



Disclaimer to accompany the WILMCOTE CONSERVATION AREA REVIEW

This Stratford on Avon District Council 1996/97 draft report is the result of an independent survey and analysis of the buildings and landscape form of Wilmcote.

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 18/06/1997].

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.

Draft

STRATFORD ON AVON DISTRICT COUNCIL

CONSERVATION AREA REVIEWS 1996 / 97

WILMCOTE

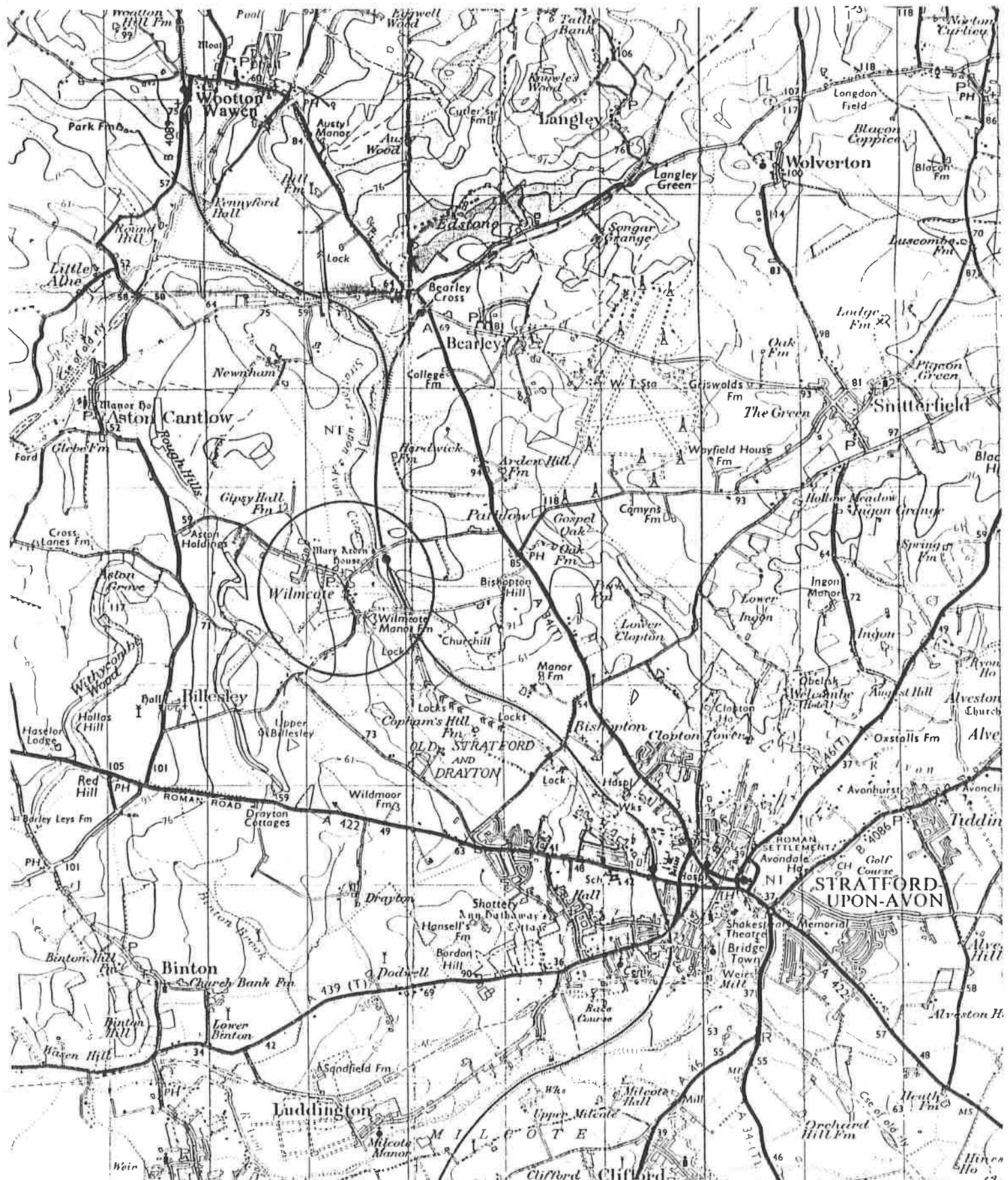
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WILMCOTE - Area Location Map - 1:50,000

1. INTRODUCTION

Wilmcote, a village 3 miles north-west of Stratford-upon-Avon and 1 mile west of the A3400 Stratford-upon-Avon to Birmingham road, is well known as the location of Mary Arden's House - family home of William Shakespeare's mother.

The village itself is centred around the junction of three lanes - from Aston Cantlow, Billesley and the A3400 main road (originally from Snitterfield).

The Stratford-upon-Avon to Birmingham main railway line and the Stratford-upon-Avon canal pass the village on the eastern side. There is also a small railway station at Wilmcote.

Wilmcote was, until about 1850, a small hamlet settlement within the parish of Aston Cantlow. It expanded a little in the 19th century as the stone quarries and lime works became a significant local industry but the major expansion has occurred since 1950. From a village of about 50 dwellings, in 1885, Wilmcote has grown to a settlement of over 300 dwellings and is designated, in the Stratford-on-Avon District Local Plan, for further residential expansion over the next 3 - 4 years (a new housing development has recently been completed off the south side of the Aston Cantlow Road).

The village is mainly a dormitory settlement to Stratford-upon-Avon. It has 2 pubs, a Post Office/General Store, Church, Primary School and Village Hall (Wilmcote Men's Club). The visitors to Mary Arden's House are well catered for by the house itself and the associated Glebe Farm and by the Mason's Arms Public House and the much expanded Swan House Inn - now called the "Mary Arden Inn".

Wilmcote was originally a "stone" village with some earlier oak frame and thatch. The surviving pre-1900 buildings are generally of local vernacular cottage style apart from the Church, Vicarage and School group which is Victorian neo-gothic in local stone.

Mary Arden's House, which is a fine close - studded oak framed farmhouse, is the centrepiece of the village. The sensitively restored farm buildings and

adjacent restored Glebe Farm range form a building group of great historic and architectural quality.

There are several well-restored timber framed ~~(and thatched)~~ cottages opposite Glebe Farm and down Church Road which also add greatly to the character of the village, as do a number of stone-built early 19th century cottages.

There are a number of fine trees and hedges within the village but the surrounding rural landscape has been largely separated from the old village core by modern residential development.

The Conservation Area includes the old village core and a large tract of formerly open land to the East and meadow land to the North. It has 17 listed buildings - 6 associated with Mary Arden's House (Mary Arden's House and the adjacent dovecote are Grade I), and 12 buildings considered by this study to be of local architectural and historic value to the Conservation Area.

2. SETTLEMENT HISTORY AND DEVELOPMENT

Wilmcote was no more than a small hamlet within the parish of Aston Cantlow until 1863 when it became a separate ecclesiastical parish.

Lands at Wilmcote, in the Pathlow Hundred as recorded in the Domesday Survey, were seized by the King in 1205 together with other English lands of the Normans.

A manor of "Great Wilmcote" was conveyed to John de Wyncote in 1325. Up to this time Wilmcote was referred to as a hamlet in the manor of Aston Cantlow. Little more is known about the manor of Great Wilmcote until 1561 when it was granted to Adam Palmer and George Gibbs of Wilmcote. It remained with the Gibbs family until 1702 when it was sold to Matthew Walford of Claverdon. Manorial rights seem to have disappeared by the time of the Inclosure in 1742/3, when the manor of Wilmcote was again included in that of Aston Cantlow.

