



Disclaimer to accompany the Winderton Conservation Area Review

This April 1999 Roger Evans Associates report is the result of an independent survey and analysis of the buildings and landscape form of Winderton.

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.

final draft

Issued 30 September 1999

WINDERTON

Conservation Area Review

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for Stratford on Avon District Council

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1. General Introduction

1.1 Definition

The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A village green or features of archaeological interest may also contribute to the special character of an area. It is however the character of areas, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78).

1.2 Designation

Winderton conservation area was designated in 1986 under the Town and Country Planning Act 1971. With the passage of time it has become appropriate to assess the character of the area to decide whether the boundary should be redefined to take account of changing circumstances.

Designation should be seen as only a preliminary stage in the conservation process as the Town and Country Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.

1.3 Pressures

If we do not take steps to protect and preserve buildings of value, either in their own right or because of the contribution they make to a pleasant townscape or village scene, they may well be lost, and once lost, they cannot be replaced. It should, however, be remembered that our heritage is the product of many centuries of evolution and it will continue to evolve. Few buildings exist now in the form in which they were originally conceived. Conservation allows for change as well as

preservation and our architectural heritage has to be able to accommodate not only changes of use but also building nearby. This can be done provided the new buildings are well-designed and follow fundamental architectural principles of scale and the proper arrangement of materials and spaces and show respect for their neighbours. Conservation means breathing new life into buildings, sometimes by restoration, sometimes by sensitive development, sometimes by adaptation to a new use and always, by good management. Taking decisions on matters concerning listed buildings and conservation areas involves balancing many factors.

1.4 Response

Historic buildings and conservation areas are vitally important to the environmental quality of life in this country. Buildings of architectural and historic merit should receive very special attention. Local authorities stand in the vanguard of those protecting historic buildings and areas. The Secretary of State expects them to make diligent use of all the powers available to them. Public opinion is now overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene and it is expected that authorities should take account of this when framing their policies affecting historic buildings and conservation areas.

1.5 Review

In 1990 Stratford-on-Avon District Council began a complete review of existing conservation areas. This report is a result of that exercise. It is divided into 5 sections dealing with location; history and development; characteristics of the conservation area; landscape features; the future of the conservation area; in addition are listed building and settlement analysis appendices, the conservation area policies leaflet.

This document is not exhaustive, and further advice and information can be obtained the Planning Department, Stratford-on-Avon District Council.

2. Introduction

2.1 Location

Winderton is a small settlement of 20 to 30 dwellings within the parish of Brailes. Brailes itself lies on the B4035 Shipston to Banbury road, about six km east of Shipston on Stour, and Winderton lies two kilometres north-east of the village. The main approach from Winderton to Brailes leaves the east end of Lower Brailes, winding and rising gradually from the south. At Winderton it is known as Salt Way, and it meets the second lane, which runs east west at the top of the village, leading indirectly to Upper Brailes via Castle Hill to the west, and to the Oxfordshire villages of Epwell and Sibford in the east. For convenience in this report this lane will be referred to as the top lane. Again for reference, it should be noted that a number of the houses in the top lane are addressed by number rather than by name.

2.2 Topography

The character of Winderton is due in a very great part to its striking topography. It lies on a limestone ridge, which extends north-eastwards from the main range of the Cotswold Hills. The main landmarks here are prominent outliers such as Brailes Hill (232 metres), which is very visible from Winderton 3.5 kilometres to the south-west, and Edge Hill 8 kilometres to the north-east. While the main escarpment faces north-westwards over the Warwickshire plain, Winderton is sited on the south face of a spur in the ridge, settling into the shelter of the little valley that forms it (see figure 2.1).

The valley continues to rise north-eastwards past the village, and this provides a delightful approach from the Oxfordshire side, exemplifying the best features of the village's location - its shelter and its views. A number of springs occur more or less along the 160 m contour east and west of the ridge, and these give rise to Sutton Brook, which flows



Landscape setting – view southwards

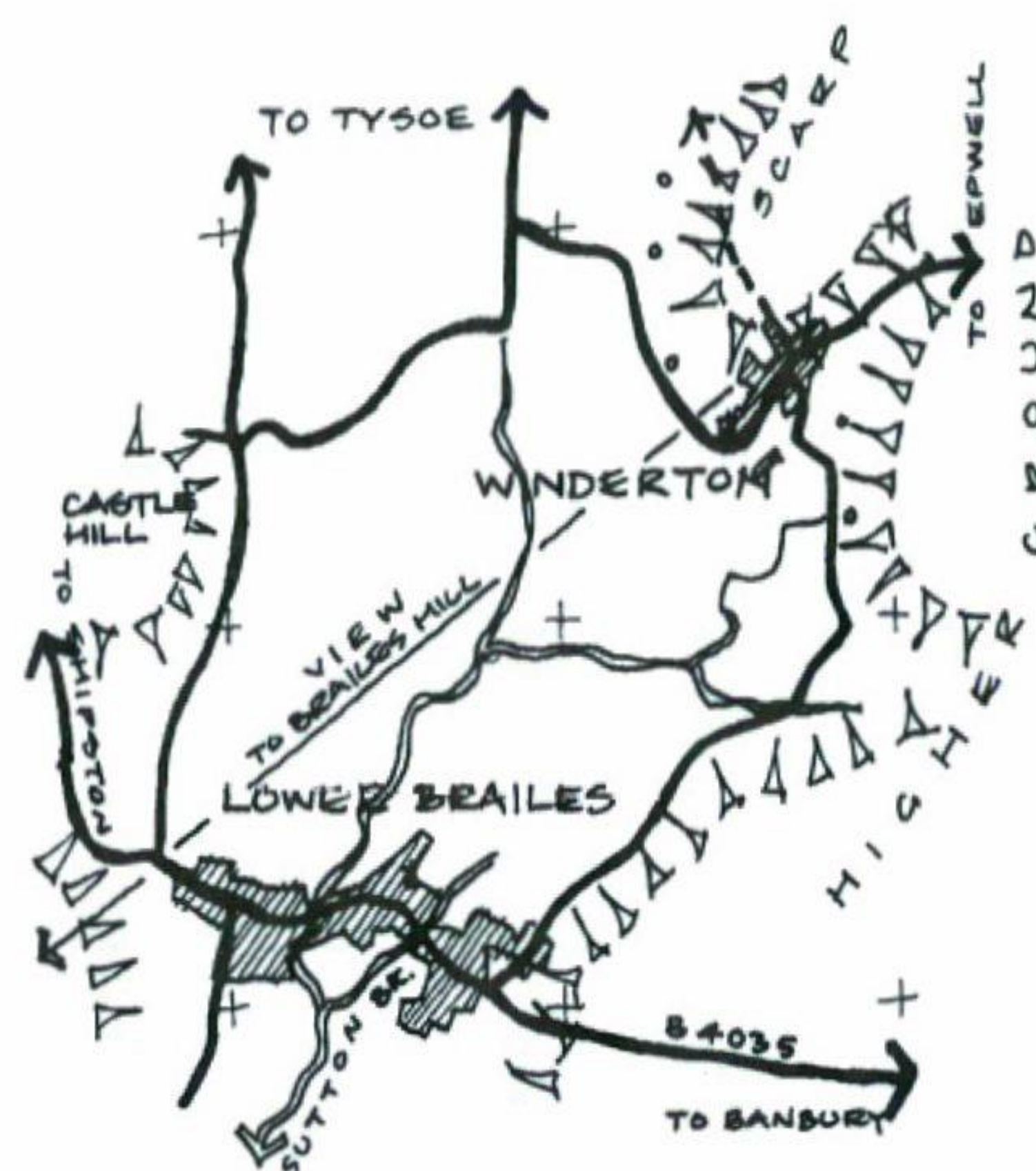


Figure 2.1, Location

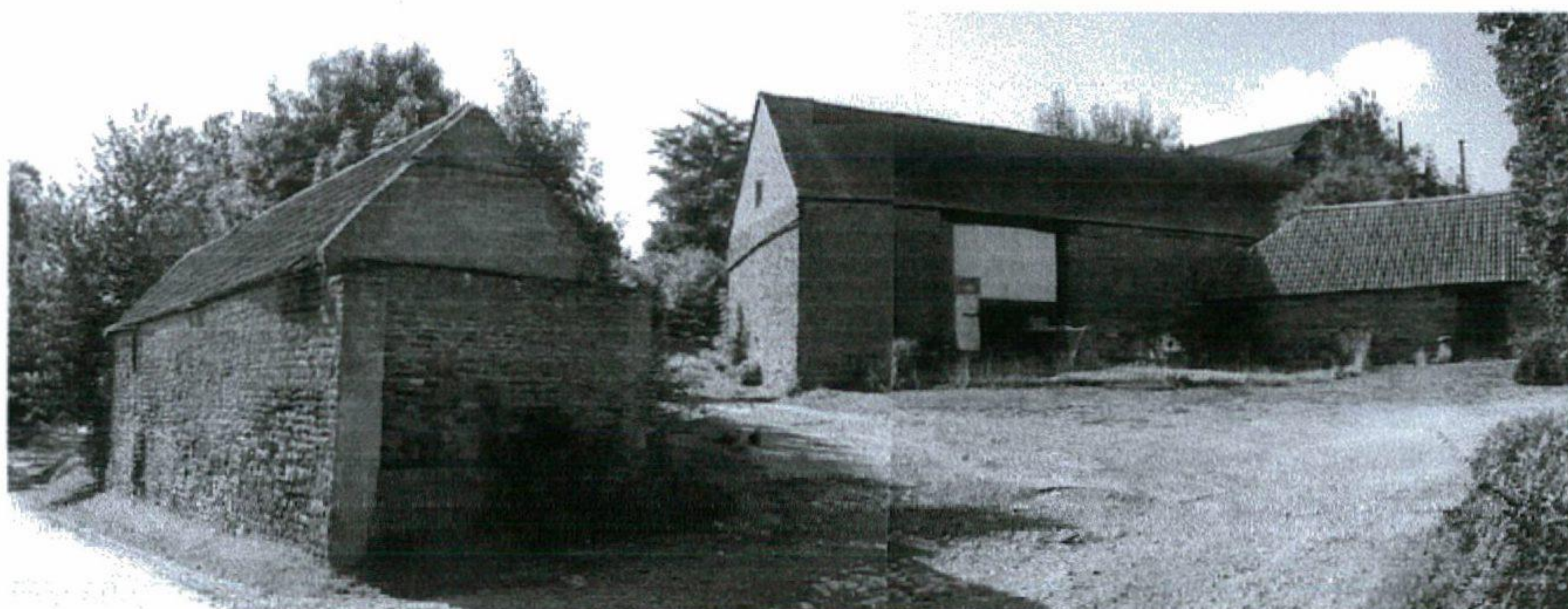
down to Lower Brailes, and then on to the river Stour at Stourton.

The village itself, along the top lane, lies more or less at the level of this line of springs, dropping to about 140 metres in Salt Way. The surrounding land rises generally to levels between 180 and 200 metres, and on the east side forms a well dissected landscape as the dip slope of the escarpment falls gently away eastwards. This creates a distinctive hilly landscape, which contrasts with the broader undulations of the Avon valley stretching away to the west. The ridge is a boundary in many senses, and the county line between Warwickshire and Oxfordshire runs just two kilometres to the east of Winderton. The village is typical in its setting and in its building materials and style of the uplands of the Gloucestershire / Oxfordshire / Northamptonshire borders than of the classic Warwickshire "Arden" landscapes just a few kilometres to the north-west.

2.3 Special Land Classifications

Winderton is within the Cotswold Area of Outstanding Natural Beauty. There are two designated Ecosites within/adjacent to the conservation area: no. 10/33, Sutton Brook and tributaries which crosses the approach road to the village from the south, and no. 24/34, Winderton Hillside, which extends north-westwards from the church along the lane on the western approach road.

To the south of the village lies the shrunken mediaeval settlement, much of which is within the Conservation Area, although its extent is imprecise (Warwickshire Sites and Monuments Record No.



Farmyard buildings – Winderton Farm barns

WA 6457). Outside the parish but immediately adjacent to the north is the Compton Wynyates Estate. For scheduled ancient monuments and other listings within Brailes Parish see the Brailes Conservation Area reports.

2.4 Morphology

The morphology of a settlement is its physical form and structure, influenced by its setting and topography, and by its historical and cultural development. Winderton clearly evolved from early times as a working agricultural hamlet, based around a number of farmyards. There are five or six examples of a courtyard of buildings typical of their original farmstead layouts remaining in the village, and Winderton is fortunate that at least half are still actively in operation.

Even where the buildings have become converted entirely for residential use, the built form of the farmyard remains strong and distinctive. In all examples part of the building group fronts closely onto public road, with direct access into it, and the other three sides form a courtyard immediately behind the first range of buildings. Usually this front range includes the main farmhouse and some outbuildings.

This typical positioning of buildings has lent strong definition to the village lanes and other spaces, and is a key component of the village's character. It is especially effective because the forms of barns and other farm buildings are simple, reflecting their use. Outbuildings generally open onto the farmyard, presenting uncluttered stone façades to the street side (the cart sheds north of Hay House are unusual in opening directly onto the lane).

At Winderton, groups at Qynton House, Underhill Farm, Hill View/Hay House, opposite Hill View, and south of Winderton Farm form the main

elements. These groups stand separately from one another, and the continuity of the appearance of the village is maintained by the strength of landscape, and boundary walls and planting between. In other villages, one might expect the streets to have been further built up with some early infill of cottages between the main farm sites, but at Winderton the village has remained small and undeveloped.

This pattern of development is highlighted when newer houses have been built in the village. "The Bungalow" is a prime example, set centrally in its site, not following the courtyard patterns, not defining the street with either boundary walls or its own form, and taking an alien single storey building shape in any case. It is most important that the farmyard form remains the archetypal way of building in Winderton, and that it continues to be preserved.

The street pattern in Winderton is very simple: it needed only to provide access to farmsteads. It is evident that the remaining bridleway north of the village to Compton Wynyates has been an important link in the past, perhaps diminished with enclosure for the Compton Wynyates estate. This north-south route, known as Salt Way, as quite likely to have been the major thoroughfare in the village's early history: a "salt way" is a common feature in the south Warwickshire region, providing, as its name implies, the route to the south for the trade of salt from Droitwich.

Meetings of ways make distinctive places in settlements, and the junction of Salt Way and the upper lane in Winderton has developed an appropriate importance in the village's character. The steep topography and broad verges between Hay House, Qynton House and Underhill Farm make it an important village space, representing the village centre more than any other location.

2.5 Building Form and Materials

Winderton's position on the limestone uplands of the Warwickshire Oxfordshire border has led to the almost exclusive use of the local limestone as the main building material. It is a brown ironstone, known locally as Hornton stone after the nearby quarry at which it is still available. The stone is used in a number of different ways for walling, from dry stone work in retaining and boundary walls, to simple coursed rubble in boundary walls and buildings, and ashlar faced stonework in the higher quality buildings.



Dry stone walling at the churchyard

The oldest buildings in the village date back to the late 16th and early 17th centuries, and are typified by the steep roof pitches needed for straw thatching. Some thatched examples remain, while many roofs have been recovered with modern tiling, but the steep roof profile remains an essential character.

Red brick became widely available from the 18th century with urban industrialisation, but at Winderton stone remained the preferred material. Contemporarily, slate also became more widely used, and it began to appear on a number of buildings, with the lower roof pitches that its detailing allowed. The combination in some of the 19th century buildings of traditional stone walling and slate roofs is notable (e.g. nos. 3 & 4, and 6).

All buildings (except the Church) are one or two storeys to the eaves, and steep roofs allow attic storeys in many examples. Dramatically changing ground levels create many situations where lower storeys have windows on the down slope side, making relatively tall elevations, but are below ground on the opposite side.

Architecturally the older houses are characterised by fine stone detailing around windows, which are arranged in two and three light ranges of side hung casements with stone mullions and hood mouldings. Simpler buildings and later houses use two and three light casements in plain undivided

squarish openings, often with simple timber lintels. Both leaded metal and timber paned casement patterns are used.

