



Disclaimer to accompany the Shotteswell Conservation Area

This April 1994 Shankland Cox report is the result of an independent survey and analysis of the buildings and landscape form of Shotteswell.

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 25 January 1995.

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**

*Shotteswell
Conservation Area*



Shankland Cox

April 1994

Stratford-on-Avon District Council

Shotteswell Conservation Area

**Shankland Cox
Camden House
St. John's
Kenilworth
Warwickshire
CV8 1FB**

**Telephone: 0926 864044
Facsimile: 0926 511606**

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STRATFORD:

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1 INTRODUCTION

Shotteswell lies in an enclave of south Warwickshire into north Oxfordshire off the main Warwick to Banbury Road (B4100) about five kilometres north of Banbury. It has twin accesses from the Banbury Road, and a lane northwards connecting it with Mollington (Oxon), Warmington and Farnborough. Its overall character is distinctly that of the north Cotswolds, combining the orange-coloured ironstone quarried for the region at the adjacent village of Hornton (Oxon), with a high quality village landscape of abundant mature trees, hedgerows and stone walling.

The settlement is laid out on a network of steep lanes, none of which has developed as a "main street" in terms of the village form. Mollington Road now handles most motor traffic, but it is still a very steep single-track lane with numerous blind corners and hazards. Even the main buildings of the village, such as the church and village hall, are not obviously located, and this has a disorientating effect to the newcomer, added to by the apparent duplication of the main access in two parallel approach roads from the B4100 less than 300 metres apart. Nevertheless, the charm of the village is in a rather maze-like quality, which presents unexpected changes of direction, incidents and views with remarkable frequency.

The visual quality of Shotteswell is generally homogenous and consistent throughout the village. It is possible to identify certain character areas, and Section 3 identifies these in detail, but the distinctive pattern of the lanes and the wooded hillside setting has a strong unifying effect. The original village lies in an area which follows the contours roughly between 130 and 160 metres above sea-level. The traditional forms of steep roofed (now sadly rarely thatched) cottages and houses built, usually separately, in the local ironstone remain throughout.

2 HISTORICAL BACKGROUND

Few early records identify Shotteswell: it is not mentioned by name in the Domesday survey. It was presumably then included in Warmington of which it was still termed a hamlet in 1316. A mill is mentioned in Shotteswell in 1291, and it is apparent that the Church of St Lawrence has twelfth century origins, from the north arcade of the Nave which must have stood beside an older structure. The tower is early 13th century.

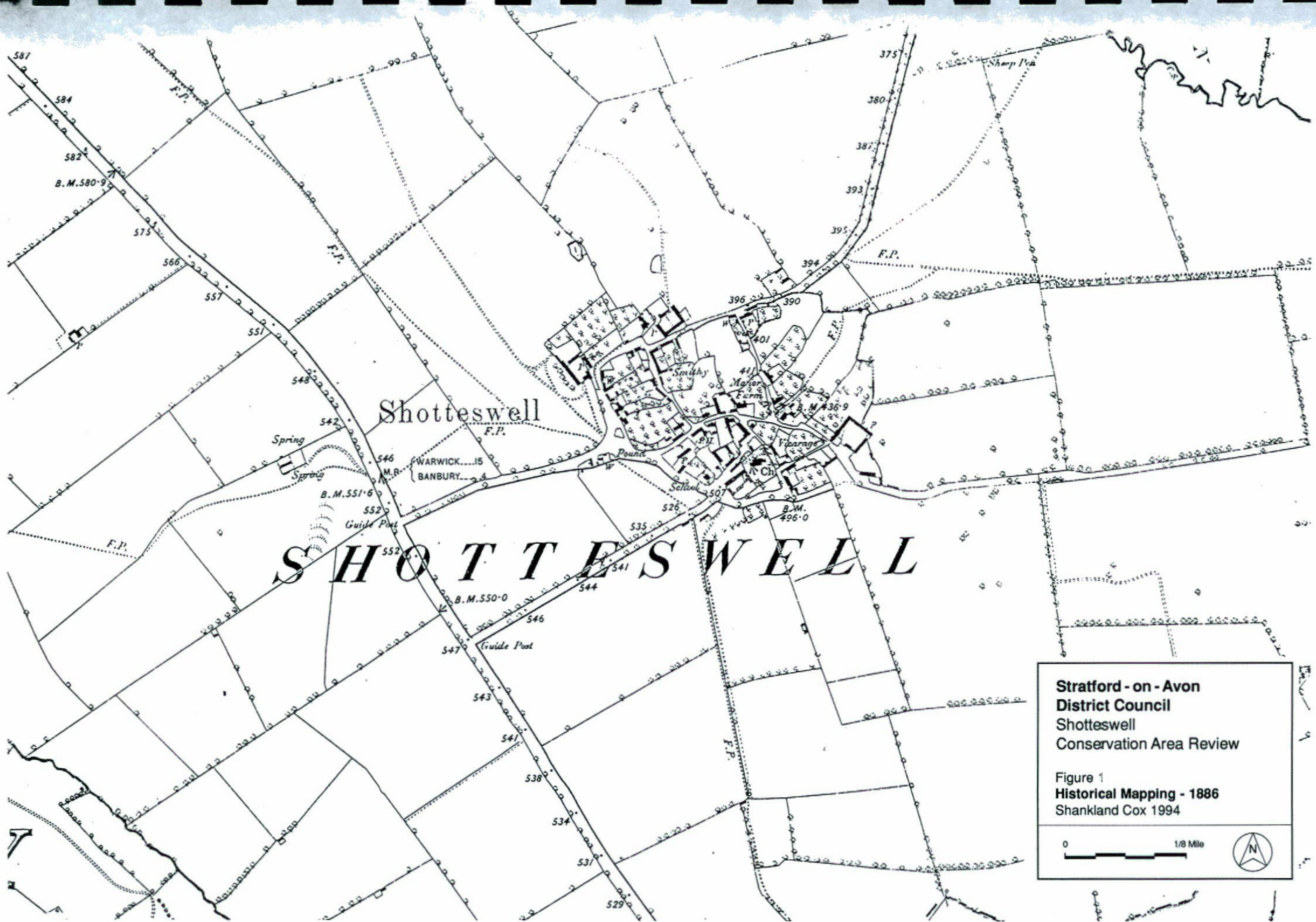
From the second quarter of the twelfth century the overlordship was in the hands of the Earl of Warwick until at least 1435. In this period further important additions were made to the Church - a chancel and aisles, the north chapel and the spire - but there is little other information.

By 1442 the Croft family held two thirds of the manor, and this was sold to Simon Lace, a London merchant, in 1514. His widow held lands here in 1533, but no subsequent history of the estate has been traced. However, from this time the history of the village can be followed from existing secular buildings in the village. In particular, the Manor is dated from 16/17th century.

In 1616 two mills are mentioned although none now remains, but a high proportion of existing listed houses and cottages date from the 17th century. The distribution of these buildings shows the present village form more or less in existence at that time, concentrated around the Church in Chapel Lane and Middle Lane, and with buildings along Mollington Road, including The Manor and the high retaining walls below it.

A similar number of 18th century buildings remain, showing the existence of Snuff Lane and Bakehouse Lane, which virtually complete the present village plan. The 19th century bought a Methodist Church and more cottages at the top of the village, but in the middle of the century it was described as a poor and very unimportant village and parish. The Noths, later Earls of Guildford, gained possession of the entire estate and in 1838 Colonel John Sidney Doyle became Lord of the Manor.

In the early twentieth century the estate changed hands in 1923 (J Rutherford) and 1937 (B J Daunt of Cork). Shotteswell's population was then steadily around 200. Some further building has taken place, notably a group of 11 Council Houses at New Road, and a number of private detached houses filling in between the older buildings along all the village roads. By 1991, however, the population was still only at 236, because of much lower occupancy levels.

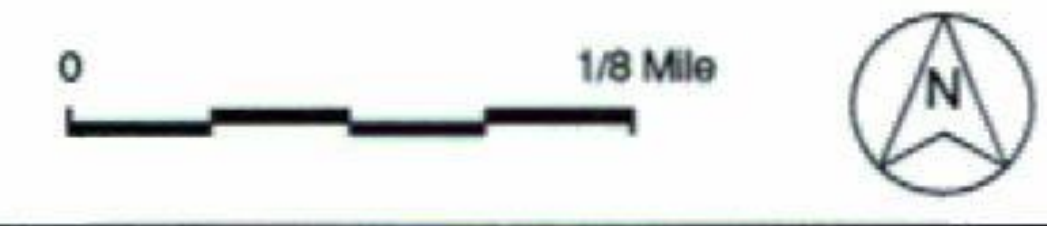


Shotteswell

SHOTTESWELL

Stratford - on - Avon
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Shotteswell
Conservation Area Review

Figure 1
Historical Mapping - 1886
Shankland Cox 1994



3 CHARACTERISTICS OF THE CONSERVATION AREA

3.1 General Characteristics

Figure 2 sets out a number of areas of the village which have perceivably different visual characters. They include all of the built areas without specific reference to the conservation area boundary as it is presently defined. The purpose of the following analysis of these character areas is to establish the importance of all parts of the village in order to understand their possible value within a conservation area. Section 5 compares these analyses with the presently drawn conservation area and concludes whether amendments to it are appropriate.

The village is reviewed in eight character areas, identified by their scale, quality and age:

- A - Mollington Road
- B - The Green
- C - The Church Area
- D - Snuff Lane
- E - Middle Lane
- F - Bury Court Lane
- G - Lower Areas
- H - Peripheral Areas

3.2 A Mollington Road

Mollington Road is the main access to the village from the east, rising steeply from the lowest level of the village, turning sharply near the top and meeting the western access road at the highest level of the village. It is characterised by steep embankments on the north side, which are heavily covered with mature trees and hedges. In the central section, by The Manor, the banks are retained by ancient stone walls which, with overhanging trees, give the road the feeling of a deep cutting.

Buildings are not the prominent character of this area, except as markers in one or two critical locations. Important buildings such as Laurel Farm and The Manor are set well back above the road and out of sight. At the lower end Manor Cottage and Cobweb Cottage are sited behind mature hedges and trees, with a discreet access from the road: similarly at The Manor a single access serves a group of houses.

Corner Cottage and Rose Cottage are the only buildings that feature strongly, marking changes in view along the road and junctions with other lanes. Corner Cottage sits, at its name suggests, on the corner of Bakehouse Lane, and is effectively the first landmark visible from the Mollington approach to village: it acts as a kind of gateway. With Willoughby cottage to the east, it sets the architectural style of the village, of steep roofs, Hornton ironstone and a particular orientation to the road which places the long wall along the roadside and presents tall chimneyed gables to the main view.

Rose Cottage marks the corner of Snuff Lane. Mollington Road at this point makes a sharp double bend, breaking the line of view along it and with the retaining walls to The Manor, opposite, it forms a space which acts as a pivot for the changing direction of the roads. Rose Cottage and White Cottage next to it have the same typical relationship to the road, with a long low eaves on the roadside, a colourful flower border setting it back a metre or so, and tall gables at the ends, conspicuously visible from along the road.

3.3 B The Green

The area titled "The Green" for the purpose of description is the most open area of the village. The top of Chapel Lane has similar qualities, but is more obviously related to the buildings in the Church Area. Approaching from the northerly western access road, it is very much the point of arrival in Shotteswell.

There are no buildings of historical note in the area. Cherry Lodge is a classically designed newer building which provides an effective visual stop from the main road, and to its north a line of older cottages sits along the top of the hill. Between the cottages there are glimpses of the landscape far beyond, the only real indication of the dramatic falls in level that exist within the village beyond this area. Opposite the cottages walls and hedgerows bound fairly level grassed area, although it is well divided by tarmac roads, footways and drives. Functionally, it is too dissected by these features to serve as a recreational green.

3.4 C The Church Area

A cluster of the older buildings gathers around St Lawrence's Church. Together they form one of the most attractive groupings of buildings in the village, with the church spire the focus of the approach view from the west. The land falls steeply eastwards down Chapel Lane, which passes tightly between cottages. The southern edge of the area is formed by Vicarage Lane, bounded by thick, unkempt hedgerows to Church Farm and St Lawrence's Church to the north, and field hedges to the south.

Approaching the village, the farmyard of Church Farm is in the foreground, with the farmhouse (listed) at the back of the yard. The yard itself is not attractive, although bounded on the south by a steep roofed barn facing onto Chapel Lane. Once thatched, it is now roofed in corrugated iron, and needs restoration.

The Church itself is below Church Farm, but situated in its churchyard high above Fair View Cottage and The Old Vicarage. Approaches to it are narrow and obscure, from a small lane behind The Croft (listed), and up steep flights of steps next to Fair View Cottage and opposite Lane House. Despite its high position, the churchyard feels enclosed by the hedges which surround it and the overgrown area to the south. The east elevation of Church Farm farmhouse forms part of its western boundary, with ground and first floor windows looking directly out into it.

Below the churchyard, to its east, The Old Vicarage has a very open outlook. This contrasts with the extreme height of the retaining wall to the churchyard (approximately 5 metres) and the hedge which surmounts it. The house itself is a traditional form, impressive in the size created by sympathetic Victorian extension. Vicarage Lane turns sharply below the south-east corner of the churchyard, and again between Lane House (listed) and the cottage opposite. Its narrow winding, course and the way buildings stand almost directly on the roadside, are again so typical of Shotteswell.

3.5 D Snuff Lane

Snuff Lane lies in the heart of the village, a narrow link between the bigger through-lanes of Mollington Road and Middle Lane. Snuff Lane drops in a steep hollow between them, at the head of the valley which lower down opens to countryside to the north-east. It is tightly hemmed in by a line of listed cottages on its west, upper, side from Woolgrove Cottage to Yew Tree Cottage, which are all listed. To the east, Spring Cottages are not listed but form an important defining element to the lane, particularly framing the narrow southward view from the corner of Mollington Road at Rose Cottage. The rest of Snuff Lane is bordered by mature hedges and boundary walls, with glimpses between them into pretty gardens and the landscape far to the east. At the southern end, the high stone retaining walls below Mount Stewart and the trailing plants that overhang them define the linearity of the lane particularly strongly.

3.6 E Middle Lane

Middle Lane drops steeply eastwards from the green, down into the lower half of the village where Bakehouse Lane connects it with Mollington Road. Rather like Mollington Road, it is characteristically winding and very steep, bounded by banks, walls and lush foliage. Entry into the upper end of the lane is undramatic, as the green gives way to verges and open gardens, passing a rustic stone bus shelter which could benefit from a little care. Then at Pedlars Cottage, the buildings set forward almost onto the road, the banks opposite steepen, and the gradient increases.

In the middle section, the former Flying Horse public house and the four storey gable of The Mount (both listed) are built on rising sites which dominate the south side of the road. The land north of the road slopes away into the valley, so that the lane is less channel-like than Mollington Road. Only the low gable of The Cottage (listed) actually abuts the road, but hedges, walls and gardens maintain the sense of enclosure, with views between buildings north-eastward over the lower roofs of the village to open country.

In the apex of the junction with Chapel Lane, the original Methodist Chapel is all but obscured by overgrown vegetation, and lies derelict behind decaying iron railings. The site is visually important, and it is only the size of the overgrowing trees that screen it as an eyesore, and even maintain the location prominently in the scene. Below the chapel, Ivy Lodge is an attractive squarely proportioned stone house with a shallow slate hipped roof. Framed by a pair of imposing stone gatepiers, it closes the view to the bottom of Middle Lane before the turn into Bakehouse Lane.

The upper, southern part of Bakehouse Lane maintains a similar character. The Bank is a key building, presenting in typical Shotteswell manner a tall plain ironstone gable almost on the roadside. Opposite, high hedges and steep banks continue the narrow enclosure of the lane. North of The Bank, the lane descends further to The Bakehouse (listed). This row of cottages is at approximately the lowest point of the original village, before modern infill began. The buildings have suffered some neglect: for example, the northern end of the range has a corrugated iron roof. A modern bungalow has been built between The Bank and The Bakehouse, almost as an outpost of the newer area (see 3.9 below).

3.7 F Bury Court Lane

The character of Bury Court Lane is different from other areas primarily because of the openness of its aspect northwards. Although at the lower end of the village, it has broad views across the countryside which take in the obelisk and terrace walk in Farnborough Hall park some three kilometres away.

The lane itself is retained on the north side by a low stone boundary wall above the gardens of Bury Court Farmhouse, which affords the views. A stone flagged path, unusual in Shotteswell's narrow lanes, runs the length of the wall.

Bury House Farm itself is a slate-roofed ironstone-built house. Although not listed, it appears from the stone pattern of the gabled to be an older cottage much enlarged in the 19th century by raising the eaves and with the addition of new building and Tudor-style stone window details. It effectively closes the view along Bury Court Lane.

On the south side of the lane is a row of four much renovated stone cottages set up off the lane, ending in a small green at the gates of Bury Court Farm. A grass footpath links the green with Vicarage Lane and hence the churchyard : its condition is fairly poor.

3.8 G The Lower Area

Historically there appears to have been relatively little building in the lower valley between Mollington Road, Middle Lane and Snuff Lane. Nevertheless, the village envelope, drawn to include significant buildings like The Bakehouse and Willoughby Cottage, takes in this lower area, and the conservation area boundary follows.

The lower area is therefore characterised by modern houses of untraditional forms and materials, and by poor enclosure of space. In mitigation, the lane itself retains an informal, meandering character, and the new buildings are not intrusive. It is not as densely bordered by trees and hedges, however, so that it has a more suburban quality than more typical lanes of the village.

3.9 H Peripheral Areas

Outside the conservation area there is little other development that contributes to the quality of the village.

The westerly approaches are of weak character, running straight between heavily clipped field hedges, and serving a variety of adjacent agricultural structures, and a number of indifferent mid-20th century detached houses. The group of stone-built Council Houses at New Road are sympathetically designed, but unimaginatively grouped. Although at the highest part of Shotteswell, these areas are topographically flat, and their height results in a feeling of exposure which contrasts with the village itself.

Below Bury Court Farm, Vicarage Lane branches to serve two modern farmworkers' cottages, the farm's agricultural buildings and, further along, the village sewage plant. The area is predominantly open and part of the countryside of the valley.

3.9 Architectural Form and Materials

There is a good deal of homogeneity in the buildings of the original village provided by a consistency of scale and materials, whether modest cottage or extensive farmhouse. The main categories of buildings are:

- Generally 17th and 18th century cottages and houses built of brown Hornton ironstone, often with stone window mullions and features, with steep roofs now often slated but intended originally for thatch. They generally have relatively low eaves heights and light is provided to the high loft spaces by gable windows rather than dormers, which are not a usual original feature.
- Stone-built houses of larger architectural proportions but otherwise the same materials.
- Nineteenth century extensions and alterations to older houses, typically raising steep thatched roofs to accommodate an upper floor, and re-roofing in shallower slate pitches.
- Recent buildings of mixed materials with over-emphasised horizontality of appearance created by use of picture windows, low roof pitches, long boxed eaves and so on.
- Recent buildings and conversions which have observed traditions.

It is essential that new development, alterations and extensions to existing buildings and building conversions take account of traditional building forms, scale and materials. Shotteswell has many low-key buildings in harmony with each other; new development should follow traditional detailing and not be permitted if it disrupts by being over-scale or using unsympathetic materials and forms. The existing pattern of building lines and varied roof ridge lines should be regarded and planning applications carefully assessed in these respects.

