



Disclaimer to accompany the Tanworth in Arden Conservation Area Reviews

This February 1994 report is the result of an independent survey and analysis of the buildings and landscape form of Tanworth in Arden.

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 15 June 1994.

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

TANWORTH IN ARDEN

February 1994

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1. INTRODUCTION

Tanworth-in-Arden lies about 1 ½ miles east of the A435 Birmingham to Alcester Road. The A4023 is just to the north, the main Birmingham/Stratford-on-Avon railway line curves round the village on the east side and the village itself forms the junction of four minor country lanes.

Tanworth village is elevated above surrounding land levels and there are tributaries to the River Alne on the south and east sides of it.

The countryside around the village is open fields with well-treed hedgelines and small areas of woodland - vestiges of the once extensive deciduous woodland known as the Forest of Arden.

Tanworth is a very compact inward-looking settlement with a fine village green and main street. The four roads into the village all have dramatic rising approaches up into the enclosure of the village centre and surrounding landscape. There are many trees within this core area of a wide variety and form.

The massing and composition of buildings in the village has changed little over the last 100 years but there has been some suburban estate type infill on the north and west sides.

There are about 85 buildings in the core of the village, 40 of which are pre 1900 and about 140 dwellings, together with 2 'corner' shops, a public house, garage, junior school and parish church.

The key features of the Conservation Area are the church, whose short spire can be seen from many points in the countryside beyond, and the village green with its memorial cross set in front of the church at the end of the broad tree-lined main street. Aspley House, a fine late Georgian Manor House, The Doctor's House, The Bell Inn, The Bank House, The Old Vicarage (a large Victorian country vicarage) and the Village Hall are the other principal buildings in the village.

There are no working farmsteads in the village now, but there are many substantial and ancient farms in the surrounding countryside and parish, some of which have their origins in the twelve moated farmhouses which were known to have existed in the parish in early medieval times.

There are few people employed in agriculture in the village today. The majority of residents now work outside the village at all levels of industry and commerce.

There are some fine almshouses in the village, built in 1873 and added to in 1987. They still operate as such under the Whitehead Almshouses Housing Association. The church primary school, too, is still supported by a local charity known as the Tanworth Educational Foundation.

Tanworth-in-Arden is close to, and associated with, Umberslade Hall, home of the Archer family for over five centuries. There is a fine tree avenue and axial road to the hall from the bottom of Doctor's Hill at the north-east corner of the village.

The Tanworth-in-Arden Conservation Area was designated in February 1969. It contains twenty listed buildings including the church (Grade A) and a further fifteen buildings considered to be of local interest and importance to the character of the Conservation Area.

2. SETTLEMENT HISTORY AND DEVELOPMENT

Tanworth ('in-Arden' was added in the 19th century for postal convenience) is believed to be derived from 'tane-wotha', the Anglo-Saxon Thane's 'worth' or estate. It was part of the Manor of Brailes at the time of the Domesday Survey and belonged to Earl Edwin. It then passed to Henry de Newburgh who became Earl of Warwick. At that time Tanworth was no more than a clearing in the great forest of Arden, the main hunting ground for the Earls of Warwick. The Manor of Tanworth was established some time later and stayed with the Earls of Warwick until 1544 when it was sold to Sir George Throckmorton of Coughton Court.

In 1604 it was sold to Andrew Archer of Umberslade and has stayed with the Umberslade estate until modern times.

Tanworth has always been a farming community under the manor lordships of the Archer family. (Sir Simon Archer, a renowned antiquarian, initiated work on 'The Antiquities of Warwickshire' which was ultimately compiled by Sir William Dugdale and from which source the Victoria County History derived these notes on the history and origins of the manor).

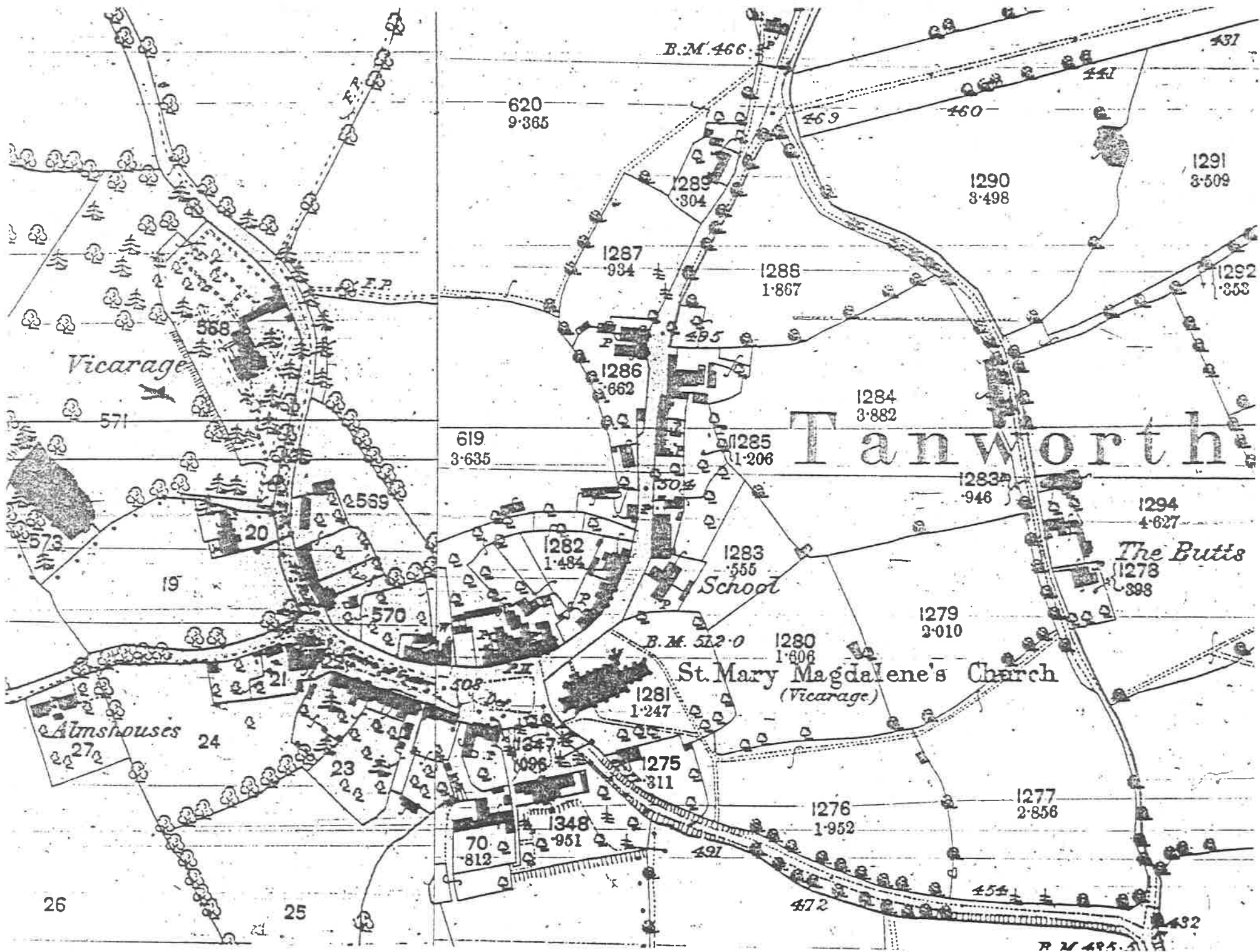
The parish church of St Mary Magdalene dates from the early 14th century (c1330-40), but has undergone much alteration. The parish registers date from 1558. It has always had a good peal of bells. The 'Bell' Inn derives its name from that and church and public house have for many years been the centre of village life.