The tradition that the farmhouse next to Glebe Farm on the Snitterfield Road was Mary Arden's House is first recorded by John Jordan in 1798. It was then known as 'Ashbyes'. It is said to have been built by Robert Arden, who was a wealthy local farmer, and then inherited by Mary, the youngest of his eight daughters, after his death in 1556. One of Mary's sisters married into the Edkins family who owned the Blue Lias stone quarries at Wilmcote and Newnham.

The Wilmcote quarry was established in the 16th century although in 1341-46 stone from this area was used in the rebuilding of Clopton Bridge, Stratford-on Avon. Wilmcote stone was also used for the rebuilding of St. Mary's Church, Warwick following the "Great Fire" of 1694. There are numerous local references to the use of Wilmcote stone through the 18th and 19th centuries. There were also lime kilns in Newnham and Wilmcote.

In 1816 the Birmingham to Stratford-upon-Avon canal was opened which was followed by expansion of the quarry and opening of lime and cement works at Wilmcote. Several terraces of quarry workers cottages were built in Wilmcote during the 19th century followed by a new Church in 1841 and new School and Vicarage in 1846. The quarry and lime works was the main

employer and industry of Wilmcote up to about 1940. The 1885 Ordnance Survey Map shows the Blue Lias Lime and Cement Works near Gypsy Hall Farm and the location of other lime kilns near the canal due east of Mary Arden's House.

The Great Western Railway also passed adjacent to the cement works and there was a goods depot and a signal post there. Wilmcote Station was opened in 1908 - although the footbridge is dated 1883! *see p.c. comments*

The 1885 map also shows the extent of the small village at that time, after the quarry works expansion, including the Church, School and Vicarage, the two Inns, Congregational Chapel and another, probably earlier, School Room to the east of Church Street, off Old School Lane. It also indicates the village Smithy next and to the north of the Church. It is interesting, also, to note that Wilmcote Manor was then known as Hill Farm and was remote from the village core.

There were some small orchard lands - one in particular next to Mary Arden's House and a number of tree lined field boundary hedges etc.

St. Andrews Church was built shortly before the designation of Wilmcote as a parish in its own right, by Rev Francis Fortescue - Knottesford and his son who became the first curate. It came about, under the influence of the "Oxford Movement" in the parish of Aston Cantlow, to meet the demands of the new residents and employees of the quarry and cement works. Before this there was a small Chapel at Wilmcote, first mentioned in 1228.

The recent history of Wilmcote - following the closure of the cement works and quarrying, is centred around Mary Arden's House which has been carefully restored and developed for visitors by The Shakespeare Birthplace Trust. It has also expanded greatly as a satellite residential community for Stratford-upon-Avon.

3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS

3.1 Heritage & Architectural Character

The earliest buildings in Wilmcote are Mary Arden's House, Glebe Farmhouse and Granary, Apple Tree Cottage, The Crofts and Pear Tree Cottage which are all or partly oak framed with wattle and daub or brick infill panels and date from the 16th and 17th centuries. They are typical local vernacular of the period with the exception of Mary Arden's House which has some fine close studding and gable truss framing indicating a holding of some wealth and status.

These buildings have blue lias stone plinths and some walling sections in the same. There are some other buildings of this date built entirely of blue lias limestone i.e. the dovecote of Mary Arden's House, earlier parts of the farm buildings to Mary Arden's House and Glebe Farm and No. 17 Church Road / 2 to 6 Old School Lane (all one building).

All the surviving 18th and early 19th century building is in blue lias and red brick which was used from the mid 19th century onwards.

The character of these buildings is that of small scale individual cottages and farmstead groups. The key buildings - Mary Arden's House and Farm Group, Glebe Farm, The Mary Arden Inn and the Church and School Group all have highly individual character and settings and apart from Mary Arden's House and Glebe Farm, do not really relate to each other apart from the use of local stone and clay tile roofs in their construction.

Station Road to The Green has an open broad lane character completely dominated, within the village, by the Mary Arden / Glebe Farm group. Good stone walls on each side clearly define the road and there are good open views across the meadow on the south side to the open grouping of small cottages beyond.

The Mary Arden Inn forms a dominant and important stop and focal point to the end of Station Road and the road junction and The Green together create a large open space in front of it.

Aston Cantlow Road, along which the modern suburban expansion of the village is most obvious, does have an almost urban street character. The Mason's Arms to Glebe Farm. There was once an open "Village Green" area west of the road between The Mary Arden Inn and No. 27 Aston Cantlow Road, enclosed along the west by a fine terrace of 10 quarry workers cottages but this has been infilled by 2 modern houses and The Post Office / General Store. There is no distinctive architectural character along here and the range, scale and style of building is quite diverse. The Mason's Arms does make a focal point when viewed from the Station Road junction and The Green because of the bend in the road.

The isolated Conservation Area segment further west along Aston Cantlow Road defines the three outlying terraces early 19th century quarry/lime workers cottages which are important to the historical evolution of Wilmcote and do form a small but interesting group. They are not listed but they have survived largely unaltered and, together with nos 7 to 25 Aston Cantlow Road, have great historical value as good example of artisan cottage terraces built by the local industry for its employees. They are also good examples of masonry construction for simple dwellings using the available local stone.

Church Road, south from the junction of Swanfold, has a more typical village street character of small scale individual cottages, some on the roadside and some set back. There are some good stone boundary walls and hedgelines along here enclosing the street.

Overall there is a predominant 'clay plain tile' roofscape, white painted multi-paned windows are in the majority and there is an even mix of local stone and red brick walling.

3.2 Artefacts and Features.

There are no monuments or street features as such in Wilmcote. The Green has a simple wrought iron seat around the lime tree and there is a K6 listed red telephone box nearby.

Station Road retains its granite sett kerbs from the Mary Arden's House entrance to The Green and there is a short section of setts in front of "Sunny Nook" but the rest of the village pavements and verges have modern concrete kerbing.

St. Andrew's Church has a good stone and timber lych gate entrance at the north-east corner of the Churchyard onto Church Road - set into the enclosing stone wall.

3.3 Predominant Building Materials.

The Wilmcote stone is a coarse stratified rock which cannot be finely dressed or carved, however the best stone from these quarries weathers relatively well for blue lias limestone and has retained its fine appearance even in buildings over 300 years old.

The walling style is a coursed square rubble, with a coarse chisel dressed or "rock faced" finish. Very little decorative detail can be seen apart from some crude segmental arches and stone cills. A number of buildings, e.g. the Mason's Arms, have red brick segmental arches over windows and door openings whilst earlier cottages have oak lintels flush with the face of the stone.

Red/brown clay tile is the predominant roofing material. The oak-framed buildings may have been thatched originally but there is no thatch surviving in this village today.

Welsh blue slate was introduced in the 19th century and it is used on The Mary Arden Inn, the quarry workers cottages and the Congregational Chapel (now a dwelling).

The facing brick is the local red/orange Avon valley clay laid in Flemish bond and in some instances, e.g. The Mary Arden Inn, painted white. Most of the oak framed and stone buildings have chimney stacks rebuilt in this red/orange brick.