An outstanding feature of Winderton is its wonderful range of unconverted barns and outhouses, associated with the farmyard patterns of development described above. They have many especially distinctive features, such as cart doors, hay lofts, ventilation slits, and so on. Many are now very under-used and in deteriorating condition, but it is essential that their quality is not lost either through dilapidation or unsympathetic re-use.

In comparison, examples like The Bungalow and Hope House display the typical problems of modern building techniques: deliberate choices of different materials and colours, standardised modern building details, low wide-spanning roofing systems, and suburban approaches to site planning. However, with these few exceptions, new building has not intruded too obviously into Winderton. By and large, there is a strong continuity of material, scale, and form, based on the widespread use of Hornton stone and the predominance of older buildings. Slate, red brick and plain tiling have all mellowed satisfactorily into the scene, and remain appropriate and available in the 21st century.



Building forms at No. 9, top lane

3. *Historic Development of The Settlement*

The history of Winderton has always been dominated by that of Brailes, and specific information relating to the village is hard to uncover. It is known that the area was inhabited in Roman times, as there have been Romano-British finds at Lower Brailes. The origin of the name is straightforward enough, "winter tun" or a Winter Farm. It is likely to have come by the name because of its sheltered south-facing slope, which made it a favoured location for winter agricultural activity.

It is known that one Robert Deyville held half a Knight's fee of the Earl of Warwick in 1242. It was acquired by Robert Vipount, but then split further to John de Crumbwell between 1282 and 1286. There appears to have been a period of dispute about the claims to ownership and the two manors came to the Dispenser and Clifford families in 1340 following the seizure of Vipount's lands for "staying beyond the sea contrary to the King's command". The quality of the land in this area of the Feldon is very good and the land has always been valuable, so that disputes were perhaps not surprising. The manor ultimately passed to the Earls of Warwick by marriage and thus to the

Crown. It was subsequently granted in 1554 to Michael Throckmorton. Between 1759 and 1835 one manor was held by the Marquises of Northampton, and the other by the Sheldon family. Both manors are now extinct, but the Marquis of Northampton remains the major landowner today.

The economy of Winderton has clearly always been almost exclusively in agriculture. There was not even a forge until 1913, and the Marquis' estates had to make do with cold fitting of horseshoes brought from Brailes. A smithy was then built for the estate on the Salt Way. The Marquis of Northampton also gave the land for reconstruction of the Church by Canon Thoyts of Inverness, who paid for the construction of the building in memory of his parents in 1878. Sadly it survived in operation for barely a century before being declared redundant.

In the modern era, Winderton is still predominantly agricultural. With Brailes so close by, there appears little pressure for the expansion of any of its facilities, and it remains quiet and undiscovered.

4. Character of the Conservation Area

Winderton is broadly divided into the upper area of the top lane, and the lower Salt Way which occupies the hollow from which Sutton Brook flows south to Lower Brailes. Because of its topography there are some excellent views to the village, particularly from the south. This gives the landscape areas immediately above and below the village great importance to its overall setting, and they contribute very significantly to the overall quality and distinctiveness of the village.

The Salt Way forms the heart of the village, extending up to the crossroads with the top lane. The upper part of the village is itself in two separate areas. The East Village is characterised by tight grouping of buildings into farm yards either side of the road, while the West Village is much more open, stretching along the lane to Upper Brailes, and terminating with the Church.

4.1 Lower approaches

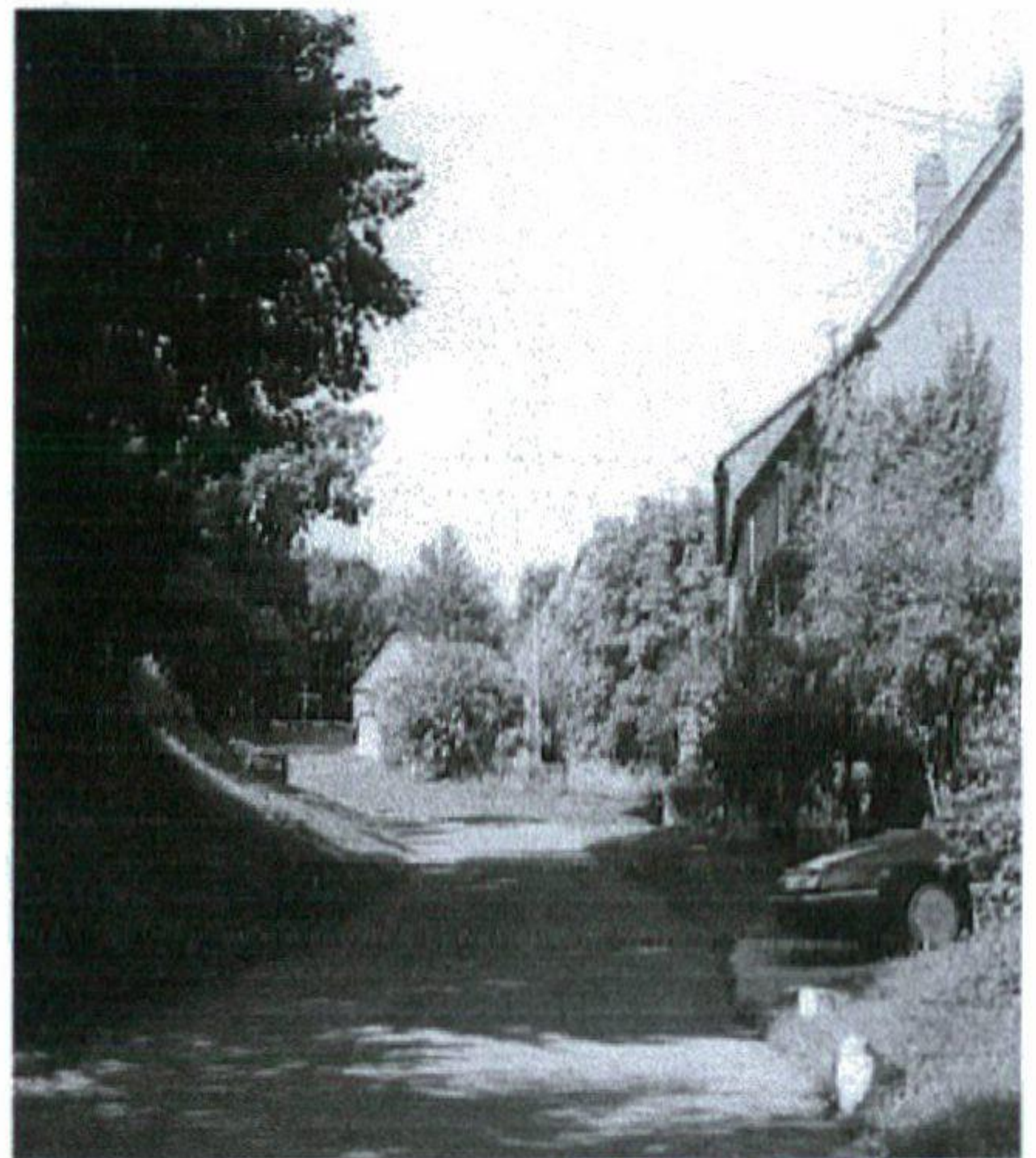
The southerly approach from Lower Brailes, described above, perhaps gives the best impression of the setting of Winderton. On turning a bend in the lane, the whole village is set out on its hillside. The dominant landmark is the belfry of the Victorian Church of St Peter and Paul, whose pyramidal roof gives an almost Italianate feel to the scene. Below it, Alice Hyde's cottage is prominent, and the fields between, and around the cottage, are very important in the setting. Away to the right, still as yet too distant to make out in detail, and partly hidden by trees in Salt Way, stretches the main area of the village.

The lane briefly dips to cross the stream flowing out to Sutton Brook, passing between mature trees on both sides, and providing an appropriate entry point into the village. On its way it passes the modern farmyard buildings and bungalow of Winderton Hill. They are dominated by grey concrete

surfaces, grey block walls and grey corrugated sheeting, situated very visibly from the road. However, they are not so close that careful planting could not screen them and provide natural continuity in the wooded approaches to the village.

From the stream, the lane makes a steady rise, sweeping up to the village centre. There are open aspects westward below the canopies of mature oak trees, towards Meadow Cottage and Alice Hyde's Cottage. The Severn Trent Water Company's pumping station below Jack Hyde's Cottage is a little intrusive in its chain link enclosure, but it is partly obscured by a tall over-growing hedgerow.

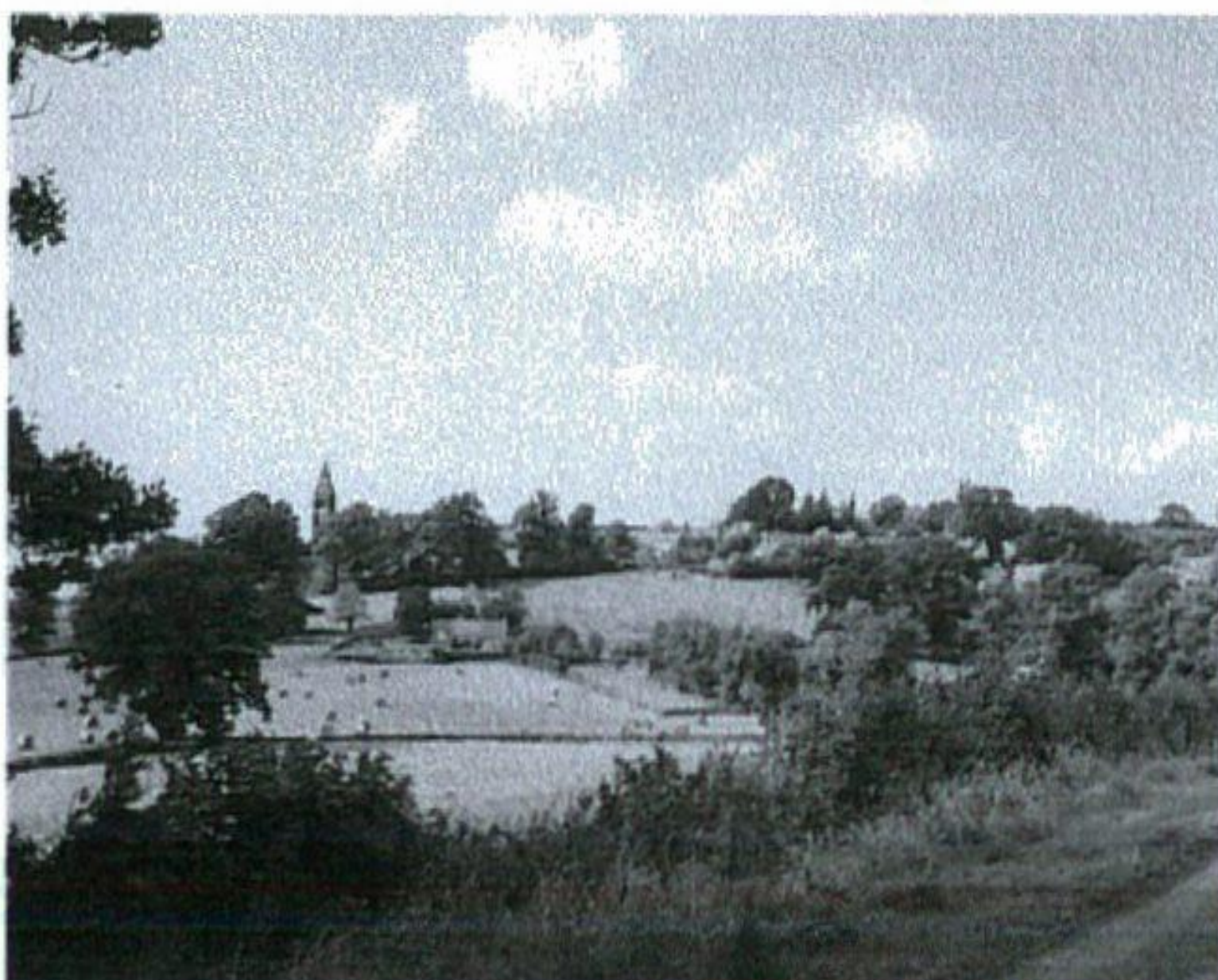
4.2 Salt Way



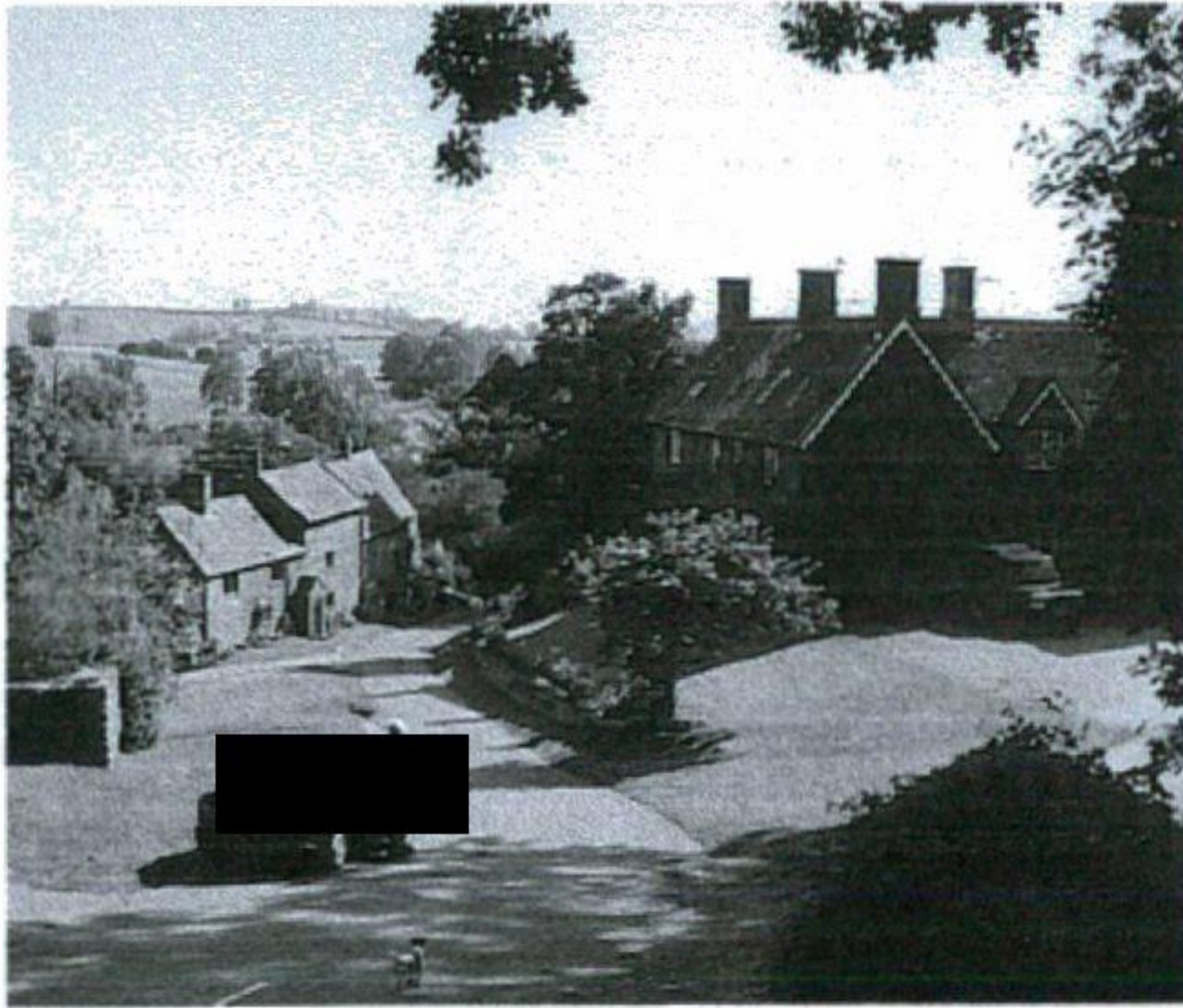
Salt Way from the south

At Jack Hyde's Cottage, the lane begins to rise steeply, the focus of a view on the gable of Seymours, at the southern end of the Qynton House group. Together these buildings and the high grass banks up to Underhill Farm form a pinch point that marks entry into the built up area of the village centre. Very high on the banks, the stone barns of Underhill Farm emphasise the gateway.