The house to the south side of the churchyard, in Well Lane, was once the village workhouse, built before 1834 when such provision became compulsory.

The 19th century also saw the establishment of the church school and the almshouses, both by local benefactors. Several buildings retain names indicating their former use in the 19th century, ie, Bank House was Burmans Bank (established in the late 18th century); The Doctor's House, the Old Boot Shop, Old Bakehouse and The School House.

The 1885 Ordnance Survey map shows the village layout - clearly little altered since, apart from residential development along Bates Lane, Doctor's Hill and the land within the 'horseshoe' formerly known as The Bell Field. There do not appear to be any significant buildings lost since that time.

TANWORTH IN ARDEN Circa 1885
EXTRACT FROM 1885 ORDNANCE SURVEY Scale=25"to 1mile



3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS

3.1 Heritage and Architectural Character

The only visible remains of the medieval settlement are the surviving parts of the church dating from circa 1340 or thereabouts.

The 16th and 17th centuries are well represented by the surviving timber-framed cottages, all of which have frontages onto the main village street (showing that the position of this has not altered for at least 400 years). Most of these cottages, which were simple artisan and farmworkers cottages, have now been painted black and white and the roofs, most of which were probably thatched, all have red/brown plain clay tiles.

Bank House and The Doctor's House are large mid to late 18th century Georgian houses of local red-orange brick with red plain clay tile roofs. They have multi-paned sliding sash windows and display a Classical symmetry. There is other late 18th century brick building in the village in some of the cottages, eg Arden Cottage and Timbers Cottage, on Doctor's Hill, in a simple functional form.

The 19th century is represented by a range of red brick and tile or Welsh slate building ranging from the fine Classical proportions of Aspley House to the simple small scale terraced cottage vernacular of the Ivy Cottage/Abbeville range, around the Village Green.

The small-scale 2-storey terraced cottage on the back of pavement is the predominant form of building in Tanworth and the larger principal buildings act as key features in this grouping.

There is, however, an even mixture of vernacular and Classical style detailing of windows, doors and eaves, etc.

Some entrance doors step up from the pavement level, notably Bank House, The Doctor's House and Warwick Cottage. The steps are stone-faced, some with simple iron balustrades.

There are many ridge-stack chimneys - some of them quite large (and highly decorated in the case of the school and the almshouses).

The terraces along Doctor's Hill are right on the roadside with narrow pavements giving a very intimate, enclosed feeling, whereas the building on The Green have broad tree-lined verges, although the sense of enclosure is still strong.

Turning into Vicarage Hill, the gaps between buildings increase and they are set further back from the road, until the houses on the hill itself are well back from the road in large landscaped gardens. There is a similar transformation along Bates Lane.

The stone and brick walls round the churchyard and Aspley House are an important feature as is the wall and hedge to The Doctor's House garden.

There are good boundary walls to the school, almshouses, Whalebone Cottage and The Old Vicarage, all of red brick and blue brick copings. The School House has a fine range of cast iron railings and there are some simple wrought iron railings on top of the wall round the almshouses.

Artifacts and Features

There are a number of notable fixed structures in the village, including the village green war memorial cross, the rustic timber and stone steps into the churchyard from Well Lane and the steps up into the public footpath from Well Lane.

There is a fine set of Classical wrought iron entrance gates to Aspley House with stone-capped piers and shaped flank walls. Whalebone Cottage is named after the novel rustic timber pointed arch over its entrance in the boundary wall. In The Green there are some 19th century cast-iron street lamps.

There is also a K6 telephone box next to Oak Cottage, Village Green and two water pumps down Bates Lane.

3.2 Predominant Building Materials

Local red/orange brick and red/brown plain clay tiles made from the underlying red Keuper Marle clays. [There was a brickworks at Wood End, two-thirds of a mile to the north west.] The tile roofs are generally 47 to 50 degrees pitch with clipped verges and eaves, whilst the later Welsh slate roofs are 30 to 35 degrees pitch. The church and its boundary walls are built in a blue/grey lias limestone, although there is very little stone building elsewhere in the village, apart from threshold steps, pier caps and the like.

The timber-framed cottages are black and white painted and there are a number of painted brick and render facades. The streetscape as a whole therefore is an even mix of red brick and painted facades with red/brown tile roofs.

3.3 Landscape Setting and Village Form

Tanworth-in-Arden lies mainly on the 150m contour line, some 30 metres above general surrounding levels. It is therefore, to some extent, a hilltop village with all the approach roads rising up to the core of the village - the Church of St Mary Magdalene and The Green (Photo 1). These tree-lined roads provide a dramatic lead into the village, and the church spire is glimpsed from many viewpoints (Photo 2).

The main street of the village takes the form of a horseshoe and, as such, affords a continuous change of view to the spectator.

From the north, the village is seen across a rural landscape rising from the River Alne, with generous tree cover (Photo 3) and including the more ornamental trees in the grounds of The Old Vicarage and Merryfields.

From other points of the compass too, the village setting is one of a compact character, well-treed and commanding, set in the undulating countryside (Photo 4). On the south-east side of the village this setting is marred by the development of battery farming at Cank Farm where little attempt at concealment or good siting has been made (Photo 5). With its elevated position there are also good views out from properties around the central core (Photo 6). There is also, outside the Conservation Area, an avenue of poplars to the north east on the axial road to Umberslade Park.

The Conservation Area is mainly around the central core of High Street and church, but extending to the west to include Bates Lane, and to the north to include the open landscape setting.

For the purposes of character analysis, there are four zones which can be described:

Area A - The Church and Main Street

The main street, the church, and The Green in front of it, together with the close knit building enclosure, all contribute towards the creation of a very satisfactory and pleasing village scale (Photo 7) full of contrasts and changing views. The buildings themselves, of a variety of styles and ages, adopt a curved frontage on the north side and a straight line frontage on the south, again providing contrast.

