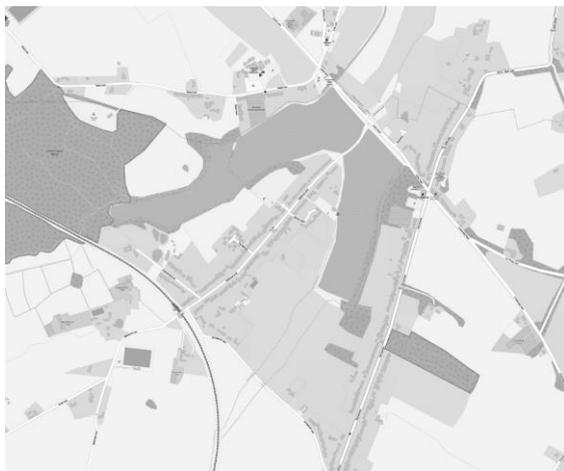


TANWORTH IN ARDEN

HISTORIC CHARACTER STATEMENTS

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Introduction

Locus Consulting were commissioned to undertake a historic townscape characterisation of three Local Service Villages (LSVs) of Wood End, Earlswood and Tanworth-in-Arden. Defined by the Stratford on Avon Local Plan the LSVs consist of a series of small predominantly residential settlements lying in the Parish of Tanworth-in Arden. The purpose of the characterisations is to support the development and eventual implementation of the Tanworth in Arden Neighbourhood Plan.

Method

Characterisations were undertaken according to the methodology established by the Lincoln Townscape Assessment, one of a series of projects funded by English Heritage, that records the inherited character of both ancient and modern places. The characterisations entailed a site visit and photographic survey of each of the LSVs, with the results assimilated within an illustrated and written report. This information was supplemented and enhanced by the results of community-led characterisations undertaken by parishioners as part of an Historic England neighbourhood planning training initiative as well as the results of a Household Survey undertaken by the parish's neighbourhood plan team. A selection of the results of the surveys and questionnaire are interwoven into the characterisation reports and the results of the community surveys are included in full as part of an appendix to this document.

Application

The LSV characterisations are an evidence base for local character and a context for managing sustainable change in the Parish. They should be read in conjunction with Neighbourhood Development Plan policies as well as the overarching policy framework of the Stratford on Avon District Local Plan and the National Planning Policy Framework. The documents will be most useful to those policies that consider the design and appearance of future development as well as historic environment and natural environment policies. As such they will be of use to prospective development, planners and organisations/groups seeking sustainable change in the parish of Tanworth-in- Arden.

TANWORTH IN ARDEN VILLAGE CHARACTER STATEMENT

The nucleated village of Tanworth in Arden sits on a prominent outcrop at the **edge of an escarpment**, overlooking the undulating landscape of the Arden to the south. Despite its prominent position its presence within the landscape is muted, with much of the built fringes of the village obscured by **dense tree and vegetation cover**. The pattern of woodland is echoed on the broad summits of other small hills and undulations, integrating the village into the broader landscape.

From low lying areas only the **spire of St. Mary Magdalene's Church** is observable above the tree canopy, standing as a landmark feature and quiet sentinel in the landscape. From elevated areas built elements of the village become more apparent on the skyline, resulting in an intermittent presence in the landscape.



View north towards Tanworth-in-Arden

“The village is built on a hill and has some fine commanding views over the surrounding countryside.”

Landmark Building: *“The Church occupies an elevated site and the spire can be seen from many locations in and around the village.”*

Narrow lanes radiate out from the village, marking it out as a destination within the immediate and wider locale. On ascent, lanes are sunken into the steeper gradient approaching the summit, leading to **deep and broad verges** which serve as corridors carrying in the **rural and sylvan** landscape into the heart of the village. The village itself is built around a near complete circular road, which



Narrow wooded lane with deep verges

includes the village green and former market place at its southern extent, an ancient focal point and communal hub around which civic, commercial and ecclesiastical buildings are interspersed with residential properties.

“Traditional hedgerows featuring native species are a key feature of the approaches into the village (Tom Hill and Vicarage Hill) and of the lanes within the village (Bates, Butts and Well Lane). This feature emphasizes the rural nature of the village and filter you in to the village.”

In all, the village displays a remarkable **spectrum of development**, dating from the Medieval period onwards, attested by a plethora of listed buildings, a conservation area designation, as well as an array of mid to late 20th and early 21st development up to the time of survey. Further buildings of local value have also been identified by the parish’s



Mid-20th century development around Bellfield

residents including Whalebone Cottage on Vicarage Hill, Tanworth Garage on The Green, The Butts and Butts House on Butts Lane and the Almshouses on Bates Lane. Despite the array of development illustrating over **700 years of development**, the village retains an observable sense of order to the chronology of buildings which, with few exceptions, become increasingly mature towards the village green, with the radial lanes the focus of more recent development over the last century.

There are few characteristics in common across the entire settlement. The vast majority of buildings are constructed of **brick**, with some **early timber framed exceptions**, several of which have been refronted in brick. **Ridgelines** run, **parallel to the road** with the few exceptions

including the church and the school building, the prominent gables of which, facing the road, set them apart within the broader street scene. **Development units are small** and are typically bespoke individual units. Notable exceptions are the mid-20th century council house development around Bellfield and the development at the junction of Butts Lane and Doctor’s Hill which consist of up to

The Conservation Area status of the village, and the protection it affords, was highly valued by 82% of residents responding to the Household Survey and 87% of people consider the preservation of historic buildings in the Parish as important or very important.

c.30 houses (although these are subdivided into a number of smaller build units). Two other exceptions are the recent developments around Doctor's Hill Close and the brace of modern houses



on Bates Lane.

Within the village's historic core, around and leading into the market place and green, **houses are tightly packed** leading to **strong building lines**, establishing a well-defined sense of enclosure and emphasising gaps for road access and open spaces, including the garden plots of properties set back from the road. Where roads narrow into the market place there is a heightened sense of enclosure.

