



Disclaimer to accompany the Sutton-under-Brailes Conservation Area Review

This October 1998 report is the result of an independent survey and analysis of the buildings and landscape form of Sutton-under-Brailes.

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 8 February 1999.

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.

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SUTTON-UNDER-BRAILES
Conservation Area Review

October 1998

STRATFORD ON AVON D.C. PLANNING DEPARTMENT	
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1.
General Introduction
(standard SoA text)

- 1.1 Definition
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- 1.5 Further Advice

2. Introduction to the Settlement

2.1 Location

Sutton-under-Brailes is a small village located approximately 5km to the south-east of Shipston-on-Stour. It is surrounded by productive agricultural land and the settlement retains an isolated, rural character typical of the many compact stone villages that characterise the northernmost fringe of the Cotswolds.

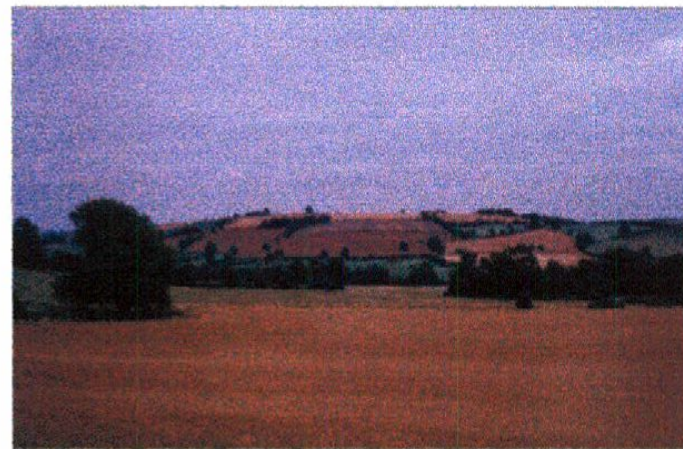
The population of the parish is relatively small and concentrated in the village. The number of total residents has seen a gradual decline since 1911, when there were 131 persons, to 103 persons in 1931, 96 persons in 1981 and currently to 80 persons (1997 estimate). The village is almost exclusively residential, with three farms, a church and a manor house. The number of dwellings has also slightly decreased from 39 properties in 1981 to 36 properties in 1997.

2.2 Landscape Setting

The general character of the landscape comprising the Cotswold Fringe is described in the Warwickshire Landscapes Guidelines⁽¹⁾ as *"A varied, undulating agricultural landscape often on the fringe of more steeply rising ground, with small, rounded hills and valleys; pockets of permanent pasture often with well preserved ridge and furrow; medium to large scale geometric field pattern; many small, tightly nucleated stone villages; and deserted medieval village sites"*. Hedged fields and in places hedgerow trees and hilltop woods are important elements in this landscape. Orchards are also a characteristic feature, helping to absorb the edges of settlements into the broader agricultural pattern. The small rural villages are typically of the local stone and intrinsically

associated with the surrounding farmland. The landscape remains sparsely populated with a feeling of remoteness and tranquillity.

The Fringe landscape surrounding Sutton-under-Brailes is characteristic of this regional pattern. The village occupies the lower south-eastwards facing slopes of the shallow valleys formed by the River Stour and Sutton Brook. The gently rounded terrain rises northwards to Brailes Hill, and southwards across the valley of the Stour to Margett's Hill, where Whichford Wood forms a prominent skyline feature.



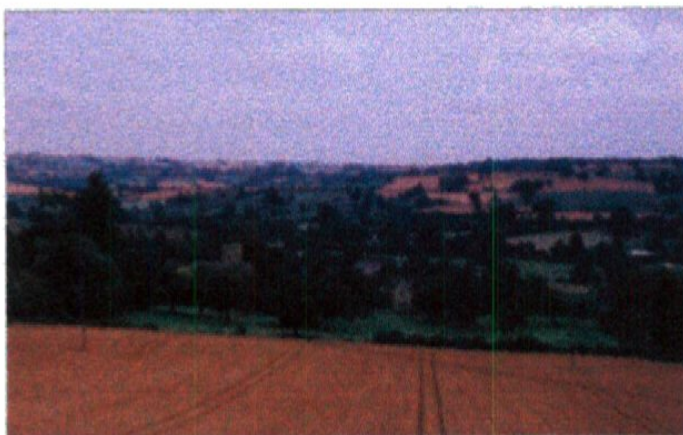
The surrounding landscape

Within this wider landscape setting the village presents the appearance of a small, isolated settlement, distinctly rural in character and in visual accord with the landscape. Particularly impressive views of the settlement include those from Green Hill to the east, from the road to Stourton as it crosses the Sutton Brook, and from the public footpath (SS 72b) linking the village to the moated site of the former manor house on the River Stour. The landscape setting can also be fully appreciated from public footpaths to the north, from where the settlement is viewed nestling within a wooded valley. There are extensive views southwards from within the village towards the undulating hills of north Oxfordshire.

The relatively isolated location of the settlement is reinforced by its distance from main roads. The road from Brailes to Sutton-under-Brailes (Sutton Lane) takes a left-hand turn at the

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village green and continues to the hamlets of Stourton and Cherington that lie to the south-west, less than 1km away on the opposite bank of the Stour, and thereafter to the main A34(T) Shipston-on-Stour Road. A narrow lane winds westwards from the junction at The Green and continues to Burmington, also to join the Shipston-on-Stour Road.



Village setting from the north

The special quality of the landscape is emphasised by the inclusion of the area within the northern portion of the Cotswold Area of Outstanding Natural Beauty (AONB). The primary purpose of the designation is the conservation and enhancement of natural beauty which includes protecting flora, fauna and geological as well as landscape features, together with the conservation of archaeological, architectural and vernacular features.

2.3 History and Development

Much of the Cotswolds is known to have been settled since prehistoric times, although there are relatively few visible signs of these earliest influences. It is probable that the higher, flatter land of the plateau was settled before the more heavily wooded valleys and escarpment slopes, such as characterise the land around Sutton-under-Brailes.

In early medieval times large estates were granted to the Church for the raising of sheep, particularly on the high plateau, and it is likely that numerous Cotswold villages were in existence at the time of the Norman Conquest.

Water supply was often an important factor, with many small streams providing water for washing and fulling on which the prospering wool trade depended, and as a result villages are often sited along the spring line of both scarp and dip slopes.

By the time of the Domesday Survey in 1086 the settlement pattern was predominantly one of large villages rather than scattered farmsteads, based around extensive agricultural holdings of ecclesiastic and feudal demesnes, with sheep grazing as the principal activity. For the centuries that followed most landholdings were controlled by the church and lay lords who remained outside the area. The Abbots of Gloucester and Evesham, for example, all held manors in the Cotswolds, while the parish of Sutton-under-Brailes belonged for centuries to the monks of Westminster.

The main portion of the parish lies on the northern bank of the River Stour, which formed the southern parish boundary for over 3km. Close to the confluence of the Brailes Brook and the Stour there are extensive remains of a moat, marking the site of an early manor house that was possibly the residence of a bailiff from Westminster. Earlier the parish is known to have formed part of the possessions of the Saxon monastery of Deerhurst and until 1840, when it was transferred to Warwickshire, stood on a detached 'island' of Gloucestershire.

The majority of the Cotswold villages took on their present character during the late Middle Ages. During the most productive years of the wool trade, from the late 16th to the beginning of the 18th century, readily available stone from local quarries was used almost exclusively, such that entire villages were built from the same material.

A distinctive style emerged based on fine craftsmanship and traditional detailing that responded intimately to the building material

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and local conditions. Generally the northern Cotswold villages tend to retain more of their rural, agricultural character than those in the south, and the traditional vernacular pattern of building predominates. Typically, rows of cottages and farm buildings face directly onto the street, often clustering around a market cross or village green. Their roofs and gables provide a varied skyline, while to the rear are found more cottages, lanes, orchards and gardens. In many settlements, including Sutton-under-Brailes, the church and manor house are slightly detached from the core of the village.

