



**North Warwickshire Borough  
Council**

**Caldecote  
Conservation Area  
Character Appraisal  
and Management Plan**

**Final report**  
Prepared by LUC  
August 2023





# North Warwickshire Borough Council

## Caldecote Conservation Area Character Appraisal and Management Plan

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## Summary

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# Summary

## Caldecote Conservation Area designation and appraisal

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider designating new conservation areas “from time to time”. In preparing its Local Plan, North Warwickshire Borough Council identified the historic hamlet of Caldecote as a place where conservation area designation may be appropriate as a means of preserving and enhancing its special architectural or historic interest for future generations.

In 2022, LUC was commissioned by the Council to assess Caldecote for conservation area designation, and to produce an appraisal, management plan and boundary. A draft appraisal document was produced, and public consultation undertaken. The responses received were used to shape this document, including the conservation area boundary.

## Location and context

Caldecote is the easternmost settlement and parish within North Warwickshire Borough, approximately 5km south-east of Atherstone. Caldecote is located on the floor of the broad valley of the River Anker. Although the A5 (Watling Street) and West Coast Mainline all pass through the historic parish, it is a rural location with a context dominated by fields and farming activity.

## Historical development

Caldecote is a pre-Norman Conquest settlement that had its own church before 1066. The church and hall have been the focus of the historic manor which from medieval through to modern times has consisted of a handful of farms and associated farm and estate workers' cottages. In 1642 the Hall survived one of the earliest skirmishes of the Civil War but in the late 19th century it was rebuilt and enlarged, expanding its grounds to include new areas of parkland. At the same time most of the buildings in the hamlet were also rebuilt. This era of rebuilding is responsible for much of Caldecote's character today. A serious fire in the 1950s resulted in a period of over 50 years of near dereliction but the Hall and its ancillary buildings

were repaired, restored and returned to full use in 2004-5 successfully retaining the character of this historic country estate.

## Summary of defining characteristics of Caldecote Conservation Area

### A rural village enclosed by fields with views over historic parkland

Caldecote is a small settlement surrounded by fields managed by the farms within it. The modest lane through it has soft verges and becomes a small track leading to several rights of way accessible by foot, cycle or on horseback. The former Hall, buildings associated with it and its parkland have a distinctive identity which is central to Caldecote's unique character.

### The traditional houses have a strong, consistent estate style

The Hall is in a Jacobean revival style and the estate houses and buildings that are contemporary with the Hall are in a domestic revival style. This gives a sense of hierarchy and visual unity to the functionally diverse buildings on the estate. The scale of dwellings and their holdings reflects the status of their original occupants, reflecting the social hierarchy of the hamlet.

### Consistent use of brick, sandstone and clay tiles

There is a prevailing use of brick walling, frequently with smooth sandstone ashlar dressings throughout Caldecote. The vast majority of the buildings have traditional red clay roof tiles. Mock timber framing is also present in the upper stories and gables of many of the estate houses.

### Consistent boundary features

The built-up parts of the hamlet are strongly visually linked to the public highways and the setting through the combination of wire and post fences to fields, estate fencing to the grounds

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of the Hall, and the prevailing use of dwarf walls (often topped with railings) as domestic boundary features and to key spaces like the churchyard. The high enclosures at the walled garden and the former farmstead at the Courtyard are notable exceptions. The tall, thick walls of the kitchen garden were to keep people and animals out, while the farmyard needed to be contained to keep livestock, horses, manure and tools and equipment in.

### A hierarchy of spaces and important trees and tree cover

The higher the status of the original occupant of a building, the larger the garden associated with that building. The Hall has substantial grounds while houses such as Nursery House and the former rectory have large spacious plots, while the cottages and smaller houses have correspondingly smaller gardens.

Private gardens and the hall grounds contain important specimen trees and tree groups. The remnant of the Hall's park that is pasture rather than arable retains a scattering of mature trees that communicate its former use as parkland.

### A compact settlement with a variety of activity

Several key buildings have been converted to homes following the cessation of their original uses. There are offices in the former farm buildings at the Courtyard, workshops and business space at the walled garden, a working farm at the Beeches, the church and a village hall in the former school.

### Setting, spaces and trees

In several locations, Caldecote can be seen as a historic hamlet nestling amongst fields. This setting places it a context similar to that which it will have operated in, and which supported it historically, allowing understanding of its function and role.

There is only a small stretch of Caldecote Lane that is closely lined by buildings. Instead, it is the trees, hedges and fields that provide a changing context for the lane.

The Mews, Caldecote Hall



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## How does conservation area designation affect me?

To ensure the preservation or enhancement of a conservation area, the designation of an area introduces some restrictions on what you can and cannot do without planning permission. Advice can be found on the Council's website or by contacting a member of staff in the Forward Planning Team. In summary these restrictions include:

- Demolition of any building within the conservation area;
- Control over partial demolition;
- Control over works to trees;
- Changes to permitted development rights; and
- Limitations on the type of advertisements that do not require consent.

The Council also has the option to introduce Article 4 directions to further restrict specific permitted development rights<sup>1</sup> should it be deemed necessary to protect specific features or characteristics of the settlement.

## Caldecote Conservation Area Management Plan

Detail on how the Council aims to protect the special qualities of Caldecote are set out in Chapter 4. This summary outlines how it is intended to protect identified key characteristics and is a starting point for managing change in the settlement.

- Ensure the Church of St Theobald and St Chad is in use and well maintained, as it is vital to retaining the key focal building and its graveyard for generations to come.

- Tree cover is important to the ambience of Caldecote but successional planting will have to be undertaken to ensure that veteran trees<sup>2</sup> are replaced before they naturally come to the end of their lives.
- Boundary treatments form an important frontage to many buildings in the area and special consideration. It is important that they be retained, and their loss or inappropriate alteration avoided.
- Rights of way through the settlement link it to its rural context and paths should be maintained to ensure connectivity, otherwise isolation of the village will occur which is contrary to the historic pattern of movement.
- Architectural detailing and traditional materials should be retained to keep the quality and appeal of the buildings consistent with their original design.
- New development and conversions of existing buildings need to be sensitively planned to retain their harmony with the distinctive character of the village.

## Acknowledgements

With grateful thanks to everyone who attended the conservation area workshop at Caldecote Village Hall, the leaseholder, residents and management of Caldecote Hall, and the staff of North Warwickshire Borough Council for their knowledge, advice and assistance in creating this document.

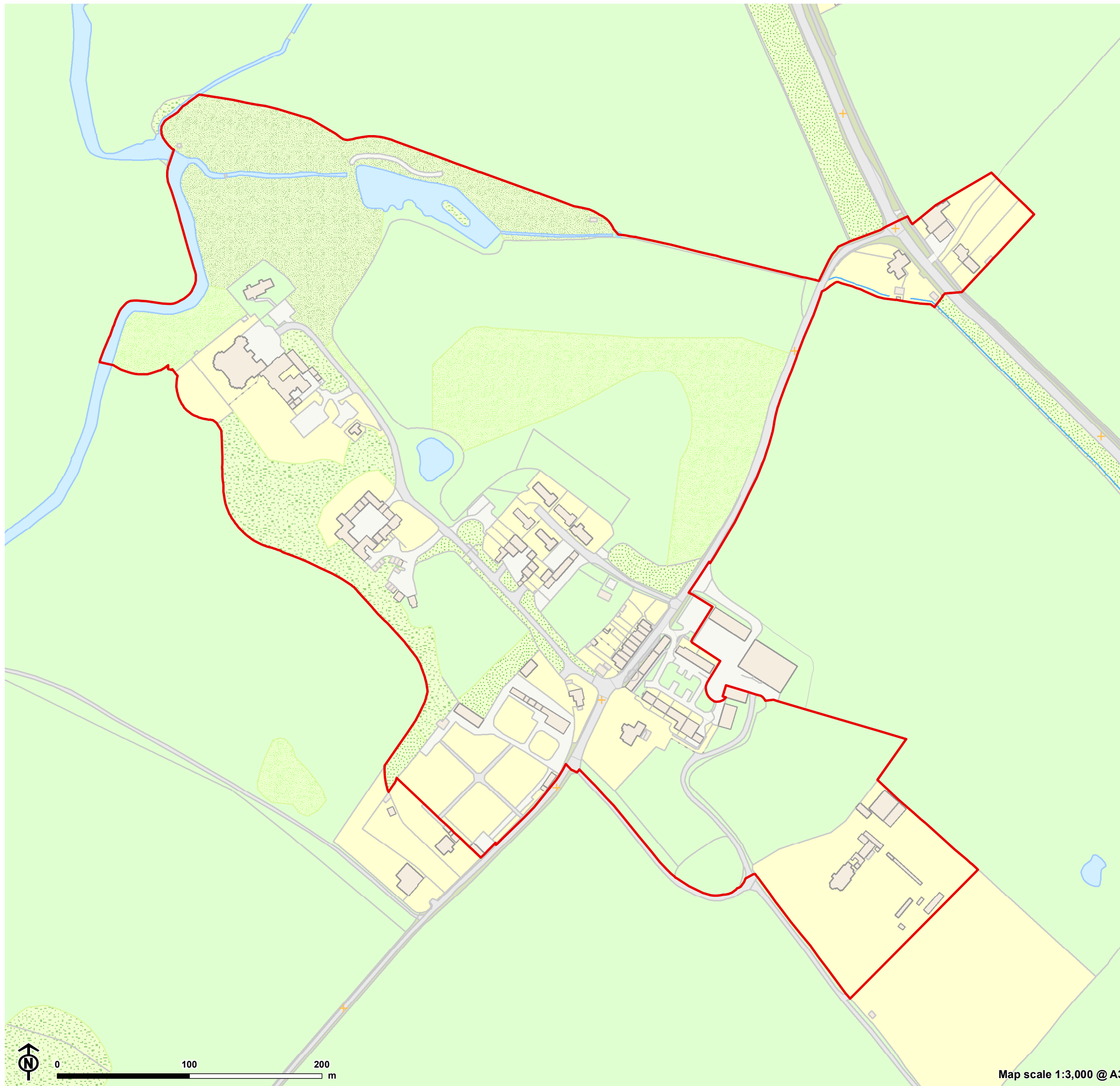
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<sup>1</sup> The introduction of an Article 4 direction would be subject to its own adoption process and consultation to understand the need and support for restrictions on the alterations that can be made to domestic properties.

<sup>2</sup> A veteran tree is one that has aged past maturity and is showing signs of wood decay such as hollowing of the trunk, roots or limbs; loose bark; exposed dead wood; shattered branch ends or fungi growth.

Conservation Area Boundary

 Conservation Area Boundary

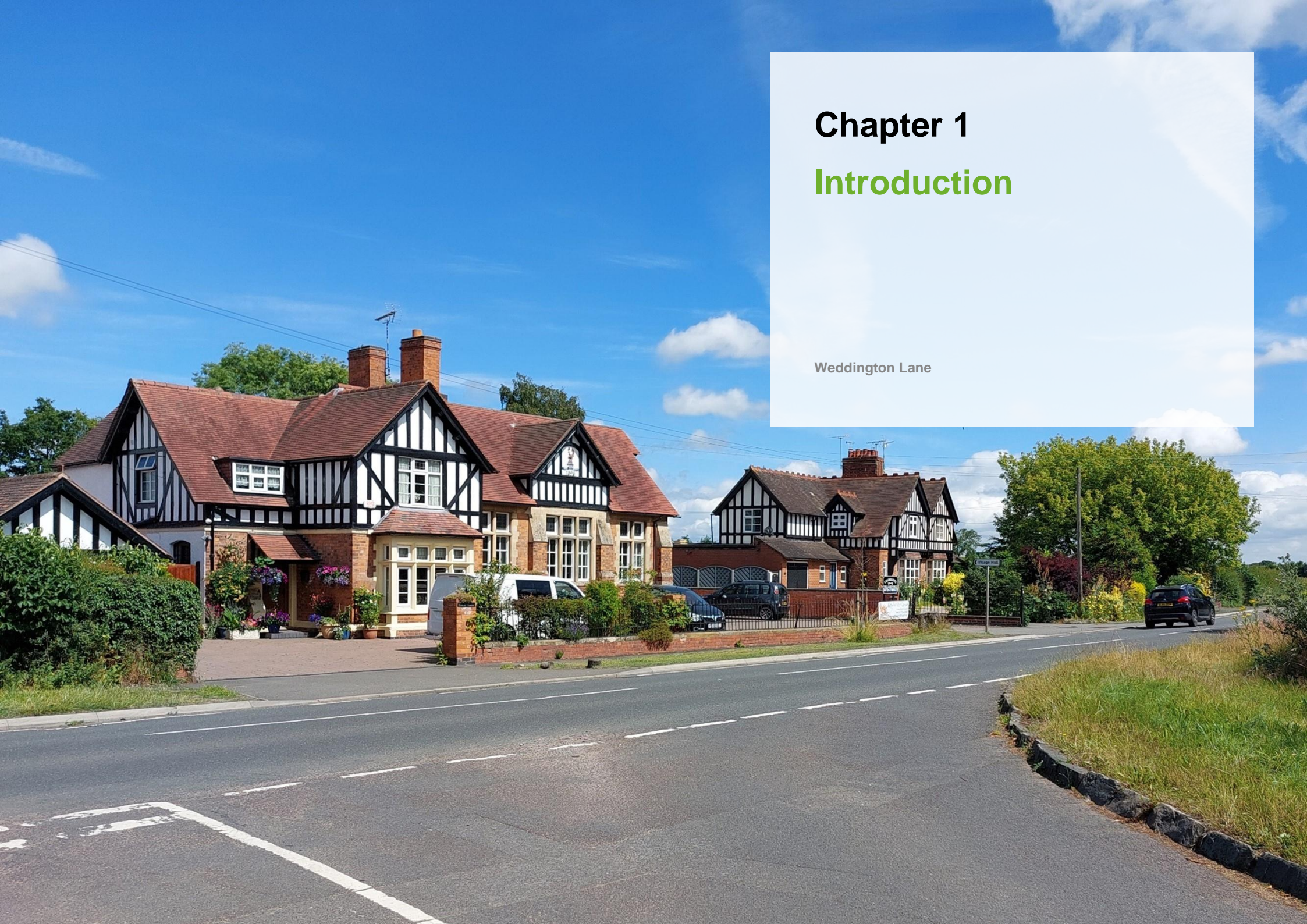




# Chapter 1

## Introduction

Weddington Lane



## Chapter 1

### Introduction

Conservation area designation is about celebrating and preserving the local distinctiveness of places, but what exactly is a conservation area and what are the implications of designation?

The aim of this section is to explain why areas are designated, why it is important to protect their character and appearance, and how this protection applies to Caldecote.

#### What is a conservation area?

**1.1** In 1967, the Civil Amenities Act introduced the simple concept of recognising buildings and areas of historic interest and making provisions for the protection of that special interest. Today, the spirit of that Act has been extended and incorporated into the Planning (Listed Buildings and Conservation Areas) Act 1990, which makes provision for the designation of “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*”.<sup>3</sup> Although the legislation applies nationally to England,

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<sup>3</sup> UK Government (1990) Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69) [online]. Available at: <https://www.legislation.gov.uk/ukpga/1990/9/section/69> [Accessed 06.07.2022]

conservation areas are identified and designated by local authorities based on criteria appropriate to their area.

**1.2** To date, nearly 10,000 conservation areas have been designated across the country, covering everything from towns and villages to country houses, rural landscapes, industrial heritage sites and housing estates.

**1.3** The importance of conservation areas centres on their distinct character and appearance. This may be something that has evolved over centuries and imparts an enduring sense of time-depth, or may be illustrative of a particular moment in time relating to specific events, industries or communities. The most obvious source of this character are features such as the materials, detailing and scale of buildings, streetscapes and open spaces, and tree cover and vegetation but our experience of a conservation area is also shaped by the way these elements are configured and the sounds, sights, colours, seasonal changes and activity of the area. It is the interplay between all these elements that makes conservation areas such interesting and distinctive places, and worthy of preservation.

## Why has a conservation area been designated at Caldecote?

**1.4** In April 2022 North Warwickshire Borough Council commissioned LUC to prepare a conservation area appraisal and management plan and identify a boundary for a new conservation area at Caldecote. In preparing the Borough's Local Plan, the Council identified Caldecote as a settlement whose architectural or historic interest may be best managed through the designation of a conservation area. Designation enables change to be managed in the conservation area and its setting in the same manner as the ten existing conservation areas in North Warwickshire.<sup>4</sup>

<sup>4</sup> For a full list of the existing conservation areas and their appraisals, please see: North Warwickshire Borough Council (2021) Heritage and Conservation [online]. Available at: [https://www.northwarks.gov.uk/info/20028/forward\\_planning/1085/heritage\\_and\\_conservation](https://www.northwarks.gov.uk/info/20028/forward_planning/1085/heritage_and_conservation) [Accessed 06.07.2022]

<sup>5</sup> UK Government (1990) Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69) [online]. Available at: <https://www.legislation.gov.uk/ukpga/1990/9/section/69> [Accessed 06.07.2022]

<sup>6</sup> UK Government (1990) Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 71) [online]. Available at: <https://www.legislation.gov.uk/ukpga/1990/9/section/71> [Accessed 06.07.2022]

**1.5** By identifying and considering the designation of a potential new conservation area, the Council is carrying out its statutory duty to consider new conservation areas “*from time to time*”.<sup>5</sup>

## Why produce a conservation area appraisal?

**1.6** Section 71 of the 1990 Act places a duty on local authorities to “*formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas*”;<sup>6</sup> but, more than that, a conservation area appraisal is a tool to help people understand what is important about a place and manage change within it.

