



Disclaimer to accompany the Great Alne Conservation Area Review

This 1996/1997 report is the result of an independent survey and analysis of the buildings and landscape form of Great Alne.

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 June 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

GREAT ALNE

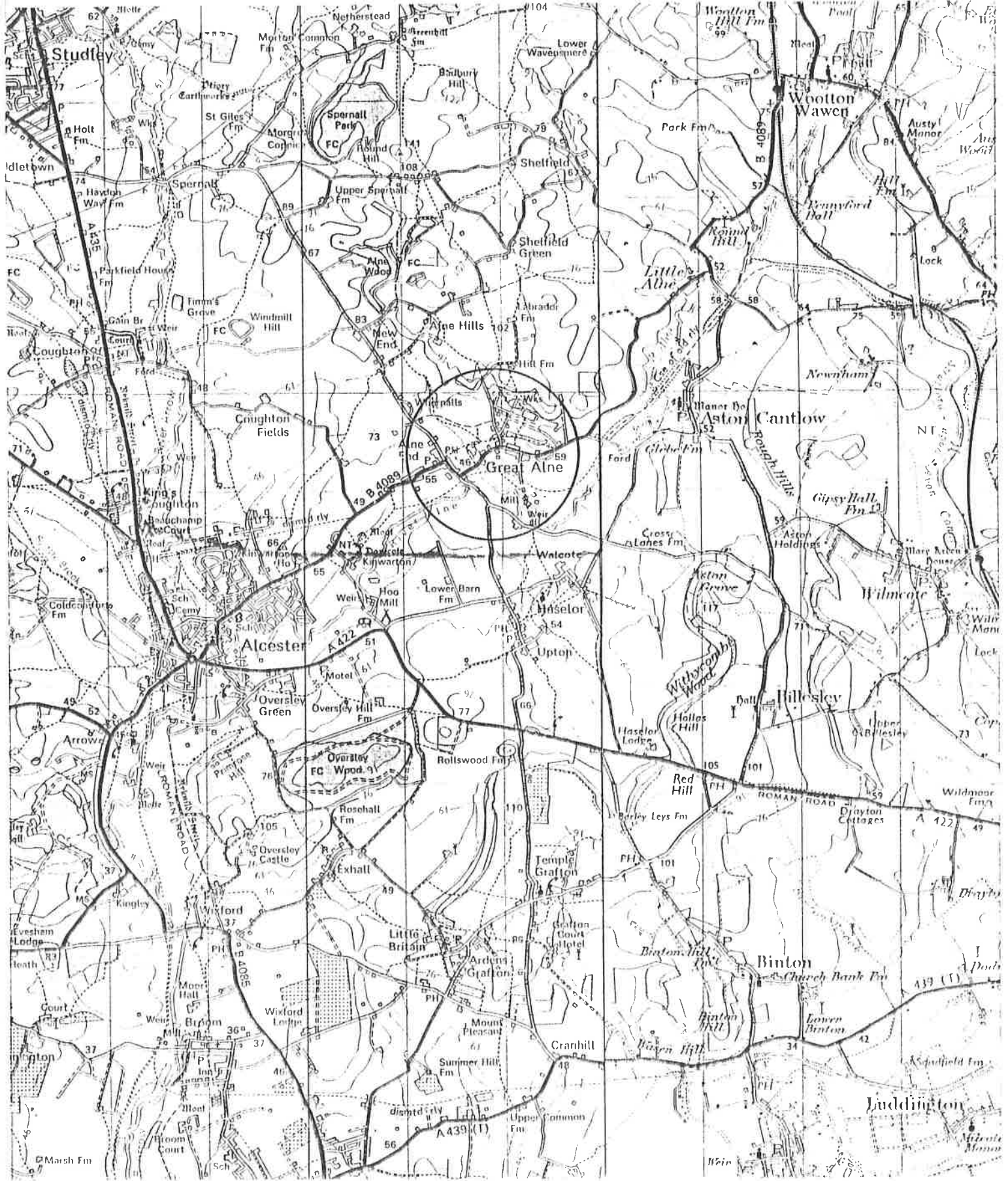
CONTENTS

- 1. INTRODUCTION**
- 2. SETTLEMENT HISTORY & DEVELOPMENT**
- 3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS**
 - 3.1 Heritage and Architectural Character**
 - 3.2 Artifacts and features**
 - 3.3 Predominant Building Materials**
 - 3.4 Landscape Setting and Village Form**
- 4. CONSERVATION AREA - REVIEW AND RECOMMENDATIONS**
 - 4.1 Boundary Alteration Recommendations**
 - 4.2 Areas for Improvement**
 - 4.3 Conservation Area Planning Control Since Designation**
 - 4.4 Future Development in the Conservation Area**
 - 4.5 Conclusions**

REFERENCES

APPENDICES

- A.**
 - i. Schedule of Listed Buildings**
 - ii. Schedule of buildings of Local Interest and Importance to the Conservation Area**
- B.**
 - i. Schedule of Landscape features of importance to the Conservation Area**
 - ii. List of Trees and Tree Groups identified on the analysis map**



GREAT ALNE - Area Location Map - 1:50,000

1. INTRODUCTION

The village of Great Alne is a small heavily wooded open scattered settlement lying along the B4089 Wootton Wawen to Alcester Road. It is two miles east of Alcester and on the north side of the little River Alne from which it gets its name. A settlement and farming lands are identified here as early as AD 809 and the manor was well established by the 13th century.

Today the village is clearly of two separate parts. The settlement east of the Memorial Hall and old railway station is the ancient village containing the majority of surviving pre-1900 buildings. The extended village to the West of the Hall is mostly post-war housing with the exception of the only pub - The Mother Huff Cap - which is listed (Grade II), the Old School and an isolated thatched cottage known as "Alne Cote", at the extreme western end of the village, which is also listed (Grade II).

There is a small parish Church of 13th century origins, a good Community Hall (the Memorial Hall), the pub and a former railway station. The Alcester to Bearley Great Western branch line, laid in 1876, passed the south-west corner of the village between it and the river. This line was closed when the railways were nationalised. There is one shop next to the pub and a part-time community post office in the village hall. The village has become a dormitory settlement to Alcester and Stratford Upon Avon. although there are a large number of retired residents and a number who work from home.