Although information on the origins of the settlement is limited, the little that is recorded indicates that Sutton-under-Brailes evolved in a similar manner as the many other small stone villages of the northern Cotswolds. It's location at the confluence of the Stour and Sutton Brook clearly indicates the influence of water supply in the origins of the village; mention is made of a water-mill (Sutton Mill) as early as 1545⁽²⁾.

The existing settlement lies just across the river from the site of the original manor house. The Church of St. Thomas Becket dates from the 12th century, and the majority of the oldest buildings from the late 17th century, including Church Cottage, the Malt house and the Old Forge and attached stable. One of the thatched cottages to the west of The Green is reputed to be ancient and retains inside the southern half (no. 17) a pair of medieval crucks⁽²⁾. The present manor house is dated 1720. Other buildings built during the early to mid-18th century include Green Farmhouse (1721), Joyners Orchard (1727), Dickens Farmhouse and Stable Cottage, a barn and attached outbuildings to the south-east of Dickens Farmhouse, Greenhill Farmhouse and Orchard House.

Thus, by the early 18th century the pattern of scattered farmsteads, houses and cottages clustered around the village green and adjoining

the grounds of the manor house and a Norman church was firmly in place.



The village green

Further buildings were added incrementally during the 19th century, such as The Old Rectory and a village school to the south of the church, outbuildings to the north of The Manor House and a small group of cottages fronting-onto Sutton Lane between Dickens Farm and The Manor House.

The historic core expanded westwards during the 20th century with the addition of mostly large dwellings not in keeping with the traditional character of the village (refer extract from 1885 OS Map), including The Close and three bungalows sited along the winding lane to Burmington. During the same period, Church Farm and associated outbuildings were added to the westernmost edge of the village, Brailes Hill House to the north-west of the The Manor House, and three semi-detached dwellings to the south-east corner of The Green (Andorra and Washbrook Houses). A 20th century war memorial was also added to the village green. Most recently there has been the addition of agricultural sheds around Green Farm in the south-west corner of The Green.

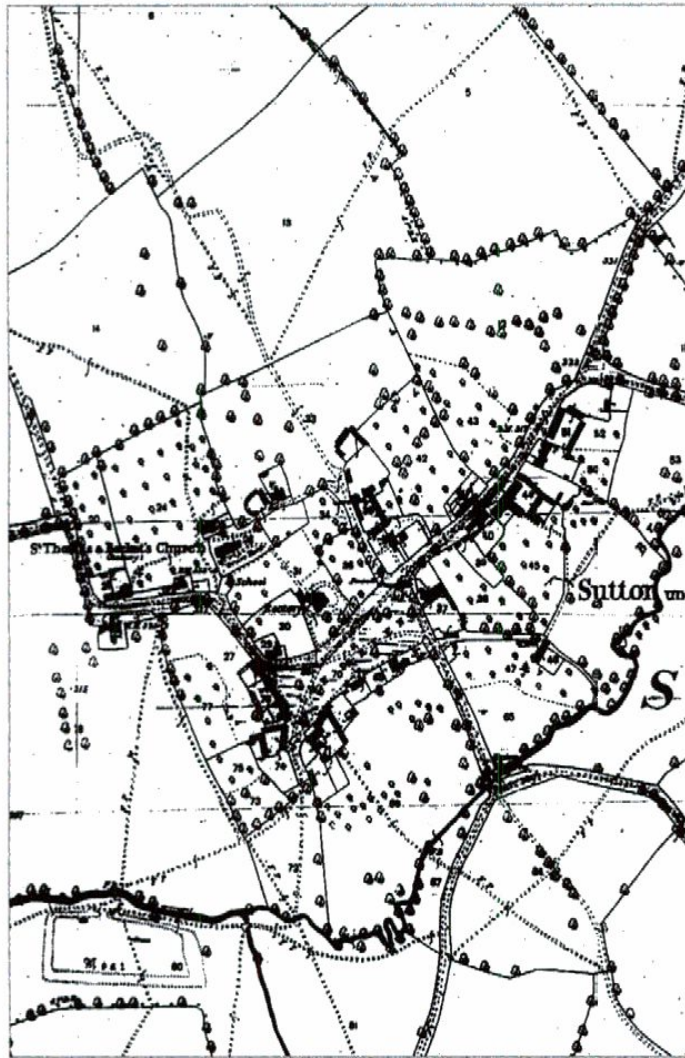


Fig. (i) c1885 OS Plan (not to scale)

3. Characteristics of the Conservation Area

3.1 General Character

Sutton-under-Brailes is characterised by its large village green, which remains remarkably unspoilt, old stone dwellings and farmhouses, several impressive specimen trees and its air of seclusion. A number of smaller distinctive areas can be identified, however, which for the purposes of this review have been identified as follows:

- The Village Centre (Area A)
- The Eastern Lane (Area B)
- The Western Lane (Area C)

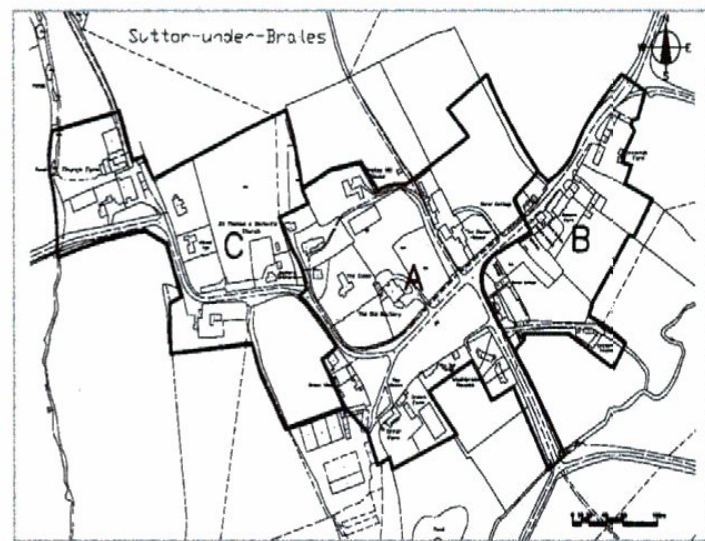


Fig. (ii) Village Character Areas

3.2 The Village Centre (Area A)

The heart of the village is focused around The Green, which is a long rectangle of grass distinguished by mature and replacement Lime trees. The simplicity of the large open space complements the rural character of the conservation area and provides an appropriate setting to the listed buildings clustered around it.

The buildings facing onto the south and west edges of The Green, comprising The Old Forge (late 17th to early 18th century), Green Farm (early 17th century), Cockrell Cottage (with

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possible ancient origins) and Green View, present an informal grouping of distinctive rural vernacular character, accentuated by glimpsed views southwards between the buildings to the river valley landscape beyond.



The village centre

The recent addition of agricultural outbuildings to the south-west of Green Farm are currently intrusive when viewed from the adjoining public footpaths (SS 72b) and detract from the cohesion of the built edge of this part of the conservation area.

Two contemporary semi-detached dwellings added on the south-east corner (Washbrook Houses) do not attempt to relate by style or materials to the historic buildings of The Green. With the exception of poor replacement windows and a modular garage unit facing-onto the open space, the contemporary buildings tend to neither contribute to nor detract from the character of the area due to their simplicity and the presence of a surrounding hedge.



South-east corner of The Green

The north side of The Green is characterised by the imposing buildings of The Manor House (16th century) and The Old Rectory (a 19th century building worthy of inclusion on the Parish Listing), set within extensive grounds, with the church and adjoining school house slightly off-set on the lane to Burmington. The contemporary addition of The Close sits somewhat uncomfortably between the historic buildings, although well-absorbed by mature garden vegetation. The outbuildings of The Manor House contribute to the setting of the listed building, particularly when viewed from the public footpath (SS 70) and the entranceway to Brailes Hill House.