### What is meant by preservation and enhancement?

Preservation of the character and appearance of conservation areas is about avoiding harm and maintaining those features of an area that make it distinctive. Enhancement of the character and appearance of conservation areas is concerned with the promotion of positive improvements; that is, both the removal of elements identified as harmful or detracting from the area's special interest, but also advocating and directing new development so that it responds to and reinforces the character of the area.

**1.7** This desire to preserve and enhance the significance of conservation areas is reflected in the National Planning Policy Framework (NPPF), which sets out the Government's planning policies for England and how they should be applied. At its core is the principle of sustainable development, the objective of which is to meet the needs of the present without compromising the ability of future generations to meet their own needs.<sup>7</sup> Achieving sustainable development involves seeking positive improvements in the quality of the environment, including ensuring developments are sympathetic to local character and history,<sup>8</sup> establish or maintain a strong sense of place through the arrangement of streets, spaces, building types and materials,<sup>9</sup> and

<sup>7</sup> Ministry of Housing, Communities and Local Government (revised 2021) National Planning Policy Framework (paragraph 7) [pdf]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf) [Accessed 12.08.2022]

<sup>8</sup> Ibid (paragraph 130c)

<sup>9</sup> Ibid (paragraph 130d)

are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.<sup>10</sup>

**1.8** In the case of conservation areas, the NPPF also requires local authorities to look for opportunities to enhance or better reveal their significance<sup>11</sup> and to recognise that historic assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance so that future generations are able to appreciate them too.<sup>12</sup>

**1.9** The contribution of the historic environment to place making is further recognised in the Government's supplementary National Design Guide, published in October 2019.<sup>13</sup> This planning practice guidance for introducing new design into the built environment aims to create beautiful, enduring and successful places, but alongside key design principles is the recognition that well-designed places and buildings are *"based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design... [and are] responsive to local history, culture and heritage"*.<sup>14</sup>

**1.10** Rather than identifying heritage as a constraint on development, it clearly identifies that well-designed places and buildings are positively influenced by:

- The history and heritage of the site, its surroundings and the wider area, including cultural influences;
- The significance and setting of heritage assets and any other specific features that merit conserving and enhancing; and
- The local vernacular, including historical building typologies—the treatment of façades, characteristic materials and details.<sup>15</sup>

**1.11** The NPPF also states that local authorities should maintain a record of up-to-date evidence about the historic environment to aid understanding of the significance and potential significance of the historic environment in their area,<sup>16</sup> and to make information gathered through the planning process publicly available;<sup>17</sup> this is the baseline information referred to in

the National Design Guide which is needed to conserve character and inform new development. One of the principal aims of a conservation area appraisal is to provide that baseline evidence by assessing the area's character and identifying what makes it distinctive.

**1.12** The requirement to preserve and enhance an area is not intended to discourage or prevent change, but rather to inform and actively manage that change to conserve and strengthen those elements that contribute positively to the area's character. This duty is made considerably easier if the reasons for which an area is judged to be special are gathered together and clearly laid out in one document. By recognising what it is that makes an area distinctive, local authorities are better equipped to take account of that special interest when developing Local Plan policies and assessing the effects of individual planning proposals. Similarly, prospective developers are able to bring forward appropriate schemes, and local people can readily understand the likely effects of change in their area.

#### What are the implications of designation?

To facilitate the preservation or enhancement of a conservation area, as required by the 1990 Act, the designation of an area introduces some restrictions on what can and cannot be done without planning permission. These restrictions include:

- The demolition of any building within the conservation area;
- Control over partial demolition;
- Control over works to trees;
- Limited permitted development rights;
- The option to use Article 4 directions to further restrict specific permitted development rights;<sup>18</sup> and
- Limitations on the type of advertisements that do not require consent.

<sup>10</sup> Ibid (paragraph 130b)

<sup>11</sup> Ibid (paragraph 206)

<sup>12</sup> Ibid (paragraph 189)

<sup>13</sup> Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government (2019, updated 2021) National design guide [online]. Available at: <https://www.gov.uk/government/publications/national-design-guide>

<sup>14</sup> Ibid (paragraph 39)

<sup>15</sup> Ibid (paragraph 48)

<sup>16</sup> Ibid (paragraph 192)

<sup>17</sup> Ibid (paragraph 193)

<sup>18</sup> The introduction of an Article 4 direction would be subject to its own adoption process and consultation to understand the need and support for restrictions on the alterations that can be made to domestic properties.

Research by the London School of Economics in 2012 into the effects of conservation areas on property values<sup>19</sup> demonstrated that these restrictions have benefits – beyond the conservation of character and appearance – as they help sustain and/or enhance the value of properties within designated areas.

## What information does the appraisal contain?

**1.13** In order to present the character and appearance of the conservation area, this document sets out how both national and local events, communities and activities have shaped the settlement we see today. Although we can predict what features are likely to be present in any commercial, agricultural or industrial town or village – features that are commonly found across this type of settlement – it is the configuration of these features that makes Caldecote recognisable as Caldecote, distinct from Mancetter, Hartshill or any other village in the country. Similarly, in later centuries, pattern books for architectural detailing became more commonplace and so certain features and building types can be found repeated across the country, but how and where they were applied depended on the commissioner of the building, the architect, craftsman, the space available and local aspirations, as much as national fashions. This is what this document aims to capture, as it is the coalescence of all these features that gives a place its unique character.

## What should the appraisal be used for?

### Planning for change

**1.14** One of the main ways change in a conservation area is managed is through the planning system. Conservation area appraisals provide an evidence base for managing change and, by adopting a conservation area appraisal, planning authorities are better placed to give due and proportionate weight to the special interest of conservation areas. This will, in turn, result in better informed and balanced decisions in relation to the historic environment. An appraisal can also be used to support potential strategic plans and policies for the area, and to promote its conservation and sustainable development.

## Supporting good design

**1.15** In presenting a sound understanding of character, a conservation area appraisal can be used to assess how well new development responds to the character of Caldecote, where there may be opportunities to reverse changes that have adversely affected its character, as well as opportunities to enhance what is already present. As such, it can be used as a basis for refusing planning applications with poor design that fails to respond to the character of the place or take advantage of opportunities to enhance it.

## Informing and inspiring

**1.16** As publicly accessible documents, available as a source of information for anyone interested, one of the principal aims of conservation area appraisals is to widen appreciation of the special interest of each area and raise awareness of why they are protected. Achieving this outcome is fundamental to an appraisal's purpose as, ultimately, its overarching aim is to help people understand and engage with the places where they live, work and visit.

## What is the status of this conservation area appraisal?

**1.17** This conservation area appraisal, management plan and boundary have been adopted by North Warwickshire Borough Council. It is a statutory duty of the Council to manage change in the conservation area to ensure that it either preserves or enhances the area's special interest, and the character and appearance that expresses that interest. To help with this aim, this appraisal and management plan are a material consideration in planning decisions that affect the conservation area.

**1.18** A draft conservation area appraisal underwent a six-week public consultation process between 15 September and 3 November 2022. Views were invited from residents, businesses, and property owners in Caldecote, in addition to planning consultees and elected members and officers of the Council about:

- The merits of designating a new conservation area in Caldecote;
- What is special about Caldecote that would be protected by the designation;

<sup>19</sup> Ahlfeldt, G. M., Holman, N. & Wendland, N. (2012) An assessment of the effects of conservation areas on value [pdf]. Available at: <https://historicengland.org.uk/content/docs/research/assessment-ca-value-pdf>

- How conservation area designation could proactively manage change in Caldecote; and
- The extent of the area covered by the conservation area designation.

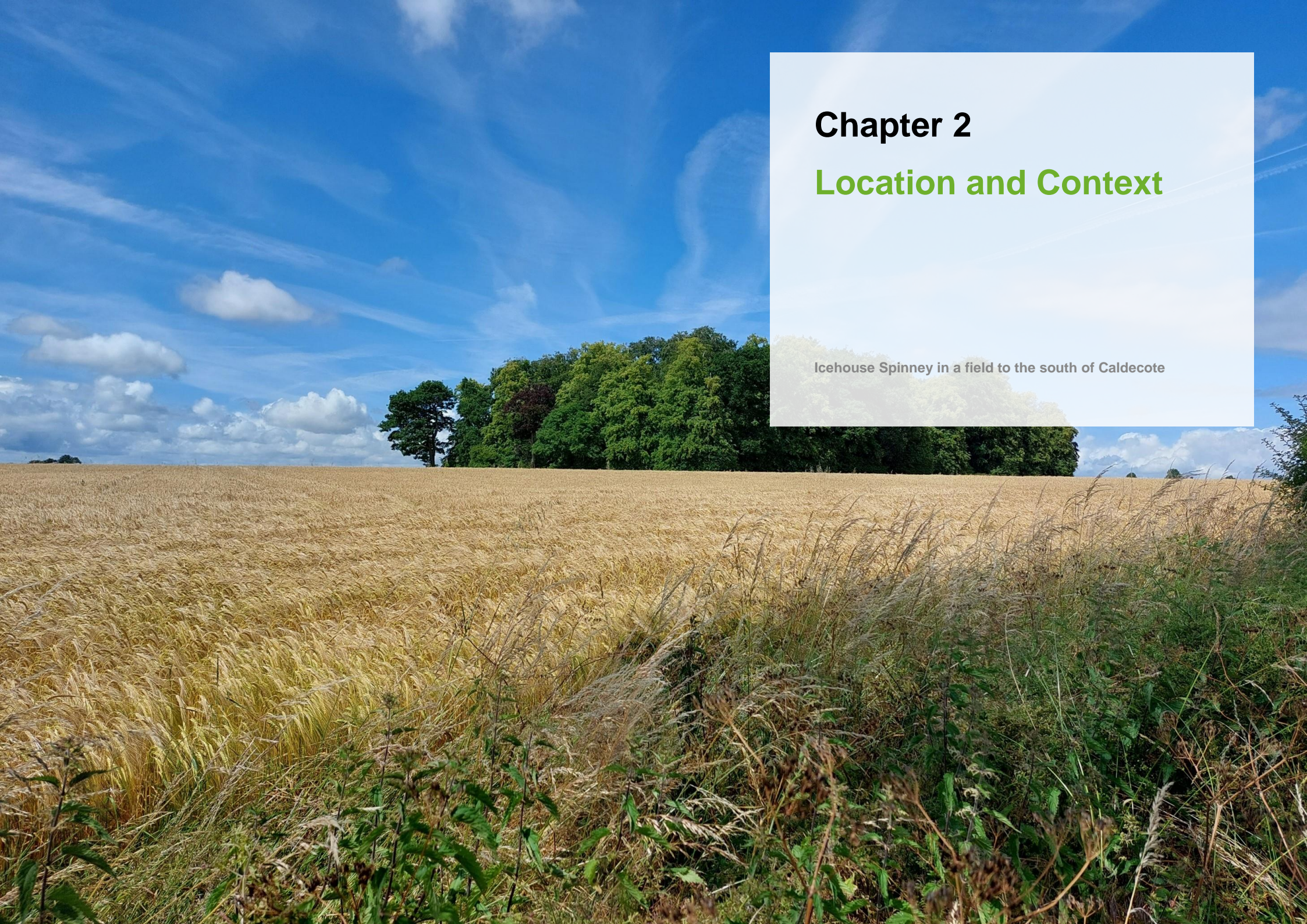
**1.19** Details of the proposed conservation area appraisal, management plan and boundary were made available online throughout the consultation period, public notices were placed in the proposed conservation area, and all addresses within and immediately adjacent to the conservation area were posted letters telling the occupiers about the proposed conservation area and how to comment either online or at a conservation area workshop held at Caldecote Village Hall on 13 October 2022. Statutory consultees were also contacted.

**1.20** All views, whether obtained either at the workshop or electronically or by letter or telephone, were considered in reviewing the conservation area appraisal, management plan and boundary.

## Chapter 2

### Location and Context

Icehouse Spinney in a field to the south of Caldecote



## **Chapter 2**

### **Location and Context**

The character of an area starts to form long before the human interventions of buildings, streets, fields and towns are established: it starts with the geology and topography of a place. These foundations are what makes some places more suitable for human habitation and others less so, and contribute to why some settlements flourish whilst others fade.

This section considers what it is about the location and context of Caldecote that made it ripe for successful occupation.

#### **Location**

**2.1** Caldecote is the easternmost settlement and parish within North Warwickshire Borough. The hamlet is approximately 850m from Warwickshire's boundary with Leicestershire at Watling Street (the A5) to the north northeast. The boundary between North Warwickshire and Nuneaton and Bedworth Borough is approximately 680m to the southeast of the hamlet. The centre of Nuneaton is within 3km of the hamlet, to the south southeast. The village of Fenny Drayton, Leicestershire, is 2km to the north. Hartshill is 2.5km to the west, Mancetter and Atherstone are 3.5km and 5km to the northwest respectively.



**2.2** The River Anker meanders through the heart of the parish and forms part of its western boundary. This river runs from Nuneaton and joins the Tame at Tamworth. Caldecote occupies a position on the valley floor on a broad expanse of valley floor. The southwestern corner of the historic parish<sup>20</sup> by contrast is the sharply rising Caldecote Hill, which is flanked to the northwest by the extensive former Hartshill Quarries and to the southeast by the former Judkins Quarry, both sources of granite.

**2.3** Although it is a sparsely populated, rural parish, three routes of regional and national importance pass through Caldecote. These are the A5 (itself part of the route of the Roman road known as Watling Street), the Coventry Canal and the West Coast Mainline. These routes all run roughly parallel to each other in a northwest to southeast direction. The A5, a dual carriageway, forms the north-eastern boundary of Caldecote parish as well as the majority of the Warwickshire-Leicestershire county boundary. Both the railway and canal bisect the parish and are respectively 825m and 1.25km to the southwest of the hamlet.

**2.4** Caldecote Lane is not a through road and to the south-west of the hamlet it is no more than a farm track and then a bridleway with a footbridge over the Anker. Consequently, by vehicle, Caldecote is a cul-de-sac with access only from Weddington Lane.

## Geology and topography

**2.5** Caldecote stands on the clay, silt and gravel alluvial deposits over the sandstone and mudstone bedrock of the broad, fairly flat valley floor of the River Anker. The south-western side of the valley and edge of the pre-1931 parish is defined by the steep, sharp slope of Caldecote Hill which is itself a mixture of sandstone and granite, the latter being the Caldecote Volcanic Formation. This granite is the product of an explosive volcanic event that erupted and cooled to form a range of rock types. These harder sandstones and volcanic rocks are responsible for the existence of Caldecote Hill and the wider ridgeline to the southwest of Caldecote. The sandstone and especially the granite are durable building materials, though it was only with the advent of the industrial revolution that it became viable to open quarries in the hamlet's vicinity and transport them. The quarry pits are adjoined by spoil heaps that are in some cases highly prominent in the landscape due to their heights and steep sides.

Figure 2.1: The River Anker



This view to the west of the Hall shows the topography of the valley floor.

<sup>20</sup> The part of the parish to the south of the Coventry Canal was transferred to Nuneaton in 1931.

