



Disclaimer to accompany the Radway Conservation Area Review

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

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 March 1998.

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

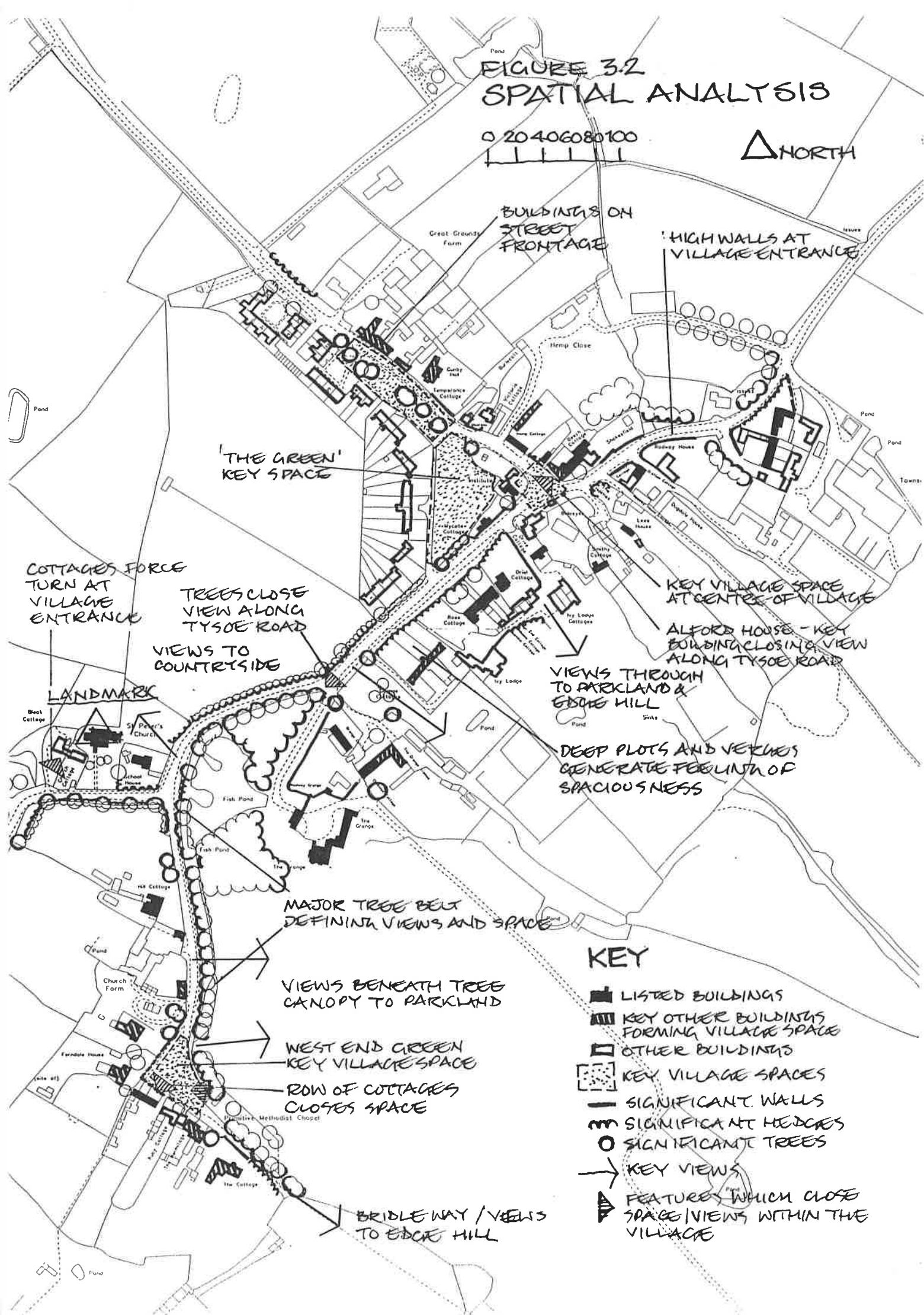
RADWAY
Conservation Area Review
February 1998
for Stratford on Avon District Council

ROGER EVANS ASSOCIATES

FIGURE 3.2 SPATIAL ANALYSIS

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General Introduction

Standard text as other SoA DC CA reports

1.1 Definition

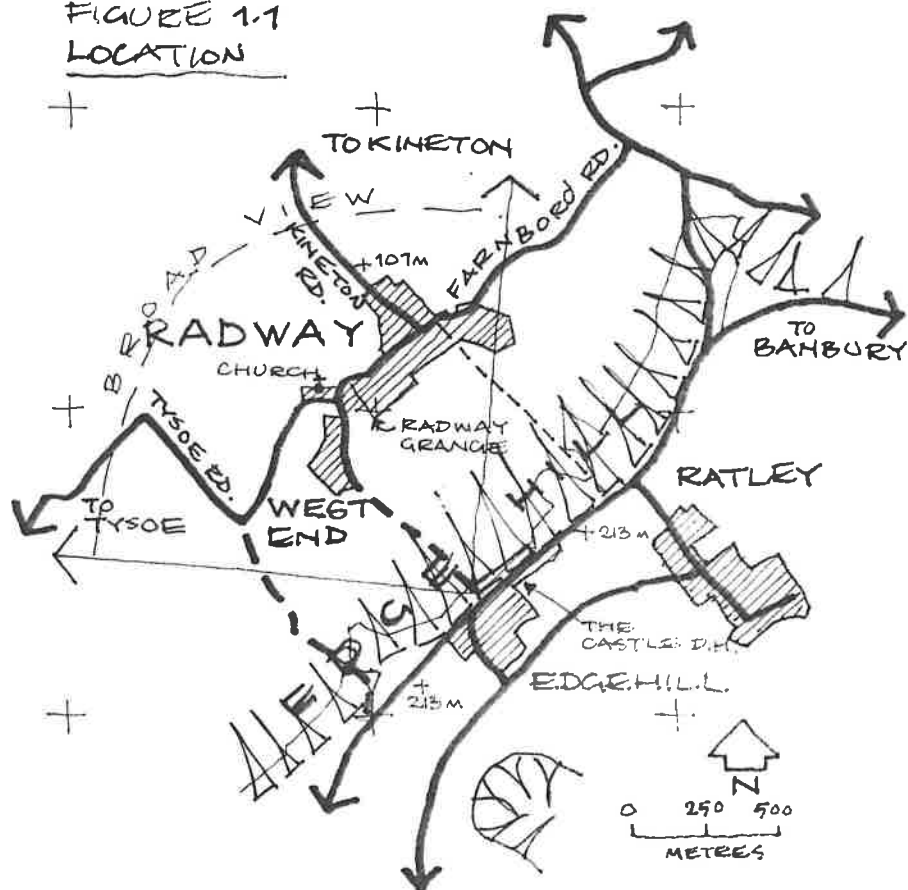
1.2 Designation

1.3 Pressures

1.4 Response

1.5 Further Advice

FIGURE 1.1
LOCATION



1. Introduction

1.1 Location

Radway is a small parish with a population of 221 (1991), including part of the settlement of Edgehill (note that the village of Edgehill is to be distinguished throughout this report from Edge Hill itself, which is one of the most dominant geographical features in this part of the county). Radway is situated at the foot of Edge Hill, 12 km north-west of Banbury and 18 km east of Stratford-upon-Avon. Edgehill, which has not previously been included in the Radway conservation area, is a separate entity positioned along the top of the ridge. Radway lies away from the surrounding main roads, 2 km north of the A422 Banbury-Stratford Road and 1 km south of the B4086 Kington Road: Kington is 5 km to the north-west.

1.2 Topography

Edge Hill is the dominant topographic feature in the area, rising in a steepening scarp from the general level of the village of about 120 metres above sea-level to a height of nearly 220 metres over a distance of only 700 metres: the last 50 metres of this rise is a 1:2 slope, providing a densely wooded backdrop to the village. It forms a long and very prominent ridge running north-eastwards from outliers of the Cotswold Hills on the Warwickshire-Oxfordshire border. Further north-east the continuity of the ridge is interrupted, with a further outcrop at the Dasset Hills visible from outside Radway, and then blurring into the generally hilly country of Northamptonshire.

View from Edge Hill

The ridge provides some shelter from southerly winds, but also creates a degree of overshadowing in the winter: on the other hand, Edgehill enjoys spectacular views and sunsets, with vistas to the Malvern Hills and beyond. North-westwards the landscape slopes away gently towards the Avon. The

setting of Radway, at the edge of this undulating plain, can be particularly well appreciated from Edge Hill (see fig. 1.1). Edge Hill is a very strong barrier between Radway and villages on the other side, with which it otherwise has much in common in terms of building style and materials: while the formal boundary with Oxfordshire is not everywhere obvious, Radway's position places it distinctly on the Warwickshire side of Edge Hill.

1.3 Special Land Classifications

Radway lies wholly within the Cotswolds Area of Outstanding Natural Beauty, near its north-easternmost end. The boundary of the AONB is drawn to include the village itself and Edge Hill, but not the landscape immediately to the west. The grounds of Radway Grange are designated by English Heritage as a Registered Garden of historic interest (Grade II*). Immediately north-east of the conservation area lies the Registered Battlefield of the Battle of Edgehill.

1.4 Morphology

Radway is concentrated in two parts separated by the grounds of Radway Grange. The larger part is to the north around the junction of Kington Road, Farnborough Road and Tysoe Road. The original focus of the village is the much smaller area of West End, which branches off Tysoe Road south of the Grange: the site of the original church and graveyard and their Victorian replacements are all in this part of the village.

Almost all development is along these four roads, with some set back from the main frontage and accessed via short unadopted lanes. Some of these lanes become paths and bridleways which lead out of the village. The street pattern is a simple T shape, with the main through road running parallel to Edge Hill: the only through roads for vehicles are the Kington, Farnborough and Tysoe roads. West End is surfaced for vehicles, until it, too, changes to a bridleway which leads up the steep scarp to Edgehill Castle.

It is a general characteristic in the older parts of the village that plots are relatively deep and narrow, typically 50 to 60 metres by 10 to 20 metres wide. Buildings face the road at right angles, and garaging, outhouses, yards and secondary activities are accommodated at the backs of the plots. This contributes to reasonably continuous frontages, even

Council Houses

though in places such as Tysoe Road houses are set back up to 40 metres. On Kineton Road they are right on the roadside, and in West End they are set back only 5 metres or so, but in both locations they front generous green spaces. These features of the village layout generate a feeling of spaciousness, and with many strong lines of mature trees, and boundaries elsewhere defined with walls and hedges, there is good continuity and containment of village form and space.

The success of newer development in the village can be judged against this "natural" morphology. The council houses on the green have a comparable plot shape to the older properties, giving continuity of frontage, but their 45 degree angle to the main grain of the village is a slight disturbance. More recent houses in Kineton Road keep to rectilinear plot shapes, but their three-sided court arrangement conflicts with more traditional plot shape and layout. New housing has nevertheless been relatively comfortably integrated into Radway.

1.5 Building Character and Materials

There is a remarkable degree of consistency in building materials in Radway, including most of the more modern buildings, which does a great deal for the overall visual quality of the village. Facing walls are almost entirely of Hornton stone, whose rich

Simple cottage

orange-brown shades are so distinctive. The status of a building is measured in the style of the stonework, rather than the actual material, ranging from rubble/random coursing, through coursed rough stonework, to full ashlar treatment. There are examples of all of these in Radway. Typically, boundary walls are coursed dry stonework with heavy, steeply weathered copings.