3.11 Walls and Boundaries

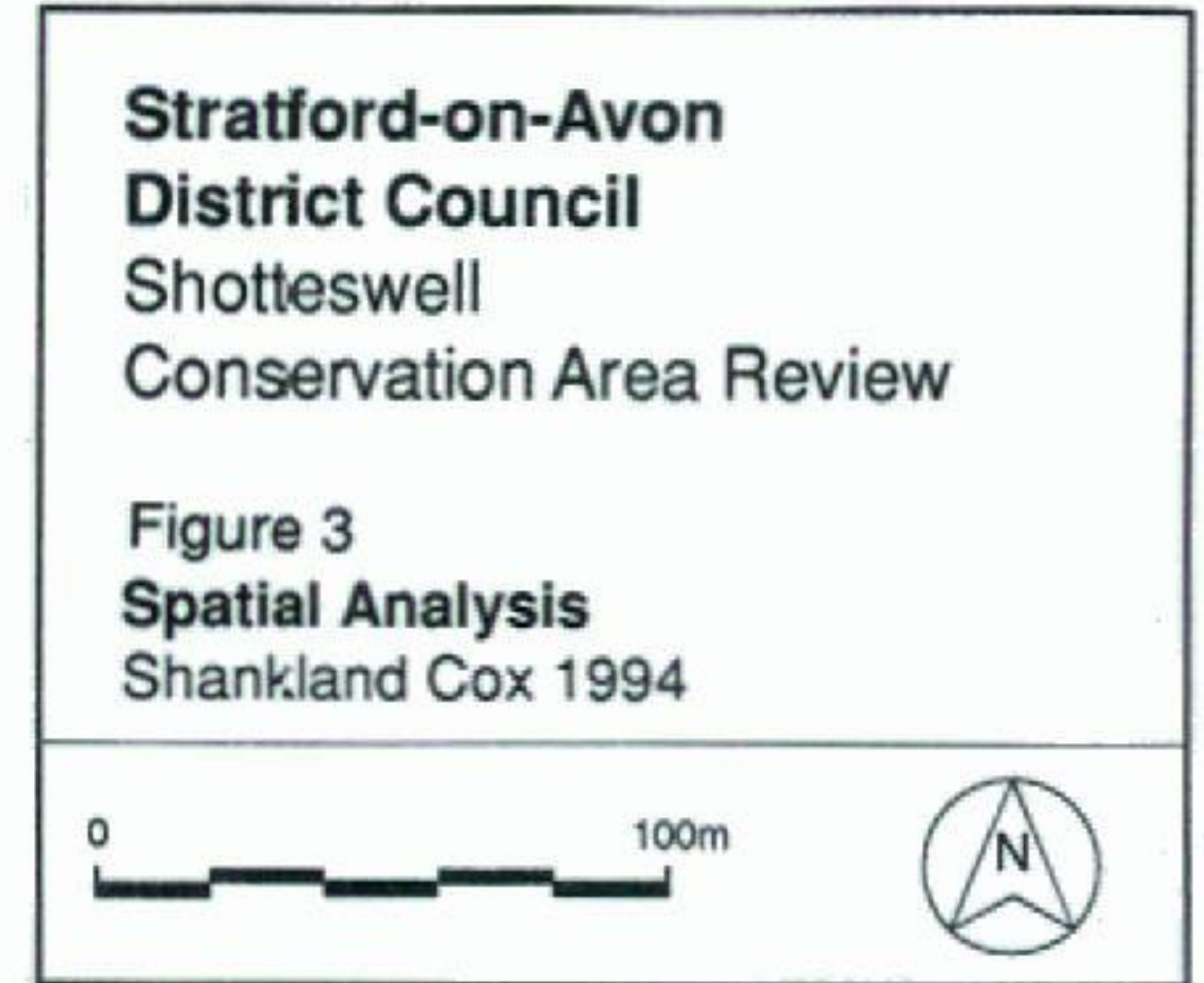
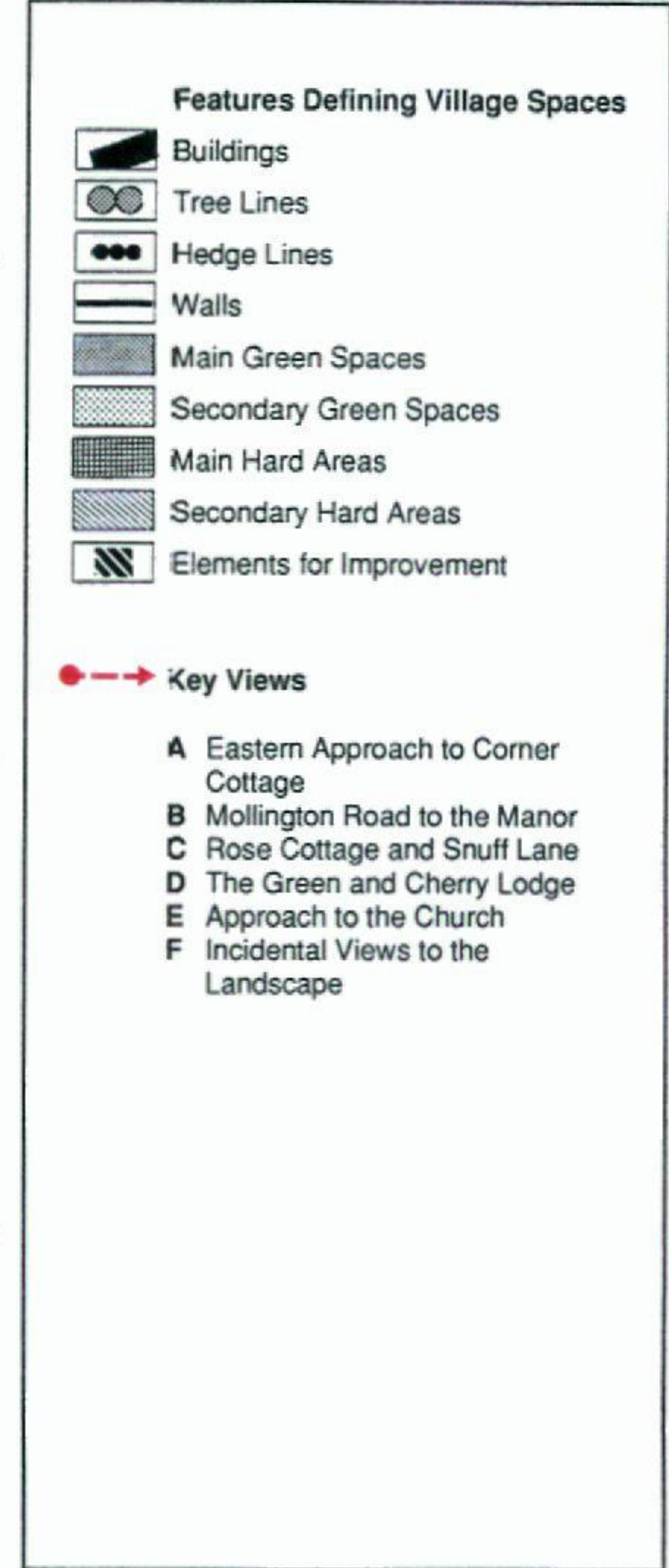
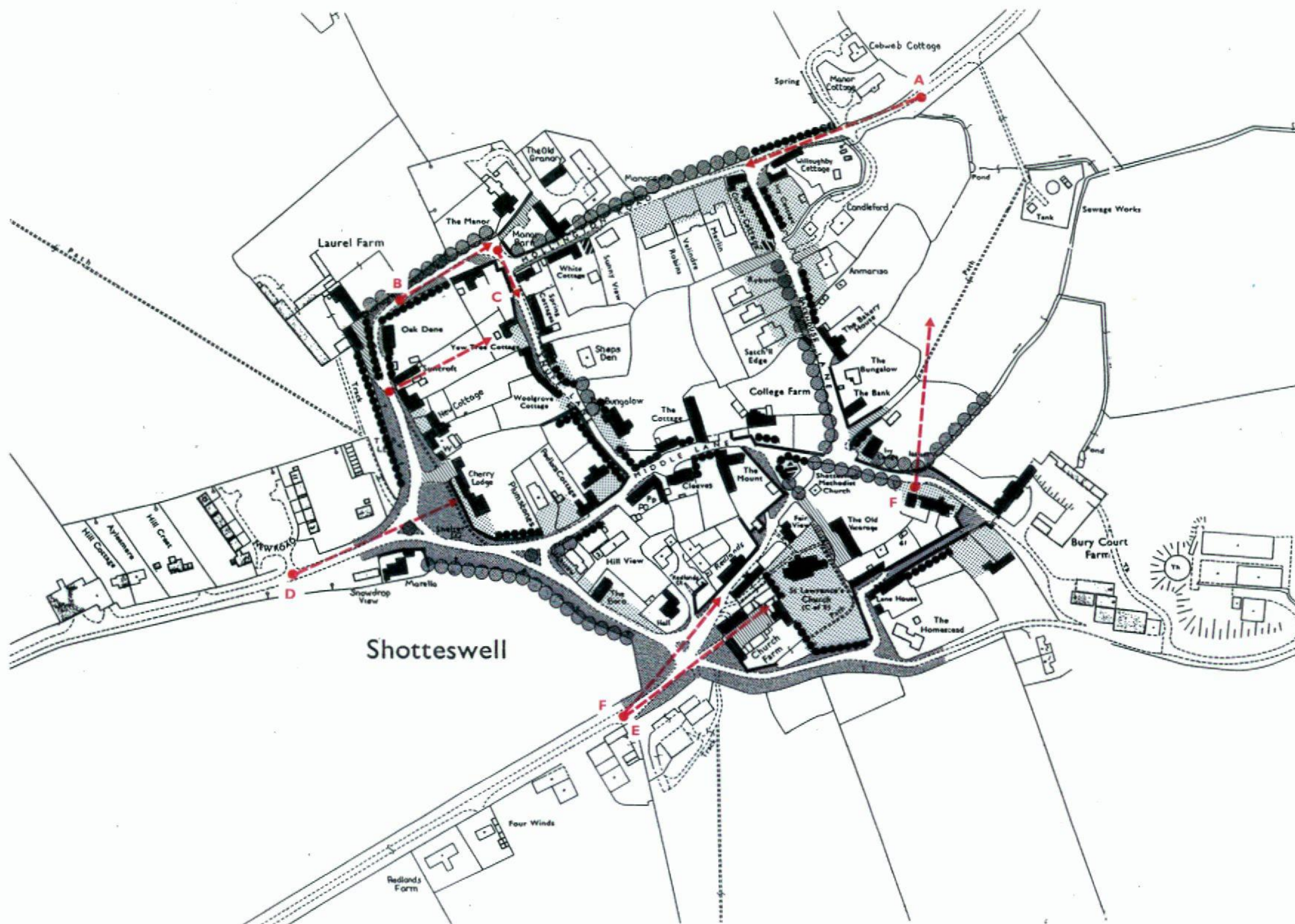
The village form of Shotteswell is defined as much by its walls, hedgerows and narrow lanes as by its buildings. The importance of the stone walling and mature planting which characterise the village is described for each character area, above as well as being architecturally sympathetic, it is equally important that new work has regard for the form of the village.

Each of the character areas has slightly different visual issues, including the grouping and set-back of buildings, the use of boundary walls, trees and other planting, pedestrian and vehicular site access, all of which contribute to the overall village setting. The motorcar is the most difficult twentieth-century factor to take into account, not just in its impact on the scale and materials of the village streets and spaces, but also in the accommodation that must be made for it within individual sites. It is important not to lose the sense of enclosure provided by boundary walls and mature planting in order to make over-provision of private driveways, or to disrupt the visual rhythm of the architecture with insensitive design and siting of garages.

3.12 Ground Materials and Street Features

There are few footways in Shotteswell, except at the green and around the church. All roads are now asphalt, but their narrowness and angles limit the visual impact of the material, and also slow traffic to speeds safer for shared use with pedestrians. The most typical road-edge feature is a neat grass bank.

The most noticeable street features are ubiquitous blue plastic drums, cut in half and set into banks to hold the road salt and grit essential for dealing with ice on the steep winter roads. They are not sympathetic to the village scene. The green has two good village features, a rustic stone and timber bus-shelter (in need of some restoration) and a 1930's red phone box. Otherwise there is little remarkable street furniture.



Shotteswell

Weak Areas

Intrusive agricultural structures,
Warwick Road.



Unsympathetic materials,
Mollington Road.



Shotteswell

Architectural Details



Coursed stone walling and green banks,
Middle Lane.



Roadside buildings and verges,
White Cottages, Mollington Road.

Shotteswell

Sensitive New Development and
Refurbished Buildings



New Road council housing.



Infill and conversion, Snuff Lane

4 LANDSCAPE FEATURES

4.1 Landscape and Topography

The character of Shotteswell is very much determined by the dramatic topography and distinctive landscape of its wooded hillside setting. Five kilometres to the north-west is Edge Hill and its dramatic scarp facing out across the Warwickshire plain. By contrast its profile on the south-east side is a more gentle slope, but this slope is dissected by valleys feeding streams south-eastwards to the River Cherwell, creating strong ridge features. These ridges rise to nearly 200 metres in height and Shotteswell is sited a little below just such a ridge on its north-east face looking out across a broad valley. The location gives long views of the village, in which the church steeple is prominent from Mollington on the other side of the valley, and from a three to four kilometre length of the M40 which has recently been built along the valley floor just a kilometre to the north-east.

The main approach to the village is from the high ground to the west. While there are distant aspects to the tops of ridges at the horizon, they are more or less level views, and the steepness of the intervening valleys is not apparent. The immediate landscape is, from the Banbury-Warwick Road, relatively uninteresting and lacking in strong features.

By contrast, the dense cover of vegetation, the steep gradients and changing vistas from the village itself, are all the more striking. The abiding impression of Shotteswell is of its steep, narrow, walled and luxuriantly overgrown lanes, which wind through the village. It has open spaces, including the green at the top of Mollington Road and the churchyard, but even the churchyard has an enclosed and private air, created by a dense boundary of hedgerows, and separation from other levels by high retaining walls.

Throughout the village, views from the roads tend to be glimpses between buildings and over rooftops to the countryside to the north and east. But from private gardens these glimpses open into wide vistas to the villages of Mollington and Hanwell, and to Farnborough Hall Park. The biggest impact to this setting has been the recent opening of the M40 in the valley below the village. It is very visible and audible, particularly at night when the headlights of vehicles and traffic noise are more intrusive. Tree planting to mitigate the impact has been started, but it will be many years before it matures sufficiently to provide a screen.

4.2 Key Landscape Features

The Green

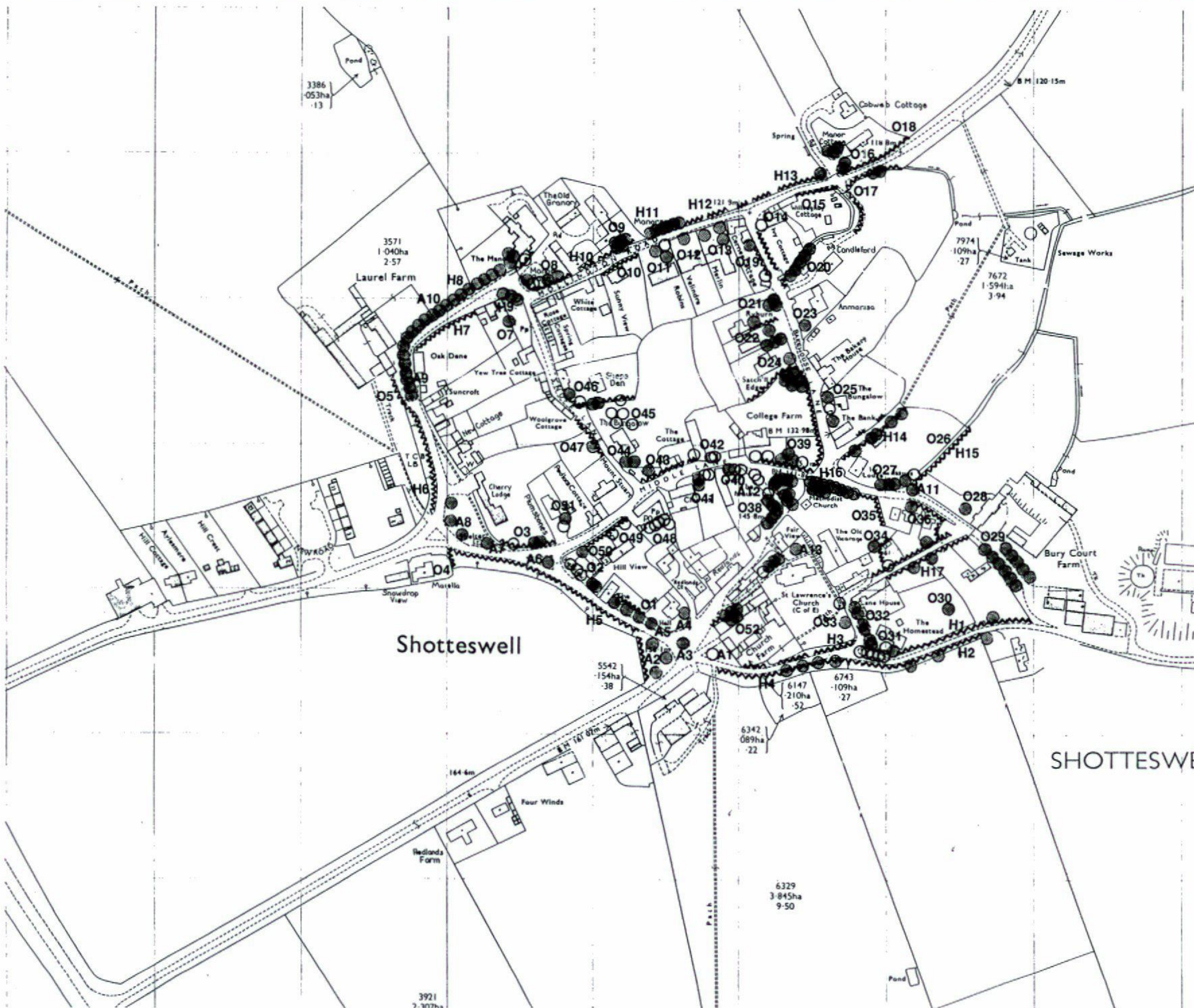
The green is the main area of open space in the village. Some mature tree specimens provide vertical sale to the area, including two Ash on the main green and a horse chestnut at the junction with Middle Lane.

The Church Area

The top of Chapel Lane is a secondary area of open space made up of deep verges in front of Church Farm, but otherwise largely hard-surfaced, including to the village hall yard. A now semi-mature horse chestnut has been planted in the grass junction island, and now planting has been placed around the hall, to complement the large mature oak beside it (TPO listed). Within the churchyard there is a single dominant larch tree, otherwise the landscape is mixed hedging in various degrees of management, with some sycamore, beech, hawthorn and elder specimens.

Roadsides

Figure 4 shows the enormous variety of species in managed and unmanaged hedgerows bordering the village lanes. Of note are large specimens of beech, sycamore and hawthorn on Mollington Lane at Laurel Farm, a mature yew and semi-mature pines in dense planting east of The Mount in Middle Lane, and an avenue of semi-mature acers on the approach to Bury Court Farm.




Key

-  Broadleaf Tree
-  Evergreen Tree
-  Hedgerow
-  Woodland

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**Figure 4
Tree Survey
Shankland Cox 1994**

0 100m



ITEM	WOODLAND KEY COMMENT
	<p>AMENITY PLANTING</p> <p>A1 Individual Leylandii "Castlewellan Gold".</p> <p>A2 Hedgeline of Austrian Pine with No 3 semi-mature Birch trees.</p> <p>A3 Semi-mature Horse Chestnut tree.</p> <p>A4 Mature Oak tree (TPO/083/001).</p> <p>A5 New planting consisting of Acer, Birch and Hawthorn species.</p> <p>A6 Mature Horse Chestnut.</p> <p>A7 Semi-mature Cherry tree.</p> <p>A8 Two mature Ash and a newly planted Sorbus tree.</p> <p>A9 Planting along a steep bank includes Laurel, Elder and Ivy species. Evidence of management.</p> <p>A10 Natural vegetation, unmanaged, along a steep bank. Species include Elder, Hazel, Bramble and Ivy. Hedgerow contains Beech, Sycamore and Hawthorn trees of varying size and maturity.</p> <p>A11 Mature Ash tree.</p> <p>A12 Mature Yew tree, semi-mature Pines and young Elder trees on a steep bank with groups of variegated Laurel.</p> <p>A13 Dominant pollarded Larch tree with an unusual shape. Mature Cherry tree and a cluster of Elder trees.</p>
	<p>HEDGEROWS</p> <p>H1 Tall, semi-managed hedgerow consisting of Elder, Hawthorn, Cherry trees with a tall mature Ash tree.</p> <p>H2 Managed 1 metre high layered hedgerow with Sycamore trees and punctuated by a tall mature Ash tree.</p> <p>H3 Unmanaged, fragmented hedgerow comprise of Privet, Elder, Blackthorn, Hawthorn, Lonicera, Bramble and Ivy.</p> <p>H4 Tall, unmanaged, fragmented hedgerow comprised of Hawthorn, Cotoneaster, Elder and Bramble with semi-mature/mature Sycamore and Sorbus trees.</p> <p>H5 Tall, unmanaged hedgerow comprised of semi-mature Sycamore, Ash, Oak and Horse Chestnut trees with an Hawthorn understorey.</p> <p>H6 Tall, unmanaged hedgerow comprised of trees which include Ash, Beech, Lime and Elder.</p> <p>H7 Alder, Elder, Hazel, Holly hedgerow and an understorey of Bramble.</p> <p>H8 Tall, mature coppiced Beech trees with a group of mature Ash trees.</p> <p>H9 Defunct Cotoneaster hedge and a cluster of Cherry trees along a steep bank.</p> <p>H10 Fragmented, unmanaged hedgerow comprised of Elder and Sycamore trees.</p> <p>H11 Hedgeline of semi-mature coppiced Sycamore trees.</p> <p>H12 Fragmented, semi-managed hedgerow comprised of layered semi-mature Sycamore and Elder trees with an understorey of Ivy.</p> <p>H13 Semi-managed 1.5 metre high Elder and Bramble hedgerow.</p> <p>H14 Unmanaged hedgerow comprised of Elder, with Acer trees and an understorey of Bramble and Ivy.</p> <p>H15 Tall mature hedgerow consisting: part Sycamore and Ash trees with an understorey of Elder and Ivy and part, layered Sycamore trees.</p>

ITEM	WOODLAND KEY COMMENT
H16	Unmanaged area of scrub with a Elder, Hawthorn, Acer and Holly hedgeline.
H17	Lane flanked by a tall, managed Alder and Hawthorn hedgerow with individual Sycamore, Scots Pine, Beech and Poplar trees.
	ORNAMENTAL PLANTING
O1	Manicured 1 metre high Beech hedge.
O2	Young deciduous Ash and Laburnum trees with Evergreen Leylandii species and Lawson Cypress "Wisselii".
O3	Unmanaged, fragmented Elder hedge with semi-mature Beech trees and Larch tree.
O4	Dense Leylandii, Laurel hedge with a mature Hazel tree.
O5	Semi-mature Leylandii hedgeline.
O6	Mature Holly tree adjacent a manicured Ivy hedge.
O7	Semi-mature Horse Chestnut tree.
O8	Mature Ash, Weeping Ash, Sitka Spruce trees, semi-mature Variegated Holly and an ornamental Staghorn tree located behind a manicured 1.5 metre high Leylandii hedge.
O9	Grouping of Eleagnus pungens "Maculata" and No. 5 small pollarded Apple trees.
O10	Manicured, 1 metre high Privet hedge.
O11	Semi-mature Spruce, Leylandii and Cherry tree.
O12	Young, layered hedge comprised of Acer species with a mature Holly and Hawthorn tree.
O13	Manicured 1.5 metre high Leylandii hedge and mature/semi-mature ornamental Cherry trees.
O14	Tall mature Leylandii specimen.
O15	"Topped" mature tall Leylandii hedge with a low Privet hedge at its base.
O16	Variety of ornamental planting, deciduous and Evergreen trees and shrubs of varying size and maturity. Notable species include mature Ash and Weeping Willow trees, Leylandii specimens, Laurel and Buddelia. Enclosed by a tall manicured Box hedge.
O17	Semi-mature Weeping Willow, young Acer species and Laurels planted behind a tall managed Leylandii hedge with semi-mature Ash trees.
O18	Tall, managed Laurel, Dog Rose, Pyracantha and Leylandii hedge.
O19	Low managed cotoneaster hedge with an Elder and a Sitka Spruce tree.
O20	Row of semi-mature Apple and Birch trees.
O21	Group of semi-mature Malus and Acer trees adjacent an Evergreen hedge.
O22	Row of semi-mature Cherry trees and a dominant mature Weeping Willow.
O23	Semi-mature Birch tree.
O24	Small Laburnum tree adjacent a managed 1 metre high Elder and Ivy hedge and a group of mature/semi-mature Sycamore, Birch, Cherry and Sitka Spruce trees.
O25	Semi-mature Cherry, Laburnum and Japanese Cedar trees.
O26	Small groups of Elder adjacent a stone wall laced in Ivy.
O27	Semi-mature Leylandii, Alder and Hazel trees behind an Ivy laced stone wall.
O28	Tall ornamental tree.