About 1/4 mile south of the south-east corner of the village is Great Alne Mill (on the River Alne) which was used as a water mill up to 10 years ago. It has now been converted to residential use.

On the north side of the "old" village, in the grounds of the (demolished) Great Alne Hall, is "The Maudsley" industrial complex which has recently closed down most of its manufacturing and commercial operations. It was originally the Rockwell - Standard Motor Works which was evacuated from Coventry in 1942. It brought considerable prosperity to the area and was a major local employer until 1993/4.

The through road - B4089 - is a busy commuter route and has tended, in recent years, to divide and isolate the various elements of the village. Although there is a fairly active Community Hall and a diligent Parish Council the village does not have an obvious focal point or "Main Street". Most of the buildings in the older part are detached, set back from the road and enclosed by their own garden boundaries some of which are large hedges interspersed with substantial trees.

The character of the settlement is more that of an "estate" community serving a large manor or hall. Indeed, in the 19th century the occupants of Great Alne Hall, the Radcliff family of Birmingham, and then subsequently, the Rockwell - Maudsley works, tended to be the benefactors and sponsors of village social life and were, therefore, the focus of the community (the Maudsley had a very good sports and social club it is claimed).

The dominant character of the village is the lush, well maintained woodland setting. There are no particular primary building materials or any predominant architectural form, scale or character. There is, however, a clear historical importance in terms of the ancient manor, a rich and fertile rural holding, the link with the river - by both name and use.

The Conservation Area was designated in 1971 and includes mostly the "old" village, east of the Memorial Hall and some woodland to the south-west. There are 12 listed buildings considered by this report, to be of local architectural and historic value.

Great Alne also lies within the "Arden Special Landscape Area" (see Stratford-on-Avon District Local Plan (Deposit Draft) and is protected by the Green Belt.

2. SETTLEMENT HISTORY AND DEVELOPMENT

Land at "Alne" was given to the newly founded abbey at Winchcombe in AD 809 by its founder, Cenwulf, King of the Mercians. It remained with the abbey, and was recorded as such by the Domesday Survey, until the Dissolution in 1535 when the manor of "Ruwenalne", as it was then known, was leased by The Crown to Sir George Throckmorton of Coughton. In 1599 Queen Elizabeth sold the manor to Edward Stone of Westminster. Subsequently the manor was passed on through a succession of owners. In 1635 it was referred to as "Great Alne" which is the first time the present name appears in a document. Phillips Lyttelton of Studley Castle held the manor from 1740 to 1809. The Throckmorton family held it again between 1864 to 1876 when Daniel Robinson Radcliffe of Birmingham bought it and built Great Alne Hall. He then sold the manor to Arthur Lucas Chance in 1895 who had lived at the hall as a tenant since 1886. The Chance family left the hall in 1942 when it was taken over by the Rockwell - Standard Motor Company.

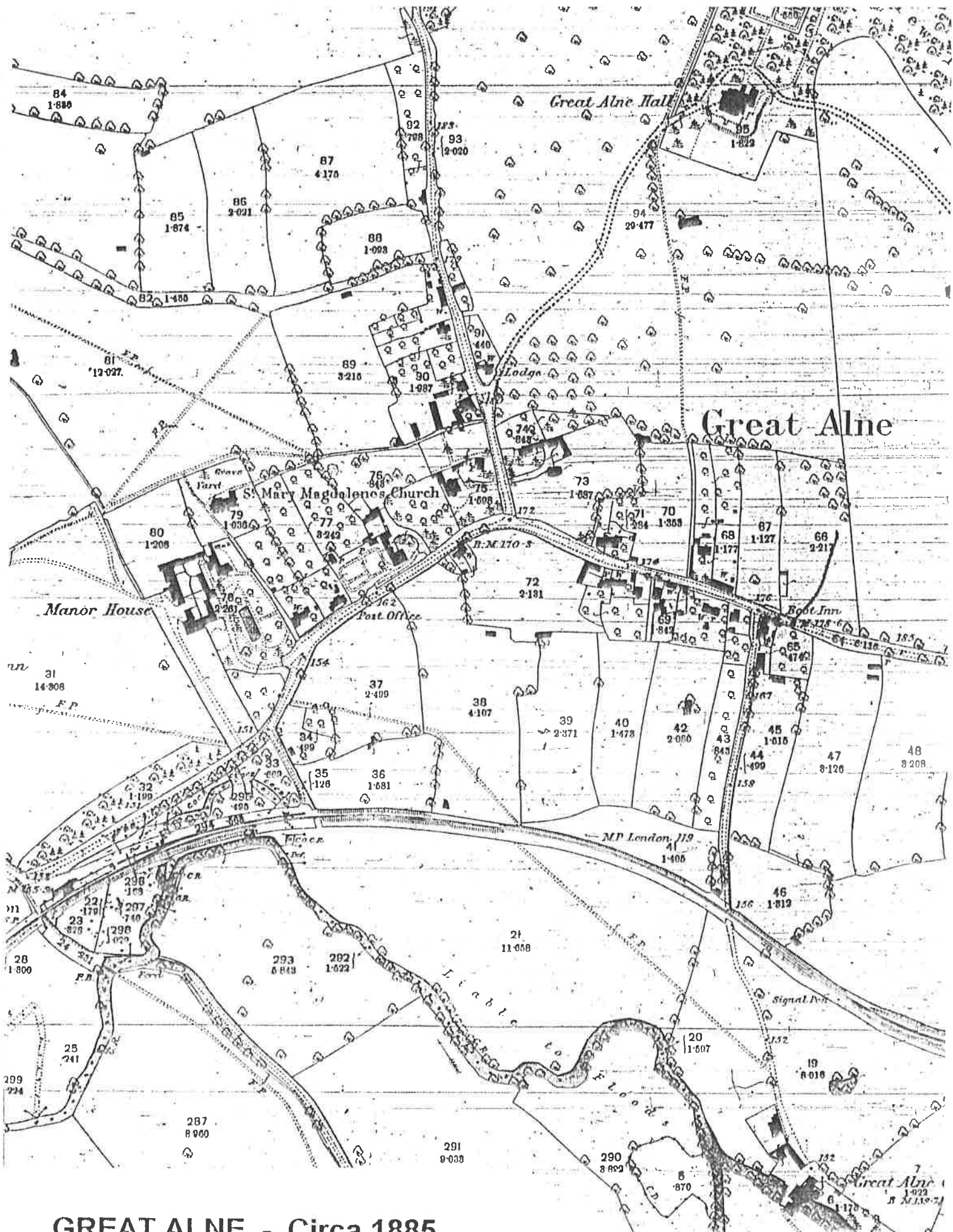
The history of the lands surrounding Great Alne is complex. Various inclosures of land around the parish were made by deed of title during the 17th and 18th centuries but the village itself and immediate surroundings were never inclosed by act of Parliament. There is a reference dated 1873 of 34 pieces (strips) of "un-inclosed" land being offered for sale in Great Alne.

