



**Disclaimer to accompany the PRIORS HARDWICK CONSERVATION AREA REVIEW**

This 1996 Roger Evans Associate report is the result of an independent survey and analysis of the buildings and landscape form of Priors Hardwick.

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 12/11/1997.

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.

fly connections

***PRIORS HARDWICK***

*Conservation Area Review*

*Draft Report - December 1996*

*for Stratford on Avon District Council*

**ROGER EVANS ASSOCIATES**

**General Introduction**

*Standard text as other SoA DC CA reports*

- 1.1 Definition**
- 1.2 Designation**
- 1.3 Pressures**
- 1.4 Response**
- 1.5 Further Advice**

## 1. Introduction

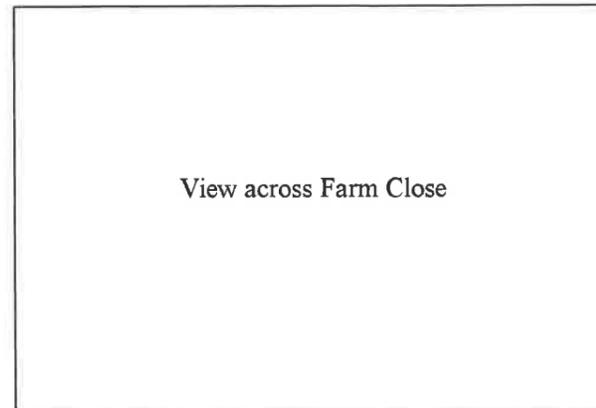
### 1.1 Location

Priors Hardwick is small village of about 180 people, situated on the extreme south-east border of Warwickshire with Northamptonshire. Its position is relatively remote, some 5 km off the nearest trunk road (the A423), 9 km south-east of Southam and 15 km north of Banbury. The Oxford canal passes through the parish, 1 km to the west, and has some features of historic interest although they lie outside the conservation area.

### 1.2 Topography

The village lies on the western edge of high ground known by some as the "Northamptonshire Heights", which are essentially a continuation of the ridge of high ground extending from the Cotswolds in the south-west. It is at an altitude of about 140 metres, just to the north of a spur which rises to over 180 metres. Close to Priors Hardwick the ridge is characterised by numerous springs which run along its western edge, from which water was piped to three outlets in the village until the mid twentieth century. These springs and the sheltered position north of the spur, but elevated and well drained, have made this a good site for a settlement.

The northern and southern parts of the village are separated by a small valley which drains westwards, feeding the canal and the Radbourn stream, flowing to the Leam-Avon system north-westwards via the River Itchen. The topography of the village creates some striking vistas between its northern and southern areas, and from the north the skyline of the high ridge provides a most attractive green backdrop, picked out with lines of trees and occasional buildings. The land falls away steeply to the west of the village, allowing long, broad views over open countryside from Lower End and along almost the whole length of the lane approaching from Wormleighton to the south.



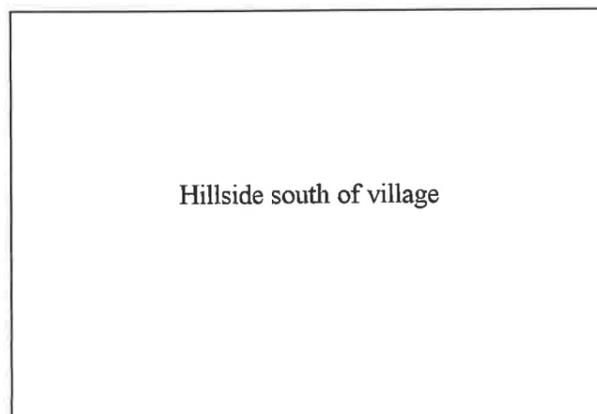
### 1.3 Morphology

Priors Hardwick has a very extended triangular layout along three lanes. The open vistas within the village are due to the area of hummocky open meadow, which occupies the middle of this triangle in the upper part of the valley. Closer inspection shows the ground formation to be the remains of an earlier village, around which the present settlement has developed (see the following section, 2).

The village now has two older concentrations of buildings, the larger in the north known as Church End, and the other, Lower End, south of the valley further from the ancient site. Farm houses have developed along the lanes, and a more recent concentration has grown up at the cross roads of Welsh Lane on the east side at London End. It would appear that lanes once extended westwards through Hollow Meadow, since there are a number of bridge crossings over the Oxford canal which date back to the late eighteenth century: but they are reduced to a network of bridleways and footpaths, perhaps discouraged by the perceived barrier of the canal itself.

The history of abandonment followed by gradual repopulation has resulted in more or less ad hoc development. The older buildings stand in isolation from one another, and the elements which visually link the village together are its mature hedgerows, trees and garden planting. Priors Hardwick derives a special quality of spaciousness from this, however, and its character is best represented by spaces such as the greens at Lower End and beside the church.

This background offers only loose guiding principles for the planning of new development in the village (although there has been relatively little).

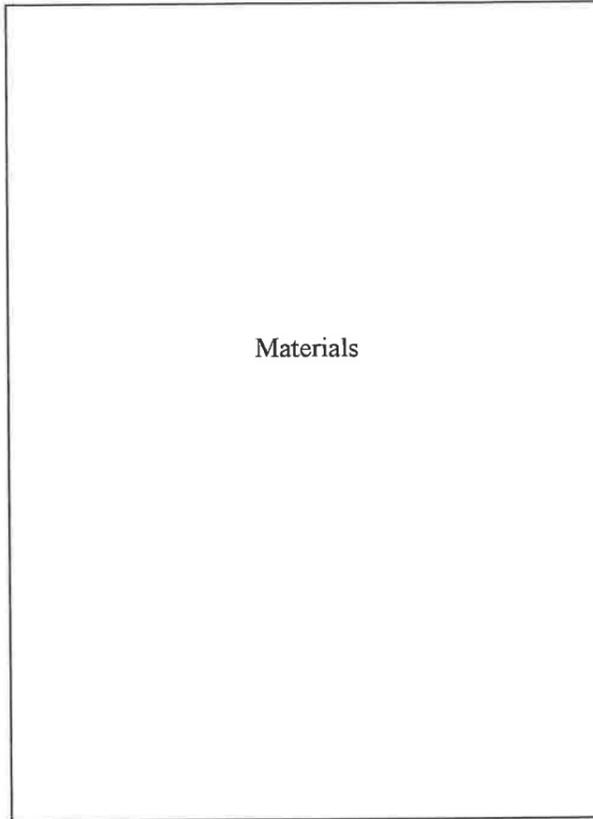


Single houses in spacious heavily landscaped surroundings have been straightforward to accommodate, even though their designs are hardly in keeping with older village buildings. However the council houses in St, Mary's Close are unsuccessful not just because they are uninspired in their architectural detail and materials, but particularly because external space has not been planned sympathetically. Compare the way they have been sited with older buildings in the village, such as Birk Rigg opposite St. Mary's church. The houses are set back from the road a comparable distance to Birk Rigg in front of the war memorial, but the handling of that space bears no comparison: instead of a pleasant green area there are long, bleak front gardens with tatty fences and no sense of spatial unity whatever.

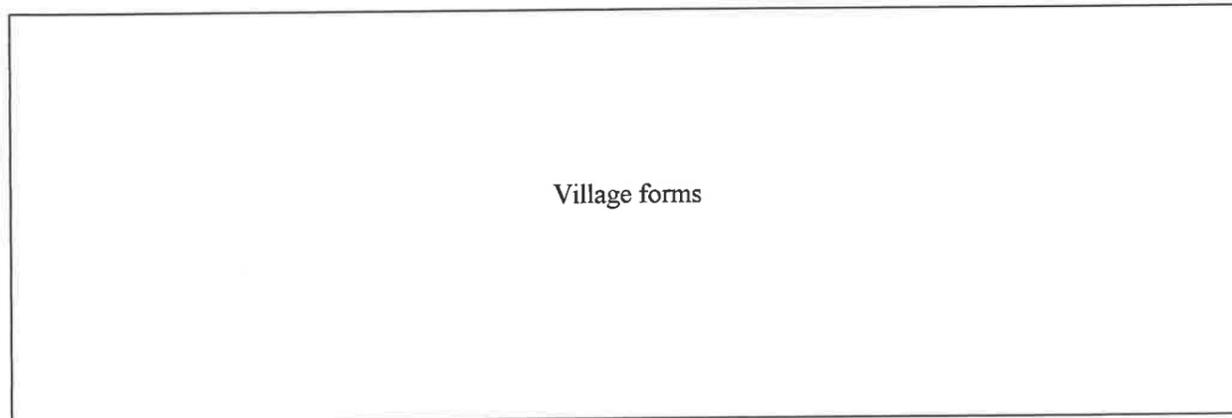
#### 1.4 Building Character and Materials

The main building material is ironstone. The quarries at Hornton, to which much of it is attributed, produce a stone of a more orange tinge than appears typical in Priors Hardwick - here it looks a little darker and browner. A high proportion of the older stone buildings are quite finely constructed, using ashlar finishes and moulded stone details around windows and doors. Some are random coursed, with timber window lintels, but there are no rubble walled cottages as one might expect to find. The majority of these older buildings are steeply roofed with pitches up to 60°, implying that they were originally thatched, but except for one they are now slated or tiled, and in a couple of instances covered in corrugated iron.