Area with distinctive sense of enclosure: *"The village, particularly on the approach via Tom Hill as you arrive at The Doctor's House and head towards the Church, but also as you approach the village from Well Lane and Vicarage Hill. This is because the buildings are on the back of the pavement in*



Market place defined by strong building lines

Timber framed building with brick finish set at the back of the roadway

the centre of the village.”

Deeper **setbacks** are associated with **high status** and civic/ecclesiastical buildings, differentiating them from domestic houses which are **set at the back of the footway** or behind **shallow grassed verges** that create an **indistinct public/private boundary** adding to the broadness of the public space and sense of communality.



Apsley House set back within a deep garden plot

The architectural variation in the

building line is achieved through **changing material construction**, styles and orientation of wooden fenestration, stepped eaves lines which vary from **one to two and half storeys in height**, and differing material and **modest decorative finishes** (e.g. brick, timber frame with brick infill). Buildings have **modest decorations**, with distinguishing architectural features limited to a handful of individual of buildings including the church, school and alms houses, and the former vicarage. A common feature to some gable ends is a shallow oversailing course of projecting brick headers.

“Storm porches are a particular feature of the cottages in the village and these have been replicated in the ex-local authority properties. Small paned windows and handmade bricks are a feature of many of the listed buildings.”

The array of buildings of different ages dispersed across the village core helps to define an **identifiable historic centre**. Beyond this core, **along radial lanes** leading off the summit and into the wider rural landscape,



Properties built of local brick differentiated by small changes in scale, form and window style

building lines become increasingly broken, with **detached houses** set back in increasingly **spacious garden plots** towards the built up edge of the village. Here, development units are typically **single builds of varying architectural style**. Houses are built of brick and vary between **1-2 storeys in height**, and **narrow 3- to very wide 11- bay widths**. Ridgelines again run predominantly parallel to the road with the exception of the most recent addition to the village at Bates Lane which are highly glazed and rendered white with wooden panels. Older 19th century properties often feature more mature gardens, with some well-screened from the road. The **retention of former field hedgerows** and **the large mature timber trees** originally planted alongside them, also creates a distinctive mature border to many of the more recent development plots. The overall result is a **slow, graduated transition from village centre to rural countryside**. Moreover, the increasing number of **trees**



Two different styles of property set within deep and spacious garden plots. Note the mature oak trees surviving from a former hedgerow in the upper photograph.

within garden plots towards the edges of the settlement **breaks up the built up edge of the village**, muting the presence of the settlement within the wider landscape. The higher density of larger development units, with their short rows of building, at the edges of the village is offset by large roadside or communal greens, maintaining a **low overall density**.

The lack of car parking was raised as an issue by many residents responding to the Household Survey.

The **transition between open rural landscape and built up** areas are remarkable, with narrow rural lanes **channelling views** of the raised summit and serving as tight gateways when flanked by deep verges. The verges continue into the market place, but are levelled out, allowing **full view of the building line**. Well wooded plots at the edge of the

settlement often give way to small woodland and copses. The overall effect is to seat the village firmly within its broader landscape.

Roads throughout are of tarmac with granite kerb stones within the village centre. Tarmac pavements are narrow width of c.1-1.5m. Street furniture includes traditional cast-iron lanterns and benches, particularly on the village's green outside the public house. **Off street car parking is limited** in the village centre with streets around the



Rural lane with overgrown hedgerow trees framing views

green often tightly packed with parked cars. The school has a large parking provision towards the edge of the village, and the public house has a small car park to the rear.

The village has an unusually high number of footpaths and trackways connecting it with its rural hinterland. These are well-used and well-worn routes, many of which have medieval origins. Closely adhering to established field boundaries, the routes connect the village with villages, historic farmsteads, areas of woodland, the open fieldscape and other key features including Umberslade Hall.

“There is a comprehensive network of footpaths around the village regularly used by walkers.”

There are wide ranging views from the undeveloped and elevated fringes of the village, as well as from many properties at the edge of the settlement in almost all directions. Linear features, including footpaths, trackways and lanes provide intriguing and unfolding views of the village and its rural hinterland, framed by buildings and vegetation. The open space of the market place itself affords open views of the St. Mary's Church and full appreciation of the picturesque building lines that define the village's centre.

86% of the parish's residents value the village's churchyard and views from it.

EARLSWOOD CHARACTER STATEMENT

The village of Earlswood consists of **two discrete and unconnected ribbon developments** of mainly **residential housing**. Despite its breadth the village remains a single settlement, unattached to surrounding villages, with open space and field between it and neighbouring Wood End. The longest ribbon development extends along the B4102, broadening at the crossroads with Valley and Umberslade Roads. The intersection forms the **historical centre of the village**, providing a small number of services such as a local public house, convenience store, floor coverings store and hairdressing salon. The second linear development extends along the centre of a broad and narrowing promontory of land, flanked to the northwest and southeast by the **man-made Earlswood Reservoir**. Known as Earlswood Lakes, the reservoir takes the form of a U shape, and is divided by a **causeway** with single track road leading to and dividing along an **earthen dyke** which forms the retaining wall of the reservoir to the east.

80% of people responding to the Household Survey considered Earlswood Lakes and its associated areas of recreation as important or very important.



Open views across Earlswood Lakes towards woodland

The Lakes and **open views of wooded rolling countryside** beyond them to the west dominate the character of the area, particularly when viewed from the elevated and advantageous causeways and dyke as well as along **footpaths** which circumnavigate the reservoir. The **wooded banks and garden**

plots of houses in the linear development along Malt House Lane partially mask and break up the rear building line when viewed from the banks of the reservoir, affording the area a relatively **tranquil and natural feel**, especially towards the southern and western ends of the Lakes. The Lakes themselves are used for recreation including sailing and fishing, with frequent wooden pontoons along their banks and a sailing club towards the southeastern end of the promontory.

“The Lakes area has attracted tourists since the reservoirs were constructed and attracts in excess of 300,000 visitors per year who are keen to fish, walk, sail and watch birds.”

The banks are soft and largely free of engineered features, with only localised areas of steel revetments, bridges and sluices. The exception is to the east, where an array of infrastructure including the grassed earthen bank, Victorian pumping station, road-topped causeways, railings, spillways and concrete banks generate a **strong utilitarian character**. Local infrastructure including the causeway road and the rail bridge in the far west of the settlement are identified as important local landmarks.