The 1885 Ordnance Survey map clearly shows the main farmstead group of Manor Farm most of which survives today. Many of the roadside cottages indicated also still exist as does The Lodge and Alne House. The location of Great Alne Hall and its formal gardens are shown, which have been replaced by the Maudsley Works, although the East and West Lodges remain.

The road layout of the village has not changed at all (apart from widening and upgrading). The river, mill, water meadows and ford on the Haselor Road are more or less as they are today although the railway line - a branch line of the Great Western Alcester to Bearley line laid in 1876 appears to have caused a diversion of the river away from the main Alcester to Wootton Wawen Road.

A number of orchard areas are shown of which only those in the grounds of The Lodge, on the east side of the path to the church and one at the back of Mill Cottages remain.

There appears to have been very little growth or infill of the village until the 1950s onwards when the residential development between the Old Station and Aine Cote was laid out. Then there has been some infill and conversion of existing buildings in recent times.



GREAT ALNE - Circa.1885

EXTRACT FROM 1st. EDITION ORDNANCE SURVEY - 1885

Scale = 25" to 1 mile.

3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS

3.1 Heritage & Architectural Character

The Church of St Mary Magdalene and the Manor Farm are, historically and architecturally, the best group of buildings in the village. The Old Cottage and Greystone Cottage (formerly the Post Office) are a fine group of buildings on the main road frontage. St.Mary's Church dates from the 13th century and is built in the local lias limestone with lias freestone dressed detailing and the Manor Farm is of 17th century oak framed construction with some external stone walling and 19th century alteration and extension.

There are 5 early 17th century oak framed cottages in the village, one of which (The Old Cottage) is thatched.

The late 18th and 19th century building is in the local brick and clay plain tile or slate vernacular. However, there are a number of buildings in classical architectural style - The Lodge is a late Georgian "Gothick" with good Victorian additions. The Manor Farmhouse too has been refaced in brick with Gothick style windows.

Alne House is a good late Victorian neo-classical building in a fine parkland garden. Then the West Lodge to Great Alne Hall and Packsaddle and Rosemary Cottages are built in the Victorian "mock-Tudor" style with rubble stone ground storey and timber framed first floor gables. Great Alne Hall was apparently of similar style (Victorian - Tudor - Gothic circa 1876).

The prevailing character of the old village of Great Alne is of a well wooded rural scattered settlement of individual (fine and ancient) houses and cottages. There is more of a Village Street character along the Henley Road between Cutlers Farmhouse and Woodbine Cottage but even here the buildings have a distinct individuality and almost accidental juxtaposition.

Park Lane is as its name suggests, a narrow leafy lane which could be on the fringe of a more substantial village. Again the buildings have a very individual character, apart from the modern infill development of Gunn Court and Gunn

Close which has introduced a 1980s "spec development" character with too much similarity between houses to sit comfortably in this location.

3.2 Artefacts and Features.

As a result of the lack of a clear village centre there is also a lack of street furniture, monuments or hard surfaces and pavings etc. The Churchyard has a randomly sited layout of headstones around the Church, including the large stone cross on a stepped plinth which is a key feature on the footpath approach to the Church from Church Walk.

There are a number of good stone and brick boundary walls - stone at The Lodge, Greystone Cottage, West Lodge and Packsaddle / Rosemary Cottages, and brick along the footpath between Alne House and a modern brick wall to Woodbine Cottage.

Ye Olde Cottage has a garage cleverly set into the stone boundary wall and hedge and there is an old cast iron hydrant (painted green) set into the wall. This area, which includes the parking lay-by for the Church and the Church Walk gate all overshadowed by a fine horse chestnut and a group of yew, ash and sycamore trees is a special place of repose in the village.

Other features of the village are the large specimen trees at key positions i.e. the oak and poplars south of West Lodge, the copper beech at the east end of the village, horse chestnut at the entrance to Alne House, the beech at The Lodge, the topiary yew at Greystone Cottage and the fine group of sycamore and oak at the Memorial Hall.

3.3 Predominant Building Materials.

This is a blue lias limestone area. There were quarries at Carmore Hill and not far away at Wilmcote and Temple Grafton, however, the modest pre 18th century cottages were mainly oak framed and thatched. This area has always been well wooded therefore there was a plentiful supply of timber at hand.

The 19th century inevitably saw the introduction of red brick and clay tile - followed by Welsh slate into the village. The result is that there is now an even mix of stone, oak frame and brick building. Most of the roofs are clay plain tile and have brick chimneys with simple oversailing courses. There are two remaining thatches - The Old Cottage and Greystone Cottage - and the "period style" houses - The Lodge, Alne House, Stuart Cottage and The Long House all have Welsh blue - slate roofs.

Windows are generally white painted wood casements with the simple decoration of segmental arches in stone and brick walls.

3.4 Landscape Setting & Village Form

Great Alne, situated astride the Henley - Alcester road along the line of the River Alne, is essentially on flat land contained to the North by the Alne Hills, and exhibits an unusual proliferation of fine mature trees on the North side of the main road. These trees were formerly associated with the Old Park of Great Alne Hall, subsequently the site of the Rockwell-Maudsley industry establishment.

There are no spectacular views out from the village, to the North, it being well contained with woodland. There are however, views to be obtained from the south side of the B4089 towards the river valley which is more open, although the river itself cannot be seen from this position.

The only connection of the village to the River Alne is at the west end where the 'Coffee Pot' woodland, managed by The Woodland Trust, adjoins it.