3.4 Landscape Setting & Village Form

Wilmcote lies in a fairly flat landscape of arable fields, well interspersed with hedgerows and hedgerow trees. The Stratford-upon-Avon canal creates a linear feature in the landscape just to the east of the village.

There are three tree and hedgeline approach roads to the village, and once inside the built up area there is little opportunity for views out. Likewise it is difficult to perceive the form of the village from outside, it being well closed with peripheral trees and tree groups.

From the south the entrance to the village is marked by the well treed environs of Wilmcote Manor, in particular by a fine avenue of mature beech trees and some pines at the roadside. Once into the core of the village the roads snake and reveals the Church and School on the western side and a vista, terminated by the stone walls of Glebe Farm on the east, leading the eye round to The Mason's Arms, which forms another focal point.

From the east the approach is less satisfactory. The canal, set in a cutting, is hidden by tree belts, and the housing along the road here lacks cohesion. The proliferation of poles and wires is noticeable here whereas further on they have been removed or concealed. The view is terminated by The Mary Arden Inn, and the flanking stone walls and neat hedges on both sides form a sophisticated setting for Mary Arden's House.

The approach from the north is through a more suburban residential area until the Wilmcote Men's Club, where the Conservation Area begins then, from The Mason's Arms, the view towards the centre "Village Green" is revealed around a bend in the road.

There are two main areas of identifiable landscape character in Wilmcote. These are:-

Area A

The main core of the village, as far as landscape is concerned, centres around the approaches to and the focus of The Green outside The Glebe Farm and The Mary Arden Inn, where a small Green supports a fine lime tree. Within this area, Mary Arden's House and Glebe Farm are particularly

well maintained and present a contrast to some of the peripheral areas. Mary Arden's House faces south across Station Road to an open meadow which has some attributes of a village green and gives the rather loose-knit scatter of cottages a sense of rural place. It will be important to continue to protect this area from development.

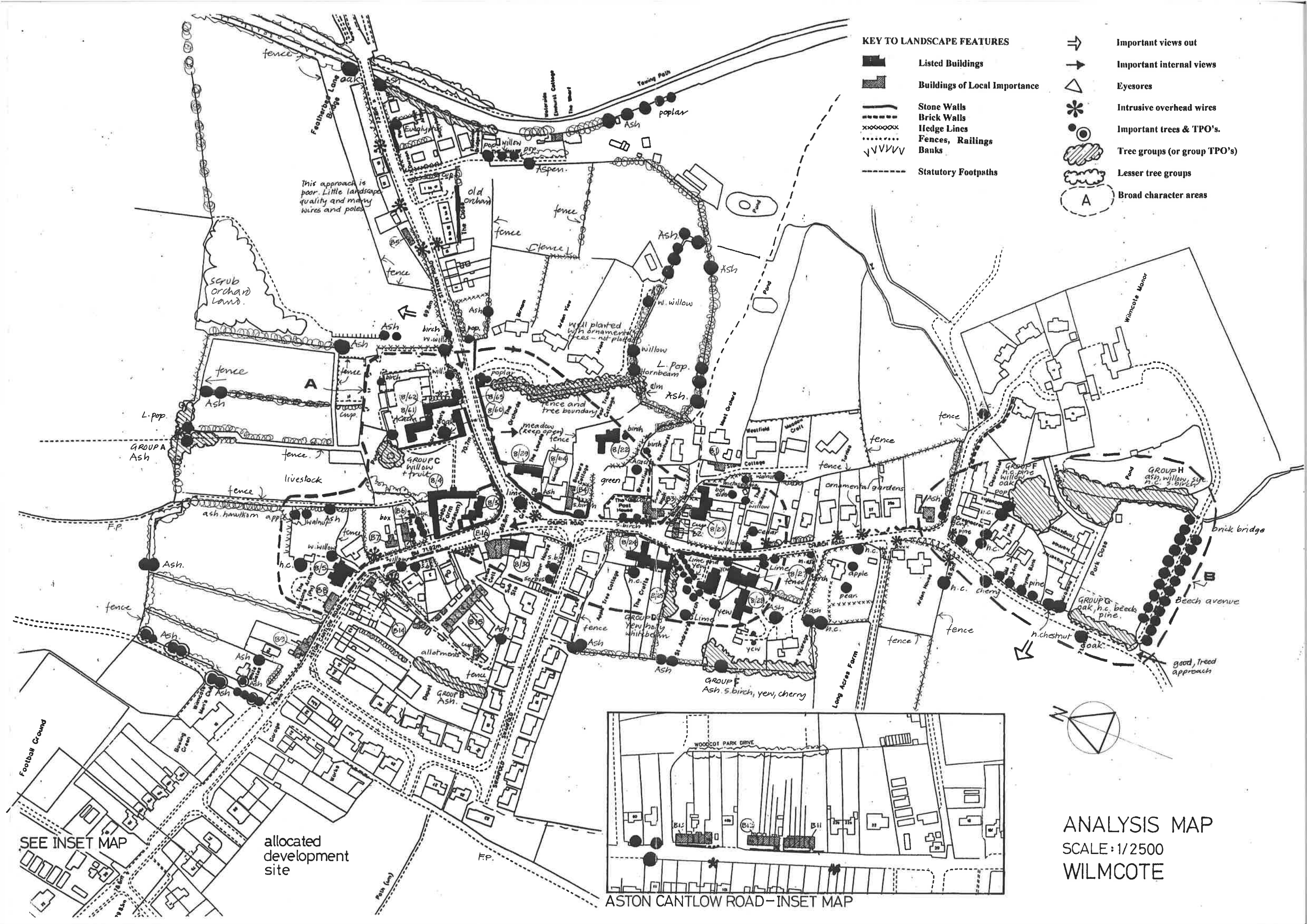
Within Area A there are other places of charm and character, notably the area between Pear Tree Cottage, Brookers Cottage and Brookfield which is simple grass and gravel drive open area, Old School Lane which is small, intimate and nicely enclosed, and the Church group of buildings and trees fronted by a fine curving stone wall. A small simple canopied lych gate is situated in the north-east corner of the Churchyard leading to a lime and yew walk.

Mention should be made of an area on the east edge of this Area A, where three houses have been built in meadow land. These are quite well absorbed into the landscape and are virtually concealed from the village by a good line of mountain ash and maple trees and by a wealth of new ornamental tree planting (not plotted on the analysis map) but they have introduced an element of 'comfortable suburbia' into an ancient village/rural landscape.

Area B

Tree groups are relatively few in the village and they are mainly in the form of belts of predominantly ash trees and mixed shrubbery on boundary lines. However, to the south of the village core, the area between Wilmcote Manor and the road supports good tree groups and specimens which form a delightful entrance to the village.

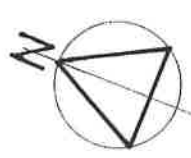
Overall the landscape in the village is well cared for and should remain so but the appearance of the village is changing with the proliferation of ornamental garden tree and shrub planting. This is one of the characteristics which gradually erode the rural vernacular and turn a settlement into dormitory village suburbia.