Figure 2.2: 1897 'Hills' Map



Source: National Library of Scotland

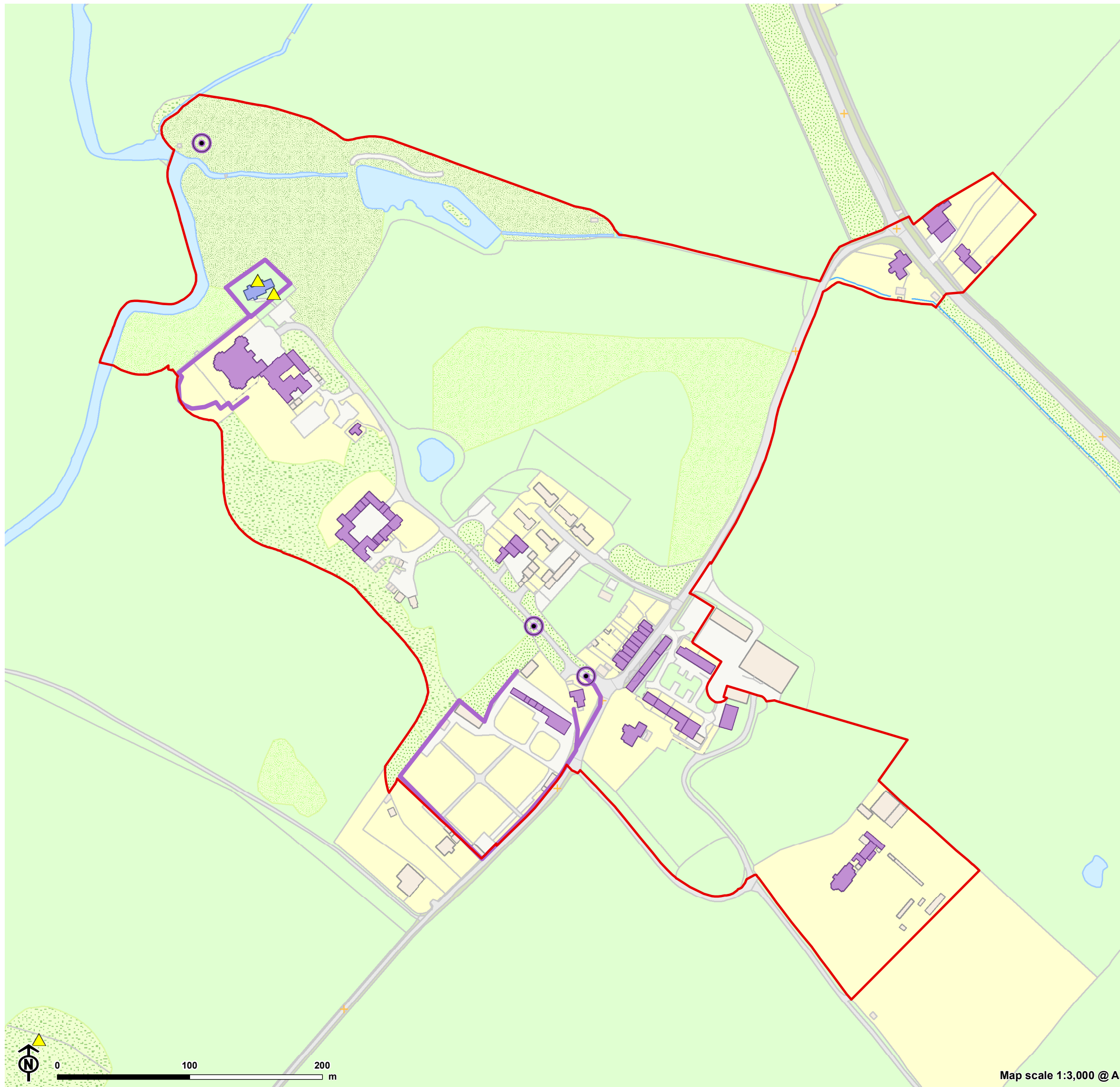
## The conservation area boundary

**2.6** The conservation area consists of the buildings at the entrance to the hamlet at Weddington Lane, the core of the hamlet itself plus the Hall and church. The principal spaces included are the grounds to the Hall, the former kitchen garden to the Hall and the part of the former park to the Hall to the west of Caldecote Lane that remains in pasture and retains much of its historic tree cover. The conservation area is virtually surrounded on all sides by arable fields that provide a consistent backdrop to the hamlet. The River Anker forms the western edge of the conservation area.

**2.7** The boundary of Caldecote Conservation Area, the designated heritage assets within it and buildings of local interest are shown in **Figure 2.3**.

**2.8** The only designated heritage assets within the conservation area are the Church of St Theobald and St Chad (grade II\*), the pair of chest tombs circa 5 metres to the north of this church (grade II), and the chest tomb circa 1.5metres south of the chancel of this church (grade II). The listed buildings are plotted in **Figure 2.3**, along with the buildings of local interest. Listed buildings and other assets designated at a national level can be found via the National Heritage List for England (NHLE): <https://historicengland.org.uk/listing/the-list/map-search>.

Figure 2.3: Listed Buildings and Buildings of Local Interest

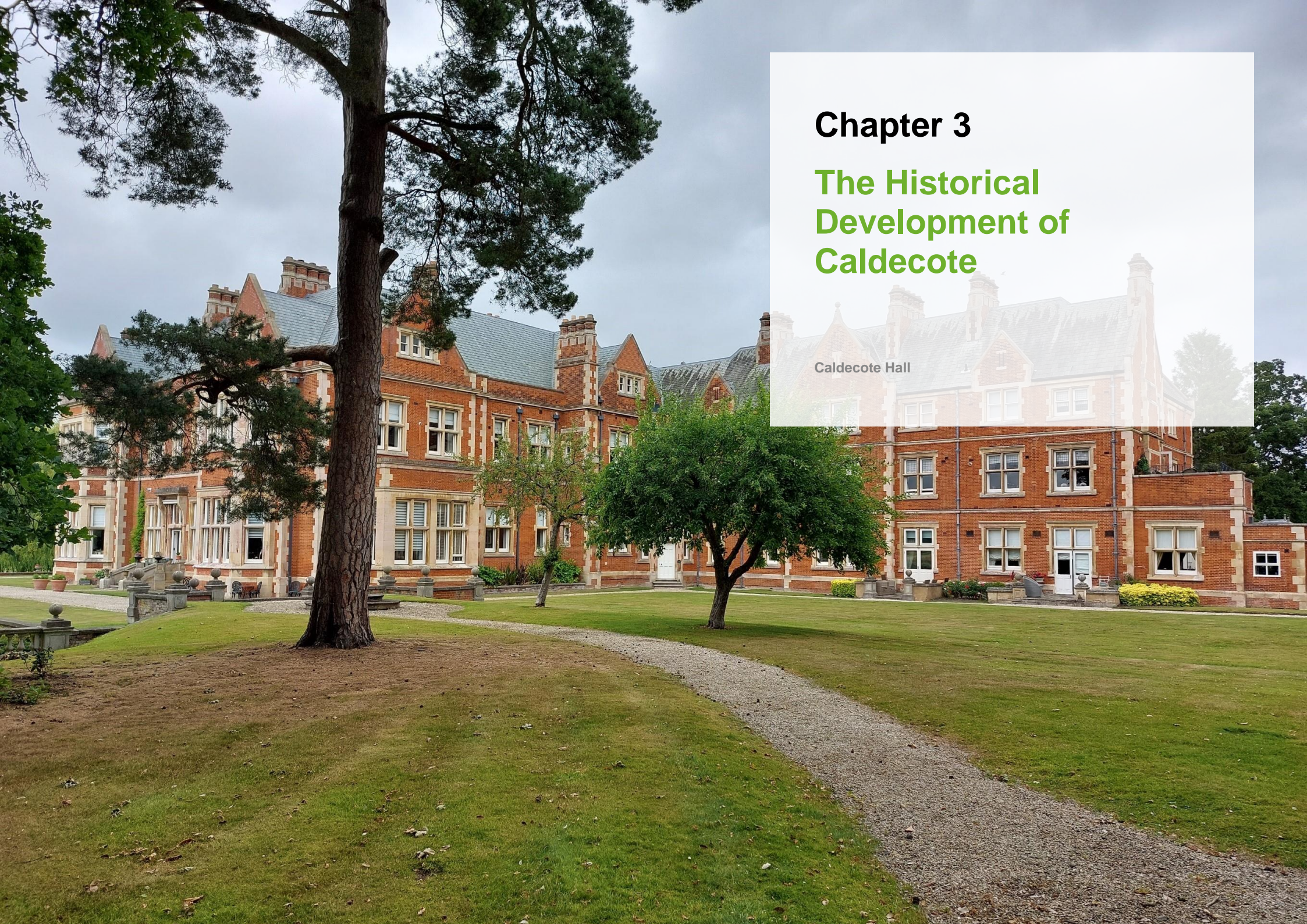


- Conservation Area Boundary
- Listed Building (by grade)
  - II
  - Grade I Listed Building
  - Building of local interest
  - Building of local interest (point)
  - Boundary features of interest

## Chapter 3

# The Historical Development of Caldecote

Caldecote Hall



## Chapter 3

### The Historical Development of Caldecote

Conservation areas did not develop in isolation, and in order to understand what is included within the boundary and why, we must look beyond to give the area context.

This section considers how Caldecote developed from its earliest origins into the settlement we see today.

#### Origins of settlement

**3.1** One of the oldest features of the parish of Caldecote is the former Roman road known as Watling Street. This cross-country route extended from the ports of Kent to a forded crossing of the Thames at London before leading to Wroxeter (named *Viriconium* by the Romans) in Shropshire. From there routes forked northwest to Anglesey and Ireland and north to Chester and western Scotland. The route of Watling Street is said to have been established by the Britons and was later widened and improved with pavements and bridges by the Romans following their invasion of Britain in AD 43. Nearby Mancetter (Roman name, *Manduessedum*), where Watling Street crosses the River Anker, was the location of a legionary fortress for around the 15 years immediately following the Roman invasion. Although the legion at

Mancetter was transferred to Wroxeter, Mancetter remained an important staging post along Watling Street and a settlement grew around it.<sup>21</sup>

**3.2** Watling Street itself became an important tribal boundary in the post-Roman period and has historically formed the majority of the border between Warwickshire and Leicestershire. It also forms the north-eastern boundary of Caldecote parish. The parish is linear, running downhill from Watling Street before reaching the Anker and rising up the opposite valley side to Caldecote Hill on Tuttle Hill Road. The River Anker (said to be a British name meaning 'winding') effectively divides the parish in two along a southeast to northwest axis, while Caldecote Lane runs from north northeast to south southwest through the centre of the parish.

**3.3** The placename Caldecote means 'cold cottages'<sup>22</sup> and is likely to refer to the degree to which the place is exposed in most directions, but particularly to the north and northwest due to the relatively flat topography in these directions.

## Medieval Caldecote

**3.4** Caldecote is first recorded in the Domesday Book of 1086, at which time its manor was held by Robert, the Bishop of Chester. The Domesday Book also records that it had a church with a priest, seven villagers and a mill worth two shillings. At the time of the Norman Conquest in 1066 the manor was held by Tonni or Tonna who appears to have been the tenant rather than the owner of the manor, but no details are given in the Domesday Book as to who owned it or whether there was a church or mill in Caldecote in 1066.

**3.5** The dedication of the church to St Chad is one commonly found in the former kingdom of Mercia that extended across most of central England: St Chad, as Bishop of Mercia, established a monastery in Lichfield and through his near-constant travelling was instrumental in converting the kingdom to Christianity in the 8th century. The church is also dedicated to St Theobald and, of the four saints with this name, Theobald of Provins (1017-1066) seems the most probable. This is because his lifetime was contemporary with the church's early use and he is the patron saint of charcoal-burners. The area around Caldecote is likely to have been

relatively heavily wooded medieval times and charcoal burning was a key industry in such areas, as charcoal was an important fuel for metalworking.

**3.6** Caldecote appears to have existed as a typical medieval manor where the lord of the manor was the sole or largest landowner, and held the rights over minerals (coal mining, stone quarrying), fishing and timber. The lord of the manor would let land to tenant farmers who in addition to paying rent would have no option but to have their grain ground at the watermill or windmill owned by the lord of the manor who charged a fee for doing so. This arrangement provided a relatively stable income to the lord of the manor. Caldecote was likely to have consisted of no more than three or so farms, a few cottages, the hall and church. The river provided suitable locations for a watermill while Caldecote Hill was a good site for a windmill. In addition to the mention of an unspecified mill at Caldecote in 1086, there are mentions of a watermill in Caldecote in 1364 and 1548.

**3.7** The bishops of Chester remained overlords of Caldecote manor until 1470, though they sublet at least some, or possibly all, of their land at Caldecote and the manor to one person (who would in turn sublet the land or farm it themselves) from at least 1166. The rights to this sublet manor and land ended up being disputed for a period of 60 years by the Ruffus and le Archer branches that had descended from the same family, until it was settled in 1320, that the de Herle family who had purchased the manor in 1304 from the Ruffus branch, were its rightful owners. It was in the midst of this dispute, in the late 13th century, that the church was rebuilt, seemingly by the Ruffus family, possibly to strengthen or demonstrate their claim to the manor. If not, the rebuilding would have been carried out by the overlord, the Bishop of Chester.

<sup>21</sup> Mancetter/Manduessedum was an important Roman pottery-making centre with over 50 kilns on the site. Watling Street would have been a key route for transporting the pottery. Details of this are held by the Archaeology Data Service. Archaeology Data Service (2020) Mancetter-Hartshill Roman Pottery Kilns

Archive Project [online]. Available at:

[https://archaeologydataservice.ac.uk/archives/view/mancetter\\_he\\_2020/](https://archaeologydataservice.ac.uk/archives/view/mancetter_he_2020/) [Accessed 12.08.2022]

<sup>22</sup> University of Nottingham (undated) Key to English Place-Names [online]. Available at: <http://kepn.nottingham.ac.uk/map/place/Warwickshire/Caldecote> [Accessed 12.08.2022]

Figure 3.1: Church of St Theobald and St Chad



A late 13th century rebuild of an earlier church, this is the oldest standing building in Caldecote.

**3.8** The de Herles were an important family in the wider nobility and in Leicestershire. They were Lords of Braunstone manor and the overlords of Kirby Muxloe manor, both just outside of Leicester. Sir William Herle (1270-1347) was knighted in 1320 for his services as an attorney and serjeant-at-law and went on to be a Chief Justice of the Court of Common Pleas three times. His son Sir Robert de Herle (1316-1364) was an important official for the Earl of Warwick who entrusted him with running his estates. For his services to the Earl, de Herle was granted lands

and rents in addition to the wardenship of Barnard Castle along with its forest and lands. With the Earl's endorsement de Herle became an important agent for the Edward III in the 1350s, becoming steward of the lands and castle of the king's sons in 1354. De Herle was by 1360 the Constable of Dover Castle and Lord Warden of the Cinque Ports.<sup>23</sup> From 1361 until his death in 1364 he was also Commander-in-Chief of the British Navy.

**3.9** With no children to pass his wealth and estates on to, de Herle's nephew Sir Ralph de Hastings was the next in the male line of the family. His inheritance from his uncle included Caldecote manor. Sir Ralph sold the manor to the Priests of the Collegiate Chapel of St Mary in Noseley in east Leicestershire in 1369. The collegiate chapel consisted of a community of priests who trained chaplains, and it was financially supported by rents and fees from land and manors in addition to donations and bequests.

### Early post medieval Caldecote up to the Civil War

**3.10** The dissolution of the monasteries 1536-41 saw the land and property possessed by religious institutions, including the Collegiate Chapel of St Mary, seized by the crown. In 1548 the crown granted Caldecote manor to Michael Purefey of Wellesborough, Leicestershire who was himself already a tenant at Caldecote. The wider Purefey/Purefoy<sup>24</sup> family also owned nearby Fenny Drayton manor. The branch of the family that owned Caldecote manor also possessed nearby Weddington manor. The Purefeyes were probably the first lords of the manor who occupied Caldecote Hall as their principal residence for the first time in around 250 years. Perhaps with this came a more active interest in its fabric and its resources. The 1548 transfer of the manor records one watermill in Caldecote, but by 1584 there were three mills in the parish. Presumably all three generated an income for the lord of the manor. William Purefey, grandson of Michael Purefey, rebuilt Caldecote Hall in 1615. It is described as "*a fair structure of brick and stone, where the arms and matches of his family tree are, in several pieces of sculpture, very exactly represented*".<sup>25</sup>

**3.11** On 29 August 1642 Caldecote Hall was attacked by Royalists in an incident that appears to pre-date the first battles of the Civil War. William Purefey was a Parliamentarian and was a

<sup>23</sup> The five main harbours on the English Channel

<sup>24</sup> One line of the family spelled the name "Purefoy" and the other spelled it "Purefey" and these spellings persisted for subsequent generations.

<sup>25</sup> Dugdale, Sir William (1730) *The Antiquities of Warwickshire Illustrated* (Vol. 2) (page 1097) [online]. Available at:

<https://books.google.co.uk/books?id=PhBaAAAAAYAAJ&pg=PA1097&lpq=PA1097&dq=tonna+caldecote&source=bl&ots=o72K4HBqWr&sig=ACfU3U3Kf4ubh4cEwA8MlztRVnB5o9ztoQ&hl=en&sa=X&ved=2ahUKewip-oqkstL3AhVFolwKHZBxDHA4ChDoAXoECBQQAw#v=onepage&q=tonna%20caldecote&f=false> [Accessed 13.05.2022]



colonel in the Parliamentary army. The attack on Caldecote Hall was seen by the Royalists as an early and morale-boosting opportunity to capture a high-ranking Parliamentarian. Prince Rupert and Prince Maurice, both German<sup>26</sup> nephews of Charles I, arrived in England in August 1642 to help to raise, train and lead the Royalist forces. They attacked Caldecote Hall with 18 troops of horse.<sup>27</sup> William Purefey was warned of the attack and fled in order to evade capture. The resistance of the hall consisted of 15 people led by Purefey's son-in-law George Abbott, assisted by eight men, Purefey's wife and her maids. The defenders of the Hall killed three Royalist officers and 15 soldiers and suffered no casualties before their surrender was forced by the Royalists setting fire to an outbuilding and smoking out the household. Prince Rupert was so impressed by the courage of this small band of civilians who defended the hall that he spared their lives and did not order the hall to be sacked. The oak doors of the Church of St Chad and St Theobald bear the scars and pockmarks from gunfire during the siege.

**3.12** Less than three weeks after the siege of Caldecote Hall, Prince Rupert, as the commander of the Royalist cavalry, successfully led a force of 1,000 horse to victory in one of the first major skirmishes of the Civil War, the Battle of Powick Bridge in Worcestershire. William Purefey, the intended target of the surprise attack of Caldecote Hall, led a garrison based in south Warwickshire throughout the Civil War. Following the conflict, he was a member of the high court that tried Charles I and signed his death warrant.

**3.13** A monument to George Abbott in the church sets out the Civil War era defence of Caldecote Hall. In his will of 1647, Abbott established a charity to pay for a schoolmaster to teach poor boys and girls, with further funds for schoolbooks and catechisms for the schoolchildren, new gloves for the minister, and bibles and catechisms to be distributed to poor families. As no funds were provided for a school building, it is assumed teaching took place in an existing building.

Figure 3.2: The door of the Church of St Theobald and St Chad



The pockmarks on the door are from muskets fired during the siege of Caldecote Hall in 1642.