In terms of detail, simpler cottages are characterised by small window openings, spanned by plain timber lintels, and painted metal or timber casements. Grander buildings achieve larger windows with stone mullions and leaded metal casements: the openings are often expressed with a traditional carved stone hood moulding.

With the exception of the church, no building in Radway is more than two full storeys. The majority of buildings would originally have been thatched, and a large number of the older houses remain so. Roofs are in consequence steep, even where they are now tiled (or in one or two cases repaired in corrugated iron). A large number of roofs are also finished in brown clay plain tiles. Many houses have substantial attics within their large roof spaces, typically with a small casement window to light the space set high in the gable wall to one side of the chimney flue.

Old Post Office

The few buildings which do not follow this pattern stand out incongruously: the main example is the former post office opposite the Institute in Tysoe Road, which has been modernised and finished in painted dashed render. The backs of the council houses on The Green are painted brickwork, which are very prominent from across the countryside and in glimpses on the approach from the Tysoe road: in both instances it is the unsympathetic colour as much as the material which offends.

2 *The Settlement - History and Development*

Radway's earliest recorded historic links are to Coventry, in Saxon times, when it was wholly owned by the Church and valued at three pounds. The name is believed to be a corruption of "red way", referring to the colour of the soil. In 1086, according to the Domesday Survey, the settlement had a population of 153 and extended to 6 hides. Then 3 hides were recorded as belonging to the Church of Coventry, 1 to Richard Forestarius, and 2 to the Earl Alberic. Subsequently the Coventry hides were given to the Monks of Radmore, and Richard's to the Cistercian Monks of Stoneleigh Abbey, near Coventry.

In 1284 Edward I granted the Radmore Monks "free warren" (a warren was a piece of land enclosed and preserved for breeding game) in Radway Manor, and in the 16th century the Stoneleigh Monks built a Grange to accommodate passing Radmore Monks. The original Church of St. Peter was built in 1321 but, although periodically modified, was never more than a simple structure and lacked either a tower or spire. In 1866 the present St. Peter's was consecrated on a new site, and the old church demolished. Its site is still evidenced by the old graveyard beside Dale Cottage in West End.

Following the dissolution of the monasteries by Henry VIII, the Grange passed through a number of ownerships to John Washington, great uncle of the first US President. He held it as a royalist at the Battle of Edge Hill (October 23 1642): no commentary on the history of Radway could pass without reference to the battle, although its impact on the form of the village today is negligible, and the battlefield itself lies just outside the Conservation Area to the north-west. It was the first major battle of the Civil War, and among the monuments transferred to the new church from its predecessor is one to Henry Kingsmill, who died at the battle.

At the time of the establishment of the Grange the general layout of the village as it is today was forming. Already the village was in two portions, "Uptown" and "Downtown", with the central area known as the "City". The present Grange dates from the late 16th century, but otherwise the earliest surviving buildings in Radway date from the mid 17th century, and occur in all parts of the village, and many more were built in the 18th century. In 1715 Sanderson Miller acquired the Grange, and over the period to 1770 his son (also Sanderson) undertook

major works to the house and developed the landscape gardens. There is no obvious impact of his activities on other development in Radway, but his landscape work has very greatly influenced the quality of its setting, and has preserved the parkland separation between West End and the remainder of the village.

Extract from History of Radway Grange

Through this period nonconformist church influences appear to have been strong: a "Protestant Dissident Meeting House was registered in Radway. There was also a significant Quaker tradition which persisted to the beginning of the 20th century: a Primitive Chapel was built in 1806, there was a Quakers' burial ground "downtown" in the 17th century, and a Quakers Meeting House was in use until 1850. Possibly in response, the new parish church was commissioned, and the School and Institute were built (1851 and 1852). Some solid Victorian houses also emerged on sites within the village, including "The Cottage" in West End, and Gunby Hall and Alford House in Kineton Road.

The main 20th century changes have been the construction of council housing at The Green in the 1940s and two small housing courts on Kineton Road more recently. There was a major fall in population from 374 in 1841 to 216 in 1901, and it has since remained more or less constant at that level. To balance the number of new houses, occupation levels have dropped as small cottages have been combined into larger single houses, and barns have been converted to residential use. On the whole, Radway has been very fortunate in avoiding the pressures of the late 20th century for expansion, which so many other villages of its standing have suffered.

3 *Characteristics of the Conservation Area*

The broad division of West End from the main part of the village is well established, but further subdivisions of character can be identified. For the purpose of analysis, six are identified, and are shown on figure 3.1.

3.1 Radway Grange and Edge Hill

Rising open landscape dominates the east side of Radway: section 4.1 considers the landscape features of the Grange specifically. The boundaries of the Registered Garden provide a technical definition, but the whole of the scarp face of Edge Hill is relevant to the setting of the village. It includes the House itself, Edge Hill Castle (The Castle P.H.) and features within the landscape such as the obelisk - these are all essential elements of the landscape design, and they lie outside the area visible within the village.

The parkland of Radway Grange is important in providing a backdrop to the village. It has most impact on the approaches to Radway - within the village there is limited direct sign of it. It has strong boundaries in the village - in particular the large belt of mature trees along Tysoe Road and West end, and the wall alongside the main drive, which are a deliberate visual barrier between the gardens and the village.

3.2 West End

View of Grange from Edge Hill

West End lies separately from the main part of the village, south of Radway Grange, approached from Tysoe Road at its junction by St. Peter's Church and the former School House. Its focus is the charming green and duck pond that form a triangular area which is one of the most important village spaces (see figure 3.1). The green itself is defined by

low dry stone garden walls, but the space depends upon the enclosure created by the cottages behind on two sides, and by the trees in Radway Grange. The front gardens of these cottages are important in softening the edges of the space and adding colour.

View of the Green

Approaching from Tysoe road, the lane curves gently, led round by the huge trees in the grounds of the Grange, and contained by high hedges on the inside. At the same time there are views below the tree canopy into the parkland. Emerging onto the green, the vista is stopped by the row of buildings from Dale Cottage to the Hermitage, which are the key group defining the south side of the space.

The character of the row is generally simple with stone elevations punctuated by small openings, and thatched roofs with low eaves. The picture is disrupted by the boxy brick gable of the Primitive Methodist Chapel, and by a very unsympathetic reconstruction of Ruby Cottage following a fire. This, too, was once thatched, and was listed until 1987, although at that time the thatch had been replaced by corrugated iron: it was deleted from the list after the fire.

Also important to the space are Ferndale House, which lies at a right angle to Dale Cottage and creates a strong internal corner to the green, and The Cottage, a self effacing name for a fine C19 country house at the end of West End. Here the lane finally narrows into a track, and provides an intriguing glimpse between stone walls in front of The Cottage across pasture land to the wooded scarp of Edge Hill and Edgehill Castle on the ridge.

3.3 St. Peter's

On the approach to Radway from the Tysoe Road, the spire of St. Peter's Church is a prominent landmark from a considerable distance. It is a surprise to arrive suddenly at the church with almost no other sign of village development, and the area is characterised by dominant landscape and the presence of few buildings.

At the entry to the village the Tysoe road turns abruptly right, and St. Peter's with Bleak Cottage, Church Cottage and School House flanking it close views to the north. The lane itself is contained by low garden walls and shrubs in front of these buildings, and by a substantial hedge on the south side. The focus of attention is the stand of huge horse chestnut and other trees (section. 4.3) in the grounds of Radway Grange which marks the junction with the main village road to the left and West End to the right. Both sections of the road are characterised by substantial hedges on the west side and mature trees in Radway Grange to the east.

Church from Tysoe road (distance)

North of Radway Grange, Tysoe Road briefly loses the definition of the main approach, as the west side opens out into a paddock with access to Grange Cottage and Stables: the paddock is poorly fenced and a little untidy. Seen from the north, its impact is less disruptive, as again the woodland trees of Radway Grange provide a dominant focus for the eye on Tysoe Road, and the drive to the House is strongly defined by its garden walls, shielding the gardens from public view..

3.4. The Village Centre

North of Radway Grange Tysoe Road straightens and takes on more the character of a main street, terminating at the junction with Kineton Road and Famborough Road. The buildings around this junction form a distinct and important village space, defined particularly by the façade of Alford House,

Tysoe Road from village centre

the Village Institute, and the Post Office (now residential). With its stone bus shelter and telephone kiosk, this location more than any other feels like the centre of the village.

Tysoe Road in this area of the village retains a rural although highly managed character, with deep, neatly mown grass verges and trimmed hedges. Front gardens are very long, and the dominant aspect is of mature trees and garden planting with rows of substantial stone cottages set back so that they close the skyline, but are hardly visible at ground level.

Behind Tysoe Road on the east side are a number of unadopted closes which give access to cottages and outbuildings. The character of these areas is very informal, with garden planting and other vegetation dominating. Ground surfaces are generally unmade, and buildings are all of a modest scale, including some listed buildings (Lees House and stable, Smithy Cottage). Many of the small outbuildings are of temporary or poor construction, but collectively have a dilapidated charm.

The drive to Ivy Lodge (accessed beside Drive Cottage) is by contrast well surfaced and maintained. It has both the function and character of a private mews, with well-kept stable and garage buildings to plots that front onto Tysoe Road. There are glimpses of views southwards across landscape gardens to Edge Hill, limited by neat hedges and other planting.

Alford House

3.5. The Green and Kinton Road

The Green is a very under-exploited feature in Radway. It was formed with the construction of the row of Council cottages between Tysoe Road and Kinton Road, and provides them with a pleasant setting. However, Mycote Cottage, the Institute and a new adjacent bungalow cut it off from the village, although it is very close to the centre. These properties also turn their backs on the green, presenting rear fences, garage, etc. to it, to the detriment of the space.

The council houses themselves are sympathetically designed in stone, with leaded windows. They are well set back in the traditional manner illustrated in Tysoe Road, so that the quality of the front boundary treatment is important. Gardens have not been allowed to develop to the same maturity, however, and fences and hedges vary greatly in type and quality, so that the visual potential of this area has not been realised. The field behind the houses has earthwork remnants of mediaeval settlement.

The green extends as a narrower "avenue" along Kinton Road, planted with trees which are now well matured. The theme of simple buildings grouped around a green is continued in newer housing developments opposite Great Grounds Farm, and they are carefully designed so that gable ends are turned onto the main road, creating a visual marker for the north-west entrance to the village.

The east side of Kinton Road is formed by older buildings which are sited close to the road, and by boundary walls. This enclosure provides a good balance to the bulk of the mature trees on the green, and a comfortable feeling of containment to the open grass areas. The quality of the street elevation is

very variable: it includes some good unlisted buildings like Great Grounds farmhouse and Gunby Hall, but there are some poor elements such as the concrete block retaining boundary wall to part of Great Grounds, and corrugated iron sections on the stone boundary wall next to Gunby Hall.

3.6 Farnborough Road

One arrives quickly at the village centre from the Farnborough road. The approach descends gently down a winding lane and into the village, entering first past heavily planted gardens and then between high, neat dry stone walls at Radway House and Shakesfield. The low profile of Townsend Farm is the first development visible, but the road swings quickly away from it, and buildings are not very apparent behind the hedges and walls until arrival at the village centre.