Figure 4.1 shows an analysis of the village form and the extent of the main green space in the centre. Standing at the top of Salt Way and looking back southwards, its deep hollow profile and the importance of enclosure on both sides by stone buildings are self-evident. Although the individual designs of buildings vary - Qynton House's simple cottage character, Underhill Farm's careful Victorian detailing, and Hay House's ancient thatch - the continuity of scale and materials and the green



Winderton from the south

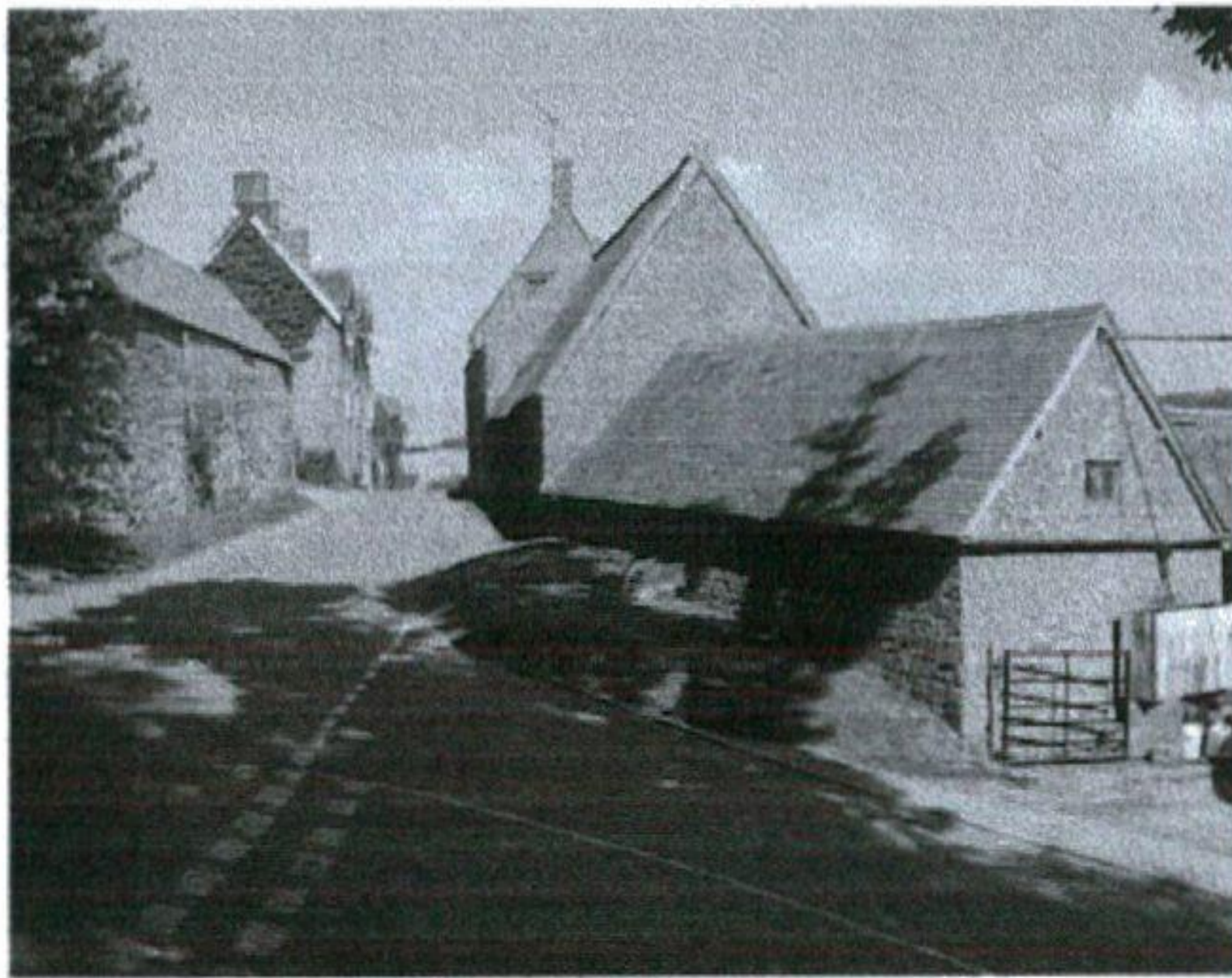


Salt Way from the village centre

swards of the verges combine to provide the quintessential image of Winderton.

4.3 East Village

The oldest building in the village is No. 9 next to Hill View in the top lane. This area feels the oldest, too, with buildings packed tightly against the lane, and a wealth of ancient, sometimes crumbling, walls and idiosyncratic details. In startling contrast, there are sudden glimpses southwards over the valley, but its general character is set by the hard, tight enclosure of buildings.



Eastwards from Salt Way – pinch point

The pinch point between Hill View and No. 5 is the strongest possible statement of entry into the village. The 2½ storeys of No. 5 seem to tower over the narrow lane. Valley View is a pleasant cottage of 18th century origins marking the eastern extent of the village, and its garden walls and planting maintain the enclosure of the lane established at Hill View, while as its name suggests, it enjoys some of the best views over the countryside beyond.

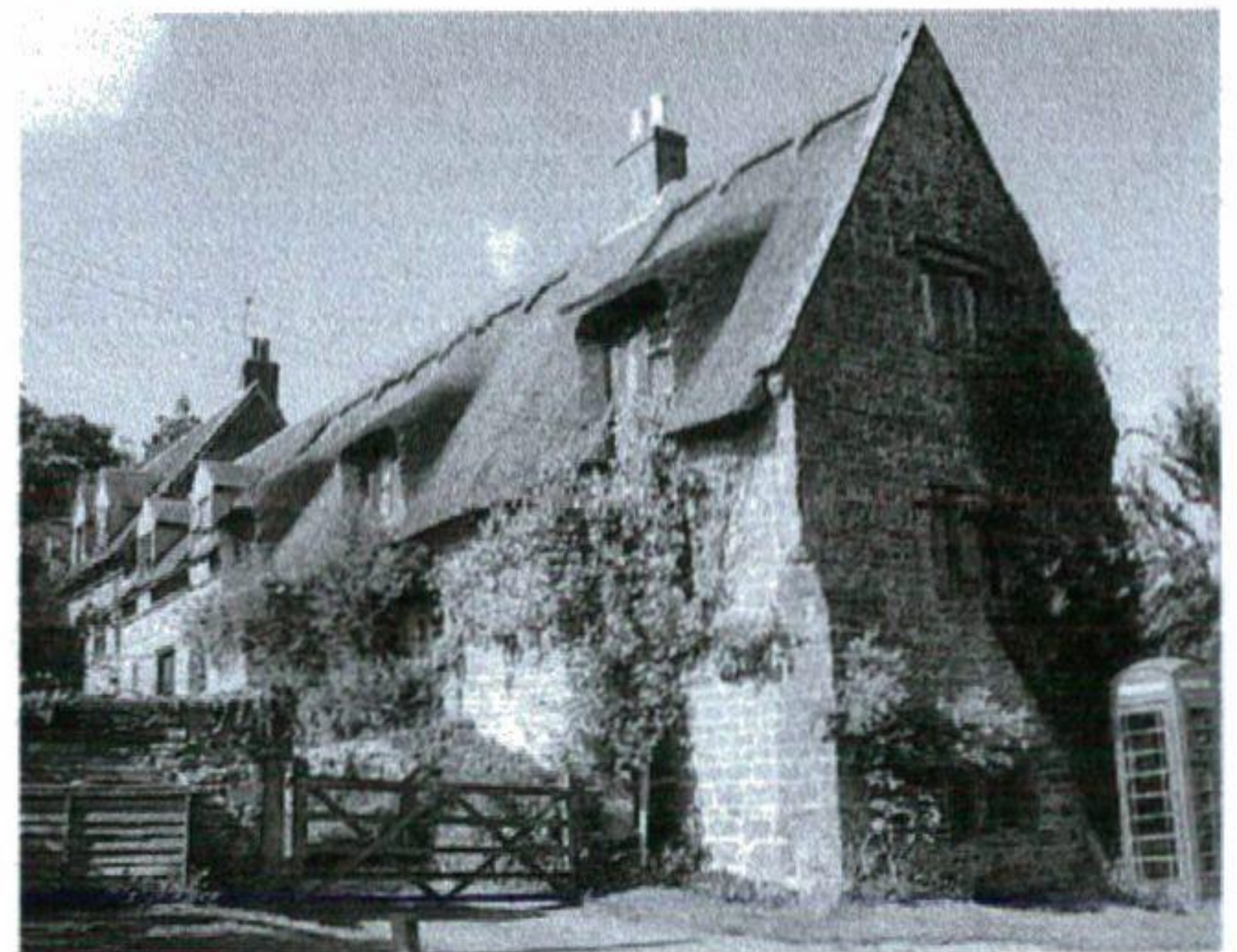
The north side of the lane is banked up behind stone retaining walls, and Nos. 3 and 4, The Steps, a pair of stone cottages, are well set back. No. 2 is a simple brick inter-war bungalow, which is even more obscure. It is the height of the banking and density of

garden planting which creates the character of the lane here.

A key element in the eastern part of the village is Winderton Farm Barns. They form a group with No. 5, which appears to be a later, 19th century addition, and was the farmhouse of the group. Also very dilapidated, they have a wealth of interesting and characterful features, especially the two storey ranges behind the farmhouse. The gable of the farmhouse itself is also focus of the views from the top of Salt Way eastwards, framing the way out of the village.

4.4 West village

The West Village has an entirely different character - open and green, with expansive views to the south and west. The Church marks the western outpost, and while it could be argued that it has encouraged the village to straggle along the lane with the infill of Hope House and The Bungalow, its position could not be better chosen for impressive impact in the wider landscape. Sadly the Church is now redundant - perhaps it's physical separation from the village conspired with the smallness of the community in its demise. As a relatively recent building - 1878 - it could have a viable future in another use, and it must undoubtedly be preserved as a fine landmark.



Rectory Farm

The key building group in the West Village is Rectory Farm (No. 7) and its associated farmyard outbuildings. These include Rectory Barns, now converted to a dwelling from threshing barns, and the stone range on the south side of the yard which forms an edge to the top lane. The use of herringbone brick paving and other details within the yard has effectively maintained its character. Rectory Farm itself is an important focal point in views from the western approaches. The stone gable end is finely detailed, and incorporates a chamfered squint at the entrance to the farmyard. The thatched roof now has

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three modern half dormers, wrapped in thatch in a style that is not perhaps typical locally, but attractive enough. On the lane a K6 red telephone box has survived, although unlisted.

West of Rectory Farm is a stone built terrace of cottages, now two dwellings, Highclere and Marguerite Cottage. They have some interesting features - such as the stone mullions and window hood moulds to the south gable, but are spoiled by the flat-roofed painted garage that faces the lane.



Isolated location of the church

East of Rectory Farm the lane is dominated by the tall stand of trees at the top of Salt Way. Grass banks rise up to the paddock below Winderton Farm, and trees arch over the road. On the south side of the top lane is the yard to Underhill Farm. While visually messy, the busy activity of the farm in the centre of the village is an essential part of Winderton's character. The Dutch barn, with its curved sheeted roof, is an intrusive modern form, but the hay bales stacked to the eaves inside it provide a wonderful texture as enclosing "walls" on that side of the lane. Viewed from the East, its visual impact blurs into the canopies of the trees and of focus on the belfry of Ss Peter and Paul's Church.

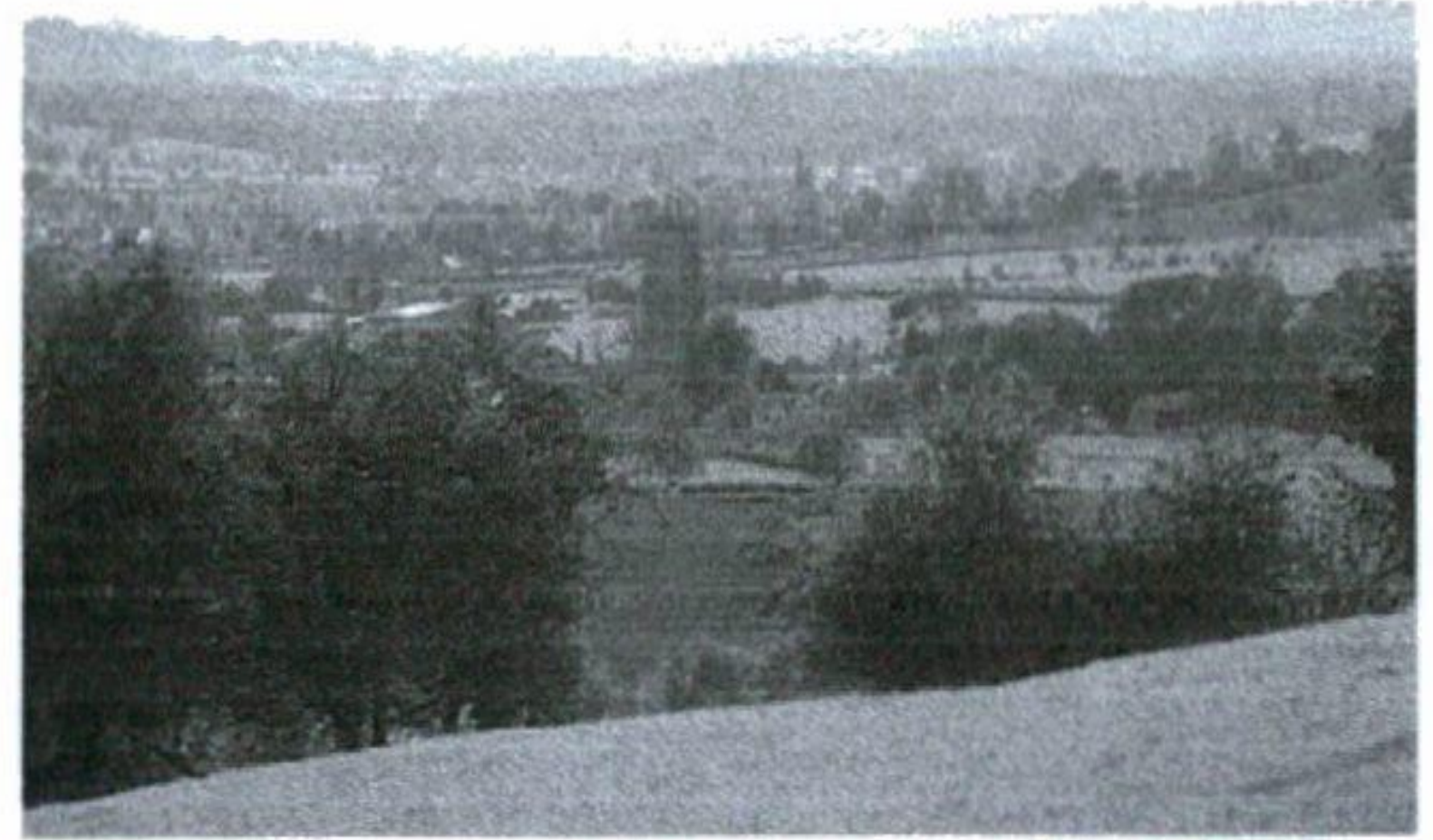
4.5 Upper Areas

There is little development above the top lane. The most significant building is the large Edwardian complex of Winderton Farm. It is stone built,



