their sympathetic form and materials make them an important group in setting the character of this part of the village.

### 4.4 Coughton Court

Much can be said about the architectural merits of the various buildings that make up Coughton Court, and the English Heritage descriptions listed in Annex A give a great deal of detail. The importance of Coughton Court to the character of Coughton however rests in the height and length of the impressive line of buildings from the stables to the church of St. Peter and St. Paul, and its relationship to the broad open space of the parkland meadows in front of it. From the distance of Birmingham Road the composition of turrets and towers of the Gatehouse and the churches is more significant than architectural detail.

## COUGHTON

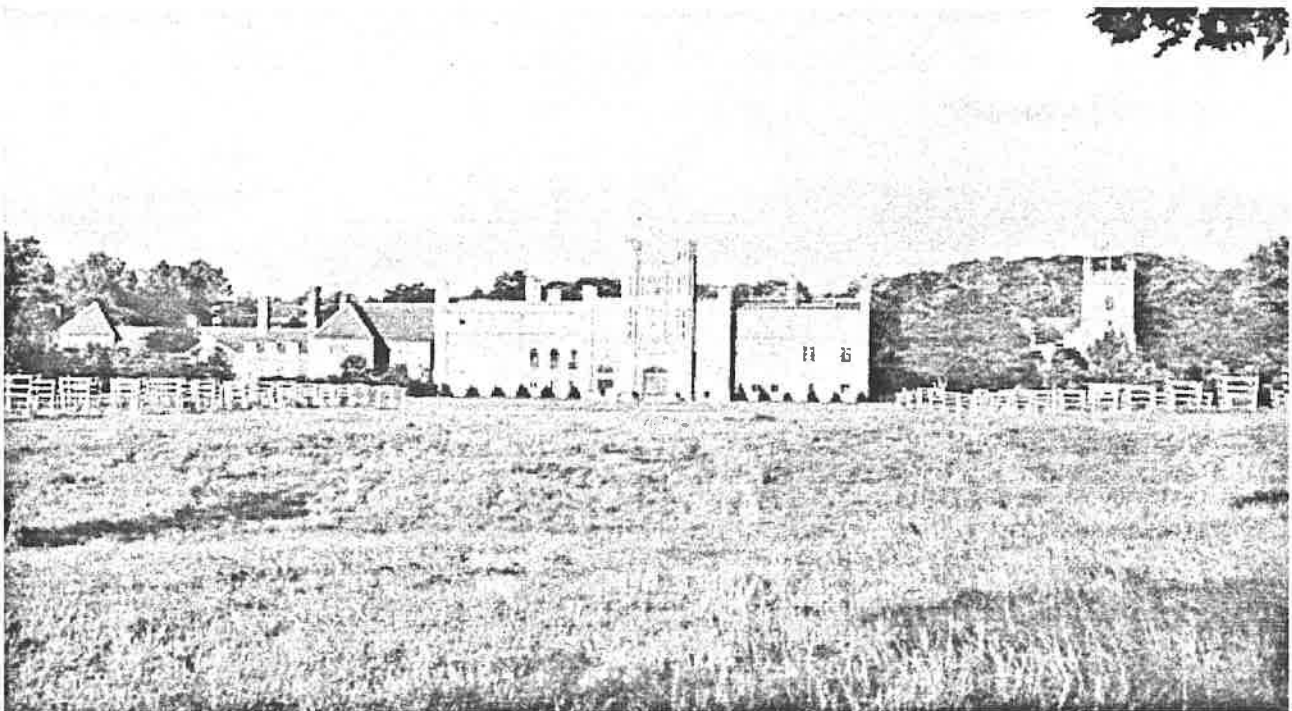


*Coughton Court - main front*

The landscape setting of Coughton Court is of vital importance. The frontage of the whole group of buildings is set off by the rising skyline of woodlands behind it, which wrap around and enclose each end, embracing St. Peter's church and extending around the parkland along Cain Brook and Coughton Fields Lane. Many individual mature trees in the parkland contribute to changing vistas towards the buildings as one travels along Birmingham Road to the village centre.

The gardens behind Coughton Court are essentially private - albeit they are opened to the public by the National Trust. Nevertheless they are part of the landscape setting of the Court, and extend with formal and informal treatments back to the river.

Although views are designed to the hillside beyond, the river is the effective limit of the immediate environs of Coughton Court. Cain Brook and its thickly wooded banks provides containment to the area on the north side. To the south Coughton Fields Lane runs eastwards below the canopy of mature overhanging trees. The lane and the river make a delightful meeting at the ford, the high thick foliage arching over the water in cool green shade. Although there are buildings in the parish east of the river (such as Mill Ford farm), the ford represents without doubt the point at which one enters Coughton from the countryside, and Coughton Fields Lane forms the southern limit of the Coughton Court area.



*Coughton Court in its surroundings*



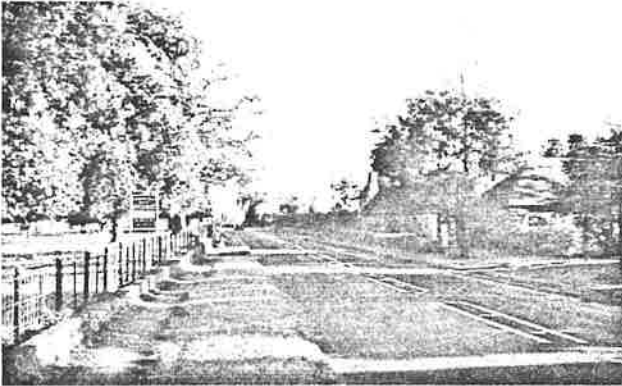
## 5. Landscape

The setting of Coughton Court within its parkland and gardens is the dominant landscape element, but trees and hedgerows are important for the character of all village areas. The following sections follow the character areas described in chapter 4.

### 5.1 Coughton Cross

In the approaches from the south, field hedges are important, giving way to overhanging planting along the boundary fence of the almshouses. Buildings and walls tend to dominate the scene at the Coughton Cross cross-roads. However, as pointed out in 4.1 the stand of trees on the north-east corner behind the cross is particularly important in defining the location. It consists of large Hornbeam and Lime, but some specimens are dead, and management is required of all of the planting on the corner. Again as pointed out in 4.1, keeping its setting tidy could greatly enhance the cross itself as a local landmark.

### 5.2 Birmingham Road



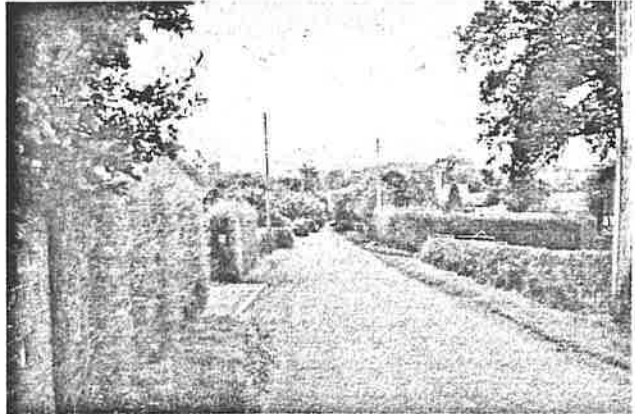
*Birmingham Road viewed from the north*

Openness and long vistas are the distinctive characteristics of Birmingham Road. Generally it is well presented, and yew hedges which define much of the western side of the road are well clipped but suffering from the effects of traffic, and include some new planting. On both sides the grass verges are reasonably well maintained. Although the straightness of the road might encourage high traffic speeds, it is impressive. In the long perspective of the view along Birmingham Road large trees, particularly oaks in the parkland on the east side and one or two specimens in gardens on the west side, provide good containment of the scene. On the northern approach to Coughton, thick woodland on Cain Brook provides an effective "gateway" into the village area.

There is a fair amount of mature planting in the gardens of properties on the west side of

Birmingham Road, where the larger trees are an important back-drop to the houses.

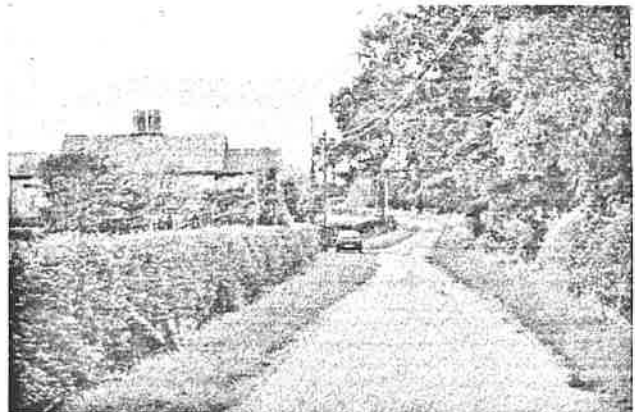
### 5.3 West side of the village



*Hedgerows in Coughton Lane*

In Sambourne Lane and Coughton Lane small scale landscape is very important in providing contrast to the highway dominated environment of Birmingham Road. Hedgerows are particularly important in achieving a semi-rural quality, and indeed many of them are field hedges now adapted as front boundaries. Where hedgerows are weak or absent, the character tends toward the suburban. It is therefore very important to retain and encourage hedge-planting. In some places fast growing conifer hedges have been planted (e.g. opposite the Old Forge on Sambourne Lane), and as they mature they quickly become over-dominant in height, density and colour. Native species are therefore to be preferred.