Behind high walls, barns in Townsend Farm have been extensively developed for residential use. They include a listed building, but little of the architectural character of the original buildings has been allowed to come through, although the overall form remains. They have been over-worked in conversion, and the external areas, too, have been manipulated into paved gardens, losing their stable yard identity. Behind this new development, the operations of the farm continue, with a number of recent agricultural buildings and work areas which have obscured the original boundary and building form of the area and damaged vegetation. Much of it is unattractive and visible from the road into the village.

North of Farnborough Road, a new drive has been built to Hemp Close. It has been planted with avenue trees and, as it matures, will make a valuable addition to the village setting.



The Green

4. Landscape Features

Landscape is dominant in Radway. It is a very green village, characterised by many very mature trees and gardens, which in summer almost completely screen some buildings. In other areas high stone walls have the same effect.

Also of particular importance are the greens in the village centre and at West End, although the quality of the groundscape throughout the village is by comparison disappointing. Footways are all in concrete or tarmac, and while the tarmac road surfaces do not dominate unduly, edges and verges are showing signs of damage and breaking down.

There are a number of interesting footpaths out of the village to the east and south, leading up onto Edge Hill. They are well defined by walls and hedges, and are signposted. Less attractive and well marked is a route from Bleak Cottage on Tysoe Road to Kinton Road which emerges beside the sewage pumping station. A resident who was born in the village before she moved into her new council house reported that, before it was built in the 1940's, there were many more footpaths out into the country on the west side.

There is only one TPO listed tree in Radway - see section 4.4. There is, however, a requirement within the conservation area for permission from the District Council to undertake pruning, tree surgery or felling of any existing trees.

View over West End from Edge Hill

The character areas identified in chapter three are also useful in describing the landscape:

4.1 Radway Grange and Edge Hill

Figure 4.2 shows the extent of the Registered Garden designated by English Heritage. Designed and laid out by Sanderson Miller between 1737 and 1780 (mostly before 1759), it is important as the precursor to other work he did at Farnborough Hall, Honington Hall and Wroxton Abbey. Its main original features were a terrace and water gardens,

and constructions on Edge Hill, of which Edge Hill Castle is all that substantially remains as built. The ha-ha was begun in 1743 and survives. The obelisk is a much later addition (1854). There was very substantial tree planting: it is recorded that Edge Hill was wooded, but it was replanted with a much greater range of trees. Much of this replanting was in large clumps, and before the hillside became densely wooded again the effect of stands of trees on the top of the ridge would have been impressive on the skyline.

Historic Extract

The area falls into three main parts. Along Edge Hill itself are Sanderson Miller's woodlands, which extend down its steep scarp. These are beech dominant on a free draining base-rich soil with ash, sycamore and yew common in the understorey (Woodland and Scrub Classification System W12 - Rodwell 1991). In the wetter areas ash is more dominant (classification W8).

Below the woodlands the landscape slopes less steeply. Characteristically, it is grazed parkland planted singly and in groups with large, now very mature, specimen trees, particularly oaks. This landscape extends right to the south face of the house, separated by a ha-ha. Around the house the third area comprises sheltered gardens, in particular a large topiary garden of yews. The listed garden extends to Tysoe Road, where stands of woodland trees around the fishpond are very significant within the village, described in 4.3, below.

The main significance of this area for the village is, as discussed in other sections, its overall landscape setting. The Edge Hill woodland can be seen for many miles on approaches from the west, and forms a skyline well above the only other significant landmark, St. Peter's spire. Within the village Edge Hill is generally screened from view by closer trees and buildings, but there are glimpses to it. Here the lower parkland slopes of the hill are

important, seen below the canopy of mature trees, and at this range the 100 metre rise of the scarp to the woods above closes sight of the sky. The gardens close to the house can be seen from Edge Hill, but most parts are not visible from within the village because the landscape has been designed using trees and walls to maintain privacy.

4.2 West End

West End is dominated by the belt of very large woodland trees that form the boundary to Radway Grange, including examples of ash, sycamore, and lime. These trees are up to 40 metres high, and are vital to the feeling of enclosure of the green. The green itself is simply mown grass, crossed by gravel drives: its condition is however only fair, and edges have become eroded by parked vehicles. The duck pond is also potentially an asset, but it lacks interesting plants and its low guard rail is unattractive.

On the south side of the green the buildings create enclosure, but little gardens in front of the houses are important in softening the edge. They include abundant flowering shrubs, a small oak tree in front of the Hermitage and a yew in front of Ruby Cottage. In front of the chapel is a low brick wall surmounted by cast iron railings.

On the west side of the green, the gardens are much deeper, and garden planting provides the primary visual containment. There are some substantial specimen trees, including a horse-chestnut beside Ferndale House, and a large lime and a group of large ornamental willows in front of Church Farm, which all but obscure the house itself. Behind Ferndale House and Dale Cottage lies the old St. Peter's churchyard, now very overgrown. It contains some very old trees, including in particular a yew which fills the visual gap between the two houses.

The green at West End

4.3 St. Peter's

The approach to the village along Tysoe Road is well enclosed by wild hedges. Open areas are visible between gaps at the cricket ground, and then as the lane turns sharply right at the entrance to the village a small field of allotments occupies the inside of the bend, behind a well trimmed hedge. The character of the lane is set strongly by high hedges and narrow rough verges: it is the countryside extending into the village.

Opposite St. Peter's the hedge contains a well

Approach from Tysoe Road

spaced line of mature ash trees, which counterbalance the church itself and the space of the churchyard. Further towards the village centre, the dominance of the trees in Radway Grange is mentioned in many places in this report - horse chestnuts have the most impact, but the group includes large limes, oaks, crack-willows and silver birch. Their height is emphasised opposite the school house, where they stand on a grassy embankment which retains the fish-pond inside Radway Grange. The boundary is enclosed below the tree canopy by a squarely trimmed tall cypress hedge, which prevents the glimpses through that characterise West End. The boundary is also defined by a low chestnut paling fence, which appears an unnecessary addition, out of scale with its context.

The countryside character extends along Tysoe Road almost to the village centre, with an important hedge to fields between the new graveyard and The Green. It contains mixed species, many of which are growing into small trees, including lime, field maple and ash. Its condition is fragmented, however, having been allowed to grow without management from a simple field enclosure, and it requires strengthening with further planting.

4.4 The Village Centre

The character of landscape in the village centre is set primarily by the long, mature front gardens to houses in Tysoe Road. There are some key individual trees that maintain the scale of the setting in height, such as the oak at the south end of The Green, but generally it is the overall mass of garden planting and trees that fills the picture.

The area at the junction with Kineton Road is one of the few in Radway where buildings have a clearly stronger visual impact than planting. There are weak points; in front of "Belasyse", for example, which is landscaped in an open, suburban style that conflicts with the strong boundary planting that characterises the older parts of the village.

There are one or two interesting individual specimens in this central area, notably the pear tree in front of the eponymous Pear Tree Cottage, and a holly tree in front of Radway Cottage, which is the only TPO listed tree in the village. From Alford House to Hemp Cottage a row of hawthorn trees has been planted in the verge: this scale of planting is only of ornamental value, and not in keeping with the overall landscape character of the village.

In the lanes and closes behind Tysoe Road, the quality of landscape generally matches that of the buildings. There are secluded, wild and informal gardens, but also on the drive to Ivy Lodge neat, well-manicured areas. The drive itself is screened from extensive gardens around the house by a tall cypress hedge.

4.5 The Green and Kineton Road

The Green itself is a plain grassed open space with a junior football pitch and children's play equipment. The poor quality of boundary fences all round it is pointed out in 3.5: a co-ordinated planting scheme would greatly improve the green.

Where the green extends along Kineton Road, trees are very important to its setting. Ash trees provide the main height, but willows and silver birches are interspersed, providing more or less continuous cover over the whole grassed area, and extending in a canopy partly over the road.

Outside the village Kineton Road is a narrow lane running between high hedges. It passes large areas of Ministry of Defence land, of which some is planted woodland, and some is naturally reverting. This gives a scrubby character in places, which

Approach from Kineton Road

continues right to the village itself. This is the least attractive end of the village, and development such as the yards to Great Grounds Farm and the sewage treatment works contribute to this impression. Planting and enhancement schemes could improve it.

4.6 Farnborough Road

The approach into the village from Farnborough Road is different again - see 3.6: there has been more change here recently than elsewhere. The new drive to Hemp Close will become important as the avenue trees mature: one side has been planted with horse chestnut trees, and the other with limes. The garden to a new bungalow opposite Townsend Farm is also maturing: it includes sloe, limes and sycamores which provide the first major group at the entrance to the village.

Opposite, in Townsend Farm, the picture is one of some neglect. Two oak trees at the apex of its boundary onto Farnborough Road are dying, and the gardens and dry stone boundary walls are very dilapidated. 3.6 mentions the new developments around the farm, and in the working yard areas there has been damage to planting and landscape features. Within the new development there is some new planting, including a line of Lombardy poplars to the boundary behind Radway House.

Approach from Farnborough Road

5 The Future of the Conservation Area

5.1 Alterations

Pressures on the conservation area in Radway appear to have been relatively light since its designation in 1970. The main impacts have been in the renovation and conversion of buildings, and then they have been reasonably benign. The objective of the designation should continue to be the preservation of the existing quality of the village, and encouragement of improvements and enhancement. There have been some changes to property boundaries over the period, and the conservation area was not necessarily drawn along identifiable features in the first instance. Most of the amendments proposed here are intended to clarify boundaries, in order to make implementation of the provisions of the Conservation Area more practical. Figure 5.1 shows the proposed changes.

The major issue in Radway is whether to include in the Conservation Area all of the area of Radway Grange designated by English Heritage as a Registered Garden. Historically, there is a strong link between the important buildings on Edge Hill (The Castle Inn and Egge House) and Radway itself, since they were created as part of the designed landscape which is the setting for Radway Grange, and extends into the village. The visual link between all these elements remains significant, reinforcing historical justifications for extending the conservation area to include all of the registered garden. It is therefore recommended that the whole area of the registered garden is included in the Conservation Area: by including it, The Castle Inn and Egge House are incorporated into a Conservation Area.

Radway Grange

The 1970 boundary of the Conservation Area took a line along the ha-ha but then was unrelated to other physical features south-east of the house itself. Thus it acknowledged the importance of the built elements of Radway Grange, but not the landscape garden: the extension of the Conservation Area to include the whole of the registered garden overcomes this inconsistency. Figure 5.2 shows the new boundary where it has been extended to include Radway Grange, and Appendix C gives the English Heritage description of the garden.

West End

An extension of the Conservation Area is proposed to include all of the grounds of "The Cottage", to align with physical features. The area is reduced to the rear boundary Dale and Rose Cottages for the same reasons.

St. Peter's Church

It is proposed to realign the boundary to run along the physical boundary east of Bleak Cottage, with a slight reduction in area. It is proposed to include the new churchyard as part of the setting of the Church. Along Tysoe Road no need is seen for the boundary to be set back behind the hedgerow on the west side, as features which form the boundary are deemed to be within the conservation area: it is proposed that the hedgerow should therefore become the boundary. It is important that this hedgerow is in the Conservation Area.

