



Disclaimer to accompany the Long Itchington Conservation Review

This 1996/97 report is the result of an independent survey and analysis of the buildings and landscape form of Long Itchington.

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.

STRATFORD ON AVON DISTRICT COUNCIL

CONSERVATION AREA REVIEWS 1996 / 97

LONG ITCHINGTON

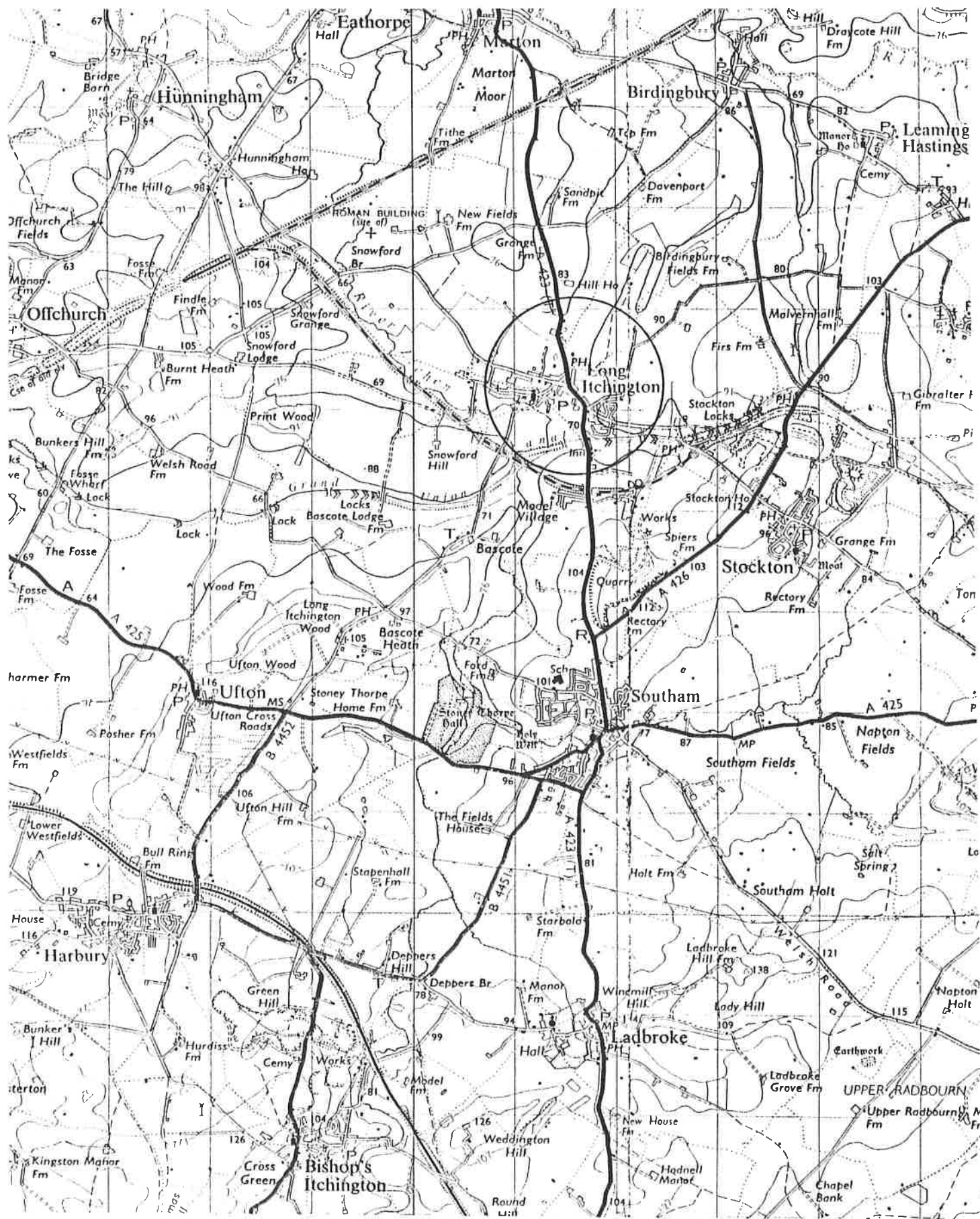
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LONG ITCHINGTON - Area location map - 1/50 000

1. INTRODUCTION

Long Itchington lies in an open, relatively flat plains area 6 miles due east of Leamington on the A423 Banbury to Coventry main trunk road. It also has the Grand Union canal passing just to the south of the village.

The village settlement is an ancient one dating from before the Domesday Survey. It has a fine late 14th century parish church situated on the north bank of the River Itchen and the village has grown to the east and west of it in a linear form along the old Leamington Road (Church Road).

Long Itchington is now a large village. Post war residential development has increased it to more than three times the size it was in the late 19th century. This development is situated mainly to the north, west and south/east of the old village core making it an important 'dormitory' settlement to Leamington and Southam.

The architectural character of the village is derived mainly from the groups and terraces of modest red/orange brick and tile cottages. There is no strong architectural or local construction material character. The local stone is a grey lias limestone which has been used in the church and the village school, a number of older surviving boundary walls and parts of pre-1800 building. The local vernacular of the stone building and brick and tile building, however, is seriously compromised by modern infill development and extensive alteration and modernisation of older buildings.

The visual/environmental character of the village is dominated by the large and unusual 'village pond' which is situated right alongside the main Southam road at its junction with Church Road. There is also a village green to the south-west of the pond which relates to it and creates a good sized open space in the heart of the village well endowed with some fine mature lime sycamore and beech trees.

Long Itchington village has, as well as the parish church, three ancient farm steads, four public houses, a County Primary School, two village shops (including Post Office) and some peripheral light industry.

The Conservation area, which was designated in July.1969, includes most of the 19th.century village settlement area. It has 12 listed buildings (plus a number of listed chest tombs in the church yard) and 42 buildings considered, by this report, to be of local streetscape, architectural and historic value to the conservation area.

2. SETTLEMENT HISTORY AND DEVELOPMENT

The manor of [Long] Itchington is recorded in the Domesday Book as having been given to Cristina, sister of Edgar Atheling, by William the Conqueror. It was, by all accounts, one of the most extensive and valuable manors in Warwickshire. Wind and water mills and a fishery are recorded as being established in the parish in the 14th. century.

St. Wulfstan, Bishop of Worcester, was born in Long Itchington early in the eleventh century.

The manor stayed in the possession of one family, being passed from father to son or from daughter by marriage etc.. for several centuries. It was owned briefly by the Throckmorton family of Coughton then it passed to Robert, Earl of Leicester, in 1571. He is said to have given Queen Elizabeth I 'glorious entertainment' at the Tudor House on her way to Kenilworth in 1575. The manor stayed in the possession of the Earls of Leicester until 1656 when it was divided four ways and sold on.

Between 1824 and 1861 the Earls of Aylesford are recorded as being Lords of three quarters of the original manor and the estate has descended in that family.