The War Memorial and its encircling railings located opposite the entrance drive to The Old Rectory, although unimposing and of local social importance, tend to detract from the visual simplicity of the open space. A petrified tree stump is an interesting local feature on the north-east corner of The Green, but the street furniture located on the northern verge, including a contemporary telephone box and two benches, sits uncomfortably in its setting.



Petrified tree stump



Street furniture

The Church of St. Thomas Beckett is contained within a well-kept churchyard set within weathered tombstones. It dates from the 12th century and Norman work survives in the north and south walls. A north doorway of the same period was discovered during a restoration in 1879. A 19th century former schoolhouse to the south of the church has been converted to residential use.

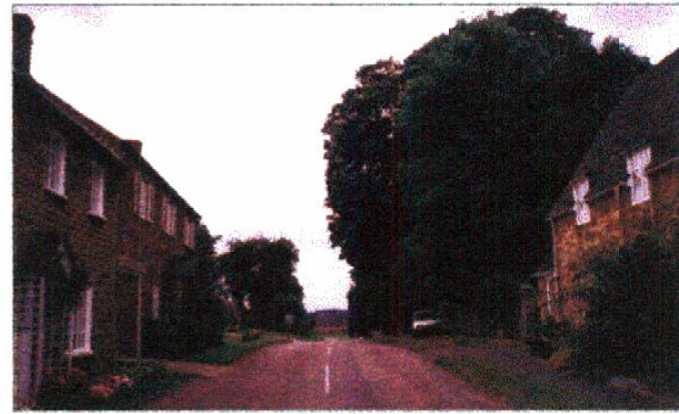
3.3 The Eastern Lane (Area B)

The eastern approach to the village centre is characterised by the early 18th century stone farm buildings of Greenhill Farm and Dickens Farm, set parallel to Sutton Lane and separated from it by a narrow grass verge with tree planting. Greenhill Farm has recently been converted to residential use and a new stone wall, with over-fussy lower section retaining a tree, signifies the eastern entry to the village. Dickens Farm, and associated stone outbuildings at 90° to the lane forming an internal courtyard, retains the appearance of a working farm.



Eastern entrance to the village

The buildings present a cohesive linear frontage, contrasting with the northern side of the lane which comprises an open field bounded by a mature hedgerow. To the west of the farm buildings, a small cluster of 19th century cottages each side of the lane, together with mature trees and a remnant orchard, complement the enclosure on approaching the open space of the village centre.



Sutton Lane

Sutton Lane broadens out at its junction with the road to Stourton and the corner is distinguished by a pair of late 17th century thatched cottages (formerly a house), set back with cottage-style gardens to the front. The gable end of the building also presents an interesting feature of the eastern side of The Green. An adjoining post-war semi-detached brick bungalow (Andorra), with conspicuous white painted double-bay garage, although partly viewed in the context of the small semi-detached group opposite (Washbrook Houses), tends to detract from the historic quality of The Green.

A long narrow driveway bordered by high hedges extends eastwards from the bungalow past a small stone house (no. 12) with gable end facing The Green, to Orchard House, an isolated early to mid-18th century stone farmhouse surrounded by fields and hedgerows.

3.4 The Western Lane (Area C)

The western part of the village comprises a loose collection of two contemporary bungalows set within large plots and the recent buildings of Church Farm, together with three buildings of historic interest, distributed along the lane to Burmington. The area is visually detached from The Green by a large open field extending behind Green View and, although lacking the visual cohesion of the eastern approach, it retains a distinctly rural appearance due to the winding character of the lane bordered by mature vegetation and the extensive views southwards over open countryside.

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The area is distinguished by The Malt House, a late 17th century dwelling with thatched roof (formerly a row of cottages) set parallel to a 90° bend in the lane, and Joyners Orchard which is dated 1727 and of coursed limestone with distinctive stone end stacks. The character of the short section of lane, before bending again towards The Green, is complemented by an early 20th century stone house situated opposite The Malt House, together with glimpsed views of the church tower framed by mature trees.



The western lane to Burmington

The westernmost entry to the village is signified by a slight rise in the lane and prominent vegetation extending northwards along the boundary of Church Farm and southwards along the course of a small stream flowing to the Stour. Whereas the bungalows and the buildings of Church Farm do not relate visually or in style to the central and eastern parts of the village, they tend not to detract from the general character of the area due to the presence of hedgerows and trees bordering the sinuous lane.

A large orchard extending northwards from the rear of Joyners Orchard is a distinctive feature and, when viewed from public footpaths descending from Brailes Hill, makes an important contribution to the setting of this part the conservation area.

The outbuildings of Church Farm are partly screened by a hedgerow bordering the eastern boundary, but otherwise appear intrusive when approaching the village from the north on public footpath SS68.



Western entrance to the village

3.5 Prevalent Building Materials and Details

The historic buildings of Sutton-under-Brailes are typical of the local vernacular tradition that is characterised, in particular, by the high quality of domestic architecture constructed in a style that is deceptively simple. The buildings present a unity of material based on oolitic limestone from local quarries, comprising both the typical golden colour of the north Cotswolds, mixed with the universal grey and the brown colour of the Hornton quarries.

Most buildings have coursed stonework with squared edges and ashlar quoins. The extent of dressing of the stones tends to reflect the status

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of the building, ranging from the grandest with predominantly dressed squared coursed stone, such as The Manor House, to the more humble with simple coursed stone without quoins, such as The Malt House. True ashlar is only found on the church tower. The use of brick appears on some 19th century farmbuildings and on one dwelling, Padbury Cottage, where an unusual brick-on-edge bond is used.

Steeply-pitched roofs are another traditional feature providing, together with gabled dormers and chimneys, a varied skyline of consistent materials and form. Graduated limestone slates are used on the oldest buildings, including The Manor House and Dickens Farm barn, with ashlar coped verges forming a distinctive finish. Slate tends to be used on the lower-pitched roofs of the 19th century houses and farmbuildings, such as The Old Rectory, Padbury Cottage and the Dickens Farm outbuildings, and as an historic replacement for old stone-slate roofs (e.g. at Green Farmhouse). More recently traditional stone-slates have also been replaced by plain sand-faced concrete tiles, such as used on Joyners Orchard and Church Cottage, which, once weathered, tend to blend successfully with the more traditional materials.



Typical building details

Thatch was originally the prevalent roof finish for most of the humbler historic buildings, but now only two examples survive, at The Malt House and Thatched Cottage/No.7. Common replacement for thatch includes asbestos-slates, such as used on Cockrell Cottage and No. 12, and slate-tiles as used on The Old Forge. Shingle roofs are an unusual feature of Manor Cottage and The Manor House outbuildings. The 20th century houses have plain tile roofs.

Tall chimneys are a typical and distinctive feature of buildings with originally stone-slate roofs. The ashlar stacks are generally set on the ridge, either on the line of internal structural bays or as integral end stacks, and are characterised by oversailing capping and drip courses. Former or existing thatched roofs have resulted in smaller brick ridge stacks, usually set on the gable end.

Ashlar dressings with stone mullions and hood moulds feature around the openings in facades of some historic buildings of status, such as Church Cottage and The Manor House, but generally openings have flat stone or timber lintels and jambs without dressed stone.

Windows are mostly the white painted casement type of 19th century style, with many 20th century replacements. Metal casements are typical of stone mullion windows and often appear as 20th century replacements for the original timber casements. Vertically sliding sashes only appear in The Old Rectory. There are few dormer windows as the majority of buildings display 20th century flat-roofed alterations.

The presence of stone boundary walls contributes to the cohesion of the village, particularly along the southern boundaries of The Old Rectory and The Manor House where they contribute to the visual definition of The Green. The walls are mostly dry-laid coursed rubble, varying in height from between 1m-2m.

Recently reconstructed examples occur along the road edge of Greenhill Farm, while a lower, more humble, type defines the boundary of Thatched Cottage/No.7. Brickwork side boundary walls with stone copings are a particular feature of The Old Rectory. The gateway to The Manor House is accentuated by simple coursed rubble gatepiers, with a somewhat incongruous timber gate. Cast iron railings, and a period streetlamp, are distinctive features of the western boundary to the church.