Central Area

The present Conservation Area boundary on the east side of the village does not follow any existing features, and would be very difficult to plot on the ground in actuality. It is proposed to realign it, reducing the area at Townsend Farm to include just the new residential development, and extending it to field boundaries behind Ivy Cottage and joining the registered garden east of Radway Grange.

Kinton Road

Developments at Great Grounds Farm have obscured the original boundary features. It is proposed to extend the boundary slightly to meet present property boundaries, including all of the developed farm area.

Farnborough Road

Similarly developments at Hemp Close and Townsend Farm have removed earlier boundary features, so that rationalisation is now necessary. Following the principles outlined above, reductions in the area are proposed as shown on figure 5.1, since further extension does not offer any obvious conservation advantages.

5.2 Improvements

The village is well maintained and cohesive. There are some minor areas of poor quality, and some features at risk from continuing neglect. They are identified on figure X and listed below:

1. Chain-link and barbed wire fence to sewage pumping station - screen planting scheme required
2. Concrete block wall to Great Grounds Farm - encourage owner to rebuild in stone or replace with native hedge.
3. Corrugated iron sheeting to building abutting stone boundary wall on Kinton Road.
4. Redundant Concrete area in Green - break up or convert to useful recreational function
5. Derelict concrete garage - encourage owner to remove.
6. Variety of fences to council house front gardens - prepare a scheme of fencing and planting to unify appearance and (long term) achieve character of Tysoe Road.
7. Unsightly back yards and/or fences - encourage Institute to open up aspect onto the green; Mycote Cottage could in part face onto the green, with necessary fencing mitigated by a planting scheme.
8. Replace dead/dying trees at entrance to village in Townsend Farm. Rebuild collapsed stone wall.
9. Verge edges in Tysoe Road eroding - consolidate edges, *but not with concrete upstand kerbs as in Farnborough Road*, and consider more attractive footpath finishes than existing tarmac and concrete.
10. Strengthen hedge planting in Tysoe Road.
11. Paddock beside Grange Cottages - improve boundary treatment.
12. Strengthen landscape in front of Bleak Cottage
13. Corrugated iron garage in front of Church Cottage - encourage owner to remove
14. Derelict outbuildings, Hill Cottage and Church Farm - retain and repair existing buildings, which are potentially strong features on West End
15. Derelict corrugated iron garage adjacent duck pond, West End - remove

5.3 Control

Major new development in Radway is not anticipated. The most significant recent changes have been in former farmyards and other existing areas. However, experience at Townsend Farm shows how, even with the protection of Conservation and Listed Building status, it is difficult to curb

builders' inclinations towards a standard "ideal homes" style of product. The successful aspect of this development is that it has remained introverted behind yard walls, and consequently has had little visual impact on the village.

In exercising future control, the impact on "village-scape" should be a major concern, and the findings of this review should assist in setting the parameters for new developments. The impact of village development in the landscape is also of very particular importance at Radway, situated in full view of Edge Hill. The sensitivity of the setting of Radway is recognised in AONB status and in the Registered Garden Designation of Radway Grange, and the extended Conservation Area should provide tools to ensure that inappropriate proposals are not implemented.

5.4 Conclusion

Because of the importance of individual buildings like Radway Grange, its landscape setting and its gardens, there may be a tendency in Radway to consider its merits only in terms of its individual historic gems. In fact, Radway is a remarkably well unified village in terms of its built development and character. It is essential therefore that this review recognises the morphology of the village itself and gives it due prominence. The preservation of Radway's many excellent qualities will depend far more on new additions fitting in with ordinary neighbours than on the detail of its most famous features.

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

Appendix A - Listed Buildings

Radway village

Farnborough Road

Pear Tree Cottage and Beech Cottage (Ref No. 8/81 - Grade II)

List description: Pair of cottages, probably formerly four. Mid/late C18; Pear Tree Cottage has lower early C19 left range; Beech Cottage on right has late C20 alterations. Coursed squared ironstone rubble. Tile roof has gable parapet on left; lower range has slate roof; brick end and ridge stacks. Main range 4-unit plan, with 2-unit lower range. 2 storeys; 5-window range. Pear Tree Cottage left range has C20 garage doors, and half-glazed door on right. Central window. Main range has plank door. 3-light window with glazing bars. Blocked doorway and 2-light window on right have stone flat arches. Irregular fenestration of 2- and 3-light casements with varied glazing bars and leaded lights. Painted wood lintels. Beech Cottage has late C20 door in recessed porch. Late C20 window above has concrete lintel. Remainder is obscured by adjoining house projecting forward on right, which is not included. Interiors noted as having exposed ceiling beams. Included for group value.

Farnborough Road

Townsend Farmhouse (Ref No. 8/82 - Grade II)

Townsend Farmhouse is the first building in the village, approaching along Farnborough Road; consequently it is of importance for visual impressions of the village. Its condition appears to be only fair.

List description: Farmhouse. Early C18; with early C19 left range, and mid C19 alterations. Coursed ironstone; left range of red Flemish bond brick. Tile roofs; left range has coped stone gable parapet. Stone former end stack; shaft and right end stack of C19 blue brick. 2-unit plan, extended to 4-unit. 2 storeys; addition 2 storeys and attic; 3-window range. Plank door in simple stone doorcase with brackets and stone hood. 4-light stone-mullioned window on left has remains of hood mould. On right 2-storey mid C19 rectangular bay window rises above eaves. Steep gable parapet. 3-light stone-mullioned windows. Addition has blocked doorway with wood lintel. Casements, on ground floor with painted wood lintel. Left return side has casements under brick segmental arches. Rear irregular. Both ranges of stone. C19 single storey brick additions. Single storey wing at right angles on right has hipped roof. Interior not inspected.

Farnborough Road

Barn approx. one m. S of Townsend Farmhouse (Ref No. 8/83 - Grade II)

This building has now undergone conversion to residential use. The large central doorway has now been unblocked for use as first floor windows and ground floor entrance doors, detailed with timber boarded panels in the unfenestrated areas. Numerous small windows have been inserted into the walls at ground and first floor level, losing the slit vent features. In all, the form of the barn is retained, but the building is over fenestrated and the elevational treatment and detailing is appropriate to a modern house rather than a stone barn.

List description: Barn; part converted to granary. C18 origins, altered and partly rebuilt C19. Regular coursed ironstone. Tile roof. 7 bays. Central doorway bricked up C20, with smaller doors inserted to front and rear. Slit vents. Door on right has wood lintel. Brick lean-to on left. Right return side has C20 window in gable. To rear: right end partly rebuilt in brick and converted to granary. External brick and stone staircase. Plank door. Interior: C19 queen post roof. Brick partition wall. Included for group value.

Farnborough Road

Falkland House (a.k.a. Radway Cottage) (Ref No. 8/84 - Grade II)

List description: House. Possibly C17 origins, refaced and raised mid/late C18. Regular coursed ironstone; ends raised in brick. Thatched roof has coped stone gable parapet with moulded kneeler on left; brick end stacks. 2-unit plan. 2 storeys and attic; 3-window range. Central late C20 ribbed plank door has thatched hood. Ground floor windows have stone lintels with keystones. 3-light and central 2-light casements on first floor, with some leaded lights. Interior not inspected.

Kineton Road

Hemp Cottage (Ref No. 8/85 - Grade II)

List description: Cottage. Mid/late C18, with mid/late C20 alterations and additions in similar style. Coursed ironstone. Thatched roof; brick end and ridge stacks. 3-unit plan, extended on right to 4-units. One storey and attic; 4-window range. Central entrance has mid/late C20 glazed door and panel with glazing bars, and thatched hood. Left end has fire window. Casements of 2 and 3 lights, on first floor possibly original. Ground floor windows have stone

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lintels with keystones, renewed on left. Swept dormers. Interior not inspected.

Kineton Road

Stable Cottage

(Ref No. 8/86 - Grade II)

List description: Cottage. C17. Coursed ironstone. Thatched roof; brick end stack on left. 2-unit plan, with gable to road. One storey and attic; one-window range. Plank door in painted wood frame, with wood lintel over. 2-light chamfered stone mullioned windows, largely renewed. Swept dormer has casement on left. Right return side to road has old 2-light mullioned window. First floor has C19 casement with wood lintel. Interior not inspected.

Tysoe Road

Radway Institute

(Ref No. 8/87 - Grade II)

List description: Village hall. Dated 1852. Built for and endowed by John Chambers. Regular coursed ironstone. Tile roofs have coped gable parapets with kneelers. L-plan with main range at right angles to road. Gothic Revival style. One-bay entrance front. Central gabled porch has 6-panelled double-leaf door in chamfered Tudor arched doorway with straight head and moulded spandrels. Datestone above has shield with initials CC, RN and JC. Hollow-chamfered 4-centred lancet in square chamfered surround with moulded spandrels. Door and windows throughout have hood moulds and foliage-carved block stops. Quatrefoil shield panel in gable apex. Return sides have windows of 3 lancets in square heads with moulded spandrels. Left side: 2-window range. Small wing at right angles has late C20 glazed double doors. Right side to Kineton Road: 3-window range. Built as 'The Church Institute, for the encouragement of general literature' (Kelly), on a site given by Charles Chambers, who built and endowed the school (now The School House q.v.). (Kelly's Directory of Warwickshire, 1892, p.169).

Tysoe Road

Walnut Thatch

(Ref No. 8/88 - Grade II)

Shown on O.S. map as Mycote Cottage.

List description: Cottage; formerly 2 dwellings. c.1800 (Wood-Jones); altered mid C20. Regular coursed ironstone. Thatched half-hipped roof; stone ridge stack with cornice and C20 brick shaft. 2-unit plan. One storey and attic; 2-window range. Entrance in right return side has C20 half-glazed door and wood lintel. 2-light chamfered stone-mullioned windows with C20 leaded lights. Attic has

mid C20 swept dormers. Left return side has C20 addition. Return sides have 2-light attic windows with wood lintels. Interior not inspected. Included for group value. (R.B. Wood-Jones: Traditional Domestic Architecture in the Banbury Region: 1963, pp.199,210,248).

Tysoe Road

The School House

(Ref No. 8/89 - Grade II)

List description: School and master's house, now house. Dated 1851. Built for and endowed by Charles Chambers. Ironstone ashlar. Tile roof with bands of fish scale tiles and ridge cresting; main roof has coped gable parapets with kneelers; stone stack. T-plan, with cross wing on right. Gothic Revival style. Former schoolroom on left is a single-storey, 3-window range. House: one storey and attic; one-window range. Entrance in angle has stone and painted wood glazed porch with archway and flanking trefoiled lights, all under straight head. Gable has large septfoiled triangle. Elaborate pierced cusped bargeboards. Left side has 3 trefoiled lights. Glazed spandrels throughout. Stone arched doorway inside has Gothic 4-panelled door with trefoil above. Schoolr., all under straight head. Gable has large septfoiled triangle. Elaborate pierced cusped bargeboards. Left side has 3 trefoiled lights. Glazed spandrels throughout. Stone arched doorway inside has Gothic 4-panelled door with trefoil above. Schoolr. hood moulds in gable. House has 3-light mullioned and transomed window with hood mould continued across wall as string course. 2-light mullioned window above has hood mould with foliage stops. All hood moulds carried further than usual down sides of windows. Datestone in apex of gable has quatrefoil panel with date and initials CC RN. Elaborate pierced and cusped bargeboards with quatrefoils and pendant. Right return side has slightly projecting gabled centre with offsets. 2-light mullioned window. First floor has single cinquefoiled lancet in straight head with hood mould and foliage stops. Apex of gable has heraldic quatrefoil panel. Stack of 3 chamfered square ashlar shafts with continuous cornice. Left and right sections have string course. Rear largely similar to front. Simple porch with catslide roof and plank door with small lancet glazed panel in right return side. House has 3-light mullioned windows, on ground floor with hood mould continued across wall. Interior not inspected. A good quality, well detailed and almost unaltered example.