The main street is effectively visually contained by the Ivy Stores at the west end (Photo 8) and by the church to the east (Photo 1). There is interest and detail in the ground surfaces, but this is spoiled by insensitive tarmac (Photo 9). The rhythm of the pollarded limes gives the street a neat and tidy appearance.

Near the church is Aspley House, associated with the 'Green' with its neatly hedged war memorial and horse chestnut tree (Photo 1). Aspley House is contained by an attractive brick wall and gates (Photo 10) and by the impressive yews, horse chestnut and limes which surround it. From the south Aspley House presents an imposing elevation overlooking the rural landscape (Photo 11).

The church is surrounded by a coursed stone wall and capping with timber gate entrances, the most interesting of which is the kissing gate and steps off Well Lane (Photo 12). Within the churchyard there are two yew trees near the west end and a large Wellingtonia (Photo 13). At the rear of the church a brick wall forms a boundary with the school and has some mature lime trees along it. The wall continues along the front of the school in an interesting form (Photo 14). The wall also proceeds out to the east and encloses the graveyard, which it is recommended be included in the Conservation Area (Photo 15).

Well Lane is a pleasant sunken road surrounded by trees and leading to The Green (Photo 16).

Area B - North Eastern Extension of the Main Street - (Doctor's Hill)

This is an attractive road out of and into the village, rising as it approaches the centre and without footpaths gives a nice sense of enclosure. Particularly fine is the holly hedge surmounting the brick wall to The Doctor's House (Photo 17) - startling because of its creeper-clad elevation.

The Conservation Area includes houses below The Doctor's House, but it is recommended that the boundary be drawn back to the tree group G on the plan, which is a natural boundary.

The sloping lawn verges on the opposite side of the road are a visual asset to this lane and are within the Conservation Area.

Area C - The North Western Landscape and Vicarage Hill

This large area of mainly open land slopes down to the River Alne and provides a dramatic foreground to the village. (Photo 3). Within the properties on Vicarage Hill, namely the Old Vicarage and Merryfields, there are many ornamental conifer trees (Photo 18) and others which, due to inaccessibility, are not shown on the plans.

This is an important area of land which should be protected against development.

There is a small group of beech (Group D) on the corner of Bellfield and Vicarage Hill which helps to disguise the electricity sub-station, and might well be included in the Conservation Area.

Vicarage Hill itself is a nicely enclosed, hedged road (Photo 19).

Area D - Bates Lane

Bates Lane is on a ridge of land extending from the village core, and has a slightly more urban character than the rest of the village. Nevertheless it contains many mature oaks and hedgerow remnants (Photo 20) which help to blend in the large houses in this area.

A major characteristic of this area is the presence of large areas of conifer and mixed plantations extending towards the south. The eastern most plantation extends further than the others and encompasses the local sewage disposal works.

Area E - Bates Lane Pools

This area is noted as distinct from Bates Lane generally as the lane plunges down between banks (Photo 21) to this tree-covered haven for wildlife containing a pool on each side of the lane and a variety of tree cover - oak, ash, yew, alder and hazel. The stream course, again well-treed, proceeds out into the open country at the foot of the plantations.

3.3 Landscape Analysis - Generally

The landscape in the village displays a respect for the quality of the surroundings, a general tidiness, virtually no advertising and discrete siting of street furniture. It has a strong character within its central core and very good approaches via the winding lanes - always the spire of the church catches the eye.

It is important that firm control be kept on such things as boundary walls, fences, hedges and paving materials, which, however trivial they may seem, all can either make or mar the landscape character.

In Tanworth it is especially encouraging to note that there is little in the way of the planting of cupressus trees, a species which does more than any to detract from the rural character.

4. CONSERVATION AREA REVIEW AND RECOMMENDATIONS

4.1 Boundary Alteration Recommendations

It is recommended that the following alterations be made to the Tanworth-in-Arden Conservation Area boundary:

i. Electricity Sub-Station

A minor adjustment of the boundary to relate to existing fence lines etc and to ensure protection of the group of beech trees around the sub-station which they disguise.

ii. Area to North of The Doctor's House -

Conservation Area boundary changed to garden boundary line to exclude now redeveloped area which no longer relates to or forms part of the setting of the listed building and Conservation Area.

iii. Rear Gardens to Cottages along East Side of Doctor's Hill

Boundary altered to align with rear garden fence lines for ease of identification and to include the whole of the setting of the listed buildings.

iv. Churchyard Area

Extend Conservation Area to existing brick wall and hedgeline boundary around churchyard to include the whole of this area and the setting of the church.

v. Woodland to the South Side of Bates Lane

Exclude the mixed woodland and plantation areas beyond the rear garden curtilages and the 'ponds' area as they do not relate to the village setting.

Bates Lane is the primary approach into the village from the west and is included because of its axial views into the centre of the village and its tree-lined enclosure which slowly changes from rural area to the built enclosure of the centre of the village (although the leafy suburban form of the new housing on the north side of this road spoils this a little). It is considered, however, that the back woodland beyond the immediate frontage and the area beyond the sharp bend do not form an essential part of this approach. It should be noted, also, that whilst there is a pleasant group of houses along the south side of the road, only the Almshouses (B13), The Lodge (B14) and Far Leys (B15) are considered to be buildings of local interest and importance to the setting of the Conservation Area.

vi. Whalebone Cottage

Adjusted boundary along garden boundary fence to include all of garden and setting of a 'group value' building.

4.2 Areas for Improvement

Generally Tanworth is a very tidy and compact village, well looked after and, apart from the garage, has no obvious incongruous features or neglected areas. The council housing on the former Bell field is looking a little aged and scruffy now and there are glimpse views of this from the Vicarage Hill approach and from Doctor's Hill.

The garage premises are low key and discrete by 'garage premises' standards but are still rather out of place in this location. The rough concrete apron forecourt creates a large unsightly gap in this otherwise quite enclosed frontage. The flat-roofed buildings are out of scale and keeping with the surrounding buildings and the large-scale signage is quite unnecessary.

The site could be greatly improved by some enclosure of the frontage with brick walls and some hedge planting, further planting around the site, and the removal of signage or replacement by smaller and more sensitively designed signs.

On points of detail, some of the buildings have unfortunate later-added windows of inappropriate size and style (ie on the Ivy Stores corner). Many of the big chimneys, which are prominent in the streetscape, have the usual clutter of TV aerials, although the wirescape is not obtrusive.