Wall and edge details

The rural character of the village is reinforced by the lack of kerbstones and, instead, the presence of grass verges, both around The Green and extending along most of the connecting lanes. Asphalt is the uniform finish for carriageway surfaces, with crushed local stone used effectively in many driveways.

3.6 Landscape Features

Trees are the dominant feature in longer distance views of the conservation area, particularly when approaching from Green Hill in the east and from public footpaths in the north.

For general location of Significant Vegetation refer Fig. (iii).

The majority of the largest trees occur to the north of The Green in the extensive grounds of The Old Rectory and The Manor House. A wide selection of mature specimens include Ash,

Horse Chestnut, Maple, Purple Beech, Sycamore and Lime in two groups to the south boundary of The Manor House, and individual specimens of Horse Chestnut in the large field to the north-east of the house. Groups of Ash, Hornbeam and Horse Chestnut also surround The Old Rectory, with a widely-spreading Purple Beech forming a particularly impressive feature of the south elevation. To the north, the new Brailes Hill House is screened to view from the remainder of the village by a tall conifer hedge and the boundary planting of The Old Rectory, which includes Ash, Hornbeam and Purple Norway Maple. A single Lime tree forms a focal point of the churchyard.

Lime trees are an enduring feature of The Green. The 'giant' trees referred to in the original 1970 conservation area appraisal have been lost in the intervening period, but the replacement specimens are now maturing to complement the stature of the open space. A group of Birch trees by Green Farm, and Horse Chestnut in the vicinity of The Old Forge, complete the generally treed appearance of the village centre.



Purple Beech to front of The Old Rectory

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The vegetation structure of the western area is essential to its rural character and for absorbing the new dwellings into the loose pattern of building. Notable tree groups include Oak, Ash, Birch and Horse Chestnut in the grounds of The Close, and boundary planting of Poplar, Oak, Beech and clipped Hawthorn to the two bungalows. A prominent stand of Poplar, Beech, Ash and Field Maple adjoin Church Farm at the westernmost entry to the village.



Hedges on the lane to Orchard House

The linear nature of the many hedges bordering the lanes to the village help visually integrate the built form with the surrounding landscape. Particularly good examples include those along the south side of the sinuous lane to Burmington, those bordering the lane to Orchard House and defining the southern approach from the Sutton Brook crossing to Washbrook Houses.

The numerous orchards that once featured in fields surrounding the village have now mostly been replaced by open ground or new development. Both the 1885 map (refer 2.3), and the plan accompanying the original 1970 conservation area appraisal, show their considerable extent. Notable exceptions are the large surviving orchard to the north of Joyners Orchard and a smaller remnant to the west of Hillview.

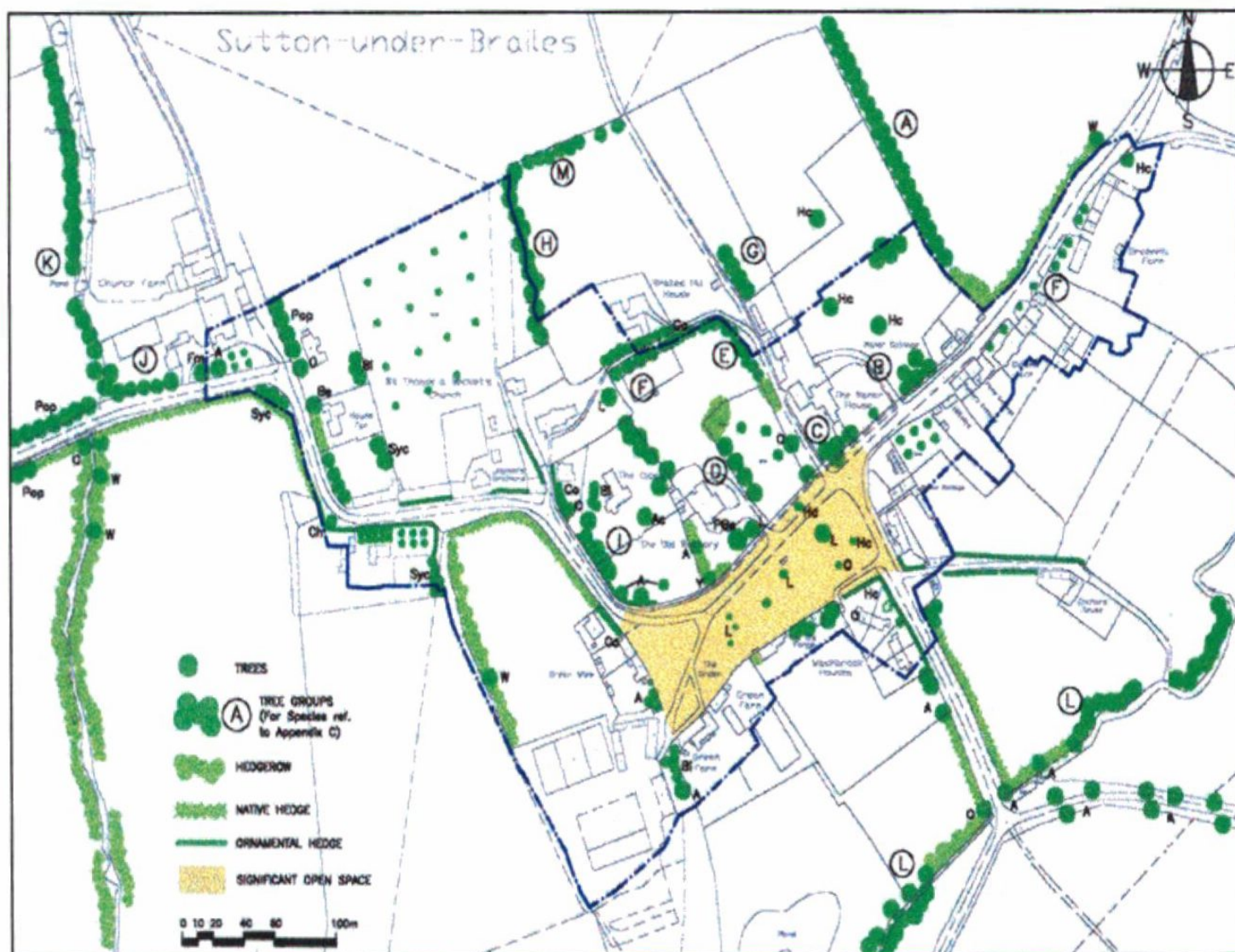


Fig. (iii)

Significant vegetation
(For key to main species refer Appendix C)

4. The Future of the Conservation Area

4.1 The Conservation Area Boundary

The present conservation area was designated in 1970, under the Civic Amenities Act (1967), and the boundary defined to include the old village core together with areas of landscape value, or areas containing important trees and tree groups, related to the areas of special character. Since then there have been no substantial changes in the visual character of the area that would warrant significant changes to the present boundary. In addition, the inclusion of the area in the Cotswold AONB in 1991 has reinforced the commitment to vigorously pursue the protection and enhancement of its special qualities and character, such that further development control policies exist not only in terms of landscape but also in relation to the built environment and historic heritage.

Only slight alignment changes are proposed to the existing boundary, therefore, in order to rationalise any inconsistencies and to take account of current field and property boundaries. These changes are shown on Fig. (iv) and summarised as follows:

North Edge:

The conservation area boundary is slightly adjusted to include Brailes Hill House and the line of Public Footpath SS70, and to follow the field boundary to the north-east of The Manor House.

North-west Edge:

The conservation area boundary is adjusted to include the complex of buildings comprising Church Farm and to follow the line of prominent vegetation adjoining the small stream.

South-west Edge:

The conservation area boundary is slightly rationalised to follow the rear boundary of the house to the south of The Malt House.