Tysoe Road**Church of St. Peter****(Ref No. 8/90 - Grade II)**

List description: Church. 1866 by C. Buckridge. Regular coursed Hornton ironstone. Tile roofs with cresting to chancel, aisles and organ chamber, and coped gable parapets. Aisled nave, chancel, west tower, north organ chamber and south porch. Gothic Revival style. 3-bay chancel, nave and aisles. Splayed plinth, angle buttresses with 2 offsets and moulded string course with fillet at sill height throughout. Chancel has additional moulding to plinth. 3-light east window with Intersecting tracery: each light has a trefoil in its top with a trefoiled lancet below, and elongated quatrefoil tracery. Hood mould with head stops. North and south sides have eastern window of paired trefoiled lancets. South side has central chamfered shouldered doorway with string course stepped up over it as hood mould. Eastern trefoiled lancet. Aisles are similar. South aisle has 2-light east window with tracery similar to chancel. South door in place of western window. Chamfered arch and hood mould with head stops. Double-leaf door. Porch has double splayed plinth. Doorway of 2 chamfered orders and hood mould with head stops. Apex of gable has sexfoiled circular IHS panel. Sides have small windows of paired trefoiled round arched lights. Interior has stone benches. North and south sides have windows of 2 trefoiled lights in straight head with pierced spandrel and hood mould with return stops. West windows of 2 trefoiled lights and trefoil. North organ chamber/vestry has east window of a single trefoiled ogee light in straight head with hood mould. 2 north windows are smaller simpler versions of aisle windows, without hood moulds. Tower of 4 stages with string courses. West angle and north-east and south-east buttresses with 3 offsets to 3 stages. Double splayed plinth. Second stage has west window of 2 trefoiled lights and elongated quatrefoil. Third stage has 3 narrow rectangular lights to 3 faces. West front has 2 badly eroded gargoyles, possibly from previous church. Bell stage has 2-light openings to each face with plate tracery of trefoiled lights and trefoiled circle. Moulded cornice. Broach spire has small central gablets with trefoil openings and string courses. Interior: chancel has piscina and recessed seat below. Arched door to vestry. String course, stepped down below seat and up over doors. Arch to organ chamber of 2 chamfered orders and hood mould, the inner dying into the wall. Wagon roof. Early English style chancel arch of 2 orders, the outer chamfered on shafts of contrasting grey stone, the inner with roll mouldings to chancel and nave on half-shaft. Hood

moulds, with head stops to nave. Stiff leaf capitals and moulded bases. Nave has 3-bay Early English style arcades of 2 chamfered orders. Compound shafts with moulded capitals of grey stone and moulded bases. Continuous hood moulds springing from stiff leaf corbels. To east arches die into walls without responds; to west responds have inner order on half shaft, outer order carried straight down to square base. Scissor brace rafter roof with collars and ashlar pieces. Tower arch of 3 chamfered orders, outer continuous. Inner orders have composite half-shafts and moulded bases and capitals with nailhead ornament. North aisle has opening to organ chamber: left half of an arch of 2 chamfered orders, the outer stilted, the inner dying into the wall. Aisles have common rafter roofs with collars and ashlar pieces. Fittings: reredos of white marble with granite colonnettes. 3 cinquefoiled arches; stiff leaf capitals. Encaustic tile chancel floor. Octagonal oak pulpit with panels of 2 blind trefoiled ogee arches and carved spandrels and frieze; round stone base turning octagonal. Original pews and lectern. Stone font with lobed bowl and composite stem. Stained glass: south aisle east window has 4 panels of C16/C17 Flemish glass; chancel south west has small fragment of glass; said to have come from Edgehill Tower (q.v.). Chancel east and south-east windows have C19 glass. Monuments: several from previous church. Chancel has north tomb recess with stilted arch and mid C15 (Pevsner) effigy of a priest. Tower south wall: Henry Kingsmill, died at Battle of Edgehill 1642. Damaged effigy in arched recess, and fine incised slab dated 1670. Elaborate coat of arms and fine lettering. Charles Hughes 1734. Large cartouche. Above recess Charles Chambers, died 1854. Finely carved wall monument with predella showing a naval expedition. Long detailed inscription. Tower north wall. Sanderson Miller 1780; plain tablet. Sanderson Miller senior: mid C18 wall monument. F.S. Miller 1817. Tablet. (Buildings of England: Warwickshire, p.379).

Tysoe Road**Lees House****(Ref No. 8/91 - Grade II)**

List description: House. Early/mid C18. Ironstone ashlar with string course and moulded cornice. Old tile roof has coped gable parapets, and end stacks, to left of stone with brick shaft, to right of brick. 3-unit plan. 2 storeys and attic; 3-window range. Central entrance has C20 half-glazed stone porch with 3-light mullioned and transomed windows to front and left side, and half-glazed door to right; late C20 glazed double-leaf doors, and moulded stone architrave inside. Old 3-light and central 2-light

casements have horizontal glazing bars. Ground floor windows have stone lintels with large keystones abutting string course. Attic has late C20 skylights. Interior: central quarter turn staircase with winders. Run-out chamfered beams. Room to right has open fireplace with stop-chamfered bressumer behind old fascia board and shelf. Stud partitions. Moulded 3-plank doors with H hinges. Brick vaulted cellar.

Tysoe Road

Stable approx. 7m. S of Lees House

(Ref No. 8/92 - Grade II)

List description: Stable. Probably late C18. Regular coursed ironstone with brick dentil cornice. Old tile roof. Double-leaf doors on left. Fixed light window with glazing bars on right. Wood lintels. Gabled half-dormer with hayloft door above and to left of window. Included for group value.

Tysoe Road

Smithy Cottage

(Ref No. 8/93 - Grade II)

List description: Cottage. Mid C17 with C18 (Ref No. 8/C19 alterations and some rebuilding. Regular coursed ironstone; upper part of right rebuilt in brick. Thatched roof; C20 brick end stack to right and brick internal stack to rear. 2-unit plan. One storey and attic; 2-window range. Single-storey flat-roof projecting wing on right, formerly outshut with low catslide roof, raised mid C20. Front has casement with concrete lintel. Entrance in left return side has old single panel 2-plank door. Thatched catslide hood. Casements with horizontal glazing bars. Painted wood lintels throughout. Swept dormers. Interior: kitchen has broad-chamfered beam. Stone open fireplace has plain bressumer. 3-plank doors with wooden latches and strap hinges throughout. Room to left has built in cupboard with 2 fine early/mid C17 carved and moulded doors. Winder stairs. Extension on left end with corrugated roof.

Tysoe Road

Drive Cottage

(Ref No. 8/94 - Grade II)

List description: House. Mid/late C18; altered mid C20. Regular coursed ironstone with quoins. Roof of C20 tiles to left, shingles to right, has coped gable parapets, the left with kneelers; stone end stack with brick shaft to right, and brick ridge and end stacks. 3-unit plan. Not of one build. 2 storeys; 3-window range. Entrance, inserted between first and second bays, has C20 flush 4-panelled door and C20 lintel. 2-light window inserted in former doorway to right of it. Mid C20 metal casements with glazing bars, mostly 3-light, throughout. Ground floor

openings have stone lintels with keystones. Small window inserted on left has plain lintel. First floor windows have painted wood lintels. Interior not inspected.

Tysoe Road

Oriel Cottage

(Ref No. 8/95 - Grade II)

List description: Cottage. Mid C18, with late C19/early C20 front wing and alterations. Regular coursed ironstone. Thatched roof; brick ridge and end stacks. 2-unit extended to L-plan. One storey and attic; one-window range. Entrance across re-entrant angle has C20 ribbed door and hood of diagonally-set slates. Late C19/early C20 casements with glazing bars and painted wood lintels. Ground floor has 2-light windows to right of entrance. Wing has 2-light window under stone lintel with large keyblock; 3-light window above. Rear has 2 dormers with older casements. Interior: old moulded 3-plank doors on first floor. Said to have been a Quaker meeting house, with burial ground to rear. Included for group value.

Tysoe Road

Mole End Cottage, Sunbeam Cottage, Jasmine Cottage and Rose Cottage

(Ref No. 8/96 - Grade II)

List description: Row of 4 cottages. Late C17 and C18; Mole End cottage said to be dated 1682. Coursed ironstone. Thatched roofs; brick and stone and brick ridge and end stacks. Not of one build. Various plans. One storey and attic; 7-window range. Painted wood lintels, varied 3-light casements, and swept half-dormers throughout. Mole End Cottage on left is 2-unit plan; 2-window range. Central C20 thatched glazed porch with plank door. Ground floor windows have horizontal glazing bars. On first floor part-ledged casement on left, cross window with glazing bars on right. Remains of stone stack on right. Sunbeam and Jasmine Cottages each of one-unit plan; one-window range. Sunbeam Cottage has late C20 half-glazed door on left. Jasmine Cottage has C20 thatched glazed porch. Casements with horizontal glazing bars. Coped stone gable parapet between Jasmine and Rose Cottages. Rose Cottage on right was probably originally a detached 2-unit cottage, extended to 3-unit by linking range to Jasmine Cottage. 3-window range. Plank door and thatched open timber porch with cut-out trefoil. Left bay has 2 plank doors. Leaded casements. Ground floor windows have hood moulds, on right with return stops missing, and wood lintels inserted below. Stone and brick ridge stack. Interiors not inspected. (R.B. Wood-Jones: Traditional Domestic

Architecture in the Banbury Region: 1963, pp.200,210).

Tysoe Road

Gardener's Cottage

(Ref No. 8/97 - Grade II)

List description: Cottage and outbuilding. C18. Coursed ironstone. Thatched roof has coped gable parapet on left, hipped on right; tile roof to rear; brick ridge stack. Not of one build. L-plan with wing on left to rear. One storey with attic; 2-window range. Entrance on right has C20 part-glazed plank door. Large 4-light casement with glazing bars. First floor has large swept half-dormer with two 2-light casements. Most openings have painted wood lintels. Outbuilding on left has double-leaf plank garage doors. Small single lights to left and right. C19 lean-to on right has slate roof. Blocked doorway. C20 casement. Rear irregular, with tile roof. Interior not inspected.

Tysoe Road

Chestnut Cottage

(Ref No. 8/98- Grade II)

List description: House. Mid/late C17, with late C20 alterations. Regular coursed ironstone. Late C20 tile roof; brick ridge and end stacks. 3-unit plan. 2 storeys and attic; 3-window range. Late C20 single storey addition between first and second bay has casement. Door in right return side. Lean-to roof continued to right as open porch over central window. 3-light stone-mullioned windows with hood moulds. Horizontally-set oval window between second and third bays. Small square window above. First floor has C19 two-light casements with horizontal glazing bars and wood lintels. To rear: stone mullioned window. Casements. Three C20 hipped roof dormers. Interior not inspected.