<sup>26</sup> Although Germany did not exist as the nation we know it in 1642, the princes lived in the Electoral Palatinate, a state that is today part of the modern-day German federal state of Rhineland-Palatinate.

<sup>27</sup> Some sources place this as being 500 cavalymen/dragoons, though the average size of a Civil War troop was around 40 cavalymen. If this average is used 18 troops would mean 720 cavalymen. Even half of this average troop size would be 360 cavalymen.

## Georgian and Victorian Caldecote

**3.14** The male line of the Purefey family ended in 1702 and the manor was sold to Nathan Wright, a judge, speaker of the House of Commons and Lord Keeper of the Great Seal under William III and Queen Anne. Although he had three other estates in Leicestershire, he made Caldecote his principal seat until his death in 1721.

**3.15** *“The Antiquities of Warwickshire Illustrated”*<sup>28</sup> was published in 1730 and provides an interesting snapshot of Caldecote at that time. The parish as described as *“the manor house, ten other houses, a mill, and a farm on the other side of the water”*. A much fuller snapshot of Caldecote over a century later is provided by the tithes returns of 1839-42.<sup>29</sup> At this point Caldecote Manor and Hall are owned by Demster Heming Esq. who was born at nearby Weddington Castle and had made his fortune through his work as an attorney in India before returning to his roots. Here, the parish breaks down as follows:

- Caldecote Hall including the church, five acres of garden, 13 acres of paddock, 16 acres of wood, nine acres of river, an icehouse, a fishpond, an orchard, a potato field, a lodge and at least four cottages;
- Two tenanted farms owned by the lord of the manor at Caldecote Hall, with *“house, buildings, yard and garden”* with a further tract of farmland without a farmhouse or barn also rented by a tenant farmer;
- Two other farms, one of which was let by its owner to a farmer, the other farm was owner-occupied; and
- A windmill on the highest part of the parish on Caldecote Hill that was not owned by the lord of the manor.

**3.16** Points of interest are that the lord of the manor still owned just over half of the parish at this point, but this ownership included all of the River Anker within the parish, its principal woodland and all of the workers’ cottages. There is no mention of a watermill in the tithes, but

on the tithe map there is clearly a mill race channel and what might be the footings of the water mill at the downstream end of the mill race.

**3.17** The Coventry Canal was cut through Caldecote in 1768-69, with the stretch from Atherstone to the junction with the Mersey and Trent Canal near Lichfield completed in 1789. It was built to connect the coalfields of Coventry, Bedworth and Nuneaton with Birmingham, but also provided a shorter route between Birmingham and London through its junction with the Oxford Canal. Its principal impact on Caldecote was that it made granite stone quarrying at Caldecote Hill (also known as Windmill Hill) and Tuttle Hill at the southwestern edge of the parish economically viable, with the quarried stone conveyed onto canal boats via tramways (carts pushed or pulled on tracks) linking the quarries to wharfs. Quarrying activity continued over the 19th and early 20th centuries; in the case of Tuttle Hill quarrying continued until the 1990s.

**3.18** The Trent Valley Railway of 1845-47 was another route that cut through Caldecote, parallel to the canal and Watling Street. This line provided a quicker route for services between London and north Wales, northwest England and western Scotland by following a direct route between Rugby and Stafford thus avoiding Coventry, Birmingham and Wolverhampton. The nearest station from Caldecote was at Nuneaton and as such the railway brought no direct changes to the parish other than it ran through it. The line was widened between 1871 and 1909 and today forms part of the West Coast Mainline.

**3.19** Caldecote Hall was rebuilt in 1845 and again in a much-enlarged form in 1880. The latter re-build created a 40-bedroom mansion for Captain Henry Leigh Townshend who had been born at Caldecote Hall in 1842 and was married in 1880. Townshend also built or rebuilt many of the buildings that form the hamlet of Caldecote today following his rebuilding of the Hall. This rebuilding of the hamlet was in part because Townshend substantially enlarged the grounds of the Hall and relandscaped many of the fields in the vicinity of the Hall as parkland by removing boundaries and planting trees. It appears that Townshend was keen on hunting, fishing, horse-riding and entertaining, and so re-organised and rebuilt his estate for these purposes. With this

<sup>28</sup> Dugdale, Sir William (1730) *The Antiquities of Warwickshire Illustrated* (Vol. 2) (page 1097) [online]. Available at: <https://books.google.co.uk/books?id=PhBaAAAAAYAAJ&pg=PA1097&lpg=PA1097&dq=tonna+caldecote&source=bl&ots=o72K4HBgWr&sig=ACfU3U3Kf4ubh4cEwA8MlztRVnB5o9ztoQ&hl=en&sa=X&ved=2ahUKewip-oqkstL3AhVFolwKHZBxDHA4ChDoAXoECBQQAw#v=onepage&q=tonna%20caldecote&f=false> [Accessed 13.05.2022]

<sup>29</sup> Tithes would have been paid in kind (such as in the form of crops, eggs, cattle etc) to the church over the preceding centuries, but under the Tithe Act 1836 tithes could only be paid using money. This new system required detailed maps to be drawn and a schedule completed for every parcel of land in the “tithe district” so that a monetary value could be placed on the tithes generated.

rebuilding came new houses and buildings elsewhere in the hamlet. Changes to Caldecote during Townshend's time include:

- The new hall stable block (1880) and nearby summerhouse;
- The weir in the Anker and housing for water-powered electricity generation for the Hall in the Hall grounds;
- A new school and attached schoolmaster's house (1898) replacing a school based in a cottage at the entrance to the Hall drive;
- The relocation of the Rectory from the Hall drive to a larger site the eastern end of the hamlet (this is now a house called The Grange);
- The replacement farmhouses at the Beeches, Caldecote Mews (the former home farm) and Signal Leys;
- The replacement farm courtyard at the Beeches;
- Two new lodges at Weddington Lane (one of which was alongside a new driveway that led from near the junction of Watling Street and Weddington Road directly to the Hall);
- A pair of semi-detached houses alongside the new school; and
- Nursery House (for his head gardener) and a substantial walled kitchen garden with greenhouses and hothouses serving the Hall.

Figure 3.3: Village hall gable



The gable of the school (now the village hall) bears the Townshend motto that translates from Latin as "defeat the spreading evil". This same motto is over the entrance to the Hall itself.

### 20th and 21st century Caldecote

**3.20** Townshend drowned in the River Anker due to a horse riding accident in 1924. Caldecote Hall and its estate were subsequently sold in 28 different lots, ending the centuries-long tradition of a large part of the parish being owned by one person. The lots included Caldecote Hall, stables and outbuildings plus 36 acres of land; a home farm of 221 acres (a possible amalgamation of two of the farms recorded in the 1839-42 tithes); the 49-acre Windmill Hill quarry, and Tuttle Hill cornmill and 34.5 acres of land.

**3.21** The Hall was purchased by the Church of England Temperance Society as a retreat and rehabilitation centre for “*neurasthenia and other nervous ailments resulting from mental strain, drugs and alcohol addiction*”, and was one of four such centres in England. Its patients included wealthy people who were treated by resident physicians and benefited from the attractiveness of the hall and its gardens.

**3.22** In 1953 it was converted to St Chad’s College, a private school for 300 boys aged 12 to 18. Although this was intended to be a top-class school, it collapsed heavily in debt in 1955. That same year there was a substantial fire at the hall. Its owner, Commander Cyril Colbourne, suffered the impacts of the school’s unpaid rent and the fire more or less at the same time. Unable to afford to repair and restore the hall, he lived in a small apartment within the hall while other parts remained in a semi-derelict state from the fire and subsequent exposure to the elements.

**3.23** In 2004-5 the Hall and its stables were restored and converted to apartments, a process that included partial rebuilding. The hall and a significant portion of its grounds remain in single ownership and management. The nearby home farm was converted to mews-style houses in 2012. The barns and sheds of another estate farm were demolished and replaced with the five dwellings at Hawcutt Drive in recent years. Caldecote Farm (on the east side of Caldecote Lane) has been converted and redeveloped into a business park in recent decades.

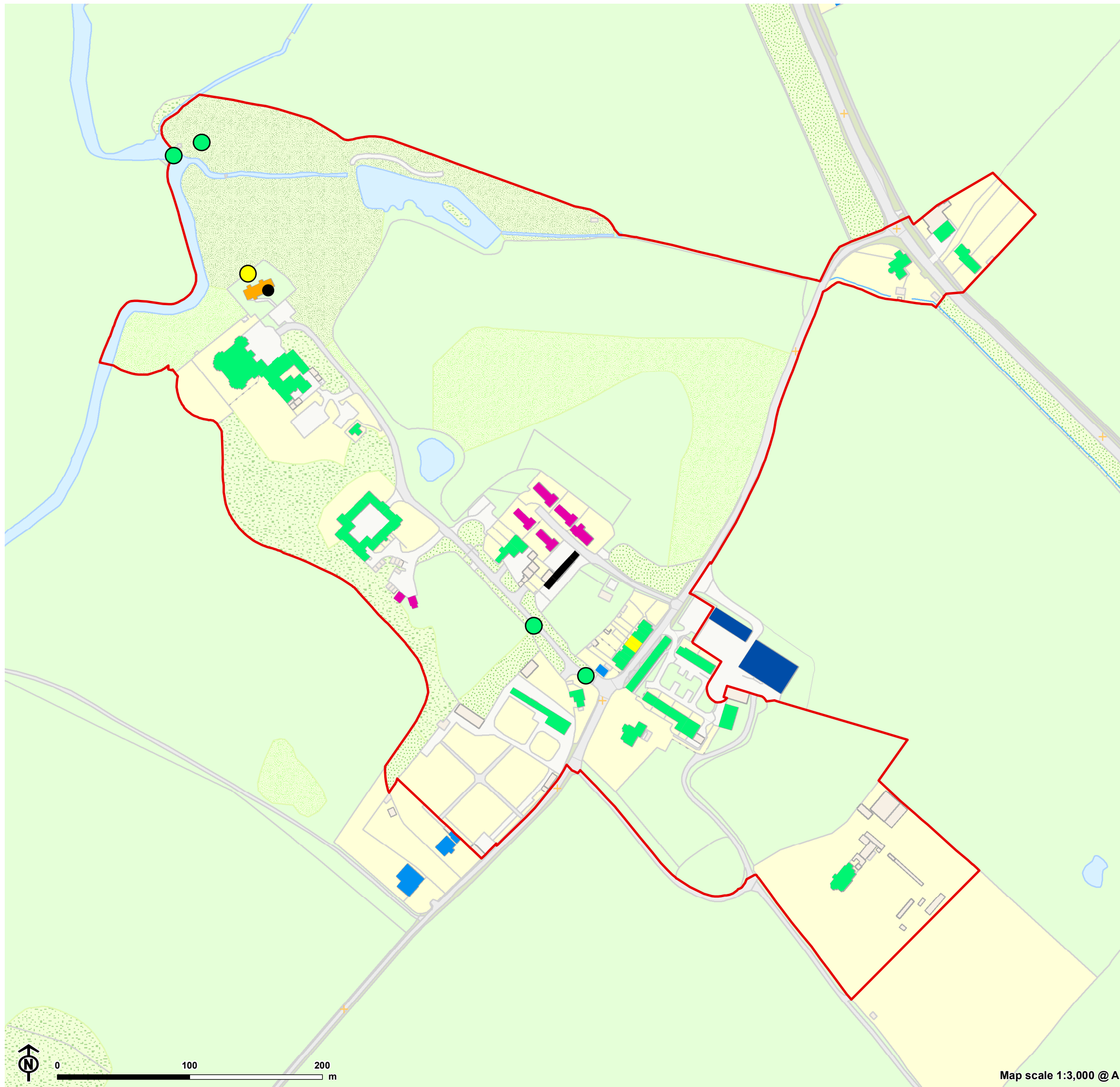
**3.24** In 2017 the parishes of Caldecote and Weddington merged to become the Parish of Weddington and Caldecote, though only the church in the former is open for worship.

Figure 3.4: The Stables at Caldecote Hall



The 21st century has been a time of renewal for Caldecote. The former stable courtyard is just one example of a building that has had a new lease of life through repair and conversion.

Figure 3.5: Approximate Building Ages



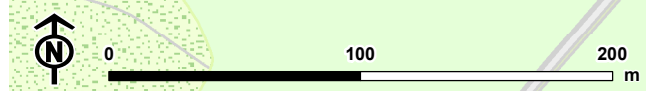
Conservation Area Boundary

**Building age**

- Medieval
- Georgian
- Victorian
- Mid 20th Century
- Late 20th Century
- 21st Century
- Uncertain