South Edge:

The conservation area boundary is slightly adjusted to follow the field boundary around the south of Green Farm and the garden boundary of Washbrook Houses. It is also proposed to include the important southern approach to the village as far as the crossing point of Sutton Brook.

South-east Edge

The Listed Building of Orchard House is proposed to be included in the conservation area, and the boundary further adjusted to follow the field boundary to the south of the buildings along Sutton Lane.

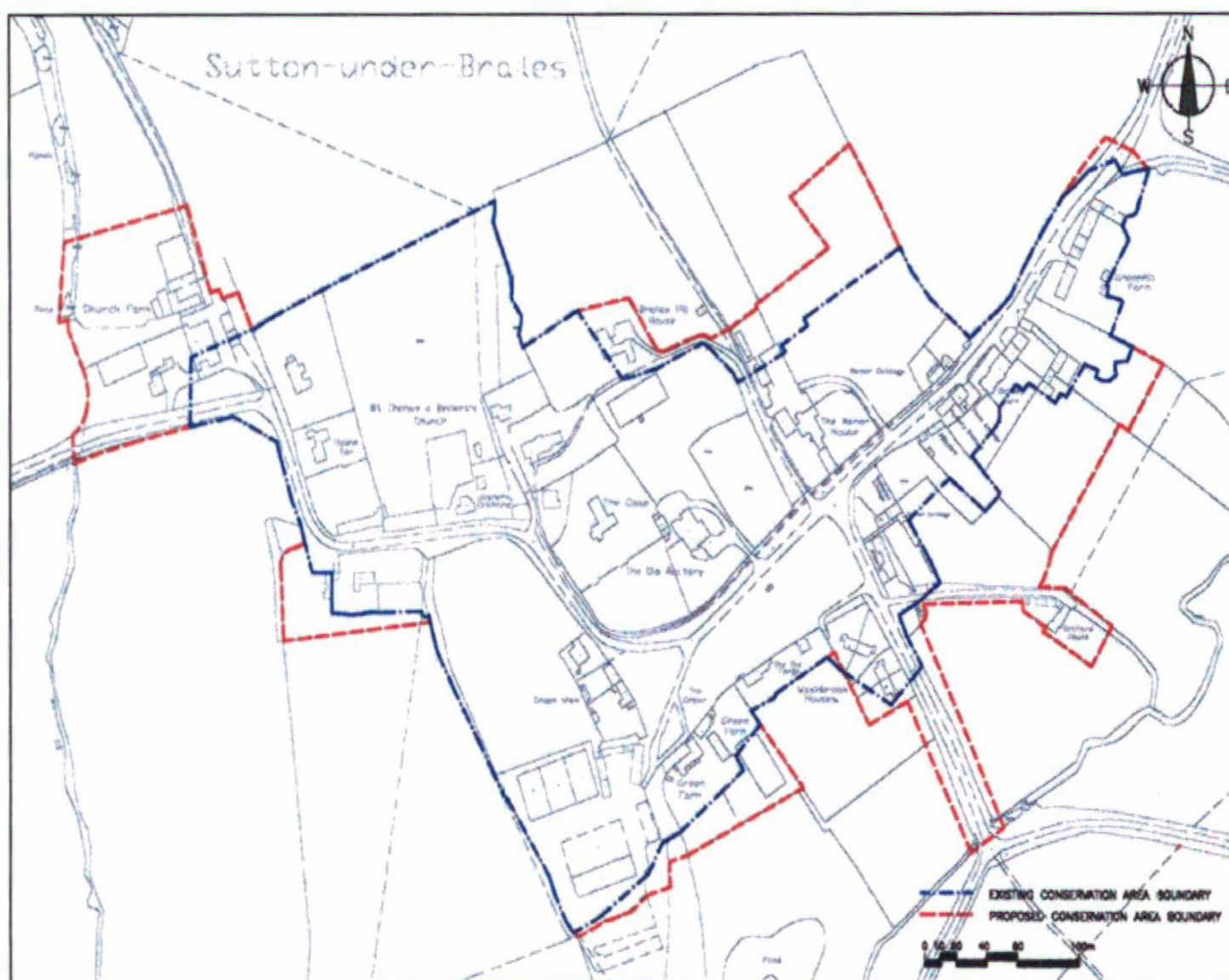


Fig. (iv)

Proposed Boundary Changes

4.2 Opportunities for Environmental Enhancement

The conservation area is reasonably well-preserved and the high proportion of listed buildings, together with the numerous significant unlisted buildings, demonstrates the quality of the built form and the controls that are in place to ensure its continued protection. Features that detract from the special historic and architectural character of the village are few and mostly relate to insensitive detailing or use of inappropriate materials in recent modifications and extensions.

It is essential that any further changes respect the form and layout of the village, as well as adopting materials and details that are sympathetic to the character of its traditional buildings. Future building conversions, or opportunities for re-visiting existing conversions, should also avoid the introduction of inappropriate domestic features, such as hipped gables, modern design casements and protruding rooflights, as well as unsuitable replacements and repairs to windows and doors.

Specific enhancements considered necessary as part of a longer term strategy are relatively minor and could include the following:

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- native woodland planting to the eastern boundary of Church Farm and to the western boundary of Green Farm would help screen the agricultural outbuildings and enhance views of the town edge;
- hedge planting to the curtilage of Andorra, and re-painting of the garage doors in a less-intrusive colour, to help more fully integrate the building with its historic surroundings;
- replacement of inappropriate windows types with more consistent, traditional painted casement types, particularly at Washbrook Houses and Rowan Cottage;
- screen tree planting around the garage unit and driveway to the northern dwelling of Washbrook Houses;
- relocation of the telephone pole outside Thatched Cottage/No. 7, or undergrounding of the service;
- possible re-siting of the War Memorial to a less prominent location, such as the opposite grass verge; and
- replacement of existing site furniture with more appropriate types (including the telephone box to a K6 type), in an approved grouping set closer to the adjoining boundary hedge and possibly incorporating the War Memorial.

4.3 Conclusion

The original conservation area appraisal (1970) described Sutton-under-Brailes as *"Loosely grouped around a large village green dominated by giant lime trees and extending to the east and west of the green along the winding country lane, the village consists mostly of mellow stone built cottages and larger houses within their own extensive gardens surrounded by mature and larger trees and mainly hidden in the summer time foliage"*⁽³⁾

It is reassuring that the qualities of the village have not been eroded during the intervening period and that the area still demonstrates the 'special architectural or historic interest' that

justified its original designation.