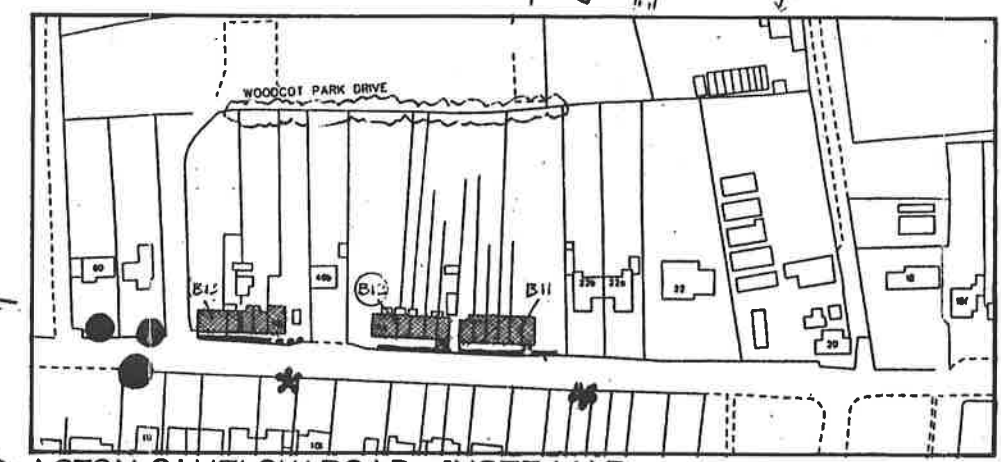
KEY TO LANDSCAPE FEATURES

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

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



ANALYSIS MAP
SCALE: 1/2500
WILMCOTE



ASTON CANTLOW ROAD - INSET MAP

SEE INSET MAP

allocated development site

4. CONSERVATION AREA REVIEW AND RECOMMENDATIONS

4.1 Boundary Alteration Recommendations

When Wilmcote Conservation Area was first designated it included a large tract of open land to the east, south of Station Road and across to the canal from the rear of Pear Tree Cottage. This was identified as being "an open meadow which is an important feature of the village because it allows for views in and out of the village centre and, in such a loose-knit village, it has some of the visual attributes of a village green"

Unfortunately a large part of this meadow has now been built on and is swallowed up as residential frontage and garden area, and, although there are three fine houses with a wealth of ornamental trees and shrub planting, this area now has little relationship with the rural setting of Mary Arden's House and the ancient village. It also blocks the views out towards the canal or into the village centre from the canal which were identified on the 1969 Conservation Area map. There is some of the original meadow left which still has that "village common" quality and there is a young densely planted tree line on the east side boundary fence. It is due South of Mary Arden's House and *must* be maintained as open space "meadow". The rest of this area, across to the canal should, it is recommended, be excluded from the Conservation Area since its original environmental relationship to the village is now lost.

The canal always had a rather tenuous link with the village settlement group and recent development has really severed that link.

Similarly the original Conservation Area designation included an orchard area from Mary Arden's House to the canal as an important setting to the House and Farmstead group and entrance into the village. There are also a small number of 19th century brick cottages along the North side of Station Road backing onto this land. Unfortunately the orchard trees are gone and it has become a poor "scrub" pasture with a range of open sided low grade store buildings along the west boundary. There are many wires and poles along its Southern edge and all the cottages, except one, have been so over-restored and extended as to lose any sense of their original local vernacular form and

style. It is also considered that the main visitor entrance and car park area has effectively divorced the Mary Arden's farmstead group from its field setting on this side. It is therefore recommended that this area too be excluded from the Conservation Area.

Finally, the original Conservation Area designation included Church Road and its residential enclosure as far south as the avenue driveway to Wilmcote Manor. However, the historic village core and group of buildings identified as being of architectural and historic interest extend only as far as the school and vicarage. The rest of the buildings in this area, apart from No29 which is a red brick Victorian villa, are modern buildings, the design and construction of which do not have any special relationship with the vernacular form and character of Wilmcote.

In landscape terms there is an abundance of good trees and hedges in this area making a delightfully leafy approach into the village but, in terms of the defined Conservation Area, ie * *"the area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"*, the area South of the Church / School Group does not relate to the form or setting of the area of Wilmcote which is considered to have special architectural or historic interest. Therefore, it is recommended that this area be excluded from the Conservation Area.

The boundary alteration recommendations are therefore as follows:

i. Land from Pear Tree Cottage to the Canal

Amend east side boundary to EXCLUDE redeveloped area east of new fence and tree boundary to the canal.

ii Pasture Land East of Mary Arden's House

Amend north side boundary to EXCLUDE east end of Station Road and low grade pasture land from Mary Arden's House to the canal.

* definition of a Conservation Area from para.69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

iii South End of Church Road

Amend south side boundary to EXCLUDE the modern residential area south of the church and the school group as it does not relate architecturally or historically to the village character.

iv Swanfold

Amend west side of boundary to EXCLUDE end house, No.9, and electricity sub-station.

v Aston Cantlow Road

EXCLUDE residential area north of quarry workers cottage terraces as it is only this cottage group which is of special local interest (see para 3.1)

4.2 Areas for Improvement

The original 1969 Conservation Area designation report raised concern about the loss of open spaces and of intrusive modern development at that time. In many ways the quality of the environment has improved in Wilmcote since then. There are no run down neglected cottages and stone walls have been built and frontages improved.

The junction of Old School Lane and Church Road could still be improved with a stone boundary wall enclosure to the south corner pair of cottages. Some shrub planting would also enhance this corner since it is a prominent focal point from The Green.

The area around the Village Store and Post Office is still a disappointment compared with the surrounding frontages. The wirescape is prominent here and the low grade fencing and hard surfaces compound the problem. Again, a high local stone boundary wall to the open space between the Village Store and "Swan Cottage", coupled with tree and shrub planting on both sides, would complete the enclosure of this centre space and road junction. Also, the wirescape should be removed from this sensitive area.

Generally, the wirescape on the approaches into the Conservation Area is prominent in Wilmcote and significantly detracts from the character and quality of the area.

4.3 Conservation Area Planning Control since Designation

About 12 further infill dwellings have been built within the original Conservation Area since 1969 and several buildings ie. The School, The Mary Arden Inn, Pear Tree Cottage and The Mary Arden's House group have been substantially extended. There have also been some good restorations and improvement of older buildings and their frontages etc.

Beyond the Conservation Area there has been substantial residential development along Aston Cantlow Road, Swanfold and next to Wilmcote Manor. A new rather unsympathetic new house has been built between the quarry workers cottages in Aston Cantlow Road (No.46A) but it is set well back and partly screened by frontage planting.

The new 'infill' dwellings within the Conservation Area have not been particularly well designed to fit into the village character although they are well screened with tree and shrub planting. The Mary Arden's House Visitor Centre has been well designed to fit in well with the farmstead group and the Glebe Farm Museum is a "model" restoration.

On the other hand, the Village School has been very badly extended and altered with little regard for its architectural quality and character within the village. The modern flat-roofed extensions have really spoilt this fine group of community buildings.

The Mary Arden's Inn extensions and refurbishment is not out of place but some of the detailed design leaves something to be desired. The change of name of a Public House (purely for commercial gain) from one held for a century or more is always a disappointment terms of historical continuity.

4.4 Future Development in the Conservation Area

Within Category Two (1) settlements such as Wilmcote, the Local Plan does not allow scope for infill developments. This will help to ensure that the character and appearance of the Conservation Area is maintained in the long term.

Within the Conservation Area now proposed therefore, further infill development will be strongly resisted. Sensitive modernisation of older buildings and landscape form in recent years has made great improvements to the character and quality of the environment of the centre of Wilmcote in recent years and this should continue. The removal of unsightly wirescape should be a priority.