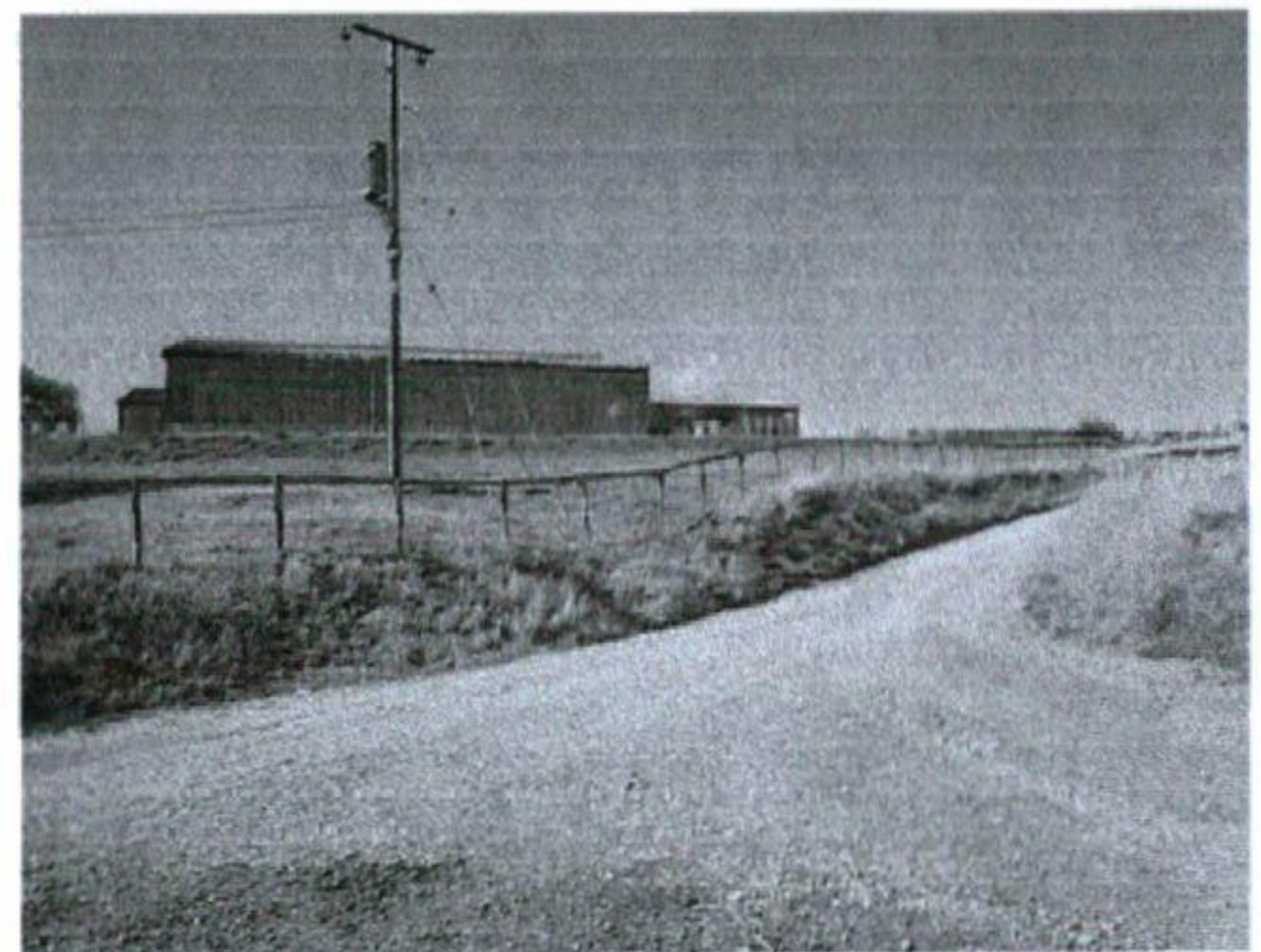
View to High Wall Spinney

incorporating contemporary details such as tile hung gables and Mackintosh style paned windows. The views from its drive to Brailes village and High Wall Spinney on Brailes Hill are magnificent, yet it is not itself intrusive in the landscape, because of the mature gardens that surround it.



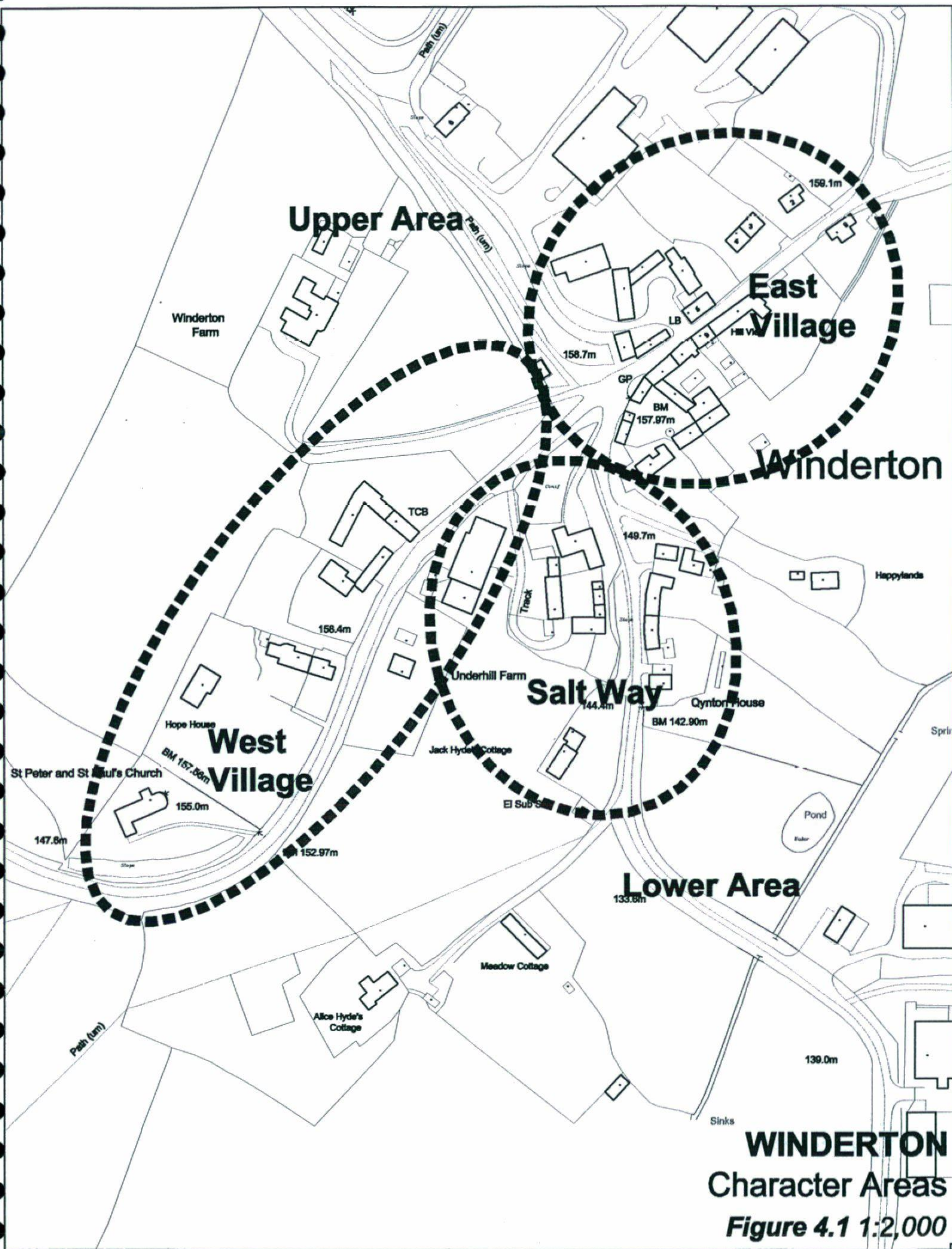
Brailes viewed from Winderton Farm

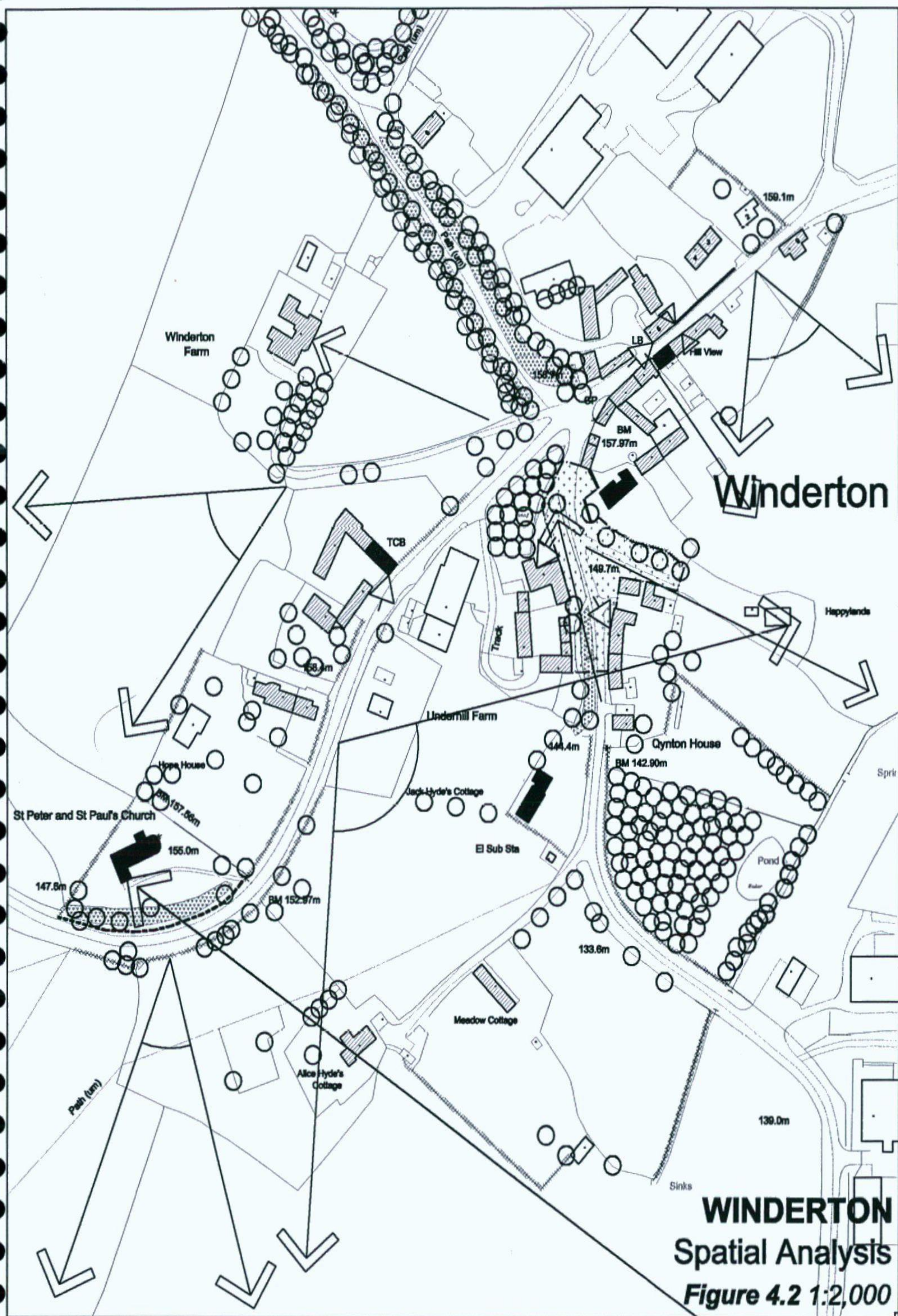
By contrast, modern barns above the east end of the village are very intrusive when approaching from the east. The slopes of the hill above Winderton are relatively open and unwooded, so that there is no mitigation for the visual impact of these structures. Evidently there has been a change to the boundaries in this area of the village with this agricultural development, so that the conservation area boundary requires review here.



New barns in the upper east village

The main "structural" element of the village in the upper area is the northward extension of Salt Way, now a bridleway. More will be said of this in landscape section 5.5, but it also includes the isolated house, No. 6. Like Nos. 3 and 4, it is relatively modern (20th century), but stone built and with a slated roof. Access to it is very untidy, affected partly by the barns mentioned above, and partly by dilapidated structures of recent date behind Winderton Farm barns. Again the general quality of the conservation area and its boundaries in this area is poor.





5. Landscape

The setting of Winderton in its wider landscape context is particularly important. The Warwickshire Landscape Guidance describes Winderton as lying within the Cotswolds area - a sparsely populated region of limestone and ironstone uplands characterised by open wolds, large walled fields, and distinctive stone villages. It lies just within the sub region of the Wold, described as having a general character of varied, undulating landscape of rounded hills and ridges separated by broad valleys. Its characteristic features are broad, rounded hills, deep secluded river valleys and coombes, rich red soil supporting productive arable farmland, and a large-scale geometric field pattern. It is a remote landscape of small, nucleated stone villages and hamlets, and steep hillsides with unimproved grassland and scrub.

Winderton closely borders the Cotswold fringe region. Here villages are tightly nucleated, and there are deserted medieval village sites; fields are medium-sized and the landscape is generally a scaled down version of the Wold.

The proposed landscape management strategy of the Wold is to enhance the structure and unity of the landscape through large-scale woodland planting. The proposed landscape management strategy of the Cotswold fringe is to conserve and enhance the overall structure and pastoral, wooded character of the landscape.

At a detailed level, figure 5.1 shows important trees, tree groups and hedgerows, which are keyed in appendix C at the end of this report. The following general commentary is based on the character areas described in section 4.

5.1 The lower approaches

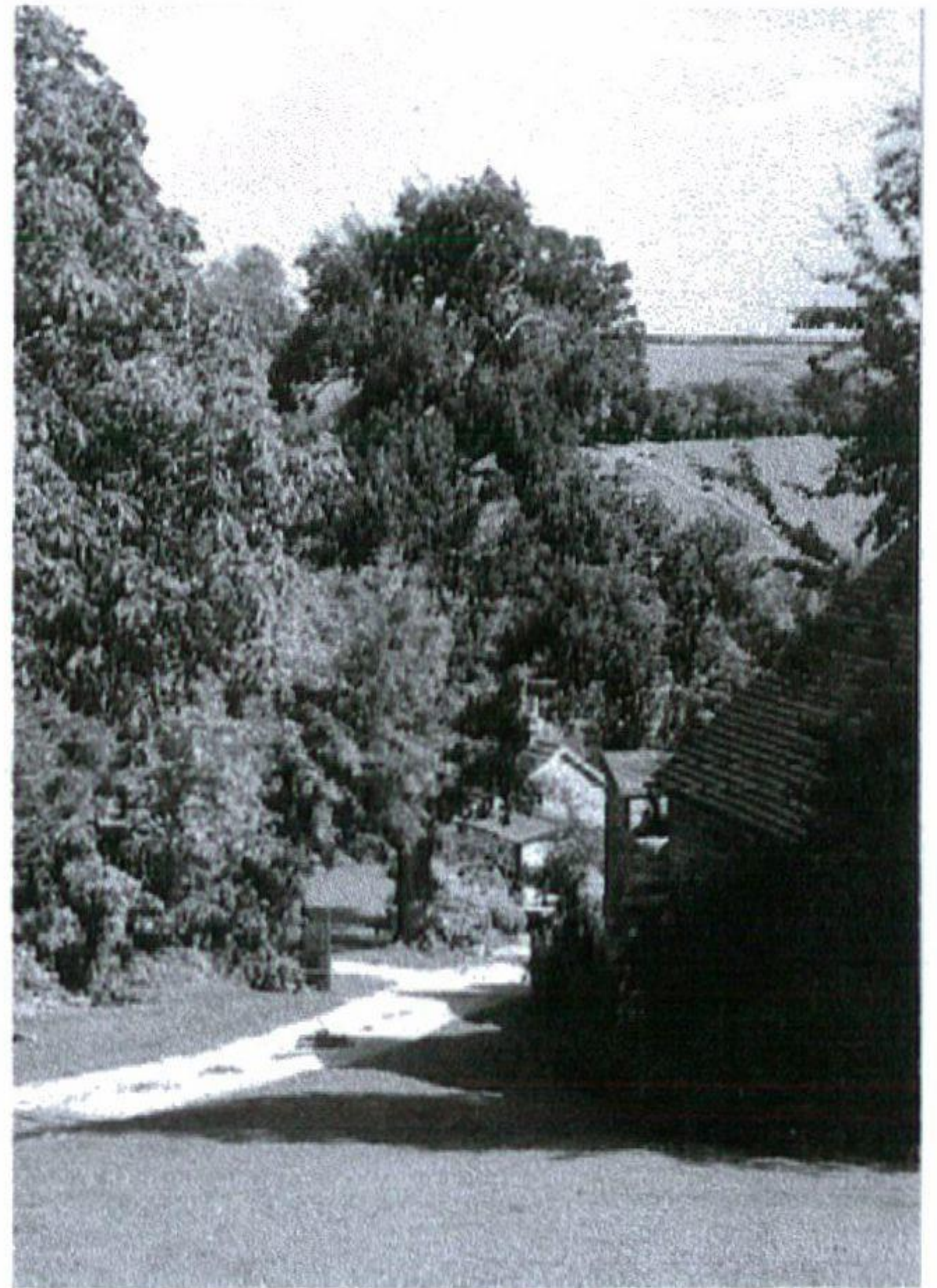
The main approach is characterised by mixed hedgerow trees, which give Salt Way outside the village a mature wooded character. The lack of screening to Winderton Hill has been mentioned, and that tree planting to reinforce the existing setting could greatly improve appearances. At the edge to the conservation area, the fields around Alice Hyde's Cottage and Meadow Cottage provide an open aspect across the valley, which is relatively broad at this point. This openness is very important to the foreground setting of the village, and extends up the steepening slope to the top lane and the Church.