There is some red brick in the village, and it blends well with the overall setting. More modern houses have tried to emulate a stone colour using buff-brown bricks, and have failed: adjacent to Rose Cottage in Church End is an example of render painted an ochre colour which in a small area works far better.



The characteristic building form in Priors Hardwick is a simple steep roofed rectangular two storey block, and which can be extended in L-shaped plans using a similar module. Structural spans are limited by the natural properties of the building materials - in the order of 5 - 6 metres - giving pleasantly proportioned gables and avoiding the over-square proportions of modern houses. There are several examples amongst the listed buildings of dormer windows into attic spaces: it is doubtful that these are original features, and they can be disruptive to roof-lines.



## 2 *The Settlement - History and Development*

Throughout the middle ages Priors Hardwick was in the ownership of the monks of Coventry. In the Domesday survey it was recorded as having 15 hides, land for 16 ploughs and 40 acres of meadow, and was worth £9. It was one of 24 estates that formed the endowment of Coventry monastery, and was in the early days an important settlement - more so than Priors Marston which was probably just a chapelry of Hardwick. Before Domesday much of the country in this part of Warwickshire had been royal sheep farming land.

However, the patronage of the Prior of Coventry was not necessarily a good thing for Hardwick. In the Lay Subsidy Roll of 1332 it was on a par with Marston's population, but then during the 15th and 16th centuries it was drastically depopulated. Although there is no documentary evidence about what happened, it is said that this was a deliberate action by the Coventry monastery, who had a major interest in sheep grazing for mutton at Hardwick. Undoubtedly sheep were of enormous economic importance in the area: reference the Welsh Road which passes immediately by the village, which was a major sheep drive from the borders to eastern England.

What is known is that following the dissolution of the monasteries in 1542, the manor of Priors Hardwick was granted to Sir Edmund Knightley. In 1633 it was acquired by Lord Spencer of Althorpe, who owned a great deal of property in the area, for example at Wormleighton, which the family still owns. It is documented that in the late fifteenth century Warwickshire and Northamptonshire suffered particularly badly from the business deals of small yeomen<sup>1</sup>, like the Spencers at that time, who bought up former church and noble property to enclose for sheep farming. Massive depopulation occurred, with villagers moving to the new textile

centre of Coventry, where industry was driving the demand for wool and land for sheep farming.

There are dozens of locations within a few miles where there is evidence of abandoned mediaeval villages. To the west, Wormleighton, Stoneton, Watergall and Radbourn all have remaining earthworks, and though virtually unpopulated even now, Watergall and Radbourn continue as parish names. Priors Hardwick is unusual in that the remains lie within the present day village, in the field called Farm or Church Close. The old village nucleus can be identified as a rectilinear network of lanes with a boundary ditch on the east side and possibly a moated manor house near the church, and former fish ponds still remain in the south of the field.

The impact of its history has thus been fundamental on the form of the subsequent development of Priors Hardwick. The church is the only remaining mediaeval building, dating to the early/mid thirteenth century: and even this was almost entirely rebuilt in 1868, leaving only the west wall and doorways. The majority of later buildings date from the seventeenth century; the Butcher's Arms, with a date of 1562 on a chimney, may be older. It is presumed that by the time this rebuilding was taking place there had been complete depopulation of the original village: most of the newer buildings are substantial, and there is little evidence of simpler village buildings from the period.

Little further development took place until the mid twentieth century, when council houses in St. Mary's Close were built, followed by private detached houses north of St. Mary's Church and Elmers Farm. A cluster of modern houses has also developed around the cross roads on Welsh Road. This more recent development has had relatively little effect on the character of the older parts of the village: here changes have generally been the conversion of buildings to residential use, like Elmers Farm barns, and the extension and improvement of older houses.

In common with other villages in this part of Warwickshire, the population of the village peaked in the mid nineteenth century and then declined rapidly. In 1801 it was 228, in 1871 335, but within a generation was back to 225 (1901). Despite new development in the twentieth century, the population has never been above 200 again - a sharp comparison with its early mediaeval heyday!

<sup>1</sup> Wood, Michael - *Domesday; a search for the Roots of England* BBC Publications 1986.

Mediaeval Village Plan (from Warwickshire Museum)

### 3 Character Areas

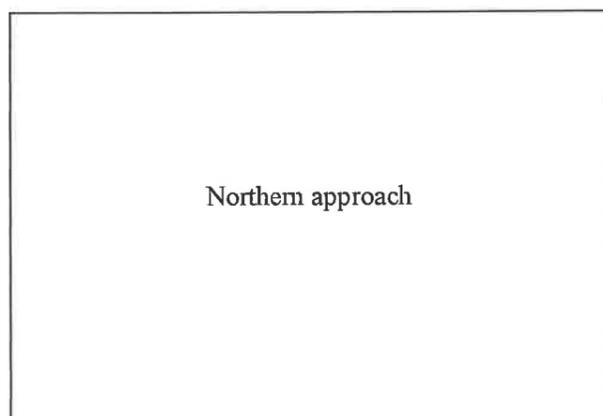
Priors Hardwick is characterised less by its architecture and building façades than by its spaces and vistas. It presents intriguing visual sequences, passing through narrow lanes which turn sharply to open into wider spaces, and give quite unexpected views across the village. These scenes are set and framed more often by landscape than by buildings, and the overall impression is of countryside that has been gently adapted to the needs of the village. The village stretches along country lanes, but does not sprawl, and retains a clear focus in the area around the church.

The following areas help to describe the character of the village:

#### 3.1 Northern approach

Welsh Road provides the main access to Priors Hardwick, but it effectively by-passes it on the east side. A signpost indicates a right turn to the village centre and the entrance is marked by a large, neat grass verge planted with poplar trees. Immediately there is a view across Farm Close to the green hill which forms the southern flank of the village, and Hill House is a noticeable landmark on the hillside. The lane turns sharp right again within 80 metres, and the entrance to the village centre is marked by a pinch-point between large willow trees on the front boundary of “Green Acres” and the single storey wall of “The Cloister”(see 3.6, below). Beyond this point the lane turns sharply left again and into the main part of the village.

The rapid turns in the lane distract from the

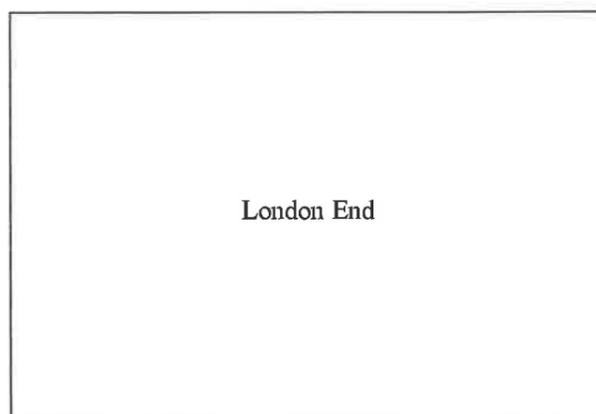


buildings in this northern area; fortunately, because they are not of high visual quality. On the corner of Welsh Road “The Bungalow” is a quaint weatherboarded building which, although of great character, is poorly maintained and has some

particularly untidy outbuildings on its main roadside boundary: if restored it could be a charming feature. Behind it, on Welsh Road, are some very obtrusive steel clad agricultural buildings, which are high enough to be seen from many parts of the village. Their scale make them difficult to assimilate into the village, even if they were put into good order.

The planning of St. Mary’s Close is described in 1.3, and it would be possible to improve the setting of the houses there with a landscape scheme. At least the Close is off the main route through the village, so that it does little harm to the overall setting.

#### 3.2 Western approach - London End



London End is the name of the group of houses at the cross roads of Welsh Road and the road to Priors Marston. “Cross Roads Cottage “ and “Westfield” are landmarks on Welsh Road indicating the existence of Priors Hardwick. The group collectively does not have a strong character, however. Most of the houses are laid out on suburban lines, set well back from the road, although their maturing gardens and hedges are helping them slowly to settle into their surroundings.