4.5 Conclusions

Wilmcote has become a village of great local significance since Mary Arden's House, farmstead and Glebe Farm were taken on by the Shakespeare Birthplace Trust in 1930 and the buildings subsequently restored as a national memorial to William Shakespeare and a museum of rural settlement.

It attracts many visitors each year, most of whom visit the House and farmsteads and pass on quickly through the village. The visitor centre and its car park provides well for these visitors and they do not impose unduly on the residents or surrounding environment of the village.

The greatest disruption and change to Wilmcote has come from post war residential development turning it from a small farming and quarrying settlement to a substantially larger dormitory village to Stratford and surrounding towns.

The Conservation Area, therefore, primarily recognises and protects the village setting of Mary Arden's House and Glebe Farm and it encompasses a small number of other listed buildings and buildings of local interest which relate, in one way or another, to the broader setting of this fine group of buildings.

KEY TO SYMBOLS

- Conservation area boundary - (proposed)
- XXXXXX Areas to be excluded from CA.
- ▨ Areas to be included in CA.
- Listed Buildings
- ▤ Buildings of Local Importance
- Stone Walls
- - - Brick Walls
- xxxxxxx Important Hedges
- vvvvvv Banks
- Important Trees
- ☁ Important Tree Groups

area excluded as it is no longer good meadow lands to Mary Ardens House

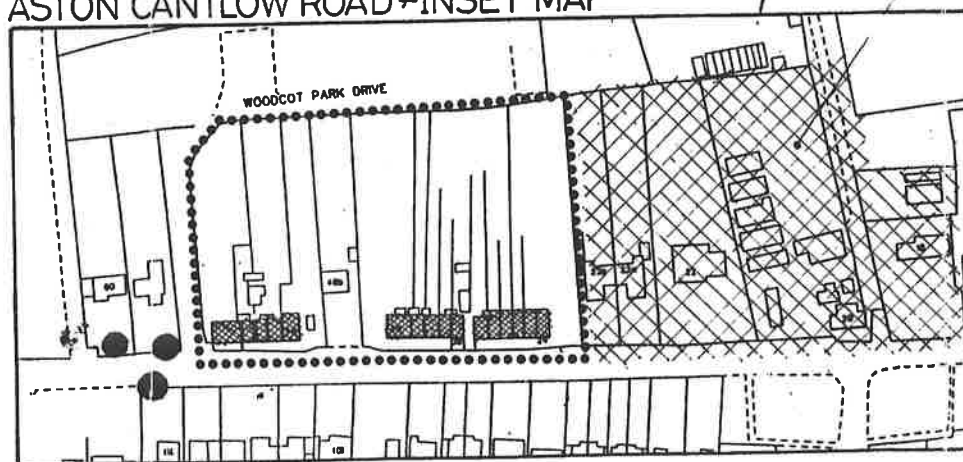
area excluded as it is no longer open space meadow to canal

area excluded as it does not contain any buildings related to village character or open spaces important to setting of village

modern house until excluded.

exclude area of houses & gardens which do not relate to cottage group.

ASTON CANTLOW ROAD - INSET MAP



PROPOSALS MAP
SCALE - 1/2500
WILMCOTE

SEE INSET MAP

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1. 1st Edition Ordnance Survey -1885
2. Victoria County History - Warwickshire Vol.III - pp.31(Aston Cantlow)
3. WFWI - 'The Warwickshire Village Book' - Countryside Books - 1988
4. Buildings of England 'Warwickshire' - Nikolas Pevsner - pp.473
5. STRATFORD ON AVON DISTRICT LOCAL PLAN
(Deposit Draft) Jan.1993

APPENDIX Ai.

SCHEDULE OF LISTED BUILDINGS IN WILMCOTE CONSERVATION AREA

Ref.No.	Description
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8/4	Farmbuildings approx. 2m. North of Glebe Farmhouse, Aston Cantlow Road (Listed Building Ref. 8/4 - Grade II)
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(Key buildings on street corner)

Shelter sheds and cowhouse (now conservation laboratory and offices), barn, stables and loose boxes. C18/C19; restored late C20. Regular coursed lias and some brick. Old tile roofs. L-plan. Late C20 doors and windows throughout. Left range: 3-bay former shelter shed, and cowhouse. 2 brick piers. First bay has double-leaf doors. 2 bays and former doorway to cowhouse filled in with late C20 weatherboarding and windows. Plank door to through-passage. Half-hipped roof. Former stable has door and window, and hay loft door. Half-hipped roof. 4-bay barn in corner has barn doors with brick basket arch to front and rear. Small segmental arched window. King

post roof with through purlins. Right range: Stable has central stable door with segmental lias arch and hayloft door above, to front and rear. 3-bay brick barn with lias plinth has central doors and 2 small openings with doors to front and rear. Loose boxes have 2 round arched stable doors, double leaf doors, and 2 further stable doors; one with grille beside takes place of double-leaf doors. Rear of left range: C20 windows and skylights. Barn has brick cornice. Right range: Cross gable on right partly of brick. Brick barn has lias porch with late C20 weatherboarding to gable. Loose box range has single stable door on left, and 3 small openings with doors.

**Glebe Farmhouse and attached Granary, Aston Cantlow Road
(Listed Building Ref. 8/3 - Grade II)**



(Key buildings on street corner)

Farmhouse and attached granary. C16, altered and largely refaced C19; granary C18. Timber framed with brick infill; largely underbuilt and refaced in brick. Front half of cross wing underbuilt and rear part and granary wholly of coursed lias. Old tile roofs; large C19 brick ridge stack. L-plan. One storey and attic; 3 bays, 2-window range. C20 half-glazed door with simple moulded frame. Ground floor has C19 casements, on right with glazing bars and segmental brick arch. Cross wing has no windows to front. Dormers without windows at time of resurvey. Left return side of cross wing has some exposed framing. Three C19 casements on ground floor; 2 leaded-light casements on first floor. To rear: Main range entirely of brick. Irregular fenestration. Cross wing has timber framed gable. Interior: Exposed timber framing and heavy ceiling beams. First floor partition with exposed wattle and daub. Queen strut roof has massive tie beams with braces. Granary has round-arched open through-

passage and adjacent opening for kennel. Doorway on first floor; staircase missing at time of resurvey. End wall has plank door and small window, and first floor window. All openings have brick round or segmental arches. Half-hipped roof. Undergoing restoration at time of resurvey.

8/5

**The Mason's Arms Public House, Aston Cantlow Road
(Listed Building Ref. 8/5 - Grade II)**



(Focal point from The Green)

Public house. Late C18/early C19 with C19 additions. Regular coursed lias with simple cornice. Old tile roof; brick ridge stack. Double-depth plan, with single-storey wing to right and 2-storey wing behind. 2 storeys and attic; 2-window range. Central C20 half-glazed door; blocked doorway to left. Ground floor has 24-pane sashes, first floor has 3-light casements with glazing bars. All openings have segmental brick arches. Single-storey range has late C19 gabled porch with half-glazed door, and iron window with glazing bars. Left and right return sides have semi-circular attic windows. To rear late C19 and C20 additions. Interior altered.

8/24

**Apple Tree Cottage, Church Road
(Listed Building Ref. 8/24 - Grade II)**



Cottage. Early C17. Timber framed with lath and plaster and whitewashed brick infill; right half largely underbuilt in brick. Tile roof; brick ridge stack. 2-unit plan. 2 storeys; 2-window range. C19 casements with glazing bars. Entrance with half-glazed door in single-storey C20 wing at right angles. Right return side has some exposed framing with jowled post. Interior: Exposed framing. Broad-chamfered ceiling beams. 2 open fireplaces back-to-back. C20 additions to side and rear.