The Ordnance Survey map of 1885 shows that Long Itchington was a village of two distinct and separate settlement areas at that time;-

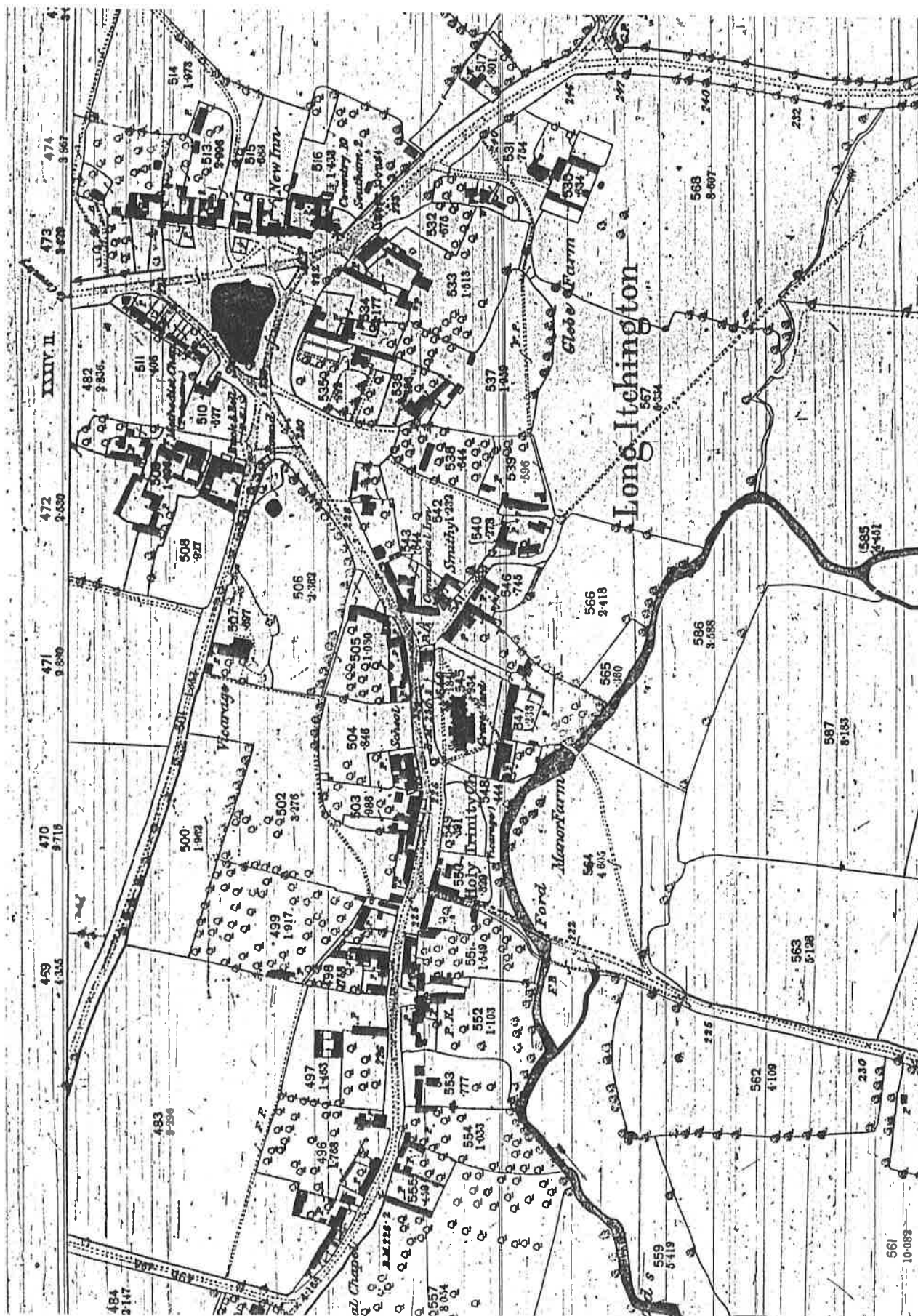
1. The linear village centred on the parish church and the village school with an even distribution of buildings along both sides of the old Leamington road and,

2. The village green and pond area, including the main road junction, which was an inward - looking, compact settlement group containing two Inns, Tudor House [farm], Yew Tree farm, the Red House [farm] and a number of cottages all set around the pond and road junction.

Prior to circa.1800 the village was probably no more than a small group of cottages related to the 4 or 5 farmsteads and the church. There was significant infill development in the 19th.Century, including a large village school (1856), three further public houses, several terraces of cottages, a new large vicarage and two Protestant chapels. Most of this development has survived to the present day.

There may have been may have been local opportunity for other trading and manufacturing with the coming of the nearby canal and then the railway - including the development of the large quarry and cement works 1.5miles south of the village on the Southam Road. Long Itchington was probably also a travellers' rest stop at this time.

Post war Long Itchington has seen another dramatic expansion with new housing developments to the west, north and south-east of the village and a significant number of infill dwellings along Church Road and around the pond and village green areas.



LONG ITCHINGTON - Circa.1885
EXTRACT FROM 1885 ORDNANCE SURVEY Scale: 25" to 1 mile

3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS

3.1 Heritage & Architectural Character

There are at least three separate and distinct architectural styles evident in the buildings of Long Itchington. These are;-

- The pre-1800 vernacular which is born out of the use of the local lias limestone and oak framing (with wattle & daub painted panels) and clay plain tile and thatch roofing. Apart from the fine close-studding of the Tudor House and Devon House, the oak framing is simple box frame, truss and purlin construction which is typical of that seen in the Avon valley and Arden Forest areas. The stone building, too, is simple coursed, squared rubble walling with little carved or dressed stone decorative detail - apart from that on the church and Tudor House.
- The early 19th.century brick and plain tile vernacular which consists of individual and terraced rows of cottages with low roofs and small casement windows - the style and overall size and proportion is similar to that of the earlier timber frame and stone cottages. Pleasing patterns of buff headers in flemish bond brickwork and segmental arches are present in many of these buildings.
- Larger and more wealthy brick and tile buildings of the 19th.century, eg. The Vicarage, Beechcroft, the Harvester PH and the Post Office row have a Georgian/Victorian neo-classical style with vertical sliding sash windows and doorcases with panelled doors. The Manor Farm and the Red House are, ofcourse, earlier examples of this style.

There is a comfortable juxtaposition of these various architectural styles and local building materials within the village and they are united by a common scale and proportion. This is the most important single characteristic of the built form of the village. The small cottage scale produces a very dominant roofscape - of mainly clay tiles - and small low mostly multi-paned casement windows.

Along Church Road and Thorn Way most of the pre-1900 buildings are also right on the back edge of the pavement which creates a cosy intimate enclosure to the street scene. However there is much post-war infill and extensive replacement of original windows and external doors with new of inappropriate style and finish materials and replacement of original roof tiling / slating with modern concrete tiles etc..which has confused the architectural character and degraded the architectural quality of the village.