At the brook crossing the conservation area boundary, wetlands around a pond support willow trees, which form an identifiable edge to the

immediate setting of the village. An orchard of apple and pear trees has been inter-planted with ornamental species without an understorey, as a small arboretum, and it provides a strong landscape element at the entrance to the village.

5.2 Salt Way

On entering the village, Salt Way is characterised chiefly by extensive grass swards and banks. At Underhill Farm the bank is particularly high, and emphasised by tall hedgerows with young and regenerating trees. A similar hedgerow frames Jack Hyde's Cottage and partially screens the pumping station.



Salt Way towards "Happylands"

The green extends eastwards towards Happylands, an uninspiring bungalow that at least is out of view, except for its garage. Here trees (horse chestnut, hornbeam, and whitebeam) line the south-facing bank below Hay House, enclosing the space and providing some interruption of sight into Hay House's private garden. At the top of Salt Way is a most significant tree group, which provides the closure of key views from all three lanes into village centre. It effectively is the village centre. It includes mature oak, larch, ash and sycamore, and their height is further emphasised by their elevation on the bank at the road junction.

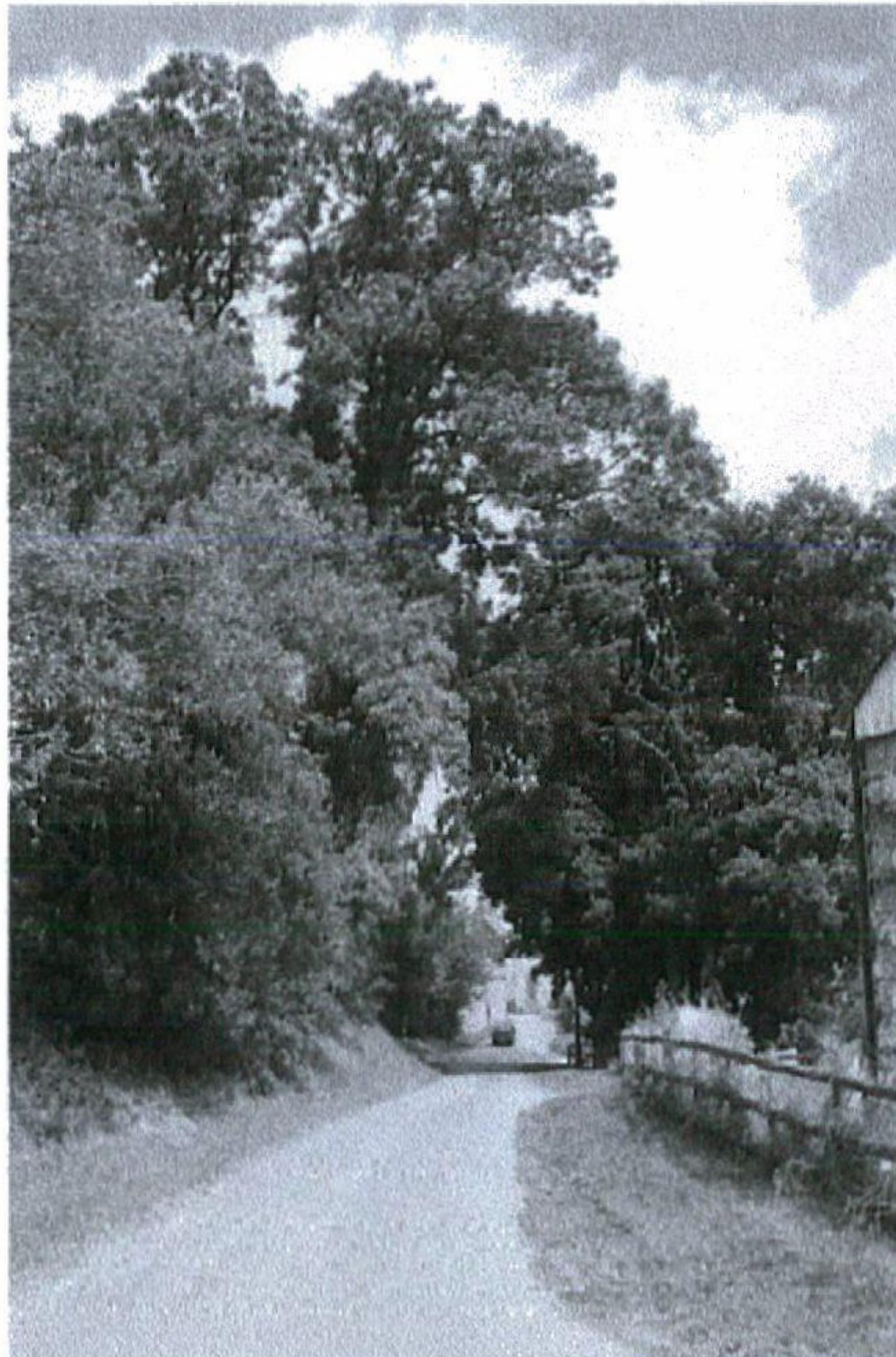
5.3 East village

The eastern village is the least heavily landscaped area, and buildings provide the main definition of space. Overgrowing hedgerows provide essential screening to No. 2 top lane, and to nos. 3 and 4 where garden planting is also dense. Valley View on the South side has well planted gardens, which can be glimpsed through the gate. A hawthorn tree screens its garage, and marks the village limits, with a small horse chestnut a little further east.

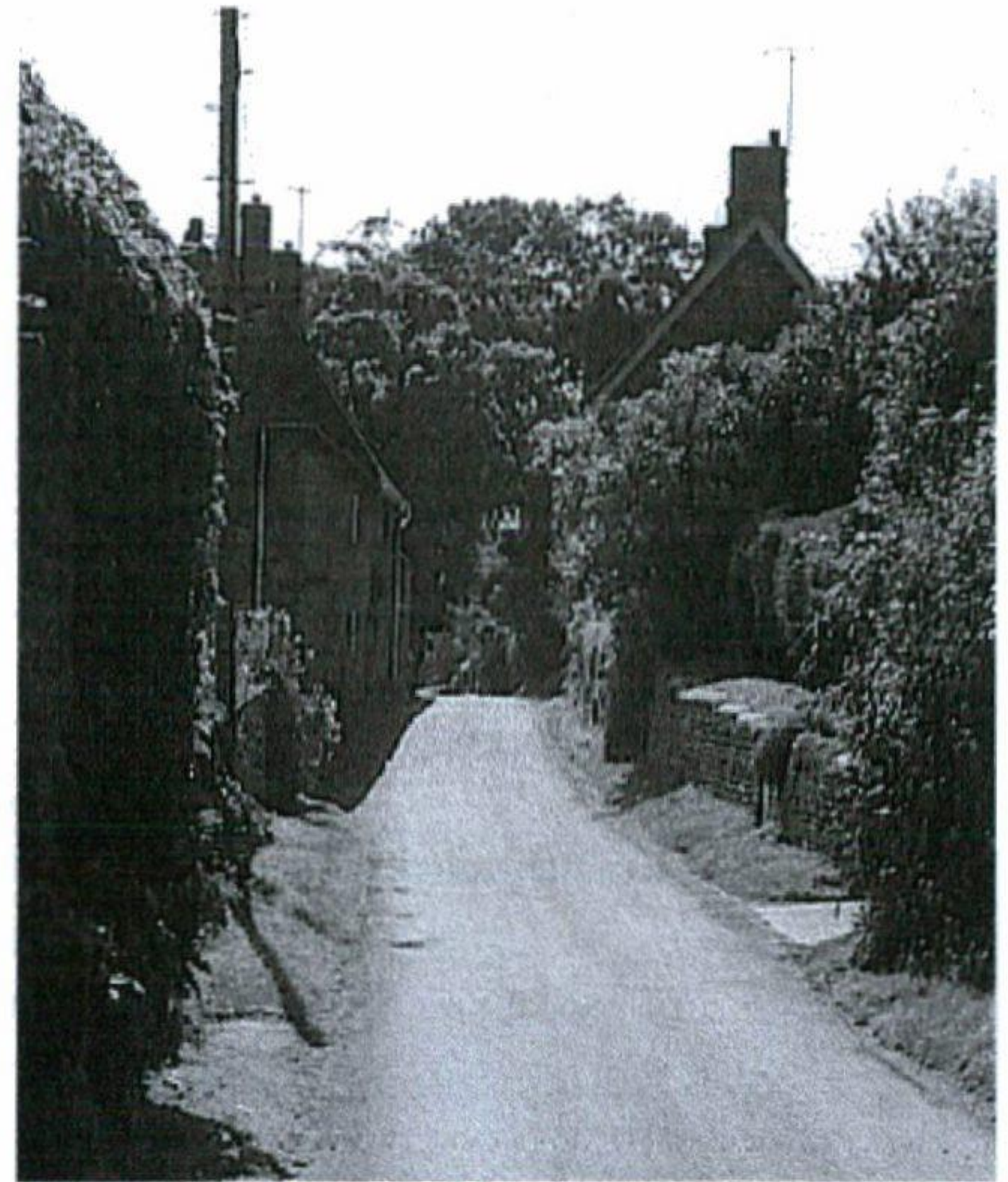
5.4 West village

In the west village, landscape is again dominant. The top lane is flanked for most of its length by managed hedgerows, which allow broad views southwards of the distant countryside, and prominent landmarks such as Brailes Hill. Mature trees line the lower edge of the Churchyard, above banks down to the road. There are numerous trees in the gardens of Hope House, which more or less screen it from the road and maintain the character of this part of the top lane. The gardens of Highclere and Marguerite Cottage are well stocked with ornamental and other trees, locally providing mass to define the upper side of the lane, and obscuring views of the long sides of the buildings themselves.

Approaching the centre of the village the prominent stand of trees at the top of Salt Way closes the main view, with hedgerow trees along the