Buildings along the roads surrounding the reservoir **rarely engage with the water directly**, but instead offer up their rear garden plots, choosing instead to locate closer to the roadside.



View of the pumphouse and earthen dam from the causeway

The only exceptions are the recent development of four houses at the north eastern corner of the Lakes (off Wood Lane) and two developments to the rear of houses along Malthouse Lane (e.g. Warren Close) and the Victorian Pumphouse. As a result, the Lakes retain a sense of being a **public space**, with many areas not overlooked or claimed by adjacent housing.

Linear development along the B4102 (Earlswood Common and Shut Lane) consists of **tightly packed ribbon development** arranged in a series of **narrow and deep plots** lying perpendicular to the roadside. Development lies mostly on the western side of the road except to the north of the road's junctions with Umberslade Road and Springbrook Lane, creating a **long rural border** along the

Many respondents to the Household Survey highlighted the need to improve and regulate the use of Earlswood Lakes for recreation, tackle anti-social behaviour problems and control levels of traffic using the causeway and Earlswood Common.

eastern edge of the road in between. This rural eastern border is demarked by mature broadleaf trees and overgrown hawthorn hedgerow, a style observed throughout the parish and the wider Arden, and joins with small areas of woodland and a network of other boundaries to the east. The **public/private boundary** of house plots are defined in a



Semi-detached build unit with mock Tudor gabled bow windows

variety of ways, including low hedgerows, stone/brick walling or a simple transition to areas of lawn, but in the main are low allowing for the full appreciation of facades and bringing an active feeling to the roadside. The **garden plots** display a much greater variety of **native and non-native tree and plant species**, forming a clear contrast to the more vernacular rural boundary along the western edge. However, a number of properties retain mature broadleaf trees and hedgerows, set out during the enclosure of the former common land prior to its development. These serve as a **visual link** between suburban and the open countryside areas beyond the settlement.

By contrast, ribbon development along Malt House Lane is arranged in **shallower plots, with houses set closer to the highway**. Public/private boundaries and garden plots include an array of non-native species, more often associated with **suburban planting** as well as a wide variety of wooden fencing, low brick/stone walling and open transitions to lawned gardens or driveways. The variety of boundaries increases towards the Lakes, with **hawthorn hedgerows** predominating in the west and gradually giving way to 20th century replacement to the east. The **sense of enclosure** is comparatively more open, due to the lack of regular mature trees with broader canopies, than along the B4102.



Development unit of 3 bungalows with later personalisation through rendering, changes to the public/private boundary and loft conversion

“There are remnants of the distinctive hedgerow boundary throughout the settlement (many hawthorn) with more on the north sides of Malthouse Lane and Cloweswood Lane than the south sides. At the edge of the settlement on the north side of Springbrook Lane they mirror the open fields with hedgerows opposite.”

Within both areas buildings are arranged in **coherent lines running parallel to the street**, with only **small variations in setback** allowing for driveways and front garden plots. There is a **variety of architectural styles** that have emerged as a result of piecemeal development, a characteristic accentuated by the **frequent adaptation** of housing stock in the area. However, there are some common characteristics shared between properties. Houses fill near the **full width of their plots** and **have hipped or gabled roofs with their ridgelines running parallel** to the road.



Example of extension and personalisation of a house

Gabled wings to the side or centre of properties are also common.

Properties are a mixture of **semi-detached and detached** buildings between **one and two storeys** in height. Development units typically consist of **one individual house or small groups** of between two and four houses, with very few exceptions of five/six properties and one development of c.10 houses. A small number of development units are based along cul de sacs leading to the rear of houses, including Earlsmere, The Maltings and Warren Close. These late 20th century or more recent ‘backland’ developments are highly coherent in architectural form, and are typically two-storey ‘executive’ houses with gated entrances.



Development unit of 3 houses in the same style

There is a strong building line throughout the settlement. There has been some “back land” development.

The **palette of building materials is limited** and includes brick, tile roofs and render. The use of stone within buildings is rare if not entirely absent. The use of **small scale decoration is infrequent**, with properties often choosing to differentiate themselves through **changes in form, fenestration and larger scale decoration**, notably in the use of gabled wings, bow windows and rendered, stone or tiled panels. Some houses have brick string courses and later additions include neo-classical entranceways and other styles of porches. **Windows are typically horizontal** in emphasis, and include an array of mainly plastic casement styles, many of which are setup high beneath the eaves. This latter characteristic offers a degree of activity where houses face lanes and roads.

A handful of properties date to the **19th century** or earlier, and these are mainly located around the crossroads of Valley Road and the B4102, forming a small centre, although a small number are also dispersed within later ribbon development and as semi-isolated developments along roadsides. They are typically notable for the **steeper pitched roofs, vertical windows, taller chimneys, use of local deep red brick and shallower setback**. The properties which include former cottages, a public house and a possible farmhouse survive from the formerly rural landscape, acting as a modest foundation for the later residential ribbon developments.



Older run of cottages set closer to the roadside

The frontages of cottages at the crossroads were identified as making a distinctive contribution to the character of the area.

In addition to Listed Buildings, several early buildings including Florence Cottages, The Reservoir Public House and the Sailing Club (c.1950) are identified as locally significant and distinctive buildings.

Views in the area are typically **long vistas** along streets channelled by houses and **broader views** of open countryside from the backs of houses and from the edges of the Lakes themselves. The transition between built up areas and the countryside is typically stark, although the retention of many 'rural' features within garden plots softens the experience in places.



Reservoir Public House in the centre of Earlswood Village set at the back of the footway

Roads and pavements are almost entirely of tarmac with concrete kerbstones with the exception of block work paving within cul-de-sacs developments, suggestive of a private driveway leading to houses.

There are established public footpaths along the Lakes' banks, affording good access to many areas for fisherman, walkers and other users. The footpaths give way to a dense network of paths through woodland, along the shallow valley bottom and to historic villages and farmsteads to the west. By contrast there are remarkably few footpaths leading into or out of the settlement from the east.