4.3 Conservation Area Planning Control Since Designation

Since 1969 there has been some new housing built north of The Doctor's House on Doctor's Hill and between Wakeley Cottage and Warwick Cottage on The Green (which do not fit in particularly well), a good sensitive addition to the almshouses, refurbishment of cottages next to Ivy Stores (which is in keeping), conversion of redundant farm buildings behind Oxstalls House and along Bates Lane, a new parsonage between the Old Vicarage and 'Whalebone Cottage', a rather unfortunate infill between Bank House and Arden Meads on The Green and a large detached villa on Vicarage Hill. There have also been a number of minor extensions and 'renovations' in this time.

On the whole the Conservation Area has changed very little. There is little opportunity for infill and expansion within the village core anyway.

Tanworth has retained its important presence of trees and shrubs in and around the village and signage (apart from the garage) and wirescape do not impose on the quality of the visual environment.

4.4 Future Development in the Conservation Area

As mentioned in 4.3, there is little room for further infill in the village core. A careful control over extensions etc., needs to be exercised to avoid the rather cramped and awkward infills such as those at Bank House and Ivy Stores. Likewise the set-back detached houses between Wakeley Cottage and Warwick Cottage are out of character with the street and therefore similar proposals should be resisted. [The garage site obviously needs improvement and there may be a sensitive redevelopment opportunity here.] There certainly should not be any infill of the important open spaces between the telephone exchange and 'Highways' on Vicarage Hill, and the 'Old Boot Shop' and 'Windmill' cottage terraces on Doctor's Hill.

Car parking in the village at weekends and in the evenings may be a problem and does spoil the scene for the casual visitor. This will get worse and increase the pressure for off-street parking and garage space. Garages should be designed as brick or timber clad and tile 'outbuildings' related to the existing buildings (not located at the bottom of the garden on the rural fringe) and driveways should be tight and discrete. [The visual impact of the County Highways Department's usual demands for visibility and turning radii should be carefully considered.]

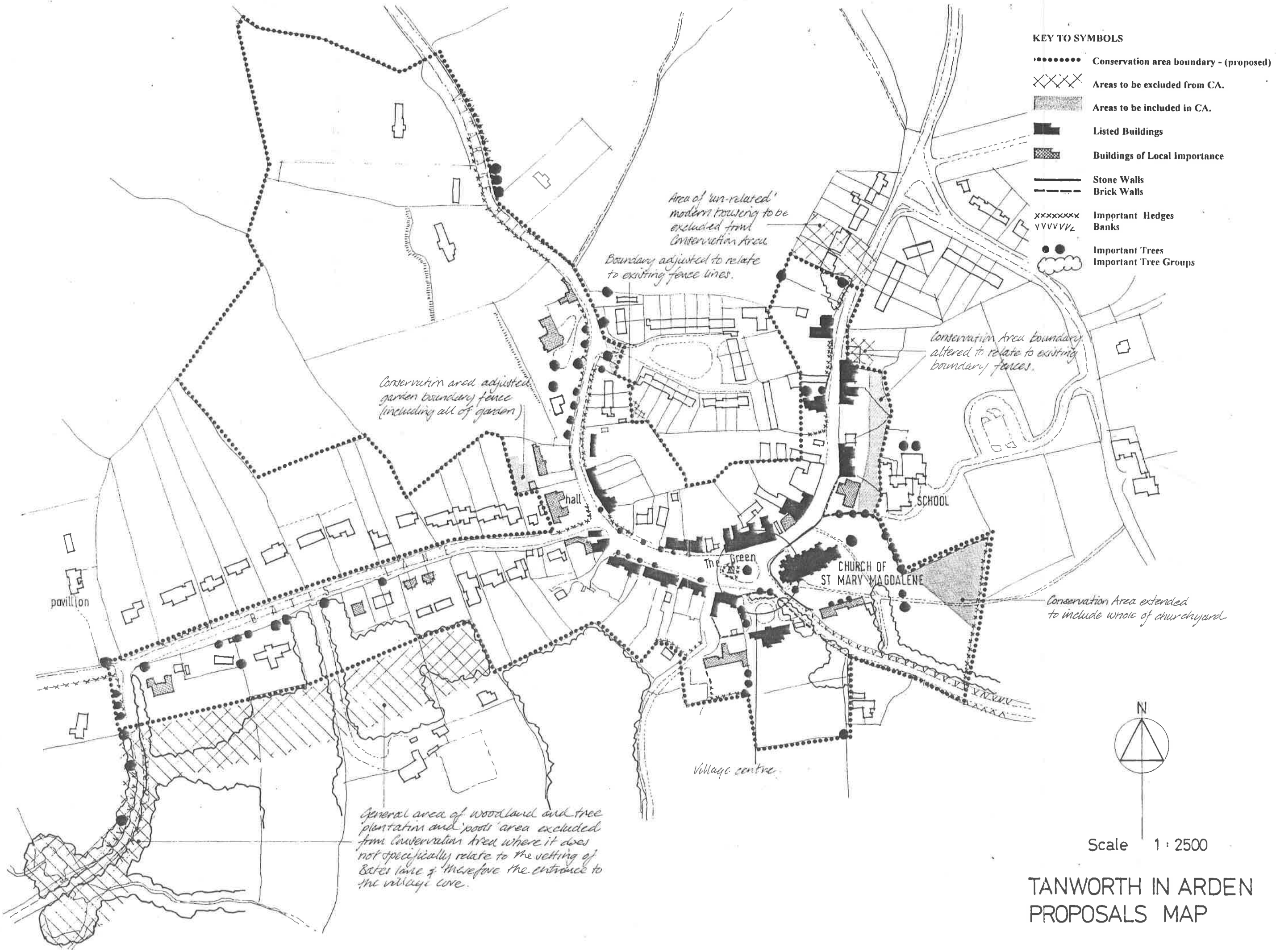
4.5 Conclusions

The village of Tanworth-in-Arden immediately gives an impression of 'completeness' as an archetypal English village with its village green, central church, public house, shops, school and surrounding terrace cottages, mixed with the appropriate proportion of larger houses. It has

a semi-woodland setting, but with glimpse views to surrounding open farmland.

It is well within the Birmingham commuter belt and will always be under pressure for further housing development. On the other hand, its cottages and gardens will always be well looked after and there is and will be a pride in the upkeep and environmental quality of the village.

The greatest pressures are going to come from the desire to extend and enlarge particularly the small cottages and to accommodate more cars in off-street parking and garaging. There is also the general problem of unsympathetic replacement windows and doors which (though not a problem in the village at the moment) could so easily spoil the character of the street and individual buildings.



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



Scale 1 : 2500

TANWORTH IN ARDEN PROPOSALS MAP

REFERENCES

- 1 1st Edition Ordnance Survey - 1885
Extract from 25" scale map obtained from Warwick County Records Office.
- 2 Victoria Country History - Vol V pp 165.
- 3 WFWI - 'The Warwickshire Village Book' - Countryside Books - 1988.