#### 3.3 Southern Edge

The importance of the backdrop of the rising hillside on the south side of Priors Hardwick has been emphasised. Within this area are some of the village’s oldest buildings, such as Pingle House and Hill Farm, still lying well apart from other buildings. The Conservation Area was rightly drawn up to include much of the hillside, although it is predominantly landscape, because of its visibility from broad vistas southwards in the village. Hill House is an important landmark, while other buildings such as Hardwick Hill and the Vicarage are less visible because of their settings amongst trees.

View to Hill House

The lane between Lower End and London End winds between high hedges. The outbuildings of Pingle House and Hill Farm break the hedge lines but maintain the feeling of enclosure of the lane by their positions right on the roadside: this interplay of stone walls and greenery is a constant theme in Priors Hardwick. Towards London End the lane opens out much more, with the grounds of "School House" sweeping broadly up the hill on the south side followed by the long straight drive to the Vicarage running beneath a canopy of tall and stately trees. On the north side there are important views across Farm Close to St. Mary's Church and the central area of the village.

### 3.4 Farm Close

The significance of Farm Close as a separate area is not just its archaeological value, but also its important role in maintaining the spacious centre of Priors Hardwick. Its historical value is discussed in section 2: how the present day scene of bucolic peace and charm must compare to the centre of the mediaeval village that once stood here!

The area is crossed by a number of paths and rights of way from which there are many views to other features in the village and beyond. There are no buildings within the area.

Farm Close

### 3.5 Church End

West of the mediaeval settlement, the area known as Church End has grown up as the present day village centre. The church and the pub, and until recently the post office and shop, are all in this area. It is characterised by a series of spaces, starting with a green in front of Elmers Farm and "The Cloisters" at the northern end. Here, after the approach described in 3.1, the lane turns sharply left around the Elmers Farm barns into the main lane through the village. Stone Cottage (actually red brick!) forms a visual stop at the northern entry to the space, and St Mary's church itself then provides the focus at the southern end. The space is contained on the east side by barns in Elmers Farm, which have been successfully converted to residential accommodation. Their overall form is retained, and so is the uninterrupted stonework of the external elevations: new windows and doors required to make the barns habitable have all been placed on the inner courtyard elevations.

Church End

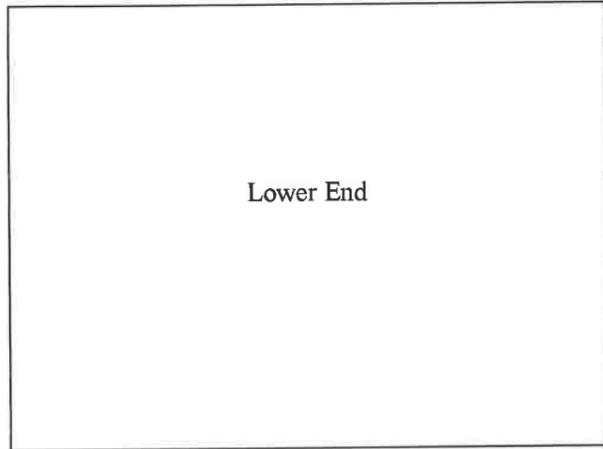
The church is a pivot-point in the street-scene, and its impact is enhanced by the slight elevation of the churchyard behind a 0.8 metre dry-stone retaining wall. The lane swings round it, through a pinch-point between trees along the churchyard wall and the former post office cottage, opening into a south facing green, which is open to the south-east providing views across Farm Close towards London End and the hillside south of the village.

The green is contained by the stone buildings of Birk Rigg, Gable House and the old post office and by mature trees in the churchyard. With focal features like the war memorial and the lych-gate to the church, it has a strong identity as the centre-point of the village. *\* mention the brick water pump*

The green slopes steeply southwards down to the Butchers Arms, flowing into another space of different character in front of the pub. It lies in the valley between Church End and Lower End and again its orientation is strongly south-eastwards with *going*

broad views up and across the meadows of Farm Close.

The immediate area is open and featureless: the tar mac road surface widens out and spreads into a broad gravel parking area. Its impact is mitigated by the very high quality of the buildings and gardens of the Butchers Arms and High Lane House. Interrupted only by a low stone wall, the open aspect continues into a well-kept meadow planted and contained with mature trees and hedgerows. Some enhancement of the parking area is desirable, but great care would be needed to ensure that the openness of the space was not lost in trying to address the bleakness of the ground surfaces.



### 3.6 Lower End

From High Lane House the road rises steeply again, under a canopy of trees and high hedgerows which arch over the narrow lane. There is a clear change here between Church End, the main part of the village, and Lower End. Approaching from Lower End, the change is marked by the barns on the corner of the lane at Pingle House, which create a gateway leading down into the valley and up to Church End.

Lower End is a well-spaced group of cottages around a small green at the junction of lanes to Wormleighton, Hollow Meadow and London End. The space is defined by West View, a fine 17th century stone house, and its attached stone garden walls on the west side, and by the strong lines of a dense neatly clipped hedge in front of Priorswell.

The north side of the space is partly closed by Lower End Cottage and its low stone garden wall, and partly by an overgrown hedgerow in front of the site immediately to its right. It is evident from mapping that there were buildings on this site adjoining Lower End Cottage which could have been visually important to Lower End. Any future redevelopment should take great care to respect the relationship of the other buildings to the green and note the importance of the hedgerow in defining the space.

*refer to brick  
water pump/spring  
situated in the  
hedgerow*



## 4 Landscape

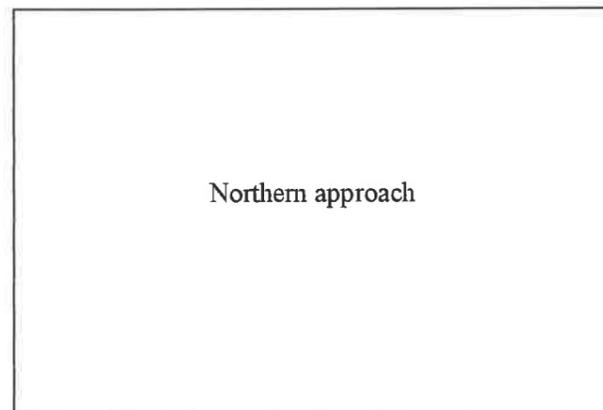
Landscape in every sense is the essence of Priors Hardwick. Topographically, it generates distinctive views across the village. Within the village, trees and hedgerows define its form at least as strongly as the buildings. Priors Hardwick is the centre for an extraordinarily dense network of footpaths that radiate into the surrounding countryside. Within the village, too, there are many links across Farm Close and between other village areas. Possibly these links are all that remain of better used routes from times before the mediaeval depopulation of the area.

Figure 4.1 shows key trees and hedgerows, and the following notes comment on the main landscape elements of the character areas (refer also to 3.1 to 3.6).

### 4.1 Northern approach

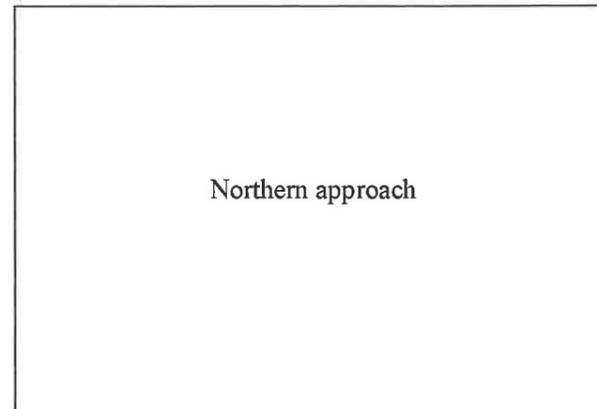
Landscape has been consciously used to mark the entrance into Priors Hardwick. The junction on Welsh Road has wide verges which are neatly mown and planted with specimen trees which include aspen, maple and sorbus species. The approach into the village is flanked by mixed hedgerows: beside Chinnerys they are growing into small trees, including hawthorn, elder, field maple and sloe.

The poor built character of St Mary's Close is partly mitigated by the thick vegetation opposite it. An overgrown hedge of ash, field maple, sycamore and blackberry screens the Close from view and gives the houses a dense green outlook. At the end of the close, woodland trees in the grounds of Weavers Cottage dominate, with only a glimpse into the untidy paddock beside the houses. Certainly landscape treatment could improve the setting here: there is a lack of mature planting in any of the long front gardens, and front boundaries are poor, varying between low chain-link fencing, privet hedges and larch lap panels.