WOOD END CHARACTER STATEMENT

The village of Wood End is based loosely along Broad Lane and a **series of rural roads/lanes** running perpendicularly to it, the most prominent of which is Vicarage Hill which leads to the village of Tanworth-in-Arden. The **small residential settlement** consists of **ribbon developments** running along the road and each of the lanes, the most extensive of which stretches north along Poolhead Lane. Despite its breadth the village remains a single settlement, unattached to surrounding villages, with open fields between it and neighbouring Earlswood.

“The majority of the houses in Wood End are large individually designed properties which sit in large plots. Most of the properties have been constructed since the arrival of the railway although some older buildings remain.”

There is a **low density of houses**, with properties **set back within deep spacious** rectangular building **plots** which run perpendicular to the road. To the rear of plots lies open countryside and Ladbrook Park Golf Course. The **overall sense of spaciousness** is a key characteristic and this is emphasised by **grassed roadside verges** throughout much of the



Run of mature pine trees along Penn Lane

area. These vary in width from narrow strips to the side of house plots, to considerable areas of roadside space. The character and contribution of the verges is further accentuated around some properties which have **no defined public/private boundary** and vast front lawns. Occasionally the lack of any defining boundary between individual housing plots further emphasises the sense of spaciousness.

With the exception of road intersections, where grassed verges often develop a wide junction space, the **sense of**



House with deep setback and undefined plot boundary

enclosure remains high due to the large scale of trees. The belt of pine trees around the junction of Penn Lane and Broad Lane, is a notable example. The planted specimens are associated with the historic approach to Ladbrook Park and house to the west, the grounds and wider estate of which has been sold off piecemeal for the development of housing and the golf course. **Mature trees**, whether vestiges of former field boundaries or associated with other intentional planting schemes, are retained within the garden plots of many houses, especially towards the front of plots, offering a vague transition between public and private space, and retaining a **strongly sylvan feel** to the area. However, the **public/private boundary is frequently clearer** and denser, delineated by a range of materials including brick walls of varying height and shape, thick coniferous fast growing trees (e.g. Leylandii), railings, planting and hedgerows and to a lesser extent, wooden panel and picket fencing.

Taken as a whole the **diverse mixture of native and non-native species** including mature trees, which are at times landmark scale features in their own right, is a highly distinctive characteristic of the settlement, helping to define it from other built up areas of the Parish which have relatively less vegetation cover and species more consistent with those observed within the wider Arden.

Wood End is characterised by an **eclectic array, if not an exposition, of architecture** from the early 20th century onwards, with notable additions to the spectrum seen in latter half of the 20th century. There remains a clear desire to **experiment and showcase with changing architectural trends.** The diverse architectural character is

accentuated by **few development units extending beyond single build units**, indicating a slow piecemeal development of the settlement through a series of bespoke individual additions.



Differing architectural styles of properties at Wood End

Despite the variety of architectural styles and the clear intention to differentiate one build unit from another a characteristic accentuated by the **frequent rebuilding of housing stock** in the area, there are some common characteristics shared between properties. Properties are arranged in **coherent building lines**, with only small variances in setbacks throughout much of the area. **Ridgelines typically run parallel** to the road, and **roofs are hipped or gabled**. Several houses have **large gabled wings** to centre or side. Properties are mainly **2 storeys in height**, interspersed with bungalows, although many have been targeted for comprehensive redevelopment over recent years. Buildings **fill near to the full width of their plots** presenting a solid, although setback, building line to the roadside. The result is a **horizontal emphasis** to streetscapes, with the exception being around the junction of Vicarage Hill and Broad Lane where buildings are located towards the centre of their plots. The **palette of building materials is limited** and includes brick, tile roofs and render. The use of stone is highly rare and limited to a handful of features (e.g. cills, lintels) on older houses.

The **use of small scale decoration is infrequent**, with properties often choosing to differentiate themselves through **changes in form, fenestration and larger scale decoration**, notably in the use of gabled wings, bay windows and rendered, stone or tiled panels. A number of properties have mock Tudor timber work or window shutters.

Windows are typically horizontal in emphasis, and include an array of wooden and plastic casement styles, some of which can have expansive spans creating a low solid to void ratio to many facades facing the road. This latter characteristic offers a degree of activity where houses face lanes and roads.

Many respondents to the Household Survey recognised the dramatic increase in the number of very large houses, often though the demolition and rebuilding of existing stock.

Between 1999 and 2016 planning permission was granted for 48 houses on new sites, 43 houses replacing existing houses, 23 conversions of existing buildings, and c. 100 significant extensions, often converting modest dwellings into much larger houses.



Mock Tudor property within a secure gated enclosure

Properties pre-dating the 20th century are few, surviving from when the village was a dispersed cluster of functional buildings and simple residences including a farm, brickworks, public house and cottages. These properties are typically **located closer to the roadside** than their more recent counterparts and are constructed of a **deep red local brick**, often with a more recent render added. Roofs are comparably **steeper in pitch** than their 20th century



19th century cottage with timber framed gable end set towards the front of its plot

counterparts and have **chimneys** passing through the ridgeline. Two late 16th/early 17th century properties on Vicarage Hill, Hill Farmhouse and Gilbert's Green House, have **timber frames** with brick base or infill. Other non-designated properties identified as locally significant and distinctive include The Old Forge, cottages on Penn Lane, Church View (accessed along track opposite the Warwickshire Lad) and Station House.

A number of non-residential properties are located in the village, including the public house and train station, golf club and medical centre, which form both public and private centres for local communities within and outside of the parish. The buildings typically have large car parks with more extensive footprints than residential properties.

Views in the area are typically **short vistas along streets** channelled by houses and trees. **Broader views** of open countryside are found to the rear of houses. The transition between built up areas and the countryside is typically subtle due to the high number of trees within garden plots, many of which survive from former field boundaries.

Significant local open or green space: "At the edges of the settlement: from Broad Lane heading north towards The Common, north east towards Hockley Heath. From Poolhead Lane heading towards Forshaw Heath. The Golf Course. From Broad Lane at the Junction with Penn Lane heading south west. These green spaces define the extent of the settlement."