APPENDIX Ai

SCHEDULE OF LISTED BUILDINGS IN TANWORTH IN ARDEN CONSERVATION AREA

Ref No.	Description
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2A/8	The Doctors House, Doctor's Hill. (Listed Building Ref. 2A/8 - Grade II)
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(Fine red-brick and tile house - key building on north-east entrance into village)

House. C18 with C19 alterations. Red brick laid to Flemish bond. Steeply pitched red old tile roof. Brick end and central stacks. Main block with rear wings. 2 storeys. 2:1:2 bays. Central entrance reached via steps has 6-panelled door with 2 glazed panels, moulded wood door-case, fanlight and pedimented hood. Slightly advanced bays to either side have canted bay windows with sashes. First floor has 5 sashes in flush wood frames. Glazing bars (12 panes). Cambered brick heads throughout. Moulded brick band to first floor. Brick parapet with swept stone coping. Interior not inspected.

List description : C18 brick house with shaped parapet and moulded brick cornice. Either side projects forward with 2 windows (sashes with cambered heads) and splayed bays below. Central door with fanlight and flight of steps up.

All the listed buildings in Lane running north from Church form a group.

**2A/1 Church of St. Mary Magdalene, The Green.
(Listed Building Ref. 2A/1 - Grade A)**



(Fine setting at end of village street - spire is a landmark in the surrounding landscape)

Church. C13/C14 restored in 1789 and 1880. Spire rebuilt 1720. Coursed squared limestone rubble. Machine tile roofs. Ornamental ridge tiles. Coped stone gables. Chancel, nave, north aisle, west tower. Chancel has 5-light east window with Intersecting tracery, hood mould and head stops. 3 window to both north and south sides have Reticulated or Y-tracery. Buttresses. North aisle has 5-light east window with some renewed stonework. North windows have Intersecting tracery or triplets of lancets. North part has pointed arched entrance with plank door. Buttresses. South nave windows have Reticulated tracery or triplets of lancets with cusped heads. Diagonal buttresses. Pointed arched priest's doorway. Plank door. Mass dialon buttress to east of porch. South porch has steeply pitched tile roof with bargeboards. Plank door. West tower 3 stages. Decorated windows. spire. Moulded stone plinth.

Interior: Decorated piscina and remains of sedilia. 5 bay E.E. arcade. C19 roofs. Brasses in north aisle dated 1666, 1670, 1650, 1531. Marble wall memorial to John Hunt d.1728.

Archer family monument dated 1685 and 1701. Marble with cartouche flanked by weeping putti.

(Buildings of England: Warwickshire, p.431).

List description : C13/14. Stone built church with west tower and broach spire. Restored in 1789 and 1880. Spire rebuilt 1720.

Brasses: 1531, 1650, 1666, 1670.

Archer family monuments: 1685, 1778 by John Hickey. C18 baluster font.

**2A/19 The Butcher Shop, Old Bakehouse & Bell House,
The Green. (listed Building Ref.2A/19 - Grade II)**



(Has been rather over-restored)

3 properties. 2 builds. C18 with C19 alterations. Painted brick. Red old tile roofs. Diagonal brick stacks and internal stacks. One-unit plan to left of 2 storeys. 3-unit plan to right of single storey plus attic; 4-window range altogether. 3 entrances have panelled partly glazed doors with moulded wood surrounds. Shop window, canted bay windows and sash window with keystoned surrounds. 3 gabled half-dormers have imitation wood mullioned and transomed windows. Sash window to first floor to left has keystoned surround. Glazing bars. Brick dentilled eaves cornice to both parts. Interiors not inspected.

List description : Terrace east of the Bell Inn. 2 storey brick house adjoining Bell Inn. 2 sash windows. 2 properties on right hand have 3 dormer windows 2 bays on ground floor. Extreme right hand property is used as a shop. C17, C18, altered C19.

All the listed buildings in Lane running north from Church form a group.

**2A/7 Arden Cottage, Church View [Formerly listed as Baytree Cottage], The Old House, Doctor's Hill.
(Listed Building Ref. 2A/7 - Grade II)**



(Important group in corner of The Green)

3 properties. C18 with C19 alterations. Red brick laid to Flemish bond. Steeply pitched red old tile roofs. Brick ridge and internal stacks. Two-unit plan each. 2 storeys throughout. 8-window range altogether. 3 entrances have panelled doors with wood door-cases, two with scrolled brackets and hoods, one with open pediment. 2 houses to left each have acanted bay window and 3-light casement to ground floor. First floor: cambered brick heads throughout. Imitation wood mullioned and transomed windows altogether. Glazing bars. House to right has canted bay windows flanking entrance. First floor has 2 sashes with glazing bars, brick flat arches with keystones and 2 casements with similar surrounds. Brick dentilled eaves cornice. Band to right only. Interiors not inspected.

List description : Arden Cottage and Church View are a pair of C18 brick cottages with 2 wood mullion and transom windows and modern bays on ground floor. The Old House has a rather later brick front of 2 storeys with 4 sash windows with keystones, 2 bay windows on ground floor and central doorcase with open pediment. Listed owing to proximity to Church.

All the listed buildings in Lane running north from Church form a group.

**2A/20 Timbers Cottage, Doctor's Hill.
(Listed Building Ref. 2A/20 - Grade II)**



Cottage. C18/C19. Painted brick. Machine tile roof. Brick ridge stack. 3-unit plan. Single storey plus attic; 3-window range. Entrance to left has plank door with moulded wood surround. C20 casement to left. 2 canted bay windows to right. 3 gabled roof dormers. Brick dentilled eaves course. Catslide roof to rear. Interior not inspected.

List description : Cottages north of garage now one dwelling. 2 storey brick, 3 gabled dormers, 2 bays at ground floor, tiled roof. Dentil brick cornice. C18 or early C19 front.

All the listed buildings in Lane running north from Church form a group.

**2A/9 Old Bell Cottages [Formerly listed as Old Bell Cottage and Old Bell House], Doctor's Hill.
(Listed Building Ref. 2A/9 - Grade II)**



(Good red-brick terrace of group value with church)

3 houses. C17/C18. Red brick laid to English garden wall bond. To left small timber-framing in left end. Red brick laid to Flemish bond to right. Long rectangular plan with rear wing. Single storey plus attic; 7-window range altogether. 4 entrances including a C20 door; 4-panelled door in wood door-case, C20 plank door and garage door. Canted bay window to left, and 3 smaller central bay windows to right have casements with glazing bars. Attic has 3-light casement windows with glazing bars in wood framed surrounds. Wrought-iron casement fasteners. Crown glass. 2 single light casements to right. Brick dentilled eaves cornice. Interiors not inspected.