The streetscape quality around the church, the square, the green and village pond, though, has retained its architectural and historic interest, and environmental value due to the strong presence of well preserved listed buildings and fine trees etc..

3.2 Artefacts and Features.

There are a number key elements in the streetscape which contribute to Long Itchington's special character. There are fine mature trees around the pond and green areas, a number of fine stone and brick boundary walls - particularly those around the churchyard area, the Green and along Thorn Way. A modern low stone boundary wall to 'Greystones' in Leamington Road has an interesting carved stone tablet set into it.

The pond has good iron railings around it and some park-bench seating. There are also iron railings to the north and west boundaries of the church yard and railings between the old and new school buildings.

The churchyard, which is very much part of the streetscape in Church Road, also has a number of fine gravestones and chest tombs (5 of which are listed).

There is a bus shelter on the broad grass verge between the pond and the green of simple brick and tile construction which fits in very well with its surroundings and is a good example of what a difference it makes when street items such as bus shelters are sensitively designed to harmonise with their surroundings.

There are some remaining granite set kerbs along Thorn Way but most of the kerbs in the village are the standard concrete type.

3.3 Predominant Building Materials.

The local stone, a grey/buff lias limestone, was clearly not a very good building stone. The walling is generally simple coursed, roughly squared rubble walling with no dressed stone or decorative detail. That on the church is brown lias from the Hornton area and that on the school may be Cotswold limestone. The surviving stone boundary walls are important to the character of the village.

There are some fine examples of oak framing indicating a wealthy manor and village settlement in the 16th and 17th centuries. These buildings deserve particular care and conservation. There may be a number of oak-framed cottages surviving which have been re-faced brick but still contain good oak frames within them.

The predominant roofing material is red/brown plain clay tile - generally at 45 to 50 degrees pitch and with hog-back ridges and bonnet hips. There is one thatch surviving in the village - Yew Tree Cottage - which is a combed wheat reed with decorative laced straw cut ridge.

Welsh blue slate was introduced in the 19th century and there are a number of red brick buildings, notably the Harvester PH, the Vicarage and cottages in Church Street and to the north-east corner of the village which have slate roofs - generally 30 degrees pitch and with clay ridge tiles.

The red brick, which is the most dominant buildings material, includes a whole range of decorative detail ie - flemish bond with buff headers - some quite pronounced patterns to the main elevations, dentil courses, segmental arches (some render cills but no brick cills) and square brick chimneys with simple oversailing courses. The brick is a local red/orange clay and marle of fairly consistent hue (apart from the contrasting buff headers).

3.4 Landscape Setting & Village Form

Long Itchington has a strong presence in the rural landscape lying in the flat river valley lands of the River Itchen. The village is strung out along the Leamington Road and Church Road and wraps round the A423 junction. The surrounding landscape is of large open fields, both arable and pasture, largely devoid of tree cover, thus the village represents a fairly compact and well treed settlement with fairly distinct boundaries.

Recent housing developments to the West and the South East do not have the cohesion of the older parts of the village, and present a more suburban approach from Leamington Road and Southam Road.

Connection with the River Itchen is tenuous, but the riverlands to the South of Church Road are a valuable resource for recreation, and include a camping site. The view of the village from the Bascote road, however, does show the river to be an important foreground to the setting of the village in the landscape.

Landmarks are few, except for the Church tower with its octagonal turret, and tree groups within the village are few, but there are a number of areas where regeneration of tree cover is taking place, such as the area between the cemetery and The Glebe House. These areas may be important in the future.

Landscape In The Village

Lying in flat riverland, there are no dramatic changes of level, but a great variety of views from Church Road as it weaves its way towards The Green, which is the landscape climax of the village.

Within the village, three areas of landscape character can be identified :

Area A - Church Road West

The West end of Church Road is perhaps the least attractive, within the Conservation Area. The presence of overhead wires is noticeable here, and the lack of tree cover is evident. Roadsides are a mix of stone, brick and hedged boundaries, but Long Itchington is not a predominantly stone village.

Area B - Around The Church

Around the Church and The Square the landscape character is attractive, with stone walls and glimpses out to the riverlands, and the whole being a small scale, tight landscape. Many large specimens of ash, horse chestnut and sycamore exist in this area.

The view of the Church from Bascote Road is particularly good, with a foreground of willow trees near the river. Individual features are few, but the gateways to Manor Farm, in a corner of the Churchyard, is a feature with its ball capped brick columns.

It is unfortunate that the farm sheds of Manor farm intrude between the Church and the river, but never-the-less they represent current agricultural practice, and the retention of older barns etc. cannot always be justified.

Area C - Village pond and green

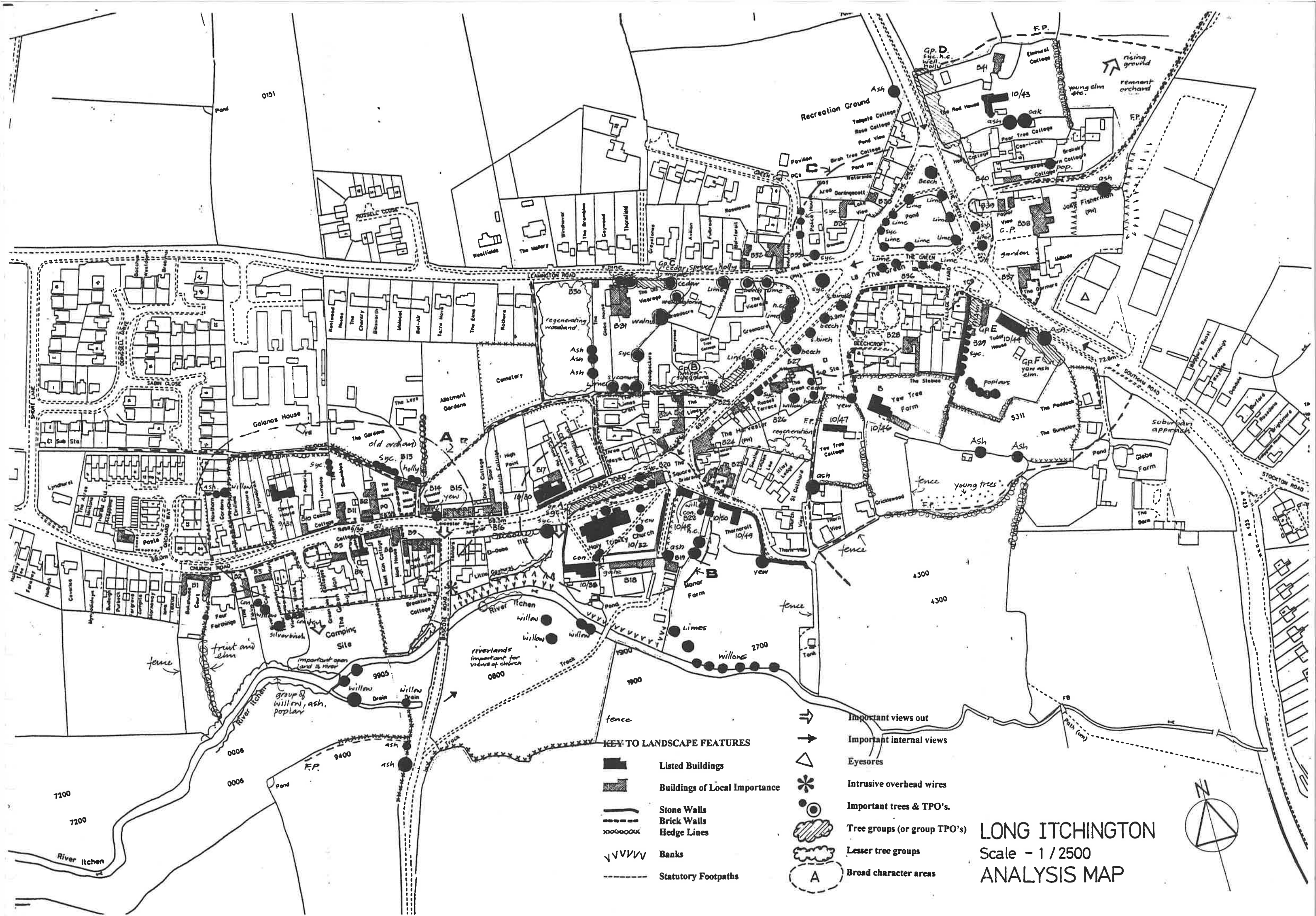
It is perhaps in this zone that a truly picturesque quality and centre for the village emerges.