Although Great Alne lacks a focus or centre as such, it compensates by its wealth of tree cover and by its close proximity to open rural landscape on the south side of the through road, some of which relates directly as open space setting to the village settlement.

On the north side of the Conservation Area the mixed woodland belt running east from Park Lane along the southern edge of The Park is important for both enclosure and definition of the village group.

Several distinct character areas can be identified within the village:-

Area A

The approach from the west is flanked by woodland on both sides from the Memorial Hall to Little Orchard. This sets the character of the old village from this approach. The woodland on the south side is a valuable amenity and gives access to the River Alne where it makes its nearest pass to the village centre.

Area B

The area around Manor Farm, the Church and churchyard of St Mary Magdalene, and including Little Orchard, The Old Cottage and Greystone Cottage is a fine and ancient area with a number of old trees and hedgelines. The main road frontage and church walk entrance is a convenient and pleasant place for stopping travellers and the access to the Church is shaded by a group of horse chestnut, yew, ash and sycamore.

Greystone Cottage has a huge and spectacular topiary yew tree flanked by a box hedge on top of a stone wall.

From the north side of this area within the Churchyard there are some good open views towards the huge lime trees at the rear of 'The Old Stable' and 'The Coach House'.

The south side of the main road has a wide verge and a high bank surmounted by a good mixed hedge. This forms an enclosure from the telephone exchange to The White House to the road as it passes along the south side of the village.

Area C

Park Lane and the entrance to the Maudsley Works is quite a contrast to the wide, open main road. Outside Yew Tree House and Fircroft, the road junction has a village green character, with a huge wellingtonia at Yew Tree House, and a central 'village' oak tree. This is backed up by a belt of poplars and a group of spruce in the grounds of Fircroft.

The road leads away to the North into a sunken track at the edge of the Conservation Area boundary.

Looking south out across the junction and the main road the wide verge and light hedge leads to eye to the open fields beyond. This is an important open space between The White House and Cutler's Farmhouse because of this view which forms a strong relationship between the enclosed village interior and the open landscape to the south.

















Area D

This is the wooded belt forming the southern edge of The Park. It is mainly coniferous on its north side, and mixed deciduous species on the south with a footpath running through the centre.

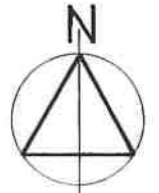
Views of the open parkland are important from this area, and the woodland forms a solid backcloth to the main road, where it becomes more of a village street, and provides considerable shelter from northerly winds.

Outside these character areas, and continuing eastwards along the B4089 the road landscape reverts to a more of a suburban character from Cutlers Farm to the Cricket Ground. Mill Lane, leading to open countryside gives an important view outlet from this area, and the copper beech tree, at Flax Fields, is an important vista stop looking east. Wirescape is not unduly intrusive in the village, and there are no unsightly items of street furniture.

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

GREAT ALNE
SCALE = 1 / 2500
ANALYSIS MAP



4. CONSERVATION AREA REVIEW AND RECOMMENDATIONS

4.1 Boundary Alteration Recommendations

It is recommended that Great Alne Conservation Area boundary needs no great change but that extensive adjustment is needed to relate the boundary to physical features i.e. hedge and fence lines etc... and to include some areas of woodland considered to be important to the character and setting of the village settlement.

The extensions to the Conservation Area suggested in the Parish Council's "Village Appraisal" dated 1994 were considered as follows:

1. The post war village expansion from the Memorial Hall to Alne Close is not part of the historic settlement group and does not have vernacular or "local character" building groups (although there are 3 or 4 buildings of architectural / historic value).
2. Great Alne Mill is considered to be quite remote from the main village settlement group and does not relate to it (it is of course listed anyway)
3. The Cricket Ground and East Lodge are also well beyond the natural boundary of the village settlement group. It is considered that village is contained by woodland and open meadow before this area.

It is therefore recommended that the following boundary changes are made:

i. Park Lane - West Side

Regularise boundary to established hedge and fence lines to rear of Cherry Tree Cottage, The Long House and Whitts End and north to enclosing hedges to Park lane.

ii Park Lane - East Side

Extend Conservation Area to INCLUDE woodland area behind The Coppice and the West Lodge which is considered to be an important enclosure to Park Lane and blocks views of the Maudsley works from the lane.

- iii North - east side of the Village**
Extend Conservation Area to INCLUDE more of the woodland belt area across backlands to the Henley Road north side houses, which is considered to be an important enclosure to the village and an integral part of its character and setting. It also blocks views of the Maudsley works from the village streets.
- iv Henley Road - South east side**
EXCLUDE front garden areas and realign boundary to roadside hedge / tree line to regularise boundary.
- v Henley Road - South side**
INCLUDE field area between The White House and Cutlers Farm as is considered to be an important open space to the main street on this side (see para.3.4 - Area C) Also EXCLUDE a small field area further west to take boundary onto existing substantial hedge line which encloses road and verges to define the village street.
- vii Riverside Woodland “Coffee Pot Wood”**
Extend Conservation Area to INCLUDE the whole of the old woodland area between the road and the river. The woodland on both sides of the road provides an important entrance into the old village from the west defining its substantial woodland character. The present boundary has an arbitrary line through this woodland.

4.2 Areas for Improvement

The village, which is essentially a rural grouping of individual houses and cottages with extensive well-cared for gardens, has very few unsightly or low grade areas. The old farmyard and tennis courts area of the north - west corner of Manor Farm needs tidying up or enclosing with further hedging and trees (although the Churchyard is reasonably well screened from it).

There is also some unfortunate wirescape along the south side of the Henley Road and towards the north end of Park Lane.

The gardens, hedgelines, tree groups and woodland all appear to be well cared for and it is evident that there is considerable local pride in this woodland character - therefore it is likely to continue to be well looked after.

4.3 Conservation Area Planning Control since Designation

Most of the expansion of Great Alne in recent times has taken place outside the Conservation Area to the west. There has, however, been some infill and conversion of farm buildings within the old village.

The "barn conversion" schemes at Manor Farm and behind Yew Tree House have been quite successful. Alterations to the buildings, garaging and the enclosure of domestic gardens have been sensitive and well designed to maintain the vernacular character of the original buildings.