List description : Block of 3 C17/18 cottages north of school. The northern gable end has exposed C17 timber frame, otherwise they are faced in brick with various casement windows and ground floor bays. Attractive group.

All the listed buildings in Lane running north from Church form a group.

**2A/22 The Boot Stores, The Middle House and
The Old Cottage, Doctor's Hill.
(Listed Building Ref. 2A/22 - Grade II)**



2 houses. C17 and C18 respectively. Middle House. Small timber-framing with painted brick infill. Old tile roof. Brick ridge stack. Single-unit plan. Single storey plus attic; 2-window range. Entrance to right has 4-panelled door in moulded wood door-frame. To left a 2-light C20 cant. Attic has 2 C20 casements. Brick plinth. The Old Bookshop. Red brick laid to Flemish bond. Old tile roof. Brick ridge and end stack. 3-unit plan. Single storey plus attic; 3-window range. 2 C20 entrances and a C20 bay window under a continuous hood. Casement with glazing bars to right. 3 attic windows including a 3-light casement and two 2-light casements in wood frames. Brick dentilled eaves cornice. Interiors not inspected.

List description : 3 cottages. 2 storey brick, one timber framed dwelling and 2 brick, all have casement windows and tiled roof. C17 and C18, altered C19.

All the listed buildings in Lane running north from Church form a group.

**2A/21 Minstrel Cottage & Cobblers Cottage, Doctor's Hill.
(Listed Building Ref. 2A/21 - Grade II)**



2 houses. C18/C19. Painted brick. C20 tile roof. Brick end and ridge stacks. 2-unit plan each. 2 storeys throughout. 4-window range altogether. 2 entrances. To left has recessed 4-panelled door with moulded wood door-case. To right an 8-panelled door with moulded wood door-case. Canted bays to left, C20 bays to right. First floor has 4 sashes, with glazing bars to left 16 panes, to right 12 panes. Shutters. Brick dentilled eaves cornice. Interiors not inspected.

List description : 2 storey brick, 2 bays at ground floor plus larger shop window. Earlier C19.

All the listed buildings in Lane running north from Church form a group.

**2A/2 Apsley House, Village Green
(Listed Building Ref. 2A/2 - Grade II)**



(Key house on Green - group value with church)

House. Early C19. Red brick laid to Flemish bond. Slate roof. Brick lateral stacks. Coped stone gables. Central staircase plan. 2 storeys. 1:3:1 with later extensions to sides. Central entrance has Tuscan porch, recesses partly glazed panelled door and fanlight. Entrance is flanked by sashes with glazing bars and rendered flat arches. 3 similar windows to first floor have horns. Side bays have similar windows. Interior not inspected.

List description : Early C19. Brick main block has 2 storeys and 3 sash windows. Good central doorway with Roman Doric porch. Either side are 2 storey wings of one window, and beyond that hipped wings making symmetrical elevation. Welsh slate roof.

All the listed buildings on the Village Green form a group.

**2A/3 Oxstall House and Arden House, Village Green
(Listed Building Ref.2A/3 - Grade II)**



(Very prominent group on Green)

2 houses. One build. C17, with later alterations and extension. Small timber-framing with painted brick infill and arch bracing. Brick extension to right. Red old tile roof. Brick ridge and end stacks. 4-unit plan altogether. Single storey plus attic; 5-window range. 2 entrances. To left a 4-panelled door in moulded wood door-frame with overlight is flanked by 2 canted bay windows. Pentice roof over ground floor. To right a 6-panelled door in moulded wood door-frame. Hood. Entrance is flanked by a canted bay window and a 3-light wood mullioned and transomed window with glazing bars. Left part has a 2-light and a 3-light casement to attic with lead comes, crown glass and wrought-iron casement fastener. Right part has two 2-light and a 3-light casement with lead comes. Interiors not inspected.

List description : C17. Partly timber framing and partly brick, tile roof. 2 storeys. 5 casement windows in all. Modern boxed out bay windows on ground floor.

All the listed buildings on the Village Green form a group.

**2A/23 Tanworth Cottage, Oak Cottage and Arden Meads,
Village Green
(Listed Building Ref. 2A/23 - Grade II)**



(Part of long terrace on south side of Green)

3 cottages. C17/C18 with later alterations. Tanworth Cottage. Stucco with brick to rear. Tile roof. Brick end stack. Single-unit to street. Single storey plus attic. C20 porch. Plank door in moulded wood door-frame. C20 window to right. C20 attic window. Oak Cottage. Brick laid to Flemish bond. Tile roof. Brick ridge stack. 2-unit plan. Single storey plus attic. 3-window range. Central entrance has plank door in moulded wood door-frame. Gabled hood. Entrance is flanked by mostly renewed 3-light casements. 3 dormers. Brick dentilled eaves. Arden Meads to right. Brick laid to Flemish bond. Slate roof. Brick internal stacks. 2-unit plan. 2 storeys. 2-window range. Entrance off-centre to left has C20 porch. To left a sash window in flush wood frame. Glazing bars (16 panes). Brick hood mould. C20 garage doors to right. 2 similar sashes to first floor. Brick band and dentilled eaves cornice. Interior not inspected.

List description : 3 cottages at 'The Green' on the south side of Main Street. 2 brick cottages, and one rendered, 3 dormer windows in centre cottage, gable end to street on left hand cottage. C17 and C18, altered.

All the listed buildings on the Village Green form a group.

**2B/4 Bank House, Village Green
(Listed Building Ref. 2B/4 - Grade II)**



(Most prominent red-brick house on Green)

2 houses, one build. C18. Red brick laid to Flemish bond. Steeply pitched C20 tile roof. Brick internal stacks. 4-unit plan, with rear extensions. 2 storeys plus attic; 4-window range. 2 entrances have 6-panelled doors in moulded wood door-frames. Overlight. Keystoned lintels. Entrances are flanked by sashes with glazing bars (2 large panes below, 8 above). 4 similar first floor windows. All sashes have horns. 4 gabled roof dormers.

List description : C18. Red brick. 2 storeys plus attic. 4 sash windows with painted voussoirs and keystones. 2 8-panel doors with transom lights, keystones and voussoirs and flights of steps up from pavement. Stone plinth course. 3 gabled dormer windows. Moulded stone cornice. Tile roof.

All the listed buildings on the Village Green form a group.

**2B/18 The White House, Village Green
(Listed Building Ref. 2B/18 - Grade II)**



House. C17, re-fronted C18 and with C20 alterations. Red brick. Stucco-fronted. Red tile roof. Brick end stacks. 2-unit plan. 2 storeys. 4-window range. C20 porch flanked by bay windows with hipped tiled roofs. 4 sashes in flush wood frames have horns. Parapet. Interior not inspected.