The central feature is the village pond, which is railed off, but around it lie generous grass verges and many very important trees - beech, lime and sycamore.

Although many of the pre-1900 cottages have been 'modernised' and lost some of their vernacular character, the whole environment of this area has a charm and character which should be safeguarded. It is an important area of arrival from the North and South.

It is an important area full of interest, with boundaries ranging from the new brick walls of Beechcroft, to the old picturesque boundaries formerly existing.

There are many impressive mature trees such as lime, around The Green, which should be protected by Tree Preservation Orders.



4. CONSERVATION AREA REVIEW AND RECOMMENDATIONS

4.1 Boundary Alteration Recommendations

Long Itchington Conservation Area includes most of the pre-1900 village but this study has identified a number significant landscape areas beyond the Conservation Area which are considered to be of fundamental importance to its setting and character and therefore should be included within it;-

i. River meadow south of Church Road

INCLUDE a further area of riverside meadow and the camp site which is an important open space - continuous with that south of the church - which relates the village to the river and defines the setting of the village in the landscape from the southern approach (Bascote road).

ii. Manor Farm

Extend the Conservation Area to INCLUDE the water meadow to the south east of the farmstead and the section of river along its southern boundary. It is considered that this area is important to the setting of the Manor Farm group and to the village in the landscape as a whole.

iii. Yew Tree Farm & Tudor House

Extend the Conservation Area to INCLUDE the old meadows to the south of these important buildings as they are considered to be part of their setting and provide an important green field open space area between the old village and the new residential development at Glebe Farm.

iv. East side of village

Two adjustments to boundary to associate it with existing fence and hedgelines for clearer definition of boundary line.

v. The Old Vicarage area

INCLUDE the former vicarage, which is a key building, important to the 19th century expansion and development of the village and is still an imposing building (although it has been divided into two dwellings) with extensive gardens, some brick boundary walls and its coach house.

4.2 Areas for Improvement

Long Itchington has some fine trees which are a key feature of the character of the village. This could be enhanced by further careful management of existing shrubbery areas - ie that between the church yard and Church Road, the backlands between Russell Terrace and Yew Tree Cottage, the frontage areas on the east side of the green and the area to the west of the Old Vicarage. Further tree planting could also be undertaken along the footpath routes on the north side of the village and on deep frontages generally (where buildings are set well back off the road). This kind of enhancement could also help rather low grade open areas such as the forecourt to the Jolly Fisherman PH and the Village supermarket on Church Street (west of school).

Thorn way has some good original granite set kerbs - this detail was probably much more extensive and has been lost with the upgrading of roads etc.. The edgings to grass areas and pavements around the Green would be enhanced by some stone kerbing.

Overhead wires are not prominent generally but they do impose around the Bascote Road junction. TV aerials are particularly prominent in Church Street.

4.3 Conservation Area Planning Control since Designation

Since 1969 there has been a substantial quantity of 'infill' housing development in Long Itchington some of which is well designed and laid out to harmonise well with the older village ie. Beechcroft sheltered housing and Village Hall Yard. Other developments, however are rather

insensitive - such as the large 'sub-urban' houses north-east of the green between Church Road and Leamington Road, the 'out of scale' infill houses on n/w side of The Green, the modern addition to the village school, the large shop west of the old school building, and the modern infill housing on the junction of Church Road and Bascote Road.

Many of the small 19th century cottages have been 'modernised' and degraded by the use of unsympathetic replacement windows and external doors and the replacement of clay tiles and Welsh slate with concrete interlocking tiles.

4.4 Future Development in the Conservation Area

Long Itchington is defined as a Category Two (2) settlement in the Stratford -on - Avon District Local Plan. The Local Plan details the boundary of the 'built up' area of the settlement which is a boundary that differs from that of the Conservation Area. Within the built up area of Long Itchington, shown in the Local Plan, small scale housing development, including infilling of frontages, the development of vacant land or redevelopment, may be permitted in certain circumstances.

Assessment of proposals for this type of development includes consideration of whether the site forms an important undeveloped space which adds to the character or aesthetic appeal of the settlement.

Future housing development is designated at the east and west ends of the village outside the Conservation Area boundary. Infill housing may be permitted where possible, as well as replacement dwellings, conversion of non-residential buildings and sub-division of larger dwellings. Other types of building (commercial, agricultural, community etc..) may be allowed. However there is little open space left in the village core now. The river meadow between the church and Bascote Road is an important open space and should be maintained.

Redevelopment may be a possibility and it may give an opportunity, in certain areas, to improve and enhance the streetscape and quality of the

conservation area. Scale, choice of facing materials and landscaping details must be carefully considered to this end.

4.5 Conclusions

Long Itchington, once a wealthy rural manor settlement has undergone two periods of great expansion. The first was in the 19th century when, probably due to the coming of the canal, railway and expansion of the quarry/cement making industry the employment base changed from being primarily agricultural to a mix of industry, transport and agricultural - hence the terraced cottages, pubs and chapels.