There are many mature gardens, with larger trees visible in long views across the Coughton Court meadows. A number have the remnants of former orchards, which lend a small but open scale to private areas behind the hedgerows. The school playing fields create a hole in this pattern, with large uninterrupted expanses of mown grass: the character of the school annex in Coughton Lane has already been mentioned in a similar context (see 4.3). The



*Coughton Lane at the railway bridge*



Figure 5.2a  
 COUGHTON VILLAGE  
 TREES AND HEDGEROWS

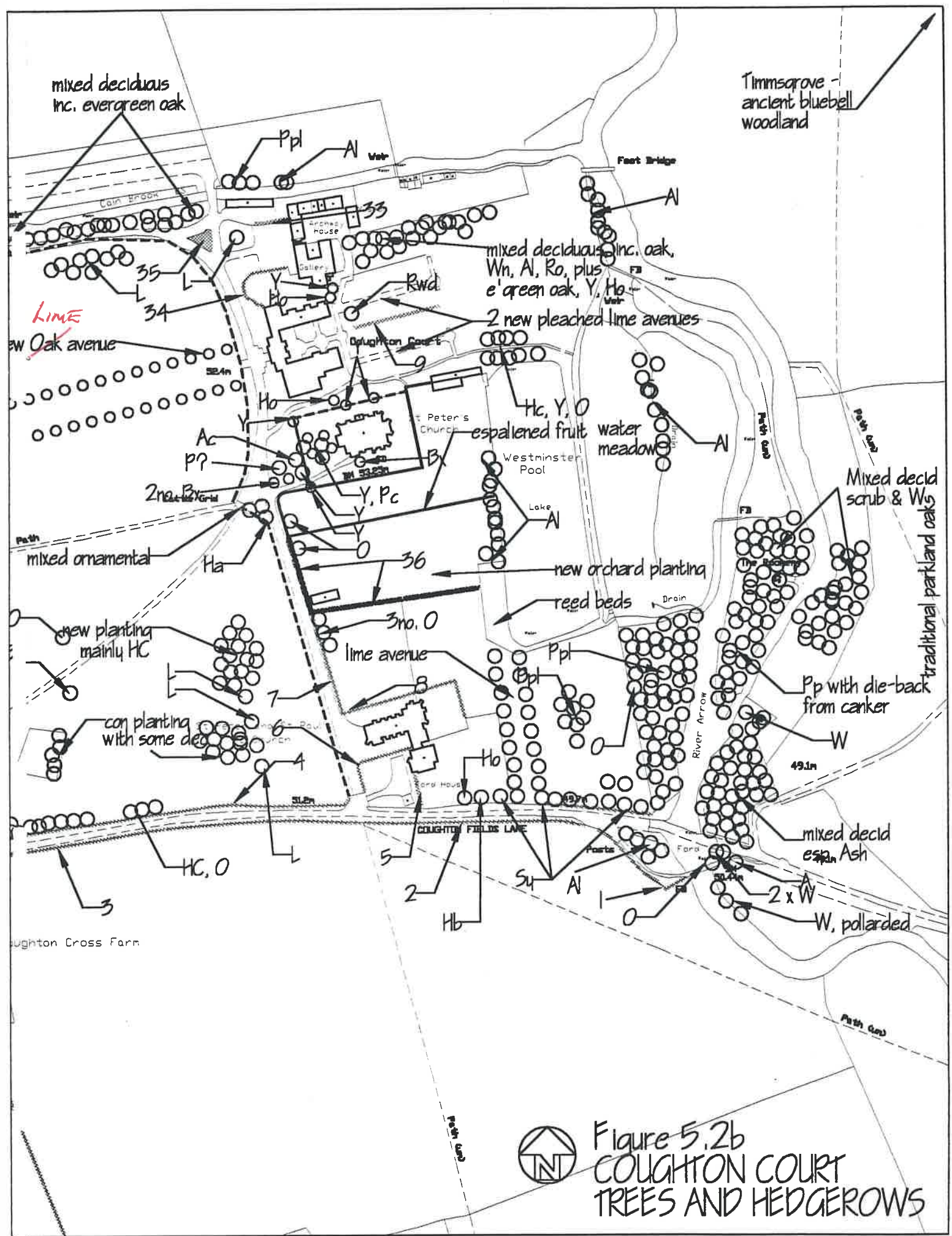


Figure 5.2b  
COUGHTON COURT  
TREES AND HEDGEROWS



cemetery has not previously been included in the conservation area, but it is a very important landscape amenity for the village, providing a different, but nevertheless pleasant environment. It has good specimens of lime and yew. Some of the trees growing there are visible from other parts of the village, and contribute to the backdrop behind Birmingham Road described in 5.2, above.

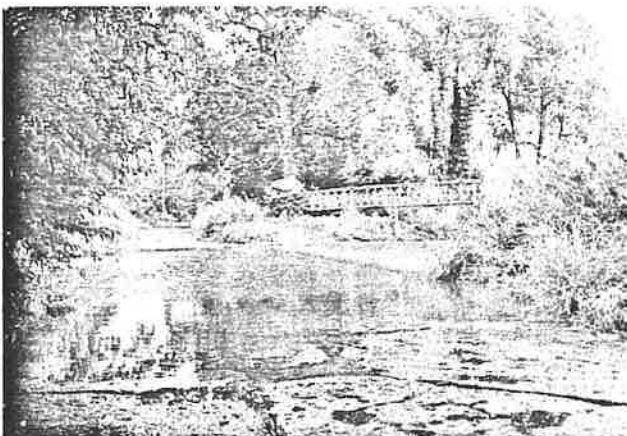
The western edge of the village is perceived by many residents of Coughton as the old railway cutting. It is now well wooded, and provides an important amenity for walkers and a significant ecological asset as an Ecosite which is specifically important for its species-rich grassland. Again it is a resource that should be carefully managed and maintained.

### 5.4 Coughton Court

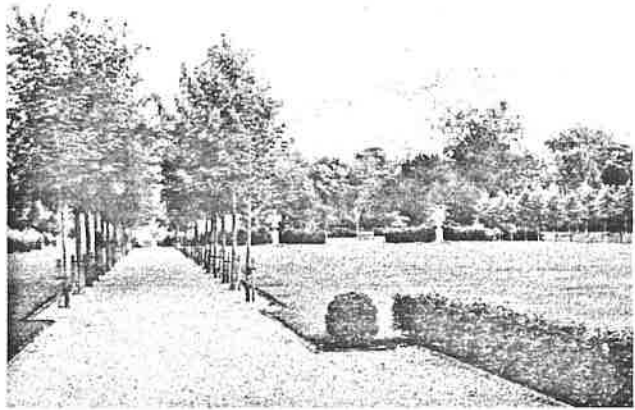
Only a brief overview of the landscape of Coughton Court is possible. It is professionally managed by the National Trust and a great deal of new work and maintenance has been undertaken recently. The credit for much of this must go to the Throckmorton family who have opened the property to the public, and have invested a great deal of work and maintenance in it. The most notable recent project has been the new walled garden adjoining the church.

The most extensive area of the grounds, with the most immediate relationship to the village, is the area of parkland between the house and Birmingham Road. It is traditionally English grazed pasture, with specimens of Ash, Oak Horse Chestnut and Lime, singly and in groups. A new Lime avenue has been planted on the central axis from the main road to the gatehouse, between the house and Birmingham Road, which in form relates to late 18th century proposal drawings.

To the east of the buildings the landscape is dominated by mixed woodland. Many parts of this are not in good condition: the mass of the woodland is an important backdrop to views of the main

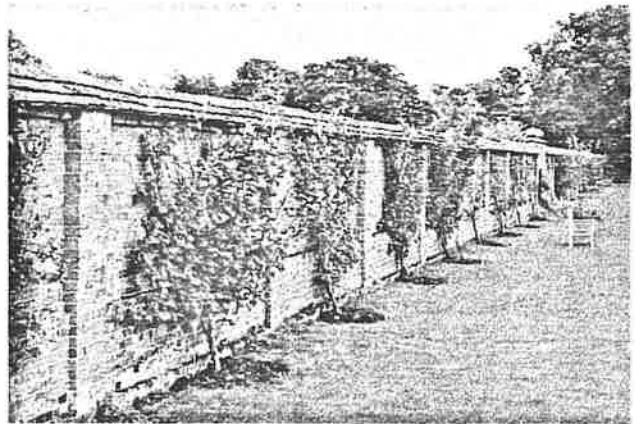


*Ford over River Arrow, which forms the eastern edge of the Conservation Area*



*Pleached lime avenue*

frontage of Coughton Court, visible from the village, and it is important to assure its future. The worst affected areas are poplars beside the river and limes behind the catholic church. Despite its immediate attraction, woodland and understorey around the ford and hedging and fencing also require some attention, and it is understood that amenities that previously enhanced the area for public use - parking and picnic areas - have been lost.



*Espaliered fruit trees in walled garden*

There are sheltered gardens behind the east side of the buildings. They have a formal layout of paths and planting beds, and again there has been much new work including the close planting of two lime avenues. To the south is a walled garden, with fruit trees trained over the south wall. All these elements are continually being enhanced and improved. There are limited views from the gardens out to parkland, rising gently on the opposite side of the river. At some distance is Timms Grove, an ancient woodland well known for bluebells.

South of the Court, St. Peter's churchyard is planted in archetypal manner with yews and other evergreens. This dense planting links the Church with the main buildings. Walls and hedgerows provide some continuity along the south drive to the Catholic Church, but the strongest visual linkage comes from the thick woodland backdrop along the river Arrow and around Westminster Pool.

## 6. *Future of the Conservation Area*

### 6.1 Alterations

The Coughton Conservation Area was first designated in 1970. It was based strongly on the setting of Coughton Court, centred on the parkland area between Birmingham Road and Coughton Court, including an area as far east as the River Arrow, and properties on the west side of Birmingham Road. It also extended into Coughton Lane to include listed buildings there.

In this review, further consideration has been given to the qualities of Coughton Lane and Sambourne Lane, which are outside the context of Coughton Court. Consideration has also been given to the wider area around Coughton Court that might be relevant to its setting. Since 1970 some property boundaries have changed, and where necessary the review looks to clarify the Conservation Area and relate it to existing physical features. Recommendations for alterations are discussed below and illustrated on figure 6.1.

#### **Coughton Cross**

South of the **Almshouses** the Conservation Area previously incorporated an orchard west of the main road. This feature and its boundary have now gone, and the area has been incorporated into the school grounds. The most logical boundary is now therefore the road boundary, since there is no conservation value in the school grounds and no justification for including them. It is therefore recommended that this area is omitted from the Conservation Area.