There are a number of individual houses of modern design which do not harmonise well with the local vernacular, the most obvious of which are the houses at the east end of the village fronting on the south side of Henley Road.

The new development at Gunn Court and Gunn Close is well laid out and has generous tree and shrub planting to maintain the woodland character of the site - but there is too much similarity between houses to maintain the indigenous character of highly individual buildings along this lane.

Generally the existing houses have been renovated and modestly altered and extended but not over-restored. Replacement windows are generally in keeping with the vernacular and garages and conservatories are carefully sited so as not to impose upon the public views and streetscape.

4.4 Future Development in the Conservation Area

Great Alne is defined as a Category Four settlement in the Stratford-on-Avon District Local Plan. Within Category Four settlements, the Local Plan does not allow scope for further housing development in the village apart from

building conversions, agricultural dwellings or replacement dwellings which means that housing development and infill will generally be resisted.

This policy helps to avoid the wooded "open" texture of the settlement being compromised. In the long term there may be scope, however, for sensitive conversion of other redundant farm buildings within the village and modest extension of existing houses.

Generally the village should now maintain its status quo and careful management of the trees, hedgerows and woodland should be continued as it is such an important element of the character of this settlement.

4.5 Conclusions

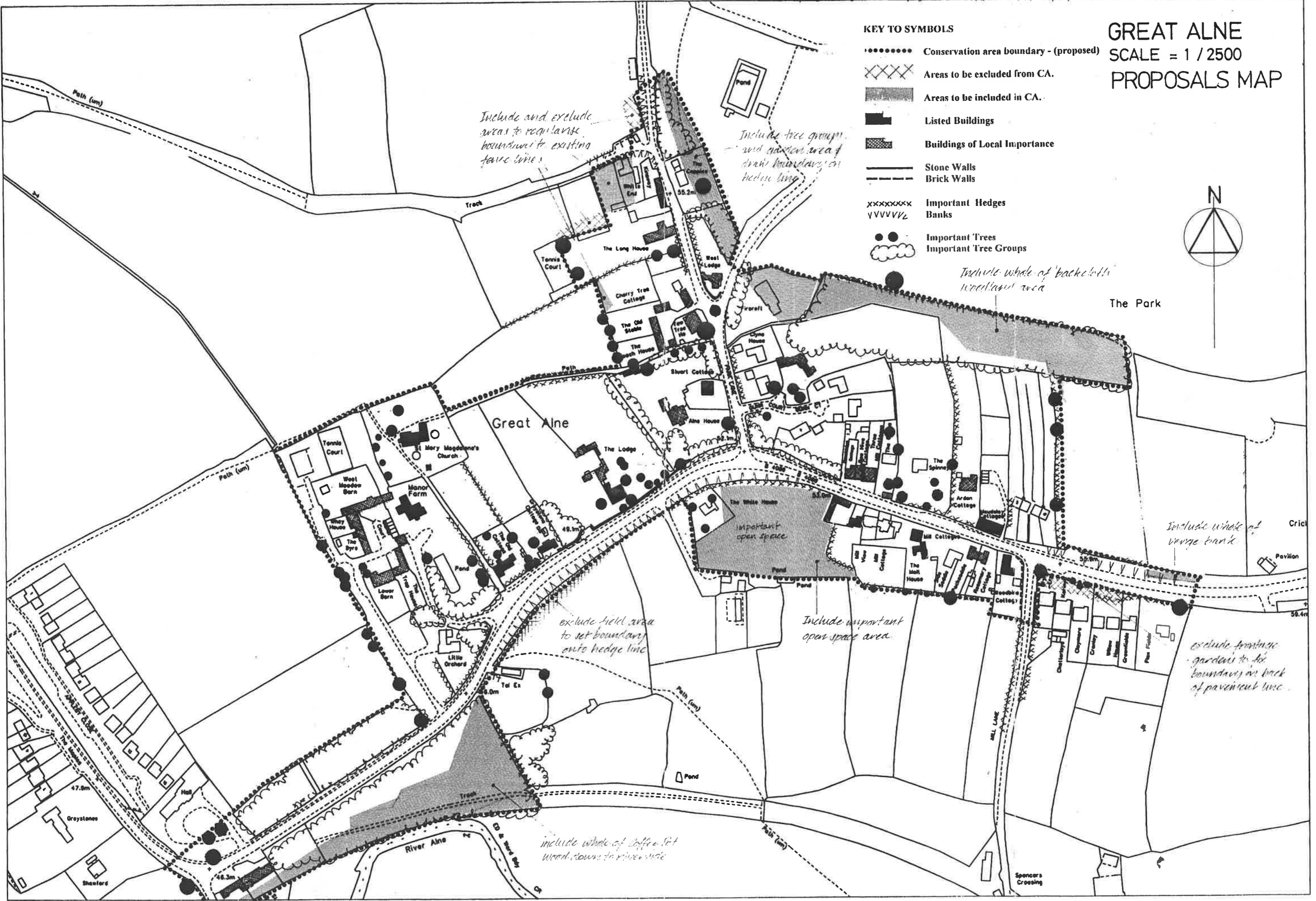
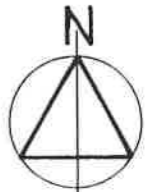
Great Alne old village is an informal group of cottages and houses which have become established around two or three farmsteads within a wealthy rural manor. It has never developed a proper village centre and lacks a focal main street. However, there is a special character and setting created by this group of highly individual buildings unified by an extensive enclosing landscape of trees, hedgelines and woodland areas.

It has a very settled character although recent infill and conversion of farm buildings to dwellings have substantially increased the number of households in the village. This, combined with the expansion of the "new" village to the West has resulted in a large new population so that it has the population size of a substantial village, yet it is without that character. It has, however, resulted in an actively caring and proud community which should ensure that the character and quality of the environment is maintained. The proportional increase in motor traffic has little adverse effect because the main through road is busy anyway - and getting busier. This, in part, has prevented the main road from taking on a village street character. The only real threat to the character of the village is one of over-restoration and extensions to the older cottages over which there is only limited control from the local planning authority.