Small church. 1840-42. Attributed to William Butterfield (VCH), but attribution not accepted by Paul Thompson. Built for the Knottesford Fortescue family. Regular coursed lias with limestone ashlar dressings. Tile roofs with coped gables. Aisled nave and chancel, north vestry. Early English style. 4-bay nave, 2-bay chancel. Angle buttresses and lancets with continuous hood moulds throughout. Chancel has triple east lancets with string course at sill, and quatrefoil above. Buttresses with gablets. Gable has foliated cross. Single south window. Roof has corbel table. Small north door in lean-to porch with east window. South aisle has 4 windows and east window; north aisle has 3 north windows only. Nave and chancel roof in one; aisles have lean-to roofs of same pitch, but slightly lower. West entrance between 2 lancets has chamfered arched doorway with stilted outer arch, and plank door with ironwork. String course at sill level continued up over door as gable with stiff-leaf finial. Pointed elliptical window above has moulded surround. Gable has small louvred wood bellcote. Far-projecting vestry, possibly a later addition, at right angles to north

aisle, has west door with hood mould continued across wall. North window. Blank east wall of imitation ashlar cement. Interior: Plastered or whitewashed walls. Chancel has 2 pairs of sedilia. Small elaborate niche and bracket on north wall has trefoiled arch with shafts and gable, and bracket supported on stiff-leaves clasped in a hand. Elaborate painting, stencilling and gilding on every surface, including panelled wagon roof. Encaustic tile paving. Chancel arch on short colonette corbels. Nave has 4-bay arcade of 2 chamfered orders and round piers with 4 fillets. West internal porch, gallery over; west arch and west wall of aisles elaborately painted and stencilled. Queen strut roof with arched braces on colonnette corbels. Narrow aisles, lower than arcade. Walls covered with scenes from the life of Christ painted in monochrome on zinc sheets, said to have been painted by the incumbent c.1870. Fittings: Arcaded stone altar. Carved stone pulpit with later monochrome paintings c.1870. Cylindrical stone font with carved interlace ornament, and elaborate ironwork on lid. Stained glass: East window c.1857, south aisle east mid C19; good quality medieval style work. Sculpture: Flemish relief of c.1520 (Buildings of England) on west wall. A good, very largely complete example of a Tractarian-influenced church interior.(V.C.H.: Warwickshire, Vol.III, p. ; Buildings of England: Warwickshire, pp.473-474; Paul Thompson: William Butterfield, p.56).

**No. 17 (Kirkside), Church Road
(Listed Building Ref. 8/23 - Grade II)**



Includes Nos.2 to 6 (even) Old School Lane, Wilmcote. Row of 4 cottages; possibly formerly one house. C16 or early C17, with mid C20 cross wing to No.6 on left. Coursed lias rubble. Tile roof with some old tiles; brick ridge stacks. L-plan extended to U-plan. One storey and attic; 5-window range. C20 doors and leaded-light casements. No.17 has front to Church Road. Baffle-entry plan. 3 ground-floor casements and fire window, long low window above door. Roof hipped on right. Old School Lane front: No.17 projects on right and has C19 lias outshut on left side. 3 entrances. No.4 in centre has lias porch. Entrance to No.6 on left in C20 wing. 4 casement roof dormers. Interior: No.17 has very thick walls. Broad-chamfered ceiling beams. Room on left has run-out chamfered joists. 2 open fireplaces back-to-back. Room on right has stone winder stairs in external corner, now blocked off at top. C20 straight flight staircase. First floor has timber framed partitions. Exposed queen strut roof with curved wind braces and heavy timbers. No.2 has broad-chamfered beams.

Open fireplace. No.4 said to have substantial roof timbers. Mid C20
Cotswold stone cross wing. One-window range.

8/25

**Nos. 4 and 6 (The Crofts), Church Road
(Listed Building Ref. 8/25 - Grade II)**



Pair of cottages. C17/early C18 with late C18/C19 additions and C20 alterations. Timber framed with whitewashed brick infill; extended at each end in whitewashed brick; No.4 has coursed lias end wall. Tile roof; brick ridge stacks. Possibly originally 3-unit plan; each now 2-unit. 2 storeys; 4-window range. No.4 has plank door; No.6 has C20 ribbed and studded door; each with small hood. Each has small canted bay window. Leaded-light casements, some old; 2 dormers. No.4 has dormer immediately above another window. To rear: Some exposed framing. Interior not inspected.

8/22

**Pear Tree Cottage, Church Road
(Listed Building Ref. 8/22 - Grade II)**



Cottage. Late C16/C17 with early C19 wing. Part timber framed. Square framing with lath and plaster and whitewashed brick infill; remainder of regular coursed lias. Old tile roof; lias stack with brick shaft. Wing of brick and some lias; left side and part of end wall with imitation ashlar stucco and damaged moulded string course. Slate roof on left side, tile on right; brick and rendered stack. L-plan. One storey and attic; 3 bays. C20 glazed door; wood lintel. Irregular fenestration with C19 and C20 casements, mostly with glazing bars, and one older leaded light. 2 small C20 dormers. Wing has 2 ground-floor windows with cambered arches. Left return side of main range has timber framed gable. Large late C20 ground floor bay window with tile roof. 2 small casements on first floor. Right return side partly rendered on first floor. To rear low outshut on left with roof down to height of approximately one metre. Interior: Broad-chamfered ceiling beams. Open fireplace and winder stairs. Early C19 straight flight staircase. Panelled doors.

8/28

**The Old Vicarage, Church Road
(Listed Building Ref. 8/28 - Grade II)**



Vicarage, now house. 1846-7. Designed by William Butterfield for Edward Knottesford Fortescue. Squared lias rubble; projecting wing of regular coursed lias with roughcast front wall; lias quoins; limestone dressings. Main range has old tile roof, wing has late C20 tiles; coped gables; lias stacks, and brick external stack to wing. T-plan, with gabled projecting wing and cross wing. Gothic Revival style. 2 storeys; 5-window range. Entrance in corner has arched plank door with moulded stone arch and lias voussoirs. Irregular fenestration. Ground floor has 2- and 3-light stone chamfered mullioned and transomed windows with shaped upper lights, and 2-light square headed window with trefoiled ogee lights. Wing has French window with block surround in right return side; left return side has external stack. Left section, formerly single storey, has door and iron segmental headed window. First floor has lancet lights and half-dormers. Late C20 half-dormer above door. Left end upper storey, added later, of colourwashed brick. To rear: Staircase projection with hipped roof. Arched door. 2-light window with trefoiled ogee lights. Staircase has 2-

light Decorated style window with ogee lights and transom, and quatrefoil. Half dormers with single small lancets. Interior: Stone closed well staircase. Forms part of an interesting group with Church of St. Andrew (q.v.) and Wilmcote Church of England junior and infants school (q.v.).(Buildings of England: Warwickshire, p.474, Paul Thompson: William Butterfield, pp.100-1, 277, 405, 438).