South of **Coughton Cross Farm**, the previous boundaries are now indistinct, and it is recommended to extend the Conservation Area to existing boundary features south of the earlier line.

#### **Coughton Lane**

The curtilage of **April Cottage** has been extended southwards. It is recommended to extend the Conservation Area accordingly.

It is recognised that the old railway cutting is a valued part of the village, and it is recommended that it should receive special attention in respect of its amenity and ecological importance. However, it is too remote from the settlement itself, and does not contribute directly to its visual character to be considered for inclusion in the Conservation Area.

#### **Sambourne Lane**

The previous designation included only **The Forge** on the corner of Birmingham Road, which is a listed building. This review has noted the importance of the old workshop buildings on the south side of

**Sambourne Lane**, and of the **Victorian Primary School and Cemetery Chapel**. The cemetery itself is also recognised as a valuable part of the village. It is recommended therefore to extend the Conservation Area to include the cemetery and the adjacent part of the Primary School site and adjoining red brick buildings. The boundary should include the width of Sambourne Lane at this point to incorporate hedgerows in front of the new houses on the north side. This emphasises the importance of boundary treatments in creating the street scene, and of enhancing and improving them - traditional deciduous species would be preferable to the existing conifer hedges. It is also recommended to extend the boundary behind **The Forge** to meet the present property boundary. It is not considered appropriate to include the new houses on the north side of Sambourne Lane.

While considering Sambourne Lane and the cemetery, the status of the field to the south also comes under review. The view between buildings from Birmingham Road demonstrates its direct links with the public areas of the village, and it relates to the open space of the cemetery and the old school building in Sambourne Lane. For these reasons its incorporation into the Conservation Area is recommended.

#### **Birmingham Road**

Property boundaries have changed behind **Coughton Lodge**, and it is recommended that the Conservation Area is slightly extended to meet them.

#### **Coughton Court**

Options have been considered to extend the Conservation Area on all sides of the National Trust property. North of Cain Brook this would implicate the National Trust car park, south of Coughton Lane to include fields which can be viewed from Coughton Lane, and to the east to consider areas visible from the gardens, possibly as far as Timms Grove in order to include its ancient woodland.

The existing boundary relates well to the strong visual features of tree belts along Coughton Fields Lane and Cain Brook. These effectively contain views of Coughton Court and its relationship to the settlement of Coughton. Behind Coughton Court, views out into the landscape extend well beyond the environs of the settlement and are not intrinsically related to it. The River Arrow is a strong and identifiable feature which sensibly represents the edge of the settlement. For these

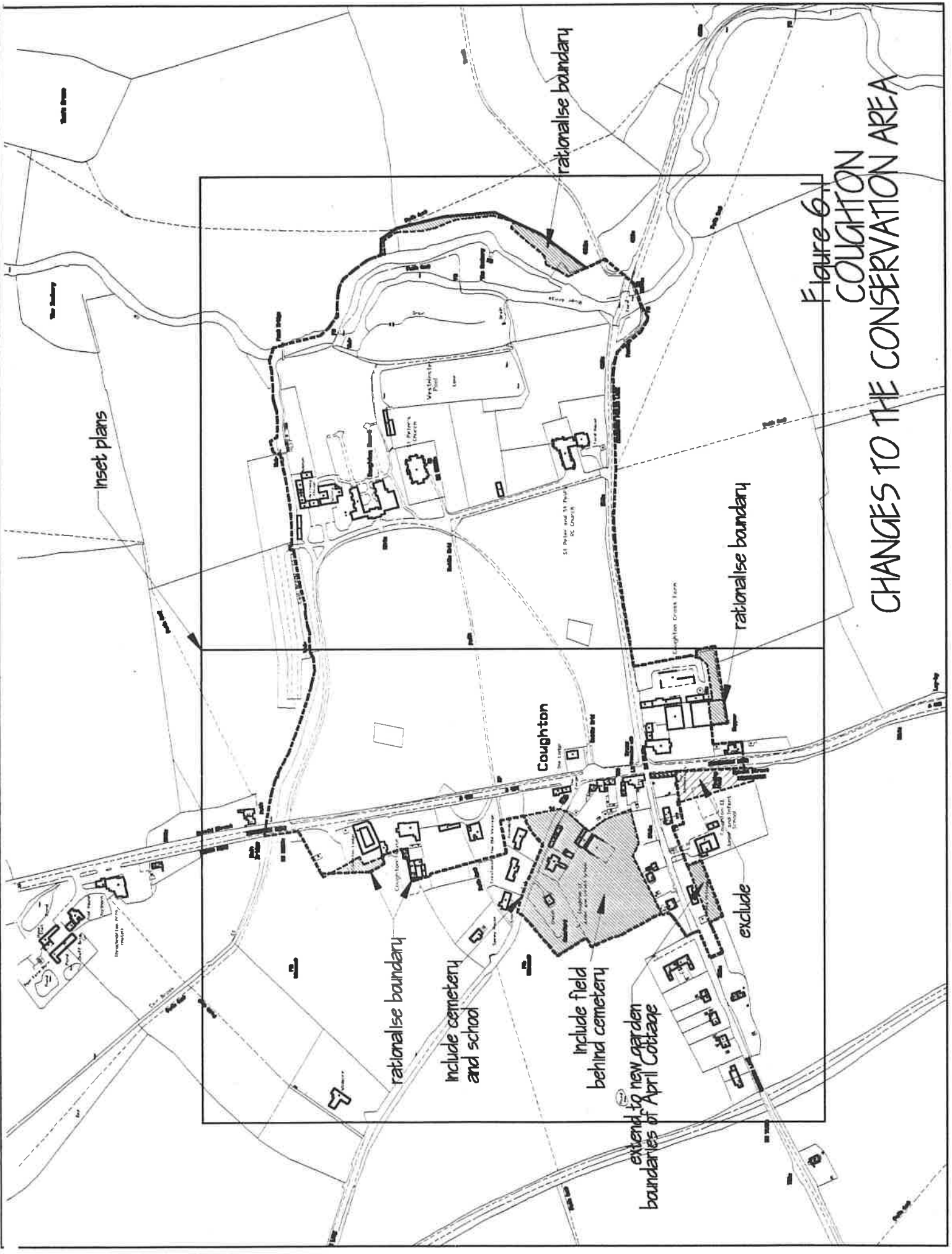
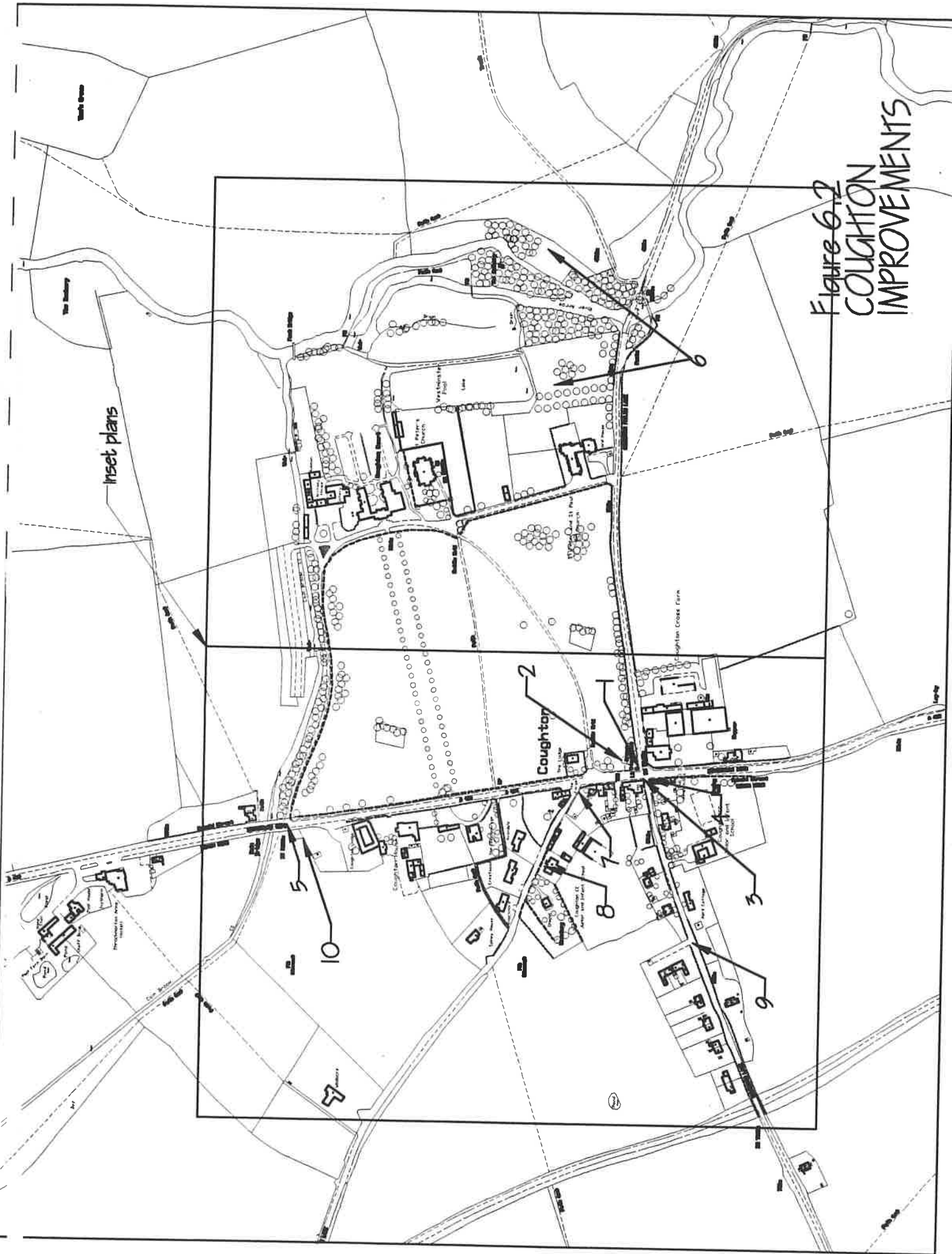


Figure 6-1  
**COUGHTON**  
 CHANGES TO THE CONSERVATION AREA

# Figure 6-2 COUGHTON IMPROVEMENTS



reasons it is not therefore recommended to extend the area substantially around Coughton Court. Some rationalisation of the boundary on the **east bank of the river** is recommended, to relate it to existing boundary features.