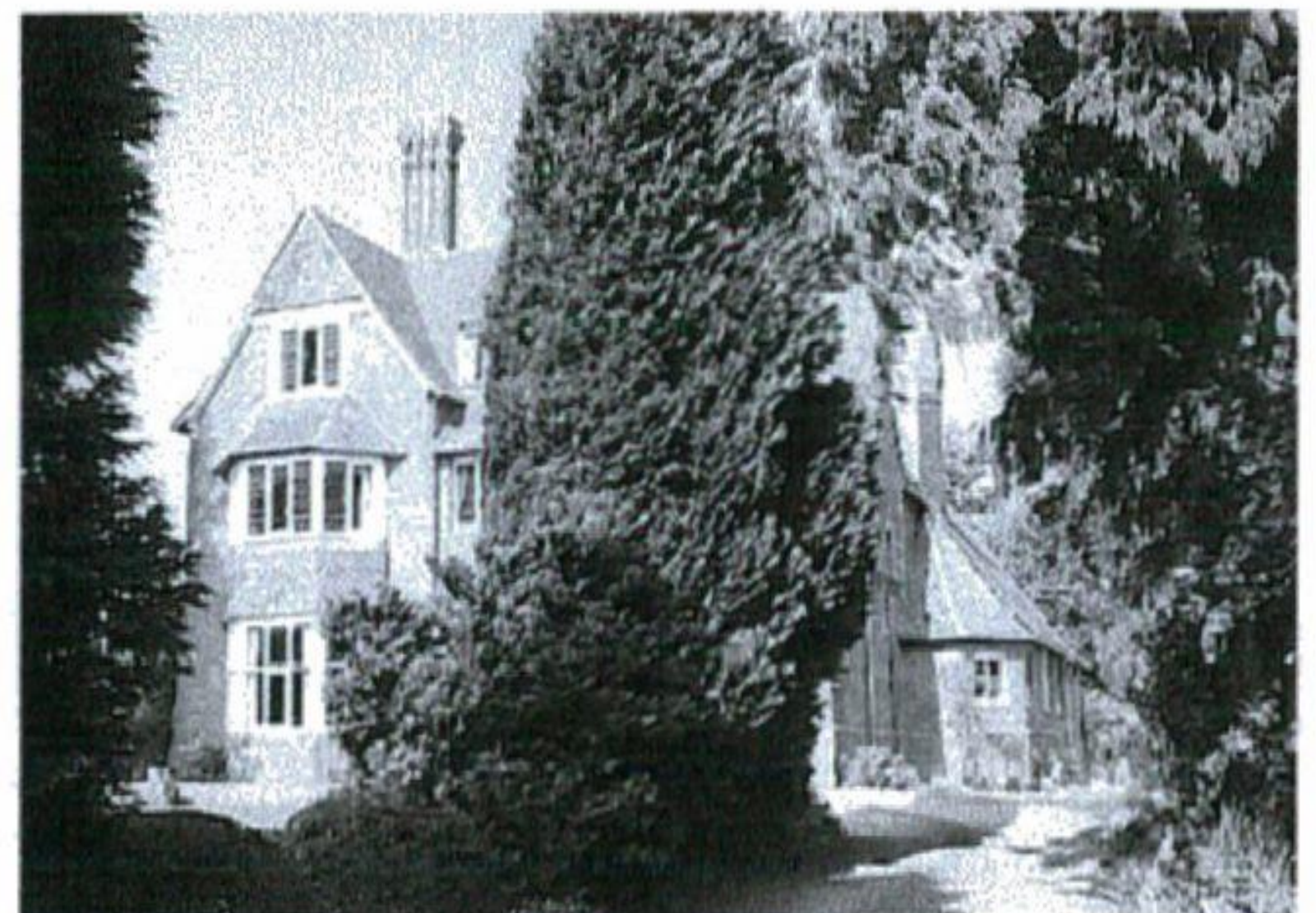
West village looking towards Salt Way



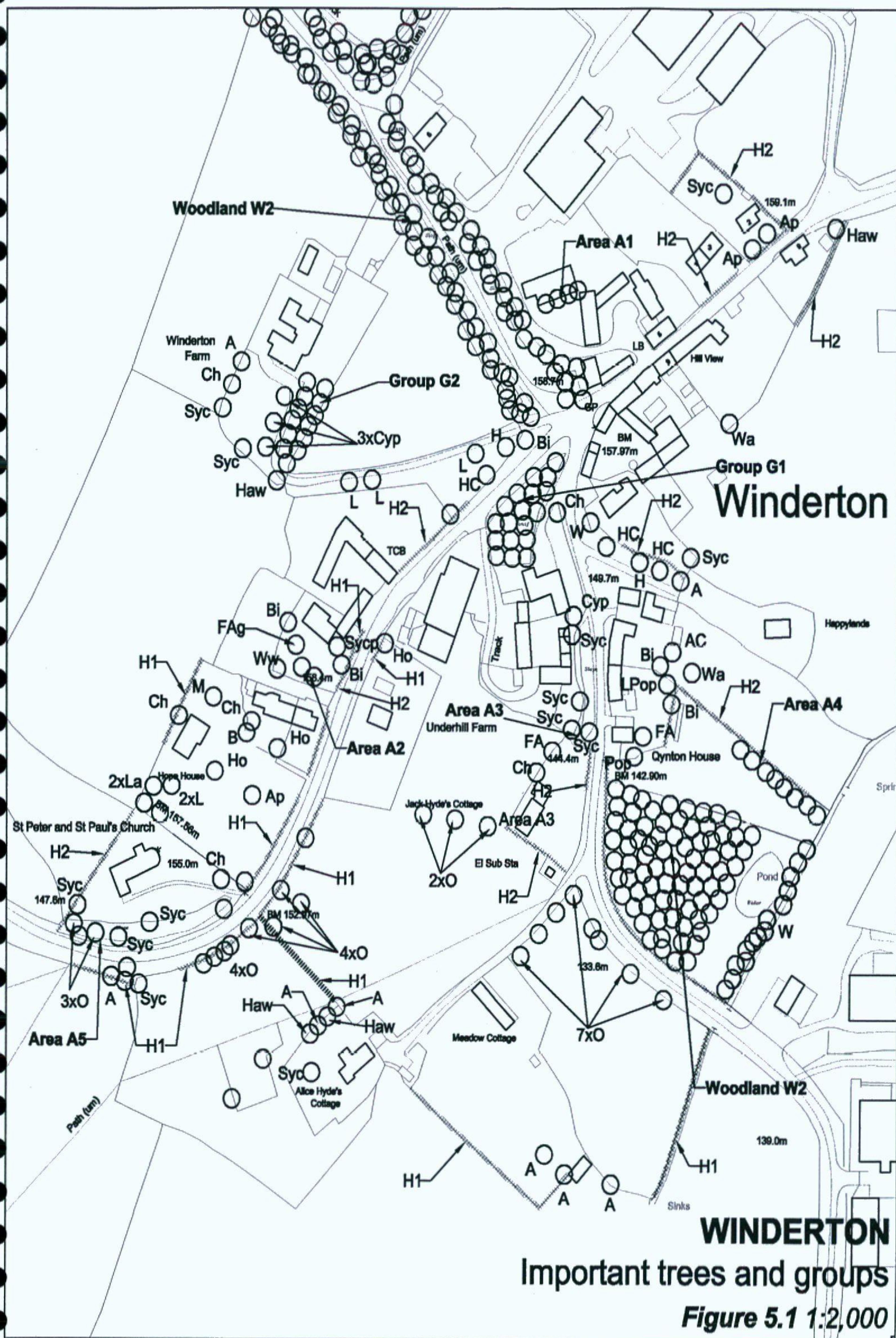
Entering Winderton from the east paddock below Winderton Farm and at the lower end of its drive. Trees along the bridleway north of Salt Way also contribute to this closure, arching over the road in continuous canopies.

5.5 Upper Areas

The main landscape element above the top lane is the bridleway, which runs northwards from the Salt Way junction. The path itself runs in a deep hollow between steep roughly wooded banks. The area is neglected, consisting of mature, dead and regenerating trees which include horse chestnuts, cherry, ash, larch, sycamore and field maple, with an understorey of primarily hawthorn and elder. The path itself is poorly drained and cluttered by dead wood and overgrowth. There is further significant tree planting in the grounds of Winderton Farm, which provide a very effective skyline screen from long views. In the grounds are a number of ornamental trees, and the south west side of the gardens is screened by a group of predominantly evergreen trees (Cypressaceae), which also include two cherry trees.



Winderton Farm



6. The Future of the Conservation Area

6.1 Alterations

The Winderton conservation area designated in 1986 included all of the buildings in the village north of Winderton Hill. Circumstances have not significantly altered to affect the basis for designation, and the main objective in redrafting the conservation area boundary is to rationalise it to identifiable features, taking account of the physical changes that may have occurred since 1986. Further consideration has also been given to the wider landscape setting of Winderton. In this respect, some thought was given to including the field West of Alice Hyde's Cottage as part of the foreground setting in views to the Church, but its boundary is insubstantial, and no amendment is proposed.

The major changes proposed, illustrated in figure 6.1, are:

South of Meadow Cottage

To extend the area to current hedgerow boundaries;

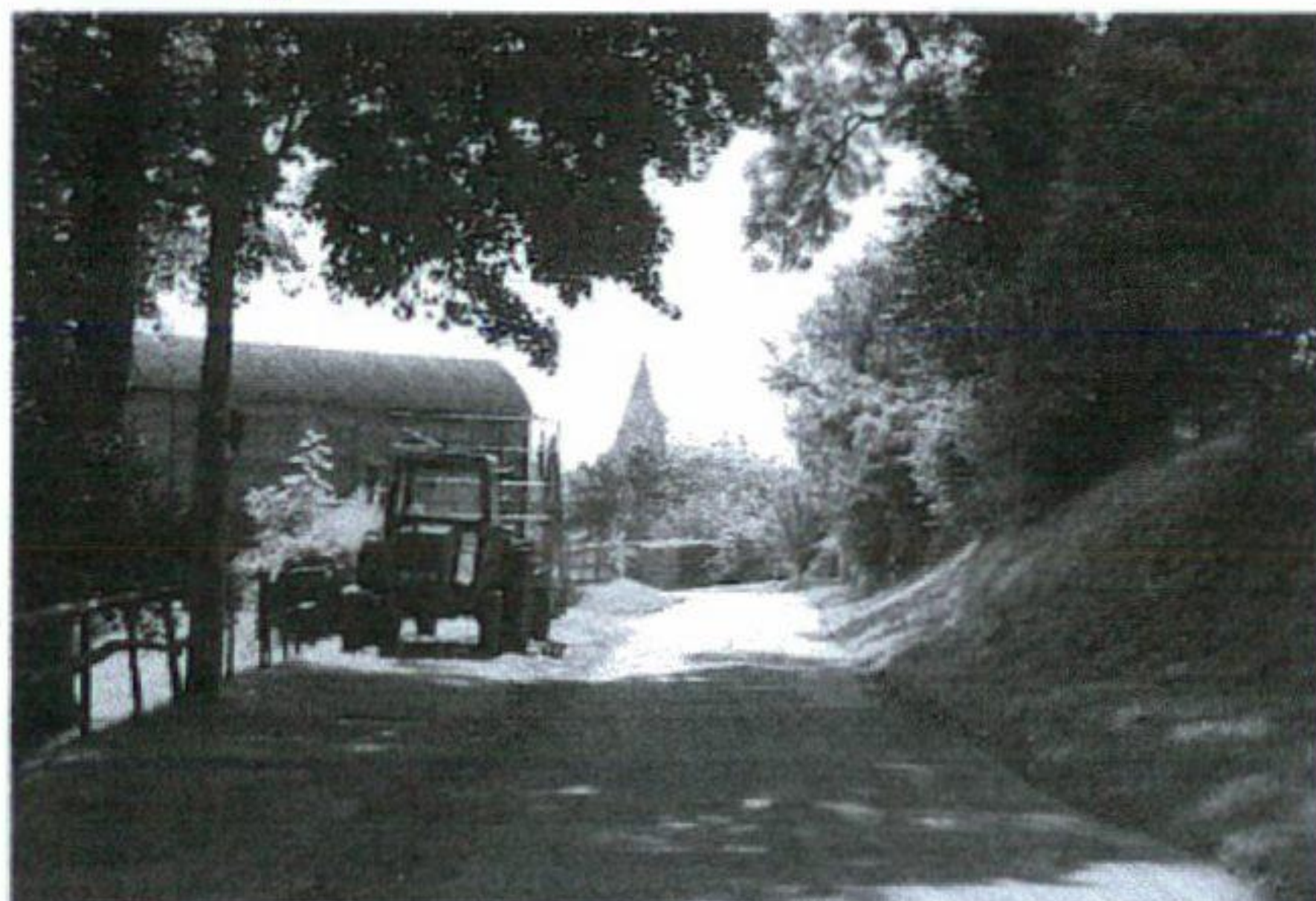
East of Qynton House

To extend the area to the line of the brook including wetland areas, and rationalising the boundary to an identifiable line;

North of Winderton Farm Barns

To reduce the area to property boundaries, excluding some poor areas associated with new agricultural buildings; a further minor adjustment West of the bridleway, rationalised to coincide with current property boundaries.

6.2 Improvements



A working village – Underhill Farm yard

Winderton is a small village that still retains significant working farm elements. While there may be complaint from some quarters about the visual impact of such activities, they are part of the essential character of the settlement, and they should not attract unreasonable criticism. Where possible,

solutions should be found to mitigate or accommodate them, rather than to change or remove them. There are also the perennial issues of overhead wires, poor street surfaces and so on, which should be the subject of general policies for improvement.

The following points relate to small criticisms, and perhaps greater opportunities, to preserve and enhance the heritage of Winderton:

1. The old forge, now dilapidated and almost hidden in undergrowth: contains many original fittings.
2. Renovation of path to provide improved drainage, and management of woodland.
3. Agricultural buildings very exposed in eastern approaches – consider large-scale tree planting of appropriate native species for screening.



Winderton Farm Barns

4. Winderton Farm Barns – re-use and repair.
5. Scrap and rubbish behind barns – to be removed in renovation?
6. Old stone steps – worthy of rescue and repair.
7. Underhill Farm yard – possible improvements to boundaries
8. Flat roofed garage – eventually replace with traditional building form and less obtrusive door.
9. Concrete yard and buildings - consider roadside tree planting of appropriate native species for screening.
10. Wrecked car – remove.
11. Severn Trent pumping station – tree screening.
12. Low Flemish bonded retaining wall – good feature needing reconstruction in existing materials.
13. Chestnut paling fence – a temporary expedient pending growth of native hedge.
14. Garage door – a darker colour to make less obtrusive from Salt Way.

It is important to assess the ecological value of habitats before carrying out underground works or building demolitions.

6.3 Control

Reflecting its significance as both a working and a residential community, Winderton has a high proportion of old barns and agricultural buildings, which are a fundamental element of its character. Some conversion has taken place, generally with care and sensitivity. The District provides good guidance in this area, and control appears to be operating successfully. With this building stock available, there should be no case for the introduction of new house-building into the village, which might have a detrimental affect on its character. The few new houses that have been constructed in the last 20-30 years demonstrate the difficulty that exists, perhaps unnecessarily, in working the new sympathetically into the old (refer to section 2.5, above).

However, because the village is a working environment, the greatest pressure on its visual qualities is from new agricultural buildings and yards. In this matter visual control is much more difficult. In line with the landscape management recommendations for the area (ref. Warwickshire Landscape Guidelines), the best course is to encourage mitigation of impacts with the permanent introduction of woodland planting in association with agricultural development. Such measures provide screening in the medium term, and an appropriate long-term enhancement of the landscape setting.

At a more detailed scale, the community generally has little difficulty in appreciating the importance of keeping to traditional building materials and elements, although there is always the

problem of using readily available standard replacements for windows, doors, etc. in historic buildings. There are no glaring offenders in the conservation area, but vigilance is always necessary.

Use of colour is often less well understood, and inappropriate choices can have a disproportionate visual impact. The natural colours of Winderton reflect the earthy red and ochre colours of the ironstone on which it is built. The use of light colours, and even white, is often associated with smart cleanliness, but in this environment they will stand out starkly. More sympathetic hues are surprisingly deep, and not necessarily dull.

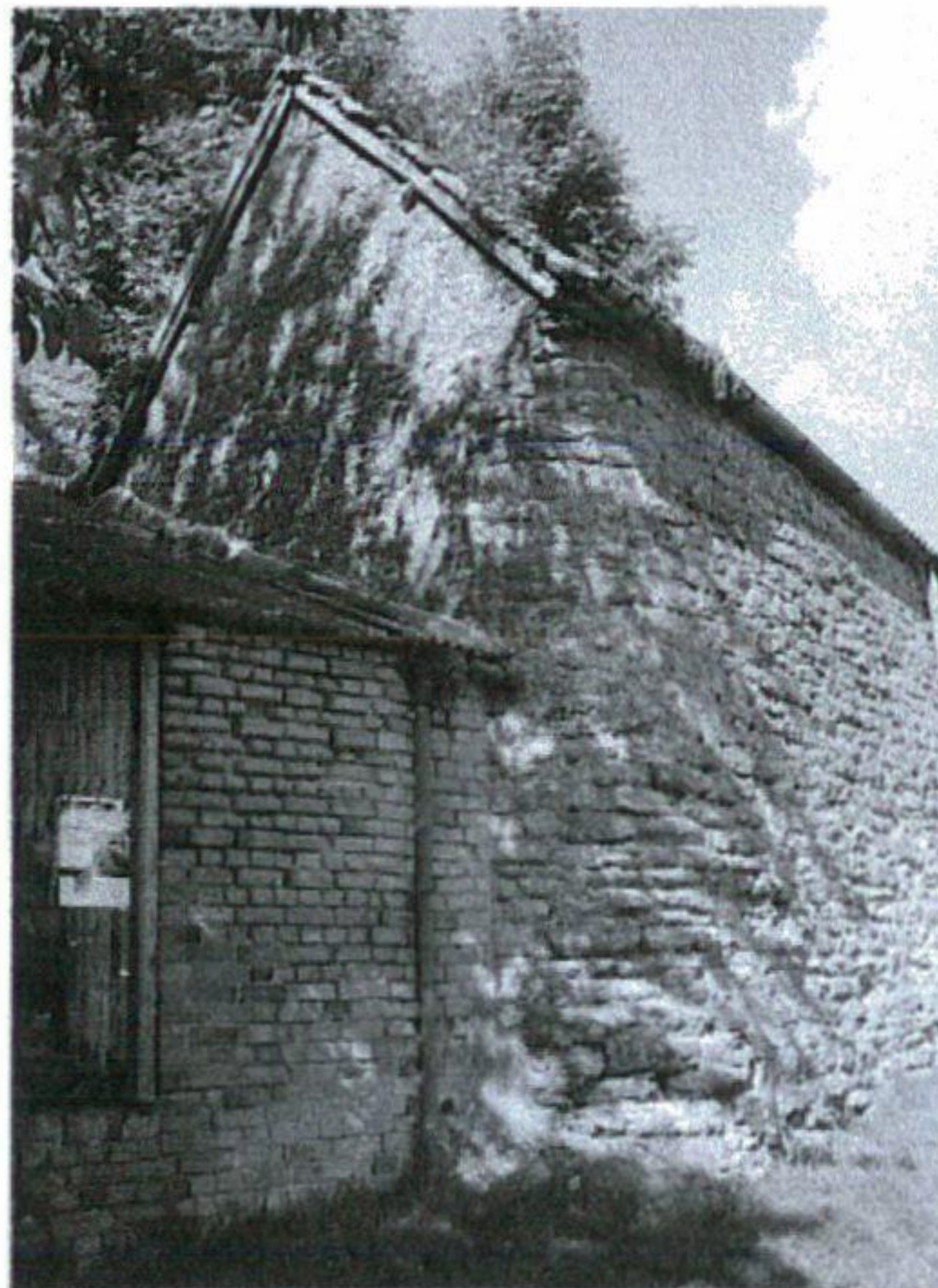
6.4 Conclusion

Winderton's special character is dependent on its striking topography, its wonderful collection of old agricultural buildings, and its identity as a working community. Together these elements have created a very particular village form and some delightful individual features. The purpose of this report has been to establish the influences that have structured the village the way it is, and not simply to catalogue its architectural detail. That information is contained in the appendices of listed and other buildings.