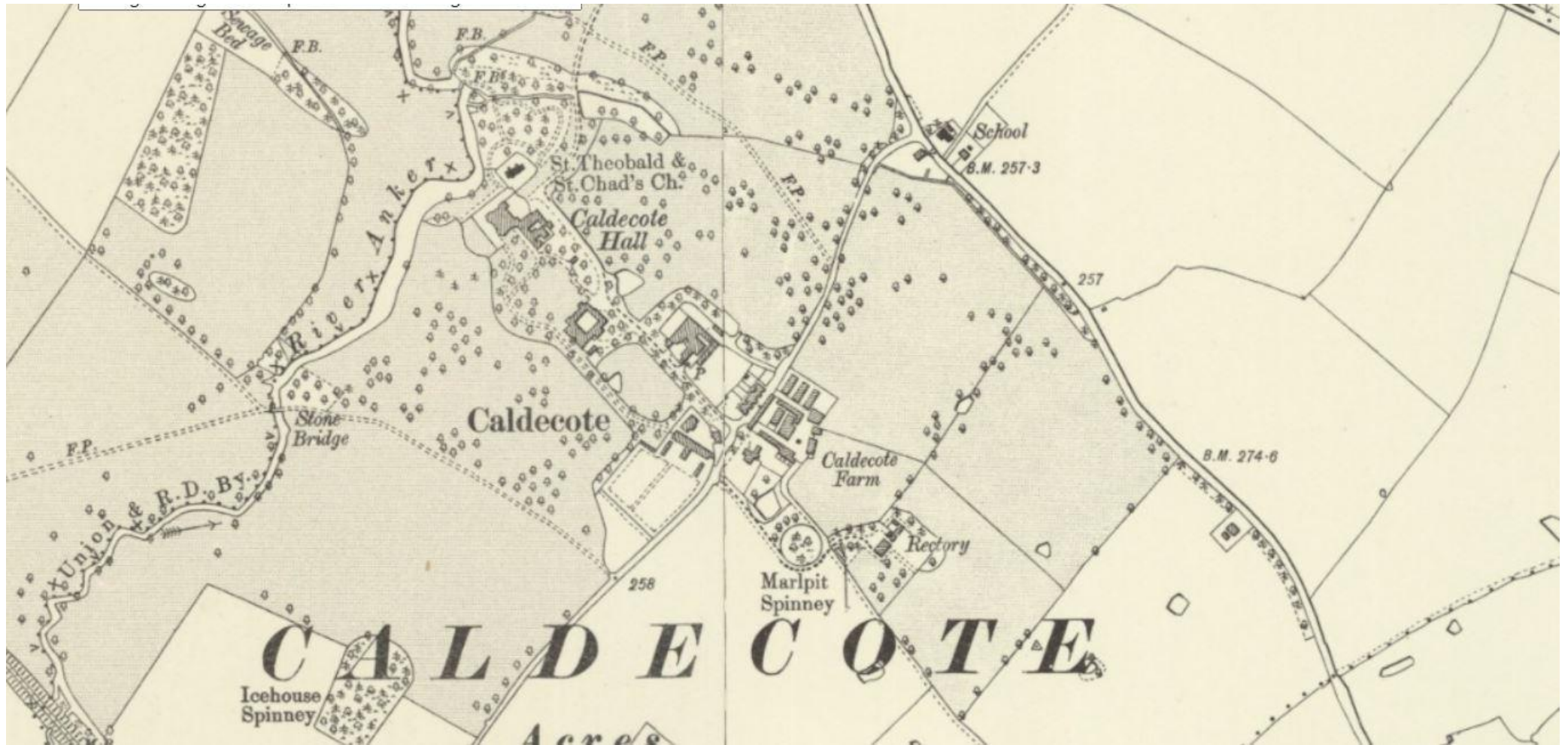
**Structure age**

- Georgian
- Victorian
- Uncertain



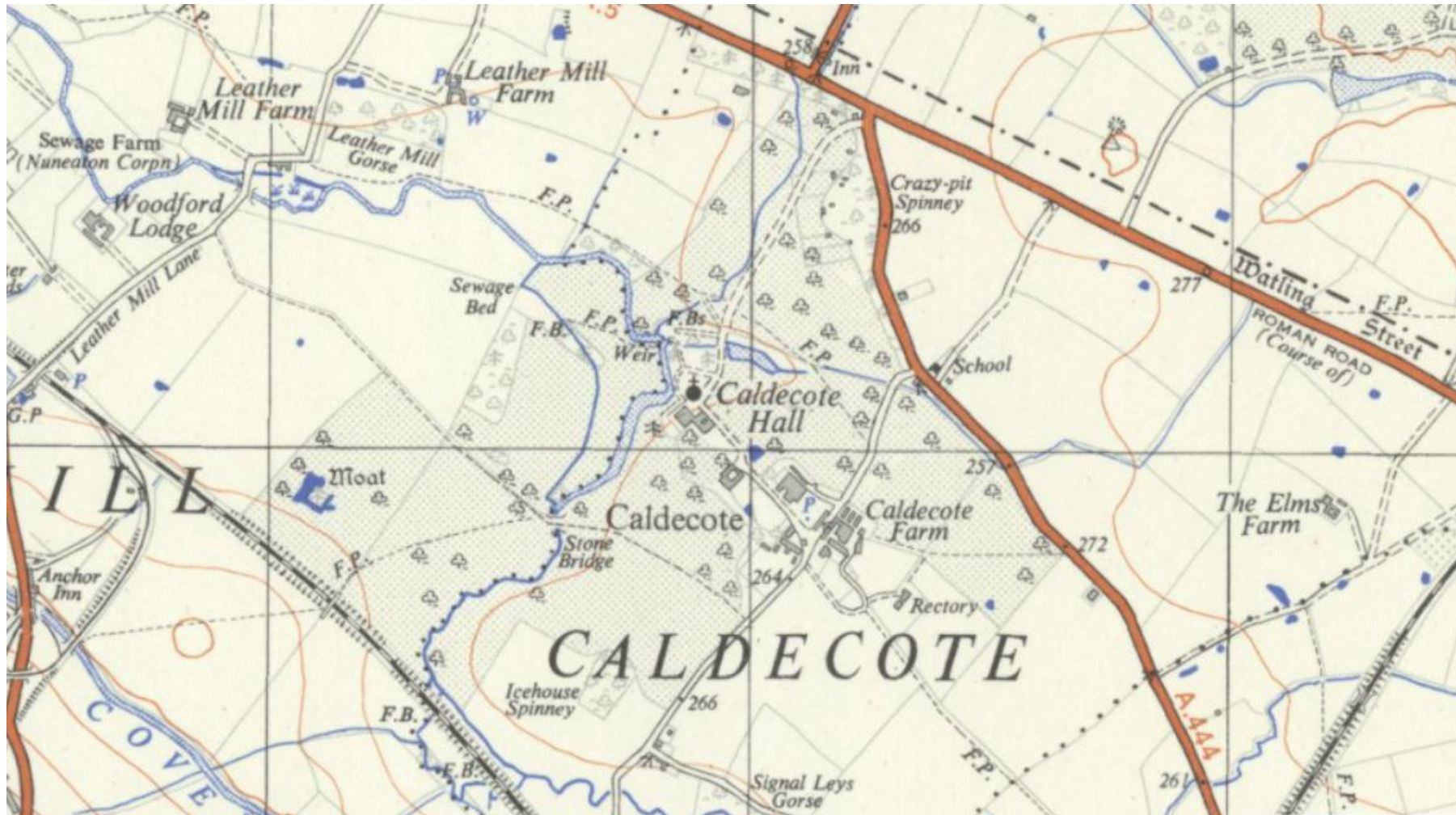
Map scale 1:3,000 @ A3

Figure 3.6: Second Edition OS Map of Caldecote (surveyed 1901)



Source: National Library of Scotland

Figure 3.7: OS Map of Caldecote (1952)

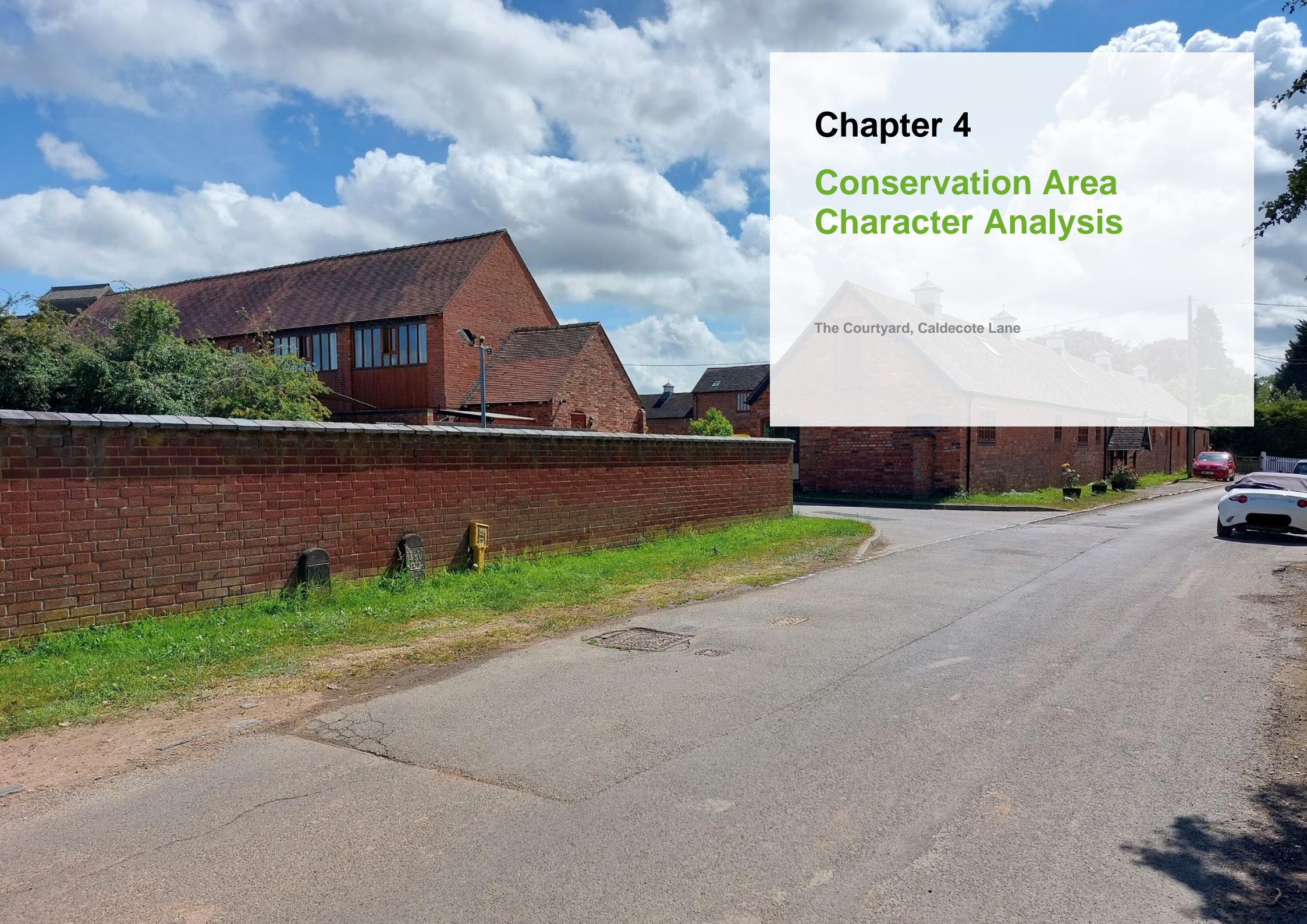


Source: [National Library of Scotland](#)

## Chapter 4

# Conservation Area Character Analysis

The Courtyard, Caldecote Lane





## Chapter 4

### Conservation Area Character Analysis

This section considers how the historical development of the area, as outlined above, is evidenced in the historic environment that is included within the boundary of the conservation area.

#### Spatial qualities

##### Development pattern and layout

**4.1** The principal through routes in Caldecote are the ancient Watling Street (the A5) running east-west and Weddington Lane (the A444), a roughly north-south route between Coventry and Burton-on-Trent. These through routes are both in the northern part of the parish and were historically not the focus of the settlement or commercial activity. The settlement is concentrated about 400m south of Weddington Lane where Caldecote Lane forms a T-junction with the drive to Caldecote Hall. The Hall and the church are both almost out of sight from Caldecote Lane at the end of the drive, and the lower status farmsteads, houses and cottages are loosely grouped around the entrance to the drive. This arrangement is often found in medieval villages and hamlets and remains highly legible at Caldecote.

**4.2** Caldecote Lane itself is effectively a spine that runs through the centre of the majority of the parish. It provided access to virtually every building, farmstead and field, and hence there are several irregularly distributed footpaths and bridleways that branch off from the lane at right angles. The oldest detailed map of Caldecote, the 1842 Tithe Map, suggests that at its southern end Caldecote Lane petered out into a footpath leading up to Mancetter Road. It perhaps never traditionally functioned as a through road, and its increasingly irregular course winding around fields south of the Hall drive suggests it was no more than a shared access for the farms.

**4.3** This layout means the principal route through the hamlet has strong visual connections with the surrounding agricultural fields and former parkland. There is only a stretch of lane of about 120m where the built forms of 1-3 the Courtyard and The Beeches on one side of the lane and 4-12 Caldecote Lane and Nursery House on the other create a linear street space that is enclosed by buildings, gardens and boundary walls. This contrasts with the openness of the remainder of Caldecote Lane and the footpaths that branch off it.

Figure 4.1: Caldecote Lane



This straight stretch of Caldecote Lane is the most built-up part of the conservation area.

**4.4** With the exceptions of the short terrace at 6-12 Caldecote Lane, the linear layout of Hawcutt Drive and the semi-detached buildings on Weddington Lane the prevailing built forms are either courtyards or detached buildings that occupy a central position in their gardened plots. The courtyards include the formally planned four-sided yard surrounded by the former stables and coach houses to the Hall, the looser three- and four-sided yards of agricultural buildings at the Courtyard, and the three-sided arrangement of houses and outbuildings at

Caldecote Mews. The layout of the east and west wings of Caldecote Hall also form a pair of two-sided courtyards: one at the principal entrance and another on the garden front.

Figure 4.2: Caldecote Hall



The east and west wings and balustrades at Caldecote Hall form an entrance court. While the farmstead and stable courtyards were laid out for functional purposes, perhaps the courtyard arrangement at the Hall is a response to the openness of the valley floor of the Anker?

#### Grain and density

**4.5** There is a paradox in the hall grounds in that individual dwellings, such as apartments in the Hall, or the dwellings in the coach houses and mews, are in dense, intimate clusters, but also all have open aspects and generous space about them. This arrangement is the product of the historical physical and functional separation of the hall from its stables and coach houses, home farm, and kitchen garden, and the conversion of all of these buildings to dwellings in

recent decades.<sup>30</sup> A similar arrangement applies at the Courtyard, but here the outlook is more enclosed due to the proximity of other buildings and farm sheds.

**4.6** The detached and semi-detached houses and buildings on Caldecote Lane and Weddington Lane are suburban in character due to the set back from the lane behind a low walled or railed boundary and there being rear and side gardens. The detached dwellings at Hawcutt Drive are somewhere between the courtyards and the suburban houses in their density; each house is detached but they form a tight-knit linear group that echoes to a degree the traditional courtyard farmsteads.

**Figure 4.3: Hawcutt Drive and the Stables**



Hawcutt Drive (left) and the stable courtyard (right) are two instances where buildings and ranges form tight clusters but at the same time have large expanses of open space directly around them.

### Activity and movement

**4.7** Despite its small scale there is a range of activity in Caldecote that gives it a sense of vitality. The prevailing building use is residential but in amongst the houses are the following other uses:

- The Church of St Theobald and St Chad, which is occasionally used for ceremonies rather than regular worship;
- The village hall at Weddington Lane (the former school);
- Four office units at the Courtyard in addition to the six dwellings;
- Workshops and offices in the former potting sheds and workspace of the walled garden;
- Modern agricultural sheds that are possibly still in agricultural use at the Courtyard and the Grange; and
- A riding school at the junction of Caldecote Lane and Adelaide's Walk.

**4.8** Although it is not on a through-route for vehicles, Caldecote is well-served by bridleways that are well-maintained and well-used. The footpaths link Caldecote to nearby Nuneaton, Coventry Canal and its marina, and Hartshill. The sight and sound of rail traffic on the West Coast Mainline and farming in the surrounding fields are other layers of activity.

### Setting

**4.9** There is a strong visual, and, to an extent, functional relationship between the conservation area and its setting of arable and pasture fields. This is heightened by many of the edges of the conservation area being country lanes and footpaths that directly border fields. From Caldecote Lane there are numerous routes by foot into the surrounding countryside, which further integrates the hamlet and its surroundings. Despite the relatively close proximity of Nuneaton, the surroundings of the conservation area are experienced as rural. This is as topography and vegetation largely screen the town from within Caldecote and from adjacent parts of the valley floor to the extent that there are distant views of the Nuneaton Ridge to the south of the hamlet which make it feel as if there is a continuum of rural land between them,

<sup>30</sup> Following their respective conversions, the hall is circa 30 apartments, the stable court is 10 dwellings, the Mews are now 7 dwellings.

despite the presence of the town within part of this intervening space (Figure 4.4). This rural prospect belies Caldecote's location close to Nuneaton and the busy A5 corridor.

Figure 4.4: The rural setting of Caldecote



The rural character of the setting of Caldecote belies its situation close to the town of Nuneaton. Here, looking south over the Anker to the Nuneaton Ridge there is in the distance the fringe of the town at Camp Hill/Tuttle Hill.

**4.10** The two garden fronts and formal garden spaces of the west wing of Caldecote Hall are designed in part to relate to the landscape beyond the park. These sides of the Hall are both close to the banks of the Anker and as such the hall and its gardens have been designed to take in the expansive views across the river to the countryside beyond. The river itself is a key component of Caldecote, defining the western and southern<sup>31</sup> extents of the hamlet.

**4.11** To the north of Caldecote Hall, the hall, church and grounds are buffered from the bustle and activity of Watling Street by the woodland within the grounds and the woodland blocks that border Weddington Lane. These latter woodland blocks are some 475m to 650m from the Hall itself. They were historically planted as part of the post-1880 parkland to the Hall. These

woodland blocks and most of the trees in the current hall grounds are protected by Tree Preservation Orders as shown in Figure 4.5

## Function and form

### Scale and hierarchy

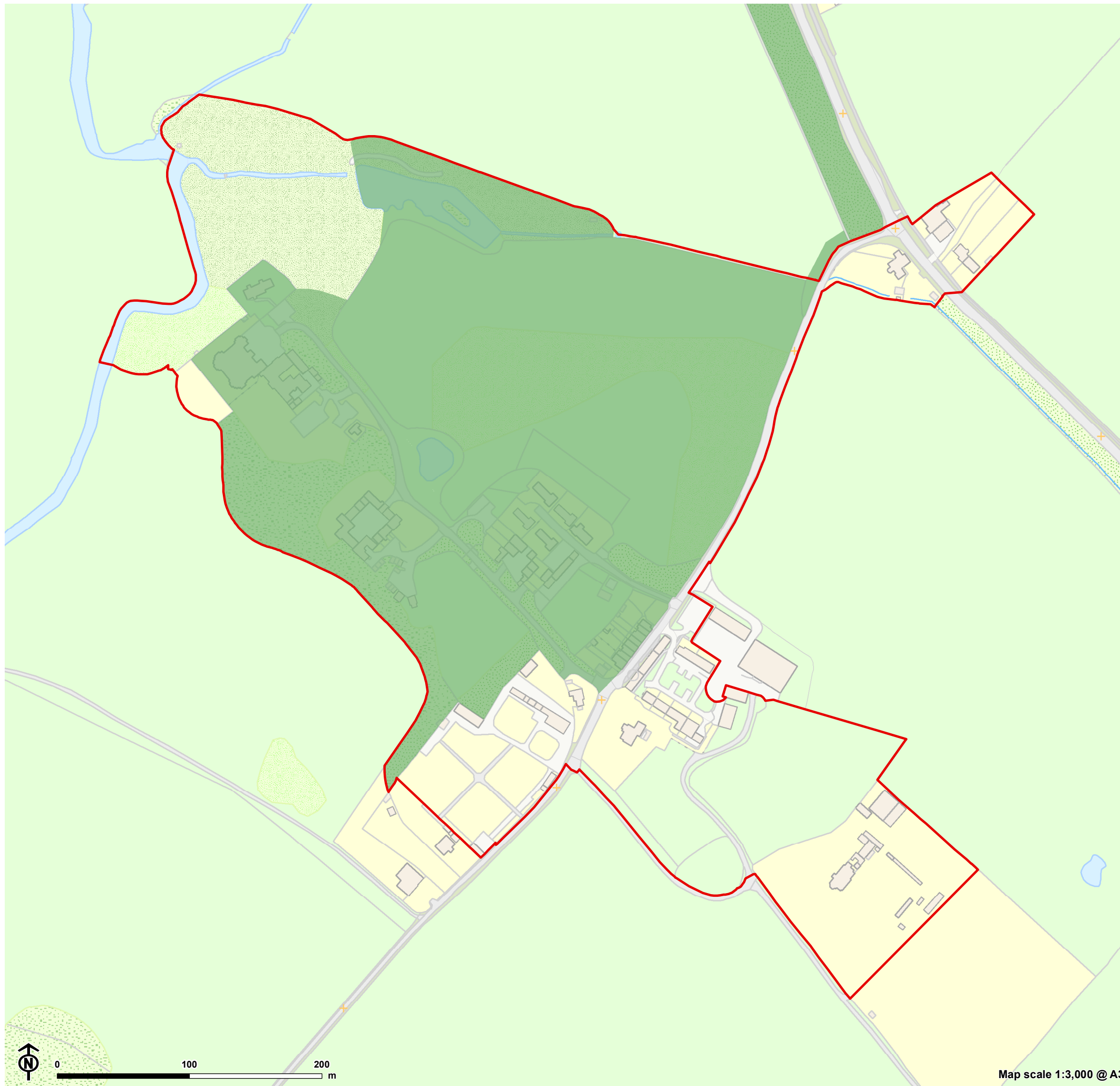
**4.12** The conservation area contains a variety of buildings that range in their original functions and status and as such the scale the buildings cannot be described in general terms. There is, however, a clear hierarchy of buildings. The principal building, more so than the nearby church, is Caldecote Hall. It has the largest footprint and greatest height of any buildings in Caldecote. The east wing of this Victorian mansion is almost entirely three storeys in height, while the west wing, historically the location of the Hall's principal rooms, rises to the same eaves height but in only two storeys. It dwarfs its nearest neighbour, the 13th century Church of St Theobald and St Chad, which lacks a tower or spire that would assertively stand out as a landmark in the wider landscape. The church does, however, form the terminal feature of vistas along the straight drive of Caldecote Hall,<sup>32</sup> with its railed churchyard and backdrop of yew trees providing it with a fitting immediate context. The principal entrance of the Hall is also oriented towards the entrance to the churchyard, so the most active frontages of these buildings do acknowledge one another.