Roads and pavements are almost entirely of tarmac with concrete kerbstones. There is a series of footpaths following ancient field boundaries linking Wood End to Tanworth village and Brook House

Farm to the south east, as well as to the north from Poolhead Farm although these are curtailed by the M42.

APPENDIX

Neighbourhood Planning for Heritage and Historic Environment – Character Statements

This Appendix includes a series of community-led characterisations of the three Local Service Villages within the parish of Tanworth-in-Arden were undertaken by parishioners as part of an Historic England neighbourhood planning training initiative.

AREA: TANWORTH IN ARDEN

Date surveyed: 21st May 2015

Overview: Tanworth is a rural Conservation village with many listed buildings, the most notable of which is the Grade I listed Church of St Mary Magdalene which dates from c 1330. Medieval development was centred around the Church along The Green, Tom Hill and Vicarage Hill with some later scattered dwellings along The Butts and Bates Lane. During the 20th century the village expanded with the addition of local authority housing at the Bell Field and Butts Lane during the post war period and in the 1970s individually designed houses were constructed along Bates Lane within large plots. Some infilling has occurred (The New House and the (new) Vicarage). The Listed Buildings which are used as dwellings are constructed of brick or brick and timber or stucco with tiled or slate roofs, some of the properties on The Green have been painted black and white, others in pale colours.

Notation	Observations
Distinctive planted boundary i.e. hedgerow	Traditional hedgerows featuring native species are a key feature of the approaches into the village (Tom Hill and Vicarage Hill) and of the lanes within the village (Bates, Butts and Well Lane). This feature emphasizes the rural nature of the village and filter you in to the village.
Distinctive area of woodland	The Conservation area is lined with trees which benefit from statutory protection.
Distinctive line of trees	There is a distinctive line of poplar trees at the "Mile Walk". There are two distinct lines of trees within the Churchyard. There are limes in the village centre. Vicarage Hill and Bates Lane are tree lined.
Landmark and/or historic tree or planting	At the junction of Tom Hill and Butts Lane there are several well established oak trees. TPO/093/003 Vicarage, T in A (No order) TPO/093/012 Brom No. 5 Land adjacent Ullenhall Lane TPO/093/014 SDC 238 Redwood Lodge, Vicarage Hill TPO/093/023 SDC 347 Grounds of Shenstone House and 1 Shenstone Cottage TPO/093/037 SDC 636 Tanworth C of E Junior and Infant School
Locally significant watercourse	There is a culvert along the western side of Butts Lane and another runs along Bates Lane.
Distinctive body of water i.e. ponds	There are several ponds dotted around the village: towards the western end of Bates Lane, in the garden of Mirador, in Tanworth Vicarage Garden, to the south of Cank Farm, to the south of Shenstone House, to the north of the village centre.
Local Landmark i.e. church; bridge; geological feature	The Church occupies an elevated site and the spire can be seen from many locations in and around the village.
Important routeway i.e. path, track	There is a comprehensive network of footpaths around the village. There are footpaths leading from Vicarage Hill to Wood End and to Tom Hill; from the Churchyard to The Butts; from Well Lane southwards; from The Butts towards Danzey and from The Leasowes northwards towards Wood End. The footpaths are regularly used by walkers.
Narrow, enclosed and/or sunken lane or street	The approach to the village from Tom Hill, Vicarage Hill, Well Lane and Bates Lane is through sunken lanes and this is also a

	characteristic of Butts Lane. All four roads into the village are tree lined.
Wide, open lane or street	The approach to the village from Tom Hill is wide at the bottom of the hill but tapers as you climb the hill into the village centre when it funnels in towards the historic centre. Slate kerbstones around The Green.
Extensive view	There are extensive views from the Churchyard across open fields which give the location a sense of tranquility. From the Doctor's House and the footpath on Vicarage hill there are panoramic views over the surrounding farmland. There is a panoramic view from the start of the footpath from Vicarage Hill across to Wood End.
View of local or major landmark from point	Towards the Church from Church View. Across the Village Green from the Church.
View of local heritage asset from point	
Significant local open or green space	The green at Bell Field, the Bowling Green and The (village) Green.
Area with distinctive sense of enclosure	The village, particularly on the approach via Tom Hill as you arrive at The Doctor's House and head towards the Church but also as you approach the village from Well Lane and Vicarage Hill. This is because the buildings are on the back of the pavement in the centre of the village.
Area with distinctively open character	The Village Centre is light and open. The buildings are set back from the road on the outskirts of the village.
Boundary between character zones	
Locally <u>significant</u> building	Listed buildings within the village (Conservation area): <u>Doctor's Hill</u> The Doctor's House and attached railings (DWA2526/482796) <u>The Green</u> Aspley House (DWA3882/482826) Arden Cottage, Baytree Cottage and The Old House (DWA4707/482827) Bank House A and Bank House B (DWA3883/482828) Church of St Mary Magdalene (DWA2542/482829) Walls to the north, west and south-west sides of the churchyard (DWA4304/482830) 2 headstones c 11m south of south door of the Church (DWA2543/482831) Chest tomb c 9m south of chancel of Church (DWA4708/482832) Chest tomb c 11m south of south door of Church (DWA2544/482833) Chest tomb c 12m south of chancel of Church (DWA2545/482833) Chest tomb c 2m south of chancel of Church (DWA3884/482835) Monument to Richard Lea 2m south of south porch of Church (DWA3489/482836) Cobbler's Cottage (DWA4305/482837) K6 Telephone Kiosk at NGR 1127 7049 (DWA3491/482839) Minstrel Cottage (DWA4306/482840) Tanworth Cottage, Oak Cottage & Arden Meads (DWA2547/482845) Old Bell Cottage, Middle Bell Cottage and Old Bell House (DWA3059/482841) Oxstall House and Arden House (DWA2546/482842) Rose Cottage and Wakeley Cottage (DWA4307/482843) Tanworth School (DWA4308/482846) Tanworth School: schoolyard walls (DWA2548/482847) The Bell Inn and adjoining house to west (DWA3060/482848) The Corner House (DWA4709/482849) The Old Bakehouse (DWA2549/482850) The Old Boot Shop and Middle House (DWA3492/482851)