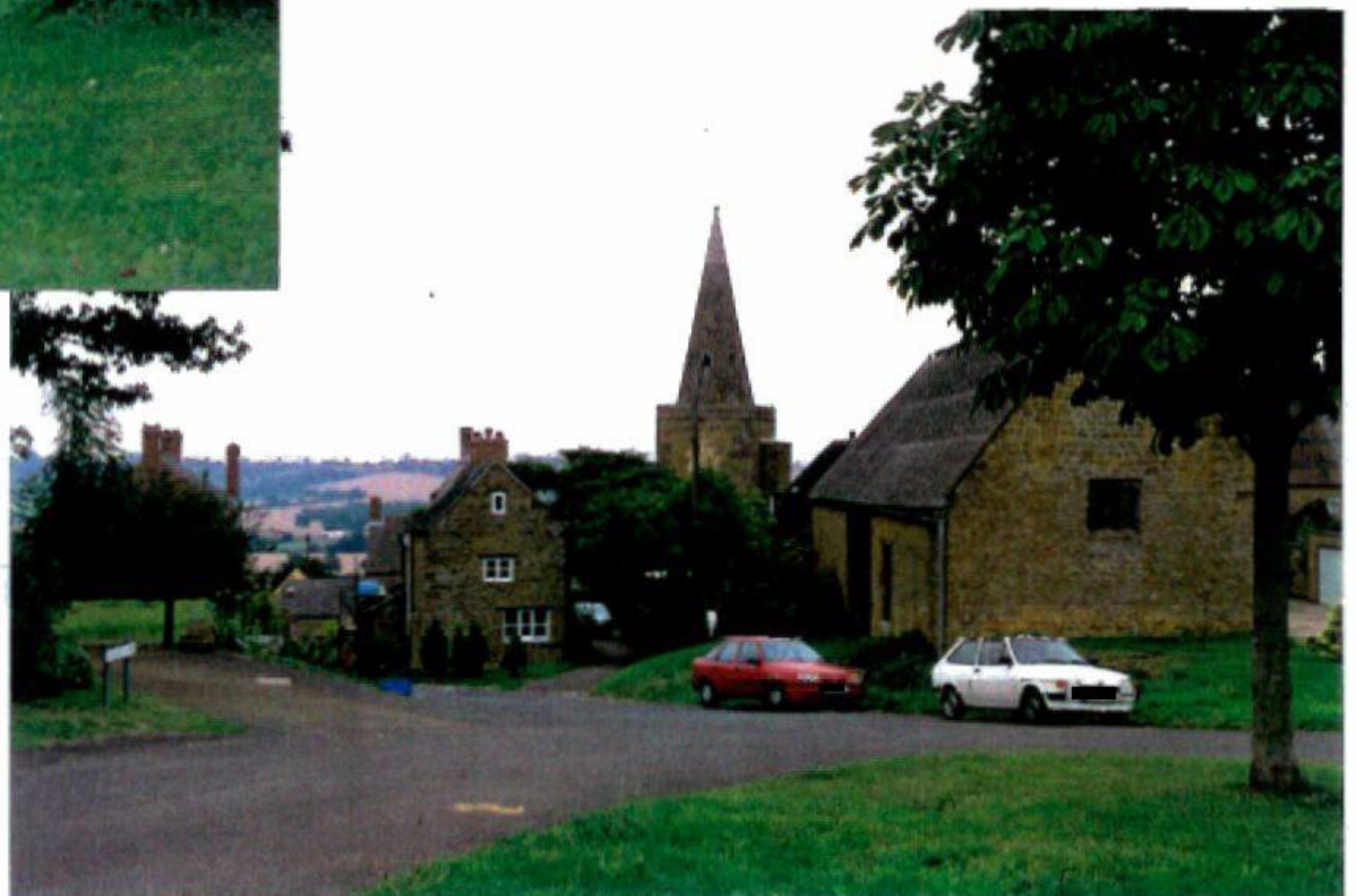
ITEM	WOODLAND KEY COMMENT
O29	Avenue of semi-mature Acer trees.
O30	Mature Ash tree
O31	Semi-mature Holly and Cherry trees behind a tall Leylandii hedge.
O32	Semi-mature Birch, Sorbus, Beech and Holly trees with a row of Elder, Dog Rose, Buddelia and Ivy.
O33	Semi-mature Beech trees, a mature Hawthorn a group of Elder trees.
O34	Mature Sycamore and Leylandii tree behind a managed 1.5 metre high Leylandii hedge.
O35	Managed 2 metre high Beech hedge.
O36	Tall managed Leylandii hedge.
O37	Group of semi-mature Ash, Acer and Pine trees.
O38	Semi-mature Siberian Birch, Cherry tree; small Lawson Cypress and Holly trees.
O39	Tall mature Acer, Cherry, Japanese Cedar and a damaged Western Red Cedar tree with groups of Laurel and Berberis behind a managed 1.5 metre high Ivy hedge.
O40	Block of tall Aucuba japonica shrubs with a mature Yew and Western Red Cedar.
O41	Group of semi-mature and young trees. Species include Western Red Cedar, Leylandii, Cherry and Elder.
O42	Semi-mature Cherry and Holly tree behind a managed 1.5 metre high Box hedge.
O43	Semi-mature Ash tree behind a semi-managed layered Sycamore hedgerow.
O44	Semi-mature Ash and Laburnum trees adjacent a Snowberry cluster.
O45	Group of Conifers, varying size and maturity. Species include Junipers and Pines.
O46	Manicured 1 metre high Cotoneaster hedge and semi-mature trees. Species include Larch, Sycamore, Ash and Cherry.
O47	Trimmed hedge once layered along a stone wall with a tall Ivy laced Hawthorn.
O48	Group of mature Conifer trees, Sitka Spruce and Leylandii species.
O49	Manicured 1 metre high Laurel hedge with a mature Western Red Cedar and Holly tree.
O50	Ash tree (TPO/083/003) adjacent a topped, dense Leylandii hedgeline.
O51	Ornamental Paperbark Maple, Leylandii "Castlewellan Gold" and Cherry trees.
O52	Group of semi-mature Lilac trees, No. 4 small Leylandii and a small Holly tree. Clusters of Snowberry and a manicured 1 metre high Cotoneaster hedge.

Shotteswell

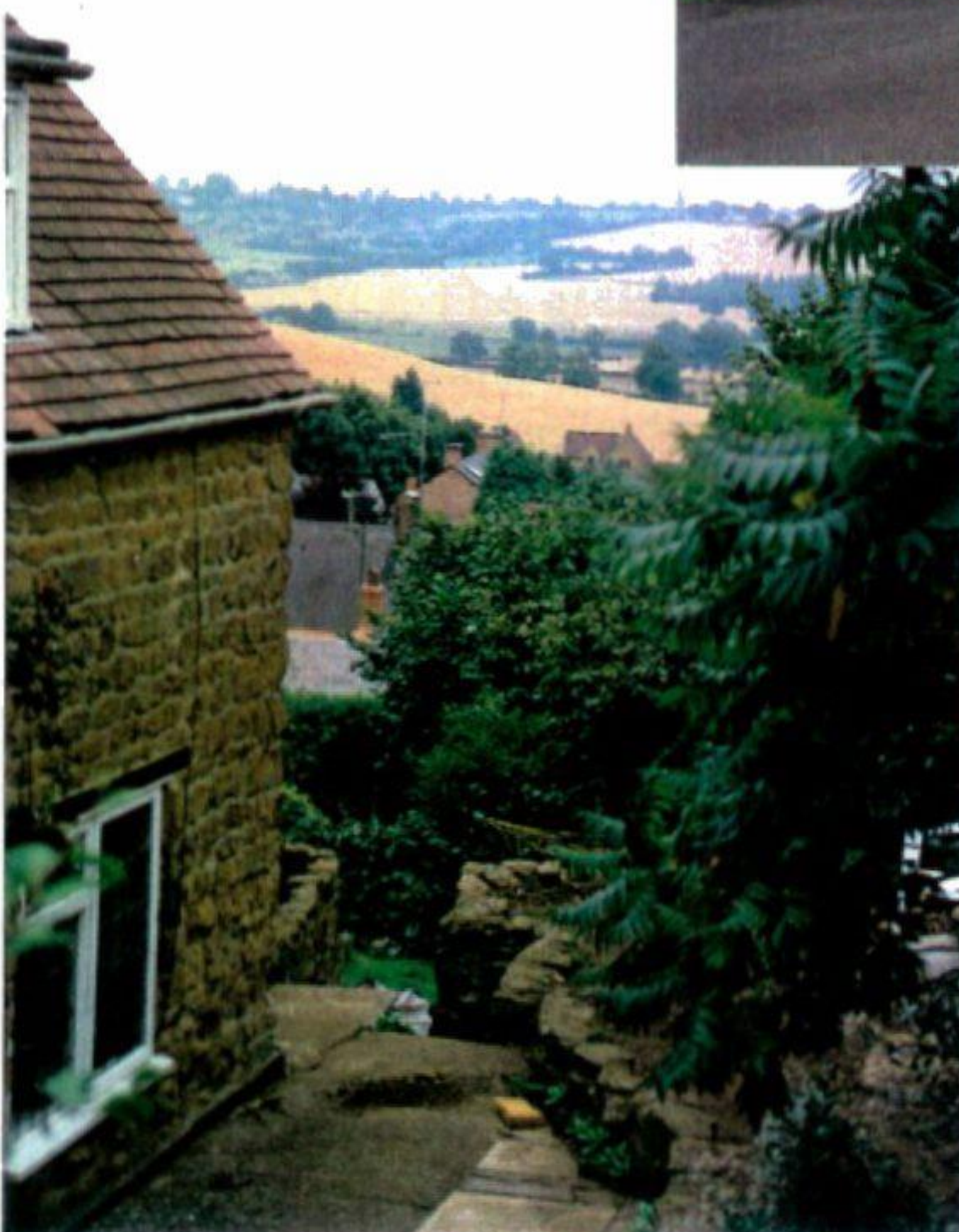
Views and Vistas



Bakehouse Lane.



The Church Area.



From the green.

5 THE CONSERVATION AREA

5.1 Existing Defining Features

The existing Conservation Area is drawn to incorporate all the listed buildings within the village. The village does not have an obvious core where listed buildings concentrate, and the Conservation Area coincides more or less with the "village envelope" including some areas of less noteworthiness. However, for the sake of manageability, this makes sense.

5.2 Existing Boundary

There is a strong homogeneity of character throughout the village. In Shotteswell the character is not dominated by built form, and landscape features play a very important part. The boundary of the Conservation Area generally reflects this.

5.3 Recommendations

Conservation Area

The statutory definition of Conservation Areas is "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". While this is very broad, it does by reference to architecture concentrate on buildings, or at least built form. Nevertheless, it is entirely appropriate at Shotteswell to have regard to landscape features, which are so important to the setting of the buildings.

Only limited changes to the Conservation Area are considered necessary, and similar conditions apply to the following recommendations to amend it:

- The green at Mollington Road: to extend the area to include the new house, Marella. The reason is to consolidate the green as a properly perceived open space, and to note the contribution the new house and its extensions make to defining that space.
- The junction of Vicarage Lane and Chapel Lane: to extend the Conservation Area to include the verges and hedges as far as the yard entrance to Redlands Farm. The reason is to ensure the preservation of these features at an important entry point to the village, and to contribute to screening the adjacent agricultural yard.
- The Manor: to amend the boundaries of the area to align with physical boundaries. The reason is to provide an identifiable and manageable basis for the boundary.

- Cobweb Cottage: to extend the boundary to the curtilage of the building. The reason is to provide an identifiable and manageable basis for the boundary.
- Vicarage Lane, southern boundary hedge: to amend the boundary to the hedge alignment. The reason is to provide an identifiable and manageable basis for the boundary.
- General: to state clearly that where the Conservation Area follows a physical boundary such as a hedge or a wall, that feature is deemed to be included in the Conservation Area. The reason is to ensure that such features, which are fundamental to the definition of space within the area, are preserved and maintained.

5.4 Enhancements : Landscape

A number of small improvements could help the overall visual impression of the village:

- Planting to screen agricultural buildings on the western approaches to the village.
- Reclamation of the grounds and railings of the old Methodist Chapel.
- Restoration of the stone and timber bus shelter on the green.
- Replacement of the blue plastic drums, which are used throughout the village for road salt and grit, with visually more sympathetic containers.
- Improvements to paving and hedgerows in the churchyard.

5.5 Enhancements : Buildings

- Repair and re-use of the Old Methodist Chapel.



Key

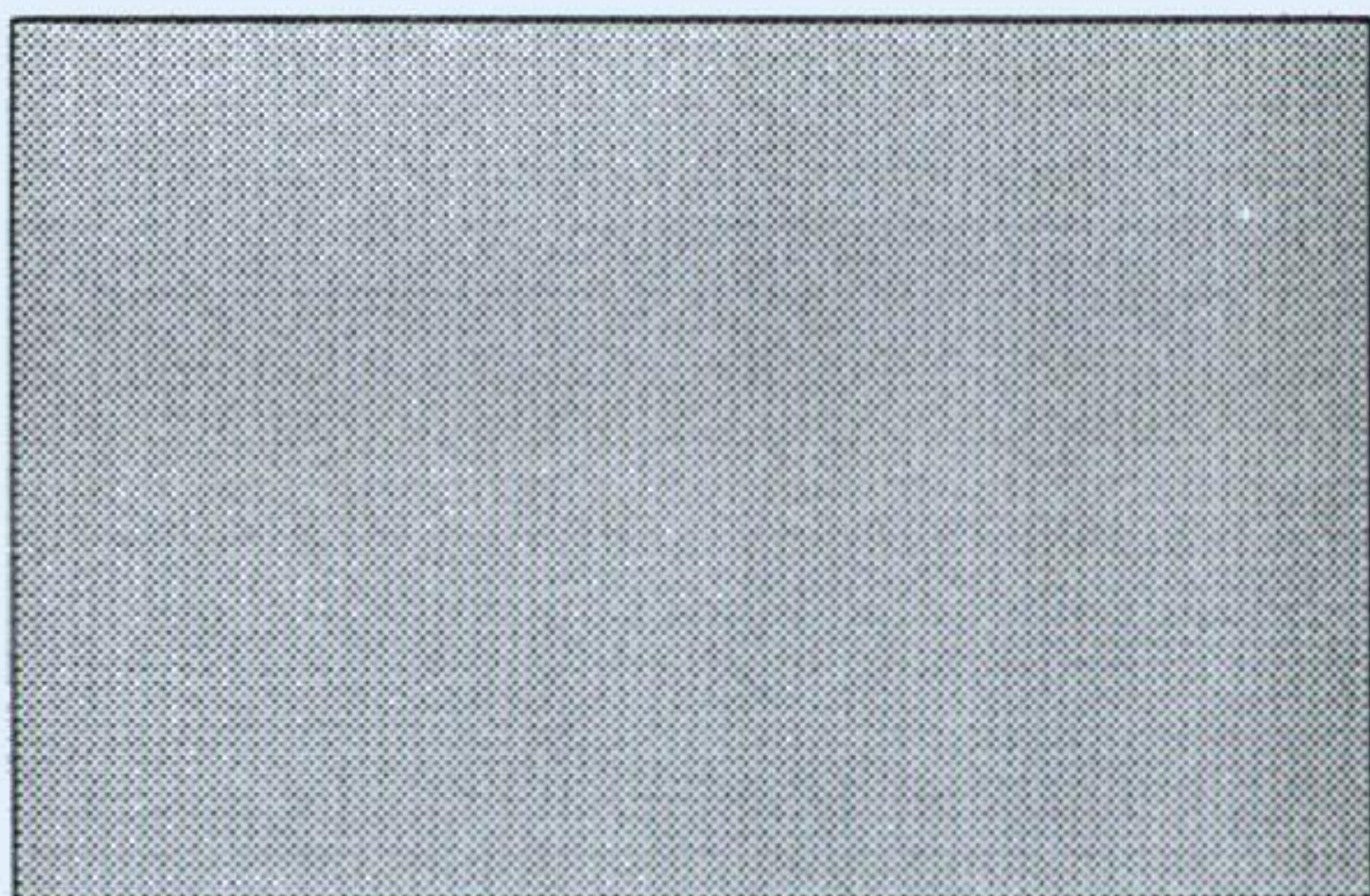
- Listed Buildings
- Listed Building Schedule Number
- Buildings of Group Value
- Group Value Schedule Number