### 4.2 London End

The landscape in front of houses in London End is suburban rather than rural. Hawthorn front boundary hedges provide a treatment familiar to a country lane, but other garden plants are also used (viz. a 3m berberis thorn hedge in front of Warwick Villa). The area makes an unremarkable entry into the village.



### 4.3 Southern Edge

The hillside dominates the southern edge of the settlement. Away from the road, the landscape is open pasture-land divided by hedgerows and lines of trees, with frequent small stands of woodland which are important skyline features. The road itself is a narrow winding lane, tightly contained by mixed evergreen and deciduous hedges in places, and elsewhere open for views across Farm Close and up the hillside.

There are some important tree groups along London End. A mix of fine deciduous and conifer trees fills the rising area in front of the vicarage on each side of its long, straight drive. Between Hill Farm and Hardwick House, a line of Lombardy Poplars provides a partial screen to views northwards across the village, allowing glimpses into Farm Close. On the opposite side of the lane a small group of woodland trees (ash with elm suckers) abuts the roadside.

The southern approach to Priors Hardwick from Wormleighton has some particularly fine woodland. Hardwick Hill is more or less surrounded by trees, including some large ashes and beeches on the roadside, which provide a very strong side to the approach on upward sloping ground, in contrast to the wide views on the open side to the west.



# TREES AND HEDGES

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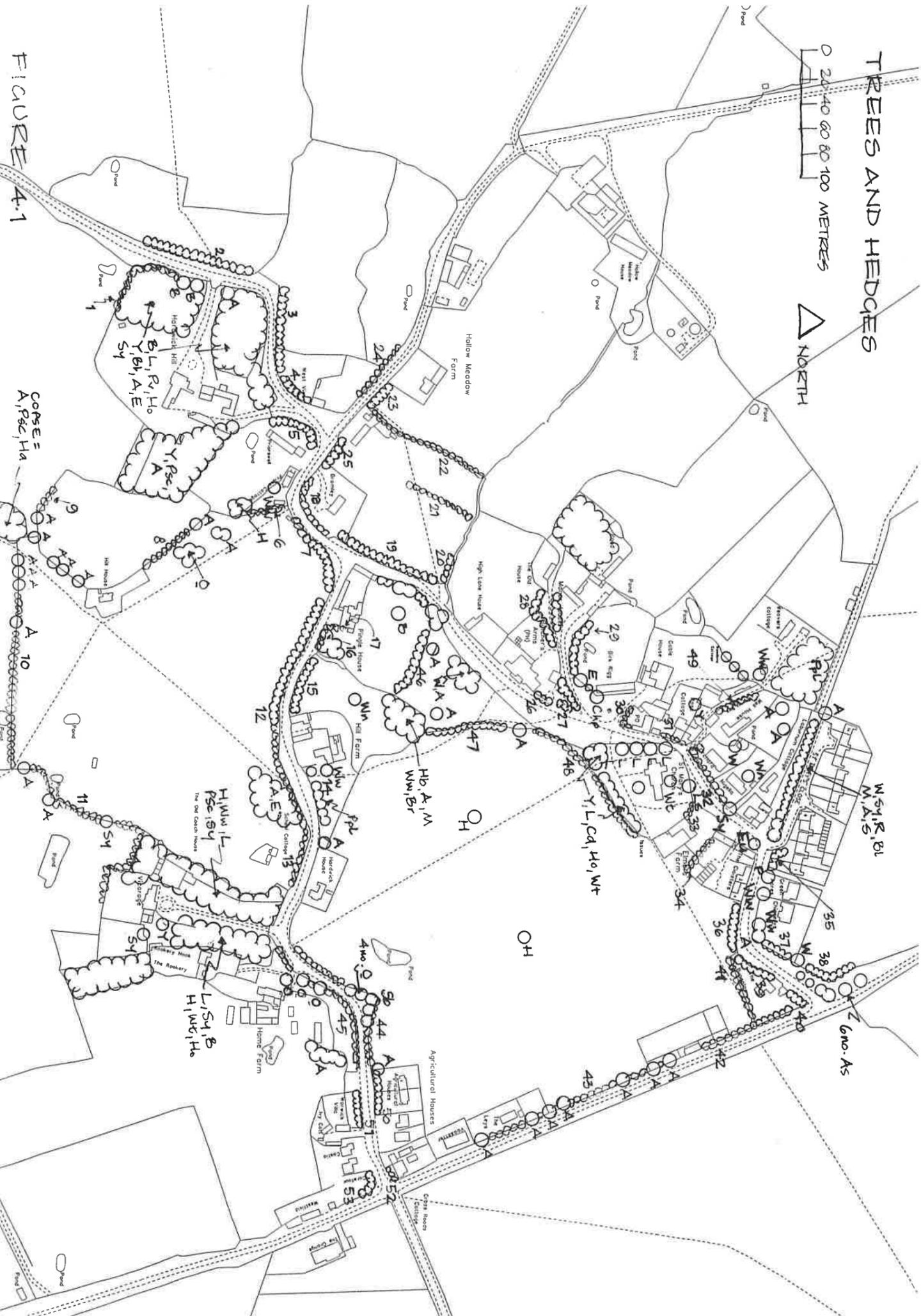
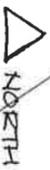


FIGURE A.1

CORSE =  
A, P, C, H, A

A 10

H, W, L, P, S, H  
The Old Green House

H, W, L, S, B  
Home Farm

H, P, A, I, M  
W, W, B, R

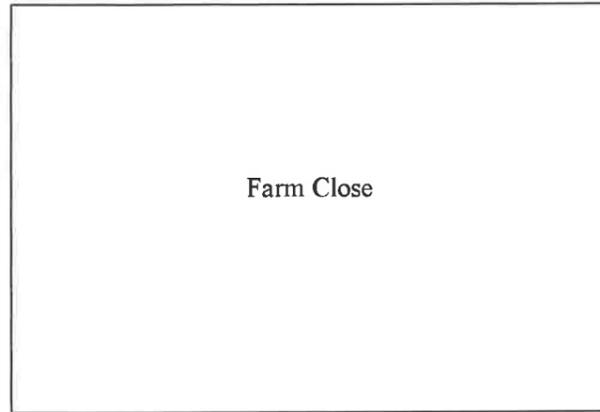
Y, L, C, A, H, O, W, T

W, S, R, B, I  
M, A, I, S

L, G, N, O, A, S

#### 4.4 Farm Close

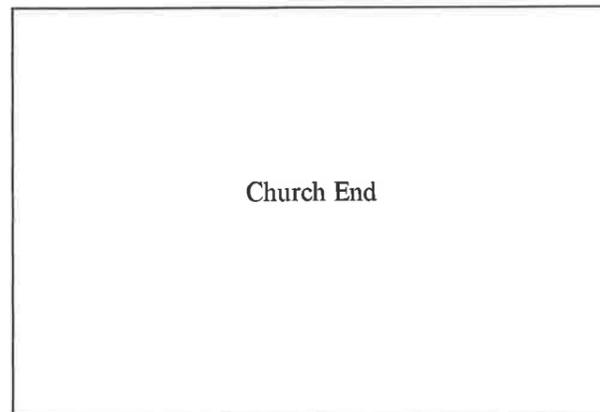
The close grazed pasture of Farm Close accents the hummocks and dips of the earthworks which remain from the mediaeval village. A solitary horse chestnut in the centre emphasises the openness of the Close, which rises quite steeply south-eastwards. On the north-west margin tall mature trees in the churchyard and south of the Butchers Arms make a strong edge to the space, particularly when viewed from London End.



#### 4.5 Church End

The main landscape features in Church End are the greens north and south of the church, and trees in the churchyard itself. Opposite the Butchers Arms, the meadow below Farm Close is an important and accessible public green area and it is marked out by some significant tree groups, such as ash and crack willow on the stream course and in the grounds of Pingle House at its southern edge.

The greens create the landscape character of Church End - neatly mown and crossed by gravel drives. Their margins are defined by hedges of a variety of species on the front boundaries of properties, by low stone walls, and in places by the buildings themselves. There is a strong air of formality because, with the exception of the cottages



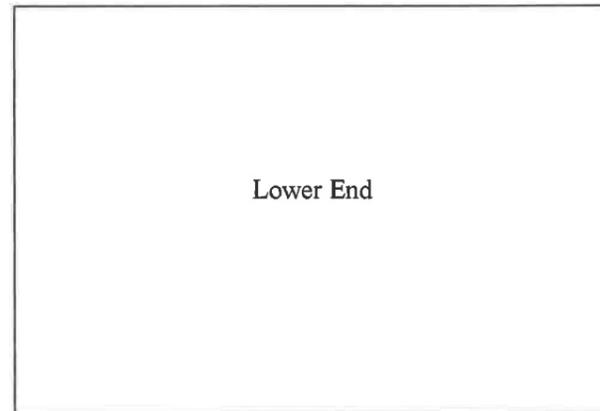
beside the post office, the planting of front gardens is restrained and limited in colour.