8/27

**Wilmcote Church of England Junior and Infant School,
Church Road
(Listed Building Ref. 8/27 - Grade II)**



(spoilt by unsympathetic flat-roofed extensions)

School. 1845, with later additions. Designed by William Butterfield for Edward Knottesford Fortescue. Lias rubble, with regular coursed lias front wings, and limestone ashlar dressings. Old tile and late C20 tile roofs with coped gables. Lias stacks. Gothic Revival style. One storey. Rear elevation to churchyard: 3-window range. Arched plank door in right end has block surround. Single and 3-light limestone mullioned windows with segmental-headed lights. Large dormer with glazing bars above and to left of door. Large external stack on left; shaft removed. Small gabled range in re-entrant angle between school and The Old Vicarage (q.v.) has small window and coped gable. Left return side has 2-light Decorated style window with trefoiled ogee lights and quatrefoil, and lias voussoirs. Buttress below. Wing beyond this has large external stack and flanking 2-light wood mullioned windows with segmental-headed lights. Front elevation, largely obscured by mid/late C20 additions, has gables. Forms part of an interesting group with Church of St. Andrew (q.v.) and The Old Vicarage (q.v.). (Buildings of England: Warwickshire, p.474; Paul Thompson: William Butterfield, pp.44,435).

Mary Arden's House, Station Road
(Listed Building Ref. 8/60 - Grade I)



(Centrepiece of village)

Farmhouse. Early C16, with later C16 cross wing on right. Restored C20. Timber framed: close studding, cross wing with jowled posts and herringbone framing, and lath and plaster infill. Plinth, left corner and left return side of coursed lias. Old tile roof; brick ridge and end stacks. Through-passage plan with outshut. One storey and attic; 2-storey cross wing; 5-window range. Central entrance and entrance to cross wing have C20 plank doors. Leaded-light casements. 4 dormers. Timber rainwater goods. Right return side and rear have large framing. Cross wing and outshut have brick infill; parts of main range have whitewashed brick infill. C20 plank door. Interior: Exposed framing throughout. Stepped stops to broad-chamfered cross ceiling beams. Kitchen has broad open fireplace. Hall has ceiling inserted in later C16. Inglenook fireplace with damaged chamfered bressumer. C20 quarter turn staircases. Flagged floors. First floor has wide floor boards. Jowled posts. Queen strut roof with trenched purlins, with braces. Historical associations; the house was the home of Shakespeare's mother. Forms part of an interesting group with dovecote (q.v.), farmbuilding (q.v.) and barn and stable (q.v.). (V.C.H.: Warwickshire, Vol.III, pp.32-3; Buildings of England: Warwickshire.

8/61

**Barn and stable approx. 20m. North East of Mary Arden's House,
Station Road
(Listed Building Ref. 8/61 - Grade II)**



Barn and stable or cow house. Partly C17, but mainly C18; barn porch possibly later. Restored timber framed end wall with jowled posts and tension braces, and brick infill. Remainder of building of regular coursed lias with simple cornice. Porch has brick gable with string course. Old tile roof. L-plan. Barn 5 bays and 3-bay wing on left with porch; cowhouse or stable one bay. Barn doors with segmental brick arches to front, rear and porch. Stable door on right has grille of diagonally-set square wooden uprights above, and wood lintel. Timber rainwater goods. Rear of wing has barn doors with wood lintel and leaded-light casement. Interior: Timber framed partition between barn and cowhouse or stable has jowled posts and diagonal braces. Some whitewashed brick infill, and upper part with weatherboarding. Remainder of building has queen strut roofs with through purlins. Small addition to rear of cow house. Forms part of an interesting group with Mary Arden's House (q.v.), dovecote (q.v.) and farmbuildings.

8/63

Dovecote approx. 4m. East of Mary Arden's House, Station Road
(Listed Building Ref. 8/63 - Grade I)



Dovecote. Possibly pre-C16. Coursed lias; C20 timber framed gables with brick infill. Old tile roof with small open lantern. Square plan. Central plank door. Interior: 657 nesting holes. Central beam, possibly for former floor. Queen strut roof with trenched purlins; rough timbers. Forms part of an interesting group with Mary Arden's House (q.v.), farmbuildings (q.v.) and barn and stable (q.v). (E.S. Sappcote: Warwickshire Dovecotes: Transactions of Birmingham Archaeological Society, Vol.66, 1945-1946, pp.124 and 126).

8/62

**Farmbuildings approx. 8m. North of Mary Arden's House,
Station Road
(Listed Building Ref. 8/62 - Grade II)**

Shelter sheds, cider house and covered cartway. C17/C18. Coursed lias; old tile roofs. L-plan. 5-bay shelter sheds; right end bay now walled in with C20 door. Interior: Retains parts of hay racks. Queen strut roof with braces to tie beams and trenched purlins. 2-bay cider house has plank door. Interior: Queen strut roof with collar and through purlins. Cider mill, brought in from elsewhere. Covered cartway walls lean markedly. Forms part of an interesting group with Mary Arden's House (q.v.), dovecote (q.v.) and barn and stable (q.v.).

8/64

**K6 telephone Kiosk (Tel No. 01789 67128), The Green
(Listed Building Ref. 8/64 - 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.

8/30

**Swan House Hotel, (now called 'The Mary Arden Inn'), The Green
(Listed Building Ref. 8/30 - Grade II)**



(important focal point at west end of Station Road)

House, now public house. Early C19. Brick; front whitewashed roughcast with painted rendered quoins. Slate roof with coped gables and kneelers; brick end stacks. Original plan indeterminate. 3 storeys; 3-window range. 6-panelled door and overlight with glazing bars. Reeded doorcase with unusual shaped brackets. Ground floor has canted bay windows. 16-pane sashes on ground and first floors, with central 12-pane sash. Rendered flat arches. Lower second floor. Interior altered. Substantial late C19 and C20 additions to left and rear.

8/29

**The Laurels, The Green
(Listed Building Ref. 8/29 - Grade II)**



Cottage. C18. Regular coursed lias with quoins and brick dentil cornice. Tile roof; brick ridge and end stacks. Two-unit outshut plan. 2 storeys and attic; 2-window range. Entrance on right has mid/late C19 lias, timber and glass porch with turned balusters and half-glazed door to left return side. Central window in former doorway has cambered stone lintel. Small C19/C20 bay window with gable on left. Ground floor windows have leaded lights. First floor has old casements with glazing bars and stone lintels. To rear: Attic has C19 flat-roofed dormers. C19 addition. Interior not inspected. C20 addition on left.

APPENDIX Aii

SCHEDULE OF BUILDINGS OF LOCAL INTEREST AND IMPORTANCE TO WILMCOTE CONSERVATION AREA

Ref.No.	Description
B1	Stone Cottage, School Lane - very small single storey + attic early C19th cottage in local stone and clay tile.
B2	Cottage pair at corner of School Lane & Church Road - mid C19th pair of 2-storey cottages - much altered and modernised - local stone front wall, rendered gable wall, clay tile roof, modern windows - prominent key position in street.
B3	The Post House, Church Road - large early C19th house with modern additions - whitened render and clay tile roof - some old windows - group value with B2.
B4	Bookers Cottage, Church Road - early 19th cottage range - single storey + attics - modernised - gable end to road.
B5	(outside proposed Conservation Area)
B6	Chapel House, Aston Cantlow Road - mid C19th former Congregational Chapel - gothic style red brick with stone dressings, 60 degree pitch blue slate roof - gable end to road - sensitive conversion to house.
B7	House next north to Chapel House, Aston Cantlow Road - late C19th Victorian villa - 2 storey red/orange brick and clay tile - original sash windows - group value with Chapel House.
B8	Outbuilding to The Masons Arms, Aston Cantlow Road - mid C19th coach house and stables to Inn - altered - local stone, old clay tile roof, red brick outshot - on road frontage - very prominent in street and group value with Pub (listed).