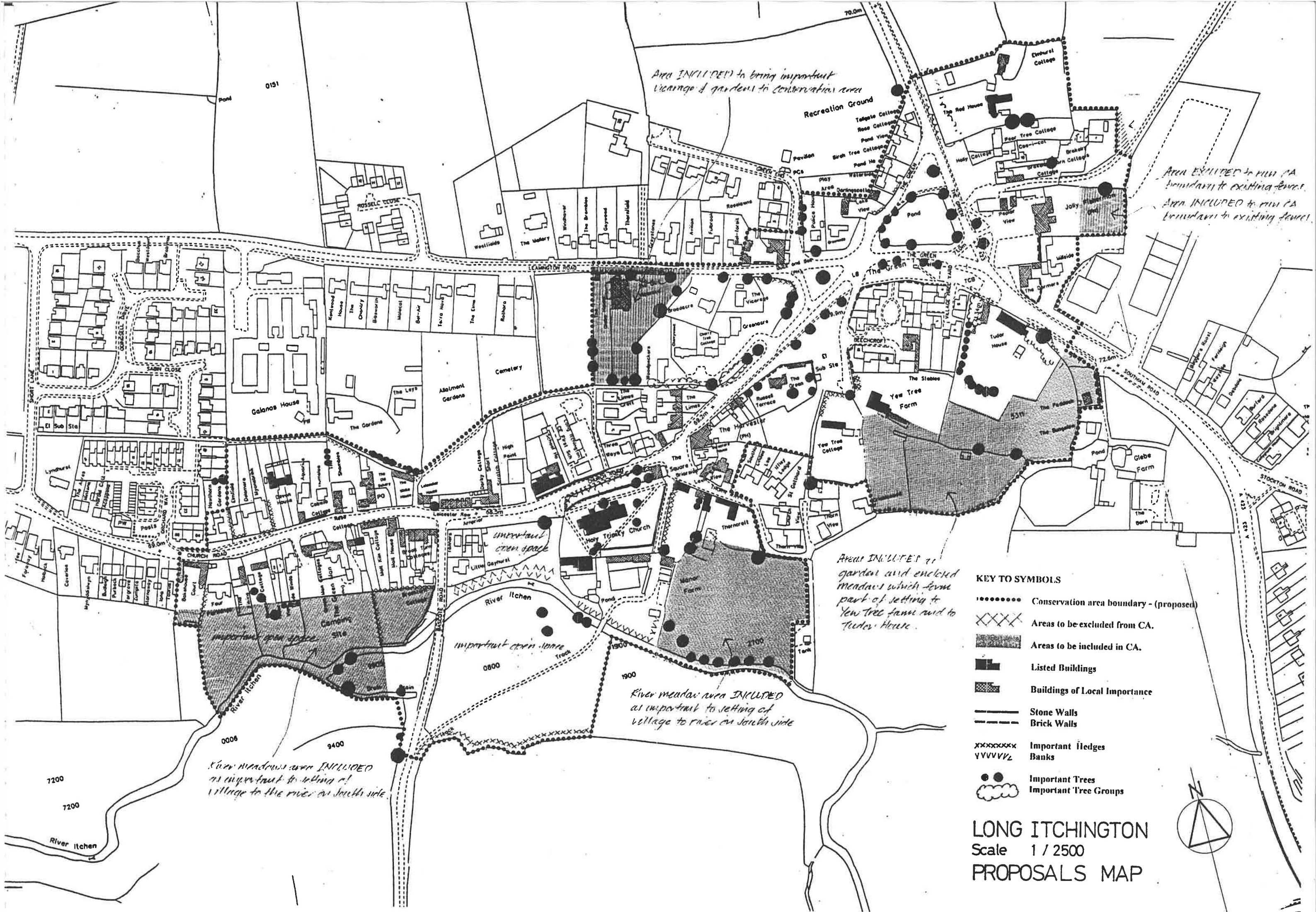
The second was the post-war expansion -up to the present day - when Long Itchington has become within reach as a 'dormitory' village for the nearby towns.

The first expansion introduced a clear new architectural character to the village in red brick and tile but scale, proportion and use of construction materials respected vernacular form. The second, has disregarded the local vernacular (as it has done across the whole country) until we became more aware of what was happening to local character with the initial designation of conservation areas.

Long Itchington is interesting in that it clearly demonstrates the impact of these 19th and 20th century expansions upon a typical rural village community. There is still a substantial core of the pre-1800 village remaining, the 19th century expansion has survived quite well and the infill of the last 10 ten years has been more in keeping with the local character.

For Long Itchington to retain its architectural and environmental quality there needs to be a greater awareness of the effects of inappropriate replacement windows and external doors, painting brick and stonework and replacement roofing materials upon the local architectural character of the village. New development can be quite tightly controlled by the local planning authority but piecemeal repair and replacement is down to the care and awareness of the individual property owner.

The landscape of the village has been well cared for by the community and, whilst there is potential for improvement, there is obviously a pride and positive role taken by the parish council and individual householders to maintain this pleasant and vibrant village community.



And INCLUDED to bring important
vicarage & gardens to conservation area

Recreation Ground

Area EXCLUDED to min CA
boundary to existing fence
Area INCLUDED to min CA
boundary to existing fence

Area INCLUDED to
garden and enclosed
meadows which form
part of setting to
Yew tree farm and to
Tudor House

River meadow even INCLUDED
as important to setting of
village to river on south side

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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 Important Banks
- Important Trees
- Important Tree Groups

LONG ITCHINGTON
Scale 1 / 2500
PROPOSALS MAP



REFERENCES

1. 1st.Edition Ordnance Survey - 1885
2. Victoria County History - Warwickshire Vol.III - pp.125
4. Buildings of England 'Warwickshre' - Nikolas Pevsner - pp.343
5. STRATFORD ON AVON DISTRICT LOCAL PLAN
(Deposit Draft) Jan.1993

APPENDIX Ai

SCHEDULE OF LISTED BUILDINGS IN FENNY COMPTON CONSERVATION AREA

Ref. No.	Description
10/32	Church of the Holy Trinity, Church Road (Listed Building Ref. 10/32 - Grade II*)



Church. Late C12/early C13, early C14 and C15. Restored 1928. Coursed lias rubble interspersed with sandstone blocks, with sandstone plinth, buttresses, quoins and eaves cornice. Plain-tile and C20-tile roofs. Chancel, nave with south aisle and west tower, the spire mostly blown down in 1762. Early C14 chancel of 4 bays with chamfered plinth, offset buttresses, moulded string course below window sills and cross at apex to east. Restored east window of 5 ogee-headed lights with intersecting and quatrefoil tracery. Hood mould with C14 carved head labels. Three C14 windows to south, those to left and right each of 3 restored lights. 3-light window to centre with Y-tracery. C14 doorway below centre window of 2 moulded orders and pointed-arch head. C20 plank door. Three C14 windows to south, each of 3 lights, those to left and right with Y-tracery, that to centre with cusped lights. C19/C20 stone gabled vestry with doorway to west and re-used C14 window to north of 3 ogee-headed lights with reticulated tracery, ovolo-moulded surround and hood mould with carved head labels. Early C14 nave of 4 bays with chamfered plinth, offset buttresses, moulded eaves cornice and C19/C20 coped gables. To left and right a C14 window with moulded and chamfered surrounds. Each window of 3 lights, the mullions continuing up to meet arch, without