By contrast, the garden planting of the Butchers Arms and High Lane House is luxuriant, bringing banks of colour and variety down to the roadside in terraces. Hanging baskets and other flowering containers add further richness, which stand out all the more in comparison to the bareness of the road and car-park opposite.

West of the houses which front the road are more secluded gardens, tucked away down narrow, leafy paths. In front of Manor House the drive provides a far more formal approach, but all these properties support significant mature trees, which collectively provide a gentle backdrop behind the roof-lines of the village.

#### 4.6 Lower End

At Lower End the landscape elements are similar to Church End - neat mown grass, mature hedgerows, garden planting and stone walls - but the mix is a little less rich. Neither the buildings nor the planting have the same visual strength. To the south, the woodland planting around Hardwick Hill is a strong feature, containing the space of the green. To the north, planting beside Lower End Cottage is potentially weak, and could be strengthened to provide better definition.



## The Future of the Conservation Area

### 5.1 Alterations

The Conservation Area at Priors Hardwick was designated within the provisions of the 1971 Act, following a request from the Parish Meeting. By then most of the modern infill had probably taken place, and the pressure on the village to absorb more new development does not appear to have been strong subsequently. Developments such as the conversion of Elmers Farm barns have been carried out sensitively. Hardwick House, a new house on the site of the old school, is a little raw-looking and in a very visible location, but may mellow as its surroundings mature. Indeed the most important measures that new building in Priors Hardwick should observe are the preservation of mature landscape and the provision of new planting in keeping with the dominant character of the village.

Since initial designation of the conservation area, a number of the buildings previously listed as of grade III historical interest have become unlisted as a result of changes in the listing procedures which dropped the grade III category. The Butchers Arms is thus now unlisted, although it is a very significant building in the village, and ostensibly is the oldest apart from the church. However, generally the criteria governing the conservation area have not changed and substantial amendments to the conservation area boundary are not therefore proposed.

In recognition of the importance of its landscape setting to Priors Hardwick, the boundary was drawn to include the rising hillside south of the village. It also included Farm Close, the site of the mediaeval village, for both its archaeological significance and its importance in the landscape structure of Priors Hardwick. It of course included the two main concentrations of older buildings at Church End and Lower End.

The following minor amendments (indicated on Figure 5.1) are proposed:

#### Farm Close

To extend the boundary to Welsh Road, to include the eastern boundary features of Farm Close, and to include both sides of the lane and the site of "The Bungalow".

There are two main reasons for this:

- a) in recognition of the importance of the junction at Welsh Road for the image of the village, and to ensure the preservation of enhancement that has taken place there;
- b) to include The Bungalow and the agricultural buildings to its south, in order to encourage their enhancement because of their visual impact on the east side of the village and Farm Close.

English

\* see letter

#### Lower End

To extend the boundary to include both sides of the lane at Hardwick Hill, because of the importance of the lane itself in the approach to the village.

#### London End

To extend the boundary to include both sides of the lane north of Home Farm, because of the importance of the lane itself and trees and hedgerows on its south side.

### 5.2 Improvements

The village is well maintained, but there are few points that merit some attention. Figure 5.1 shows some minor issues where improvements could be made:

- 1 Front boundaries to council houses and bungalows - could benefit from a unifying planting scheme and replacement of concrete post and chain-link fencing.
- 2 Gate into end field is tatty and obstructed by parked cars - a scheme to provide parking both on site and for visitors could ... with general street improvements.
- 3 The Bungalows - an interesting building needing renovation - e.g. decoration of the weatherboarding and replacement of the felt roof. A tatty garage and other buildings on the boundary need replanning.
- 4 Agricultural buildings on Welsh Road - the optimum option would be to encourage relocation. Replacement of rusting steel cladding with a well-selected coloured sheeting would give some improvement.
- 5 Brick water point - shown as "spring" on spatial analysis drawing. Merits renovation as a special village feature.