## 6.2 Improvements

The village suffers badly from the impact of traffic on the Birmingham Road, and clearly there is scope for major improvement of the environment here, with the objective of reducing traffic impact and danger. Other minor points have been identified in the foregoing text, and recommendations for dealing with them are listed below, and keyed onto figure 6.2. The National Trust are very active in undertaking improvements to Coughton Court, and this is of some benefit to the character and quality of the village as a whole.

1. Improvements to / restoration of Coughton Cross: include management of planting, new surface pavings, possible alterations to railings.
2. Re-plant dead / dying trees.
3. Improvements to street surfaces at cross-roads: include narrowing carriageway, good quality paving materials for widened footpaths; possibly in conjunction with traffic light junction control and pedestrian crossing.
4. Remove clutter of highway signs.
5. Gateway to Coughton: include village signage, carriageway narrowing, colour / texture changes to road surface, gate-piers or similar structures to narrow perception of road width.
6. Re-plant dead / dying woodland trees.
7. Native hedge to replace over-dominant cypress.
8. Planting to soften impact of school yard.
9. Strengthen hedge planting along Coughton Lane.
10. Screen sub-station with planting.

## 6.3 Control

There has been only limited development in Coughton since the 1970 Conservation Area designation. The main new buildings are houses in Sambourne Lane, and some new houses in Coughton Lane, but almost all has been outside the Conservation Area. However, the quality of design suggests that little attention has been paid to the village setting even though buildings are close enough to the Conservation Area to have a qualitative effect on it. It is important that all development in the

village is carried out with sensitivity to the issues raised in this review.

There is a strong consistency of materials in the older buildings of the village, based on red brick. It is possible to select modern bricks that blend with the range of colours of the traditional material. Similarly the traditional building forms, using steep roofs and avoiding long spans, are reasonable for modern construction. These are obvious parameters to meet.

Building siting and overall design is perhaps subtler. The importance of the treatment of street boundaries is discussed in 2.4. Hedgerows and boundary walls are essential to establishing village street character. The building lines of older houses in the street should also be followed, avoiding unnecessary set-backs just to provide car parking and garaging, which so often dominate the front elevations of modern houses.

## 6.4 Conclusion

The importance of a building like Coughton Court can easily overshadow the simpler elements that make up the essential character of a historic village. At the same time the dominance of a road like the Birmingham Road in Coughton can submerge the significance of a Conservation Area. As this review points out, the main street and the cross-roads at Coughton Cross are strong features that give the village local distinctiveness. Its historic character depends on more than just the age of its buildings, and the morphology of the village is equally as important. For this reason the review makes comment in several places on the quality of the street environment, and that there are assets to build upon and so mitigate the detrimental effect of traffic. At the same time the principles on which the older buildings have been designed and sited set strong guidelines for any future changes.

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





## *Appendix A - Listed Buildings*

### **Coughton Court (Ref. 1/144 - Grade I)**

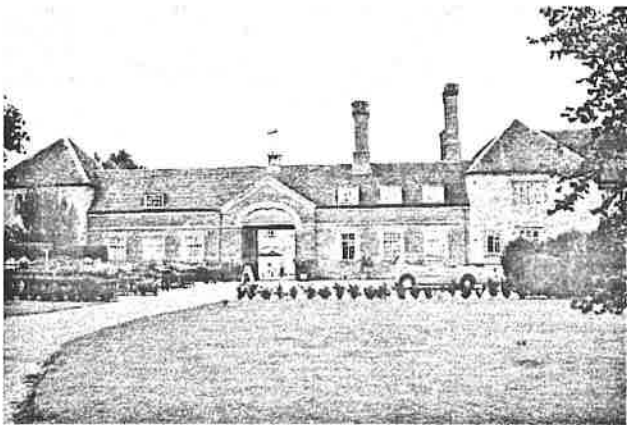
Country house, Gatehouse late C15, and after 1518; early and late C16; late C17 additions; west front remodelled 1780; additions and remodelling of 1835 (VCH). Limestone ashlar gatehouse. Timber framed with lath and plaster infill; brick; imitation stone render. Tile and lead roofs; brick stacks, U-plan, formerly courtyard. 2 and 3 storeys; 13-window range. Entrance (west) front symmetrical. 3 storey central gatehouse range has moulded plinth and double string course. Square ground floor with corner turrets. C19 Gothic panelled part-glazed double-leaf doors in 4-centred moulded arch with square head, hood mould and carved spandrels. Stone mullioned and transomed windows with arched lights throughout. Upper floors of different coloured stone. 2-storey canted oriel with flanking lights and glazed octagonal turrets; 2 transoms on first floor, one on second. Shield of arms on each floor. Turrets continued up another floor; left turret unglazed. Remainder 2 storeys only. Single 5-light window with transom and hood mould. Clasp buttresses with quatrefoil panels projecting above roof. Crenellated parapets with string course throughout. Remainder of front of scored imitation ashlar with stucco hood moulds. Ground floor has leaded 2-light casements. 3 slightly recessed bays have Gothick sashes and moulded surrounds on first floor. Projecting end bays with clasp buttresses. First floor: leaded cross windows. String course above first floor. Attic with quatrefoil panels, some part glazed. String course and crenellated parapet. Right return side of thin bricks. Two C17 shaped gables with stone coping. Left gable between 2 external brick stacks; right gable has ball finials. 5-window range, mostly C17 stone cross

windows. Narrow gabled wing set back. High single-storey range with early C20 window, and plaster eaves cove. East front of gatehouse has unglazed turrets and inscription over entrance. Irregular ranges to courtyard. Timber framed with brick ground floor. Corresponding small 4-centred door. Irregular fenestration with moulded stone mullioned windows ground floor, wood mullions and casements above; some with transoms. 2-storey south range has close studding with middle rail. Left section breaks forward and has 4 framed gables with brackets. Entrance in recessed bay below third gable has 4-centred moulded doorway with square head, hood mould and carved spandrels. Paired 6-panelled doors with Gothick over-light. Right section has 2 large gables, and another behind and above in roof, with decorative panel framing. Elaborately carved scrolled bargeboards with finials and open-work pendants. End wall has gable. Ground floor has 2 stone cross windows with arched lights. Blocked arches above and in centre. 2-storey and attic north range. Close studding. 3 large framed gables and smaller end gable all with casements and brackets. Ground floor has four 3-light mullioned and transomed windows. First floor projects on plaster cove. Blank gabled end wall. Left return side: range of c.1690. Scored render with quoins. 3 projecting bays with hipped roofs. 4-centred doorway. Slightly projecting first floor. Irregular fenestration with wood mullioned and transomed windows. Interior: Entrance Hall with plaster fan vault. Late C18 open well cantilevered staircase with moulded soffit and simple handrail; Gothick plasterwork cornice. Drawing Room has simple early C16 stone fireplace. Windows with C16, C17 and C19 armorial glass. Gothick

## COUGHTON

plasterwork cornice. 6-panelled doors. Little Drawing Room has C18 style carved wooden fireplace. Newel staircase to roof. Tower Room has moulded 4-centred fireplace with carved spandrels and projecting top. Two 4-centred doorways. North east turret has 2 hiding places. Dining Room and Tribune have fine C16 panelling possibly with later work, turned balusters, grotesques and medallions with heads. Fine marble chimney piece with paired Ionic and Corinthian columns, cartouche and coat of arms. Saloon, formed 1910, has arcaded panelled screen c.1660 (VCH) to Tribune. C16 double-flight staircase from Harvington hall with heavy turned balusters and square newel posts with finials. Study has fine C17 panelling with pilasters. Ground floor with broad-chamfered ceiling beams. North range has part of a fine C16 panelled timber ceiling with moulded ribs and carved bosses. Dog-leg staircase with C17 turned balusters. The Throckmortons were Catholics, and were deeply involved in the Throckmorton plot of 1583. In 1605 the wives of the Gunpowder Plotters awaited news at Coughton. In 1688 the east wing was destroyed by a Protestant mob, and was finally cleared away in 1780.(V.C.H.: Warwickshire, Vol. III, pp. 75-78; Buildings of England: Warwickshire, pp. 245-6; Coughton Court; The National Trust 1984).