**4.13** The Grange, built as the rectory, was historically the next-highest status building after the Hall and was of course secondary to the church it served. It has a large footprint and has a strongly vertical massing, its two storeys topped by steeply pitched roofs. The next-highest status houses were the home farmhouse at Caldecote Mews, Nursery House and the farmhouse The Beeches. Each are smaller scale versions of the Grange, generally two storeys with some two and a half storey sections. The remaining dwellings and farm buildings in the conservation area are generally two storeys in height though the three-storey middle section of the row of cottages and the coach houses which step between 1, 1½ and 2 storeys in height are exceptions.

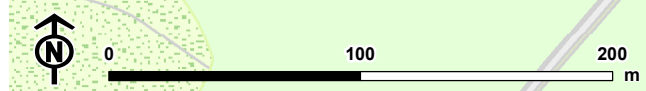
<sup>31</sup> The River Anker and the raised railway embankment beyond it effectively form the southern edge to the area perceived as the hamlet of Caldecote.

<sup>32</sup> The hall itself is off to the south side of the drive, so in a way it defers to the church by virtue of its location but not in its size, height or footprint.

Figure 4.5: Tree Preservation Orders in Caldecote



- Conservation Area Boundary
- Tree Preservation Order



Map scale 1:3,000 @ A3

Figure 4.6: Nursery House, Caldecote Lane



The scale, footprint and massing of Nursery House, historically the home of the head gardener of the Caldecote Estate communicate that its occupant was of a higher status than the occupiers of the nearby cottages. It is of a similar size and scale to the Beeches farmhouse across the lane.

Figure 4.7: Caldecote as seen from the south



From a distance the large store shed with a penthouse that presumably houses machinery or lifting equipment is the dominant building on the skyline due to its height, scale and location at one of the highest points in the hamlet.

**4.14** The topography and landscape of Caldecote mean that the Hall, its tallest and largest building is in one of the lowest points, by the bank of the Anker and is well screened from the north and east by tree cover. Similarly, the Grange is over 200m away from Caldecote Lane and is in the centre of its large, gardened plot. It consequently has little presence in the street scene. Instead, it is the smaller scale houses, cottages and farm buildings along Caldecote Lane and Weddington Lane that give the prevailing sense of building height and scale. This is supplemented by the views of the coach houses and Hawcutt Drive across the parkland alongside Caldecote Lane.

**4.15** Perhaps by accident rather than design, the most prominent building when looking into Caldecote from the north and south along Caldecote Lane and from Weddington Lane is the group of large agricultural sheds at the Beeches Farm on the high ground by the Courtyard, the tallest of which is the church-like mass of a substantial grain store with high section of roof to house machinery. These sheds straddle the boundary of the conservation area, as two of them,

including the tallest shed, forms sides of the enclosed farmyard at The Courtyard and replaced earlier farm buildings on similar footprints.

### Contribution of spaces, trees and landscaping

**4.16** Although the conservation area borders numerous fields, the largest space within it are the grounds to Caldecote Hall, which in addition to the Hall contain the church, the coach houses, Caldecote Mews and Hawcutt Drive. The Hall grounds appear to have been quite compact before Captain Henry Townshend's remodelling of the estate after 1880. The tithe of 1839-42 suggests there were only about 3 acres of 'pleasure ground' in the immediate vicinity of the Hall, with more space given to food production in the form of kitchen gardens, an orchard and a potato field. These food sources were complemented by a fishpond and the fish and crustaceans<sup>33</sup> in the River Anker. Among the farmland on the west side of Caldecote Lane there were small clumps and strips of woodland plantation offering habitats for game.

**4.17** In concert with the rebuilding and substantial enlargement of the Hall in the 1880s, the grounds underwent significant expansion and alteration. By the time of the 1887-8 Ordnance Survey the parkland and grounds of Caldecote Hall covered an area stretching from Watling Street in the north to the railway line to the south, and from fields to the west of the River Anker to fields to the east of the rectory (today called the Grange). Pleasure gardens with terraces and a small summerhouse were created in the immediate vicinity of the Hall and stretching to its south. The land between the church and fishpond was planted up as a mixed species woodland with pathways for promenading. Ancillary buildings such as the stable block and kitchen garden were rebuilt further away from the Hall than previously and on a much greater scale. The agricultural fields were made into parkland by demolishing their boundaries (though boundary trees were retained) and planting woodland blocks, clumps and scattered trees.

**4.18** The extent of the parkland receded as the estate was broken up and sold from the late 1920s onwards, and with this came the clearance of woodland blocks and scattered trees as the land was reverted to arable use. The conservation area encompasses the best-surviving components of the landscape associated with the Hall: the gardens around the hall and running along Caldecote Hall Drive, the fishpond and adjacent woodland walk area, and the best-surviving piece of the parkland between the church and Caldecote Lane. This latter large field

remains a pasture and retains a good scattering of mature and veteran trees that impart a parkland character that is much less evident elsewhere.

**4.19** The church and churchyard are situated within the ground of the Hall, giving this space an especially tranquil character. The woodland encircling most edges of the churchyard becomes dominated by yews in the vicinity of the churchyard. The extent of the lawned churchyard is defined by a dwarf red brick wall with stone copings that are topped by iron railings that consist of scrolled openwork standards linked by panels with wavy balusters.<sup>34</sup> The space in front of the principal (southeast) elevation of the church has been generally cleared of gravestones and monuments but standing, recumbent and table graves remain on the other three sides. Of these a sandstone ashlar chest tomb in front of the church of probable 17th/18th century date and a pair of panelled sandstone ashlar chest tombs with slate inscriptions dated 1769 and 1773 are all grade II listed buildings.

Figure 4.8: Spaces within the grounds of Caldecote Hall



Woodland plantation by the fishpond.



The yew-fringed churchyard.

**4.20** Trees make a particularly strong contribution to the character of conservation area and its setting. Within the Hall ground there is the previously mentioned woodland but also numerous specimen trees such as a particularly broad hornbeam, a large copper beech, a willow, Scots pine trees and numerous oaks. This character continues into the former parkland near Hawcutt

<sup>33</sup> Crayfish, for example, are still caught in the Anker.

<sup>34</sup> The pair of iron gates to the porch of the church are dated 1886 and this could well be the date of the perimeter railings and gates also.

Drive. Caldecote Hall Drive is tree-lined on both sides, as is the route of a pathway that once existed between the kitchen garden and Hall. Specimen trees are also found in the gardens of Nursery House, the Beeches and the Grange, while tree and shrubs contribute to the rural and tranquil character of Caldecote Lane and Weddington Lane generally. At Weddington Lane, the tree cover is supplemented by mature native hedges lining both side of the highway. The only places where trees are generally not found is within the enclosed courtyard spaces and the fields that have been the most intensively arable farmed.

**Figure 4.9: Caldecote Hall drive**



The tree-lined drive to Caldecote Hall, looking towards Caldecote Lane.

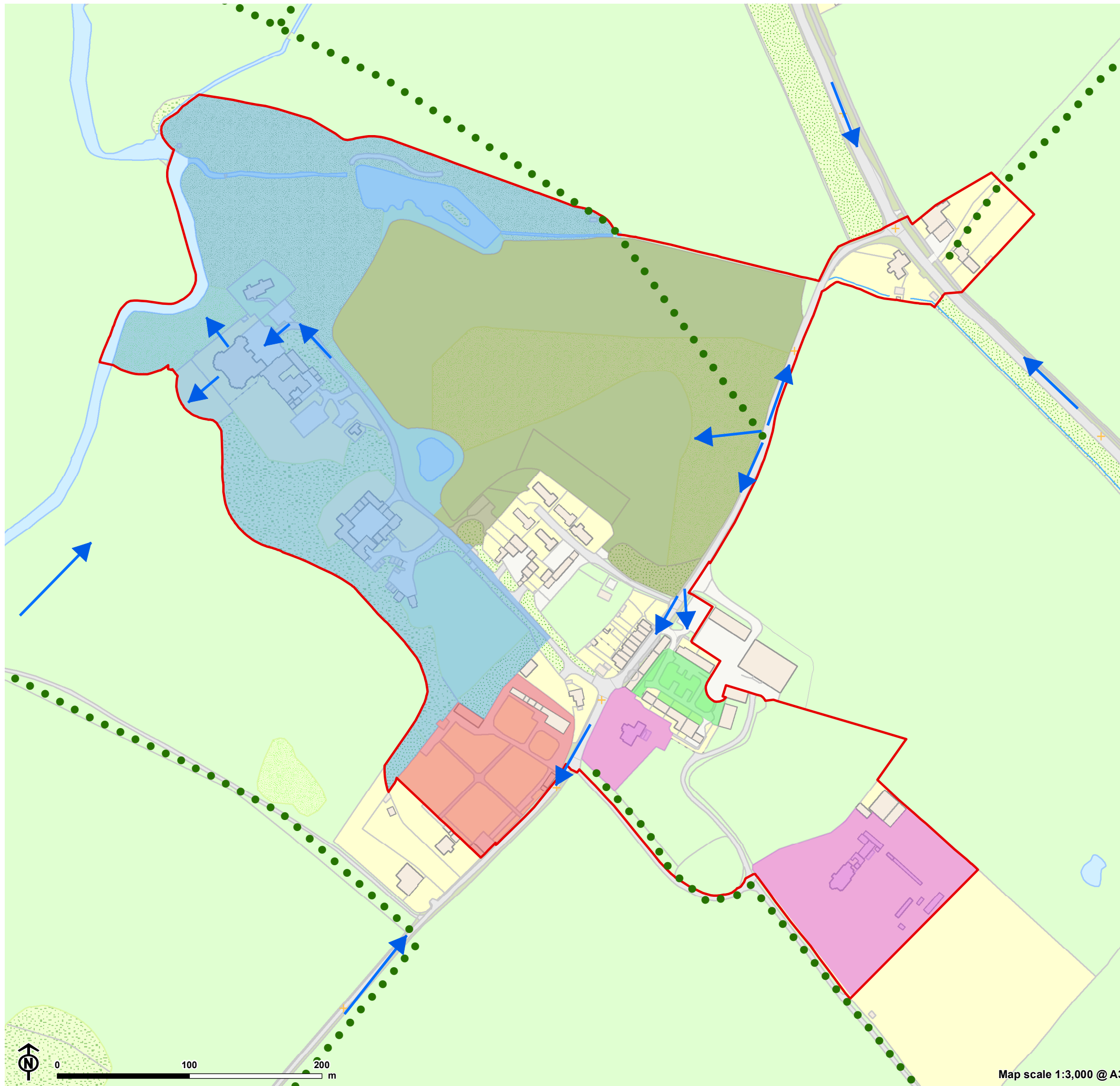
**4.21** Bodies of water also contribute to the character and appearance of the conservation area. Its western edge is defined by the meandering course of the River Anker, which is overlooked by the western elevation of Caldecote Green and the raised terrace in front. Slightly downstream, there is a weir that was formerly used to channel water through a water wheel that generated electricity for the Hall in the late 19th century. There are also two ponds within the grounds of the Hall: one created in the late 19th century opposite the contemporary stable block

and another, possibly much older fishpond, which drains to the Anker via a small channel through the woodland.

**4.22** Private gardens also contribute to the character of the area. The sizes of gardens are generally commensurate with the original status of the house it contains, and the larger gardens retain a spacious character and mature tree cover. Where new dwellings have been created there has been sensitivity to the historic landscape. For example, the dwellings in the stable block conversion either have open rear gardens that face out into the grounds, or re-use the small historic walled enclosures as patio gardens. Similarly, the dwellings at Hawcutt Drive have rear gardens that are separated from the adjacent parkland by a low post and wire fence. If the standard suburban approach of high close boarded timber fences to enclose gardens had been taken in either location, it would be to the detriment of the rural parkland character.



Figure 4.10: Key Spaces, Views and Routes in the Conservation Area



- Conservation Area Boundary
- Public Right of Way
- Key Open Space**
  - Former parkland
  - Private garden
  - Walled garden
  - Current hall grounds
  - Former farmyard
- Key view

## Features and design

### Architectural style and features

**4.23** The rebuilding of much of the Caldecote estate in the years following 1880 by Captain Henry Leigh Townshend means there is a consistency in the architecture, materials and detailing across the hamlet that give Caldecote a unified character despite buildings serving different original purposes.

**4.24** The Hall and its stable courtyard, both of 1880, are Jacobean Revival in style, a possible nod to the remodelling of the Hall in 1615 by William Purefoy, but this revival of a pre-industrial age style was generally popular in the late 19th century. The Hall (and possibly the stable block) were designed by the Leicester architects RJ and J Goddard, who designed many commercial buildings in that city, plus the city's landmark clocktower at the Haymarket. Pevsner described the Hall as *"not an inspired or inventive design"* but the offset positioning of the east and west wings relative to each other prevents the Hall being expressed as a single monolithic mass and cleverly separates the different functions of the Hall into two clear halves. The west wing, which contained the principal entertaining and living rooms is two tall storeys plus attic in height and has near-symmetrical frontages to the drive, river and garden. The east wing, which presumably contained the service and less important rooms, is three storeys and its elevations are also near-symmetrical. Motifs used throughout the building are steeply pitched gabled roofs with substantial chimneystacks; coped gables, often with ball finials; quoined angles; string courses, and hooded windows with timber sashes set behind stone mullions that are variously horizontal, vertical and cruciform.

**4.25** The elevation of the stable block facing the drive uses similar details but on a less grand scale than the Hall and the layout of its openings is less formal, reflecting the range of uses the stable block accommodated. The most notable feature is the large central semi-circular arched portal into the stable courtyard. Above this is a clocktower that rises from a hung tile stage to a leaded and stained-glass lantern stage. The lantern stage lights and clock faces are set into a timber frame. Above the lantern is a steep-sided helm roof topped by a weathervane depicting a fox: the quarry of the Atherstone Hunt. Inside the courtyard the layout of openings is governed by the different original uses of the ranges, which gives a pleasing, honest simplicity. In country estates like Caldecote, the stables were often second only in importance to the hall and were hence afforded a degree of architectural embellishment, especially if they could be seen from the main drive or hall. In the case of Caldecote, a particularly large stable block was required for

the horses and coaches of the household and their guests. The Hall also hosted the Atherton Hunt, whose patrons were the incumbents of Caldecote Hall, Weddington Hall, Lindley Hall and Higham Grange, who would all require accommodation for their horses and dogs.

**4.26** The next highest-status houses at the time of Townshend's remodelling of Caldecote: the Grange, Nursery House, the Beeches, and the four houses on Weddington Lane are all variations in a domestic revival style. They have overhanging roofs with barge boarded gables, mock-timber framing, banded or paired chimneys and a variety of window openings that include mullioned openings. There is a general pattern that the higher the original status of the house, the more brick and the less timber framing was used, and every house or semi-detached pair has a footprint, massing, window style, porch, chimney or brickwork detail that is not replicated in the other houses. This variety prevents the houses in Caldecote looking monotonous. At the Beeches, the Victorian farm buildings are arranged in a neat four-sided yard, and like the stable to the Hall, have a layout of openings that reflect their original or historic uses as barns, stables, lofts and so on.

**4.27** The row of cottages in the centre of the hamlet appears to be the product of two main phases of construction: the central three storey section may be the building shown on the 1842 tithe map, seemingly aligned directly opposite a gateway into the Beeches. Its central brick dentilled pediment and eaves make it the only Classically-styled building in Caldecote, though its symmetrically spaced window openings are squat and segmentally arched rather than classically proportioned and detailed. Its original function is unclear, though it is clear that at some point between 1842 and 1888, a two-storey terrace, each consisting of three cottages, was built at each end, and the original building was made into two cottages. The new extensions to the row maintained the symmetry, but the additional new doorway in the original building disrupted the symmetry. It seems that possibly during Townshend's time (and before 1888) the peculiar blue brick lean-to porches with cusped gothic style timber spandrels were added to each cottage. Seemingly around the same time, a larger, more ornate gabled openwork timber shelter was added to the farm building across the lane. This reads as a porch that does not serve a door and hence looks incongruous with its parent building.