- B9** **8-12, Aston Cantlow Road** - early C19th terrace of cottages much altered - may have earlier origins - 2 storey + attics - rendered and facing brick, local stone wing, on road frontage.
- B10** **omitted**
- B11** **24-34 Aston Cantlow Road** - terrace of six 2-storey early C19th quarry workers cottages - local stone with blue slate roof - some original windows.
- B12** **36-44 Aston Cantlow Road** - terrace of five early C19th quarry workers cottages - as B11.
- B13** **46-54 Aston Cantlow Road** - terrace of six early C19th quarry workers cottages - as B11.
- B14** **27 Aston Cantlow Road** - early 19th cottage - 2-storey + attics and outshot to road frontage - local stone, red brick, some oak framing and clay tile roof - prominent position in street.
- B15** **7-25 Aston Cantlow Road** - early C19th terrace of 10 quarry workers cottages - 2 storey local stone and blue slate roof - some original chimneys - a fine example of an artisan cottage terrace serving local industry.
- B16** **Swan Cottage, Aston Cantlow Road** - early C19th 2-storey rendered brick and clay tile roof - group value with The Mary Arden Hotel.

APPENDIX Bi

SCHEDULE OF LANDSCAPE FEATURES OF IMPORTANCE TO WILMCOTE CONSERVATION AREA

Photo No.	Description
1	The village from the South.
2	The canal boundary on the East of the village.
3	The backlands of "The Wharf".
4	The approach to the village from the East.
5	The beech avenue at Wilmcote Manor.
6	The village approach from the South outside the Churchyard.
7	The centre of the village, from the South showing The Mary Arden Inn and Glebe Farm.
8	Mary Arden's House from the West.
9	To The Mason's Arms from the South.
10	The meadow opposite Mary Arden's House.
11	The approach to The Mary Arden Inn with Mary Arden's House on the right.
12	Station Road from the village, showing the poor introductory environment.
13	The backlands towards the canal.
14	Church Road from the North, Church wall and lime trees on the right.



1



2



3



4



5



6



7



8



9



10



11



12



13



14

APPENDIX Bii

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

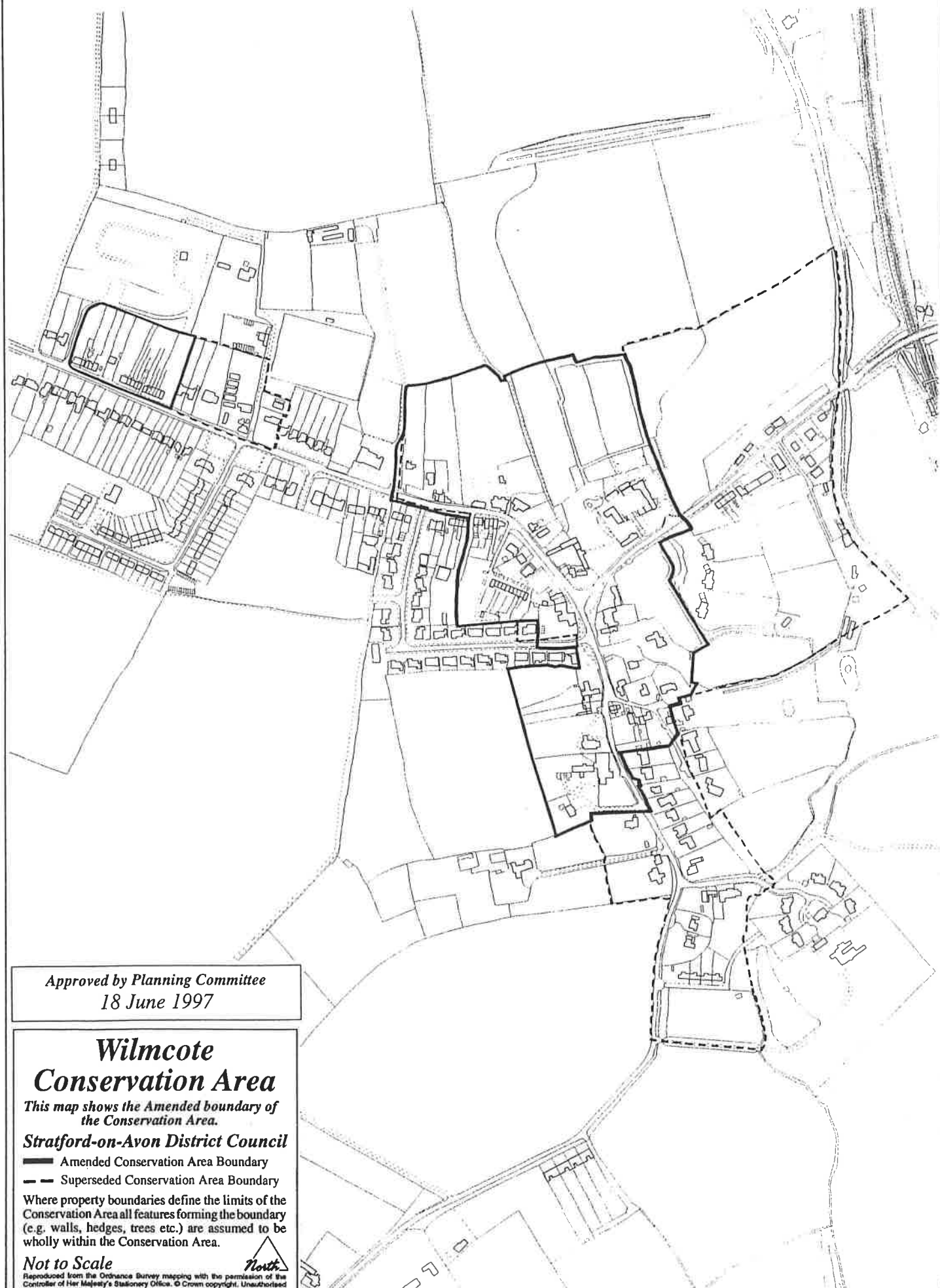
Note; *Individual trees are identified on the Analysis Map and TPOs are marked only where they correspond with the details and schedules held by the Local Planning Authority.*

Map

Ref.

No. Description

- | | |
|----------|--|
| A | A Conservation boundary group consisting of ash. |
| B | A Conservation boundary group of ash. |
| C | A group of willow and fruit around the pond in the grounds of Mary Arden's House. |
| D | An important group of yew, and holly on the boundary of St. Andrew's Church. |
| E | A Conservation boundary group of ash, silver birch, yew and cherry. |
| F | A large group of horse chestnut, pine, willow and oak forming a central point within Character Area B |
| G | A roadside group of oak, horsechestnut, beech, and pine - marking the entrance to the village. |
| H | A poolside group of ash, willow, sycamore, horse chestnut and silver birch, adding to the ambience of the grounds of Wilmcote Manor. |



Approved by Planning Committee
18 June 1997

Wilmcote Conservation Area

*This map shows the Amended boundary of
the Conservation Area.*

Stratford-on-Avon District Council

— Amended Conservation Area Boundary
- - Superseded Conservation Area Boundary

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

Not to Scale



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