Tysoe Road - West End

Hill Cottage

(Ref No. 3/107 - Grade II)

List description: House. C17, with C18, C19 and C20 alterations and additions. Coursed ironstone with splay cornice. Tile roofs have coped gable parapets; brick ridge and end stacks. 3-unit plan, extended to U-plan to rear. 2 storeys and attic; 3-window range. Central entrance has half-glazed door. Open stone porch c.1950 has wood lintel. Flanking single-light windows. 3-light casements. All openings have chamfered wood lintels. Roof of left bay altered C1(Ref No. 8/early C19 to shallower pitch. Right return wall rebuilt C18. Rear has single-storey wing to left, 2-storey wing to right. C20 dormer. Interior: room to right has former open fireplace; mid C18 bressumer has dentil cornice, brackets and central

panel. 2 cupboards with round-arched panelled doors. To left of fireplace built-in cupboard has double-leaf early/mid C18 six-panelled doors with H-hinges. Chamfered ceiling beam. Hall has early/mid C18 six-panelled door. Kitchen has stone-chamfered basket-arched doorway and 2-panelled plank door. Other 6-panelled doors. Straight flight enclosed staircase.

West End

Rose Cottage and Dale Cottage

(Ref No. 3/108 - Grade II)

Dale Cottage has been substantially improved since its listing, and a corrugated iron roof has been replaced by thatch. The first floor windows are to the original 2-pane, 2-light casement pattern, and contrast with modernised multi-light timber windows on the ground floor and in Rose cottage.

List description: Two cottages, formerly row of 4. C17/early C18 with C19 and late C20 alterations. Regular coursed ironstone. Rose Cottage on left has thatched roof. Dale Cottage has corrugated iron roof and coped gable parapet; brick end and ridge stacks. Rose Cottage formerly 2-unit plan; but now incorporating part of adjoining cottage; Dale Cottage formerly 3 one-unit cottages. 2 storeys; 4-window range. Rose Cottage has central part-glazed 6-panelled door with chamfered wood lintel and C20 open porch with timber posts and thatched roof. Old 3-light and 2-light casements with glazing bars. First floor has original windows blocked and replaced with late C20 swept dormers. Dale Cottage has mid C20 glazed door on left and half-glazed door on right, both with corrugated iron hoods. Blocked doorway to right of centre C19 three-light casement. 2 old 2-light casements on first floor. Both cottages have painted wood lintels to ground floor openings. Dale Cottage has diagonally-set square ridge stack of thin bricks. Right return side has splayed plinth. 3-light stone-mullioned windows with hood moulds; that ground floor window with 2 lights blocked, first floor with mullions removed and casement inserted. Interior not inspected.

Old St. Peter's Churchyard

Headstone approx. 4m. SW of Dale Cottage

(Ref No. 3/109 - Grade II)

List description: Headstone. 1645. Ironstone. Curved top and sunk panel. Inscription to Elesabeth Eritage.

Headstone approx. 5m. SW of Dale Cottage

(Ref No. 3/110 - Grade II)

List description: Headstone. Late C17/early C18. Carved ironstone. Moulded cornice and central broken segmental pediment with winged head. Crossed palm leaves. Moulded fielded panel, and

volutes with flowers and fruit. Very high relief carving.

Radway Grange

Radway Grange and attached stable block
(Ref No. 3/99 - Grade II*)

List description: Country house. Late C16; alterations, additions and stable block for himself by Sanderson Miller c.1745 onwards; additions 1923 by Percy Morley Horder. Ironstone ashlar with moulded string courses. Stone slate roof has coped parapets and gable parapets with finials; ashlar stacks. Formerly double-depth plan of 2 x 2 bays, extended to complex L-plan. Gothick alterations. 2 storeys, basement and attic; 4-window range. Projecting 2 storey additions. Left wing of 1923 has open pedimented gable. 3-light and 2-light windows. Main entrance in right return side has moulded Tudor-arched doorway with 7-panelled door. Lower and narrower right wing, possibly C18, has similar pedimented gable and slate roof. Door and casement above have simple segmental arched stone surrounds. Hollow-chamfered mullioned windows with hood moulds. Basement has 3-light window and 2-light segmental arched casement with glazing bars in stone surround. Main range has 4-light windows with transoms; on ground floor the outer lights are blocked by the projecting wings. String courses stepped up over windows. 3-light attic windows. C18 subsidiary gable to left. C18 lead rainwater heads between main gables. Further 1923 wing on left has irregular fenestration without hood moulds. Right return side incorporates C18 grotto, with round arched entrance. Rock lined, with brick tunnel vault. 2-light windows above. West front: 2-window range. Projecting central loggia by Miller. Steep central gable with moulded panel. 3 chamfered square-headed doorways. 2 glazed panels and door with glazing bars. South front: 3-window range. Third bay and alterations by Miller. Richly moulded 4-centred arched doorway and doorcase with foliage carved spandrels, frieze with shields and foliage and remains of cresting. C20 glazed door. Heavily enriched 2-storey polygonal bays have large moulded 4-centred arched windows with carved spandrels to front and 2 sides, mouldings and string courses, blind arcading, first floor panels with leaf-decorated quatrefoils, moulded cornices and frieze. C16 gables and attic windows. C18 parapet between has moulded 8-pointed star. Fine C18 lead rainwater head. Diagonally-set square buttress between second and third bays. Right corner has octagonal clasping buttress. Varying string courses. Gable parapet. Remains of pinnacles throughout. Moulded cinquefoiled 2-light windows with wood mullion, and hood mould.

Foliage carved spandrels. East front: 3 storeys; 3 bays. Centre has diagonally-set square buttresses and steep pedimented gable. Ground floor has 3 closely-set chamfered 4-centred arches with C19 glazed central door and glazed panels. Panelling above of moulded elongated quatrefoils. First floor has 4-centred arched sashes with Gothick glazing in moulded crocketed ogee architraves. Close panelling above of small trefoiled lancets. Second floor has three 2-light mullioned windows with septfoiled 4-centred lights and continuous hood mould. Foliage frieze. Left and right bays similar to third bay of south front. Interior: mid C18 gallery in east range has 2 screens of 3 stone arches. C16 moulded Tudor-arched doorway. Dining Room has Gothick alcove and archway with 4-centred arches and thin shafts. Mid C18 fireplace. Early C19 moulded doorcase with paterae. Quarter turn back stairs have early/mid C18 turned balusters. Enclosed straight flight staircase has fielded panelled balustrade to landing. First floor has a Gothick traceried door. Bedroom has grey stone Gothick fireplace with moulded Tudor arch, niches with steep crocketed gables, and frieze. 2-, 4- and 6-panelled doors. Trenched purlin roof. Stable block attached at right angles to entrance. On right corner of 1923 wing has chamfered 4-centred arched doorway with plank door. Regular coursed ironstone with brick dentil cornice. Tile roof has gable parapet with kneeler. 2 storeys and attic; 4-window range. 3 square headed doorways, the left blocked with C19 casements inserted. 2-light casements with glazing bars. Blocked first floor opening. Stone lintels with flush keystones. Gabled 2-light leaded casement dormers have cut-out quatrefoils. Central clock in open pedimented dormer has lower entablature with consoles. Pilaster strips and consoles support pediment. Open octagonal lantern. Left return side has very large doorway with rusticated arch and fielded panelled doors. (V.C.H.: Warwickshire, Vol.5, p.142; Buildings of England: Warwickshire, pp.379-80; Country Life, Vol.C, 13 September 1946).

Dovecote and attached wall and gatepier at Radway Grange

(Ref No. 8/100 - Grade II)

List description: Dovecote and attached wall and gatepier. Dovecote C17. Regular coursed ironstone with irregular quoins. Moulded cornice. Stone slate roof; coped gable parapets with kneelers. Square plan. Front to forecourt has small 2-light casement with glazing bars. Glazed wood lantern, probably C18, has 2 arched lights with glazing bars to each side, and weathervane. Entrance to rear has plank door. Interior: retains nesting holes. Rafter and purlin roof. Wall to right probably part C17, but

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mostly C18. Ironstone: left and return sections regular coursed with coping, right section of large ashlar blocks, with corner stepped up; shallow coping. Return section has gatepier made up from part of C16/C17 moulded architrave, used upside down. Sunk shaped panels with jewel work. Top of moulded stone, possibly a section of plinth.

Garden wall and gatepier approx. 15m. N of Dovecote at Radway Grange

(Ref No. 8/101 - Grade II)

List description: Garden wall and gatepier. Mid C18. Regular coursed ironstone with coping. Gatepier made up from part of C16/C17 moulded architrave used upside down. Sunk shaped panels with jewel work. Top of moulded stone, possibly a section of plinth. Included for group value.

Gatehouse to forecourt and attached walls at Radway Grange

(Ref No. 8/102 - Grade II)

List description: Cottage or outbuilding, altered to form gatehouse to forecourt, and attached walls. Building late C17, right part C18; C19 brick addition to left; carriage opening and alterations probably c.1923. Coursed ironstone. C20 tile roof, with coped gable parapets; ironstone end stacks with splayed string course. 2-unit plan. One storey and attic; one-window range. Front to forecourt has central doorway, set in large ashlar blocks, with chamfered jambs and slightly cambered lintel. C20 plank door. 3-light moulded stone mullioned window with hood mould to left; hipped roof dormer with 3-light leaded casement. Carriage opening to right has substantial timber lintel on simple moulded stone supports. C19 single-storey brick addition to left has stone quoins. Hipped roof. Arched window to forecourt. Canted end, with central altered opening and small windows. Stone lintels with keystones. To rear: 3-light moulded mullioned window with hood mould to right; similar C20 window in C20 coped gable above carriage opening. Wall to left probably early/mid C18. Regular coursed ironstone. Flat projecting coping. Stepped up over gateway. On garden side gateway has heavy Gibbs surround and flat arch with keystone. Wall to right C17/C18. Coursed dry ironstone. Left part has coping; right part has rough drystone coping. Left wall adjoins Radway Grange (q.v.); right wall adjoins dovecote (q.v.).

Ha-Ha at Radway Grange

(Ref No. 3/103 - Grade II)

List description: Ha-Ha. Mid C18. Ironstone drystone. Included for group value.

Pitt's Urn, Radway Grange

(Ref No. 8/104 - Grade II)

List description: Urn and pedestal. Mid/late C18. Limestone. Neoclassical. Pedestal of 3 blocks. Large carved and moulded urn with handles (one largely missing) and lid. Bottom section fluted. Raised moulded inscription panel to front and rear. Front inscription illegible. Rear panel inscribed Q(?) WL- Grade II)OM CHATHAM. Flared neck with running scroll ornament. Lid with finial. Incomplete. Said to commemorate Sanderson Miller's friendship with William Pitt. Included for group value.