	Timbers Cottage (DWA2550/482852) Well Meadow Cottage (DWA2551/482853) Ivy Stores, Church View and the Old Malt Shovel (DWA3490/482838) <u>Vicarage Hill</u> Ivy Cottage, Abbeville, The Shieling, Leamington Cottage & Warwick Cottage (DWA3496/482870) The Hunting Lodge (DW3063/482871)
Locally <u>distinctive</u> building	<u>Vicarage Hill</u> Whalebone Cottage <u>The Green</u> Tanworth Garage <u>Butts Lane</u> The Butts Butts House <u>Bates Lane</u> The Almshouses
	The Cottages opposite the Village Hall.
Scale of building (number of storeys)	The houses on The Green have two storeys with the exception of Bank House A and Bank House B. Most village centre houses are small-scale, two-storey terraced cottages on the back of pavement but there are some larger buildings. There are some bungalows along Bates Lane but houses do not generally exceed two storeys and as a result the Church spire can be seen from many locations within and near to the village.
Distinctive frontage i.e. shops; character property	There are some mock Tudor buildings within the village centre.
Distinctive roof-line	The roof line is generally consistent in and around the village. There are many ridge-stack chimneys.
Distinctive building-line	There is a very strong building line within the village centre and around the village.
Distinctive street furniture i.e. lamppost; postbox	There are decorative street lamps (19 th Century) in the village centre, a postbox and a telephone box. There are slate kerbstones around The Green.
Ornamental or commemorative feature	War memorial on the Village Green. Kissing gate, rustic timber and stone steps into the Churchyard. Steps up into the public footpath from Well Lane.
Distinctive historic structural boundary i.e. wall	School and churchyard walls. The school wall has cast iron railings. The wall around the Almshouses has simple wrought iron railings on top. Whalebone Cottage and The Old Vicarage also have boundary walls.
Archaeological monuments	Site of Christian Archer's Cross (MWA 996) Site of Knowlebury Cross (MWA 995) Tanworth Vicarage Garden (MWA 13075) Tanworth in Arden Medieval Settlement (MWA 9534) Church of St Mary Magdalene (MWA 992) Tanworth Garage (MWA 8205) Burnt Mound near Tanworth in Arden (MWA 6351) WB On T in A to Danzey Green Lane pipeline (MWA 8373)
Building materials and features	Red/orange brick buildings with red/brown plain clay tiled roofs. (There was a brickworks at Wood End). Older bricks are smaller than modern ones. Timber framed cottages with plain clay tiled roofs (many painted black and white). The old almshouses in Bates Lane have beautifully detailed roofs. Storm porches are a particular feature of the cottages in the village

	and these have been replicated in the ex-local authority properties. Small paned windows and handmade bricks are a feature of many of the listed buildings.
Notes	The garages on Doctor's Hill are untidy. The solar panels on the house on Doctor's Hill are hidden from general view.
Landscape	The village is built on a hill and has some fine commanding views over the surrounding countryside. Gently rolling pastoral landscape. Small-medium sized irregular fields enclosed by hedges. Scattered farmsteads. Narrow lanes, trackways and footpaths connect the farms and hamlets. Oak is the dominant tree species and is often found in hedges. Thick hedges on approach roads include hazel, field maple, hawthorn, blackthorn and holly. Retains many aspects of the traditional character of rural ancient Arden landscape and provides a distinct sense of place. Footpaths provide access to surrounding countryside/farms.

AREA: EARLSWOOD (THE COMMON) **Date surveyed:** June 2015

History: The 1904 OS map shows some cottages to the north and south-east of the crossroads. There were several farms (Salter Street, Brook House, Moat House, Wood's).

Development: The Stratford canal was built in 1793, the reservoirs constructed in 1822-1923 and the railway opened in 1908.

The settlement has developed northwards along The Common to the northern tip of the Parish boundary and southwards to Three Gables Wood Farm, along Valley Road, Umberslade road and part of Springbrook Lane. There were only scattered dwellings between the farms along The Common and Valley Road at the beginning of the 20th century.

Notation	Observations
Distinctive planted boundary i.e. hedgerow	At the northern end of The Common, as you leave the Parish. From 97 The Common south to 141 (with a gap) and from 126 south to 146. Hedgerows to the north west side of Springbrook Lane.
Distinctive area of woodland	Woodland to the west of the Reservoir hotel. Wooded approach to the Moat House. Wooded area south of the Moat House
Distinctive line of trees	North side of Valley Road Eastern side of The Common
Landmark and/or historic tree or planting	TPO/093/005 SDC 492 Abbey Farm TPO/093/008 SDC 168 35 and 37 The Common TPO/093/010 SDC 214 NE of Umberslade Road, the Post Office (No. 4), The Nutshell, Ash-mere, Sedona, Copperfield TPO/093/018 SDC 268 Ashbury Cottage, Umberslade Road TPO/093/020 SDC 296 Freshfields, Umberslade Road TPO/093/028 SDC 395 92 Earlswood Common TPO/033/034 SDC 591 176 Earlswood Common TPO/093/041 SDC 679 99a The Common
Locally significant watercourse	Stratford upon Avon Canal to the north of the Parish boundary
Distinctive body of water i.e. ponds	Earlswood Lakes (Windmill Pool and Engine Pool) Ponds to both sides of Salter Street towards the northern boundary of the Parish. Several field ponds to the north of the M42 towards the south of this area.
Local Landmark i.e. church; bridge; geological feature	The Reservoir Pub The Causeway The Bull's Head ? in Parish
Heritage asset	Moated site & fishpond at Salter Street Farm, Hockley Heath – scheduled monument The Yarnolds (482811) Salter Street farmhouse (482810) Ashbury Cottage (482861) Outhouse to Ashbury Cottage (482862) Pump at Ashbury Cottage (482863) The Old Moat House (NT) (482824) Barn and stables approximately 30 metres to the south east of the Old Moat House (482825)
Important routeway i.e. path, track	Salter Street trackway Footpath from The Common to Windmill Pool