Stratford-on-Avon District Council
Shotteswell Conservation Area Review

Figure 5
Listed Buildings
 Shankland Cox 1994

0 100m

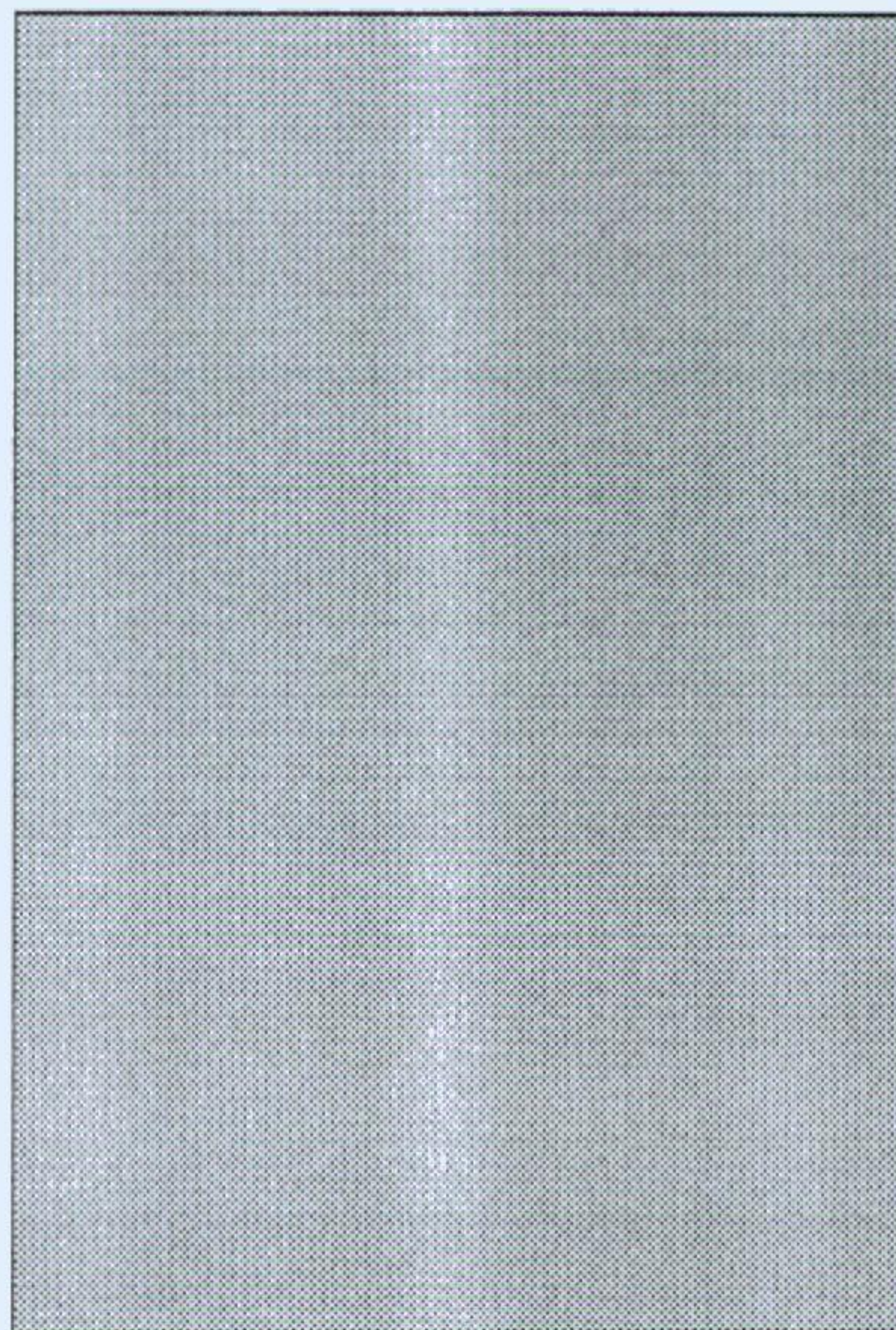
APPENDIX A
Listed Buildings



Address: The Bakehouse
Ref No: 138
Grade: II

Description

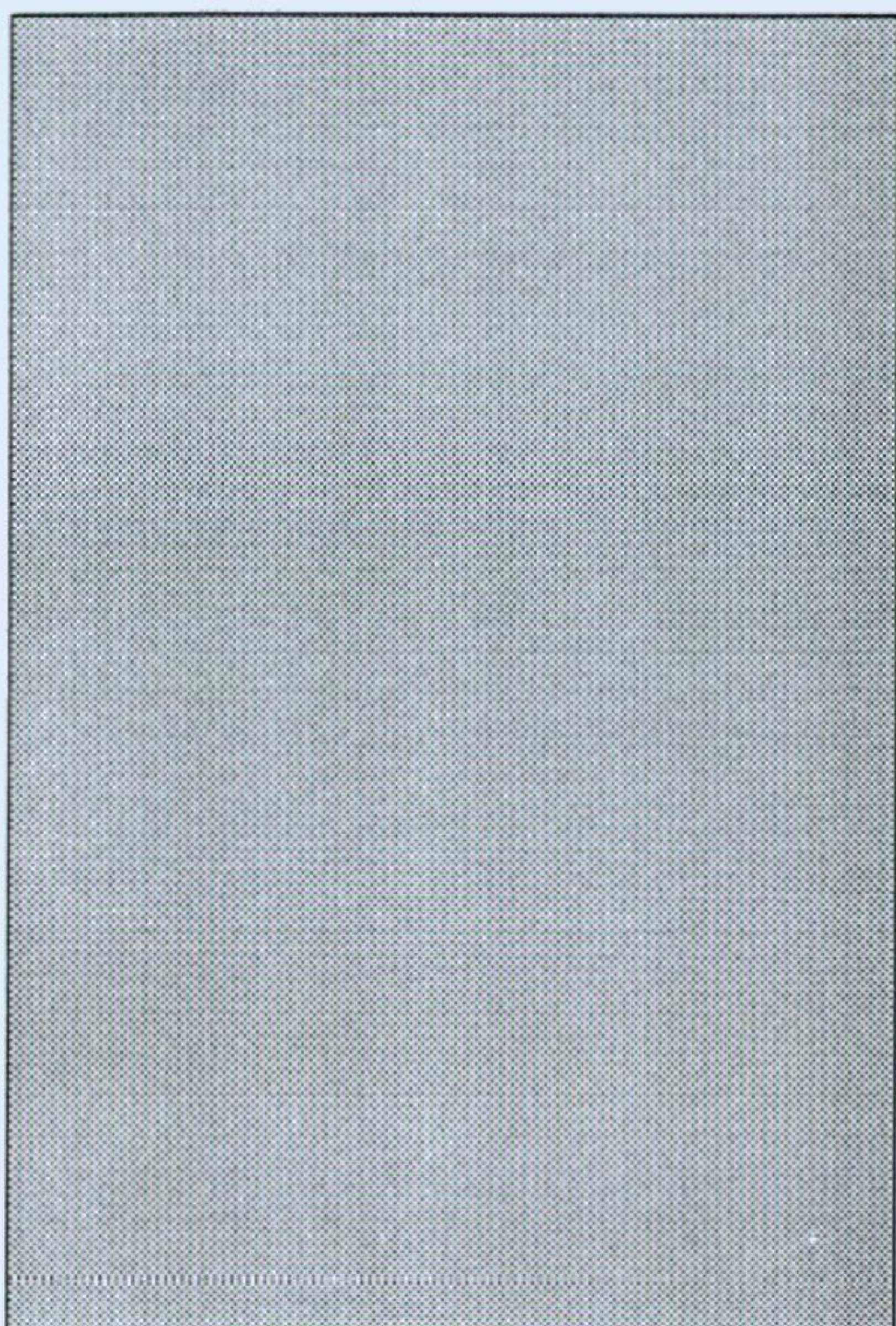
House. Early C18, raised and extended to right mid/late C18. Coursed squared ironstone rubble with some finer stone. Concrete tile roof; brick end and ridge stacks. 4-unit plan. 2 storeys and attic; 4-window range. Two half-glazed 4-panelled doors, one to middle of each range. Right entrance has tile hood. C18, C19 and C20 two and 3-light casements, most with horizontal glazing bars. Left range has painted wood lintels; right range has stone flat arches on ground floor, and stone lintels with flush keystones to first floor. Interior not inspected.



Address: Fairview Cottage
Ref No: 140
Grade: II

Description

Shown on O.S. map as Fair View. Cottage. C18 with C19 and C20 alterations and additions. Coursed ironstone. C20 tile roof; stone and brick end stack to right. One-unit plan. 2 storeys and attic. One-window range. Gable end to road. Entrance side has porch on left with window, and half-glazed 4-panelled door in right return side. Late C20 casements; wood lintels. Left return side to churchyard has windows of 3 fixed lights. Simple 2-light chamfered stone-mullioned attic window. Right return side largely hidden by single-storey additions. Bricked-up door to rear. Interior not inspected. Prominent position adjacent to Churchyard and path to Church. Included for group value.



Address: Church of St. Lawrence
Ref No: 141
Grade: II*

Description

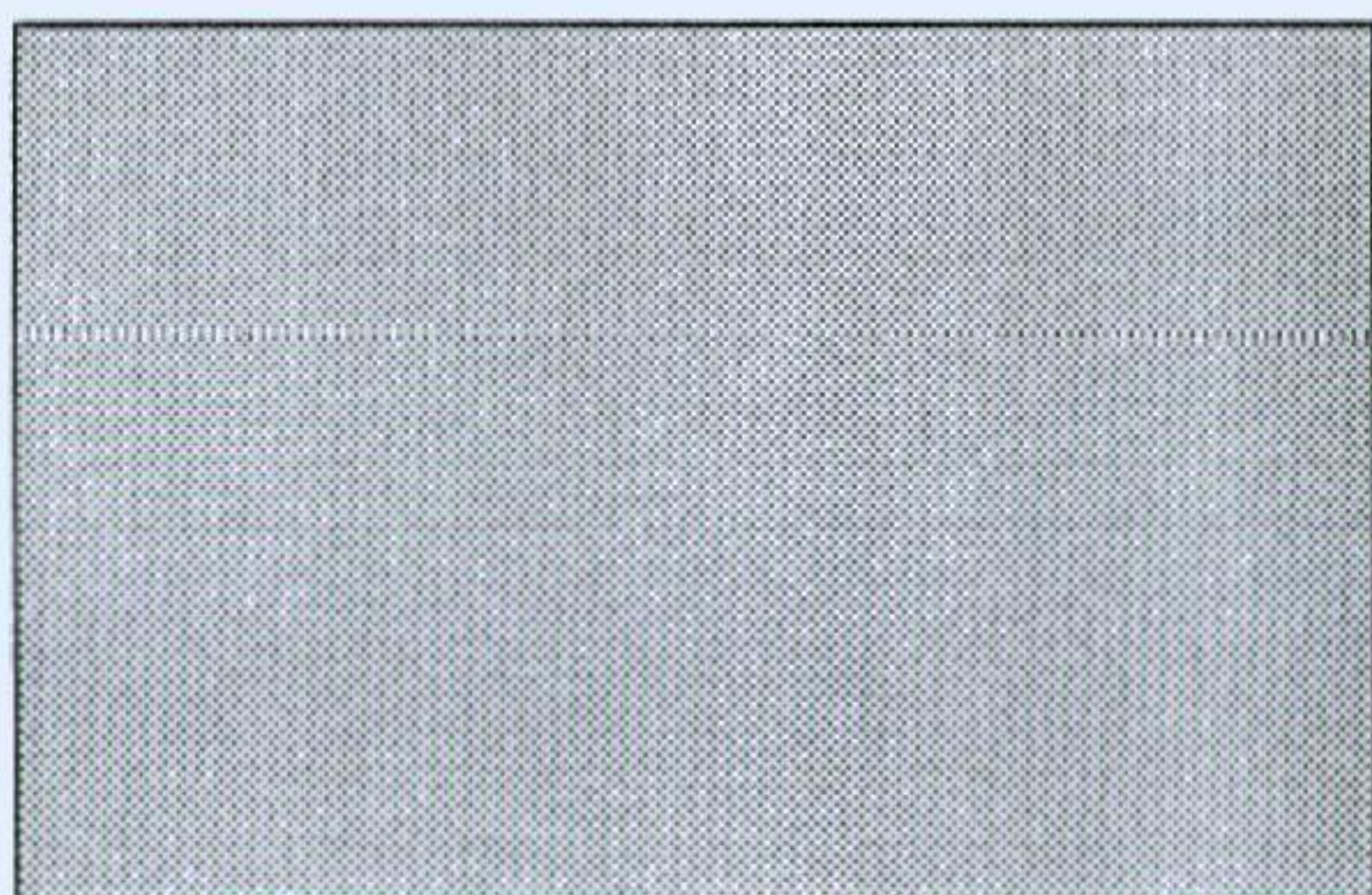
Church. C12 origins. Early C13 tower; early C14 chancel and aisles; late C14 north chapel and clerestory; C15 spire. Restored 1875. Ironstone ashlar, with regular coursed ironstone chancel. Moulded cornices. Low pitched lead roofs with gable parapets. Aisled nave, chancel, north vestry, north porch and west tower. 2-bay chancel, 3-bay nave. Chancel has splayed plinth, with diagonal buttresses. C19 three-light east window has intersecting tracery. North and south sides have late C14 straight-headed eastern windows of 2 trefoiled lights and pierced spandrels, and hood moulds. South side has similar earlier C14 western window without hood mould, incorporating former low-side window. Nave has clerestory, much restored in grey stone, of 3 square-headed windows of 2 trefoiled ogee lights with hood moulds. North porch has low angle buttresses. Archway of 2 chamfered orders dying into splayed jambs. Stone benches inside. Plank north door in arch of 2 ovolo-moulded orders, with hood mould and head stops. North aisle has 2 late C14 three-light windows, restored C17. Eastern window has Decorated tracery with mouchettes in segmental-pointed arch. Central window square-

headed with trefoiled round-arched lights and hood mould with head stops. Square-headed western window of 2 trefoiled lights. South aisle has Decorated 2-light east window with hood mould and block stops. Square-headed eastern window of 3 trefoiled round-arched lights and moulded spandrels, with hood mould. Western window of 2 arched lights with pierced spandrel. Tower of 2 stages has splayed plinth and chamfered string course. North west and south west angle buttresses to first stage. Square south east turret below parapet. C19 arched west door. West lancet. North, east and west bell opening of 2 lancets and arched hood mould; west side has blank circle. Plain parapet with string course and cornice. Octagonal spire has lucarnes. Interior: chancel has C14 piscina with trefoiled ogee head. C19 three-bay Gothic king post roof with cusped arches. Narrow C13 chancel arch of 2 chamfered orders with moulded abaci and plain hood mould. Nave has 3-bay C12 north arcade with low round pillars and responds, and scalloped square capitals. East and west responds have C14 heads. Late C13 arcade of 3 wider bays of 2 chamfered orders with hood moulds, round pillars and moulded capitals. Tower arch of 3 chamfered orders, the inner on tapering corbels with C13 heads. 4-bay roof of 1902-03 has cambered tie beams. North aisle has ogee west doorway with hood mould and finial. C17 lean-to roof with chamfered cross beams. South aisle has C14 piscina with trefoiled ogee head. East wall has moulded brackets at different heights. Roof of 1902-03 similar to north aisle. Fittings: north aisle has stone benches to north and west walls, and across aisle, with central gap. 6-bay C14 oak screen of trefoiled tracery on cross benches, with C19 balusters and top rail. C19 screen of similar design across first bay of arcade. Font has deep round bowl on short stem and 4 shafts, 2 of round reel possibly C11/C12. Polygonal pulpit of 6 panels of elaborate C15 cinquefoiled tracery with angle buttresses, and some C19 work. Reredos made up of various C17 Flemish oak carvings. Communion rails have C18 twisted balusters. Benches of early C16 traceried panels with buttresses etc., and others made up from panels similar to pulpit C18. Chancel stalls have C18 fielded panel backs. Late C13 hutch chest. Mid C17 carved altar table in south aisle. C17 striking clock without dial. Stained glass. South aisle east window has C14 fragments. (V.C.H.: Warwickshire, Vol.5, pp.150-153; Buildings of England: Warwickshire, pp.397-398).

Address: The Croft
Ref No: 154
Grade: II

Description

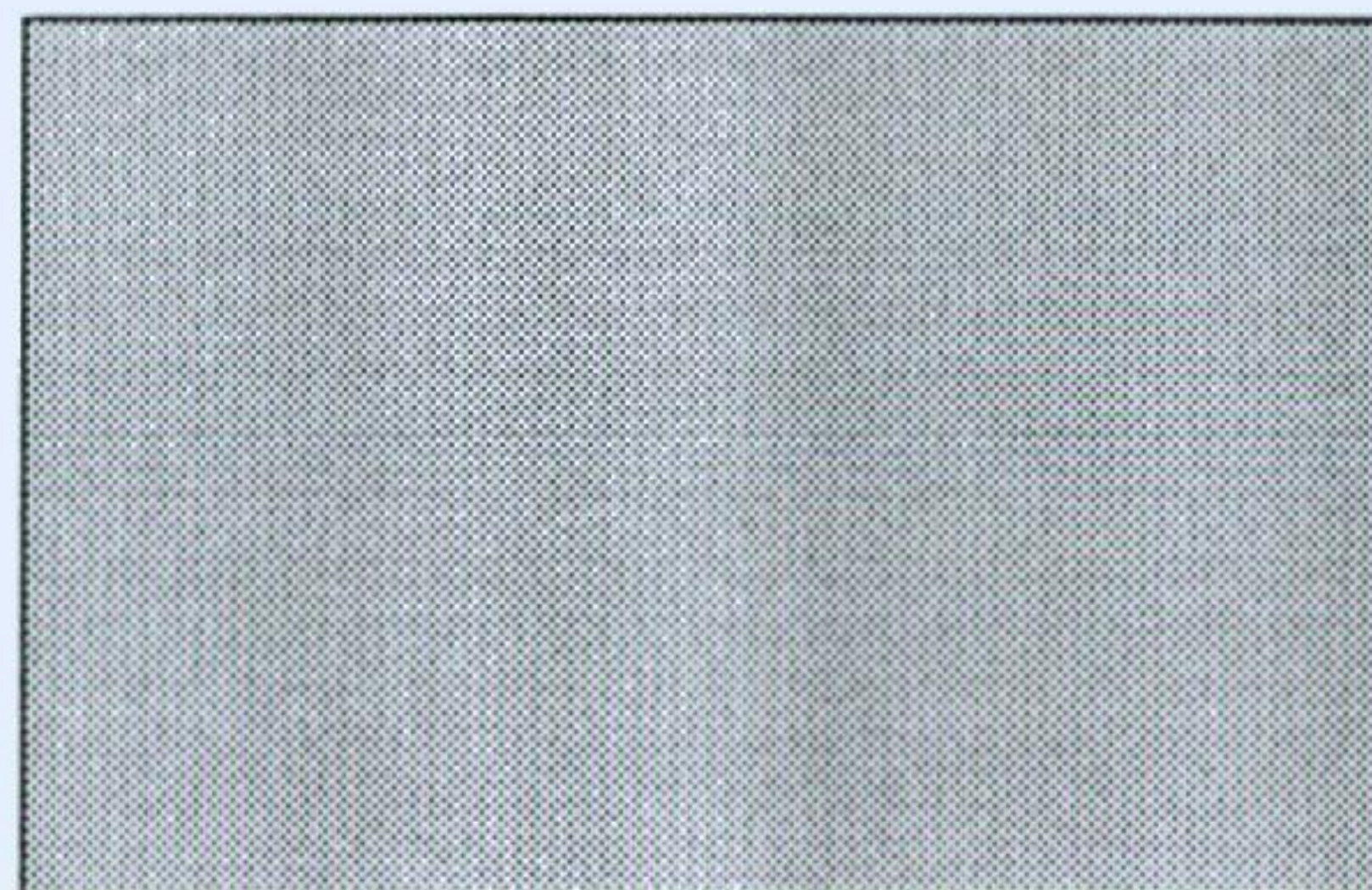
Cottage; semi-detached. Mid C18. Regular coursed ironstone; right return side of rubble. Cement slate roof, C20 brick end stack. 2-unit plan. 2 storeys. 2-window range. Entrance in right corner has flush door. Mid/late C19 timber hood converted to open-fronted porch. C19 casements, on ground floor with painted rough wood lintels. Interior not inspected.



Address: The Cottage
Ref No: 155
Grade: II

Description

Cottage; semi-detached. Early C19. Regular coursed ironstone. Cement slate roof; brick ridge stack. 2-unit plan. 2 storeys and attic; one-window range. Entrance in right corner has half-glazed 4-panelled door. C20 brick and trellis porch. Right half has original 3-light leaded casements with painted chamfered wood lintels. Left return side has mid C19 and C20 casements. Rear, to road, has small curved projection, possibly a bread oven. 2-light leaded casement with heavy painted lintel. Smaller window to left; C19/C20 window inserted to right. Interior not inspected. Included for group value.



Address: The Old Vicarage
Ref No: 139
Grade: II

Description

Vicarage, now house. Late C17/C18 with C19 and C20 alterations. Coursed ironstone rubble. Tile roof with coped gable parapets; stone end stacks to cross wing only. L-plan, with cross wing on left. 2 storeys and attic. 3-window range. Entrance in angle has C19 chamfered 4-panelled door recessed in moulded wood surround. Irregular fenestration: mostly 2-light stone-mullioned windows with hood moulds, largely renewed. Cross wing has C18 lintel with keyblock above C20 ground floor mullioned window. Original 3-light and 2-light mullioned windows on floors above. Stack on gable apex. C20 roof dormer. Single-storey, 3-window wing to right has similar door. To rear: 4-window range. First floor has C20 metal casements and C18 lintels with keyblocks. C20 hipped roof dormer. Cross wing has apex stack. Interior not inspected.

Address: 2 headstones approx. 2m. NE of porch NE corner of Church of St. Laurence
Ref No: 142
Grade: II

Description

2 headstones. Mid C17. Carved ironstone. Left: shaped top and sunk panel. Right dated 1674. Shaped top with central head. Entablature with consoles and reeded pilasters. Sunk panel with large quatrefoil and triangles in the spandrels. An unusual design for the date.

Address: Headstone approx. 4.5m. N of N
aisle of Church of St. Laurence
Ref No: 143
Grade: II

Description

Headstone. Early/mid C17. Carved ironstone. Shaped top and sunk panel. Included for group value.

Address: 2 headstones approx. 2m. E of porch
E wall of Church of St. Laurence
Ref No: 144
Grade: II

Description

2 headstones. Left dated 1687, right dated 1703. Carved ironstone. Similar but not identical designs. Segmental top with central head, left with foliage scrolls, right winged. Swag with central flowers, and twist half-shafts. Included for group value.

Address: 2 headstones approx. 1.5m. N of N
aisle NE corner of Church of
St. Laurence
Ref No: 145
Grade: II

Description

2 headstones. C17/early C18. Carved ironstone. Left dated 1699. Scroll pediment and double swag top, with moulded and fielded panel. Right: double segmental top with winged heads, open book and winged skulls below.

Address: 2 headstones approx. 2.5m.
N of vestry NE corner of Church
of St. Laurence
Ref No: 146
Grade: II

Description

2 headstones. Left dated 168-, right mid/late C17. Carved ironstone. Left: foliage scrolls top, flower and swagged drapery panel. Right: shaped top and moulded sunk panel. Included for group value.

Address: Headstone approx. 5m. N of chancel
of Church of St. Laurence
Ref No: 147
Grade: II

Description

Headstone. Dated 1693. Carved ironstone. Elaborate scroll and swag top. Moulded fielded panel. Included for group value.

Address: Headstone approx. 3.5m. N of
chancel NE corner of Church of
St. Laurence
Ref No: 148
Grade: II

Description

Headstone. Dated 1687. Carved ironstone. Elaborate double swag with fruit and flower drops, and sunk panel.

Address: Row of 4 headstones approx. 10m. S
of S aisle SE corner of Church of
St. Laurence
Ref No: 149
Grade: II

Description

Row of 4 headstones. Late C17/early C18. Carved ironstone. All with winged heads. Left dated 1699: scroll pediment. Moulded fielded panel, and flowers. Second: moulded segmental top. Moulded sunk panel, and volutes. Third: swag and leaf scrolls and flowers framing panel. Fourth: swag and convex cartouche. Included for group value.

Address: Row of 3 headstones approx. 17m.
S of S aisle SE corner of Church
of St. Laurence
Ref No: 150
Grade: II

Description

Row of 3 headstones. Early C18. Carved ironstone. All have segmental tops with winged heads. Left and central headstones have big drapery panels and leafwork of varying designs. Right: festoon and moulded fielded panel. Included for group value.

Address: Chest tomb approx. 20m. S of S
aisle SE corner of Church of
St. Laurence
Ref No: 151
Grade: II

Description

Chest tomb. C18. Moulded ironstone. North side has central roundel and 2 shield panels. East and west sides have shield panels. South side obscured. Moulded top. Included for group value.