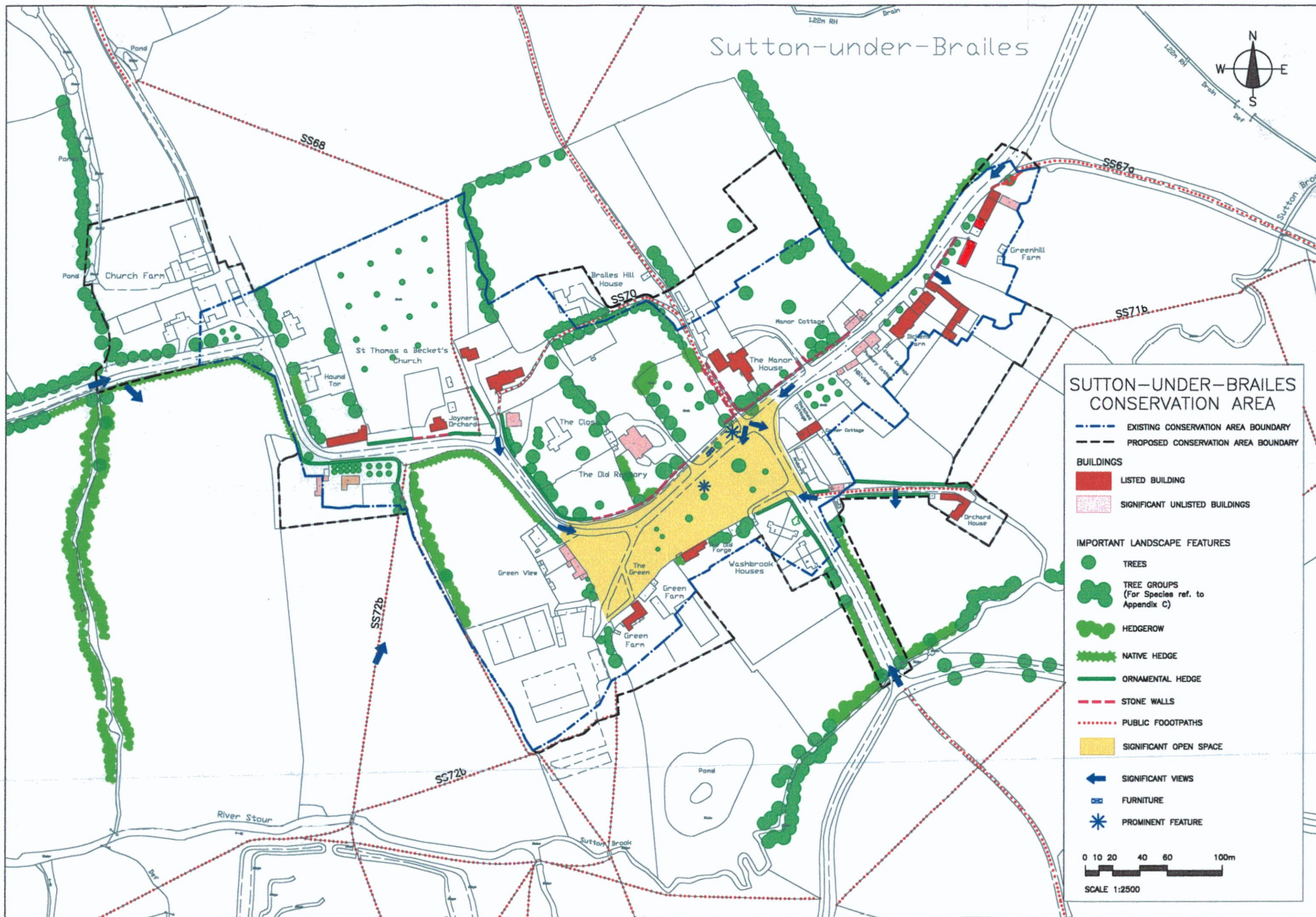
The key features of the special character of the village identified from this appraisal are:

- it has an historic core centred on a large village green, with an imposing manor house and historic Norman church slightly off-set from the centre;
- it is a small tranquil settlement in a shallow valley setting of high landscape quality, giving it an isolated and distinctly rural character;
- extensive southward views from within the village accentuate its rural character;
- it has a high percentage of listed buildings and unlisted buildings of significance constructed of local materials and with traditional detailing;
- roadside walls and numerous mature trees are distinctive visual features that provide continuity and interest; and
- the working farms contribute positively to the character of the village.

This report describes the historical, architectural and landscape qualities of the settlement, identifies significant unlisted buildings, makes recommendations for the continuing protection and enhancement of the conservation area and proposes minor boundary changes. It is hoped that the information contained will be of benefit to the continued well-being of Sutton-under-Brailes.

References:

1. *Warwickshire Landscapes Guidelines* Warwickshire County Council (1993).
2. *The Victoria History of the County of Warwick, Vol. V Kington Hundred* Oxford University Press (1949).
3. *Sutton-under-Brailes Conservation Area Report* (February 1970), Warwickshire County Council Planning Department.



Appendix A

Schedule of Listed Buildings

Church Cottage

(Ref No. 2/128 - Grade II)



List description: House. Late C17.

Squared coursed limestone with coped gable to left. C20-tile roof with stone end stacks, that to right part rebuilt in brick. 2-unit plan. 2 storeys plus attic; 2-window range of 3-light mullioned windows with hood moulds and labels. Mullioned window to first floor right has original leaded-light casements. C20 plank door in an original window opening in left gable end, now within a C20 one-storey extension. Wood mullioned windows and casements. Interior not inspected but likely to be of interest.

(V.C.H.: Warwickshire, Vol.5, p.157).

Church of St. Thomas Beckett

(Ref No. 2/129 - Grade II*)



List description: Church. Late C12 origins. Early and late C13, C14 and C15 with some C16 alterations. Restored 1879. Coursed

and squared, coursed rubble to chancel and nave, with ashlar tower and ashlar nave parapet. C20-tile chancel roof with slate nave roof. Chancel, nave and south tower. Chancel rebuilt early C13, with lengthening of late C13. 3 bays, with east chamfered plinth, offset angle buttresses and coped gable to east with C19 cross at apex. C13 hollow-moulded corbel table, with carved grotesques, and beast and human heads. To east a late C13 window of 3 stepped lancets and bar tracery of 3 cusped roundels. The lancets, tracery and pointed surround have edge roll-mould, the surround of 2 orders. Hood mould with human head labels. Small trefoil above window. To south wall a late C13 priests doorway of 2 hollow-moulded orders with broach stops. Pointed arch with ramped hood mould and labels. Relieving arch above. C19 plank door. Above right, to centre of south wall, a single-chamfered lancet with rounded hood mould and carved-head labels. To right a C13 window of lights with single trefoil tracery (now distorted). Hood-mould with carved head labels. To left of doorway a C15 square-headed window of 2 cusped ogee-headed lights. Hood mould with labels. To north wall left a late C13 window of 2 cusped and hollow-moulded lights with tracery within a hollow-moulded surround. Rounded hood-mould with carved head labels. To centre and right an early C13 lancet, that to centre with hood mould. Part C12 nave, rebuilt C15 and C19 of 3 bays with C15 clerestory. Crude plinth to north and offset buttresses, moulded string course and embattled parapet. To south, within tower, a restored C14 pointed doorway. C19 plank door. To right of tower a late C13 pointed window of 2 cusped lights and central quatrefoil within many-moulded surround. Hood mould. To left of porch a restored C15 window with C19 or C20 square head. To north wall a C12 semi-circular arched doorway with chamfered surround, hood mould and relieving arch. To left a window of c.1500 set in a shallow projection with a stone slate roof. The window is square-headed, with 3 depressed ogee-headed and cusped lights with

SUTTON-UNDER-BRAILES

mouchette tracery and moulded hood with labels. To north and south a C15 clerestory, that to north with 3 square-headed windows, each with 2 ogee-headed cusped lights. Hood mould with labels. Clerestory to south has 3 square-headed windows, that to left of tower with 2 lights. Window to centre has 2 depressed ogee-headed cusped lights. Window to right also has 2 depressed ogee-headed cusped lights but with mouchette tracery. Windows have hood moulds with labels. To rebuilt west wall a similar part-restored C15 square-headed window of 3 lights. Restored hood mould and labels. Above, a C19 cusped roundel. C14 south tower of 2 stages with moulded plinth, offset diagonal buttresses, string course dividing first and second stages and moulded corbel table with broken gargoyles. Coped parapet. To south a C14 pointed doorway with many-moulded surround and hood mould with broken labels. Worn carving at apex of hood mould. C19 plank door. Within tower, to east, an square-headed window with single ogee-headed cusped light. Hood mould with labels. Above doorway, to south, a C14 square-headed window of 2 ogee-headed cusped lights with quatrefoil tracery and hood mould with labels. Single ogee-headed light to east. In north-west angle of tower a stair turret with ogee-headed loops rising to bell chamber level. C14 bell-chamber openings, each square-headed with 2 ogee-headed cusped lights and worn hood moulds with labels. Stone slate louvres. Interior: east window of chancel has moulded rere-arch with hood mould and carved head labels. Easternmost windows of north and south walls are similarly moulded, with hood moulds and carved head and foliage labels. Central windows to north and south walls have hood moulds and carved head and beast labels. Westernmost window in north chancel wall has hollow-chamfered rere-arch. To east wall, flanking east window, a moulded corbel. To north wall a further carved head corbel. Square niche below easternmost window. To south wall a C13 cusped, hollow-moulded piscina with bowl supported by a worn carved head. C13 chancel

arch, probably rebuilt late C19, of 2 chamfered orders, the inner order with moulded bases and imposts. At apex of hood mould, to west, a carved pair of heads. All nave windows have chamfered rere-arches, and the window of c.1500 to north has stone projections against each splay. Beneath chamfered sill of easternmost window in south wall a small piscina with shouldered-arch head. Stair turret doorway, to west of main south doorway, has chamfered, pointed surround and hood mould with labels. C19 chancel roof supported on moulded corbels. C19 nave roof with traceried spandrels supported on C15 moulded corbels. Further corbels to east, that to north a carved bearded head. C19 stained glass in south chancel windows. Two C19 wall tablets in chancel walls, with further wall tablet in south nave wall dated 1803.