GREAT ALNE SCALE = 1 / 2500 PROPOSALS MAP

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
- vvvvvvz Banks
- Important Trees
- ☁ Important Tree Groups



Include and exclude areas to regularise boundaries to existing fence lines

Include tree groups and garden area of drain boundaries on hedge line

Include whole of backcloth woodland area

exclude field area to set boundary onto hedge line

Include important open space area

Include whole of verge bank

exclude frontage gardens to be boundaries on back of pavement line

include whole of Loffa Pit Wood down to river side

Path (un)

Path (un)

Path (un)

Path (un)

MILL LAKE

River Alne

Treack

Great Alne

The Park

Crick

Pavilion

Spencers Crossing

Greystones

Shenford

St Mary Magdalene's Church

Manor Farm

Little Orchard

Tal Ex

48.3m

47.8m

48.3m

49.5m

49.5m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

49.0m

REFERENCES

1. 1st Edition Ordnance Survey -1885
2. Victoria County History - Warwickshire Vol.III - pp.22
3. WFWI - 'The Warwickshire Village Book' - Countryside Books - 1988
4. Buildings of England 'Warwickshire' - Nikolas Pevsner - pp.296
5. Great Alne Parish Council 'Parish Appraisal' pub.1994
6. STRATFORD ON AVON DISTRICT LOCAL PLAN
(Deposit Draft) Jan.1993

APPENDIX Ai.

SCHEDULE OF LISTED BUILDINGS IN GREAT ALNE CONSERVATION AREA

Ref.No. Description

7/68 Church of St. Mary Magdelene, Church Walk
(Listed Building Ref. 7/68 - Grade II)



(Surrounded by trees and hedging behind Manor Farm - not visible from road)

Small church. Medieval; west end entirely, and remainder, largely, rebuilt and vestry added 1837; aisle added 1860. Regular coursed lias with limestone dressings; chancel has some squared rubble in south wall; top of north wall and vestry of brick with dentil cornice. Tile roofs. Vestry has slate roof. Nave, chancel, north aisle and north vestry, and west porch turret. 3-bay nave, 2-bay chancel. Chancel has angle buttresses to east wall. C19 east window with Geometrical tracery and hood mould. South side has blocked chamfered 4-centred doorway. C15 eastern window has square head and 2 cinquefoiled lights with glazed spandrels, in deep moulded reveal. Medieval western lancet.

Nave has straight-headed windows, 2 or 3 trefoiled round-arched lights, and the central window of 2 shouldered lights. West end has 2 lancets and central turret. Square first stage buttresses. Arched double-leaf doors with applied blind Y-tracery and hood mould dying into angle buttresses. Hood mould gable. North and south sides have narrow shouldered lights. Upper stage changes from square to octagon. Moulded trefoil opening to 4 sides. String course ending in lion mask. Rendered top stage with narrow lancet openings to 4 sides. Pyramidal roof. Low lean-to aisle has paired trefoiled ogee lights. North wall has 2 small 2-light chamfered stone mullioned windows. Lead-latticed lights throughout. North vestry at right angles to chancel has 6-panelled arched door in north side. East side has 4 casements with glazing bars and brick segmental arches. Interior: Chancel and nave have king post roofs with heavy timbers, partly hidden by ceiling; nave roof has additional struts and collars. Plastered walls and ceiling. East windows with hood mould. Chancel arch of 2 chamfered orders and octagonal shafts. Nave has simple panelled west gallery. 2-bay arcade of simple chamfered arches and square chamfered pier, without capitals or imposts. Aisle windows in large reveals with chamfered lintels. Fittings: C19 Gothic altar rails and pulpit. Simple stone flowerpot-shaped font. Stained glass: East window by Hardman 1860.(V.C.H.: Warwickshire, p.296).

7/69

**Ye Old Cottage, Church Walk
(Listed Building Ref. 7/69 - Grade II)**



Includes The Old Cottage, Henley Road. Pair of cottages. C17, with some C18 refacing and C18/C19 wing to rear. Timber framing with lath and plaster; cross wing largely faced with, and addition of, whitewashed brick with brick dentil cornice. Thatch roof; cross wing on left has mostly tiled roof; regular coursed lias and brick external stack, and brick stacks. L-plan, with cross wing to left. 2 storeys; 4-window range. Main range has exposed framing, partly underbuilt on right. C19 plank door with tile hood. C18, C19 and C20 casements throughout, one with old leaded light. Cross wing (Ye Olde Cottage) has wide external stack with fire window. Left return side to Church Walk is a 2-window range. Casements with glazing bars, those on ground floor 3-light under segmental arches. 2 hipped dormers. Entrance in one storey and attic wing to rear has ribbed door and open porch. To rear: Exposed framing. Interior noted as having exposed framing. The Old Cottage has late C20 two-storey, 2-window addition on right.

7177

**Cutler's Farmhouse, Henley Road
(Listed Building Ref. 7177 - Grade II)**



(delapidated and vacant - in need of restoration)

Shown on O.S. map as Post Office.Cottage. C17, possibly dated 1677, partly refaced and altered mid/late C19. Timber framed; square framing with colourwashed brick infill; partly refaced and underbuilt in colourwashed brick. Old tile roof; brick end stack. T-plan. One storey and attic; one-window range. C19 flush 4-panelled door in angle. C19 canted oriel on right. Underbuilt cross wing on left retains jowled posts. C19 casements with glazing bars, and segmental brick arch on ground floor. Inscription carved in beam in right return side of cross wing is largely illegible, but may be dated 1677. Left return side has exposed framing. Right return side refaced; external stack. Interior noted as having exposed framing and ceiling beams. Open fireplace with chamfered bressumer.

7/71

**Greystone Cottage, Henley Road
(Listed Building Ref. 7/71 - Grade II)**



Cottage. C18 and early C19, with C20 additions to rear. Regular coursed lias and some brick. Left section has thatched roof; the remainder has old tiles; brick ridge and external stacks. Irregular plan. One storey and attic left range, and 2 storeys; 2-window range. Leaded-light casements; 3-light on ground floor, 2-light above. Left section has casement and large window in place of door; no attic windows. Central one-window range. Ground floor openings have brick segmental arches. On right, one-window range projects forward at lower level. Ground floor has C20 casement with stone cambered arch. Entrance in right return side, in C20 wing. Interior not inspected.