### **Coughton Court Stables and Coughton Galleries (Ref. 1/145 - Grade II\*)**



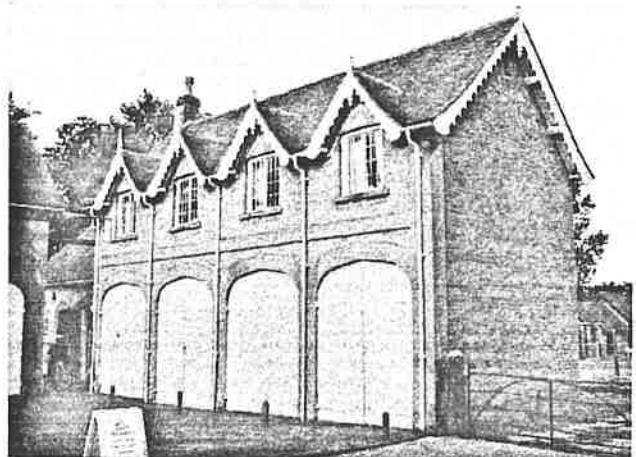
Outbuilding and stables; outbuilding now art gallery, part of stables now 2 cottages. Outbuilding early C16; remainder of stables mid C18. Limestone ashlar with brick dentil cornice. Tile roofs; brick stacks. Outbuilding has moulded plinth and timber framed gables. T-plan. 2 storeys; 4-window range. Entrance in projecting gabled wing has plank door in square headed 4-centred arch with hood mould. Stone cavetto-moulded mullioned windows, with arched lights and hood moulds. Tall 2-light window to left of door, smaller one to right. Coat of arms over door, badly eroded. Above this 3 corbels and blocked doorway with 4-centred arch and hood mould. 4-light

window to left, 2-light to right, both blind. Left return side of wing has two 2-light windows on ground floor, and 4-lights on first floor. Main range has 2-light windows on ground floor only. Right end wall has 2 buttresses. 2 cross windows with stone hood mould. First floor has 4-light C20 casement with hood mould. Gable has close studding with middle rail. To rear 2-light window and door; 5-light window on first floor. Brick stacks. Stables one storey and attic, with 2-storey end pavilions; 1:3:1:3:1 bays. Left end wall of outbuilding forms right pavilion of composition. Ground floor has 3-light window with hood mould. Flanking 2-light casements with glazing bars and shaped eared stone architraves. First floor has 5-light window with hood mould. Left pavilion similar, but without flanking casements. Central arch with rusticated voussoirs and broken pediment. Open bell turret above. Cross windows with glazing bars and shaped eared architraves with rusticated voussoirs and keystones. Flat roofed dormers: 3 on right, one on left. Irregular ranges to courtyard. Part ashlar, part brick with scored render. 2 coach houses with basket arches and key-blocks. Interior of outbuilding has stop chamfered ceiling beams. Said to have queen post roofs. Outbuildings reputed to formerly have been linked to Coughton Court by a bridge from first floor across moat. Prominent composition with house.

(V.C.H.: Warwickshire, Vol. III, p.78; Buildings of England: Warwickshire, p.247).

### **Coughton Court Stables, coach house (Ref. 1/146 - Grade II)**

Coach house. Mid C19. Brick with imitation stone render. Late C20 tile roof. One storey and attic; 4 bays. Gothic Revival style. 4 coach houses with 4-centred arches and plank carriage doors. 4 half-dormers with fret bargeboards and casements with glazing bars. Coach house encloses the stable courtyard. Included for group value.





**Church of St. Peter (Ref. 1/147 - Grade I)**

Church. Late C15 and early C16; chancel and chapels built for Sir Robert Throckmorton and in construction in 1518. Porch c.1780. Repaired and re-roofed 1829-30. Sandstone ashlar; south aisle mainly rubble. Stair turret of brick with ashlar dressings. Moulded stone plinths and string course. Low pitched lead roofs with parapets. Aisled nave, chancel, north and south chapels, west tower and south porch. Perpendicular style. 4-bay nave, 2-bay chancel. 4-centred arched doors and traceried windows. Tower in 2 stages, with double plinth and angle and diagonal buttresses. West doorway has hollow chamfered jambs and arch under straight head, and original double-leaf oak doors with moulded stiles and rails. 3-light west window, and small rectangular window above. String course. Bell stage has square-headed openings of 2 trefoiled lights and relieving arches. Embattled parapet with C17 or C18 pinnacles. Gothick south porch with ogee arch. South doorway with hollow-chamfered jambs and early C19 six-panelled door. Aisles, chapels and chancel have diagonal and side buttresses throughout. Aisles each have two 3-light windows and 3-light west windows. South aisle has trefoiled lights; north aisle has cinquefoiled lights and wider openings. North aisle has north-west door, blocked inside with spandrels carved with a human head and foliage. Nave clerestory of four 3-light windows with square heads and hood moulds and cinquefoiled lights. North and south chapels each have two 3-light windows and small door, and square-headed 4-light east windows, all with uncusped lights. South chapel has ribbed door, north chapel has linenfold panel door, blocked inside, and semi-octagonal stair turret. Chancel has 5-light east window with cinquefoiled lights. Interior: Nave has 4-bay arcade with hollow-chamfered piers and arches. 2-centred tower arch of 1890. Nave and chancel have Perpendicular timber roofs of 1829-30. Chancel arch and chapel arcades of 4 half-shafts, and 2-centred arches with 2 wave mouldings. Chancel and chapels have late C17 paving of alternating black

and white diagonally-set flagstones. Chapels and aisles have lean-to roofs. Fittings: C13 (VCH) font, originally square but cut to octagon with 4 incised crosses, on capitals and bases of C15 (Buildings of England) stem, with shafts missing. Much perpendicular woodwork, some re-used. Chapel screens with tracery. Pulpit of 1891, but made up from traceried and linenfold panels. Stall and priests desks with traceried fronts and linenfold backs. Panelled bench ends in nave and aisles. Bread dole board, south aisle. Dated 1717. Enclosure of small balusters with H-hinges, below stone tablet set in wall. Stained glass: Some early C16 glass survives chancel east window has 3 sibyls c.1530, re-set, with C17 heads. Reset fragments and heraldic tracery. North and south chapel windows with pieces of original glass, included small complete figures of the Apostles, Evangelists etc. Aisles have fragments. Nave west window of 1890, attributed to Powell (Buildings of England). Throckmorton monuments, Nave: Sir Robert d.1518, but occupied by another Sir Robert (d.1791) Tomb chest with grey marble slab and marble sides with rich quatrefoil panels and shields. Chancel, north-east arch: Sir George (d.1552) and Dame Katherine. Grey marble chest tomb with panelled sides and brasses. South east arch. Sir Robert (d.1570). Alabaster and marble chest tomb with pilasters and panels. South: Sir John (d.1580) and wife Large canopied alabaster monument with panelled base, effigies and 6 Corinthian columns. North: Sir Robert (d.1862) and wife. Chest tomb with black marble lid and brass and enamel cross. Dame Elizabeth (1547); brass inscription plate. C17 and C18 monuments and grave slabs of the Throckmorton and other families. St. Peter's is an exceptionally complete Perpendicular church with good original furnishings and monuments.

(V.C.H.: Warwickshire, Vol. III, pp. 82-4; Buildings of England: Warwickshire, pp. 244-5).

**chest tomb 3m. SE of church porch (Ref. 1/179 - Grade II)**

Chest tomb of the Reeve family. Earliest date of death 1699. Limestone and brick. Plain plinth and heavy slab. Long sides have central incised panel and 2 carved floral cartouches, all with inscriptions. Good lettering. West end has remains of cartouche, east end of brick only. Badly eroded.

**church yard cross, base and sundial 5.5m. SE of church porch (Ref. 1/148 - Grade II)**

Churchyard cross base and sundial. Base probably medieval, column and sundial C17 (Buildings of England). Limestone. Square socket

stone and 2 steps. Tuscan column without base. Abacus and square cap with sundial incised on each face. Ball finial.(V.C.H.: Warwickshire, Vol. III, p.84; Buildings of England: Warwickshire, p.245).

**chest tomb and attached railings approx. 9m. SW of church tower (Ref. 1/149 - Grade II)**

Chest tomb and attached railings. Benjamin Johnson died 183?, and other members of the family. Stone. Simple Gothic style. Plain sides with inscriptions and single blind lancet at each corner. Simple moulded plinth and cornice. Wrought iron railings of javelin motif, with flaming urn finials at each corner. Prominent position on approach to church, in close proximity to chest tomb with carved reliefs of 1831 (q.v.). Included for group value.

**chest tomb and attached railings approx. 12m. SW of church tower (Ref. 1/150 - Grade II)**

Chest tomb and attached railings. Edward .... (indecipherable) died 1831. Sandstone. Moulded plinth and cornice, and moulded sunk panel to each side. Long sides have inscriptions. Ends have finely carved reliefs; east end of ships in full sail; west end a riderless horse, cricket bat etc. framed by drapery. Wrought iron railings of javelin motif with flaming urn finials at each corner and centre of each side. Finely detailed example, in prominent position on approach to church.

**church yard wall E and S of church (Ref. 1/151 - Grade II)**

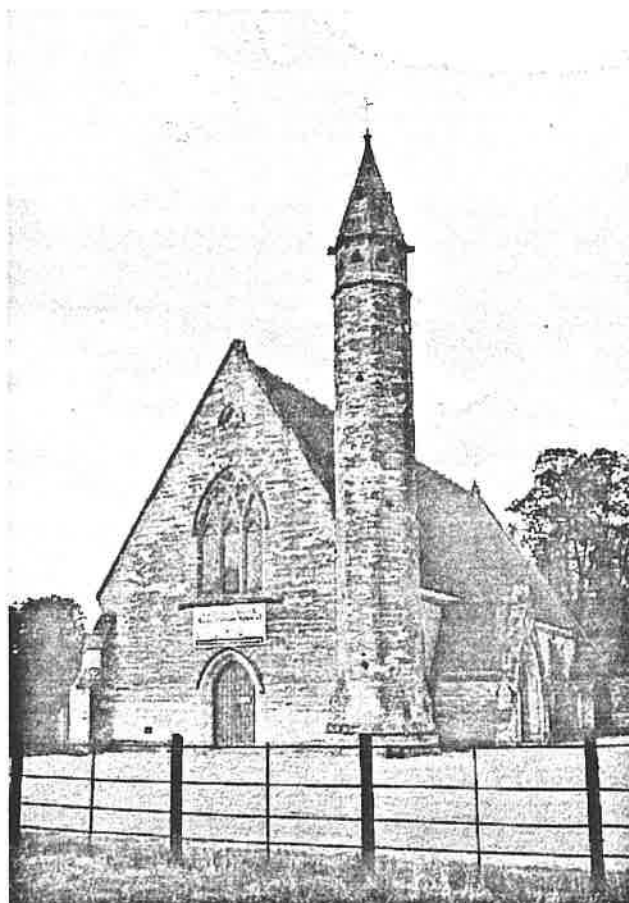
Churchyard walls. C18. Brick with keeled stone coping; east section also has some tile coping. English garden wall bond. Projecting plinth. The walls form an important part of the setting of the church. 1

**church yard wall W of church (Ref. 1/152 - Grade II)**

Churchyard wall. C18. Brick with keeled stone coping; English bond. Projecting plinth. The wall forms an important part of the setting of the church.