at St. Mary's Close/Church End

I know which end field but you don't actually say it

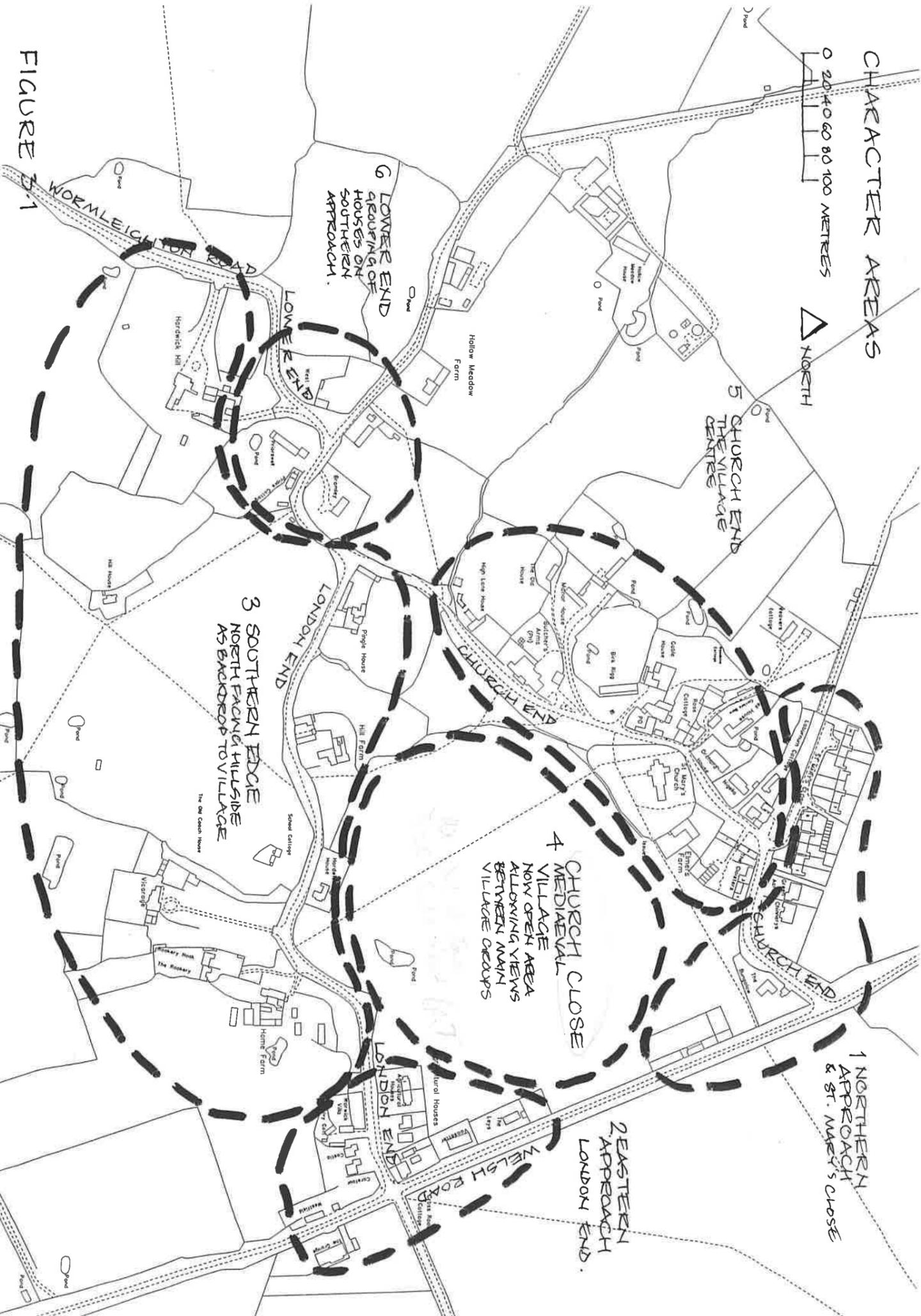


CHARACTER AREAS

0 20 40 60 80 100 METRES



NORTH



6 LOWER END GROUPING OF HOUSES ON SOUTHERN APPROACH.

5 CHURCH END THE VILLAGE CENTRE

3 SOUTHERN EDGE NORTH FACING HILLSIDE AS BACKDROP TO VILLAGE

4 CHURCH CLOSE MEDIEVAL VILLAGE NOW OPEN AREA ALLOWING VIEWS BETWEEN MAIN VILLAGE GROUPS

2 EASTERN APPROACH LONDON END.

1 NORTHERN APPROACH & ST. MARY'S CLOSE

FIGURE B.1

TREES AND HEDGES

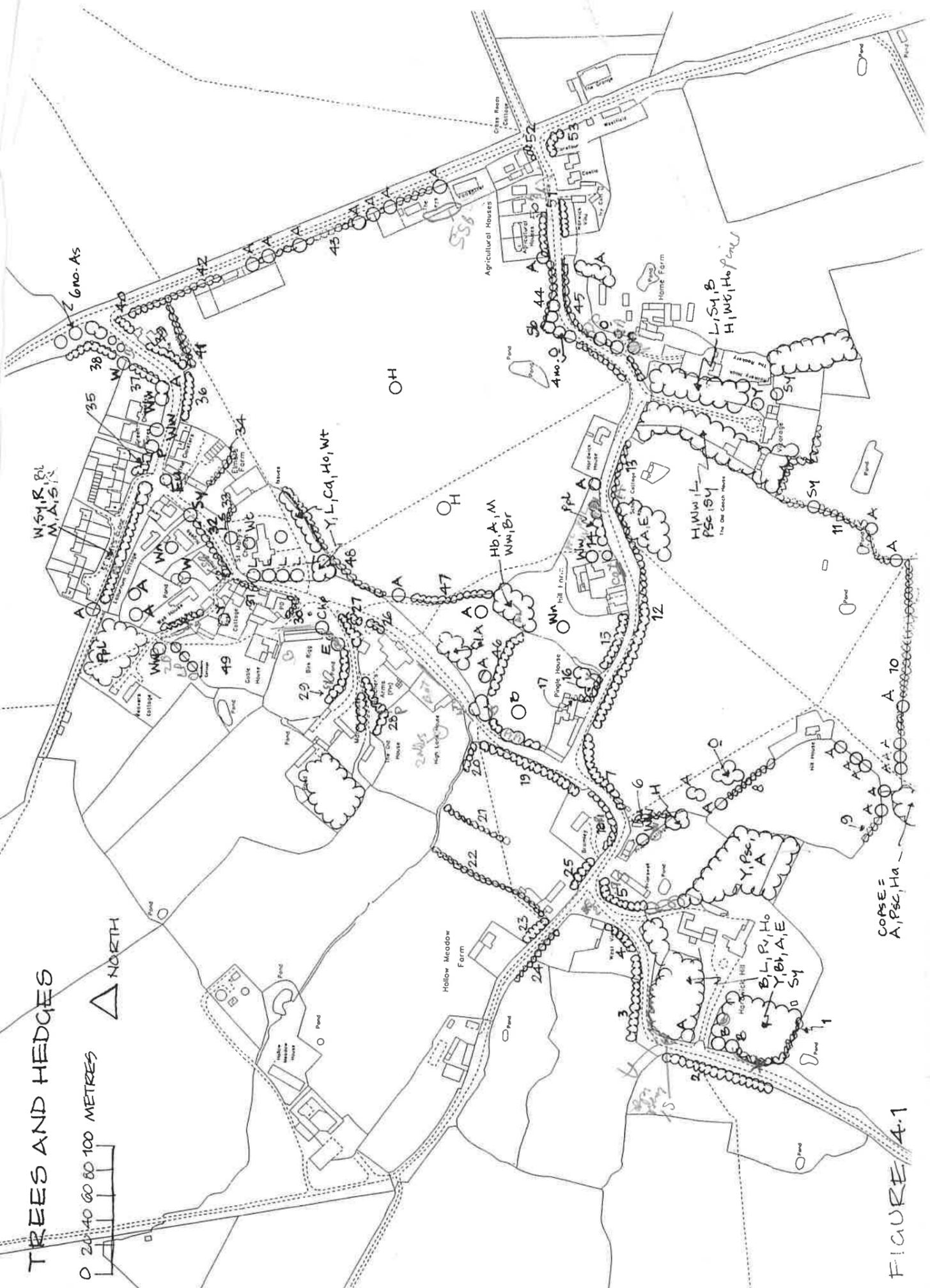
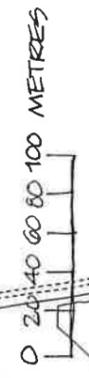


FIGURE 4.1

light straight-headed windows. Large moulded cornice and parapet; flat roof. Tower has west angle buttresses with 2 offsets. West lancet. North and west sides have clock faces of 1938; south side has narrow ogee lancet. Bell openings of paired narrow trefoiled round arched lights, with stone louvres. Moulded cornice and moulded crenellated parapet. Simple pinnacles. Interior: plastered walls. East window has thin nook shafts, stiff-leaf capitals and impost, and elaborately moulded arch. North and south chancel windows have rere arches with hood moulds, to north continuous, with head corbels. Moulded sill course. Aumbry, without door, in north wall. Very fine late C13 piscina and 2 sedilia, carved with naturalistic foliage, of 3 moulded orders with shafts. Piscina has C19 open-work cinquefoiled arch and circular basin within octagonal shelf. Continuous hood mould with a head end stop. Panelled wagon roof with moulded ribs. Very elaborate C19 Early English style chancel arch of 3 orders with naturalistic carving. Nave has continuous sill course and hood mould, forming round arch above south door and arch above door to vestry. Plain tower arch. Arched braced roof, with cinquefoiled lancets and quatrefoils above collar. Large stone corbels carved with medieval style cowed figures. Fittings: plain C13 font. Turned communion rails with pendants of c.1700. Monument: remains of a C15 incised slab.(V.C.H.: Warwickshire: Vol. 5 pp 138-139; Buildings of England: Warwickshire, p 377).

#### Church End

**Group of a chest tomb and 12 headstones approx. 2m. S of chancel of Church of St. Mary (Ref. No. 14/99 - Grade II)**

*List Description:* Group of a chest tomb and 12 headstones. Chest tomb late C17/early C18, dated 1748; headstones mid/late C17 and early C18. Carved and moulded ironstone. Chest tomb has simple nook-shafts and projecting moulded top. Short sides to east and west have fielded panels; north side has oval panel, south side has shield panels. Mid/late C17 headstones has shaped top and sunk panel. Late C17 headstone with open segmental pediment and winged head, entablature. Composite half-columns and fielded panel. Early C18 headstone has broken pediment with head, swag with winged head, and twisted pilasters. Early C18 headstone with shaped top of winged head and large crossed palm leaves, fielded panel and volutes with festoons. Another has segmental top with scrolled pediment and finial, leaf scrolls and central head, cornice, and female figures holding palm leaves. Early/mid C18 headstone has segmental top, scrolled pediment with winged head, fielded panel in moulded surround, and running

pattern. The other headstones are not of special architectural interest.

#### Church End

**Pair of headstones approx. 2m. S of nave of Church of St. Mary (Ref. No. 14/100 - Grade II)**

*List Description:* Pair of headstones. Left 1693, right 1697. Carved ironstone. Identical design: segmental pediment with head, and entablature with leaf scrolls. Corinthian half-columns and panel in moulded frame. Inscription on reverse also.

#### Church End

**Group of chest tomb, 5 headstones and a foot-stone approx. 10m. S of chancel of Church of St. Mary (Ref. No. 14/101 - Grade II)**

*List Description:* Group of chest tomb, 5 headstones and foot-stone. Chest tomb 1795; headstones late C17 and early C18. Carved and moulded ironstone. Chest tomb has fluted comers and moulded shallow-pitched top. Headstone dated 1723 has scrolled pediment with winged head, flanked by lamps. Composite half-columns, elaborate swag and drapery, and shaped panel. Inscription to Elizabeth Ward. Early C18 headstone has shaped top with winged head and cartouche in a large wreath. Headstone dated 1680 has a scrolled top with swag, volutes with drapery and sunk panel. Late C17 headstone with segmental top, open segmental pediment, winged head and tassels. Entablature with leaf scrolls. Composite half-columns, and moulded fielded panel with 2 heads. Headstone dated 1691 has shaped top with scrolls, volutes with drapery and sunk panel. Plain foot-stone dated 1680 has ogee top.

#### Church End

**Row of 6 headstones approx. 14m. S of nave of Church of St. Mary (Ref. No. 14/102 - Grade II)**

*List Description:* Row of 6 headstones. Late C17 and early C18. Carved ironstone. First: early C18. Top with small cartouche and shrouded heads; large convex cartouche. Second: early C18. Top has winged head and swag. Oval wreathed panel. Third: late C17/early C18. Broken segmental pediment with ball finial. Corinthian half-columns draped with swag, and fielded panel. Fourth: early C18. Segmental top has scrolled pediment and rosette; pilasters. Fifth: 1695. Shaped top with incised winged head. Panel in shallow relief. Sixth: early C18. Segmental top has small cartouche and winged heads; large convex cartouche.