**4.28** The Church of St Theobald and St Chad is an exception to the prevailing architectural styles of the rest of the hamlet due to its different age and purpose. A late 13th century church consisting of a nave and chancel with a porch to the front and vestry to the rear, it underwent substantial restoration in 1857 by the architect Ewan Christian. Victorian church restorations were often very heavy-handed, as the restorers were pursuing a Victorian ideal of what a gothic

church should be like. This ideal was very rarely, if ever, in evidence in the fabric of the surviving medieval gothic churches. They frequently removed historic fabric and obliterated any trace of certain eras of the church's history as the Victorian ideals of liturgy<sup>35</sup> and church design were imposed on medieval churches that had evolved and adapted over time. In line with this approach, Christian replaced all of the window tracery with new in a Decorated Gothic style.

The small square tower<sup>36</sup> was replaced with the bellcote with spirelet, the nave and chancel were re-roofed, possibly to new pitches, and new buttresses were built along the wall alongside the old. 165 years on from its restoration the church retains its character as a small village church of medieval origin and as such is a key building in the wider conservation area.

Figure 4.11: Revival styles of architecture in Caldecote



The formal south front of the west wing of the Jacobean Revival style Caldecote Hall.



The Hall stable court is also in a Jacobean Revival style but is less formal. This clocktower with a timber framed lantern stage a whimsical component that looks more Arts and Crafts in style.



The steep gables and multiple chimneystacks of the Grange, built as the Rectory and second only to the Hall in status when it was built.



School House, Weddington Lane. This was originally the home of the schoolmaster, and the scale and architecture of the house reflects the status of its original occupants.

<sup>35</sup> Liturgy is the format of how worship is conducted. It varies according to faith and denomination and has changed over time.

<sup>36</sup> This is visible in a 17th century drawing of Caldecote Hall.

### Materials and detailing

**4.29** Although the Hartshill quarries were large commercial operations at the time much of the buildings of the conservation area were rebuilt in the late 19th century, the Church of St Theobald and St Chad from the late 13th century, is the only building in Caldecote constructed with Hartshill granite walling. Red brick is the predominant building material in the conservation area and many of the buildings have sandstone dressings and surrounds to openings. The Hall, stable block and school are examples of brick buildings with smooth sandstone dressings. By contrast buildings of historically lower status such as the cottages and farm buildings that lack stone dressings and are faced entirely with brickwork with simple header arches to most openings. The materials used therefore communicate the original status of the buildings and where the occupiers stood in the social hierarchy.

**4.30** Another indicator of status is the pattern of brick bond used and the quality of the bricks themselves. The Hall and the school and houses on Weddington Lane are built with a Flemish bond brick pattern that gives a visually pleasing pattern of cross shapes. It was also an expensive way to build, as the use of headers (bricks with their end faces forming the surface of the wall) means the walls are at least two bricks thick and more bricks will be needed per square metre of wall than if the wall was built with fewer or no headers.

**4.31** However, many of the houses, farm buildings and even the walls of the walled garden were built using a more expensive brick bond than the Hall. These are all built in English Bond: alternating courses of stretchers and headers that give a visually pleasing pattern. Building in English Bond requires even more brick per square metre than Flemish Bond due to most of the wall being made with headers. It was hence reserved for high status buildings or where the building's fabric needed to be especially solid (and with this comes a sense of security). As such banks and warehouses were often built in English Bond, and it is a logical choice for the tall freestanding walls of the kitchen garden of Caldecote Hall. It is unusual, however, to find a former rectory, estate houses, farm buildings and stables built in English Bond. This shows the wealth and intentions of the then lord of the manor: even the lower status buildings were well-built.

**4.32** The row of cottages completes the hierarchy. This row predates the wider rebuilding of Caldecote, and this is shown in its use of Flemish Garden Wall Bond in contrast to the rest of the estate buildings. This is a version of the Flemish Bond later used at the Hall, but uses much fewer headers and is thus cheaper to build. It is therefore an apt bond for estate and farm workers' cottages, as it reflects the social and economic status of their original occupiers.

**4.33** Mock timber framing and infill panels, painted a bold black and white, is a consistent feature of the post-1880 houses in Caldecote, with a general pattern being the more fleeting the use of timber framing, the higher the status of the original occupiers. It is an attractive feature that complements the brickwork and stone dressings of these houses. The close studding, evidence of pegging and use of diagonal struts makes the illusion of the timber framing being structural rather than decorative more convincing than is generally found in late 19th and early 20th century buildings that have mock timber framing. The use of this motif was adopted by the architects who were reviving pre-industrial domestic architecture as the inspiration for the design of new houses, as well as the parallel Arts and Crafts movement.

**4.34** The post-1880 buildings are consistently roofed with red clay tiles with few examples of decorative ridge tiles. The roofs almost universally have a pronounced overhang over wall heads, and so gables frequently have decorative timber bargeboards. The most notable exceptions to this pattern are the slate roofs of the estate cottages and the Hall itself.

**4.35** There was originally a mixture of timber sash windows and flush fitting timber casements. The latter window style is found on the domestic revival houses with extensive mock timber framing and is consistent with this style of architecture that was inspired by an era before sash windows were common in England. At the Hall, the large Victorian sash windows are disguised by horizontal mullions in front of the meeting rails of the sashes to uphold the Jacobean style of the building. There is a mixture of examples where inappropriate style timber and uPVC windows and doors have been installed, but equally there are several examples of where care has been taken with the design and materials of new and replacement doors and windows in buildings that have been converted to new uses. These include the Hall, its stable courtyard and some of the former farm buildings at The Courtyard.

Figure 4.12: Building materials in Caldecote



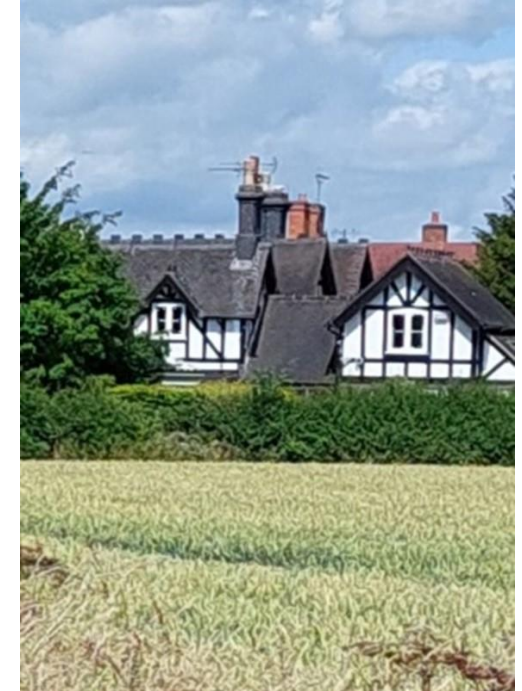
Detail of Caldecote Hall. The smooth stone dressings and Flemish bond brickwork form a visually pleasing contrast.



The brick garden wall to the Hall kitchen garden is constructed in English bond (alternating beds of headers and stretchers). By making the wall thinner halfway up its height, it could be built without the need for buttresses or piers. The blue clay copings to the lower and upper sections of wall help to keep the brickwork dry.



This barn range at the Courtyard is built of English bond brickwork, giving its walls a very solid appearance. The later single storey extension and boundary walls are of different brick laid in different bonds, but the use of red bricks and red clay roofs unites the new and old.



Gabled roof forms punctured by substantial brick chimneys are features across Caldecote with the exception of former farm buildings. Dachaigh, built on the site of a lodge to Caldecote Hall, is unusual in its use of blue brickwork and dark grey/brown roof tiles. Its gabled form and mock timber frame walling mean its form complement the red-roofed, red brick houses on the opposite side of the lane.

### Boundary treatments, street furniture and floorscape

**4.36** There is a strong sense of openness to the highways and pathways in Caldecote. This is due to the use of post and wire fences to fields, estate railings to the grounds of Caldecote Hall, and brick or stone dwarf walls topped with railings to many of the houses, plus the church and village hall. The dominant boundary types are complemented by low timber picket fences and hedges in places. Gateways and entrances are open in character and so gardens and buildings interact with the street.

**4.37** The tallest and most solid boundary features relate to the walled kitchen garden of the Hall and the brick walls enclosing what were formerly the working farm buildings at the Beeches. Although the traditional farm buildings at the Beeches have been converted to homes and offices, the new and retained brick walls help to uphold the agricultural character of the site and also provide effective screens to car parking and private gardens.

**4.38** The highways of the conservation area have bitmac surfaces with soft verges, but approaching the Hawcutt Drive and the core of the hamlet the bitmac is flanked by low kerblines made of stone setts that extend into the heart of the hamlet. The adopted highway ends by Nursery House and the Beeches and changes to a loose-surfaced track with soft verges. The pathways branching off Caldecote Lane are generally unsurfaced or have gravel surfaces.

**4.39** The entrance to the Hall is announced in a relatively low-key fashion by the low octagonal ashlar sandstone gatepiers with pyramidal cappings. These are flanked by dwarf stone walls that retain their original iron railings. On passing the gatepiers there is a change to a bitmac carriageway edged on both sides by three rows of granite setts. This surfacing is used consistently on the Hall estate and helps to reinforce its parkland character. The drive leads to a second more formal gateway leading to the Hall proper. Despite this being a more formal gateway with tall ashlar gatepiers and steel gates, there are views through the gates, and the tall hedges to either side mean the gateway successfully blends into the greenery of the Hall ground. It does not stand out as a bulky structure or a focal point, but rather a feature within the landscaped grounds. Within the grounds the courtyard of the stables is entirely surfaced with traditional stone setts. This hard surface was essential in a space heavily trafficked by foot, wheel and hoof and its retention greatly enhances the character of the now-domestic courtyard.

**4.40** Other than gatepiers, highway signage and footpath signage there is no street furniture in Caldecote, but this in turn is an important aspect of its rural character.

Figure 4.13: Iron gates and railings



The railings to Nursery House doubled as a feature that flanked the outer gateway to Caldecote Hall.



The gateway to the Church of St Theobald and St Chad, looking away from the Church. This is more ornate than the example to the left, but the gently wavy balusters are a shared motif.

## Views

### Types of views

**4.41** Whilst all senses are engaged in our experience of place, what people see plays a major role in our understanding and perception of character, and Caldecote is no exception. Views come in different shapes and forms depending on whether they are designed or fortuitous;

framed, contained or open; fleeting or enduring. Broadly, however, they tend to belong to one of three categories:

- Static views – These tend to be – although not always – designed or intentional, or at least aware of the context and respond to it. They are a specific, fixed point from which an individual feature or particular aspect of the area’s character was intended to be best appreciated from.
- Glimpsed views – These are often enclosed, for example by vegetation or buildings, and fleeting, and principally incite intrigue or surprise in those that notice them that add to the experience of an area.
- Dynamic views – These steadily reveal different aspects of a place’s character and continually evolve as we experience them. These may be panoramic views from a fixed point or kinetic views that are revealed as the observer moves through the area. These views are influenced by both constant features (not necessarily dominant features but those that remain present throughout) and transient features (accents in the view that come in and pass out of views at different points).

**4.42** A key view or vista is one that encapsulates different facets of the conservation area’s significance or demonstrates one aspect of its significance very well. Some of the key views are referred to in the rest of this section. These and the other keys views are illustrated in Figure 4.10.

### Examples of views in Caldecote Conservation Area

#### Static

**4.43** The views out from the principal elevations of the west wing of Caldecote Hall over the Anker and the surrounding countryside are important views that the house and its terraces were designed to take in. The view from the Hall drive to the church is also a key static view.

**4.44** The view from Caldecote Lane across the former parkland to Hawcutt Drive and the stable block beyond is an important view that helps to establish the character and history of the hamlet when approaching from Weddington Lane. It is the first view of the Hall grounds, former park and stables, though the Hall itself is not visible. This offers a sign that Caldecote is an estate village.

**Figure 4.14: The Church of St Theobald and St Chad**



The line of the drive of Caldecote Hall means it is the medieval church and the encircling yew trees that form the terminal feature to vistas along it rather than the Hall itself. The Hall and its entrance court are to one side of the drive.

#### Glimpsed

**4.45** The Hall, the Beeches and the Grange are all in generous plots and stand away from the highway and have wooded gardens and grounds. As such there are only fleeting glimpses of these buildings from public highways and rights of way through the canopies of trees and

hedges. The same is true to a degree for the buildings at the Courtyard. Although one side of the Courtyard adjoins Caldecote Lane, this range and the high boundary walls means it is only possible to glimpse into the Courtyard and see the ranges set furthest back, though the roofs are more readily visible and form an attractive group.

Figure 4.15: The Courtyard



From Caldecote Lane there is only a passing glimpse into the interior of the Courtyard and the ranges that are otherwise not visible from the highway.

#### Dynamic

**4.46** There are key dynamic views along the main highway axes of Weddington Lane and Caldecote Lane. Weddington Lane is a winding lane lined on both sides by dense tall native hedges with dense clumps and lighter scatterings of trees. As the junction of Caldecote Lane comes into view from either direction, the small cluster of the gabled mock-timber framed buildings that includes the village hall gradually comes into view. It forms a definite break in the sparsely built-up lane that announced the entrance to Caldecote Lane.

**4.47** The approach to the core of the hamlet along the gently winding route of Caldecote Lane is varied and encompasses a number of views. From Weddington Lane the modern farm sheds at the Beeches are the most prominent buildings with only glimpses afforded of Hawcutt Drive and the hall stables. Winding the bend and continuing uphill, the historic farm buildings of the Courtyard come into view, soon joined by the row of estate cottages that frame a strongly linear vista through the heart of the hamlet. Continuing along the lane this linear quality evolves into a more enclosed tunnel-like space due to the dense tree cover and shrubbery at Nursery House and the Beeches. Emerging from this tunnel-like space, the distant glimpse of the wooded Caldecote Hill opens out into a wider view of the valley side, albeit still funnelled in a linear fashion by the side of the walled garden and a hedge across the lane.

**4.48** Approaching Caldecote from the south along Caldecote Lane there is a similar experience in that the large agricultural sheds at the Beeches Farm are the first buildings in the hamlet that can be seen but the screening vegetation at Nursery House and the Beeches means the arrival in the heart of the hamlet feels more abrupt and unexpected.



Figure 4.16: Dynamic views: Weddington Lane to Caldecote



From Weddington Lane there is only a limited glimpse of the entrance of Caldecote Lane.



Past the initial tree cover the view opens out to former parkland on the right, and arable fields on the left. The modern farm sheds underline the hamlet's agricultural character.



Rounding the bend of Caldecote Lane the traditional farm buildings of the courtyard come into view.



Continuing on, the farm buildings are mirrored by the row of former estate workers' cottages. This is the core of the hamlet, but the terminal feature of the view is the greenery of gardens.

Figure 4.17: Dynamic views: Passing out of Caldecote



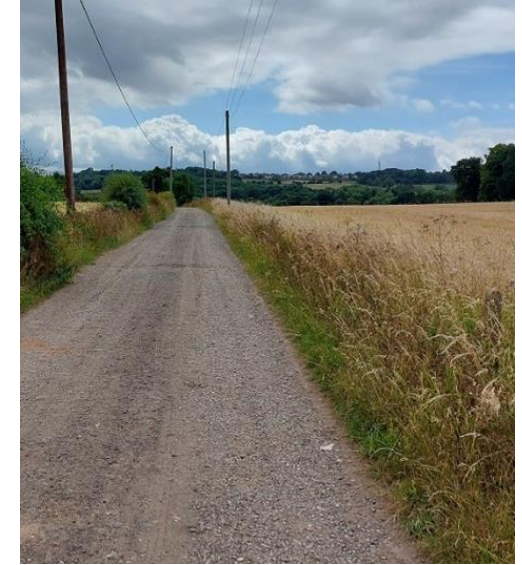
The three-storey part of the cottage row and the open shelter opposite form a low-key centrepiece to the core of the hamlet.



Continuing south, the mature gardens of the Beeches and Nursery House enclose the lane and there is a slight hint of the countryside beyond.



The countryside views start to open out, through the walled garden and hedge strongly delineate the lane.