**Roman Catholic Church of Saints Peter, Paul and Elizabeth (Ref. 1/153 - Grade amended to II\* from II on 28-11-95.)**

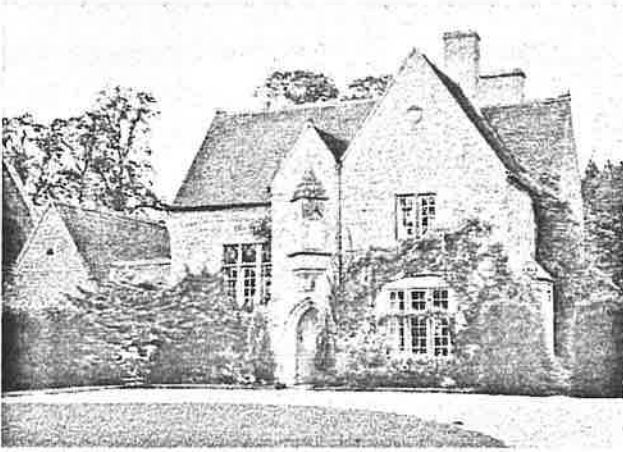
Roman Catholic Church. Built for Throckmorton family 1853. Designed by Charles Hansom 1851. Regular coursed limestone. Tile roof with crested ridge tiles and coped gables. Wide nave, chancel and north chapel, south-west turret and south porch. Gothic Revival. Decorated style. 5-bay nave, 2-bay chancel and chapel. West front has arched double-leaf doors with hood mould and stops. 3-light



traciated east and west windows, with hood mould and head stops. Tall thin south-west turret starts square but turns octagonal. Top has trefoil openings and gargoyles and pyramidal roof. Double-chamfered arched south doorway with double-leaf doors. South porch has coped gables and buttresses flush with front. Arch with hood mould and head stops. Nave has 2-light traciated windows throughout. North chapel has diagonal and single buttresses with 2-light traciated windows. North porch in angle of stone, timber and glass. Single-storey link to priest's house has tall central gable, shouldered door and casements. Interior: plastered walls throughout. Nave has scissor brace roof. West gallery. Chancel arch without imposts. Chancel has panelled wagon roof with good painted and stencilled decoration. Carved stone altar and reredos. 2-bay arcade to chapel has round shaft. Chapel has plain panelled wagon roof. Fittings: Piscina and seat. Stone pulpit and font with relief carvings; font rests on 5 colonettes. Stained glass: Some original glass in nave, chapel east window, and chancel east window attributed to Hardman (Buildings of England). A good, little altered example of a C19 Catholic Church.

**Roman Catholic Church of Saints Peter, Paul and Elizabeth, priest's house (or presbytery) (Ref. 1/154- Grade II)**

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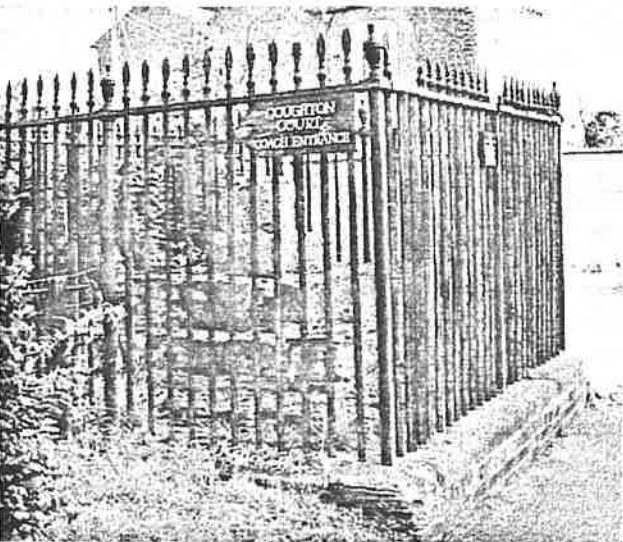


Priest's house. Built for the Throckmorton family c.1853. Designed by Charles Hansom. Regular coursed stone. Tile roof with crested ridge tiles; renewed brick stacks. L-plan. Gothic Revival style. 2 storeys; 3-window range. Gabled wing on right has small adjacent gable above entrance. Double chamfered 2-centred arched doorway and recessed arched plank door. Diagonal buttress. Triangular stone oriel above has 2 small trefoiled lancets and stone roof. Stone mullioned windows with glazing bars and relieving arches. On left 4-light staircase window with transom on ground floor, 2-light mullion on first floor. Right return side has canted bay and slightly projecting gabled wing with C20 casements. Interior not inspected. Single-storey C20 addition. Attached to Roman Catholic church (q.v.). (V.C.H.: Warwickshire, Vol. III, p.74; Building of England: Warwickshire, p.245).

### Birmingham Road

Milestone approx. 300m. SW of Coughton Court (Ref. 1/155 - Grade II)

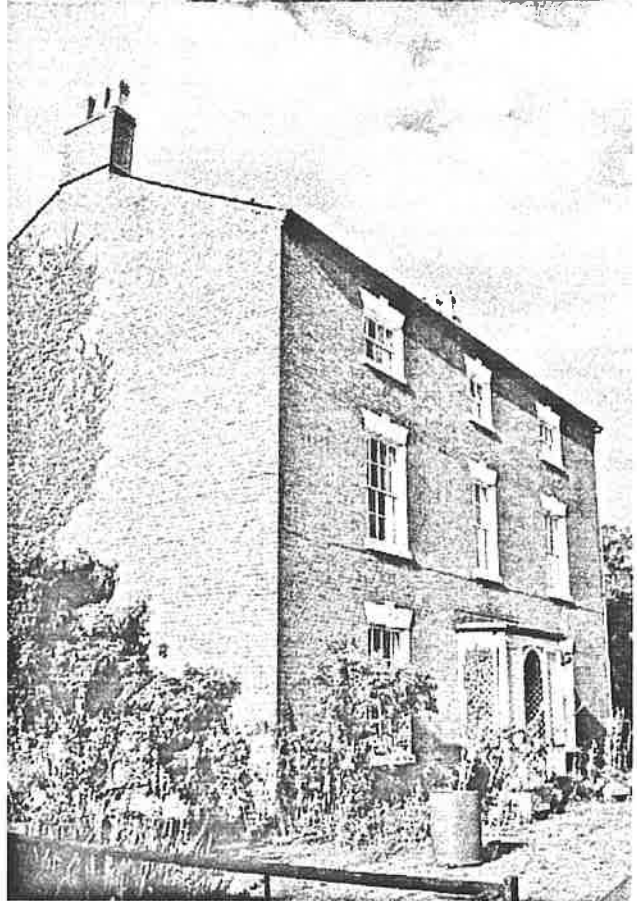
Milestone. Early C19. Painted cast iron plate with cast and painted lettering. Segmental arched top. Set into boundary wall of Coughton Court grounds. A milestone of the Alcester - Bromsgrove Turnpike



### Coughton Cross and attached railings (Ref. 1/156 - Grade II)

Base of wayside cross. Medieval stone. Square socket stone with chamfered corners, and stump of shaft, on 3 steps. C18/early C19. Wrought iron railings on stone kerb. According to local tradition travellers entering or leaving the Wilds of Feckenham Forest offered prayers or thanksgiving at the cross. (V.C.H.: Warwickshire, Vol. III, p.74; Transactions of Birmingham Archaeological Society, Vol. 68, p.87).

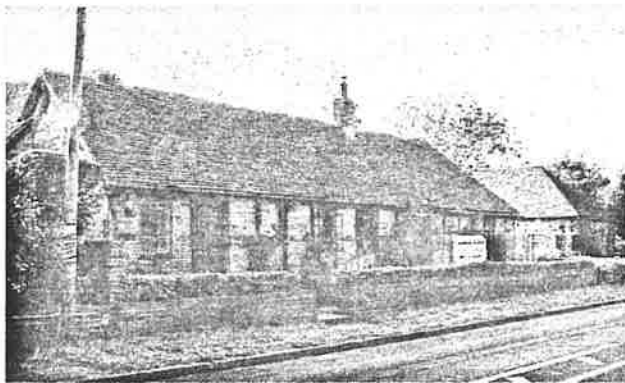
### Coughton Cross Farmhouse (Ref. 1/157 - Grade II)



Farmhouse. Early/mid C19. Red brick with brick dentil cornice. Slate roof; brick end stacks. Double depth plan. 3 storeys; 3-window range. Central flat 6-panelled door with fanlight, moulded wood surround and panelled intrados. Contemporary trellis porch. 16-pane sashes with painted reveals. Rendered flat arches with rusticated voussoirs and key blocks. Central windows narrower. Left and right return sides and rear have casements with glazing bars and segmental brick arches. Rear has 3 adjacent gables.

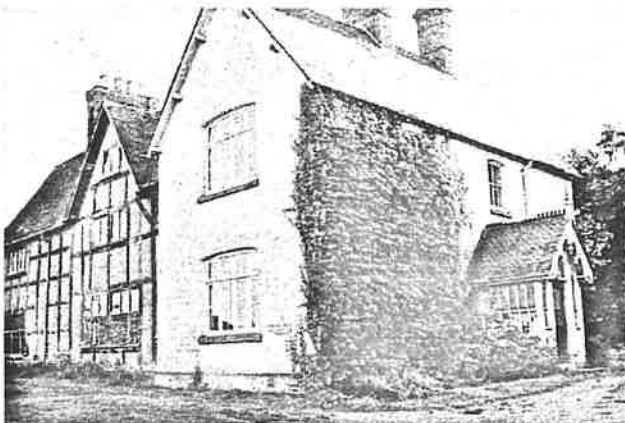
## COUGHTON

### The Old Estate Office (a.k.a. Coughton Lodge) (Ref. 1/158 - Grade II)



Farm buildings, now converted to house. C17. Timber framed with brick infill. Tile roof; brick ridge stacks. Courtyard plan; fourth side a separate structure, not included. Single storey; front 4-window range. C20 plank door. Metal casements with glazing bars. Right return side has open timber porch and C20 double leaf doors at left end, and recessed door at right end. Courtyard side mostly glazed. Two C19 segmental-headed iron windows with glazing bars and centre-hung lights. Interior not inspected, but noted as having exposed timber framing. Part possibly formerly used as village room (VCH). (V.C.H.: Warwickshire, Vol. III, p.74).