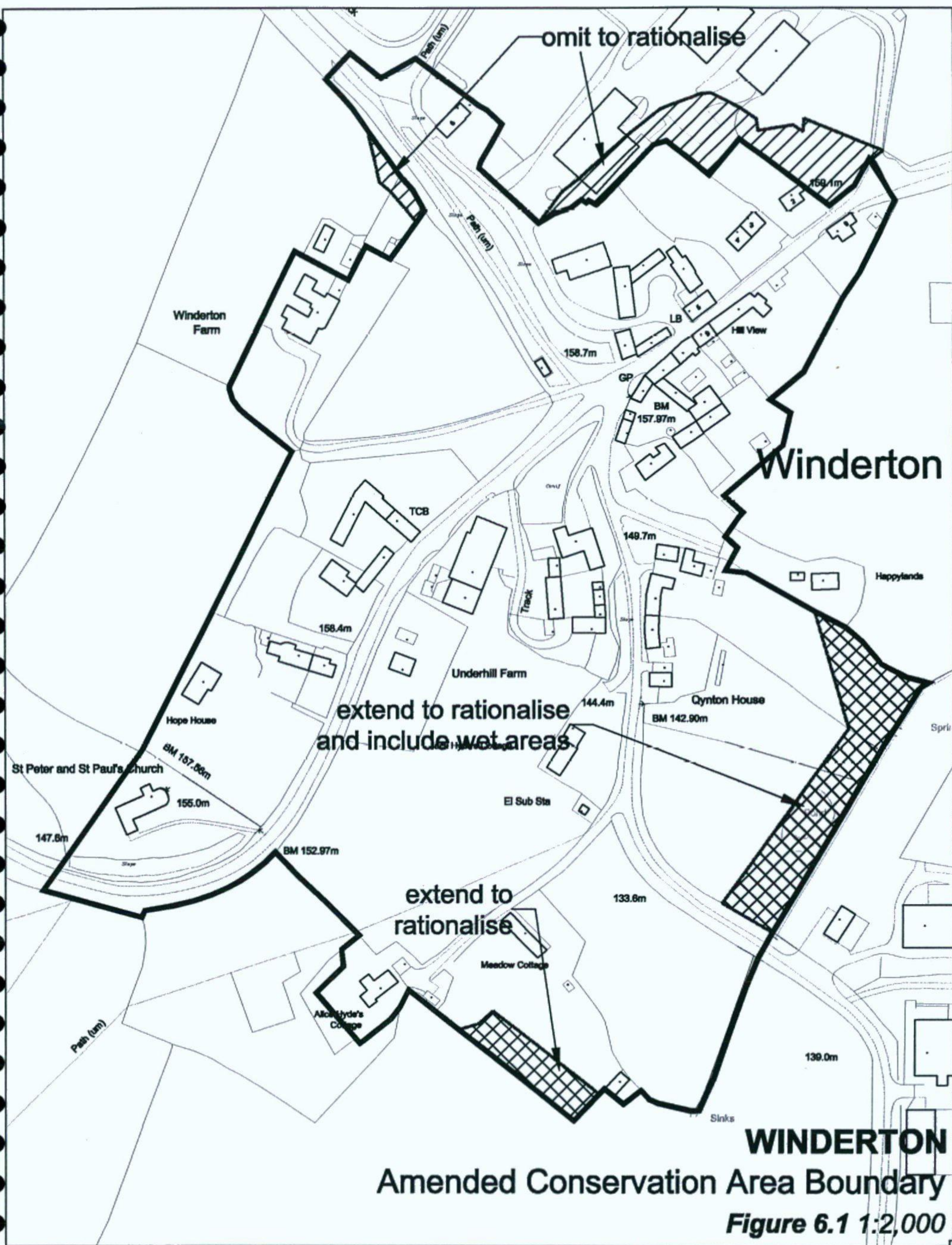
The intention is not to fossilise the village in some imagined perfect historic state, but to accept its continuing evolution. Change can be managed to respect the morphology of the village, its materials and its scale of building and landscape. Change, with guidance, will make a positive contribution and enhancement to Winderton.

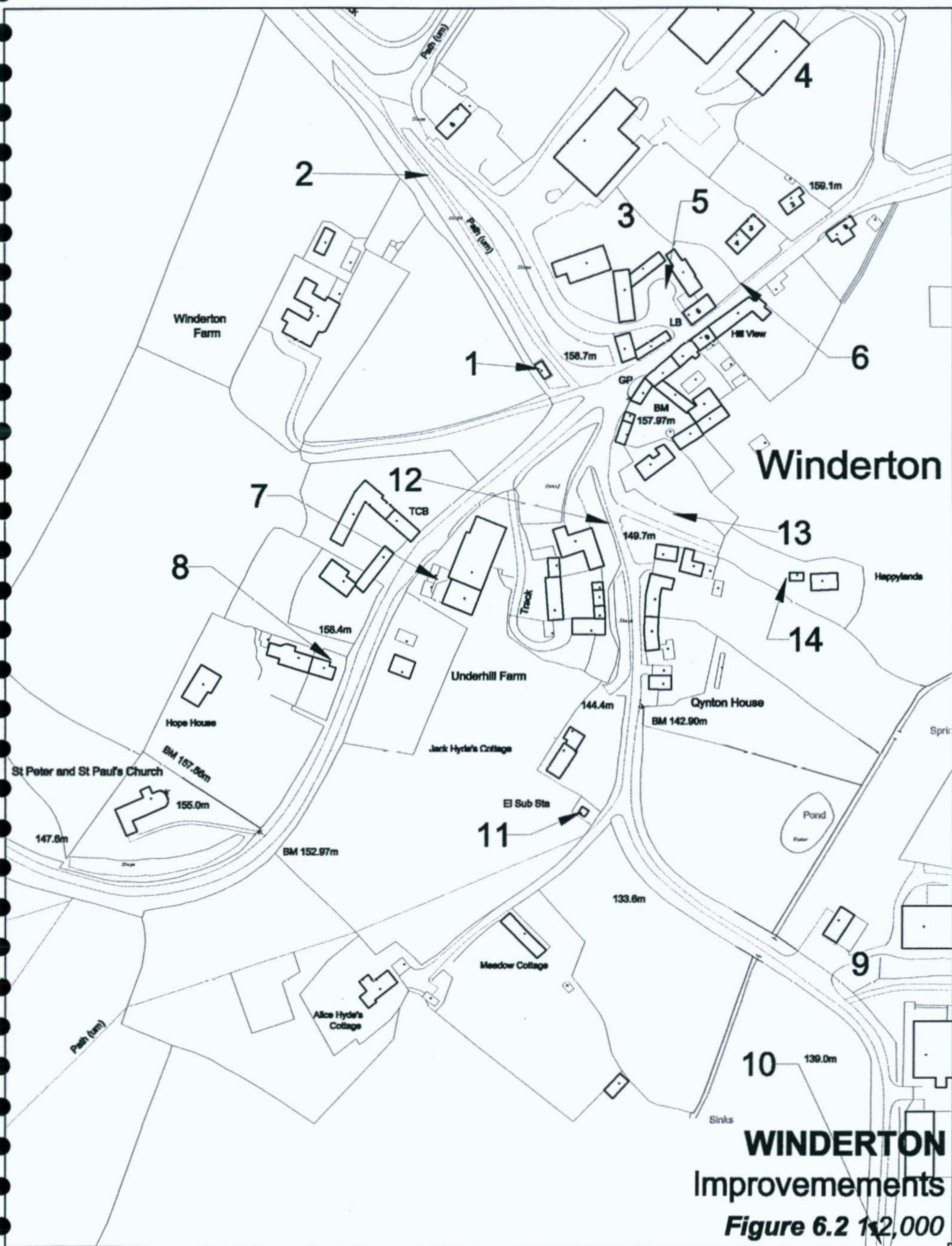


The Steps- east village



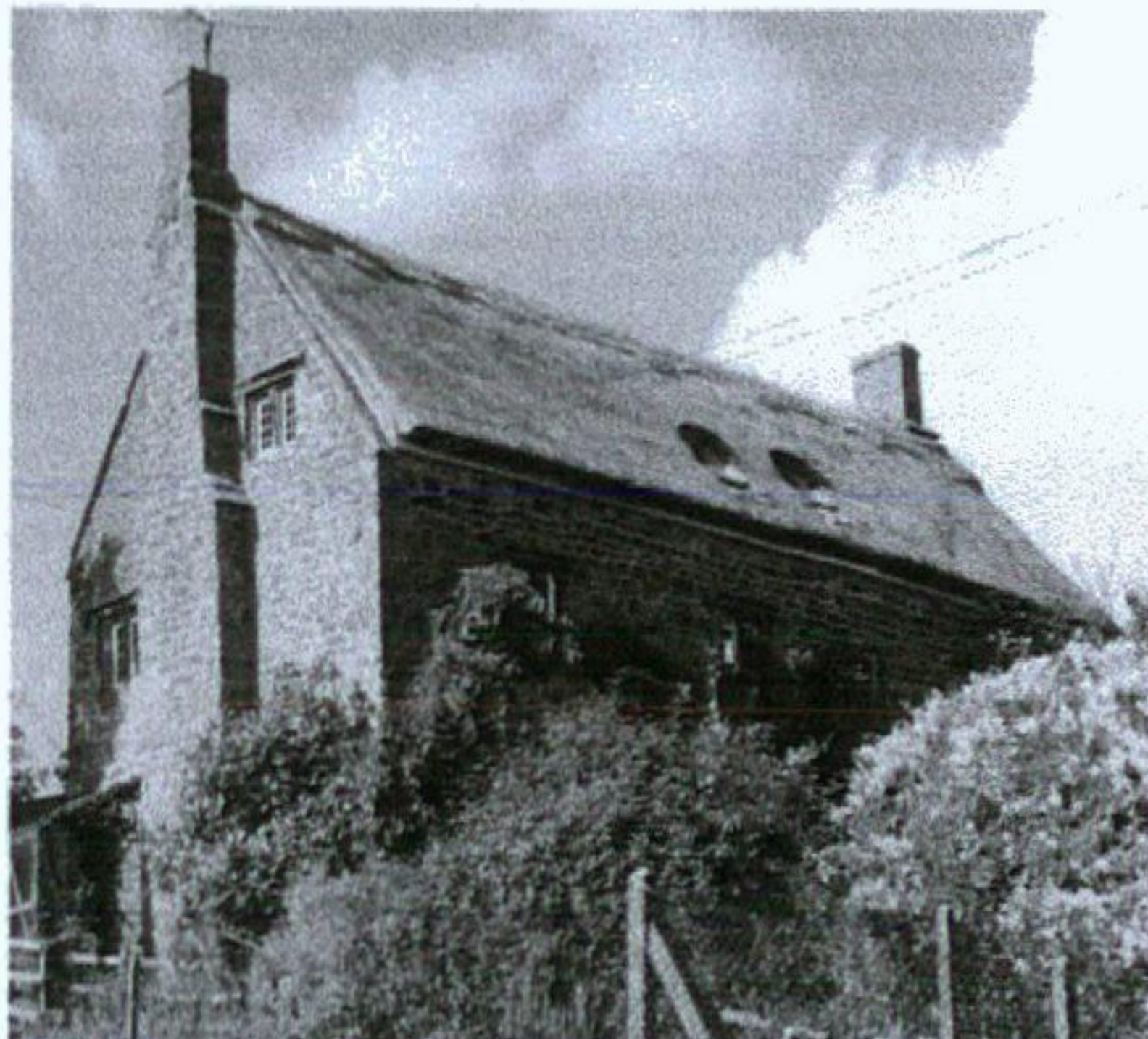
Weathered stone and red brick





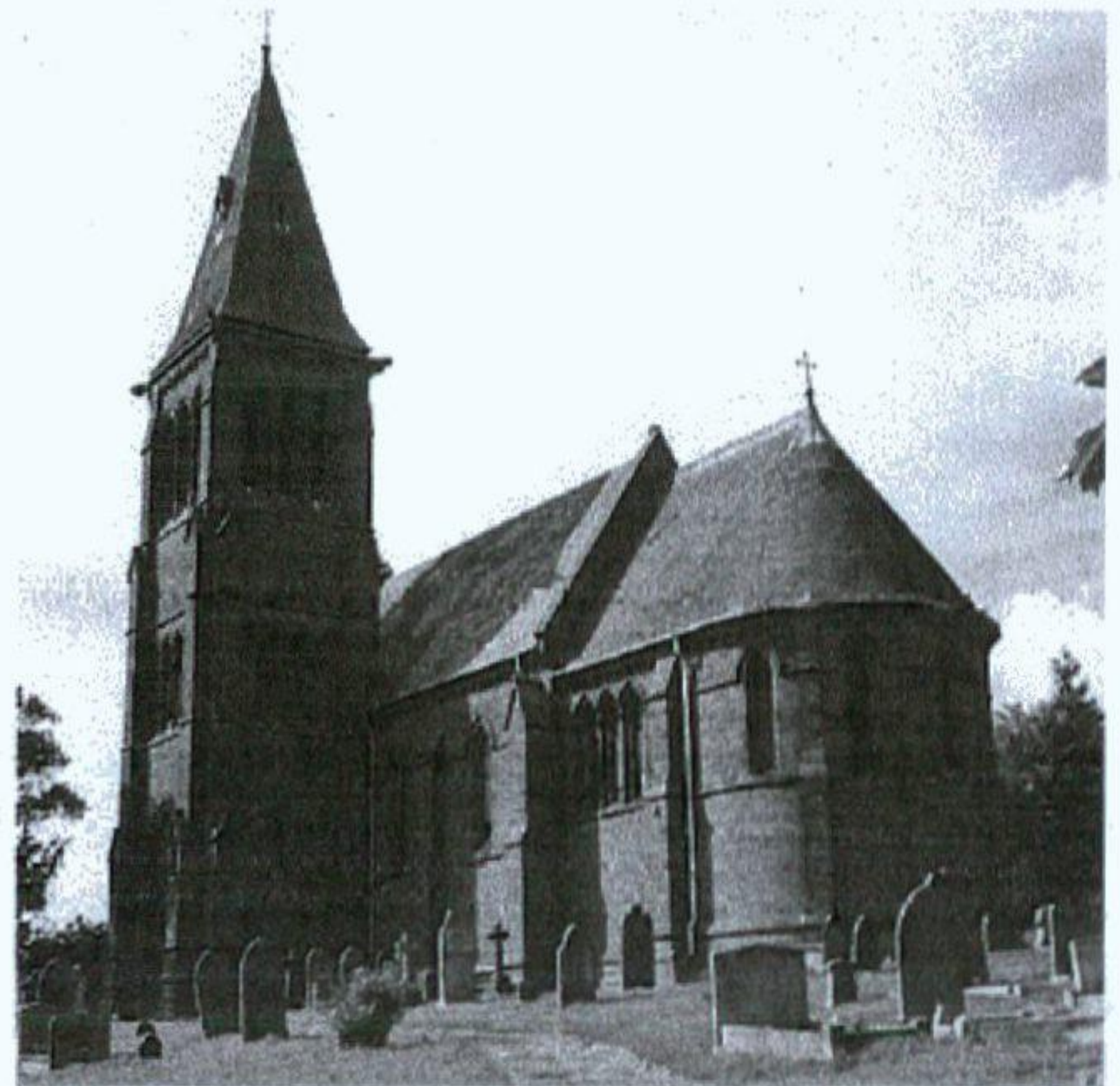
Appendix A – Listed Buildings within the Conservation Area**Salt Way, Hay House****Ref. 12/62 Grade II**

Two cottages now house. Early C17. Regular coursed ironstone rubble with steeply pitched thatched roof. Brick ridge and end stacks. 3-unit plan. Single storey, attic and cock loft. Entrance to right. C20 door and wood lintel. To right a 3-light wood casement window with wood lintel. To left a C20 wood 3-light window with stop-chamfered wood lintel. To far left a 3-light casement with stop-chamfered wood lintel. Attic has a 3-light wood mullioned window to left with lead comes with crown glass and C20 wood window to right. Thatched rectangular bread oven projection to left of door. Interior: stop-chamfered beams and stop-chamfered joists, inglenook fireplace with stop-chamfered bressumers. Wood spiral staircase. Wide floorboards and plank doors. Collar beam roof truss widened with later spur and principal rafters.