Narrow, enclosed and/or sunken lane or street	Umberslade Road
Wide, open lane or street	The Common Springbrook Lane Valley Road
Extensive view	From Springbrook lane looking west towards Spring Brook.
View of local or major landmark from point	Over the Lakes from the footpath
View of local heritage asset from point	
Significant local open or green space	Wooded area to the south of the Old Moat House
Area with distinctive sense of enclosure	East of the crossroads (Reservoir pub)
Area with distinctively open character	The Common & Valley Road
Boundary between character zones	
Locally <u>significant</u> building	Old Moat House (482824) and Barn & Stables (482825) Ashbury Cottage (482861), Pump (482863) and Outhouse (482862) Salter Street farmhouse (482810) The Yarnolds (482811) Stables and Cart House at no 72 Salter Street (482808)
Locally <u>distinctive</u> building	The Reservoir
Group of related historic buildings i.e. village square	The Old Moat House, barn and stables Three Gables, Wood Farm Abbey Farm Asbury Cottage, pump and outhouse
Scale of building (number of storeys)	The houses in this area are a mixture of bungalows and two-storey buildings.
Distinctive frontage i.e. shops; character property	Cottages at the Crossroads
Distinctive roof-line	
Distinctive building-line	There is a strong building line along the Common, Springbrook Lane, Valley Road and Umberslade Road.
Distinctive street furniture i.e. lamppost; postbox	Postbox outside the Post Office
Ornamental or commemorative feature	
Distinctive historic structural boundary i.e. wall	
Archaeological Monument	Pebble surface to south east of Moat House Farm, Salter Street (MWA13259) Moated site at Salter Street Farm (MWA1079) Fishpond at Salter Street Farm (MWA8201) (Salter Street Farm is a scheduled monument) Earlswood Lakes (MWA1864) The Old Moathouse Moat (MWA1078) Salter Street Trackway (MWA12955)
Landscape	Small–medium sized irregular fields enclosed by hedges surround the settlement. Scattered farmsteads and hamlets. Narrow lanes, trackways and footpaths connect the farms and hamlets. Oak is the dominant tree species and is often found in hedges. Thick hedges include hazel, field maple, hawthorn, blackthorn and holly. Lanes retain many aspects of the traditional character of rural ancient Arden landscape and provides a distinct sense of place. The area is relatively flat.

Overview: The 1904 OS map shows a few farmsteads in this area (Springbrook, Warren House, Cloweswood, White House and Oak Apple) plus Florence Cottages. The Stratford canal was built in 1793, the reservoirs constructed in 1822-1823 and the railway opened in 1908. The ribbon housing development which is concentrated along Malthouse Lane and some small lanes leading from it dates from the 1920s onwards (ie after the opening of the railway line), with mainly post-war housing stock. The Lakes area has attracted tourists since the reservoirs were constructed and attracts in excess of 300,000 visitors per year who are keen to fish, walk, sail and watch birds.

Notation	Observations
Distinctive planted boundary i.e. hedgerow	There are remnants of the distinctive hedgerow boundary throughout the settlement (many hawthorn) with more on the north sides of Malthouse Lane and Cloweswood Lane than the south sides. At the edge of the settlement on the north side of Springbrook Lane they mirror the open fields with hedgerows opposite. The hedge line at Broadlands on Springbrook Lane was altered because the dangerous corner was the site of several accidents.
Distinctive area of woodland	Cloweswood (SSSI). New Fallings Coppice
Distinctive line of trees	There are scattered trees lining mainly the north side of Malthouse Lane and Cloweswood Lane and on both sides of Springbrook Lane.
Landmark and/or historic tree or planting	TPO/093/015 SDC 255 147 Malthouse Lane TPO/093/025 SDC 350 85 Malthouse Lane TPO/093/029 SDC 397 57-59 Malthouse Lane TPO/093/030 SDC 398 Land @ Cloweswood Lane
Locally significant watercourse	The River Blythe. Spring Brook
Distinctive body of water i.e. ponds	Earlswood Lakes (MWA 1864) (feed Stratford-upon-Avon canal) Several small ponds north of Cloweswood Lane, a large pond close to The Old Barn, one to the north of Terry's Pool and some small field ponds south of Windmill Pool.
Local Landmark i.e. church; bridge; geological feature	Railway bridge, the Causeway.
Heritage asset	White House Farmhouse (listed building Ref: 482798). There was an old boat house used by the water bailiffs

	to the north of Terry's Pool but it burned down in the 1975 and only the old pillars remain. It had been used as a tearoom.
Important routeway i.e. path, track	Footpaths around and across the Lakes (accessed from Malthouse Lane via "The Keyhole").
Narrow, enclosed and/or sunken lane or street	Gypsy Lane – has boundary hedges
Wide, open lane or street	Malthouse Lane.
Extensive view	From Springbrook Lane - across open fields From Cloweswood Lane – towards Cloweswood
View of local or major landmark from point	From the footpath across the Lakes – towards Terry's Pool and Engine Pool From end of Gypsy Lane – across Windmill Pool From the Playing Fields – across Engine Pool From Cloweswood Lane across to New Fallings Coppice
View of local heritage asset from point	From Malthouse Lane – towards White House & Oak Apple Farms Towards the Engine House from The Lakes.
Significant local open or green space	Playing Fields and Football Ground (local families helped in original construction).
Area with distinctive sense of enclosure	
Are with distinctively open character	Playing Fields and footpaths (view across the Lakes) Springbrook Lane
Boundary between character zones	
Locally <u>significant</u> building	White House Farmhouse (482798) Engine House (falls within Solihull Parish).
Locally <u>distinctive</u> building	Florence Cottages (originally pre-1904) – previously a shop & tea room Sailing Club (c 1950)
Group of related historic buildings i.e. village square	Cottages.
Scale of building (number of storeys)	The settlement comprises a mixture of bungalows and two-storey houses.
Distinctive frontage i.e. shops; character property	There are groups of houses with similar characteristics.
Distinctive roof-line	There are many dormer windows in properties throughout the settlement.
Distinctive building-line	There is a strong building line throughout the settlement. There has been some "back land" development.
Distinctive street furniture i.e. lamppost; postbox	There is a telephone box on the north side of Malthouse Lane, close to "The Keyhole" and a postbox on the bend of Malthouse Lane (at Number 130).