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heads. C19/C20 window to centre of 2 cusped lights and trefoil tracery. C19/C20 stone gabled porch, the doorway of 2 orders on shafts with moulded capitals and bases. Single-light window to east and west. Within the C14 doorway with many-moulded pointed-arch surround with hood mould and labels. Original iron hinges remain. C20 double plank doors. C15 clerestory to north and south of 3 and 4 square-headed windows, each of 2 ogee-headed cusped lights. Early C13 south aisle of 4 bays with moulded eaves cornice with one gargoyle remaining. Early C14 window to east of 3 lights and Y tracery. Further early C14 window to right of east wall of 2 lights and Y tracery. Early C13 pointed lancets to left and centre, and to west. Round-headed south doorway of 2 moulded orders, the inner continuing to ground and the outer supported on shafts with moulded capitals. Iron hinges remain. C20 double plank doors. West tower with offset diagonal buttresses rising to top, chamfered plinth and moulded eaves cornice with damaged gargoyles. Embattled parapet with finials at angles. To west a pointed-arched window of 2 cusped lights and cusped tracery. Immediately above window, continuing around to north a C14 band of sunk quatrefoils. Loop-lights to all 4 sides, that to east now within nave. Bell-chamber openings of 2 mullioned and transomed lights within segmental pointed heads. Truncated octagonal spire. Interior: east window has moulded rere-arch and hood mould with labels. C14 doorway now leads to vestry. C14 sedilia to south of 3 stepped seats within cusped arches and crocketed gable with poppy-head finials. C14 double piscina to left within 2 cusped lights and trefoil within tympanum. C14 Easter sepulchre to north within cusped arch of 3 moulded orders and crocketed gable with poppy head to apex and finials to either side. Moulded string course runs beneath window sills. C14 chancel arch of 3 shafts with moulded responds. Cusped squint to right. South aisle arcade of 3 bays, but originally 4, that to west blocked C15. Octagonal shafts with moulded bases and capitals. 2 tomb recesses on south wall with elongated cusps within many-moulded surrounds. Simple cusped piscina towards east. Pointed tower arch of 2 orders, with C14 band of sunk quatrefoils above. C19/C20 king post roof to chancel, and hammerbeam nave roof supported on C15 carved head corbels. C19/C20 aisle roof supported on C14 carved head corbels to south. Late C17 communion rail with turned balusters. Restored screen with C14/C15 cusped tracery supported on later shafts. Monument in north chancel wall to John Baswork who died 1674; an inscribed brass with surround of 2 Corinthian capitals supporting a cornice and semi-circular broken pediment. C19 monument in north nave and south aisle walls. Also on south aisle wall a wood panel painted with heraldic arms, hour-glasses and skull and cross bones, recording the bequest of Lady Anne Holbourne of 50 pounds per annum to the parish priests and parish poor. Probably C17. (V.C.H.: Warwickshire, Vol.VI, pp.129; Buildings of England: Warwickshire, p.343).

- 10/35 Chest Tomb . 0.5m E of chancel of Church of the Holy Trinity
(Listed Building Ref. 10.35 - Grade II)**
- Chest tomb. Dated 1783, 1802, 1825 and 1827. Sandstone with moulded plinth, wide baluster corners and moulded ledger.
- 10/36 Chest Tomb approx. 0.5m S of chancel of Church of the Holy Trinity
(Listed Building Ref. 10/36 - Grade II)**
- Chest tomb dated 177?. Sandstone with chamfered plinth. baluster corners and moulded ledger.
- 10/37 Chest Tomb approx. 15m S of chancel of Church of the Holy Trinity
(Listed Building Ref. 10/37 - Grade II)**
- Chest tomb. Probably later C18, the inscription worn. Baluster corners and moulded ledgers.
- 10/33 Chest Tomb approx. 2m W of porch of Church of the Holy Trinity
(Listed Building Ref. 10/33 - Grade II)**
- Chest tomb. Dated 1829. Sandstone, with moulded plinth, pilaster corners and moulded ledger.
- 10/34 Chest Tomb approx. 3m E of chancel of Church of Holy Trinity
(Listed Building Ref. 10/34 - Grade II)**
- Chest tomb. Date 1828 visible. Sandstone, now covered with ivy. Oval panel visible.

9/39

Cottage approx. 2m W of Malt Kilm Cottage (not included), Church Road.
(Listed Building Ref. 9/39 - Grade II)



Late C18. Timber framed or brick, now rendered. C20-tile roof with brick end stacks. 2-unit plan. One storey plus attic; 2-window range of C20 casements to front and original casements to rear. One gabled dormer. Door now in brick gabled extension to front. 'Britannia' lead firemark to rear. Interior: chamfered spine beam and open fireplace with narrow chamfered bressumer. Straight flight staircase with turned baluster rail in attic storey. Original roof trusses visible.

10/30

**Long Itchington Church of England First School and School House, Church Road.
(Listed Building Ref. 10/30 - Grade II)**



School and school house. 1856, by N.H. Dykes. Squared coursed lias with plinth, quoins and coped gables on kneelers. C20-tile roof with stone lateral stack and timber bellcote. Early English style. 2 ranges joined by passageway with plank door within pointed arch. Range to left has two 2-light mullioned and transomed windows in gable end with 4 two- and three-light mullioned windows to side. 5-light mullioned and transomed window and door within pointed arch to rear gable end. Range to right has pointed-arch doorway and 2- and 3-light mullioned windows in gable end, with further mullioned windows to side. Between left and right ranges to rear a further range with 3-light window with bar tracery within pointed arch to gable end. Included for group value.

10/38

**Manor Farmhouse and attached outbuilding and gateway,
Church Road.**

(Listed Building Ref. 10/38 - Grade II)



Farmhouse. Early/mid C18. Brick in Flemish bond with storey band. Stone plinth, moulded stone eaves cornice and stone-coped gables on kneelers. Plain-tile valley roof with large brick end stacks, and C20 skylight. Double-depth plan. 2-storey, 2-window range of 16-pane sashes to left and right with 12-pane sash to first floor centre. Sashes have segmental-arched heads. Original blocked doorway to centre with segmental arched head. Further 16-pane sashes to ground floor rear front with five 12-pane sashes to first floor. 6-panelled door with overlight within C20 brick porch. Attached to right a former outbuilding/kitchen range with stone plinth and brick ridge stack. Horizontal sliding sash with wood lintel. Attached to left of house a C18 brick gateway, the piers with moulded stone cornices and ball finials. Interior not inspected but likely to be of interest.