**Salt Way, Hydes****Ref. 12/63 Grade II**

House. Early C17. Regular coursed ironstone rubble. Steeply pitched thatched roof. Stone external stack at left end. Brick end stack on stone base to right. 3-unit plan. 2 storeys plus attic; 4-window

range of stone-mullioned windows. Entrance to right has cambered stone doorway with chamfered jambs and soffit. C20 door. Two 3-light windows to left have lead comes. A 3-light to right with lead comes. First floor has three 2-lights and a small rectangular window with stone surround above the door. Left end has a 2-light either side of the external stack and an attic, mullioned windows. Window with stone surround to cellar. Rear: mullioned windows with crown glass and bars. All mullioned windows have hood moulds and label stops. Interior: stop-chamfered beams, stone flag floors, wide inglenook fireplace with massive bressumer and stop-chamfered stone jambs. Four-centred arched stone fireplace with chamfered jambs and soffit in room to left. C20 garage extension to right.

**Church of SS. Peter and Paul****Ref. 12/68 Grade II**

Church. 1878 by William Smith for Canon Thoyts. Ironstone ashlar. Red tile roofs to nave and chancel. Tower has pyramidal wood-shingled roof. Apsidal chancel, nave, south tower and north vestry. Early English style. Three stage bell tower with uppermost bell-chamber. Chancel has 6 lancets and 2 triplets of lancets with continuous hood moulds some with foliage stops. Nave south side has 2 lancets with hood moulds and foliage stops. 4 lancets to north side of nave. West window has 3 lancets with quatrefoil above and stair turret projection to right. Tower: pointed arched entrance with flat angle buttresses to sides with gabled niches on each angle. Single lancets to ground floor, with 4-window arcade with 2 lancets above. 3 pointed arched openings with clustered columns and louvres to 2nd storey. Corbel table with foliage decoration. Tower has gargoyles, buttresses, and moulded plinth. Plank door with wrought-iron

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hinges. Interior: apsidal chancel in polychrome stonework with limestone, ironstone and marble. Marble reredos. Stone arcade. Boarded roof. Nave has arched braced roof with some arches springing from stone corbels. Brass communion rail. Other late C19 fittings including choir stalls, pews, pulpit and stone font. C19 wrought-iron gate to south doorway. The church stands in an imposing position overlooking the valley and Brailes to the south. (Buildings of England: Warwickshire, 1981, p.474).



No.9 (the top lane, adjacent Hill View)

Ref. 12/69 Grade II

House. Late C16. Coursed squared blocks of ironstone. Steeply pitched C20 tile roof with stone coped gables and moulded kneelers. Brick end stacks on stone bases. Ironstone quoins. 2 storeys plus attic. 2-window range. 2-unit plan. Partly blocked entrance to left has 4-centred arched head with chamfered

soffit, square hood mould and label stop and inserted C20 casement. First floor has two 2-light stone-mullioned windows with hood moulds and label stops. Wrought-iron casement fasteners and springs. Right end has a 3-light stone-mullioned window with one blocked light and label stops. A 2-light stone-mullioned attic window. Rear entrance obscured by C20 porch. Ground floor has a 3-light stone-mullioned window and a C20 window. Two 2-light stone-mullioned windows to first floor. All mullioned windows have hood moulds and label stops. Interior not inspected. (V.C.H.: Warwickshire, 1949, Vol.V, p.18).

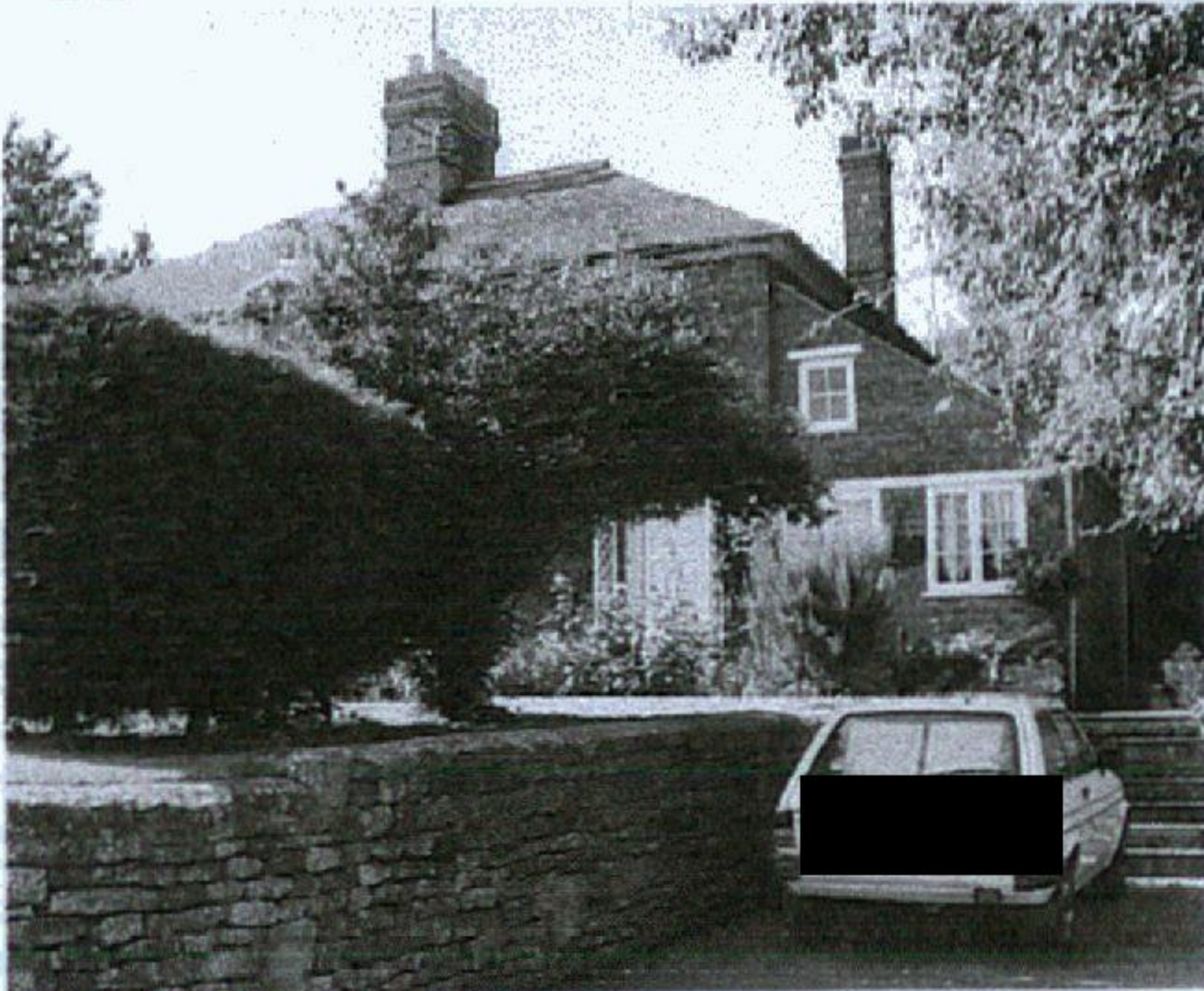


No.7 (the top lane, Rectory Farm)

Ref. 12/70 Grade II

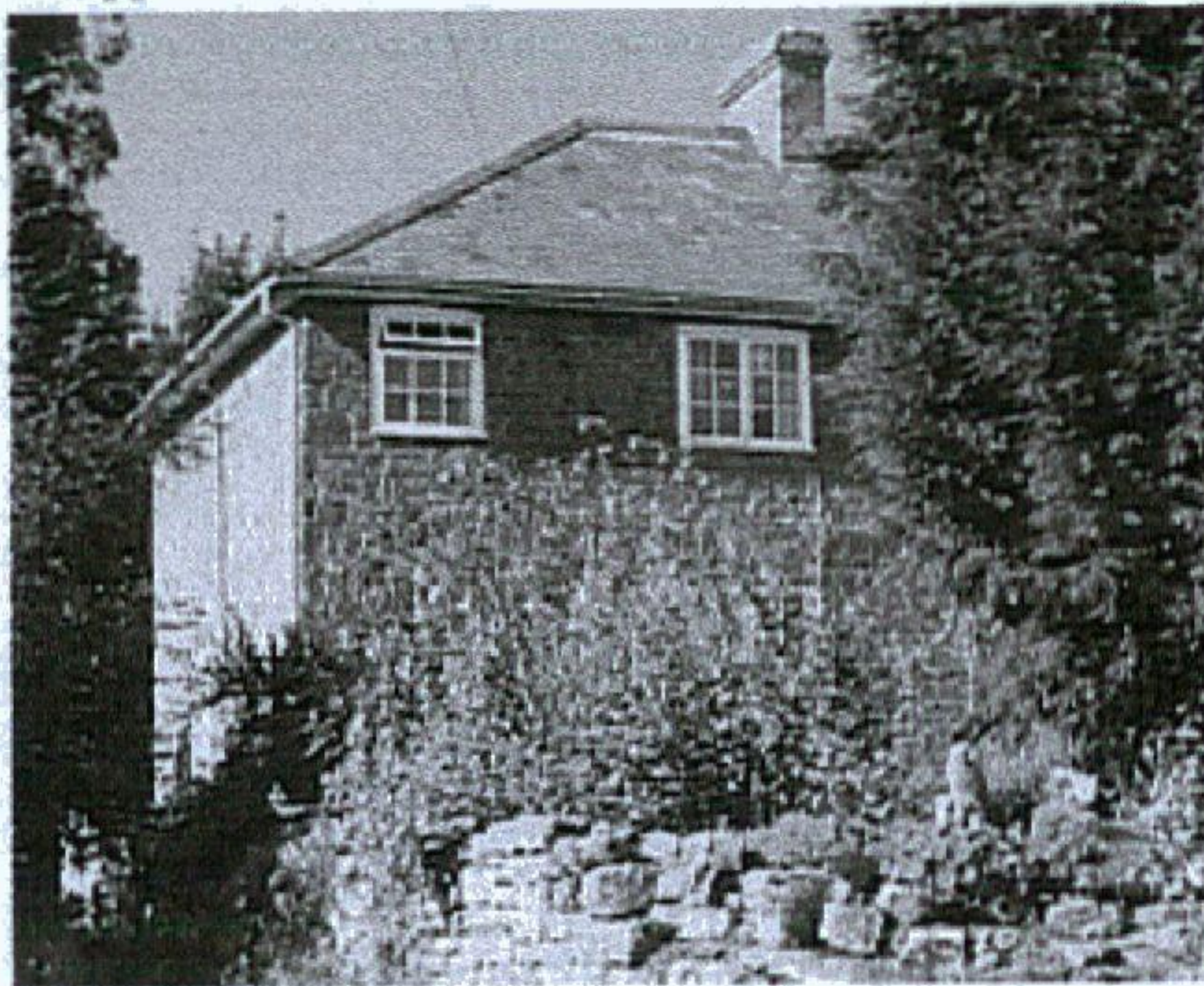
Farmhouse, now house. Mid C17 with C20 alterations. Regular coursed ironstone rubble to left, ironstone ashlar to right. Steeply pitched thatched roof. Brick axial stack. Stone coped gables with moulded kneelers. 2 storeys plus attic. 3-unit plan. Entrance to left has plank door, wood framed surround and wood lintel. Three C20 windows and a 3-light stone-mullioned window with hood mould and label stops to ground floor. Attic has three C20 half dormers. Right end wall chamfered to first floor level. Right end: three 3-light stone-mullioned windows with hood moulds and label stops to basement, ground floor and attic floor. Windows have wrought-iron casement fasteners, iron bars and leaded lights. Interior not inspected.

Appendix B – Unlisted buildings of significance



Nos. 3 and 4, the top lane

Stone retaining walls and hedgerows important on approach from east.



No 5, Salt Way north

Much modified stone house, set away from village centre.



No. 6, the top lane, and farmyard barns

Dominant building narrowing street on the top lane, east



No. 6, the top lane, farmyard barns

Barns completing farmyard behind no. 6: important in defining edge of lane in village centre.



No. 8, the top lane

“Gateway” building at entrance to village from eastern approach.

WINDERTON



East of Hope House, the top lane

Prominent old stone gable on the lane, spoiled by flat roofed garage.



K6 telephone box and wall post-box, the top lane
Key "period" village features.



Winderton Farm

Separate, but dominant building above the village centre.



Farmyard barns and cart shed north of Hay House

Barns completing farmyard behind Hay House: important in defining edge of lane in village centre.



Underhill Farm, Salt Way

Key building group in centre of village.



Underhill Farm barns

Defining buildings high on retaining bank.



Qynton House and neighbouring cottage

Key building group south of the green.

Appendix C – Key to Tree Species and Hedgerows

Key to Figures 5.1 a and 5.1b

A	Ash	<i>Fraxinus excelsior</i>	La	Larch	<i>Larix decidua</i>
Ac	Atlas Cedar	<i>Cedrus Atlantica</i>	L	Lime	<i>Tilia spp</i>
Al	Alder	<i>Alnus glutinosa</i>	Lpop	Lombard_poplar	<i>Populus nigra "Italica"</i>
Ap	Apple	<i>Malus spp</i>	M	Mulberry	<i>Morus Nigra</i>
Bi	Birch	<i>Betula Pendula</i>	O	Oak	<i>Quercus robur</i>
Cyp	Cypress type	<i>Cypressaceae family</i>	P	Pine species	<i>Pinus spp</i>
Ch	Cherry	<i>Prunus spp</i>	Pop	Poplar species	<i>Populus spp</i>
E	Elm	<i>Ulmus procera</i>	Pp	Purple leafed Plum	<i>Prunus cerasifera "Atropurpurea"</i>
Fa	False Acacia	<i>Robinia pseudoacaia</i>	Syc	Sycamore	<i>Acer pseudoplatanus</i>
Fag	Golden False Acacia	<i>Robinia pseudoacaia "Frisia"</i>	SycP	Purple Sycamore	<i>Acer pseudoplatanus "Atropurpureum"</i>
FM	Field Maple	<i>Acer Campestre</i>	W	Whitebeam	<i>Sorbus Aria</i>
H	Hornbeam	<i>Carpinus Betulus</i>	Wa	Walnut	<i>Juglans regia</i>
Haw	Hawthorn	<i>Crataegus monogyna</i>	Ww	Weeping..Willow	<i>Salix x chrysocoma</i>
HC	Horse Chestnut	<i>Aesculus hippocastanum</i>	Wi	Willow Species	<i>Salix spp</i>
Ho	Holly	<i>Ilex aquifolium</i>			

Woodland and cultivated tree groups

- W1** This is a neglected wooded area of mature, dead and regenerating trees, comprising the following species: HC, Ch, A, La, Syc, Fm, with an understorey primarily of hawthorn and elder.
- W2** This is a mini arboretum of maturing ornamental trees interplanted amongst an orchard of mature apple and pears, without an understorey. Species include, A, Al, Ap, Bi, Ch, Pp, Ww, Wi, Pop, together with a mixture of golden and purple forms of Maples and Sycamores.
- G1** A group of mature and significant trees: comprising 7xO, 3xLa, 2xA, 2xSyc.
- G2** A group of predominantly evergreen trees significant only because of their grouping on the skyline: comprising 7 of the Cypressaceae family and 2x Ch.
- A1** An area of young self-seeded trees of A and Syc.
- A2** A garden collection of ornamental trees and comprising various Cypress trees, hazel and spruce.
- A3** A substantial group of regenerating Elm located within a structure of mature Sycamores.
- A4** An area of tall and mature trees in the garden of Qynton House: comprising largely of Pop, Wi, Ho, A, Bi.
- A5** An area of regenerating and self-seeded trees developing on the steeply sloping bank below the church: comprising largely of Syc, A, Ho and Haw.
- III1** Managed Hedgerows.
- H2** Tall hedgerows, often with young or regenerating trees (including clumps of elm of notable size), or overgrown hawthorns.