7/70

**Nos. 1 to 4 Maudslay Cottages (consecutive), Henley Road
(Listed Building Ref. 7/70 - Grade II)**



Row of 4, formerly 5 cottages. Late C18/early C19. Nos.1 and 3 on left of regular coursed lias; Nos.2 and 4 on right of red brick with brick dentil cornices. Late C20 tile roof; brick ridge stacks. Double-depth plan. 2 storeys; 5-window range. 6 paired doors. No.1 has 2 plank doors; Nos.2,3 and 4 have ribbed doors. Casements: 3-light on ground floor, 2-light on first floor. Interior not inspected. No.1 probably formerly 2 cottages.

775

**Nos. 7 and 8 Mill Cottages, Henley Road
(Listed Building Ref. 775 - Grade II)**



Pair of cottages. C17/C18; addition to rear early/mid C19. Part timber framed with raised crucks, faced in English bond brick. Old tile roof; brick end stacks. L-plan extended to double-depth. One storey and attic; 2-window range. Central C19 plank doors. C19 casements with glazing bars. Ground floor openings have segmental brick arches. C19 brick dormers. Right return side has reused ceiling beam in wall. To rear: No.8 has C18 gabled range. No.7 has adjacent C19 gabled range. Interior: No.7 has exposed ceiling beams. Old floor boards. First floor has exposed raised crucks.

7172

**The Lodge, Henley Road
(Listed Building Ref. 7172 - Grade II)**



(Prominent building on main road frontage)

House. Late C18/early C19. Whitewashed brick with brick string course. Deep eaves with moulded wood cornice and paired modillions. Slate roof; brick end stacks. Central staircase plan. Gothic style. 2 storeys and attic, 3-window range. Symmetrical front. Central 4-centred arched Gothic half-glazed door with panelled intrados and moulded wood architrave. Gothic trellis porch. 4-centred arched casements of 3 arched lights. Brick arches and gauged brick cambered relieving arches. First floor has straight-headed casements with Gothic glazing bars and gauged brick cambered arches with keystones. Central 2-light window. Return sides have gables treated as open pediments, with attic casements of 2 arched leaded lights. Left return side has single arched window on ground floor. Further 2-storey, 2-window wing has brick dentil cornice. French windows and casements with glazing bars under segmental arches. Right return side has 2-light ground floor window. Further one-storey and attic 2-window wing has dormers with arched casements of 2 arched lights. To rear: Central 2-light wood mullioned staircase window with 2 transoms. Door with moulded wood doorcase. Interior not inspected.

7/76

**The Malt House, Henley Road
(Listed Building Ref. 7/76 - Grade II)**



Cottage. C17/C18, rear wing possibly later. English bond brick. Old tile roof; brick ridge stack. L-plan, with wing to rear. One storey and attic; one ground floor window. Old plank door with strap hinges on left. Late C20 open timber porch. 2-light oak mullioned window with leaded lights and crown glass. To rear: Long wing on right. Irregular fenestration, with C19 and C20 casements and roof dormer. Open verandah. Interior: Open fireplace. Ceiling beams. Old 3-plank doors with strap hinges.

7173

**The Manor House, Henley Road
(Listed Building Ref. 7173 - Grade II)**



Shown on O.S. map as Manor Farm. Manor house. C17, with C18 and early C19 additions and alterations. Timber framed with whitewashed brick infill, and whitewashed brick with brick dentil cornice. Tile roofs; regular coursed lias external stack, and brick ridge stacks. Complex plan. 2 and 3 storeys; 4-window range. Complex front. 3 storey, 2-window range on right has canted brick porch with C20 ribbed door to left side. 2-light casement with glazing bars to front, 4-centred arched and Gothick casement to right side. C20 half-glazed door and original Gothick fanlight inside. To right C20 French window in 4-centred arch. Upper floors have 2- and 3-light casements, on first floor under brick segmental arches. On left timber framed cross wing has 2-storey canted bay window with moulded wood cornice. 3-light Gothick 4-centred arched casements to front only. Left return side has large external stack. Set back is a further 2-storey, one-window early C19 range. Right return side has 2 Gothick windows on ground floor. To rear: Cross wing has some exposed framing and jowled post. Interior not inspected. (V.C.H.: Warwickshire, Vol.III, p.22).

7/74

**Woodbine Cottage, Henley Road
(Listed Building Ref. 7/74 - Grade II)**



(Prominent building on entrance into village from the east)

Cottage. C17. Timber framed with whitewashed brick infill. Old tile roof; brick ridge stack. 2-unit and outshut plan, with outshut to rear. One window range. Gable end to Henley Road has jowled posts. C19 casements. Front has C19 plank door with simple trellis porch, and 2 adjacent casements. Further ground floor window on left. Left return has jowled posts. To rear: Outshut across part of building has plank door and back wall of whitewashed brick. Interior not inspected.

7/80

**No. 1 (Fletcher Cottage) and No. 2, Park Lane
(Listed Building Ref. - Grade II)**



2 cottages in row. C17; No.2, wholly, and Fletcher Cottage, partly rebuilt. C19; C20 alterations. Timber framed with lath and plaster and whitewashed brick infill. No.2 on right faced in colourwashed brick; Fletcher Cottage has small amount of brick refacing with painted sham framing. Late C20 tile roof; brick external and internal stacks. Fletcher Cottage, 2-unit plan, No.2, one-unit plan. One storey and attic; each one-window range. No.2 has half-glazed door under brick segmental arch. Late C20 metal casements. Half-dormer. Internal stack to rear. Fletcher Cottage has two C20 ground floor windows with glazing bars. Small C19 casement on right on first floor. Left return side has large brick external stack. Some exposed framing. C20 door and casements. Interior: Both cottages have exposed framing. No.2 has ogee stop-chamfered ceiling beam. Old plank door. Winder stairs.

7/81

**Stuart Cottage, Park Lane
(Listed Building Ref. - Grade II)**



Cottage. Early C19. Whitewashed brick with brick dentil cornice. Slate roof; brick end stacks. Double-depth plan. 2 storeys; 3-window range. Symmetrical. Central plank door in moulded wood surround. Porch of 2 thin wooden shafts and flat hood. Leaded-light casements, original on first floor. Ground floor windows under brick segmental arches. Gothick arched central window with Y-tracery. Interior not inspected.