9/31

**Nos. 1, 2 and 3, Devon House, Church Road.
(Listed Building Ref. 9/31 - Grade II)**



House, now 3 cottages. Late C16. Timber framed, with herringbone struts and brick infill on rendered plinth. Plain-tile roof with brick ridge and end stacks. Central range with cross wings; jettied at first floor level. Crosswings also have jettied gables. 2-storey, 3-window range of C20 casements to left and right and C19 three-light casements to centre. C20 door in original opening to centre right. 2 further C20 doors. Interior: No.2 has large open fireplace with moulded cornice. Ovolo- and hollow-moulded cross beams. Original spiral staircase rising to first floor with C16 Tudor-arched doorway to staircase on ground floor. No.1 has spine beam to ground floor.(V.C.H.: Warwickshire, Vol.VI, p.125; Buildings of England: Warwickshire, p.343).

10/43

**The Red House, Marton Road.
(Listed Building Ref. 10/43 - Grade II)**



House. Early C18. Brick in Flemish bond with storey-band. Sandstone plinth, moulded eaves cornice and coped gables on kneelers. Plain-tile roof with brick ridge and end stacks. 3-unit plan. 2 storeys plus attic; 3-window range of 12-pane sashes to centre and right, and canted bays with 12-pane sashes to left. Tympanum to attic above door has C18 lunette. Small C19 range of one storey and attic to right has 12-pane sash and gabled dormer. C20 one-storey range to far right. Long C19 two-storey brick extension to rear has 2-light and cross casements, and a 4-panelled door. Interior: noted as having large open fireplace with moulded wood surround and moulded, dentilled cornice. Panelling in room to right of door to dado level. Boxed spine beam. 6-panelled doors. In room to left of door a moulded spine beam and cornice.(Buildings of England: Warwickshire, p.344).

10/44

**Tudor House, Southam Road.
(Listed Building Ref. 10/44 - Grade II*)**

House. Mid/late C16. Timber framed with close studding to all facades, with rendered infill. Stone and Roman brick plinth to front, with squared, coursed sandstone ground floor to rear. Plain-tile roof with brick ridge stacks. Long range runs north-west to south-east with front range of 5 bays with jettied gables to attics resting on moulded brackets. 2 storeys plus attics; 5-window range of 5-light ovolo-moulded wood mullioned windows to ground and first floors. Early C20 canted bay with sashes to ground floor centre-right. 2-light ovolo-moulded wood mullioned window to each jettied gable. At apex of each gable a wood moulded finial and pendant, now damaged. C20 plank door to centre within C20 timber gabled porch. Rear of building has stone ground floor with a range of seven C16 one- and two-light ovolo-moulded mullioned windows, with two C20 mullioned windows in imitative style. Jettied first floor with a range of 7 three-light wood mullioned windows with leaded lights. 6-panelled door to centre within C18 moulded stone

surround with keyblock. C19 brick infill to left gable end, with C20 brick one-storey extension to left. 2- and 3-light wood mullioned windows to right gable end, with one blocked 2-light window to ground floor. Interior: C16 joists exist throughout ground floor. C16 plank doors within moulded wood surrounds to ground and first floors. Large open fireplaces, one with C19 timber bressumer. 2 staircases with turned balusters rise from ground floor to long gallery. Close-studded partitions throughout house. Spiral staircase rises from first floor to attics. Queen-post roof with windbraces. History: Queen Elizabeth I said to have dined here when the house was owned by the Earl of Leicester. Latterly home of the Sitwell family.(V.C.H.: Warwickshire, Vol.VI, p.125; Buildings of England: Warwickshire, p.344).

10/47

**Yew Tree Cottage, The Green.
(Listed Building Ref. 10/47 - Grade II)**



House, formerly 2 cottages. Mid/late C17. Timber framed with brick infill. Stone plinth. Thatch roof with brick ridge stacks. Two 2-unit plans. One storey plus attic; 4-window range of C20 casements, those to attic storey in eyebrow dormers. C20 door to left made using old planks. C20 two-storey range to left in imitative style. Interior: chamfered spine beams with arrow-head stops and chamfered joists. 2 large open fireplaces, one part-rebuilt. Said to retain original roof.

10/46

**Yew Tree Farmhouse, The Green.
(Listed Building Ref. 10/46 - Grade II)**



(Shown on OS map as Yew Tree House.) House. C17, exterior rebuilt late C18. Brick in Flemish bond with storey band and dentilled and nogged offset brick eaves cornice. C20-tile roof, hipped to right, with brick ridge stack. L-shaped plan. 2-storey, 2-window range of C20 three-light casements. French doors to ground floor left. Windows and doors have segmental brick arches. Long range to right has further C20 casements and a C18 six-panelled door. Interior: large chamfered spine beams with stepped stops. 2 open fireplaces, part-rebuilt. Timber-framed partitions to ground and first floors, one beam inscribed with the date: '16?1', perhaps re-used. Part-rebuilt turned baluster staircase, and further spiral staircase rising from first floor to attic. C17 plank door. C17 roof trusses and purlins visible. Stone-flagged ground floor.

10/48

No.8, The Square.

(Listed Building Ref. 10/48 - Grade II)



House. C16 to right, and C17. Timber framed with rendered infill on stone and brick plinth. C20-tile roof with brick end stack. T-shaped plan. 2-storey, 2-window range of C20 two-light casements. C20 door set back behind C17 opening in gabled crosswing to right. Early C20 one-storey brick range to left has horizontal sliding sash. Interior: C16 range has plain joists to ground floor, with windbraces visible in first floor. Stop-chamfered spine beams and joists throughout ground floor of C17 range, and large open fireplace with moulded timber bressumer. Roof trusses visible in first floor. Timber and plaster partitioning throughout house.

10/50

Outbuilding approx 2m NW of Thorn Croft, Thorn Way.
(Listed Building Ref. 10/50 - Grade II)



Outbuilding. Probably C18. Coursed lias rubble with plain-tile roof. Probably 2 bays. Double plank garage doors to front with wood lintel. Plank hayloft door with wood lintel above. Interior: noted as having queen-strut roof. Included for group value.

10/49

**Thorncroft and attached wall, Thorn Way.
(Listed Building Ref. 10/49 - Grade II)**



Farmhouse. C18 and early C19. Rendered C18 brick to left, with coursed lias rubble to right. C20-tile roof, half-hipped to left, with stone-coped gables. Brick ridge and end stacks. L-shaped plan. 2-storey, 4-window range of C19 three-light casements. C18 six-panelled door with flat hood to centre. 3-light leaded casement to left side. Attached to left a C18 wall of squared coursed lias with shaped stone coping. Wall approximately 1.5 metres high, and extends along road for approximately 50 metres. Interior not inspected but likely to be of interest.