Address: 2 headstones approx. 8m. S of S door
of Church of St. Laurence
Ref No: 152
Grade: II

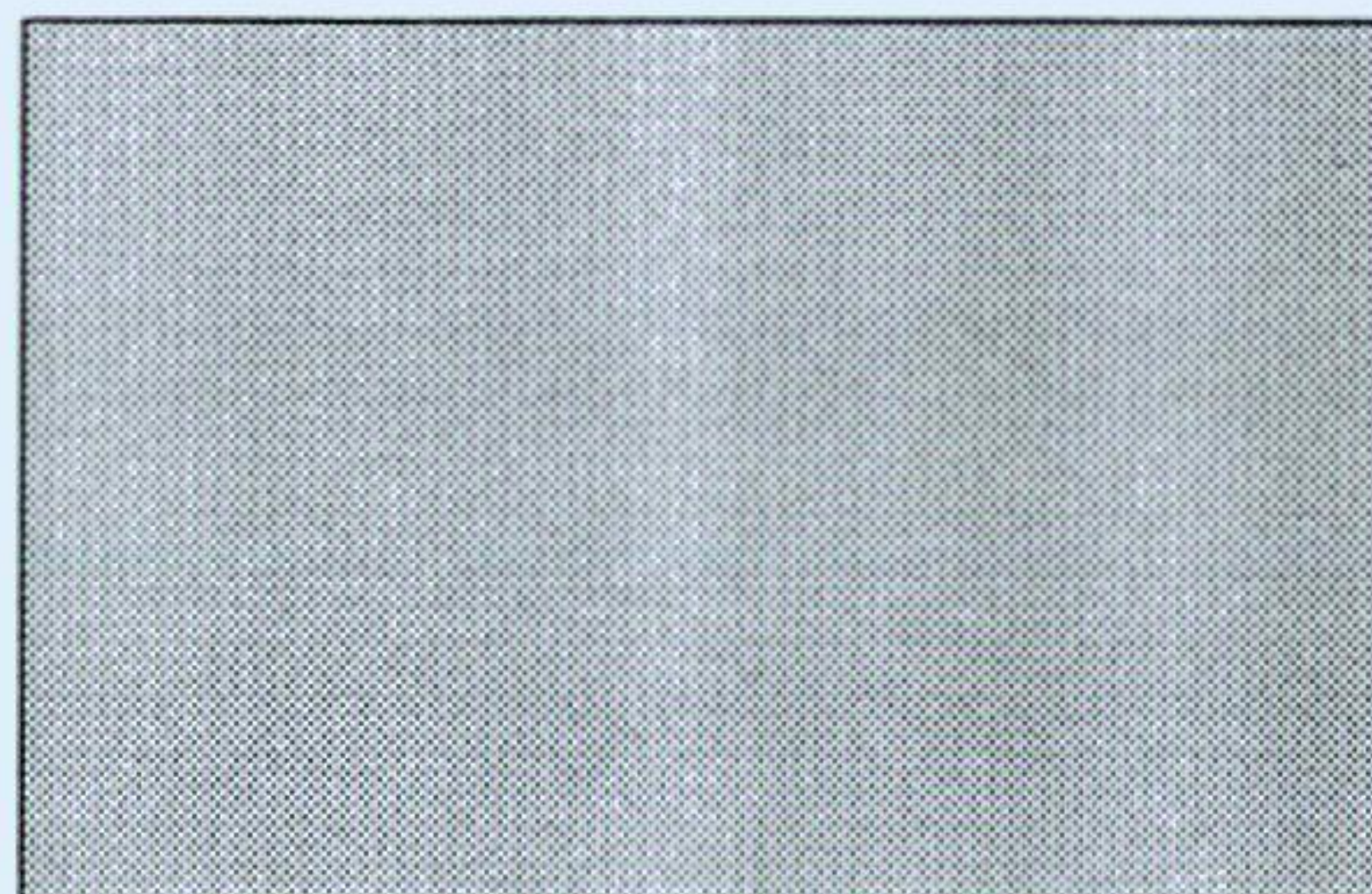
Description

Two headstones. Left 1714, right early C18. Carved ironstone. Left: scrolled segmental top, winged head and swag, with winged skull at base. Right: elaborate swag incorporating winged head and framing convex oval panel. Included for group value.

Address: Group of 5 headstones W of porch
of Church of St. Laurence
Ref No: 153
Grade: II

Description

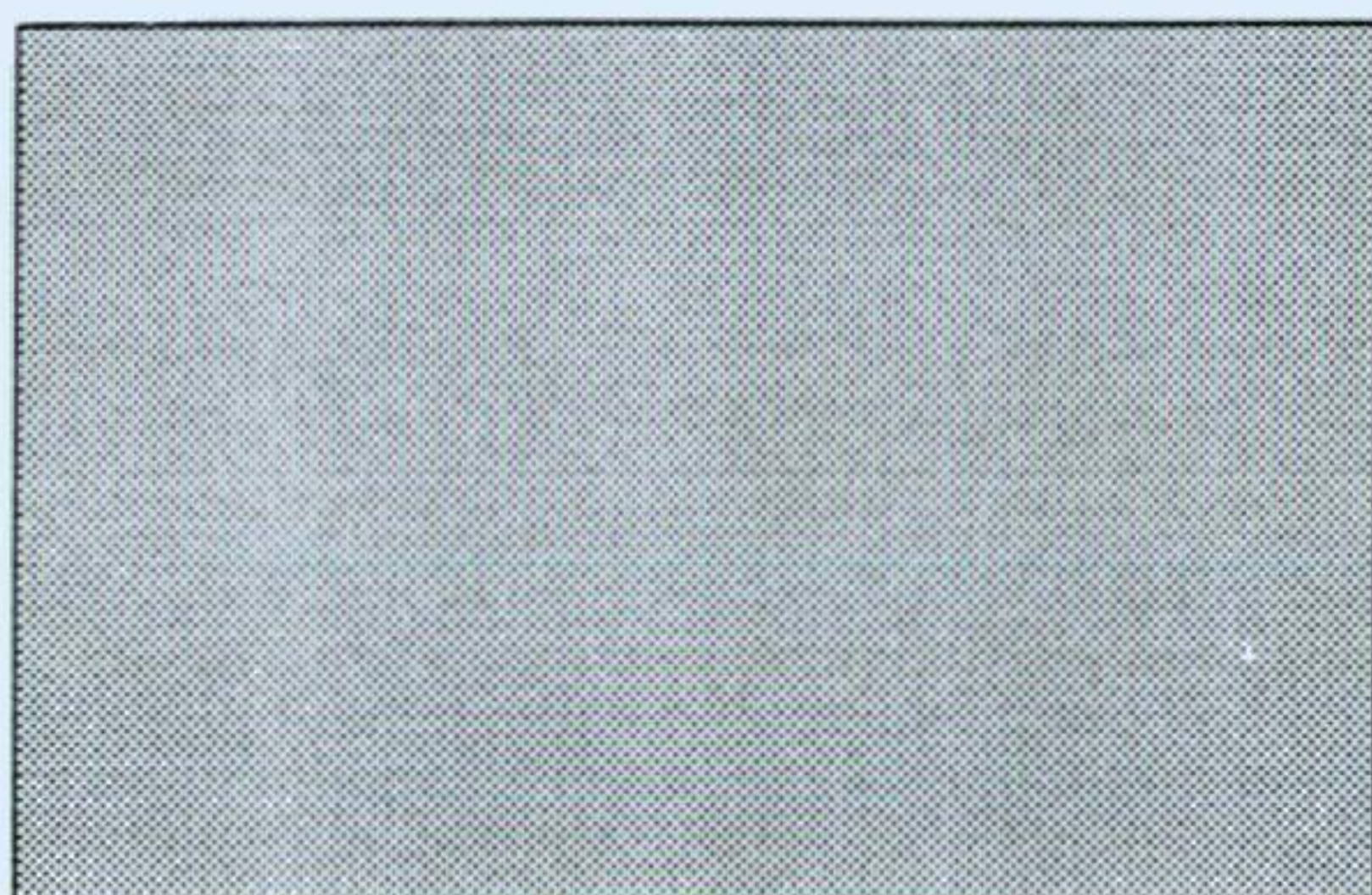
Group of 5 headstones. Late C17/early C18. Carved ironstone. 2 have open segmental pediments and half-shafts. One has scrolled pediment and incised tulips. Another has segmental top, winged head and swag. Another has segmental top, swag and fielded panel. Included for group value.



Address: Church Farmhouse and
attached outbuilding
Ref No: 156
Grade: II

Description

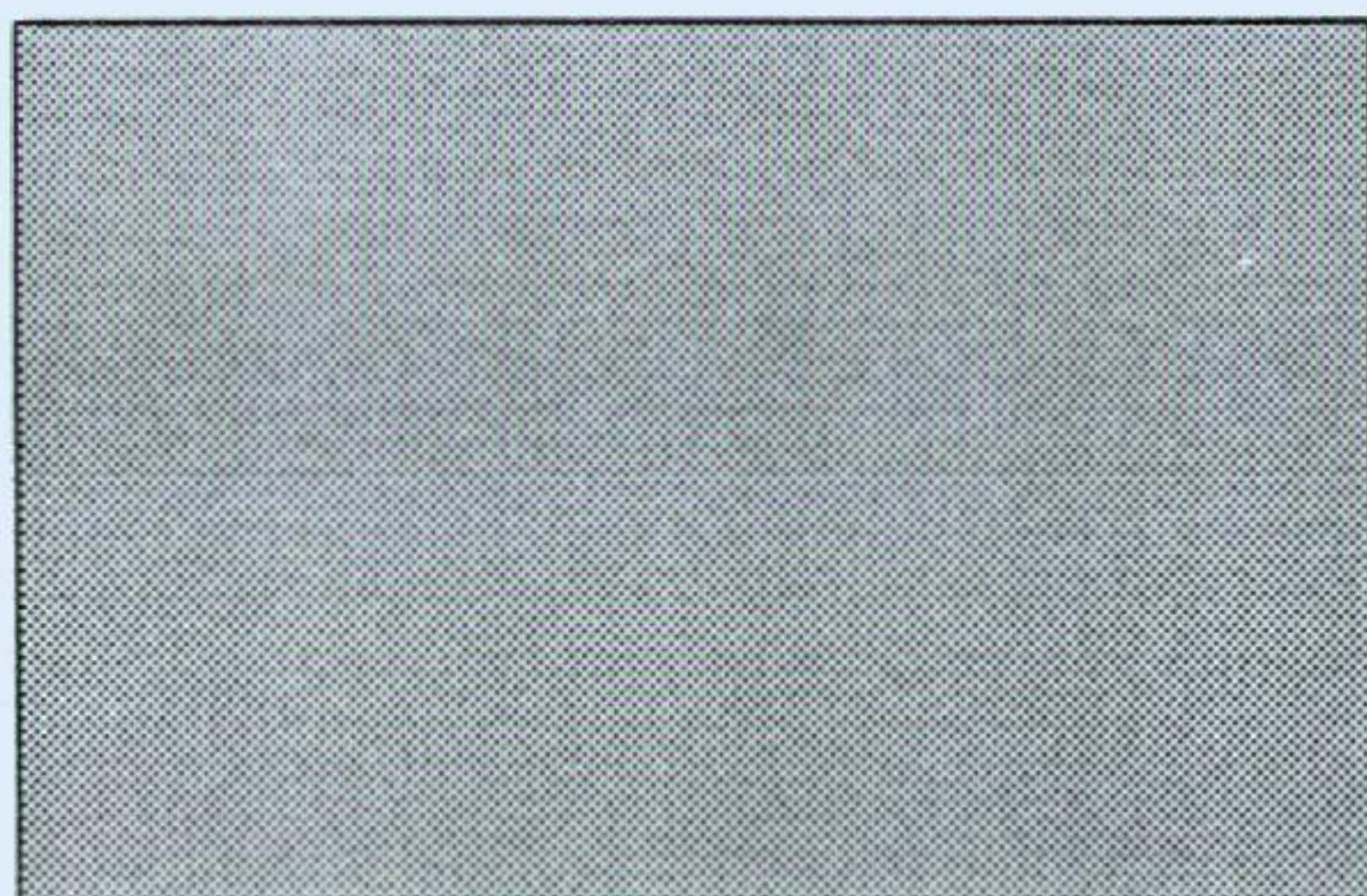
Farmhouse and attached outbuilding. Mid C17 with later wing and C18, C19 and C20 alterations. Coursed ironstone rubble. C19 tile roof; coped gable parapets with kneelers; stone external stack and stone ridge and end stacks with C19 blue brick shafts. T-plan with central projecting wing, and lower wing on left. 2 storeys and attic; 3-window range; left wing one storey and attic; one-window range. Entrance in left re-entrant angle has wide C19 flush-panelled door of 2 rows of 3 panels. Wood lintel. Wooden hood beneath later lean-to tile canopy between central wing and outbuilding. C19 casement with glazing bars and painted wood lintel above. Central 2-window wing has 2-light stone-mullioned windows and single attic light. Right return side has blocked 2-light mullion on each floor. Hood moulds throughout. Left return side has external stack with 2 square shafts. Right section has C19 door in re-entrant angle. C19 casement on ground floor only. Wing on left has C20 part-glazed door and casements; recessed roof dormer. Rear, facing the churchyard, is a 5-window range. Main range has on left 2 bays of C18 openings, on ground floor with stone flat arches, with C19 cross windows. Blocked fire window. Irregular fenestration with C19 and C20 casements and painted wood lintels. Wing has C20 tile roof, hipped on right. Interior not inspected. Outbuilding attached at right angles to wing. 2 storeys; 3 bays. Front to farmyard has central doorway set in large ashlar blocks. Chamfered Tudor arch doorway set in large lintel with hood mould. On left C20 double doors. First floor has plank door with wood lintel on left, and a stone platform in front of it. 2 old casements with wood lintels. Rear irregular. Interior not inspected.



Address: Barn approx. 10m. SW of
Church Farmhouse
Ref No: 157
Grade: II

Description

Barn. Late C17/C18. Regular coursed ironstone. Corrugated asbestos roof with coped gable parapet. 5 bays. Front to road has central doorway, without doors. Fourth bay has doorway with wood lintel above ground level. Right return side has pitch opening and gable parapet. Front to farmyard has central sliding door. Plank door on left. Wood lintels. Interior: stone wall, probably later, dividing off 2 bays, possibly used as stable. Collar and tie beam trenched purlin roof.

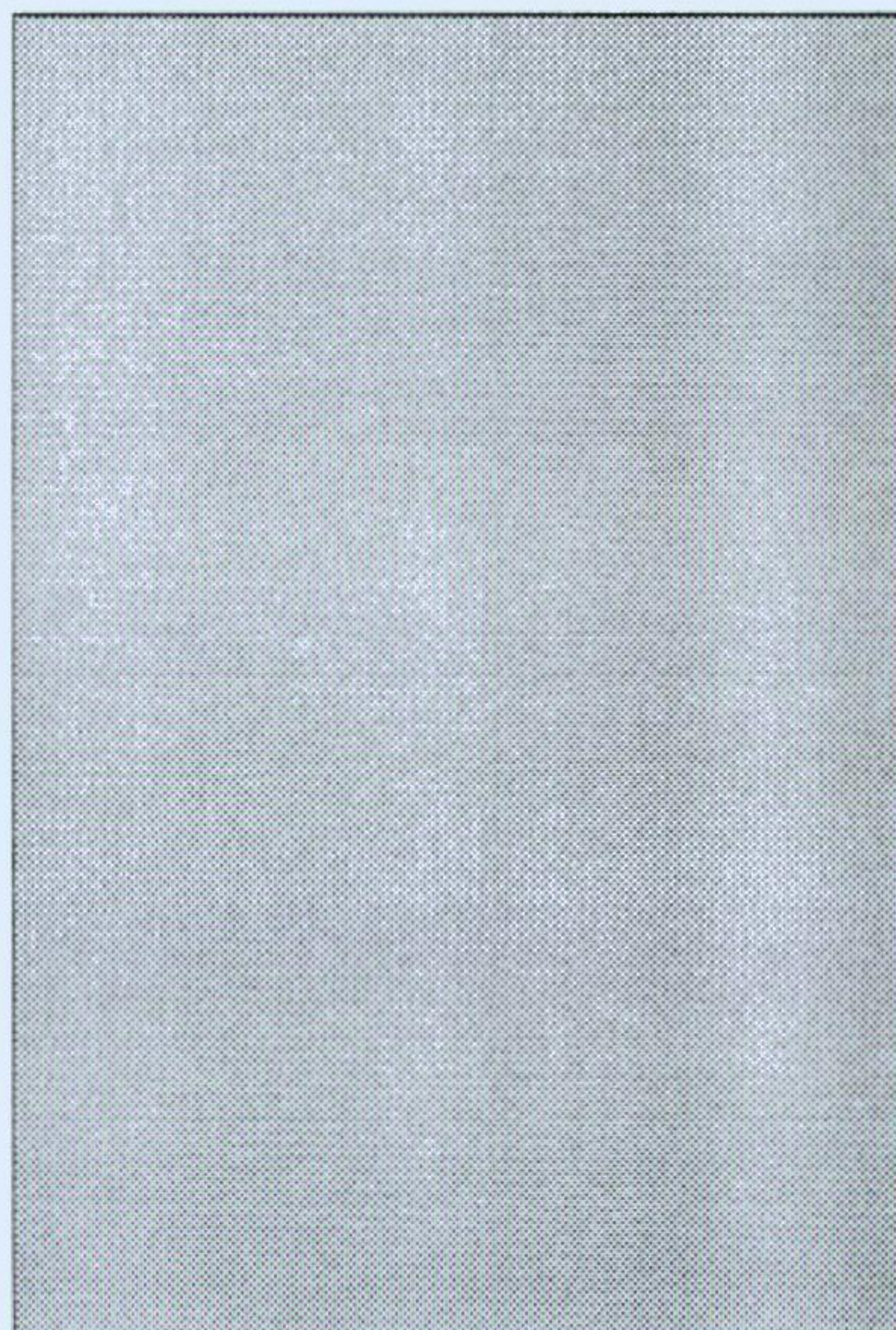


Address: The Mount
Ref No: 158
Grade: II

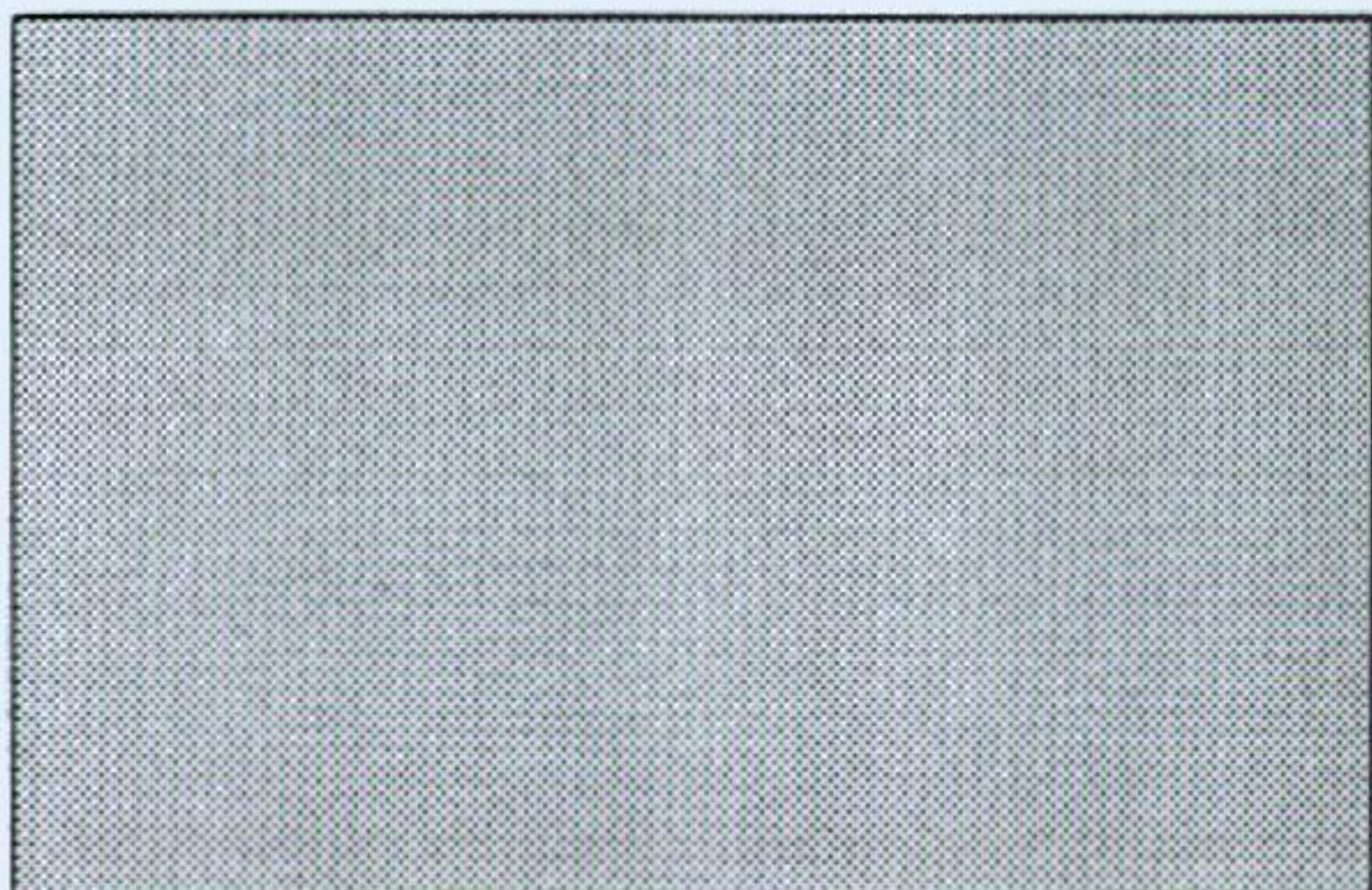
Description

House. Mid C17 with mid/late C19 additions and C20 alterations. Regular coursed ironstone. Slate roofs; C17 range has coped gable parapets with kneelers; brick ridge

stacks. 2-unit plan extended to T-plan with cross wing on left. 2 storeys, basement and attic; 4-window range. Entrance front entirely mid C19. Main range has central moulded 4-panelled door and overlight. Left half projects slightly. Ground floor sash has margin bars; 6-pane sash above. Stone lintels with keystones to door and windows. To right French window with margin bars; 3-light casement above has horizontal bars. Painted wood lintels.