List description : House west of the Bank House. 2 storeys, brick, square bays on ground floor. Tiled roof. C17 refronted C18 and new lattice casements added.

All the listed buildings on the Village Green form a group.

**2B/17 Well Meadow Cottage and Wendy Cottage, Village Green
(Listed Building Ref. 2B/17 - Grade II)**



(Good dentil eaves to Well Meadow Cottage)

Wendy Cottage (a.k.a. West End Cottage).

2 cottages. C18 with C19 alterations. 2 builds. Small timber-framing with brick infill in left end. Brick-fronted. Red old tile roof. Brick internal stacks. Well Meadow Cottage. 3-unit plan. Single storey plus attic. 3-window range. Entrance off-centre to right has 6-panelled door, with 2 glazed panels. 3 bay windows. Attic has 3 gabled dormers. Brick dentilled eaves cornice. Wendy Cottage. Single-unit plan. Single-storey plus attic. C20 porch. Plank door in moulded wood door-frame. Bay window to right. Single 2-light attic casement. Brick dentilled eaves cornice. Interiors not inspected.

List description : Terrace of cottages, south side of Main Street. 2 storeys, brick cottages, left hand pair have dormer windows, all have square bays on ground floor. C18 altered C19.

All the listed buildings on the Village Green form a group.

2B/15 The Corner House, Village Green
(Listed Building Ref. 2B/15 - Grade II)



(Important building on prominent corner)

Cottage. Early/mid C19. Painted brick. Roughcast right end. Slate and red tile roofs. Brick ridge stack. 2-unit plan with rear extension. 2 storeys. 2-window range. Central entrance has 6-panelled door in moulded wood door-frame. Hood. Entrance is flanked by sashes with glazing bars (12 panes). First floor has 2 sashes with horns. Interior not inspected.

List description : 2 storey brick cottage, slate roof 2 sash windows, brick string course at 1st floor. Early to mid C19. Dentil cornice.

All the listed buildings on the Village Green form a group.

2B/16 Ivy Stores, Village Green
(Listed Building Ref. 2B/16 - Grade II)



(Rather over-restored - unfortunate infill to corner)

House, now shop. C19 with C20 alterations. Brick/weatherboarding. Red old tile roof. Brick ridge stack. L-plan. Single storey plus attic. 3-window range. Entrance to shop has door in moulded wood frame. Curved windows with glazing bars in weatherboarded part to left. Wide shop window with glazing bars to right. Attic has casement in wood frame under cambered arched head.

Interior not inspected.

List description : 2 storey brick shop with modern additions, tile roof. C17, C18 and C19.

All the listed buildings on the Village Green form a group.

**2A/5 Rose Cottage and Wakely Cottage, Village Green
(Listed Building Ref. 2A/5 - Grade II)**



(Key building on north side of Green)

House and cottage. C17 originally with later alterations and extensions. Wakeley Cottage. Small timber-framing with painted brick infill. Steeply pitched old tile roof. Brick internal stacks. Long rectangular plan. Single storey plus attic. 7-window range. Entrance to right has C20 plank door in wood frame. To left a gabled 2 storey canted bay window, a bay window and a 4-light casement window. Three C20 casements to right. Attic has wood casements with wrought-iron casement fasteners and top hung C20 casements. Rose Cottage to right. Painted brick. Small timber-framing with brick infill in left end. Brick end stack. Single-unit plan plus rear wing. Side entrance. C20 windows and half dormer. Interior not inspected.

List description : A block of irregular cottages, C17 in origin. Rose Cottage is faced in C19 brick but the other 2 have partly exposed timber frames facing street. Restored tile roofs and gabled dormers. All the listed buildings on the Village Green form a group.

**2A/6 Bell Inn and adjoining house on West (Annexe) Village Green
(Listed Building Ref. 2A/6 - Grade II)**



(Largest building on Green - original red-brick detail lost by painting over)

Inn. Mid C19. Brick and stucco. Renewed tile roofs. Brick ridge and end stacks. 2-unit plan plus 3-unit plan. 2 storeys. 5-window range altogether. 3 entrances one with 6-panelled door and moulded wood door-case with hood. 2 panelled doors to right have overlights. Left part has sashes with voussoirs to both ground and first floors. Glazing bars. Right part has tripartite sash windows and a sash window. Modillion cornices. First floor has sashes with glazing bars and swept stone architraves. Cornices on consoles. Moulded stone eaves cornice. Interiors not inspected.

List description : Mid C19. Colourwashed building of 2 storeys. 3 sash windows, 3-light on ground floor with C19 dripmoulds on consoles. The building on west has 2 sash windows with painted keystones and voussoirs. Tiled roofs.

All the listed buildings on the Village Green form a group.

**2B/14 Ivy Cottage, Abbeville, The Schieling,
Leamington Cottage and Warwick Cottage, Village Green
(Listed Building Ref. 2B/14 - Grade II)**



5 cottages. Late C18/early C19. Red brick laid to Flemish bond. Slate roofs. Brick end and ridge stacks. 2-unit and single unit plans. 2 storeys. 9 window range altogether. 5 entrances. C20 doors except to Ivy Cottage which has a 6-panelled door with 2 glazed lights. Moulded wood frames. Mostly renewed casements to both ground and first floor except to Ivy Cottage which has sashes with glazing bars and keystone voussoirs. Brick dentilled eaves cornice throughout. Interiors not inspected.

List description : Terrace of 5 cottages:-

Range of late C18 or early C19. 2 storey red brick cottages, left hand property has sash windows, others have casements, mainly camber-headed also brick string course at 1st floor. Low pitched roofs of Welsh slates.

All the listed buildings on the Village Green form a group.

**2B/10 The Hunting Lodge, Village Green
(Listed Building Ref. 2B/10 - Grade II)**



Hunting Lodge, now house. C16/early C17. Small timber-framing with plaster infill. Old tile roofs. Brick internal stacks. 2 parts. Entrance to right has timber-framed porch with hipped roof and plank door with rails and strap hinges. 5 C20 windows on ground floor. Attic floor has 2 renewed casements and a 2-light wood casement. Catslide roof to rear. Interior not inspected. Reported to have been visited by Queen Elizabeth.

List description : Cottage south of Council Houses. Timber framed 2 storey. Porch with modern door. Tile roof of later period mod. C16 or early C17. White-washed plaster infilling.

All the listed buildings on the Village Green form a group.