APPENDIX Aii

SCHEDULE OF BUILDINGS AND STRUCTURES OF LOCAL INTEREST AND IMPORTANCE TO LONG ITCHINGTON CONSERVATION AREA

Ref.No.	Description
B1	Bakehouse Court, Church Street - early 19th century brick and tile house and former village bakery - modernised.
B2	The Filking, Church Street - originally a timber framed thatched cottage of circa.1700 - modernised and extended.
B3	River Cottage, Church Street - 17th century oak framed cottage range - modernised.
B4	(omitted)
B5	The Green Man PH, Church Street - 19th century public house substantially rebuilt - group value in street.
B6	Rose Cottage, Church Street - 19th century brick and tile cottage (modernised) adjoining listed building - group value.
B7	Malt Kiln Cottage, Church Street - mid 19th century brick & tile cottage range with sash windows and vestages of earlier stone building.
B8	Malt House, Church Street - mid 19th century brick & slate house - buff header flemish bond brickwork.
B9	Brook Turn Cottages, Church Street. Late 19th century brick and tile terrace range - key location - group value.
B10	Barn at 'Aquarius', Church Street. - early 19th century brick and tile stable range - gable end to road - prominent in street scene.
B11	The Shambles, Church Street - originally a 17th century oak framed and thatched cottage range - much altered and modernised - gable end to road - group value.
B12	Ivy House, Church Street - mid 19th century brick and slate cottage - sensitively modernised - group value.
B12A	Post Office & Old Bakery, Church Street - mid 19th century brick & tile Victorian terrace range - sash windows - gable to street - modernised.

- B13** **The White House, Church Street** - mid 19th century brick and slate cottage range - sash windows - set back off street with walled garden - group value.
- B14** **Leicester House and attached glazier's workshop, Church St.**
Early 19th century brick and slate cottage and brick and tile workshop which has buff headers, original heavy frames to openings and old painted sign on west wall - group value.
- B15** **Leicester Row, Church Street.** - mid 19th century terraced row of six cottages - bold buff header flemish bond brickwork - on back of pavement - very prominent in street scene.
- B16** **Short Scratch Cottage, Church Street** - mid 19th century brick and tile cottage - group value.
- B17** (School House - part of school - Listed ref.10/30)
- B18** **Stable range at Manor Farm** - mid 19th century red brick and tile stable range with attached stable and hayloft (remains of earlier oak framing at west end) - group value.
- B19** **Barn at Manor Farm** - mid 19th century 3-bay brick and tile barn - red brick with buff headers - group value.
- B20** **House on The Square** - early 19th century large brick and tile house - 2 storey +attics and rear outshot - some original windows - very prominent key building in square - in need of renovation.
- B21** **House next to The Limes, Church Road** - mid 19th century restored brick and tile house - prominent gable in streetscape - group value.
- B21A** **The Limes & Village Stores** - circa 1900 2-storey brick and tile terrace - mansard roof + parapet gables - very prominent position - focal point in view down Church Road from main road.
- B22** **Barn range at Briarside, Thorn Way** - early 19th century 2-bay single storey stable and wagon shed - red brick with clay pantile roof - group value with Listed Buildings.
- B23** **Lawn View, Thorn Way** - mid 19th century - restored - cottage with attached outhouse range (now garage) - bold buff header flemish bond brickwork to cottage - group value.
- B24** **The Harvester Public House, The Square** - early 19th century Inn on corner - whitened render and Welsh slate - original sash windows fine doorcase with open pediment - key building in square.

- B25** **2-3, Russell Terrace** - mid 19th century brick & slate cottage terrace - original sash windows and doors - group value.
- B26** **The Green, Church Road** - early 19th century brick and tile cottage - prominent location on the village green - group value.
- B27** **Stable range at The Green** - long 4/5 bay open sided stable range - 18th century - blue lias stone back wall, gable ends rebuilt in brick, tile roof - key building on the village green.
- B28** **Beechcroft House** - mid 19th century 'Victorian' farmhouse - brick and tile, long two-storey outhouse range, sash windows, canted bays and good doorcase with fanlight. Key building on village green.
- B29** **Stable & hayloft to Tudor House** - early 19th century - blue lias coursed rubble with clay tile roof - 3 bay stable now converted to garage - group value with listed building.
- B30** **Stable & Coach house to Vicarage** - brick and tile stables with coach doors and hayloft - gable to road frontage and brick wall adjoining - group value with vicarage.
- B31** **The Old Vicarage (&The Glebe House), Leamington Road** - large mid 19th century 'Victorian' vicarage orange brick with buff headers, slate roof, sash windows with dressed stone cills and lintels - set in good parkland garden. Important historically to the village and of architectural quality.
- B32** **Cottages west of Buck & Bell PH, Leamington Road** - mid 19th century brick and tile cottages - restored - group value with PH.
- B33** **Buck & Bell Public House, Leamington Road** - fine early 19th century Inn - brick and tile - old multipane casements, later added crosswing - brick and slate - good painted pub signs - important building on corner - prominent in view from main road.
- B34** **Lake View, The Green** - mid 19th century brick & tile cottage group value on green.
- B35** **Darlingscott, The Green** - mid 19th century brick and tile cottage, original casement windows with segmental arch heads - group value on green.
- B36** **Bus Shelter, The Green** - brick and tile - hipped roof - well designed shelter of vernacular character which fits in well with the setting of the green.
- B37** **The Dormers, Southam Road** - early 19th century brick & tile cottage, outbuilding ranges behind, large chimneys, prominent location on road frontage, group value.

- B38** **The Jolly Fisherman Public House, Southam Road** - early 20th century pub - 'Tudor' style brick and tile with timber framed gables set well back off road - key building on green - local landmark.
- B39** **Poplar View, Southam Road** - mid 19th century brick and tile house - 2storey with attics and rear outshot. Prominent building in streetscape, group value.
- B40** **Brakeley Cottage, Southam Road** - group of mid 19th century brick and slate cottages, some buff headers, much restored but of group value in street scape.
- B41** **Elmhurst Cottage, Southam Road** - may be late 18th century farm cottages, stone built, now rendered, slate roof - last building at n/e corner of village - prominent in north approach into village and group value with The Red House (LB).



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APPENDIX Bii

LIST OF TREE GROUPS IDENTIFIED ON MAPS (Including TPOs)

Note 1. *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 roadside belt along Church Road, fronting The Church
Mainly composed of sycamores of middle age but containing a number of more mature specimens near The Square
This belt will need sympathetic management, so as not to conceal views of the Church.
- B** A belt of mainly lime and sycamore, forming good definition to the roadside, and a screen to properties to the North.
- C** Although outside the conservation area, this group of cedar, spruce, holly, maple, etc. is important lining the leamington Road outside The Old Vicarage. Some trees within this group may have already been lost, in development of the Vicarage.
- D** This is an important group of sycamore, horsechestnut, wellingtonia and holly in front of The Red House. It marks the entrance to the village from the North and frames the view of the village green pond.
- E** A small, but emerging group of elm and sycamore, providing a definition of the boundaries of the Green.
- F** Forming an entrance framework to The Green, this group of yew, ash and elm is important as a marker.