### Coughton House (Ref. 1/159 - Grade II)



House. Late C16/C17 with late C19 additions and alterations. Much restored. Timber framed: left section small framing, right section large framing, with lath and plaster infill. Right wing of whitewashed brick. Tile roof; brick stacks. L-plan. 2 storeys and attic; 4-window range. Irregular fenestration; ground floor has 5-light and paired 3-light wood mullioned and transomed windows; first floor with casements. Leaded lights. Addition has wood mullions and transoms. Entrance in right return side of addition; half glazed door and over-light, both with glazing bars. Glazed Gothic porch with half-glazed door, sides with turned balusters and elaborate pierced bargeboards. Left return side has exposed framing, and further C19 wing. Rear entirely of C19

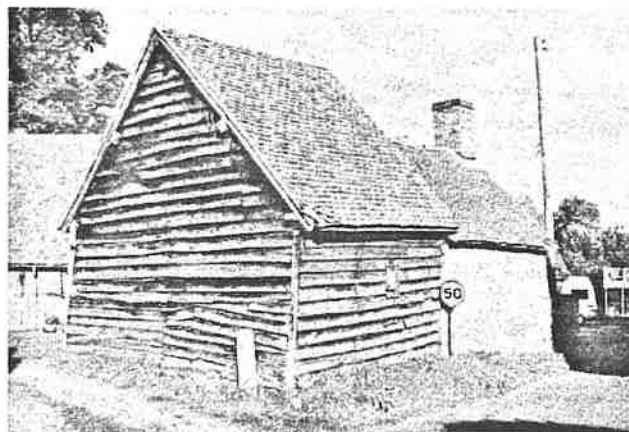
brick, with irregular fenestration. Interior not inspected, but noted as having some exposed framing.

### The Forge (Ref. 1/160 - Grade II)



Cottage and forge. Cottage c.1500 (VCH), forge possibly added C16 or early C17. Timber framed; heavy timbering with curved braces and brick infill. Tile roof; brick ridge and end stacks. 3-unit plan. One-storey and attic; one-window range. Cottage has plank door and two C19 casements with glazing bars. Dormer with horizontal sliding sash. Forge on left has plank door and 2 windows with external shutters. Right return side has curved braces and C19 external stack. Exposed framing to rear. Interior: Exposed timber framing and ceiling beams. Open fireplace with chamfered bressumer. 8-panelled door. Winder stairs. Room over forge has composition floor and 2 internal leaded windows. Heavy roof timbers with curved braces and wind braces. Forge retains hearth. C19 brick cart house with plank doors on left. (V.C.H.: Warwickshire, Vol. III, p.74).

### Stable approx. 5m. to rear of The Old Forge (Ref. 1/161 - Grade II)

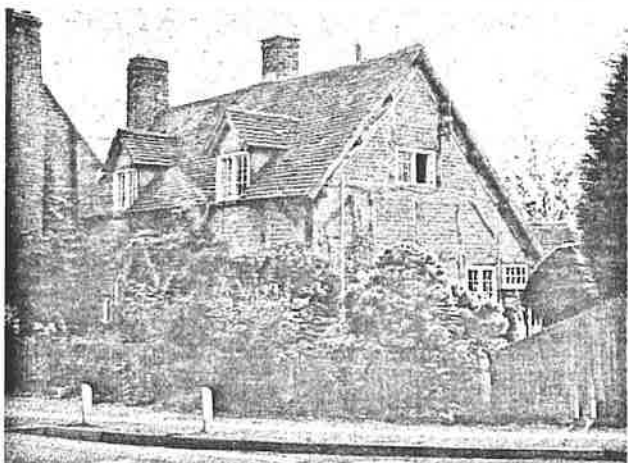


Stable. C18. Timber framed with weatherboarding. Tile roof. 2 stable doors. C19 brick addition.



## COUGHTON

### No. 2 Birmingham Road (Ref. 1/162 - Grade II)



Cottage. C17 (VCH). Timber framed with brick infill. Old tile roof; brick external and ridge stacks. 2-unit plan. One-storey and attic; 2-window range. Mid C19 plank door and tile hood. C19 wood and iron casements with glazing bars. Dormers. To rear some exposed framing and C20 outshut. Interior not inspected, but noted as having exposed timber framing. (V.C.H.: Warwickshire, Vol. III, p.74).

### Nos. 3, 4 and 5/6 Birmingham Road (Ref. 1/163 - Grade II)



Row of 3, formerly 4 cottages. Not of one build. Late C18/early C19 and early/mid C19. Brick with brick dentil cornice. Tile roof; brick ridge stacks. T-plan. 2 storeys; 5-window range. No. 3 is taller; 2-window range with central 6-panelled door. No. 4 has plank door under segmental arch. 2 blocked doorways. Entrance to No. 5/6 on left return side. All entrances have mid/late C19 tile hoods with chamfered woodwork. Wood and iron casements with glazing bars. Ground-floor windows under brick segmental arches, first floor with painted wood lintels. To rear irregular fenestration. Interior not inspected.

### Coughton Post Office and No. 2 Coughton Lane (Ref. 1/164 - Grade II)

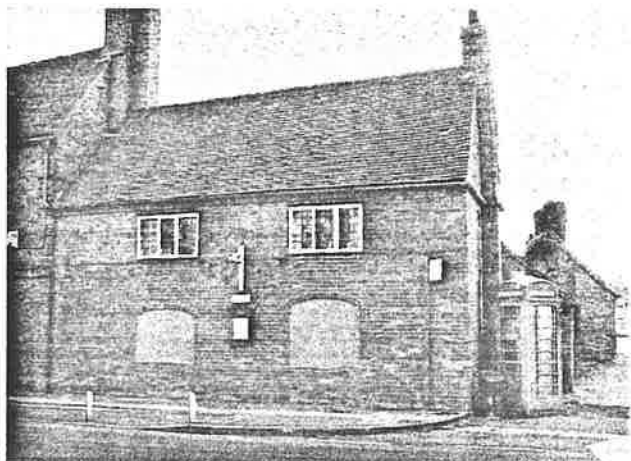
Includes No. 2 Coughton Lane. House, formerly post office and tea room, and separate cottage C17 with C18 front (VCH). Timber framed; square



framing with brick infill. Front of brick with brick string course and brick dentil cornice. Brick range on right. Old tile roof; brick stacks. L-plan, extended to T-plan. 2 storeys and attic; 5-window range. Central late C18/C19 shop front has panelled half-glazed door, and 2 bow windows with glazing bars and reeded wood surrounds. Continuous shaped fascia. To right of this a 6-panelled part-glazed door with moulded wood surround. Wood and iron casements with glazing bars. Door and windows under cambered brick arches. 3 hipped dormers. Lower 2-storey, 2-window range to right has blocked openings with cambered arches on ground floor. Two 3-light leaded casements with crown glass on first floor. Left return side to Coughton Lane has external stack. To rear: exposed framing. Timber-framed wing (No. 2 Coughton Lane) with jowled posts. Large internal stack of 2 shafts, one of thin bricks. Plank door and small C20 trellis porch. C19 and C20 casements. Interior: Exposed timber framing. (V.C.H.: Warwickshire, Vol. III, p.74).

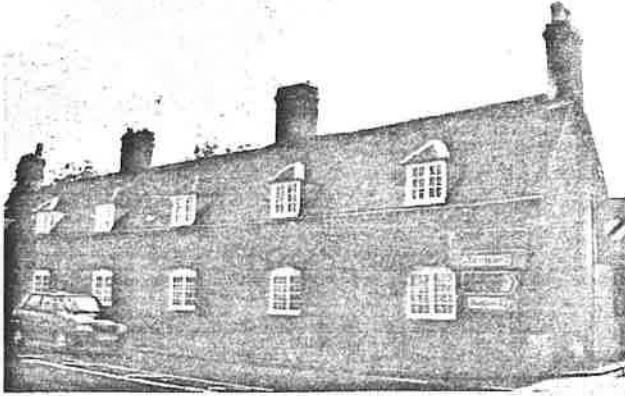
### K6 Telephone kiosk outside Post Office (Ref. 1/171 - Grade II)

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



COUGHTON

**Nos. 1 to 3 Birmingham Road (Coughton Cross Cottages) (Ref. 1/165 - Grade II)**



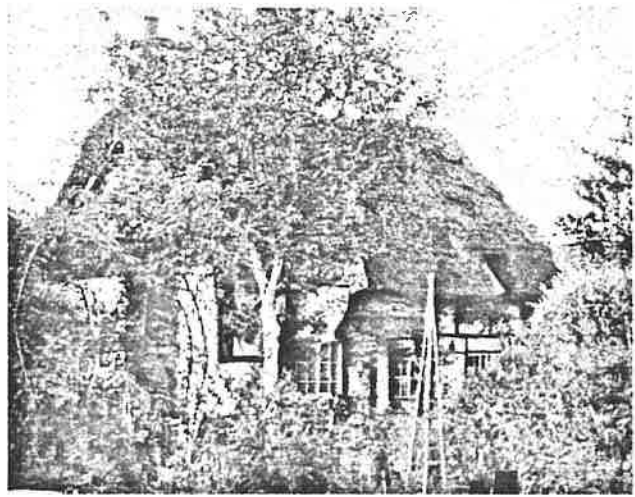
Row of 3 cottages, formerly 6 almshouses. C17 (VCH); front to road rebuilt C19. Timber framed; square framing with brick infill. Old tile roof; 4 brick ridge stacks. Each 2-unit plan. One storey and attic; 6 late C20 casement dormers. Nos. 1 and 2 each have two C19 plank doors, one of each with tile hoods. Ground floor has small casements. No. 3 has late C20 single-storey timber framed addition with catslide roof and plank door. Left and right return sides faced in brick. Road front: Brick with brick dentil cornice and vitrified headers. 6 dormers. C19 casements with glazing bars on ground floor under segmental brick arches. Interior: No. 1 has exposed framing and broad chamfered ceiling beams. 2 open fireplaces with stepped stop-chamfered bressumers; one also has heavily moulded beam above. (V.C.H.: Warwickshire, Vol. III, p.74).