APPENDIX Aii

SCHEDULE OF BUILDINGS OF LOCAL INTEREST AND IMPORTANCE TO GREAT ALNE CONSERVATION AREA

Ref.No.	Description
B1	Lower Barn & The Trap House, Manor Court - mid C19th threshing barn and attached stables now converted to two dwellings - red brick and clay tile - part of Manor farmstead group.
B2	West Meadow Barn, Whey House & The Byre, Manor Court - mid C19th red brick and tile ranges of stables and wagon sheds to Manor farmstead - now converted to 3 dwellings.
B3	Wagon sheds and outbuildings at The Lodge, Main Road - early C19th red brick and tile outbuilding range - some good boarded doors - group value with The Lodge.
B4	Alne House, Main Road - large mid C19th Victorian villa - 2-storey + attics - red brick & blue slate roof - original sash windows with rendered surrounds - fine modillion eaves - set back off the road - key position on Park Lane junction.
B5	Stable at Alne House - small mid C19th 2-storey stable + hayloft - red brick and blue slate - part of high brick boundary wall to rear (north) side of grounds.
B6	The Coach House & The Old Stable, Park Lane - early C19th coach house and stables range to Yew Tree House now converted to 2 dwellings - red brick and clay tile roof - fine bellcote - exposed timber trusses at gable ends - group value with Yew Tree House.
B7	Yew Tree House, Park Lane - large late C18th or early C19th house - 2 storey + attics - painted render (originally red brick) and clay tile roof - large centre ridge stack, dentil eaves - prominent building in lane.

- B8** **Cherry Tree Cottage, Park Lane** - mid C19th wagonshed now converted to cottage - red brick & tile - much altered and extended - group value with Yew Tree House.
- B9** (omitted)
- B10** **The Long House, Park Lane** - mid C19th 2-storey cottage terrace gable end to road - whitened brick with low pitched blue slate roof - original windows - decorative brick bands at first floor and eaves - large red brick ridge stacks.
- B11** **Kingsway Cottage, Park Lane** - mid C19th rebuild and extension of earlier oak framed cottage - recently further extended - painted brick and clay tile roof - group value with 1 & 2 Park Lane.
- B12** **West Lodge, Park Lane** - circa.1850 west gate lodge to Great Alne Hall (demolished) - stylised Victorian mock-Tudor - rusticated stone GF and timber frame first floor - clay tile roof - prominent key position in lane.
- B13** **House at Gunn Court** - converted and extended C19th stable or workshop range - red brick and clay tile.
- B14** **Brambletye, Bee Hive & 3, Mill Cottages, Main Road** - C17/18th pair of cottages - single storey + attics - modernised - stone, oak frame and rendered brick - white painted - clay tile roofs - modernised picturesque in streetscape - slight angle to road.
- B15** **Arden Cottage, Main Road** - late C19th 2-storey red brick and tile cottage - some original windows - set well back off road.
- B16** **Packsaddle & Rosemary Cottage, Main Road** - pair of estate cottages to Great Alne Hall - built 1877 - stylised Victorian mock Tudor - prominent in streetscape.
- B17** **Barn & Stable range to Cutlers Farm** - early C19th red brick and tile farm buildings on road frontage (in poor condition) - prominent buildings in street and group value with Cutlers Farmhouse.

B18

Coach House & stable at The Griggs - mid C19th red brick and tile - good boarded doors, moulded eaves brickwrk and segmental arches - prominent on road frontage.

APPENDIX Bi

SCHEDULE OF LANDSCAPE FEATURES OF IMPORTANCE TO GREAT ALNE CONSERVATION AREA

Photo No. Description

- 1 Oak and small leaved lime outside the village Hall.
- 2 The wooded approach from the West.
- 3 The topiary outside Greystone Cottage on the B 4089 - a significant feature of the village.
- 4 The wall and hedge outside The Lodge on the B4089.
- 5 The general view of the B 4089 looking west towards the Church access.
- 6 The B 4089 looking East out of the village. View terminated by the copper beech at flax fields.
- 7 Park lane "green" at the entrance to the works.
- 8 Park Lane from the North. Note the huge wellintonia at Yew Tree House.
- 9 The Churchyard.
- 10 The paddock adjoining the Churchyard on the northern side of the village. Impressive lime trees at the rear of The Old Stable and The Coach House.
- 11 The park, at the North side of the village. The woodland forms a valuable component of the vilage landscape structure.
- 12 A view down Mill Lane to the South, to open countryside, and similar views obtained from the South side of the B 4089



1



2

W
L
M



3



4



5



6

10.8



7



8

land



9



10



11



12

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 Roadside belt of poplar, lime, alder, oak, sycamore and willow, forming the approach to the village from the West.
- B Woodland, managed by the Woodland Trust and consisting of mainly ash, alder, poplar, sycamore, horse chestnut and willow with understorey. good public access to the River Alne.
- C A group of hybrid poplar giving a typical riverside character to the area.
- D Yew and ash mainly, mark the entrance to Manor Farm.
- E A group of Yew, birch and lime again defining the entrance to Manor Farm.
- F Important yew, horse chestnut, ash and sycamore around the entrance to Manor farm.
- G A small group of holly and yew in the churchyard.
- H Walnut, yew, cedar and conifers characterise this group. has an important presence on the roadside.
- J A dwindling belt of poplar, horse chestnut and cypress, defining the boundary to Alne House.

Map

Ref.

No. Description

- K** An important roadside group of yew, cedar, horse chestnut and willow, marking the entrance to Park Lane.
- L** A boundary to Stuart Cottage containing lime, oak, poplar and ash.
- M** A roadside belt of sycamore, ash and hazel forming the boundary to Gunn Court development.
- N** A spaced out group of poplars, forming part of the ambience of Park Lane.
- P** A backing to West Lodge consisting of larch, lime, acacia and sycamore
- Q** Roadside or trackside belt of ash of varying ages
- R** The major woodland at the edge of the Park, so valuable in terms of shelter and containment. mainly coniferous on its North side - larch, pine, and some poplar, other areas of beech, sycamore, horse chestnut and oak, with understorey. has a footpath running through it.