**Church End**

**Headstone approx. 10m. S of SW corner of porch of Church of St. Mary**

**(Ref. No. 14/103 - Grade II)**

*List Description:* Headstone. 1720. Carved ironstone. Segmental top with open segmental pediment and winged head, entablature, Composite half-columns, leaf scrolls and moulded fielded panel.

**Church End**

**Group of a chest tomb, headstone and row of 4 headstones approx. 8m. S of SW corner of Church of St. Mary**

**(Ref. No. 14/104 - Grade II)**

*List Description:* Group of chest tomb, headstone and row of 4 headstones. Chest tomb late C18, headstones late C17 and early C18. Moulded and carved ironstone. Chest tomb has moulded plinth and projecting top and shallow fielded panels. Headstone dated 1684 has scrolled top with 2 winged heads, convex cartouche with wreath, and flowers. 2 early C18 headstones have segmental top, broken segmental pediment with winged head, entablature with leaf scrolls. Composite half-columns and moulded fielded panel. Early/mid C18 headstone with scrolled pediment and winged head, fielded panel and indistinct patterned border.

**Church End**

**Chest tomb approx. 3m. SW of SW corner of porch of Church of St. Mary**

**(Ref. No. 14/105 - Grade II)**

*List Description:* Chest tomb. 1710. Moulded ironstone. Plain, with moulded projecting top and incised shield on south side. Inscription in Latin with Roman numerals to Gulielmus Ebrall.

**Church End**

**Gable House**

**(Ref. No. 14/106 - Grade II)**

*The dominating feature of the house is the pair of large timber barge boards on the facing gable, which is a modern and uncomfortable looking feature.*

*List Description:* House. Late C17. Coursed ironstone. Tile roof has coped gable parapet on right; stone ridge and end stacks. L-plan, with wing to rear on right. 2 storeys and attic; 2-window range. Cross gable on left has C20 barge boards. Part-glazed flush 6-panelled door under wood lintel. 4, 3 and 2-light ovolo-moulded mullioned windows to left; 3-light chamfered mullioned window to right. Hood moulds. First floor has 3-light C20 leaded casement on right. Interior not inspected.

**Church End**

**Birk Rigg**

**(Ref. No. 14/107 - Grade II)**

*List Description:* House and attached outbuilding. Mid C18. Regular coursed ironstone. Old tile roof; brick ridge and end stacks. 3-unit plan. 2 storeys and attic; 3-window range. C20 ribbed door between first and second bays. Blocked door between second and third bays. 3-light leaded casements. C20 addition to rear. Attached outbuilding on left, now partly incorporated into house, has corrugated iron roof. Small leaded window and boarded opening. To rear: some C19/C20 alterations. Leaded casements. C20 double garage doors at right end. Interior not inspected.

**London End**

**Hill Farmhouse**

**(5/108 - Grade II)**

*In addition to the farmhouse itself, its outbuildings and attached walls are important features in the lane: see Appendix B.*

*List Description:* Farmhouse. Mid C17. Coursed squared ironstone. Tile roof has coped gable parapets with kneelers; stone end stacks with brick shafts, and C19 blue brick ridge stack. L-plan, with cross-wing to right. 2 storeys and attic; 3 bays. End to road. Entrance in angle has ribbed door. Moulded Tudor arch with sunk spandrels, and hood mould with lozenge stops. Stone mullioned windows with hood moulds throughout, of 2-lights above door. To left and to left return side of cross wing mullions removed and 3-light casements, mostly leaded, with wood lintels inserted. 3 hipped roof dormers have 2-light leaded casements. To rear: 4-window range. Cross gable to left is cut off higher on right. Main range has door and 3-light windows, with continuous hood mould stepped up over door. Leaded casements inserted in cross-wing. Interior not inspected.

**London End**

**Pingle House**

**(5/109 - Grade II)**

*In addition to the house itself, its outbuildings and attached walls are important landmark features: see Appendix B.*

*List Description:* Mid C18 with late C19/early C20 additions and alterations. Regular coursed ironstone; additions partly of brick. Tile roof, hipped to right, has coped gable parapet to left, and others to rear; both stone and brick end and ridge stacks. L-plan extended to complex U-plan, with wings to rear. 2 storeys and attic; 3-window range,

with lower one-window addition to left. Entrance front has string course. Late C19/early C20 ribbed door has stone lintel. Open fronted stone and timber porch with glazed side panels. Late C19/C20 leaded wood casements, of 3 lights to left, 2 lights to right, have painted wood lintels. Ground floor on right has one window only, with stone flat arch with keystone. Addition has 2-light casement with segmental arch on first floor only. Left return side mostly of brick. Irregular right return side has late C19 gabled projection with 4-light casement on right. Rear is 3-window range. Recessed centre has C19 brick lean-to with plank door and 3-light casement. 3-light casement with painted wood lintel. 3-light box roof dormer. Mid C18 left wing has cross windows on right, and single attic light with transom. Similar 2-storey C19 wing on right has central cross windows; lean-to range on left side. Stone wedge lintels with keystones to both wings. Interior not inspected.

#### **London End**

##### **School Cottage (a.k.a. School House) (5/110 - Grade II)**

*List Description:* Cottage. Mid/late C18. Coursed squared ironstone rubble, with some cement rendering on right corner; right gable of old red brick. Straw thatched roof has brick right end stack. 2-unit plan. One storey and attic; one-window range. Entrance to rear. Ground floor has two 3-light casements, on left C20, with glazing bars and wood

lintels. Eyebrow dormer on right has old 2-light casement with many glazing bars. Rear irregular. Plank door. Interior not inspected.

#### **Lower End**

##### **West View and attached wall (5/111 - Grade II)**

*List Description:* House and attached walls. 1668; altered C19. Regular coursed ironstone. Slate roof has coped gable parapets; large central stone stack with blue brick shaft. 2-unit plan. 2 storeys; 2-window range. Entrance to rear. Mullioned windows throughout. 3-light windows with C19 lights, lengthened on left on ground floor, have C17 hood moulds. Date-stone with initials WH. Right return side has 4-light and 3-light windows. To rear: central C20 part-glazed 6-panelled door. 2- and 3-light windows. Date-stone with arch on half columns and cornice; illegible. Interior not inspected. Attached wall on right. C18. Regular coursed ironstone with coped top.

#### **The Green**

##### **K6 Telephone kiosk (Ref. No. 14/108 - Grade II)**

*List Description:* no further description given.  
*Red cast iron booth designed in 1935.*

## ***Appendix B - Significant and Other Unlisted Buildings in the Conservation Area***

### **The Cloisters, Elmers Farm**

The conversion of stone barns in Elmers Farm presents a continuous stonework elevation to Church End, making a good corner feature, without over-fenestration that would impair the original character of the buildings. High wagon-doors now make a focal feature, as an open access into the courtyard behind.

### **Stone Cottage**

Simple brick-built cottage (19 century). Gable includes timber stable doors and loft -closes the initial view into Church End from the north-east.

### **Cottage West of and adjoining old Post Office**

Formerly Grade III listed: 17 century, two storeys and attic, coursed stone, coped gable ends to north and west, formerly a thatched roof, now painted corrugated iron. Important in providing closure to north side of green, and with the group including the old post office forms a pinch-point in Church End defining the green.

### **Spring-water point**

Small brick built enclosure to a water-point fixed from adjacent springs - now capped off. Designed as an arch under a brickwork gable, approximately 1m high and built into the churchyard retaining wall. Originally three in the village, now only two (see Lower End Cottage, below).

### **Lych Gate**

Timber structure, plain tiled roof, with wrought iron gates. Important feature beside the green.

### **War Memorial**

Short stone pillar, providing a focus on the green.

### **Butchers Arms Public House**

Formerly Grade III listed. Dated 1562 on chimney, two storeys, stone, coped gable ends, now roofed in clay double-rowan pantiles, replacing corrugated iron, and previously thatch. Though foreign to the region, the pantiles have mellowed with age and do not stand out. The building occupies a key location in the village.

### **High Lane House**

Formerly described under the Butchers Arms' grade III listing, as a small 15th to 16th century cottage. Much altered and extended, with tiled roofs - earlier description cites corrugated iron, therefore was originally thatched, combines with the Butchers Arms and gardens to define lower Church End area.

### **Priors Cottage**

Small brick cottage, garage and linking garden-wall. White painted, but an important landmark in Lower End because of its corner situation.