(V.C.H.: Warwickshire, Vol.5, pp.157-159; Buildings of England: Warwickshire, pp.429-430).

Chest tomb approx. 5m SE of nave of Church of St. Thomas Beckett

(Ref No. 2/130 - Grade II)



List description: Chest tomb. Early/mid C18. Limestone, with moulded plinth and ledger, and baluster corners. Floral and volute carving to sides and ends.

SUTTON-UNDER-BRAILES

Chest tomb approx. 2m SW of porch of Church of St. Thomas Beckett

(Ref No. 2/131 - Grade II)



List description: Chest tomb. Dated 1675. Limestone, with chamfered plinth and moulded ledger. Side and end panels have richly carved cornucopiae.

(V.C.H.: Oxfordshire, Vol.5, p.159; Buildings of England: Warwickshire, p.430).

2 chest tombs approx. 1m and 4m E of chancel of Church of St. Thomas Beckett

(Ref No. 2/132 - Grade II)



List description: 2 chest tombs. C17, and dated 1732. Limestone. C17 chest tomb is plain, with heavy chamfered ledger. Chest tomb dated 1732 has moulded plinth and ledger, and baluster corners.

Headstone approx. 6m S of porch of Church of St. Thomas Beckett

(Ref No. 2/133 - Grade II)



List description: Headstone. Dated 1672. Limestone, with carved panel and fruit and foliage surround.

Dickens Farmhouse and Stable Cottage and attached outbuildings

(Ref No. 3/134 - Grade II)



List description: Farmhouse, now two dwellings. Mid C18, with later projecting gabled wings and parapetted central range. Squared coursed limestone with plinth, quoins and coped gables. Stone-slate roof with stone ridge and end stacks. U-shaped plan. 2 storeys plus attic; 3-window range of C19 three-light casements with stone lintels and keyblocks. C19 four-panelled door to centre has fanlight and semi-circular head with keyblock. Attached to left a C18 former cartshed with hayloft over. Former hayloft is supported by timber pillars on stone bases. Further outbuilding to left has C18 plank door in stone lean-to to front. Interior not inspected but likely to be of interest.

SUTTON-UNDER-BRAILES

Barn and attached outbuilding approx. 20m SE of Dickens Farmhouse (Ref No. 3/135 - Grade II)



List description: Barn. C18. Squared coursed limestone with quoins and coped gables. Brick-lined interior. Slate roof. 4 bays. Large double plank doors to centre, with corresponding opening to rear. Ventilation slit to either side of doors. Attached to right a one-storey outbuilding range with slate roof, hipped to right. C19 plank door to left. Interior: original through-purlin roof with collars. Tie beams are chamfered. Rafters replaced. Stone flagged threshing floor.

Green Farmhouse (Ref No. 2/136 - Grade II)



List description: Farmhouse. Dated 1721 (repaired 1840). Squared coursed limestone with quoins and coped gables. Slate roof with stone ridge and end stacks. L-shaped plan. 2-storey, 4-window range of C19 three-light

casements with stone flat arches and segmental arches. C20 plank door with segmental arch to centre. In facing gable end a datestone inscribed 'W/WA/1721', with carved angel above. In apex of gable a further datestone inscribed 'Repd./AE/1840'. Two C20 gabled dormers. Interior: noted as having a chamfered spine beam. Included for group value.

Greenhill Farmhouse (Ref No. 3/137 - Grade II)



List description: Farmhouse. Early C18, with C20 addition. Squared coursed limestone with quoins to left. Slate roof with brick ridge and end stacks. Formerly a 3-unit plan. 2-storey, 4-window range of C19 three-light casements with wood lintels, and C20 two-light casements. 6-panelled door with quoined surround and segmental arch to centre left. Datestone to first floor left is inscribed '1924'. Interior not inspected but likely to be of interest.

Joyners Orchard (Ref No. 2/138 - Grade II)

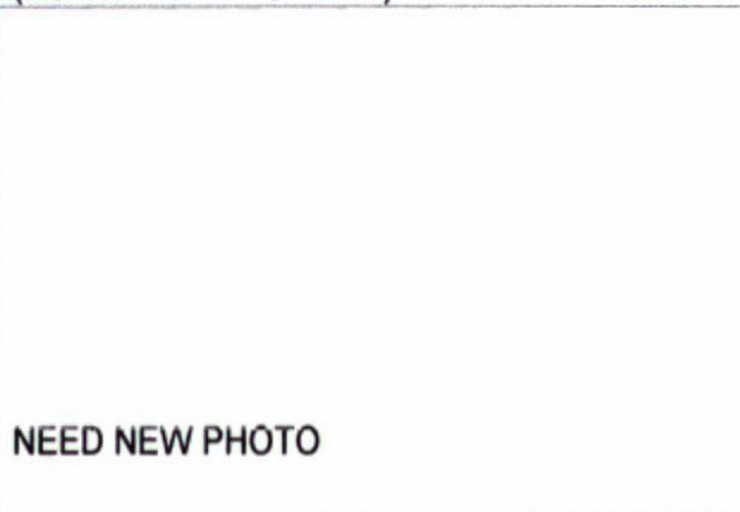


SUTTON-UNDER-BRAILES

List description: House. Dated 1727. Squared coursed limestone with quoins and coped gables. C20-tile roof with stone end stacks, that to right part rebuilt C20. 2-unit plan. 2-storey, 3-window range of wood cross casements with stone flat arches. C20 plank door within C20 stone porch to centre. Datestone with hood on left gable end inscribed 'T/IF/1727'. C20 two-storey extension to rear. Interior not inspected.

Orchard House

(Ref No. 3/139 - Grade II)



List description: Farmhouse. Early/mid C18. Squared coursed limestone with stone-slate roof and stone end stacks. 2-unit plan. 2-storey, 2-window range of C19 three-light casements and one C20 four-light casement. All windows have wood lintels. C19 plank door with wood lintel to right. C20 porch. C20 two-storey stone range to left, and C19 two-storey range to right. 3-light casements with wood lintels. Interior: noted as having chamfered spine beam and joists.

2 cottages approx. 60m SE of Sutton Brailes Manor House

(Ref No. 3/140 - Grade II)



List description: 2 cottages, formerly house. Late C17. Squared coursed limestone with thatch roof, half-hipped to left. Brick ridge and end stacks. 4-unit plan. 2-storey, 4-window range of C19 two-light casements with wood lintels and C20 casements. One 2-light casement below eaves to right has original leaded lights. C20 door and C20 casement in right gable end. C20 French doors and C18 plank door to rear. Interior: chamfered spine beams with stepped stops to ground floor.

Sutton Brailes Manor House

(Ref No. 3/141 - Grade II)



List description: Manor house. Dated 1720. Squared coursed limestone with quoins and coped gables. Stone-slate roof with stone lateral and end stacks. L-shaped plan. 2 storeys plus attic; 3-window range of C20 one-, 2-, 3- and 4-light leaded casements with stone lintels and keyblocks. C20 glazed door within C20 gabled porch. Two C20 dormers. On right gable end a datestone inscribed "1720". 2-storey stone range to rear, and further C20 casements. To left of house a large C20 stone range in early C18 imitative style. Interior not inspected but likely to be of interest.