APPENDIX Aii

SCHEDULE OF BUILDINGS AND STRUCTURES OF LOCAL INTEREST AND IMPORTANCE TO TANWORTH IN ARDEN CONSERVATION AREA

Ref No.	Description
B1	Village Primary School, The Green - circa 1880. 'L' plan high single storey brick and plain tile, dressed stone and wood windows, segmental arched heads, prominent decorative brick chimney. Key building in main street.
B2	The School House, The Green - circa 1880. Red brick, brown tile, 2-storey, 3-bay plan with rear wing symmetrical, canted bay windows, central front door, good railings on frontage. Group value with Arden cottage terrace.
B3	The Old Workhouse, Well Lane - 1837 - converted to single dwelling, 2-storey, red brick and plain tile, ridge stacks, small multi-paned casement windows, segmental arched heads. Group value with church.
B4	Oxstalls, The Green - circa 1850/1985 - stable range converted to single dwelling - red brick and tile - group value with Oxstall House - glimpse view from Green.
B5	War Memorial Cross, The Green - 1920 - dressed stone cross on stepped plinth - centrepiece to village green.
B6	Garage Frontage, Doctors Hill - 1900 - mellow brick, 2-storey facade to garage workshop - good decorative 4-centred arches over garage doors - group value with the Old House.
B7	The Malt Shovel, Bates Lane - 1850/1985 cottage and outbuildings converted to one dwelling - local red brick and tile - group value with Ivy stores and Corner House.
B8	The Homestead, Bates Lane - 1970/1985 stable converted to single dwelling - local red brick and welsh slate, 2-storey, 2-bay + added rear wing - important in maintaining old street frontage.
B9	Village Hall, Main Street - circa 1920 - red brick and clay plain tile - goo 'arts and crafts' style building in traditional long-low barn form. Important building on corner.
B10	Whalebone Cottage, Main Street - circa 1800 (modernised and extended) single storey and attics - 4-bay range and double garage, local red brick and old tile, good brick boundary wall and 'whalebone' arch. Group value.

APPENDIX Aii *continued...*

- B11** **The Old Vicarage, Vicarage Hill** - circa 1850 - large Victorian 'Gothic' country house - 2-storeys and attics, red brick and tile - good decorative brickwork - approach drive and wooded garden setting. Key building at end of main street.
- B12** **Vicarage Coach House, Vicarage Hill** - circa 1850 - coach house with hayloft and single storey stable - red brick and tile. Group value with Vicarage.
- B13** **The Whitehead Almshouses, Bates Lane** - 1873 - 2 buildings of 4 flats - square plan - double pile roof - central decorative brick chimneys - single storey brick and tile with decorative tile bands and fret cut bargeboards, symmetrical frontages. Important buildings to village, picturesque in street.
- B14** **The Lodge, Bates Lane** - circa 1900 - 2-bay single storey and attic - rendered brick and clay tile - half hipped roof - wood/leaded light windows - local stone rubble wall to frontage - picturesque.
- B15** **Far Leys, Bates Lane** - circa 1900 large neo-georgian house set in wooded gardens. Red brick and clay tile stone dressed sandstone detailing. Key building at far end of village street - entrance into conservation area.

APPENDIX Bi

SCHEDULE OF LANDSCAPE FEATURES OF IMPORTANCE TO TANWORTH IN ARDEN CONSERVATION AREA

Photo No.	Description
1	The Church of St Mary Magdalene forms a focal point at the end of The Green. The war memorial is well sited on a small triangular plot and hedged around effectively.
2	A distant view of the village, from Well Lane marred only by the substation and the obtrusive farming activities.
3	The village from the north west approach, the valley bottom and the rising well-treed land towards the village core. The spire of the church can be glimpsed. All this land is within the Conservation Area.
4	The character of the well-farmed surrounding land with hedgerows and hedgerow trees.
5	Cank Farm to the south east of the village. Farming practices do not improve the rural character.
6	The surrounding countryside from the school grounds - good distant views.
7	The Green from the church, one of the most attractive village environments to be seen in the county.
8	The elements of The Green, the wide road reduced in scale by the pollarded limes, the separation of the footpath from the road, and the positive 'stop' provided by The Ivy Stores.
9	A detail of frontages on The Green illustrating an interesting use of cobblestones, but also the insensitive repair work to tarmac surfaces.
10	The Aspley House frontage - a fairly modern use of brickwork and iron gates, reasonably in keeping.
11	Aspley House from the south, an impressive composition of built form and tree massing.
12	The attractive kissing gate access to the church from Well Lane. Weathered oak and local stone are well put together.
13	The gated entrance to the church, near the school. Unassuming weathered oak with rough dressed stonework to the walls. The Wellingtonia is a prominent feature.

APPENDIX Bi *continued...*

- 14** The brick boundary wall to the school, with pierced openings filled with iron crosses, is a notable feature in this area.
- 15** The graveyard to the church is a haven of tranquillity and is to be included in the Conservation Area.
- 16** The character of Well Lane, with its enclosure of banks and tree cover, is rural and inviting. The absence of kerbs is essential.
- 17** The approach to The Doctor's House is attractive, mainly due to the holly hedge overtopping the brick wall and then being complemented by the red vine on the house itself.
- 18** The Vicarage, on Vicarage Hill, lies behind massive hedges, and contains a collection of ornamental conifers which can be seen from the road.
- 19** Approaching Vicarage Hill, the character is of a well-vegetated and enclosed corridor.
- 20** Bates Lane contains large houses set back from the road. A characteristic of the Lane is the presence of many mature oaks, and sloping verges rising to hedged enclosure.
- 21** As Bates Lane turns the corner, it immediately becomes more rural, with no kerbs, with steeply enclosing banks and with overhanging tree cover. It leads down to the pools and wet areas on the edge of the Conservation Area.

Tanworth in Arden



**Tanworth in
Arden**

4



5



6



Tanworth in Arden

7



8



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Tanworth in Arden

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Tanworth in Arden



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**Tanworth in
Arden**

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16



17



**Tanworth in
Arden**

18



19



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**Tanworth in
Arden**

21



APPENDIX Bii

LIST OF TREE GROUPS IDENTIFIED ON MAPS (Including TPO's)

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

Map Ref No.	Description
A	The close-knit cover of oak, ash, hazel, yew and alder around Bates Lane pools.
B	Roadside belt of ash, oak and holly containing the lane.
C	The Plantations (not surveyed in detail) contains large number of conifer species but with areas of oak, lime, sycamore and holly - these woodlands are an important part of the character and setting of the Conservation Area.
D	A small group of young beech which help to disguise the electricity sub-station - needs care and management.
E	Important yew and horse chestnut (with some lime specimens) around Aspley House.
F	A group of pine, yew, oak and sycamore in grounds of Aspley House - important to setting of house.
G	A group of middle-age ash, birch and yew which would form a better boundary to the Conservation Area.
H	A belt of oak, lime, sycamore and conifers which extends from Well Lane into the church grounds embracing the public footpath - a good framework to the setting of the church.