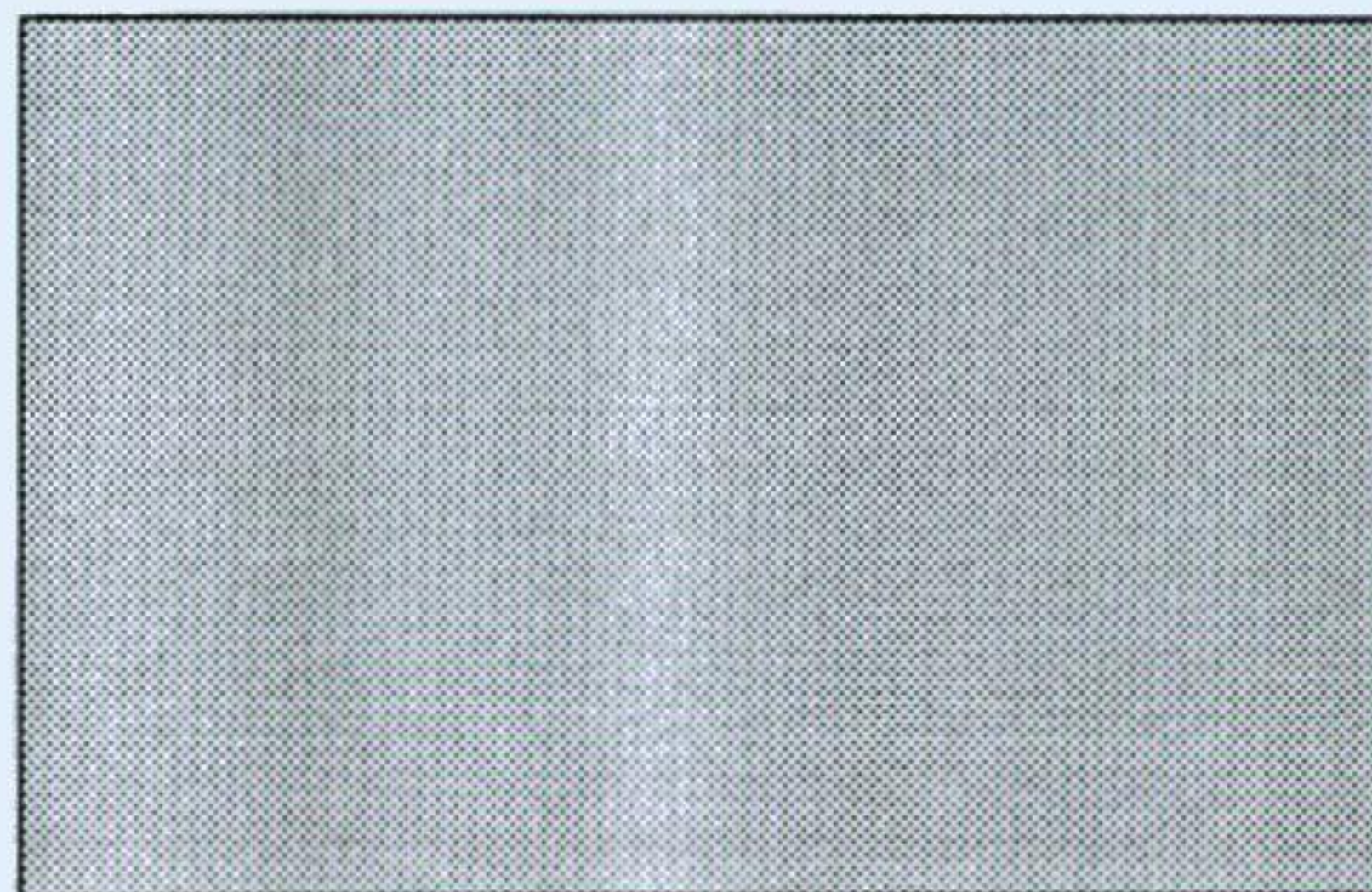
Left wing, possibly formerly outbuilding, has two C20 ground floor windows. Right return side has half-glazed 4-panelled door in angle. Irregular C20 fenestration. Rear, to Middle Lane: C17 range on right has stone-mullioned windows with hood moulds. Two 2-light basement windows. 3-light windows above, on ground floor with mullions removed and casement with glazing bars and painted wood lintel inserted. 2-light attic window. Gable has sunk panel with cornice, possibly an illegible datestone, and circular opening. C19 two-window range to left has windows similar to entrance front. Interior not inspected.



Address: College Farmhouse
Ref No: 159
Grade: II

Description

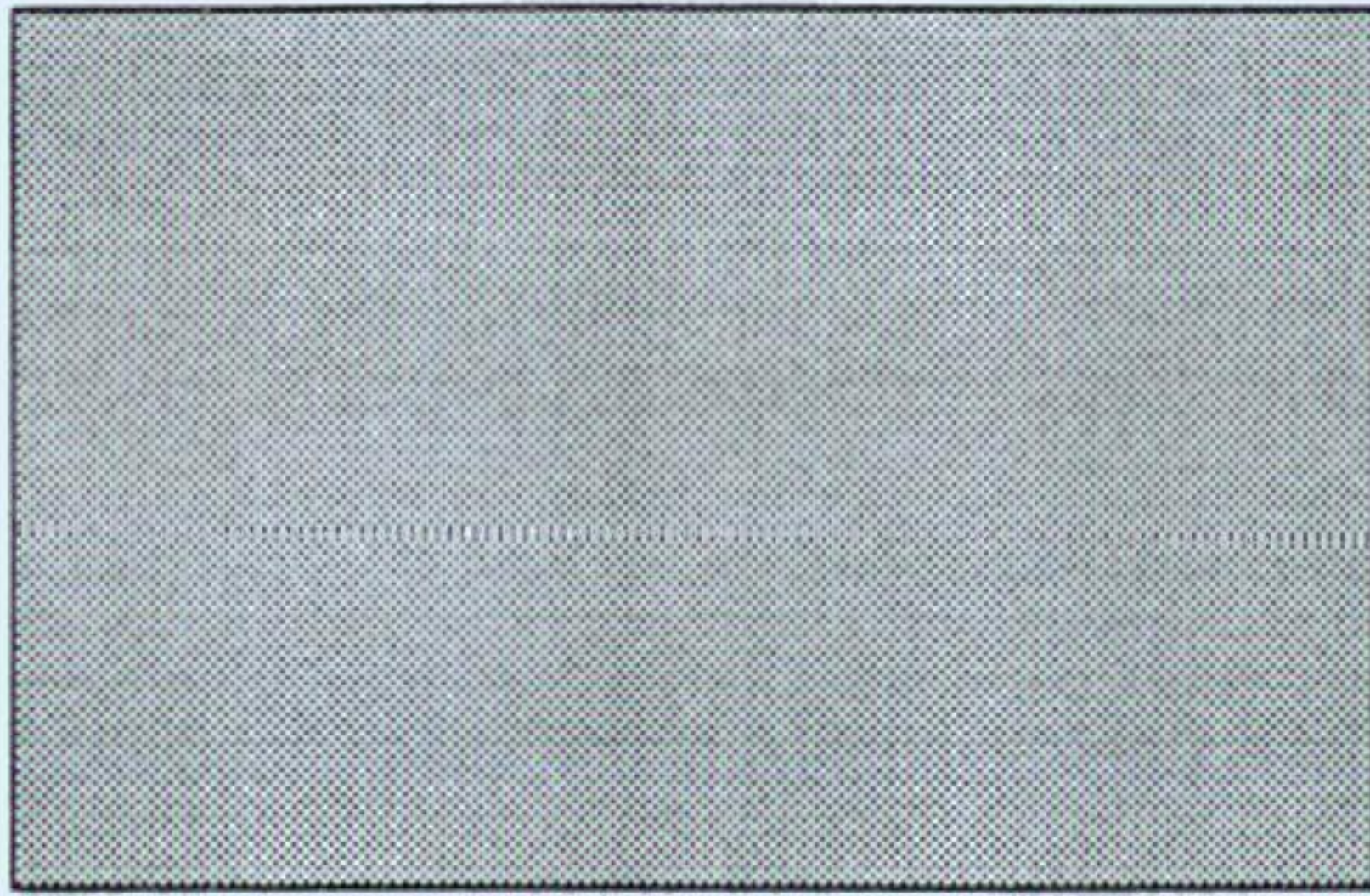
Farmhouse, now house. Early C17, with C18 and C19 additions to rear. Regular coursed ironstone. Mid/late C20 tile roof; stone ridge stacks have rebuilt ashlar stacks, with splayed string course and cornice. 3-unit lobby entry plan. 2 storeys and attic; 3-window range. Entrance between second and third bays has chamfered Tudor-arched doorway with large lintel and hood mould; C20 door. C20 entrance inserted between first and second bays has stable door and wood lintel. 3 and 4-light stone-mullioned windows with hood moulds. Mid C20 roof dormer. Return sides have 4-, 3- and 2-light windows. To rear: C17/C18 staircase projection. C18 wing on left has slate roof. Cellar with door to garden and 2-light mullioned window. 3-light casement above. Right return side has door. C19 brick lean-to on right has slate roof. Interior: stepped-stop-broad chamfered ceiling beams. Open fireplace with bressumer, and C20 fireplace inserted. Some old plank doors. Winder stairs.



Address: Barn, stable and loosebox approx.
30m. W of College Farmhouse
Ref No: 160
Grade: II

Description

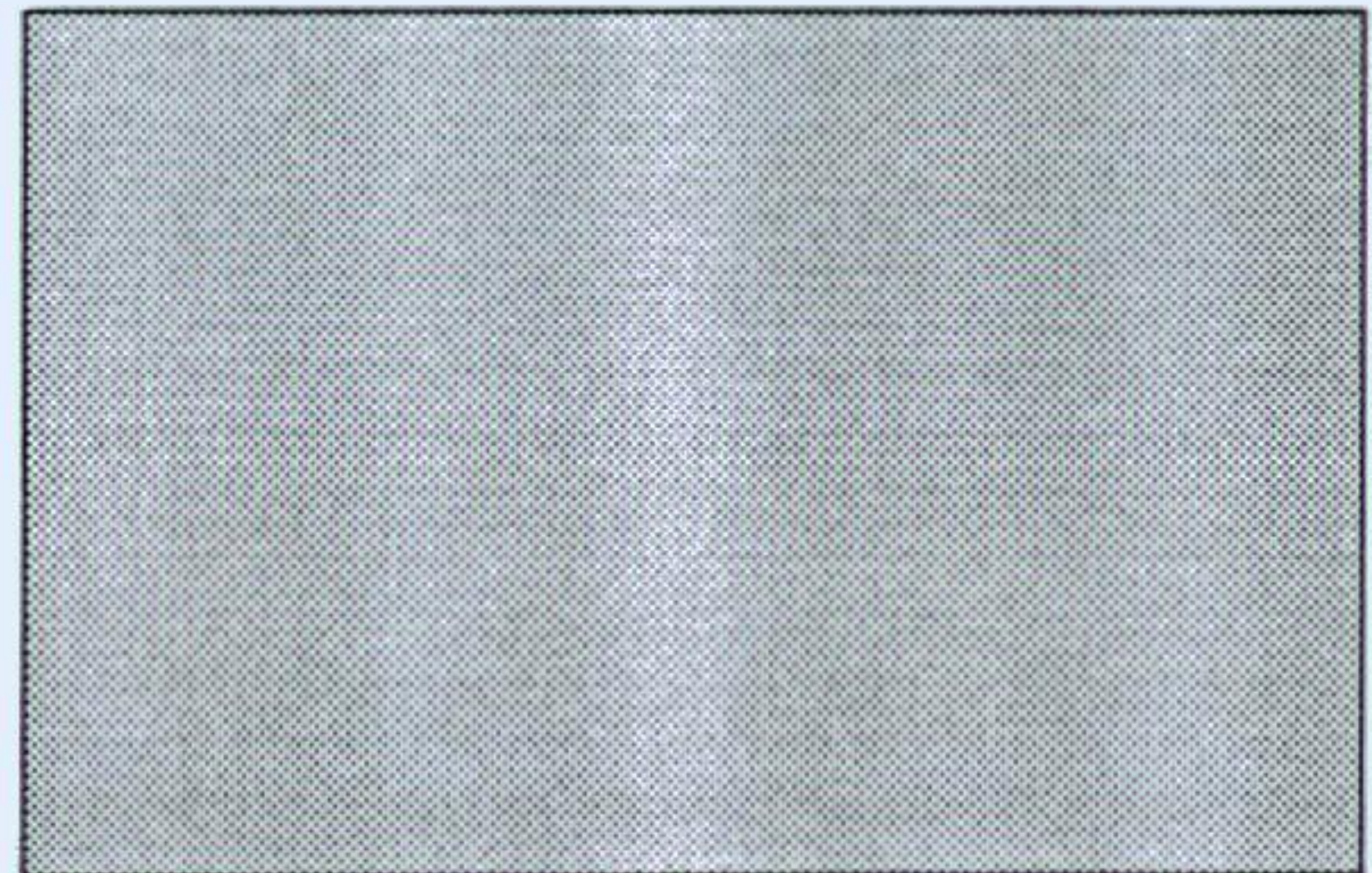
Barn, stable and loosebox; barn converted to house. C17/C18. Coursed ironstone. Wood shingle roof has coped gable parapet on left to road. 8 bays. Stable and loosebox on left have stable doors. Vent. Double doors in fifth bay with large window inserted behind. Mid C20 half-glazed door with wood lintel inserted to left. Painted wood lintels. Left return side has pitch door. Interior: loosebox has hayrack. Barn has imported C19 panelling. Collar and tie beam trusses. Included for group value.



Address: Mount Stewart Cottage
Ref No: 161
Grade: II

Description

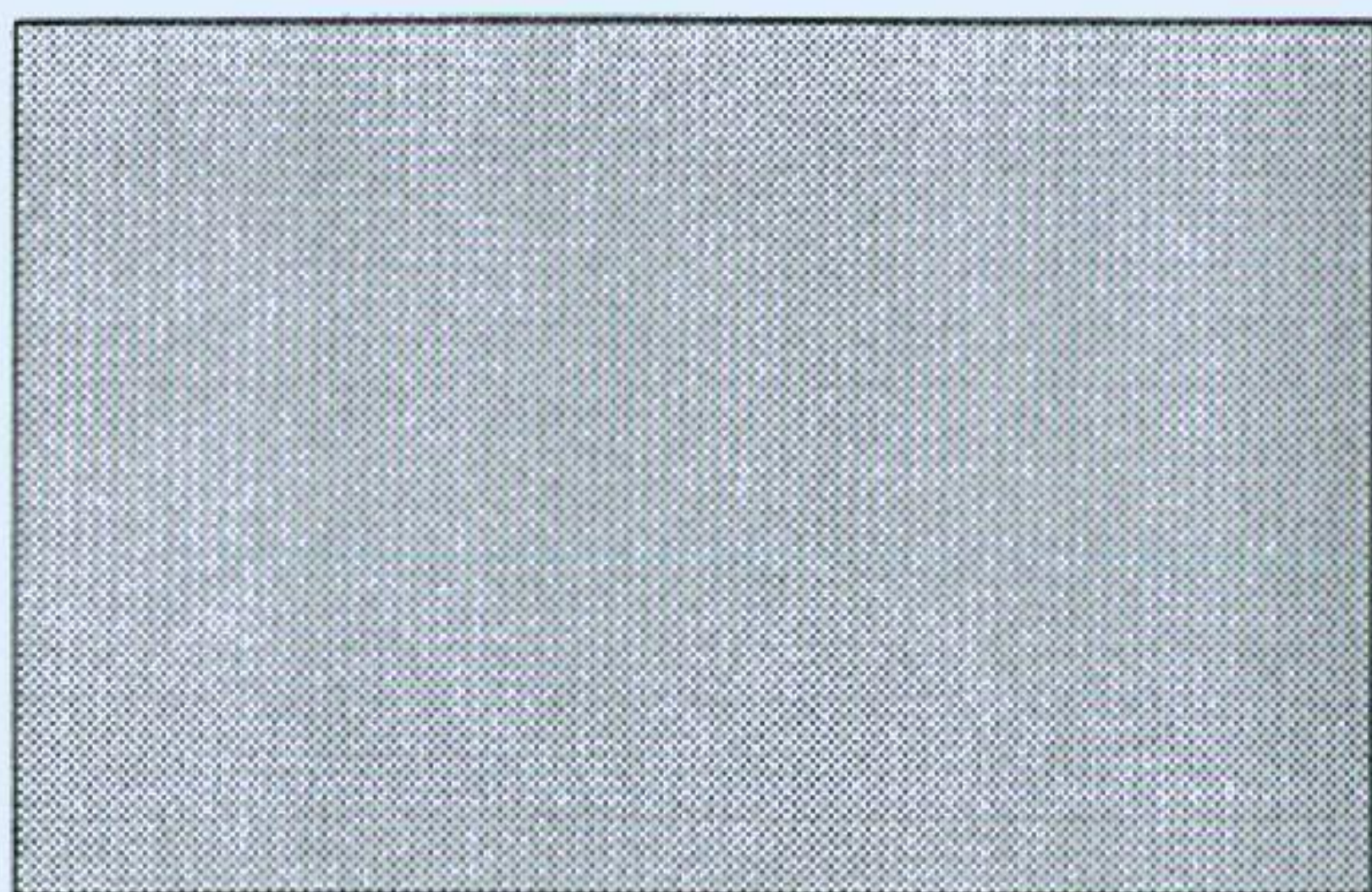
Cottage, formerly 2. Late C18. Coursed ironstone. Concrete tile roof; brick end stacks and stone ridge stack with brick shaft. 5-unit plan. 2 storeys; 4-window range. Each former cottage has central flush 4-panelled door and C19 trellis porch with shaped fascia. Left half has 2 and 3-light casements with horizontal glazing bar on ground floor, and 3-light leaded casements above. Right half has 3-light casements with glazing bars. Painted wood lintels throughout. Windowless range to left. Interior not inspected.



Address: Flying Horse Stores
Ref No: 162
Grade: II

Description

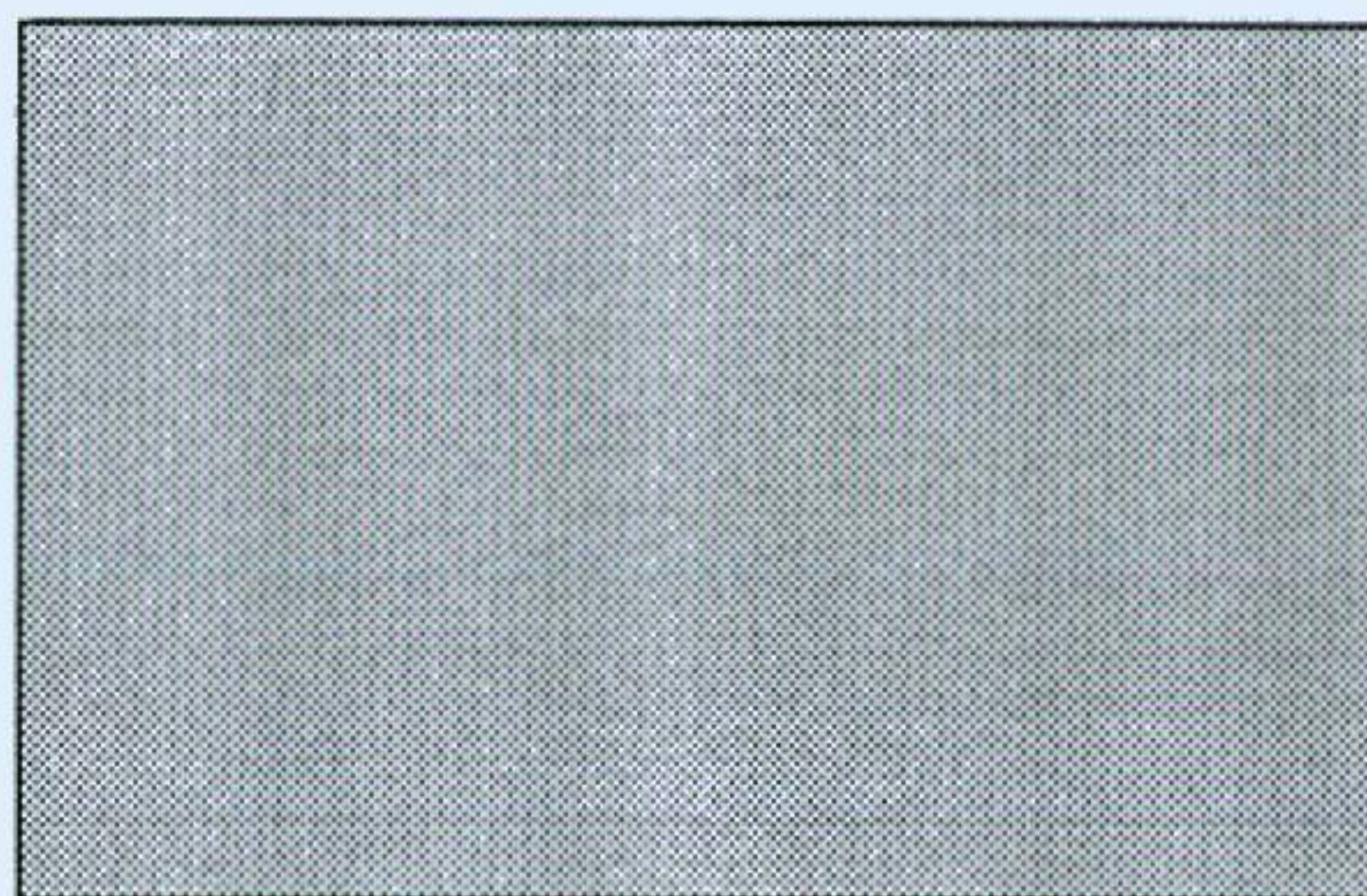
Former public house, now house and shop. Right range late C17, centre C18, left range and wing early C19. Coursed ironstone rubble. Left range and wing have slate roof, centre and right ranges have artificial slates; right range has coped gable parapet; brick ridge stack. L-plan with wing on right to rear. 2 storeys and cellar; 2-window range. C20 part-glazed cellar door on left. Blocked doorway with wood lintel in left corner of central range; entrance to rear. Left range has 2-light ground floor casement. Central range has 3-light casement, and C19 three-light canted bay of brick with slate roof; horizontal glazing bars. First floor has 2-light C20 casements. Painted wood lintels throughout. Windowless right range. Right return side has 2-light stone-mullioned window with hood mould. Gable has oval sunk panel with cornice, and small 2-light leaded casement. Rear irregular. 2 entrances to each wing, with C19 and C20 ribbed, plank and part-glazed doors. C19 and C20 casements. Interior not inspected.