Statue and garden walls at Radway Grange

(Ref No. 8/105 - Grade II)

List description: Statue and garden walls. Mid C18. Statue of Caractacus in chains. Carved limestone. Damaged. Square plinth against garden wall. Said to have been made for a niche inside Edgehill Tower (now The Castle Inn (q.v.)), but found to be too large. Garden walls of regular coursed ironstone with flat projecting coping; rear of red brick. Right return section has rusticated arched gateway. C20 wrought-iron gate. Lower drystone section to right. Included for group value. (Buildings of England: Warwickshire, p.380).

Sundial approx. 5m. E of E front of Radway Grange

(Ref No. 3/106 - Grade II)

List description: Sundial. Early C18. Moulded limestone. Square plinth. Baluster with moulded base and gadrooned lower section; top section fluted, with shaft ring. Moulded oversailing top. Incised bronze plate and scrollwork astragal. Damaged. Included for group value.

Edgehill

Obelisk at SP 3741 4759

(Ref No. 3/77 - Grade II)

List description: Obelisk. Dated 1854. Erected for Charles Chambers. Ironstone ashlar. High stepped and moulded plinth. Tall pedestal with moulded cornice. The inscription records that it was erected to commemorate the Battle of Waterloo and Colonel F.S. Miller's gallantry in commanding the VIth Inniskilling Dragoons. It stands on a rise below Edgehill, visible from Radway Grange.

Egge Cottage

(Ref No. 3/78 - Grade II*)

List description: Cottage. 1744, with C20 alterations and large late C20 addition. Designed by Sanderson Miller. Regular coursed ironstone with irregular quoins. Concrete tile roof; C19 brick end

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stacks. 2-unit plan. Picturesque Gothick style. 2 storeys to road, 3 storeys to rear due to steeply sloping site. Entrance side: one-window range. Slightly recessed centre. Central entrance has chamfered Gothick arched doorway; C20 part-glazed door; stone steps. One-light casement to right. First floor has central plain 2-light stone-mullioned window. Left return side lower ground floor has wide 4-centre arch with outer arch of large voussoirs and C20 tripartite window with central 4-centre arched glazed door. Ground floor has window with simple Y-tracery. First floor has lancet. Rear: 2-window range. Splayed plinth. 2 massive but lower round angle projections with concrete tile roofs. Lower ground floor has window of 4 lancets in straight head with relieving arch of large voussoirs. Right turret has small window. Ground floor has 2 windows with Y-tracery. First floor raised mid/late C20. 2 casements. Substantial 4-window range addition, possibly incorporating former outbuilding of limestone. Porch with arched stable door. Interior not inspected. Egge Cottage was originally thatched, and was formerly known as the Thatched Cottage. Miller built it for himself to appear as a romantic ruin. It was "Miller's first essay in the Picturesque" (Pevsner) and formed part of his work on his Radway Grange property, including the erection of the castle, now The Castle Inn (q.v.), with which Egge Cottage forms a group. (Buildings of England: Warwickshire, p.380; R.B. Wood-Jones: Traditional Domestic Architecture in the Banbury Region: 1963, p.199). Upgraded to - Grade II*) 14-8-95.

Gatehouse at The Castle Inn

(Ref No. 3/79 - Grade II*)

List description: Gatehouse. Formerly attached to The Castle Inn. Designed by Sanderson Miller for himself. c.1746-1747. Ironstone ashlar. Castellated Gothick style. 2 storeys, with 3 storey turrets; front partly below road level and obscured by later causeway across blocked archway; 3 bays. Square turret on left has machicolations and moulded battlements. Small lancets, blind to front. Lower truncated turret on right, probably originally similar, has single-pitch roof sloping to right. Arched gateway between has plank door with shields above. To rear: 2-storey recessed archway. Large stone bracket to each side formerly supported a bridge to The Castle

Inn (q.v.). Central arched doorway to vaulted chamber. Turrets have chamfered plinth. Blind cross slit windows, and lancets above. Inner faces have arched doorways to ground and second floors. The gateway formed part of the Castle, also known as Edgehill Tower. (V.C.H.: Warwickshire, Vol.V, p.142; Buildings of England: Warwickshire, p.380; R.B. Wood-Jones: Traditional Domestic Architecture in the Banbury Region: 1963, p.199). Upgraded to - Grade II*) 14-8-95.

The Castle Inn

(Ref No. 3/80 - Grade II)

Shown on O.S. map as Edgehill Tower.

List description: Ornamental sham castle, now public house. c.1746-1747, with mid/late C19 additions. Designed by Sanderson Miller for himself. Ironstone ashlar. Roof of tower not visible; C19 additions have hipped tile roofs and brick lateral and ridge stacks. Octagonal tower, with C19 wing to left and rear additions. Castellated Gothick style. 5 storeys to front, 6 to rear due to steeply sloping site. Single storey addition to front has shallow gable, moulded cornice and solid stone roof. Pointed arched doorway with C20 door. First floor has cinquefoil window. Second floor has corbels formerly supporting bridge to gateway (q.v.), now a separate structure. Ogee arched doorway set in round arch, with shield above; C20 plank door. Lancets, moulded 4-centred lancets with glazing bars and 2-light windows with Y-tracery. Right return side has blind quatrefoil on ground floor. To rear canted sides have blind cross-slits on first floor. Machicolated battlements. C19 wing. 2 storeys, 3-window range. Entrance on right has pointed arch and plank door. Double-chamfered lancet above 2-light windows with plate tracery of lancets and blind quatrefoil in outer chamfered order. Crenellated parapet. Left return side has one-window range with similar tracery, 3-light on ground floor. Further 2-window range set back as arched doorway and lancets. Interior: ground floor unaltered. Second floor of tower noted as having octagonal room with Gothick plaster decoration. The Castle was part of Miller's work on his Radway Grange property, including the erection of Egge Cottage (q.v.), with which it forms a group. (Buildings of England: Warwickshire, p.380; V.C.H.: Warwickshire, Vol.5, p.142).

Appendix B -Significant Unlisted Buildings within the Conservation Area

West End

Ferndale House

Classically designed stone house, important to setting of the green

The Hermitage

One of the row important to setting of the green. A thatched stone cottage retaining its original elevational features. It also has a carriage entrance through to the yard behind, and it is believed that it was previously a public house.

The Cottage

Extensive C19 country house - pleasing composition in ironstone and tiled gable roofs, using stone window detailing including carved mullions and hoods. Extensive landscaped garden.

Tysoe Road

The Grange Stables

Interesting roof form (former lifting gantry ?): Completes enclosure of space with Chestnut Cottage (listed)

Grange Cottages

Row of stone cottages: important in defining Tysoe Road in village centre area.

Stone bus shelter

Feature which affirms "village centre" significance

Kineton Road

Alford House

Reasonably well proportioned double fronted Victorian House which occupies a focal position at the head of Tysoe Road in village centre area.

Gunby House

Formal Victorian house with iron railings onto street: maintains continuity of street scene.

Great Grounds farmhouse and stable block

Gabled stone house sited on roadside: marks entrance to village from Kineton road and provides balance to long green onto which it faces. Single storey building has similar relationship along roadside.

Appendix C - Registered Garden

Description from English Heritage Listing

Early 18C landscape garden round C18 Gothic House, c. 80 ha.

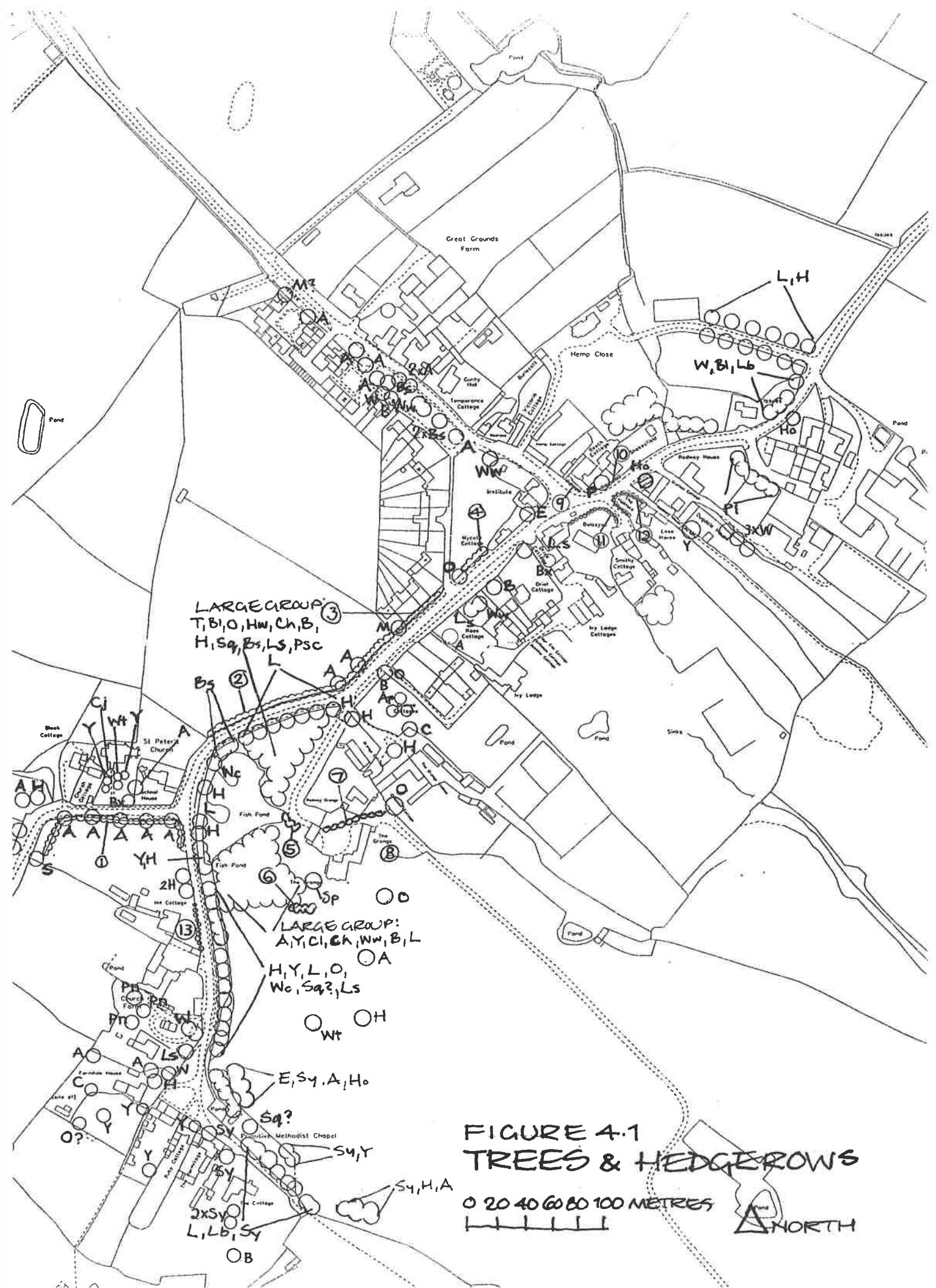
Radway Grange originally C16, much changed and Gothicised c. 1745 onwards by Sanderson Miller (1717 - 80), whose house it was. East wing added c. 1900. C16 dovecote to north. Statue of Caractacus, c. 1755, and urn on pedestal, 1799.