**No. 8 Coughton Lane (Ref. 1/168 - Grade II)**



Cottage. C17 (VCH). Timber framed with lath and plaster and whitewashed brick infill. Thatched roof; brick ridge stacks. 2-unit plan. 2 storeys; 2-window range. C20 plank door and timber porch. Entrance now in late C20 whitewashed brick addition on right. C19 casements with glazing bars. Single storey additions to rear. (V.C.H.: Warwickshire, Vol. III, p.74).

**No. 10 Coughton Lane (Ref. 1/169 - Grade II)**



Cottage. C17 (VCH). Timber framed with lath and plaster infill; partly under-built and rendered. Thatched roof with boxed eaves; brick ridge stacks. 2-unit plan. One storey and attic; 2-window range. Central C20 ribbed and studded door and open thatched porch. C19 casements with glazing bars. Swept dormers. Left return side retains part of corner posts and gable framing, but under-built and rendered. Interior not inspected, but noted as having exposed framing. Rear additions.

**No. 15 Coughton Lane (April Cottage) (Ref. 1/170 - Grade II)**



Cottage. C17 (VCH) with later additions and C20 alterations. Timber framed with whitewashed brick infill. Large part of front rebuilt in whitewashed brick and painted sham framing. Tile roof, brick ridge stacks. Original plan indeterminate. One storey and attic with dormers; 6-window range. C20 studded door and open porch. C19 and C20 casements. Left return side has exposed framing, jowled posts and old purlins. Right end and rear very largely C20. Interior not inspected. (V.C.H.: Warwickshire, Vol. III, p.74).

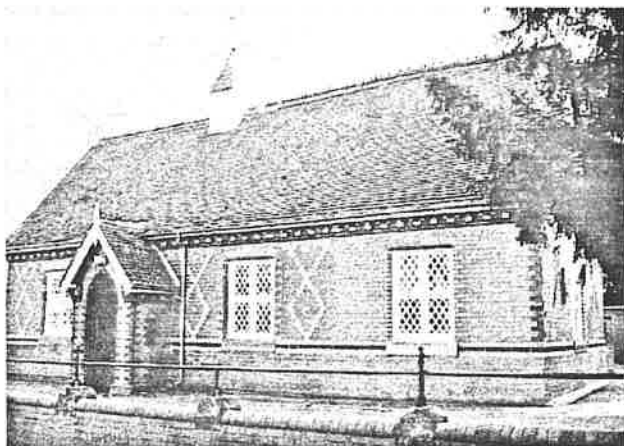
## Appendix B - Significant Unlisted Buildings

### Sambourne Lane



#### Victorian Mortuary Chapel

Decorative buff brick chapel, in Gothick style. 60° pitched roof, plain tiled. 2 centred entrance door and window arches. 3 trefoils in rose window to east elevation.



#### Primary School Building

19th century school building, single storey decorative brickwork. Red brick with blue and buff engineering brick details. Original 3 bay plan, two rectangular casement windows in 4 equal panes and heavy diamond lattice



#### Outbuildings adjacent to primary school

Simple group of single storey brick, slate roofed outbuildings. Contribute greatly to definition of lane and overall character of street-scene.

### Birmingham Road



#### Nos. 33-35

Pair of C19 2 storey red brick estate houses with plain tile pitched roofs. Front elevation comprises two dominating end gables, with decorative timber barge-boards and carved stone insertions bearing coat of arms. Imposing brick chimney stacks to each side. Stone flat lintels and multi-paned timber casement throughout. Significant on Birmingham Road and attractive example of estate housing.



## COUGHTON



### **The Old Vicarage**

Victorian villa with shallow hipped slate roof, and corniced, deeply overhanging eaves. Two-storey brick construction with rendered front 3-bay elevation, slightly asymmetric. Upper storey with three vertically sliding timber sashes, with distinctive glazing bar pattern forming 6 over-wide panes and small margin panes to each sash. Ground floor left side similar window. Right hand side formed in hipped roofed window bay, and large modern glazed porch to central entrance door. Plaster string course.

### **Coughton Lane**



### **Nos. 14-16**

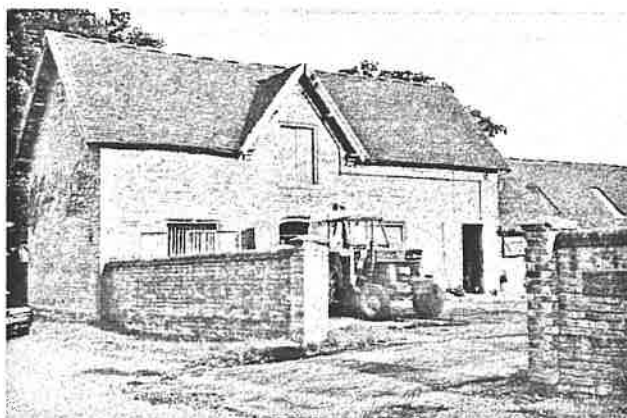
Pair of C19 2 storey brick estate cottages. Plain tiled roofs, with dominant gables and large central brick chimney stack. Segmental brick arched lintels, and 6-paned timber side-hung casements. Set important element of the character of Coughton Lane.



### **Nos. 9-11**

Pair of C19 2 storey brick estate cottages similar in detail to nos. 14-16 and 33-35 Birmingham Road. Valuable part of the character of the street.

### **Coughton Cross Lane**



### **Outbuildings / walls to Coughton Cross Farmyard**

Range of red brick outbuildings, including 1½ storey stable block with double doors in elliptical brick arch, and timber loading doors at high level in central dormer-gable. Plain tiled roof. Brick yard walls, part with blue engineering brick double bull-nose copings. Section behind house curves on plan to form key feature at cross-roads.

## Appendix C - Key to tree and hedge species

### Key to figure 5.1

#### Trees

A	Ash	<i>Fraxinus Excelsior</i>	Lr	Larch	<i>Larix Decidua</i>
Al	Alder	<i>Alnus Glutinosa</i>	Ly	Leyland Cypress	
Ap	Apple	<i>Malus spp</i>			<i>Cupressocyparis Leylandii</i>
B	Beech	<i>Fagus Sylvatica</i>	M	Field Maple	<i>Acer Campestre</i>
Bc	Copper Beech	<i>Fagus Sylvatica Purpurea</i>	O	Oak	<i>Quercus Robur</i>
Bl	Blackthorn, Sloe		Pc	Cherry Plum	<i>Prunus Cerasifera</i>
		<i>Prunus Spinosa</i>	Pp	Poplar	<i>Populus Nigra</i>
Blp	Purple Cherry	ditto "Purpurea"	Pr	Prunus	<i>Prunus spp</i>
Bx	Box	<i>Buxus Sempervirens</i>	Ro	Rowan	<i>Sorbus Acuparia</i>
Cd	Cedar spp	<i>Cedrus spp</i>	RwdDawn	Redwood	<i>Metasequoia</i>
Cr	Crab Apple	<i>Malus</i>			<i>Glyptostroboides</i>
E	English Elm	<i>Ulmus Procera</i>	SB	Silver Birch	<i>Betula Pendula</i>
El	Elder	<i>Sambucus Nigra</i>	Sy	Sycamore	<i>Acer Pseudoplatanus</i>
Eu	Eucalyptus	<i>Eucalyptus spp</i>	W	Willow	<i>Salix Fragilis</i>
HC	Horse Chestnut	<i>Aesculus Hippocastrum</i>	Ww	Weeping Willow	
Ha	Hawthorn	<i>Crataegus Monogyna</i>			<i>Salix Chrysocoma</i>
Ho	Holly	<i>Ilex Aquifolium</i>	Wn	Walnut	<i>Juglans Regia</i>
Hz	Hazel	<i>Corylus Avellana</i>	Y	Yew	<i>Taxus Baccata</i>
L	Lime	<i>Tilia x Europaea</i>	Yf	Yew	<i>Taxus Baccata Fastigiata</i>
Ll	Lilac	<i>Syringa spp</i>			

#### Hedgerows

1. Mixed deciduous field hedge
2. Ditto, scrappy condition
3. Mixed deciduous field hedge, inc. Snowberry (*Symphoricarpus*)
4. Dense deciduous hedge
5. Yew hedge, 2 metres
6. Beech hedge, 2 metres
7. Yew hedge, 2 metres
8. Mixed deciduous hedge
9. Clipped yew
10. Scrappy deciduous hedging and poor traditional cleft timber fence
11. Creeper growing over fence
12. Beech garden hedge
13. Box garden hedge
14. Box and yew garden hedge and fence
15. Hawthorn garden hedge
16. Hawthorn garden hedge
17. Beech garden hedge
18. Conifer hedge
19. Old laid field hedge, now garden hedge
20. Mixed deciduous garden hedges
21. Hawthorn hedge
22. Dense 6 metre conifer hedge
23. Beech boundary hedge
24. Mixed deciduous hedges
25. Dense conifer hedge
26. Mixed deciduous and holly
27. Hawthorn hedge
28. Yew hedge
29. New yew hedge
30. Older clipped yew hedges, suffering from effects of traffic