### **Lower End Cottage**

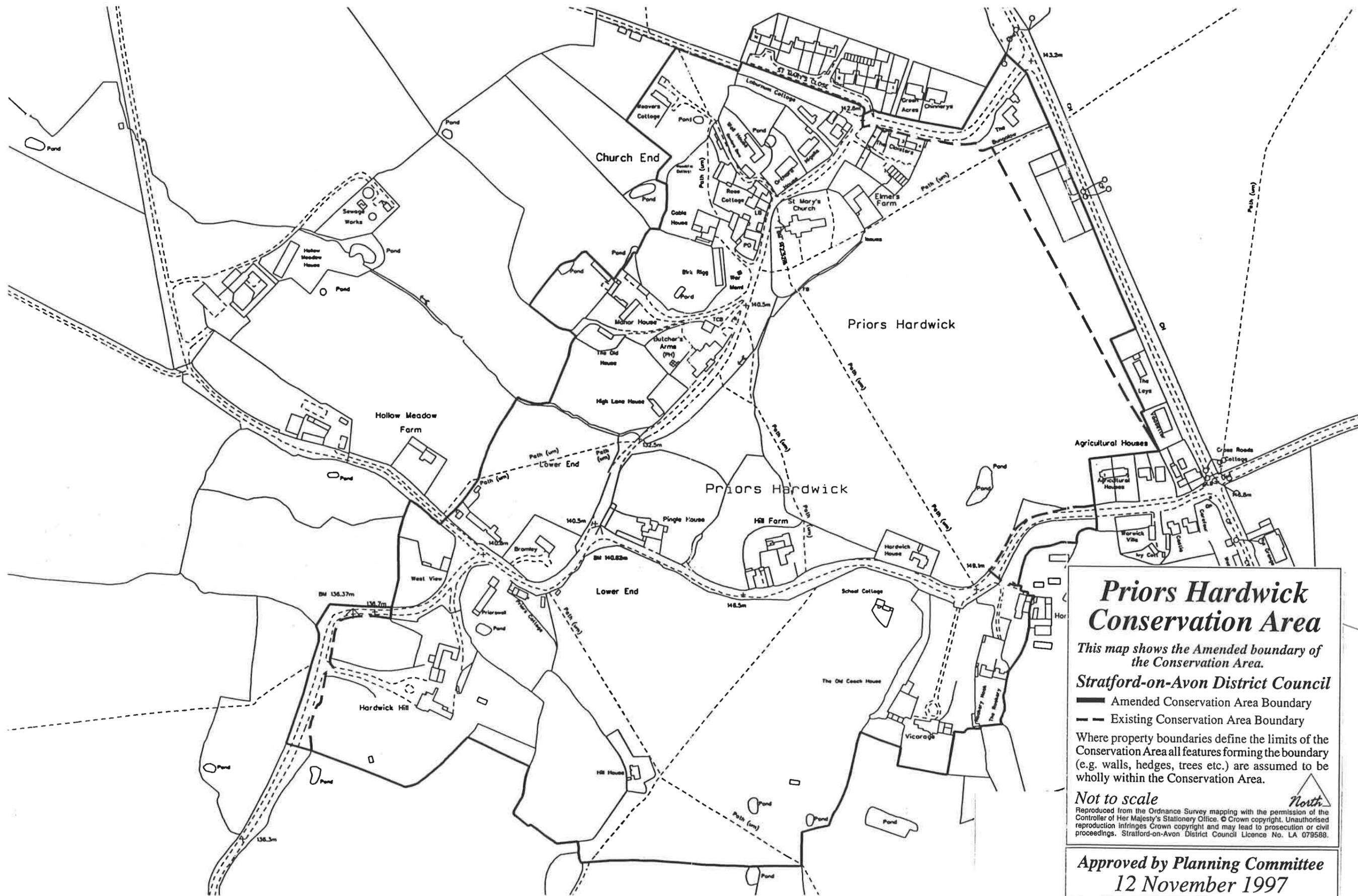
Previously grade III listed: stone cottage now tiled but formerly described with corrugated iron roof, i.e. replacing original thatch. Adjacent building on the west side now demolished, leaving a gap on the north side of Lower End. Spring-water point in neighbouring boundary - description above.

**Appendix C - Tree Species****Key to figure 4.1****Trees**

A	Ash	<i>Fraxinus Excelsior</i>	O	Oak	<i>Quercus Robur</i>
As	Aspen	<i>Populus Tremula</i>	Ppl	Lombardy Poplar	<i>Populus Nigra Italica</i>
B	Beech	<i>Fagus Sylvatica</i>	P	Pine	<i>Pinus spp</i>
Bl	Blackthorn	<i>Prunus Spinosa</i>	Pv	Privet	<i>Ligustrum spp</i>
Br	Birch	<i>Betula spp</i>	Psc	Scots Pine	<i>Pinus Sylvestris</i>
Cd	Cedar	<i>Cedrus</i>	R	Rowan	<i>Sorbus Acuparia</i>
Chp	Purple Cherry	<i>Prunus Spinosa x Purpurea</i>	Sb	Silver Birch	<i>Betula Pendula</i>
E	English Elm	<i>Ulm us Procera</i>	S	Spindle Tree	<i>Euonymus Europaeus</i>
Eu	Eucalyptus	<i>Eucalyptus spp</i>	Sy	Sycamore	<i>Acer Pseudoplatanus</i>
Ha	Hawthorn	<i>Crataegus Monogyna</i>	W	Willow	<i>Salix Fragilis</i>
H	Horse Chestnut	<i>Aesculus Hippocastrium</i>	Ww	Weeping Willow	<i>Salix Chrysocoma</i>
Hb	Hornbeam	<i>Carpinus Betulus</i>	Wn	Walnut	<i>Juglans Regia</i>
Ho	Holly	<i>Ilex Aquifolium</i>	Wt	Wellingtonia	<i>Sequoiadendron Giganteum</i>
L	Lime	<i>Tilia x Europaea</i>	Y	Yew	<i>Taxus Baccata</i>
Ls	Lime, small leaved	<i>Tilia Cordata</i>			
M	Field Maple	<i>Acer Compestre</i>			

**Hedgerows**

- |   |  |  |  |
|---|--|--|--|
| 1. Beech: allowed to grow away                | elderly, needs replanting  | 25. Field hedge: overgrown; dominated by elm suckers which are likely to die back within the next 10 years | 37. Field hedge: unmaintained                                  |
| 2. Field hedge: clipped                       | 15. Privet: clipped  | 26. Beech: clipped, 3m, well maintained  | 38. Field hedge: low   |
| 3. Field hedge: gappy                         | 16. Hornbeam: clipped, good condition  | 27. Young laurel   | 39. Privet: clipped  |
| 4. Field hedge: newly layered                 | 17. Yew, clipped, well maintained  | 28. Beech, 3m  | 40. hawthorn, low  |
| 5. Privet: clipped                            | 18. Field hedge: dominated by elm and hawthorn   | 29. Laurel, 3m, clipped  | 41. Privet: clipped  |
| 6. Beech: clipped, 3m                         | 19. Field hedge: overgrown; dominated by elm suckers which are likely to die back within the next 10 years | 30. Privet: well maintained  | 42. Field hedge: 1.8m, effective screen, dominated by hawthorn |
| 7. Field hedge: dominated by elm and hawthorn | 20. Leylandii  | 31. Privet: well maintained  | 43. Field hedge: 1.8m, effective screen, dominated by hawthorn |
| 8. Field hedge                                | 21. hawthorn: planted within the last 10 years; creates boundary of new garden                             | 32. (a) Orchard House: privet hedge, clipped. (b) Nigella: laurel hedge: clipped                           | 44. Field hedge: clipped                                       |
| 9. Field hedge: gappy and poorly maintained   | 22. Field hedge  | 33. Holly, clipped, low  | 45. Field hedge  |
| 10. Field hedge: gappy and poorly maintained  | 23. Field hedge: clipped   | 34. Leylandii  | 46. Field hedge: low clipped                                   |
| 11. Field hedge: gappy and poorly maintained  | 24. Field hedge: clipped   | 35. Hawthorn, clipped  | 47. Field hedge  |
| 12. Field hedge: 3m high, well maintained     |  | 36. Field hedge: high, clipped   | 48. Field hedge: low, dominated by hawthorn                    |
| 13. Beech: clipped, low                       |  |  | 49. Privet   |



## Priors Hardwick Conservation Area

This map shows the Amended boundary of the Conservation Area.

**Stratford-on-Avon District Council**

- Amended Conservation Area Boundary
- - Existing 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.

*Not to scale*

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**Approved by Planning Committee**  
**12 November 1997**