Ornamental or commemorative feature	
Distinctive historic structural boundary i.e. wall	
Archaeological monuments	Findspot – Early Bronze Age arrow head, Earlswood Lakes (MWA8125) Findspot – Neolithic Stone Axes (MWA8126) Earlswood Lakes (MWA1864)
Building materials	Mainly brick with tiled roof but some rendered properties. Contemporary property on the north side of the road is not in vernacular materials, but this is disguised by a high hedge.
Landscape	Gently rolling pastoral landscape. Small–medium sized irregular fields enclosed by hedges. Scattered farmsteads and hamlets. Narrow lanes, trackways and footpaths connect the farms and hamlets. Oak is the dominant tree species and is often found in hedges. Thick hedges include hazel, field maple, hawthorn, blackthorn and holly. Lanes retain many aspects of the traditional character of rural ancient Arden landscape and provides a distinct sense of place. Cloweswood Lane has a more rural feel due to retention of hedgerows. More hedgerows on northern side of Malthouse Lane than the south.

AREA: WOOD END

Date surveyed: June 2015

History: Scattered dwellings along Penn Lane and the Salter Street trackway on the 1905 map with a cluster of dwellings at Gilbert's Green. Poolhead Lane had few dwellings apart from Poolhead Farm. There was a brickworks to the south of Broad Lane close to the Royal Oak (now the Warwickshire Lad). The Golf Course opened in 1908.

Development: The majority of the houses in Wood End are large individually designed properties which sit in large plots. Most of the properties have been constructed since the arrival of the railway although some older buildings remain.

Notation	Observations
Distinctive planted boundary i.e. hedgerow	The houses to the south of Broad Lane have mainly retained hedgerow boundaries. There are hedgerows along the undeveloped sections of Poolhead Lane, Penn Lane and Vicarage Hill.
Distinctive area of woodland	Windmill Naps (MWA8771)
Distinctive line of trees	Both Penn Lane and Poolhead Lane are lined with trees and there are tree-lined sections of Broad Lane which help to create a rural feel.
Landmark and/or historic tree or planting	TPO/093/007 SDC 139 Woodcock Close, Penn Lane TPO/093/016 SDC 260 Minsterlea House, Poolhead Lane TPO/093/017 SDC 524 Roadside verge at Broad Lane TPO/093/019 SDC 290 Inishfree, Penn Lane TPO/093/022 SDC 317 Furlongfield, Penn Lane TPO/093/032 SDC 410 Dun Elm, Broad Lane TPO/093/039 SDC 662 Pastures Croft, Poolhead Lane TPO/093/026 SDC 379 Elmhurst, Vicarage Hill
Locally significant watercourse	Spring Brook
Distinctive body of water i.e. ponds	Many field ponds to the west of Penn Lane (and several on the Golf Course site) and to the north of the M42.
Local Landmark i.e. church; bridge; geological feature	The Old Forge (Broad Lane) The Warwickshire Lad (formerly Old Royal Oak)
Heritage asset	Beaumont Hill Farmhouse (482785) Threshing Barn at Beaumont Hill Farm (482787) Old Timbers (482788) Brook House Farmhouse (482854) Cart shed at Brook House Farm (482855) Cow house with pigeon house at Brook House Farm (482856) Pigsties at Brook House Farm (482857) Stable at Brook House Farm (482858) Threshing Barn at Brook House Farm (482859) Gilbert's Green House (482867) Hill Farmhouse (482869) Hill Farm Cottage (482868) Rushbrook Farmhouse (482807)
Important routeway i.e. path, track	There are paths linking the farms and also from Wood End to Tanworth village.
Narrow, enclosed and/or sunken lane or street	Penn Lane, Vicarage Hill (as it heads towards Tanworth Village)
Wide, open lane or street	Broad Lane, Poolhead Lane, Vicarage Hill (where it meets Broad Lane)
Extensive view	From The Warwickshire Lad across to Spring Brook
View of local or major landmark from point	

View of local heritage asset from point	
Significant local open or green space	At the edges of the settlement: from Broad Lane heading north towards The Common, north east towards Hockley Heath. From Poolhead Lane heading towards Forshaw Heath. The Golf Course. From Broad Lane at the Junction with Penn Lane heading south west. These green spaces define the extent of the settlement.
Area with distinctive sense of enclosure	Penn Lane
Are with distinctively open character	Broad Lane
Boundary between character zones	
Locally <u>significant</u> building	- see list of heritage assets
Locally <u>distinctive</u> building	The Old Forge, cottages on Penn Lane Church View (accessed along track opposite the Warwickshire Lad) Station House (a bit run down)
Group of related historic buildings i.e. village square	Old Timbers and the Old Forge
Scale of building (number of storeys)	Properties are one or two storeys high
Distinctive frontage i.e. shops; character property	
Distinctive roof-line	Properties are of a similar height
Distinctive building-line	There is a strong building line throughout the settlement.
Distinctive street furniture i.e. lamppost; postbox	Post box near the Old Forge
Ornamental or commemorative feature	
Distinctive historic structural boundary i.e. wall	
Archaeological monuments	Windmill at Windmill Naps (MWA 1081) Windmill Naps (MWA 8771) Pit or Quarry located in advance of M42 widening (MWA 6431) Hollows located during Fieldwork for M42 widening (MWA 6430) Site of moat at Ladbroke Hall (MWA 1077) Site of post Medieval Manor House at Ladbroke Hall (MWA 5164) Moat at Ladbroke Park (MWA 1075) Fishpond to E of Beaumont Hill Farm (MWA 1090) Site of Christian Archer's Cross (MWA 996)
Landscape	The surrounding landscape consists of irregular fields (small-medium sized) enclosed by hedges. There are many trees both oak (Broad Lane and Poolhead Lane) and pines (Penn Lane). Scattered farmsteads. Narrow lanes, trackways and footpaths connect the farms and hamlets. Thick hedges on approach roads include hazel, field maple, hawthorn, blackthorn and holly. Retains many aspects of the traditional character of rural ancient Arden landscape and provides a distinct sense of place.