Address: The Manor
Ref No: 163
Grade: II

Description

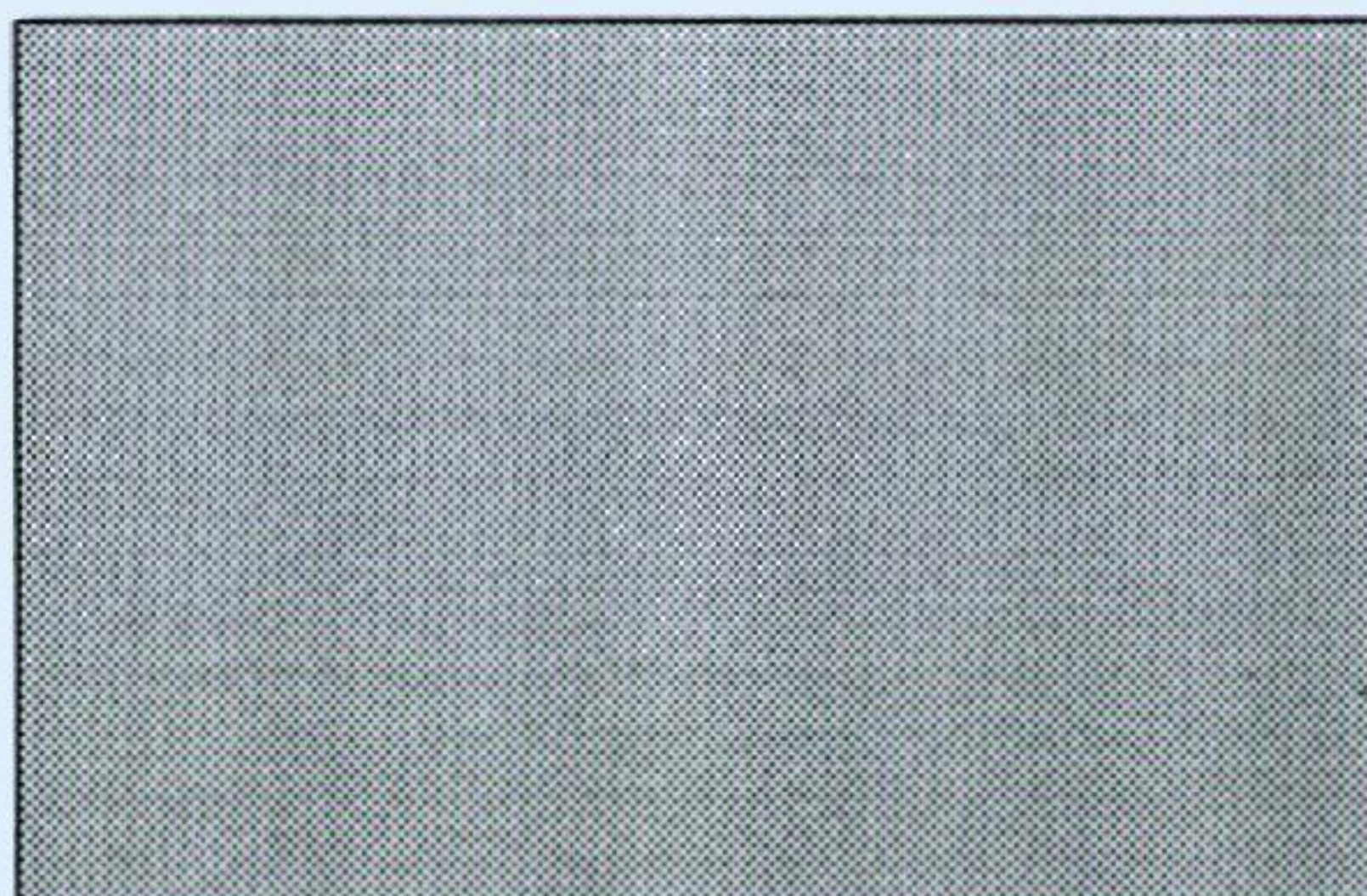
Manor house. C16/C17; raised and altered C19. Regular coursed ironstone. Tile roof; stone end stack to left, and brick ridge stack. L-plan with wing on left to rear. 2 storeys and attic; 3-window range. Central mid/late C19 porch has chamfered 4-centred archway. Return sides have small ogee lancet. Half-glazed door inside stone chamfered mullioned windows with hood moulds, 5-light on ground floor and 4-light above, with 2-light central window. Return sides have 2-light mullioned attic windows. Right return side: 4-window range. Wing has 2-storey, 3-light bay windows to left and right. Sides have small single lights. Moulded cornices and tile roofs. 2-light windows. Stone mullions with drip moulds. Interior said to have large stone moulded 4-centre arched fireplace, with late C18 fluted Doric pilasters supporting shelf. C19 straight flight staircase. (V.C.H.: Warwickshire, Vol.5, p.148).



Address: Terrace walls at The Manor
Ref No: 164
Grade: II

Description

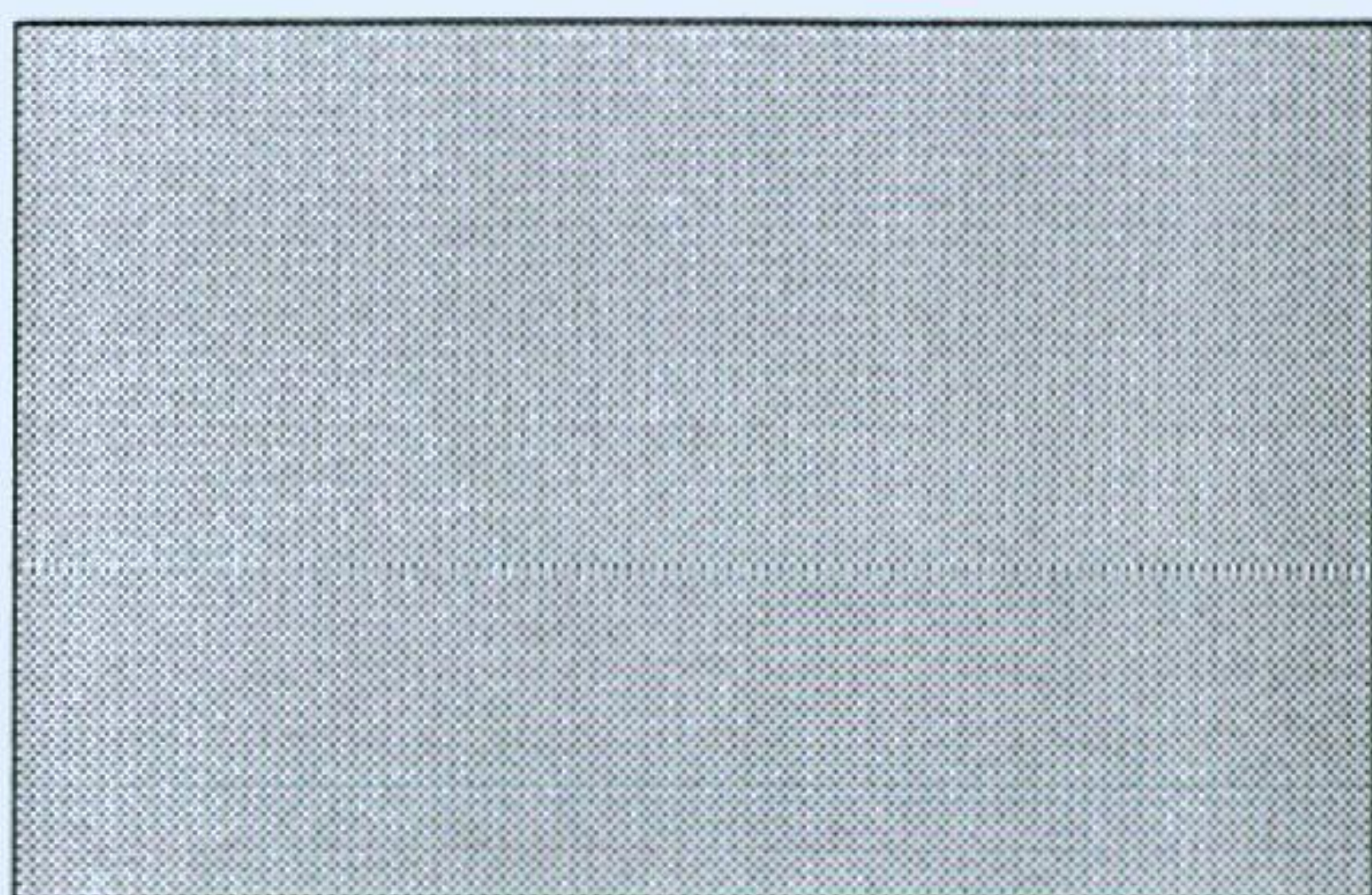
Terrace walls. Early/mid C19. Regular coursed dry ironstone with coped top. Central steps. Included for group value.



Address: Wall approx. 10m. S of The Manor
Ref No: 165
Grade: II

Description

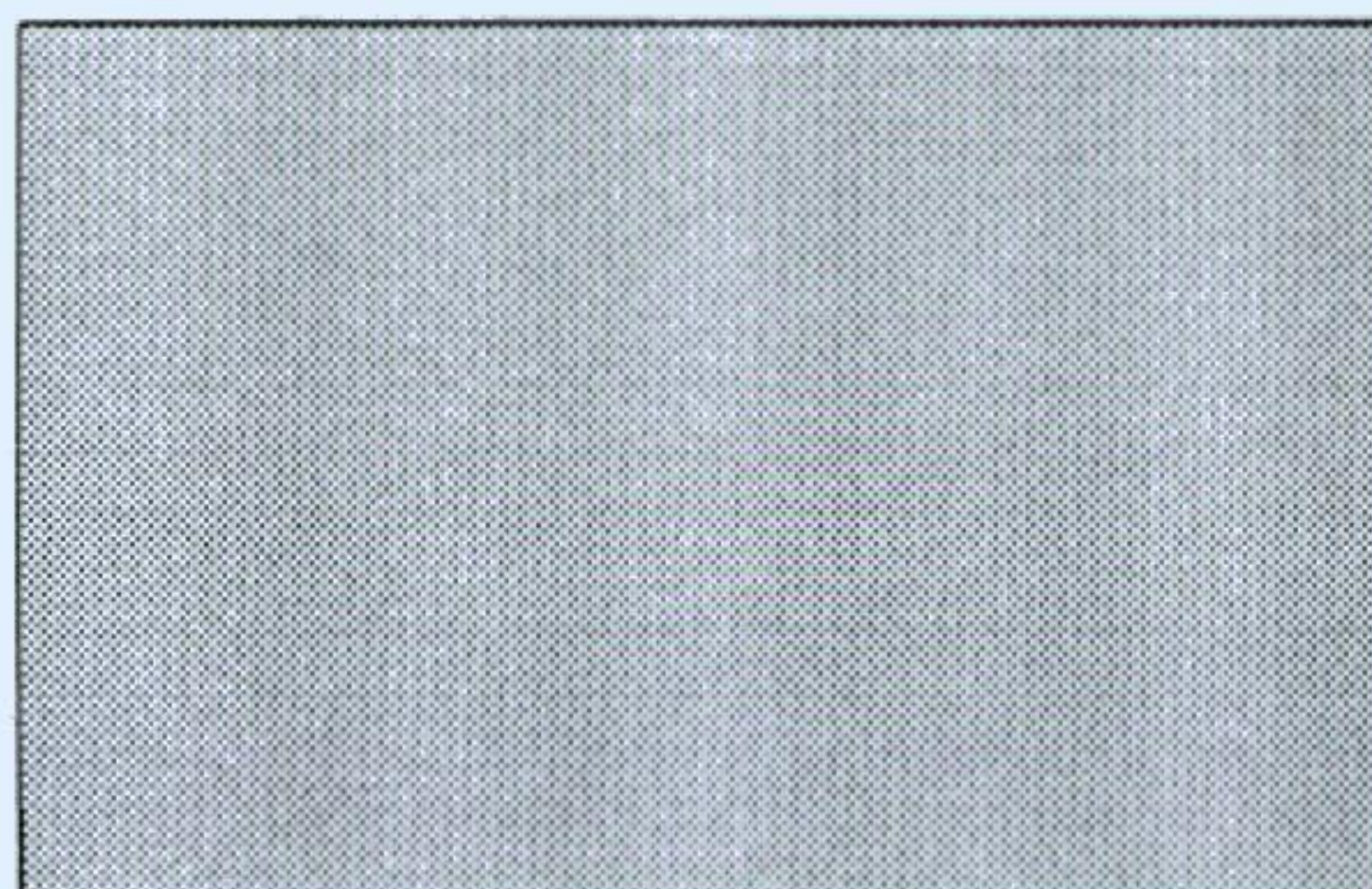
Wall. C17/C18. Coursed dry ironstone. Coped top. Stepped down the hillside. Included for group value.



Address: Laurel Farmhouse
Ref No: 166
Grade: II

Description

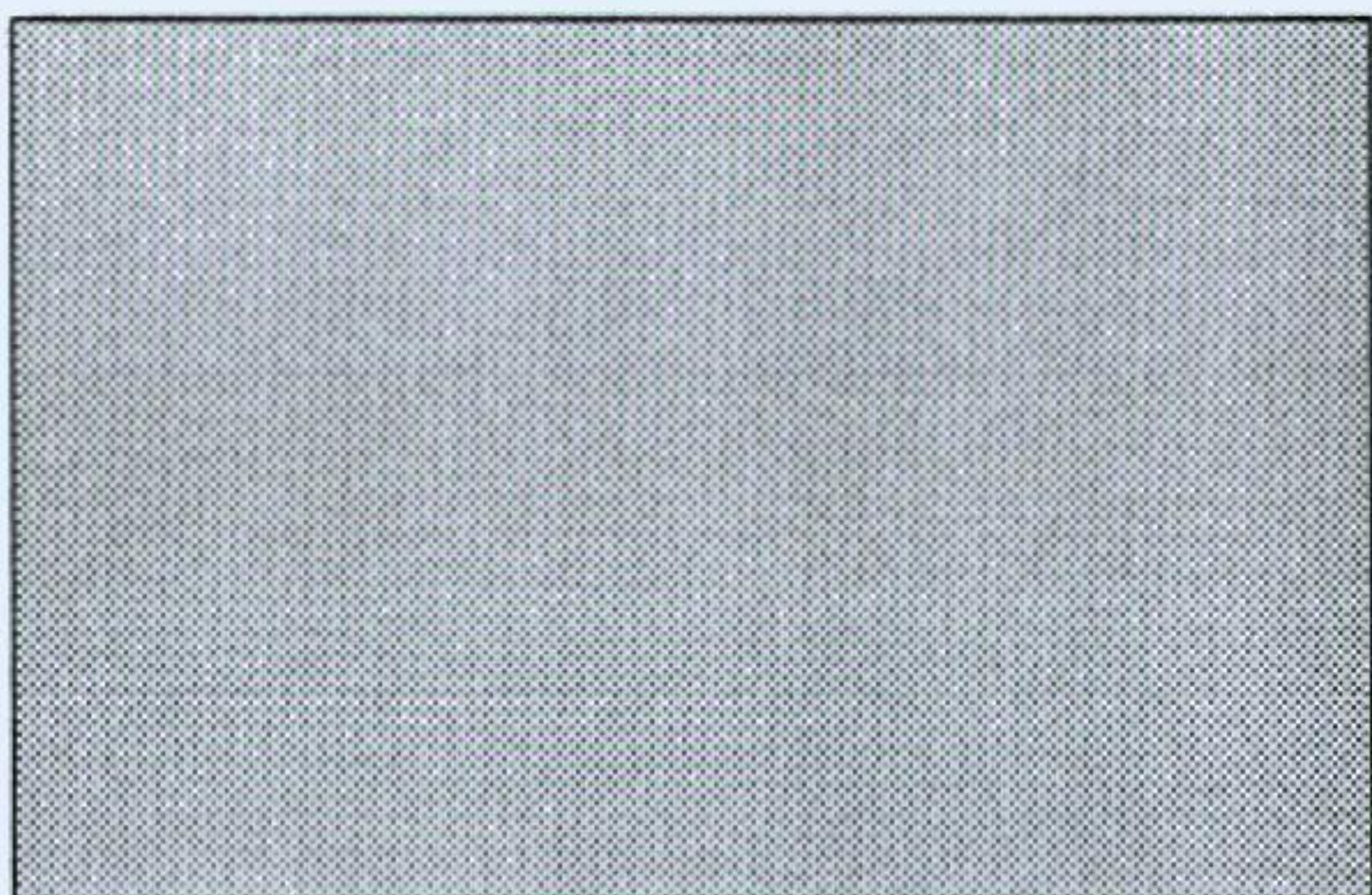
Farmhouse. c.1660, with some C19 alterations. Regular coursed ironstone. Slate roof has coped gable parapets with moulded kneelers and finials; stone and brick internal stacks. 3-unit through-passage plan. 2 storeys, cellar and attic; 3-window range. Entrance front has C19/C20 open porch. Old plank door inside. C19/C20 casements under stone flat arches, 3-light to left of entrance, 2-light on first floor. Late C20 single storey addition across left part. No windows to right of entrance. Stone internal stack with C20 brick shaft. C19 single storey addition to left. Right return side has two 2-light stone-mullioned cellar windows. 3-light and 2-light attic windows, formerly stone mullioned. On ground floor mullions removed and casement inserted. On first floor and attic, mullions replaced in painted wood. Hood moulds throughout. Apex of gable has oval sunk panel, possibly a datestone. To rear: 4-window range. Flush 6-panelled door and C19 open fronted wood porch. Casements and stone flat arches. Interior not inspected. (R.B. Wood-Jones: *Traditional Domestic Architecture in the Banbury Region*: 1963, pp.139, 142, 159).



Address: Corner Cottage
Ref No: 167
Grade: II

Description

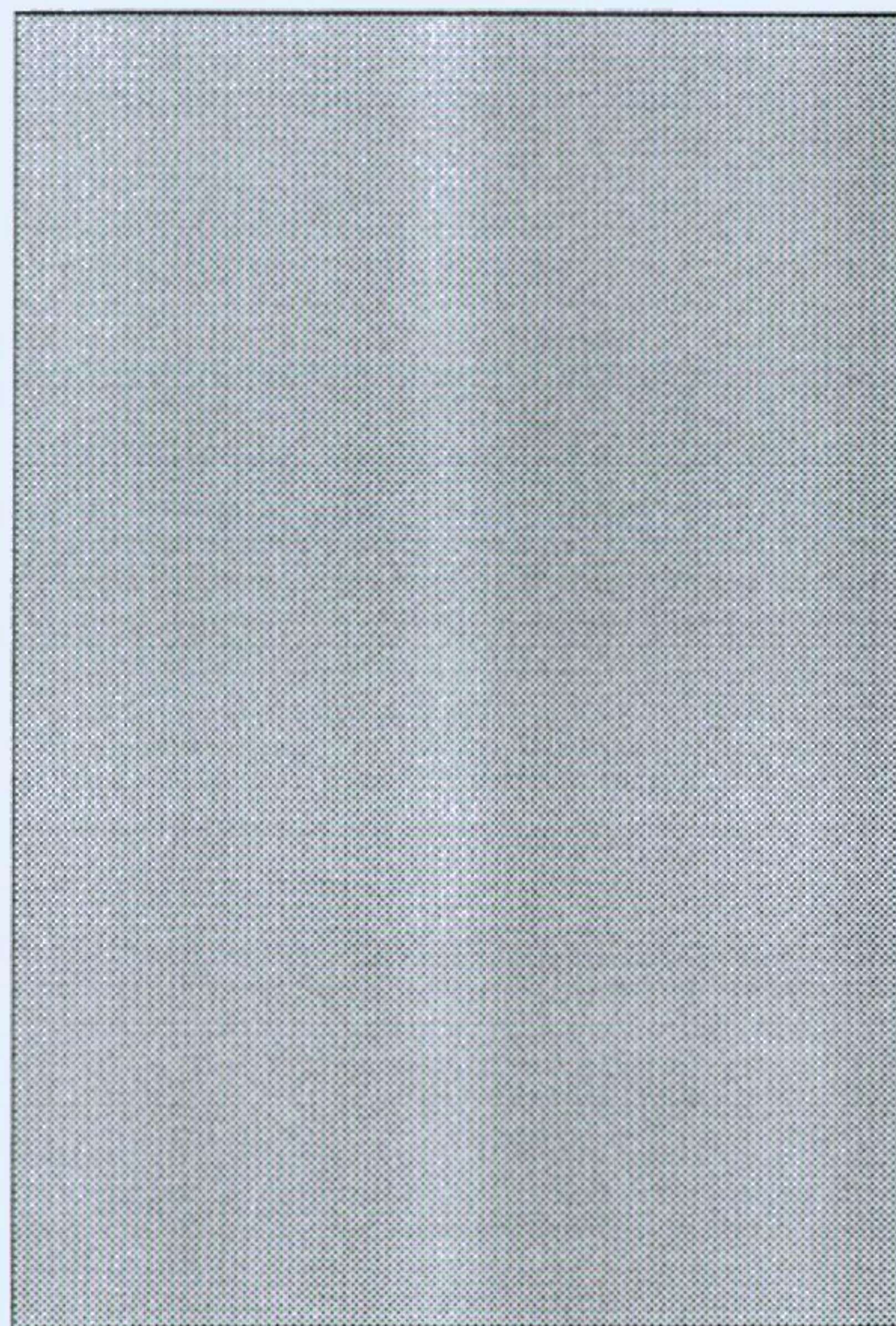
Cottage. C17, raised C18; roof renewed C19. Coursed ironstone. Tile roof; brick ridge and end stacks. 3-unit lobby-entry plan. 2 storeys and attic; 2-window range. Entrance front to garden has wide old plank door. Irregular fenestration: old 2 and 3-light casements and fixed light windows with glazing bars. Old painted wood lintels throughout. C20 single storey addition to front on left. Right return side to road has old 3-light casements, and small attic window. Rear to road has ground floor wall splayed out for most of its length; slight projection on left has small window. 2 casements, that on right with leaded lights. Shutters. Small first floor window. Interior: open fireplace. Broad stop-chamfered bressumer and ceiling beams.