SUTTON-UNDER-BRAILES

The Malt House

(Ref No. 2/142 - Grade II)



List description: House, formerly row of cottages. Late C17. Coursed and squared, coursed limestone rubble. Thatch roof with brick ridge stacks. L-shaped plan. 2-storey, 5-window range of C19 and C20 three-light casements with wood lintels. C19 plank door with moulded wood surround and wood lintel to centre, with round, thatched bread oven extension to immediate right. Stone range of one storey plus attic to rear right. Interior not inspected but likely to be of interest.

ground and first floor right, probably lighting staircase. Attached to left a one-storey stone stable range with slate roof and C19 stable door. Interior said to have an open fireplace and beams. Noted as having studded partition.

The Old Forge and attached stable

(Ref No. 3/143- Grade II)



List description: House. Late C17/early C18. Squared coursed limestone with quoins. Slate roof with C19 brick end stacks on stone bases. 2-unit plan. 2-storey, 2-window range of C19 two- and three-light casements with wood lintels. C20 glazed door with old wood lintel to left. 2 small C19 casements with wood lintels to

Appendix B

Unlisted Buildings of Significance

Cottage S of the church

Ref. UL/1



Single-story former schoolhouse, now cottage, with coursed rubble and rubble walls with ashlar dressings, ornamental clay-tile roof with coped verges, painted casements. The cottage reflects former traditional uses and has qualities of age and materials which reflect a substantial number of the buildings in the conservation area.

Green View and Cockrell Cottage

Ref. UL/2



Green View



Cockrell Cottage

Pair of attached coursed rubble cottages. Cockrell Cottage (no. 17) is a 4-bay low-height 2-storeys with painted timber casements and asbestos-slate roof. It reputedly has a pair of medieval crucks, the lower room has an inserted 16th century ceiling with a heavy stop-chamfered beam and joists, and wide fireplace with an oven that projects in front of the house⁽²⁾. Green View is a 3-bay taller height

1.5-storeys with painted metal casements and flat-roofed dormers in a concrete plain-tile roof. The cottages have qualities of age and materials which reflect a substantial number of the buildings in the conservation area and contribute positively to the quality of The Green.

The Old Rectory

Ref. UL/3



2-storey C19 house of coursed rubble walls with ashlar quoins and lintels and hipped slate roofs. 3-bay front facade with vertical sliding sashes flanking central panelled door with fanlight and projecting flat bracketed canopy. The house reflects former traditional uses and has qualities of age and materials which reflect a substantial number of the buildings in the conservation area.

War Memorial, The Green

Ref. UL/5



Stone obelisk set on plinth and surrounded by metal railings. The structure has significant historic associations with local people and past events.

SUTTON-UNDER-BRAILES

Outbuildings 5m NW of The Manor House

Ref. UL/6



1.5-storey coursed rubble cottage with shingle roof replacing thatch, and flanking single-storey ranges with slate roofs. The group relates by age and materials to adjacent listed building (3/141) and contribute positively to its setting when viewed from the adjoining public footpath.

Outbuildings 35m NW of The Manor House

Ref. UL/7



Single-storey 2-bay brick range with plain tile roof and metal casements. The group relates by age and materials to adjacent listed building (3/141) and contribute positively to its setting when viewed from the adjoining public footpath.

Hillview

Ref. UL/8



2-storey 3-bay coursed rubble C20 house with painted metal casements and concrete tile roof. The house has qualities of style and materials which reflect those of a substantial number of buildings in the conservation area.

Padbury Cottage and Stone Cottage

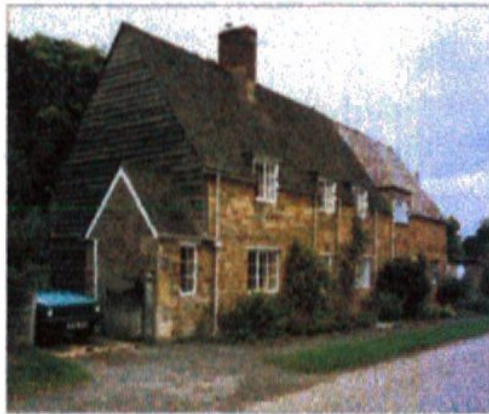
Ref. UL/9



Attached pair of 3-bay 2-storey houses. Padbury Cottage to right is red brick-on-end with slate roof and painted timber casements. Stone Cottage to left is coursed rubble with concrete-tile roof and painted metal casements. The pair have qualities of style and materials which reflect those of a substantial number of buildings in the conservation area.

Manor Cottage and Rowan Cottage

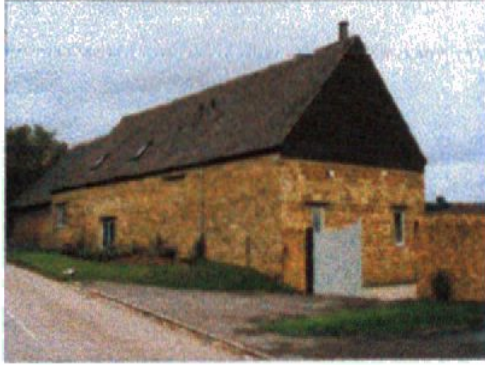
Ref. UL/10



Attached pair of 3-bay 2-storey coursed rubble houses with shingle roofs. Manor Cottage to left has painted metal casements and weatherboard gable end. Rowan Cottage to right has PVCu casements. The pair have qualities of style and materials which reflect those of a substantial number of buildings in the conservation area.

Barn, E of Greenhill Farm

Ref. UL/11



L-shaped range of agricultural buildings converted to 1.5-storey dwelling. Coursed rubble walls with slate roof and painted timber casements with timber lintels. The building has qualities of age and materials which reflect a substantial number of the buildings in the conservation area.

House, S of The Malthouse

Ref. UL/12



Early C20 2-storey house with 3-bay main range and later rear extension. Coursed rubble walls, rendered to rear extension, with slate roof and integral brick end stacks, painted casements with ashlar lintels. The house has qualities of style and materials which reflect a substantial number of the buildings in the conservation area.

Appendix C

Tree species

For location of key planting refer Fig. (iii).

C1 Tree Groups

A	Lime, Ash, Sycamore, Horse Chestnut.
B	Ash, Horse Chestnut, Maple, Purple Beech.
C	Sycamore, Lime, Ash.
D	Ash, Hornbeam, Horse Chestnut.
E	Ash, Birch.
F	Purple Norway Maple, Sycamore var., Poplar, Beech.
G	Poplar, Ash.
H	Ash, Lime, Sycamore.
I	Oak, Ash, Horse Chestnut.
J	Poplar, Beech, Purple Beech, Ash, Field Maple.
K	Poplar, Lombardy Poplar.
L	Oak, Ash, Willow.
M	Ash, Sycamore.

C2 General Key to Species:

A	Ash
Hc	Horse Chestnut
Pop	Poplar
Ha	Hazel
Hb	Hornbeam
W	Willow
WW	Weeping Willow
Syc	Sycamore
S'L'	Sycamore 'Leopoldii'
Fm	Field Maple
Bi	Birch
Bc	Beech
Pb	Purple Beech
Sp	Scotts Pine
L	Lime
Y	Yew
La	Larch
Fi	Fir
Co	Conifer
Lp	Lombardy Poplar

Sutton-under-Brailes Conservation Area

This map shows the Amended boundary of
the Conservation Area.

Stratford-on-Avon District Council

- Amended Conservation Area Boundary
- - - Former Conservation Area Boundary

Where property boundaries define the limits of the
Conservation Area all features forming the boundary
(e.g. walls, hedges, trees etc.) are assumed to be
wholly within the Conservation Area.

Scale 1 : 2 500

North

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Approved by
Community Services Committee
8 February 1999