Radway Grange is in northern corner of estate, which extends to east, south-east and south. Approach from north, [past a fishpond slightly to west of house. Belts of trees along north-west, north, east and south-east boundaries., especially along south-east boundary (Castle Wood) forming part of the scarp of Edge Hill. Scattered trees within park. In south-east corner of park (now in septet ownership), Sanderson Miller designed Edge Hill

Tower, 1746-50, an octagonal tower reminiscent of Guy's Tower at Warwick, with an embattled gateway. This now has a C19 extension. Nearby is the Cottage, 1744, also by Sanderson Miller. Originally thatched, it is Miller's first "Gothic" design. Obelisk of 1854 on western edge of Castle Wood, commemorating the Battle of Waterloo.

From 1925, considerable gardening in the vicinity of Radway Grange. Lawn to the west, with herbaceous borders, an enclosed garden with roses to the east,. And, overlooking the park to the south, a garden of yew topiary developed in the late 1930s.

Country Life, 6 Sep 1946, 440; 13 Sep 1946, 486. Jones B, Follies and Grottoes, 1979. Pevsner N and Wedgwood A, Warwickshire, 1966.



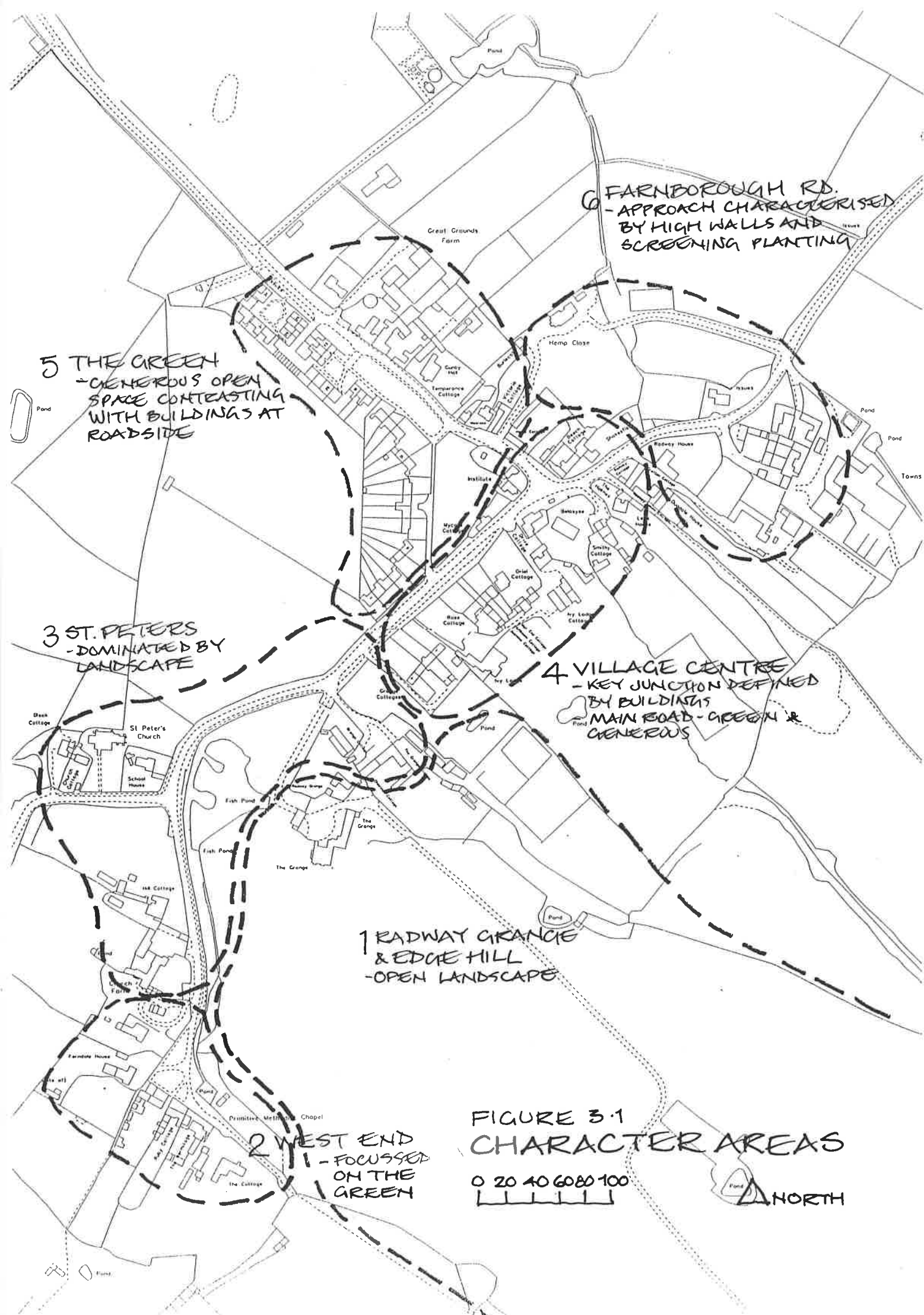
Appendix D - Key to tree and hedge species

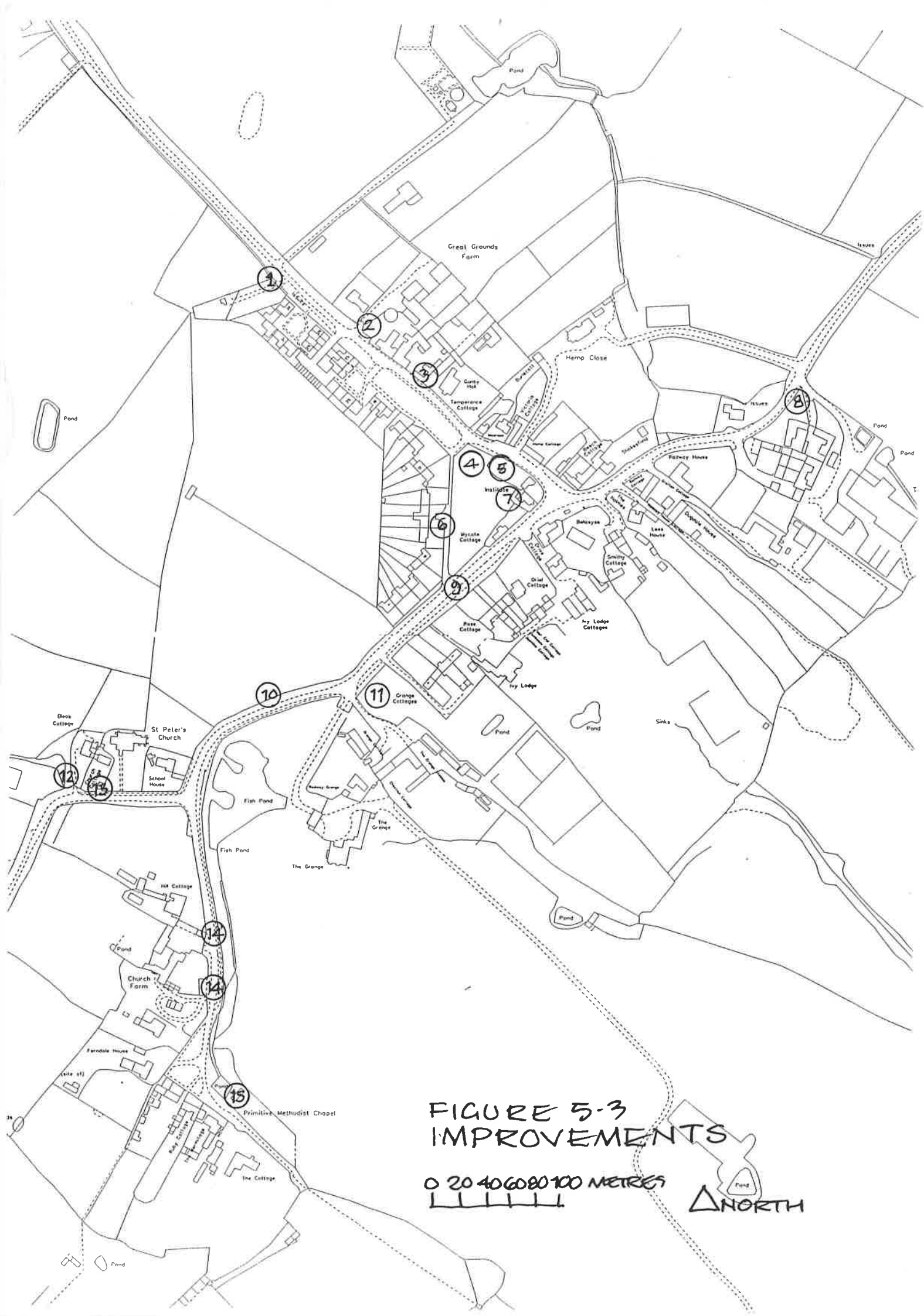
Trees

A	Common Ash (<i>Fraxinus excelsior</i>)	Ls	Small-leaved Lime (<i>Tilia cordata</i>)
Ap	Apple species (<i>Malus</i>)	M	Field Maple (<i>Acer campestre</i>)
B	Beech (<i>Fagus sylvatica</i>)	O	Oak (<i>Quercus Robur</i>)
Bl	Blackthorn/sloe (<i>Prunus spinosa</i>)	P	Pear species (<i>Pyrus</i>)
Bs	Silver Birch (<i>Betula pendula</i>)	Pi	Pine (<i>Pinus spp.</i>)
Bx	Box (<i>Buxus sempervirens</i>)	Pl	Lombardy Poplar (<i>Populus nigra italica</i>)
C	Cedar species (<i>Cedrus</i>)	S	Service Tree (<i>Sorbus domestica</i>)
Ch	Cherry (<i>Prunus sp</i>)	Sp	Spruce (Sitka) (<i>Picea sitchensis</i>)
Cl	Lawson Cypress (<i>Chamaecyparis Lawsoniana</i>)	Sq	California Redwood (<i>Sequoia sempervirens</i>)
E	English Elm (<i>Ulmus minor var. vulgaris</i>)	Sy	Sycamore (<i>Acer pseudoplatanus</i>)
H	Horse Chestnut (<i>Aesculus Hippocastanum</i>)	W	Willow species (<i>Salix</i>)
Ho	Holly (<i>Ilex aquifolium</i>)	Wc	Crack Willow (<i>Salix fragilis</i>)
L	Common Lime (<i>Tilia europea</i>)	Wt	Wellingtonia sequoiadendron
Lb	Broad-leaved Lime (<i>Tilia Platyphyllos</i>)	Ww	Weeping willow (<i>Salix babylonica</i>)
		Y	Yew (<i>Taxus Baccata</i>)

Hedgerows

1. Mostly Hawthorn
2. Mixed with broad-leaved lime, field maple and ash dominant
3. Broad-leaved lime dominant
4. Rosehips significant
5. 3 metre yew hedge
6. 6 metre yew and holly hedge
7. 3 metre hedge of Leyland Cypress
8. Topiary of yews up to 6 metres high, additionally juniper (10 m.) and Lawson cypress (10 m.)





RADWAY CP

↑ LIMIT OF BATTLE OF
EDGEHILL REGISTERED
BATTLEFIELD.

PROPOSED
CONSERVATION
AREA BOUNDARY

BOUNDARY OF
E.H. LISTED
GARDEN

RATLEY AND UPTON CP
FIGURE 5.2

PROPOSED CONSERVATION
AREA BOUNDARY
INCLUDING REGISTERED GARDEN

1:10,000