Address: Glenburn Cottage
Ref No: 168
Grade: II

Description

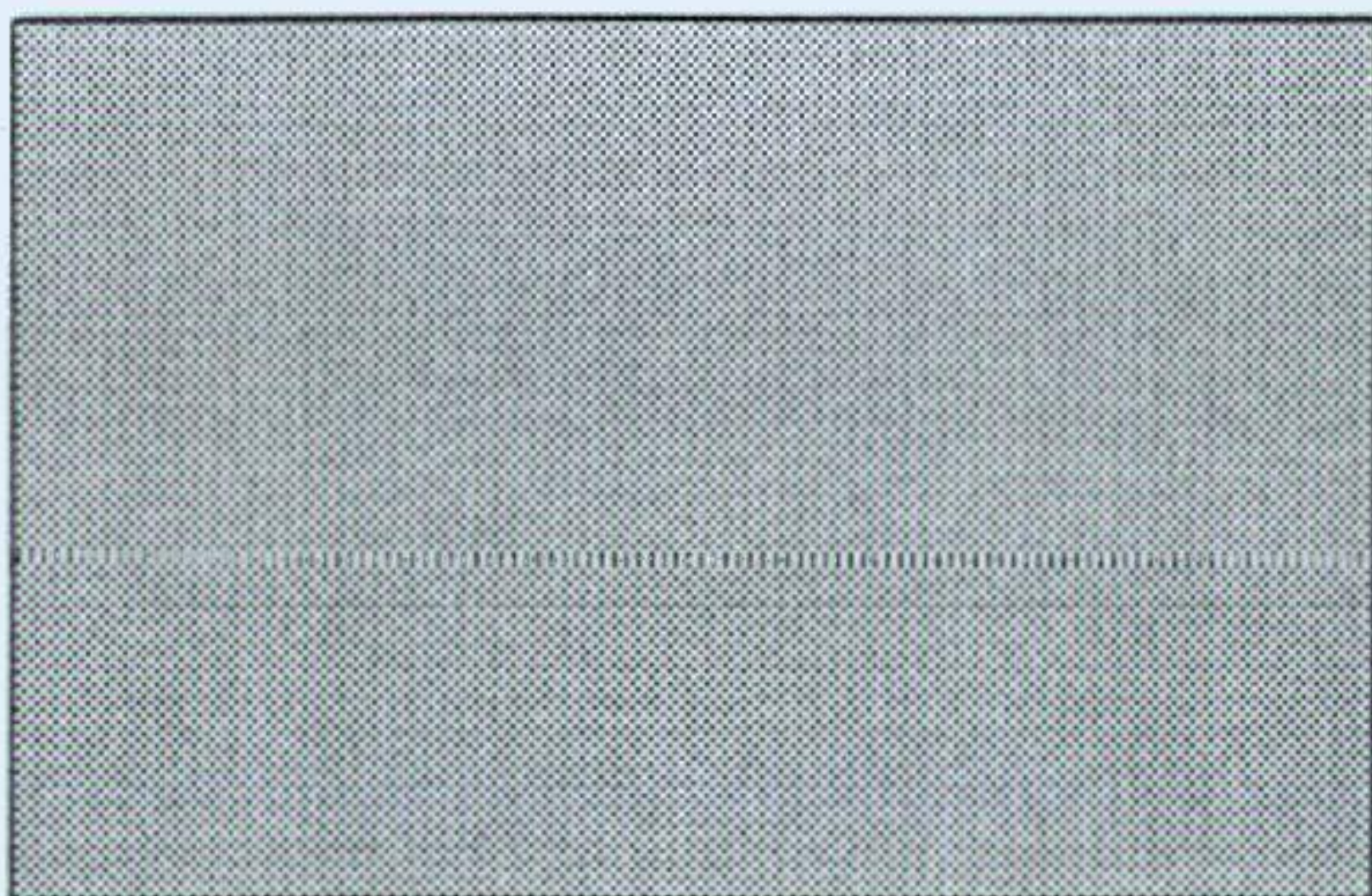
Cottage. Mid/late C18. Regular coursed ironstone. Thatched roof; old brick end stack to left. 2-unit plan. One storey and attic; one-window range. Central plank door. 2-light casements to left and right. Painted wood lintels throughout. Swept dormer on left has 3-light casement. Old leaded lights throughout. Interior not inspected.



Address: Suncroft
Ref No: 169
Grade: II

Description

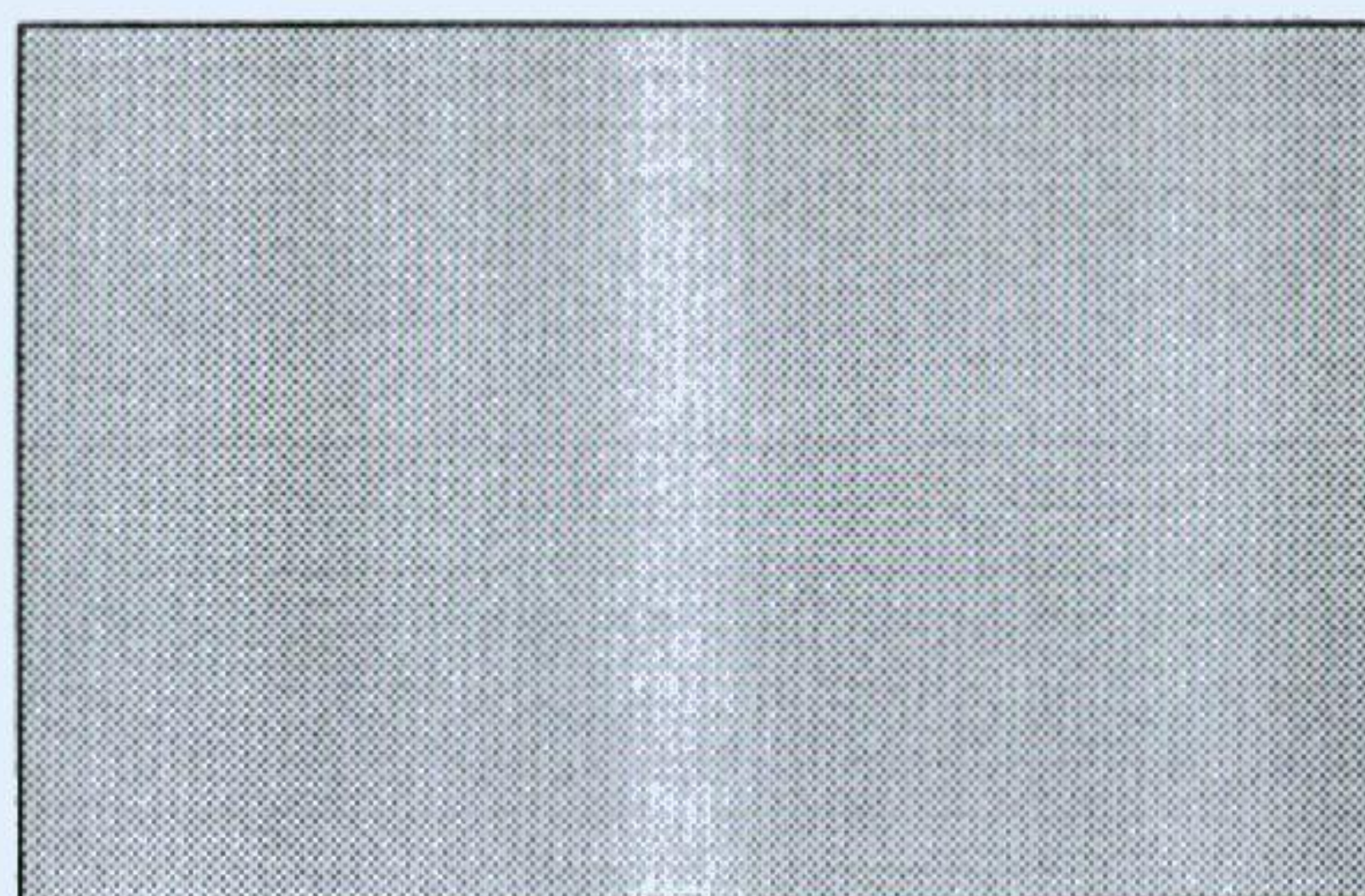
Cottage, possibly formerly 2. Mid/late C18, with C19 and C20 additions and alterations. Coursed ironstone. Thatched roof; brick end stacks. 4-unit plan with gable end to road. 2 storeys; 4-window range. Entrance in second bay has plank door and open timber porch with thatched hood. Old leaded 2-light casements, and C20 casements, some leaded. Varying window levels due to steeply sloping site. Painted wood lintels. C19 addition on right, with C20 single storey addition to front. Left return side to road has C20 casements. Interior not inspected.



Address: Yew Tree Cottage
Ref No: 170
Grade: II

Description

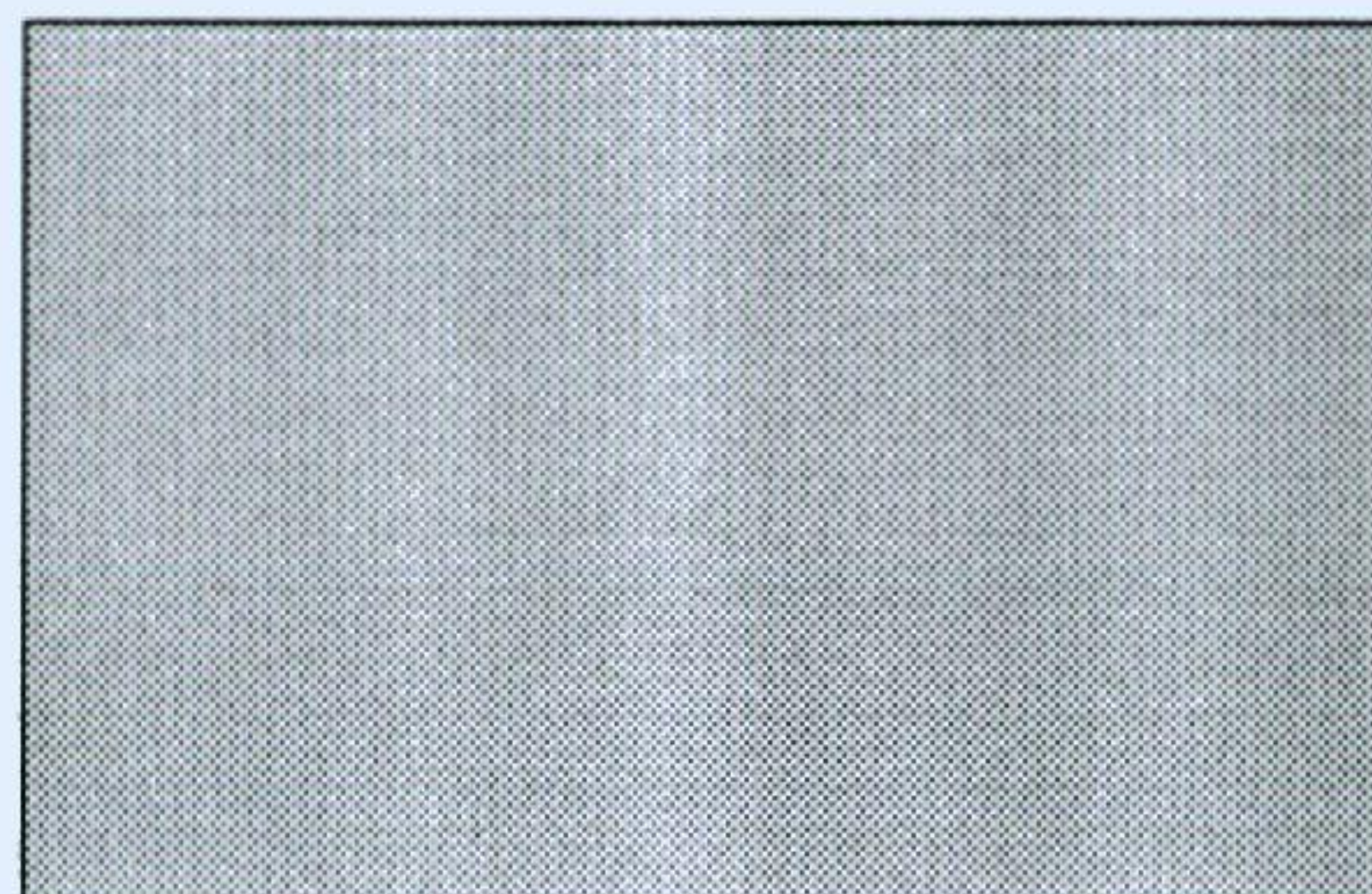
Cottage. Late C18. Coursed ironstone rubble. C20 tile roof; brick end stack to left. 2-unit plan. 2 storeys; 2-window range. Entrance to right has C20 half-glazed door and 3-light casements with horizontal glazing bars. Central casement in former doorway. 3-light window on left. Old painted wood lintels. Interior not inspected.



Address: Nos.1 and 2 Woodbine Cottage
Ref No: 171
Grade: II

Description

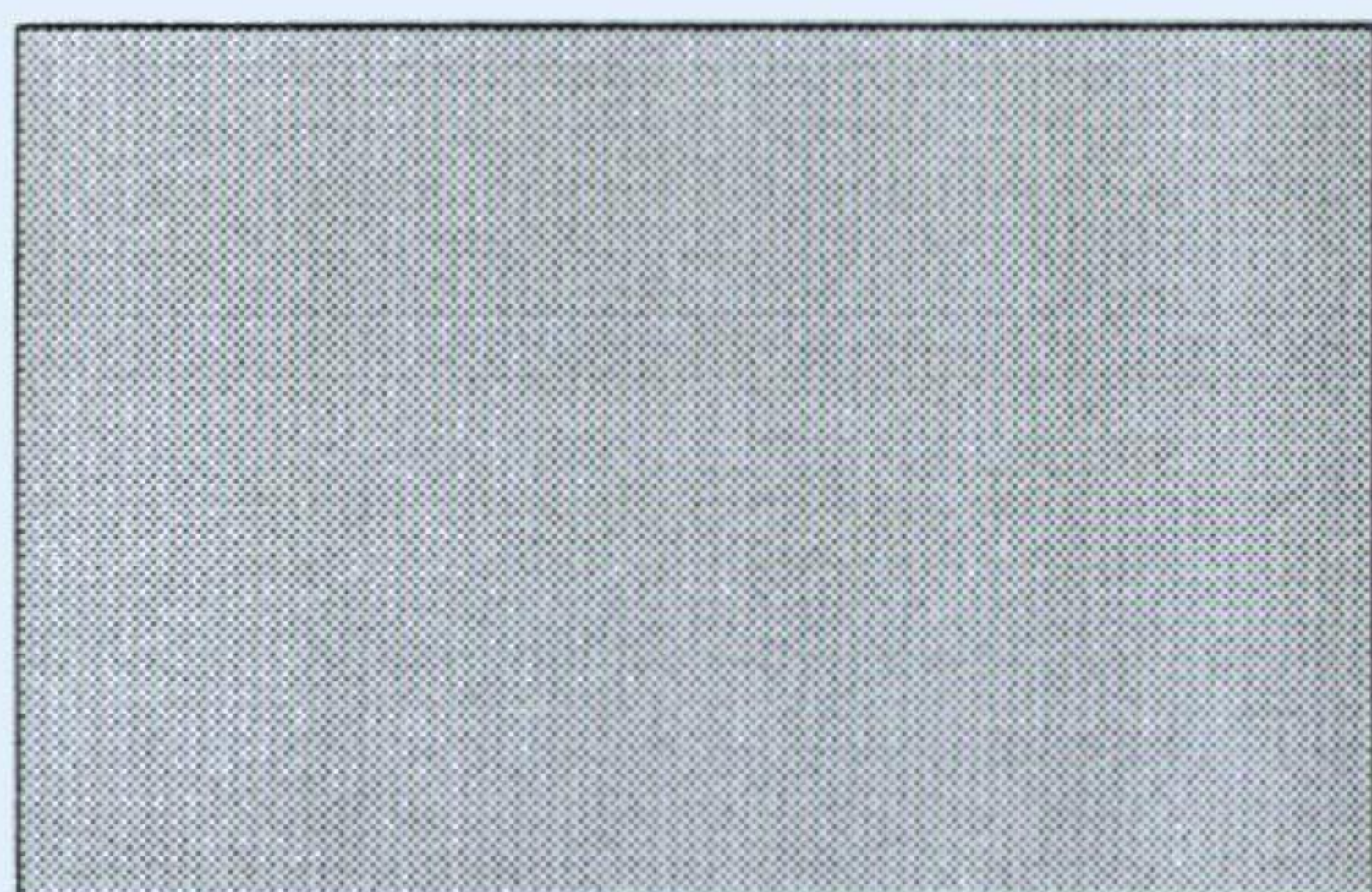
Two cottages. Mid/late C18 with C20 alterations. Regular coursed ironstone. Concrete tile roofs; No.1 has stone and brick and C19 brick end stacks. No.1 to left 2-unit plan. 2 storeys and attic; 2-window range. Central C19/C20 half-glazed 4-panelled door and shaped hood. Mid C20 two-light metal casements with glazing bars. Wood lintels, chamfered and painted on ground floor. Gabled roof dormers. No.2 is one-unit plan. One storey and attic; one-window range. C20 part-glazed ribbed door on right. 2-light C20 casement. Painted wood lintels. Large mid C20 gabled roof dormer has 3-light casement with glazing bars. No chimney. Interior not inspected. Included for group value.



Address: Lane House
Ref No: 173
Grade: II

Description

House. C17, with C18 wing and C19 and C20 alterations. Regular coursed ironstone. C20 tile roofs with gable parapets and moulded kneelers; brick ridge stacks. 3-unit plan, extended to 4-unit. 2-storeys and attic, with 2 storey wing; 4-window range. Plank door with wood lintel. C19 casements with painted wood lintels. Two C20 hipped roof dormers. Wing to right, at lower level due to steeply-sloping site, has leaded light casement with painted rough wood lintel to each floor. Main entrance now in left return side. C20 plank door cut into stone-mullioned window; thatched hood. One light of window glazed, remainder hidden by single storey addition. First floor has stone-mullioned window with mullions removed and casement inserted. Attic has 2-light mullioned windows; both have hood moulds. Front to lane, to rear, irregular, with mostly C19 casements. Interior not inspected.



Address: Woolgrove Cottage
Ref No: 172
Grade: II

Description

Cottage, formerly several. Right half possibly C17, raised and refaced mid C18; left half early/mid C18. Regular coursed ironstone. Thatched roof; right end and ridge stacks, largely of old bricks. 4-unit plan. 2 storeys and attic; 3-window range. Entrance to rear. Old leaded casements throughout. Left half has 2 and 3-light casements with painted wood lintels on ground floor and 2-light on first floor. Right half has projecting plinth, 3 pilaster strips and string course. 2-light chamfered mullioned cellar window on left; mullion removed and fixed light window inserted. Ground floor has 3-light, first floor has 2-light, windows. Stone flat arches with keystones. Small one storey addition on right has C20 window and tile roof. Rear irregular. C20 half-glazed door. 2 roof dormers to left. (R.B. Wood-Jones: Traditional Domestic Architecture in the Banbury Region: 1963, p.200).

APPENDIX B

List of Buildings With Group Value

Group Value: \$100,000.00. This value is based on the value of the buildings in the group as of 1/1/80. The value of the buildings in the group as of 1/1/80 is \$100,000.00.

85* List of Buildings With Group Value

86*

87*

88*

89* 1/1/80

APPENDIX B - LIST OF BUILDINGS WITH GROUP VALUE

- * **Note:** References marked by an asterix are buildings of traditional and historic interest. Other buildings are included for their importance in contributing to the village environment. These differences are shown in Figure 5.

Shotteswell

Location : The Green

- S1 Marella
New stone house in visually important location with good design form.
- S2 Cherry Lodge
An extensive, recent house designed with a classic façade. Very important feature at focus of approach view from west.

Location : Mollington Road

- S3* New Cottage Group
Row of stone cottages extending from the green into Mollington Road. Defines top of ridge and affords glimpses over lower village and to countryside beyond.
- S4* Oak Dene
Plain stone cottage and outhouse marking sharp turn in lane and beginning of steep descent to lower village.
- S5* Laurel Farm Barn
Slated stone barn framing approach view to Laurel Farm.
- S6* The Manor
Building opposite the main house presenting tall gable above listed retaining walls (see number 165).
- S7* Rose Cottage and White Cottage
Modernised stone houses retaining village character, framing narrow views down Mollington Road.

Location : Middle Lane

- S8* Pedlars Cottage
Stone house presenting wide frontage and gable to lane, framing view into Middle Lane.

Location : Vicarage Lane

- S9* The Barn
Low stone building, converted into a house, marking distinction between the green and the church area.

Location : Chapel Lane

- S10* Village Hall
Small Victorian stone building in prominent location at head of Chapel Lane.
- S11* Redlands
Stone cottage opposite The Croft, built on roadside edge constricting Chapel Lane and views through it.

Location : Vicarage Lane

- S12* Church Farm Barn
Barn completing the listed farmyard range and closing important westerly approach view.
- S13* Opposite Lane House
Range of stone cottages, was now house, built tightly against roadway on corner of Vicarage Lane and steps up to churchyard.

Location : Bury Court Lane

- S14* Bury Court Farm
Victorian stone restoration and extension to earlier house. West façade and attached gatepiers close view down Bury Court Lane.

Location : Bakehouse Lane

- S15* Squarely proportioned stone house with shallow-hipped slate roof. With low stone boundary wall and large gatepiers, closes view of bottom of Middle Lane.
- S16* The Bank
Stone cottage presenting tall plain gable directly onto roadside.
- S17* Willoughby Cottage
Steep-roofed stone cottage directly along roadside: "gateway" to village.