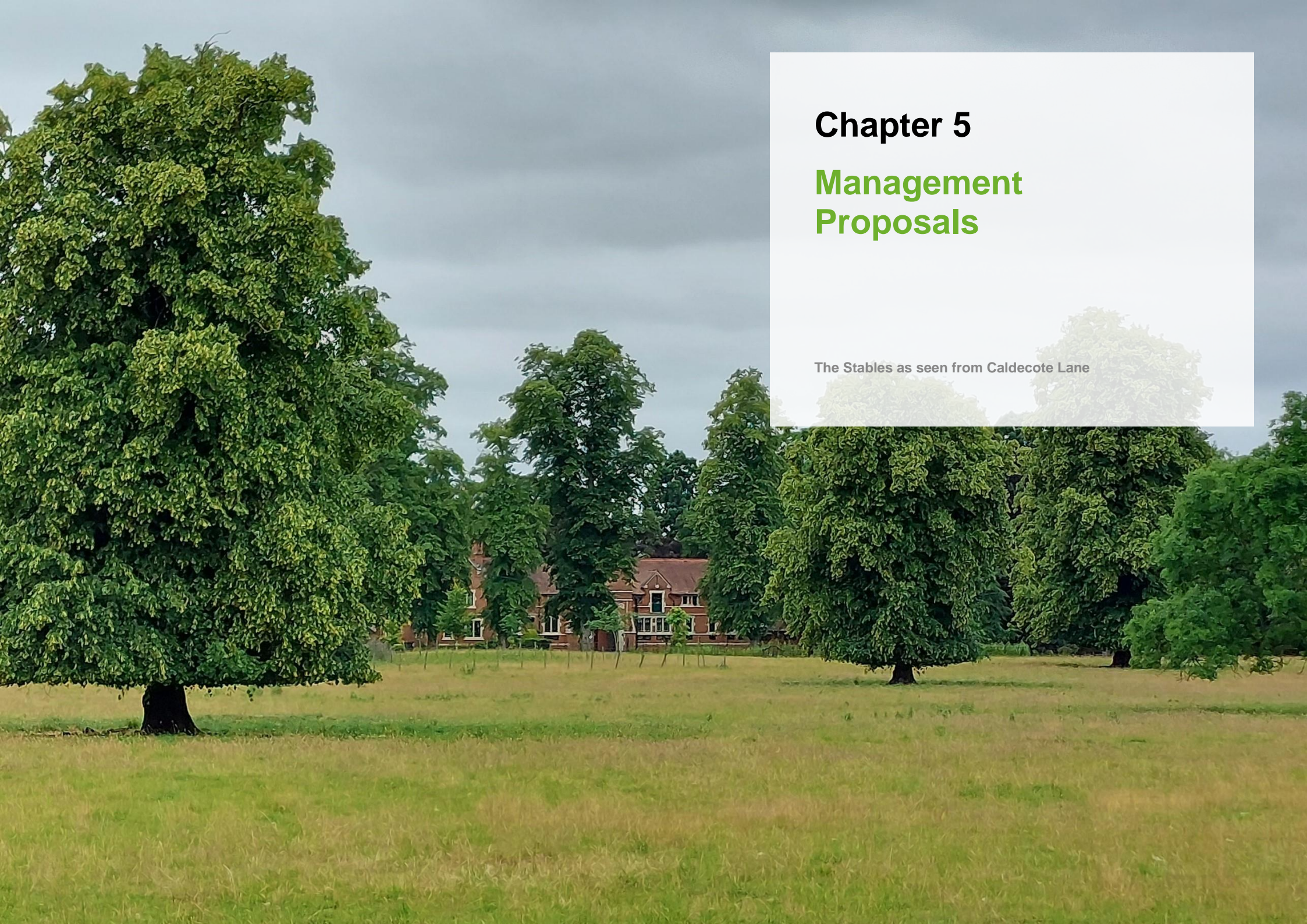


Beyond the built-up area of Caldecote the arable fields and informal farm track complete the transition from the centre of the hamlet to its surrounding fields.

## Chapter 5

# Management Proposals

The Stables as seen from Caldecote Lane



## Chapter 5

### Management Proposals

**This section considers the conservation issues and opportunities facing Caldecote Conservation Area and makes recommendations for their management.**

#### Management issues in Caldecote Conservation Area

**5.1** There are no designated assets currently on the national Heritage at Risk register. No historic buildings are in a poor state of repair, or likely to be at risk of falling into disrepair in the near future.

#### Church of St Theobald and St Chad

**5.2** The Church of St Theobald and St Chad is a closed church, though its churchyard remains an active burial ground. While both the church and churchyard are in good condition and are well maintained, the most certain way of conserving the fabric of the church is for it to serve a clear purpose so that any repair or maintenance issues could be identified and addressed as early as possible. Any reuse of the church would have to respect its location within a privately owned estate, the limitation of the active burial ground and its status as a grade II\* listed building.

#### Tree management

**5.3** Tree cover in gardens, private land, the public highway and farmland is a crucial component of the character and appearance of the conservation area. Whilst the trees on much of the land on the east side of Caldecote Lane are already protected by tree preservation orders, consideration should be given to the long-term succession of the trees as they pass through maturity and become veteran trees. The hall grounds and adjacent former parkland

would look and feel very different if the trees planted in the late 19th century or earlier gradually decline and die and are not replaced. A pro-active approach to tree management and succession would help to maintain this important facet of the conservation area for future generations.

**5.4** Across the conservation area trees would receive a greater level of protection than they presently do if the conservation area is designated. A proactive approach should also be considered to tree management and future tree cover across the whole area covered by the conservation area.

### Boundary treatments

**5.5** In general, traditional dwarf walls and iron railings survive well in Caldecote<sup>37</sup>. However, the character of the area may be at risk from:

- Inappropriate alterations to boundaries, including removal, widening of openings;
- The introduction of tall and opaque fencing or high boundary walls; or
- The construction of opaque gateways that screen houses and gardens from view from the lane or from fields.

**5.6** Whilst the desire for privacy is understandable, glimpsed views of buildings and garden spaces is an important characteristic of the area, and the two can be sensitively balanced as demonstrated through successful examples throughout the conservation area such as the houses on Weddington Lane and Nursery House.

### Public rights of way

**5.7** Caldecote benefits from there being several public rights of way branching off Caldecote Lane and Weddington Lane into the surrounding countryside to places such as the Coventry Canal, Hartshill and Nuneaton via Weddington. These footpaths are generally in a good condition and appear to be well-used.

**5.8** However, in surveying Caldecote to prepare this appraisal, a right of way from Caldecote to Fenny Drayton was found to have been blocked up rather than re-routed, while another footpath from Weddington Lane to Watling Street was overgrown to the point of being impassable. The network of footpaths is to be adequately maintained to encourage use and the loss of routes, which are often the product of historic activity, should be resisted. It is a landowner's responsibility to ensure that rights of way are maintained and can be used by the public.

### Loss and replacement of architectural details

**5.9** Caldecote retains a good proportion of its historic windows, doors and rainwater goods. In the case of converted and repaired buildings there has been a high standard of specification and detailing of brickwork, roof tiles and new doors and windows. However, there has been some inauthentic replacement of these historic features which, if the trend continues, will have a detrimental impact on the character and appearance of the conservation area. Without an Article 4 Direction in place to control permitted development rights, there is a constant threat that those that do remain on non-designated buildings will be replaced. Their replacement is often in uPVC or aluminium, which has had a damaging effect on the appearance of individual buildings and cumulatively across the area by changing:

- The width, depth, profile and proportions of frames, panels, mouldings and glazing bars;
- The grain, texture and character of the surface finish;
- The window opening method (casement in place of sash, for example);
- Alteration of detailing such as horns and beading;
- The size and positioning in the opening or on the façade;
- The uniform, unbroken plane of the roof through insertion of rooflights; and
- Historic detailing such as letter boxes, knockers, door knobs, hinges, gutter spikes, handles and locks.

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<sup>37</sup> At the Hall there has been a programme of gradually reinstating estate fencing to the perimeter of the grounds, replacing agricultural wire and post fences.

### New development and design

**5.10** For a settlement of its size, Caldecote has seen a significant upturn in new development since 2000, though these developments have not changed the overall size or footprint of the settlement to a significant degree. These developments are principally the conversion and restoration of the Hall and its stables and Caldecote Mews; the conversion of the traditional farm buildings at The Courtyard/Beeches Farm; the restoration and conversion of the buildings at the hall's walled garden; and the new dwellings built at Hawcutt Drive. These developments have in most cases been sensitive to the heritage values of individual buildings, sites and the wider settlement despite there being few existing historic environment designations in Caldecote.

**5.11** Through the successes and lessons learnt from past planning approvals and the information provided by this conservation area character appraisal there is potential to provide further design guidance for new development in the conservation area so that its special character and appearance is conserved for the benefit of future generations.

Figure 5.1: Hawcutt Drive



The dwellings at Hawcutt Drive integrate in a positive way with the adjacent former parkland. The contemporary design blurs the recessive simplicity of traditional farm buildings and the manner in which the nearby stable block was designed to be assertive and announce its presence in the landscape and relationship to the Hall.

### Management proposals and opportunities for enhancement

**5.12** As part of any conservation area review or appraisal, it is best practice to identify proposals to preserve or enhance the character or appearance of the area. This also satisfies the legal requirement for local authorities to formulate preservation and enhancement proposals for conservation areas from time to time<sup>38</sup>.

**5.13** This section of the appraisal only sets out the proposals. The implementation of any proposal requires further action by residents, property owners, businesses, the Council or other stakeholders. In most cases additional resources are needed to implement the proposals. On this basis the inclusion of a preservation or enhancement proposal in this appraisal does not necessarily mean that it will happen. However, by identifying the proposals and consulting locally about them the appraisal provides the initial framework by which Caldecote can be preserved or enhanced.

#### Proposal 1 – Church of St Theobald and St Chad

**5.14** The lack of regular use of the Church of St Theobald and St Chad makes its future and ongoing conservation uncertain. It is proposed that a dialogue between the parish, diocese, Council, Historic England and Caldecote Hall could offer a means of identifying potential use(s) of the church building that support its ongoing maintenance whilst respecting the fabric of the building, its heritage values and the nature of its context. There may be low key or occasional uses that would provide an income that could be invested in the fabric of the church and its churchyard. It may also be a means of identifying whether external funding or trust ownership (such as a building preservation trust or the Churches Conservation Trust) are appropriate options.

#### Proposal 2 – Tree Management

**5.15** A tree survey to establish the current condition, range of species and expected life spans could inform the development of a strategy for succession planting and management of existing

<sup>38</sup> UK Government (1990) Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 71) [online]. Available at: <https://www.legislation.gov.uk/ukpga/1990/9/section/71> [Accessed 06.07.2022]

trees, including where removal is appropriate and potentially desirable (for example, where they are self-seeded and potentially damaging to built features of historic interest).

**5.16** Assessment of the current species mix, their contribution to character and the potential for climate change-related impacts (e.g. drought resistance, susceptibility to known plant pathogens and pests), to inform a climate-resilient succession plan. This will help to maintain the character of the place, and the biodiversity and local climate regulation contribution of tree cover in the longer term while managing risks to public safety.

### Proposal 3 – Boundary Features

**5.17** The use of this appraisal and the controls afforded by conservation area designation to ensure the retention of historic boundary features and to prevent the introduction of boundaries or gateway features that would harm the character or appearance of the area by introducing features that are incongruous, inappropriate or disrupt important or glimpsed views. This could be supported by design guidance if necessary.

### Proposal 4 – Rights of Way

**5.18** A review of the condition, use and issues facing the rights of way and the subsequent taking of action to ensure that the existing rights of way remain passable, safe and attractive to users. As well as promoting exercise and active travel, these routes are often part of the legacy of past activity in Caldecote.

### Proposal 5 – Control Over Minor Alterations to Dwellings

**5.19** An Article 4 Direction would help stem further loss of features that front public highways or important spaces, as well as provide additional protection for those features that survive well and make an important contribution to the character of the conservation area. It is recommended that any Article 4 Direction for Caldecote includes as a minimum:

- Any alterations to roofs, including changes to the design, profile or materials, or installation of rooflights;
- The construction of porches or other extensions;
- Rendering or painting of previously non-rendered and unpainted elevations;

- The alteration of guttering or rainwater goods and installation of fascia boards;
- The construction, alteration or demolition of a chimney;
- Alterations to the finish, material, style, sizing, proportions, positioning and method of opening of doors and windows; and
- The erection, alteration or removal of boundary treatments and gates.

**5.20** Any Article 4 Direction must be subject to its own public consultation to determine what forms of permitted development it would be subject to, and which dwellings would be affected by it. An Article 4 Direction should generally only be introduced where there is a threat to the character and appearance of the conservation area through alterations made through permitted development rights and there is local support for introducing this control.

**5.21** Place-specific design guidance for different features would help inform changes and also help people understand and meet the requirements of an Article 4 Direction; if people follow the options and detailing illustrated in the design guide then this would limit the number of additional planning applications that might otherwise be necessary with the introduction of the Direction. They may include addressing the design and materials of windows, doors, boundary treatments, guttering and façades.

### Proposal 6 – Planning and the Conservation Area

**5.22** A guidance note on what works do and do not require permission in a conservation area, and for example, what constitutes like for like change.

### Proposal 7 – Design Review and Guidance

**5.23** The periodic review of recent development in and around Caldecote, and potentially the other conservation areas of North Warwickshire to identify examples of best practice, areas for improvement, lessons learnt and to potentially use this as the basis for design guidance and/or the training and professional development of people involved in the management of conservation areas through the planning system.

### Proposal 8 – Review

**5.24** Maintaining an up-to-date management plan for the conservation area and review of its boundary so that these remain relevant and of use as planning tool.



## **Appendix A**

### **Buildings of Local Interest**

**In preparing this conservation area appraisal, a number of buildings of local interest have been identified. These buildings contribute to the overall character and appearance of the conservation area. They are listed in this appendix.**

**A.1** The following buildings are considered to meet the definition of a non-designated heritage asset under Annex 2 of the NPPF. The text summarises their local interest in a single paragraph.

## Caldecote Hall, Caldecote Lane

**A.2** Large country house built c.1879-80 to the design of RJ and J Goddard of Leicester for Captain Henry Leigh Townshend. Replaced an earlier hall. Jacobean Revival style with steeply pitched gabled slate roofs. Brick walling in Flemish bond with smooth ashlar sandstone dressings. The two storey plus attic west wing contains the principal entrance and entertaining rooms. These rooms command views to the south and west over the river and surrounding countryside. The three storey east wing is offset meaning there are two-sided courts on the entrance and garden sides of the hall. Following the death of Captain Townshend, the Hall was purchased by Church of England Temperance Society who converted the hall to a retreat and rehabilitation centre for “*neurasthenia and other nervous ailments resulting from mental strain, drugs and alcohol addiction*”, and was one of four such centres in England. In 1953-55 it was a private school for boys but this venture collapsed heavily in debt in 1955. In this same year a serious fire gutted the west wing, which remain uninhabited and in a damaged state until the entire hall was converted to apartments in 2005-6.

Figure A.1: Caldecote Hall principal entrance



## The Stables, Caldecote Hall

**A.3** Stables, coach housing and staff accommodation, dated 1880, built for Captain Henry Leigh Townshend. Four-sided courtyard accessed through a large semi-circular arched portal. Red brick with red clay tile roofs. The elevations visible from the Hall drive are in a Jacobean Revival style with Flemish bond brickwork and ashlar dressing, but the inner courtyard elevations lack ashlar dressings. The entrance archway is surmounted by a helm-roofed clocktower that has a timber framed lantern stage with leaded and stained-glass panels. The drive front is ordered but asymmetrical and the layout of openings within the courtyard is according to function, allowing the original uses of different parts of the ranges to be discerned. RJ and J Goddard, architects of the Hall, may have designed the stables.

Figure A.2: The Stables at Caldecote Hall



### Summerhouse, Caldecote Hall

**A.4** Small detached single storey pavilion-like summerhouse to the SE of the Hall, alongside the drive. Likely to be the same age and architect as the Hall itself. Whimsical domestic revival style with oversailing hipped red clay tile roofs with lead ridges and finials. Mock timber framing with brick infill panels, those to the central portion of the building are rendered. Flush fitting casement windows with timber cills. Smaller lights set into the timber framing. This building is believed to have later functioned as changing rooms for the tennis courts. Now a dwelling with a brick hipped roof extension to the rear.

Figure A.3: The former summerhouse at Caldecote Hall



### Powerhouse and weir, Caldecote Hall

**A.5** Small single-roomed brick building with corrugated roof and timber plank door attached to a lower brick range with a shallow gabled stone slab roof. Late 19th century. The lower range contained water wheel fed by water diverted from behind the adjacent weir through culverts that was used to generate electricity for the Hall. Caldecote Hall is said to be the second home in Warwickshire (after Warwick Castle) to be supplied with electricity.

Figure A.4: The powerhouse in the grounds of Caldecote Hall



### Kitchen garden walls and associated buildings

**A.6** Walled kitchen garden serving the Hall, built in the 1880s when the hall and its ground were remodelled and enlarged. This two-acre walled garden replaced a smaller kitchen garden that stood near the hall and church. The high brick walls are in English bond brickwork with blue clay copings and angled specials where the wall thickness decreases approximately halfway up the wall. A large gate and tree-lined path to the northwest allowed direct communication with the east wing of the hall. The probable potting sheds and workshops are inside the garden and are brick with camber arched openings with brick heads. The glasshouses and greenhouses have long been removed.

Figure A.5: The kitchen garden wall of Caldecote Hall as seen from Caldecote Lane



### Nursery House, Caldecote Lane

**A.7** 1880s detached two storey house, said to have been built for the head gardener of the enlarged pleasure gardens and kitchen garden at Caldecote Hall. Domestic Revival style, forming a stylistic group with other houses on the estate. Red brick in English bond with ashlar sandstone dressings, mock timber framing and red clay tile roofs. Paired brick chimneys joined by brick bands and by the tabling. Mixture of stone mullion openings with chamfered reveals and mullions and openings in plan brick reveals.

Figure A.6: Nursery House, Caldecote Lane



## The Beeches Farmhouse

**A.8** 1880s detached two storey farmhouse, replacing an earlier farmhouse on the site. Erected as part of the 1880s improvements to the estate of Caldecote Hall. Domestic Revival style, forming a stylistic group with other houses on the estate. Red brick in English bond with ashlar sandstone dressings, mock timber framing and red clay tile roofs. The principal entrance is oriented towards the farm and lane, but two-bay principal elevation faces south (i.e. away from the farm buildings) and has a suburban character. The right bay has a mock timber framed gable with bargeboards to the oversailing roof. There is a broad square stone mullioned bay window at ground floor. The left-hand bay has a narrower stone mullioned canted bay window.

Figure A.7: The Beeches Farmhouse, Caldecote Lane



## The Grange

**A.9** Large, detached house, built in the 1880s as a new rectory on a new site, replacing an earlier rectory located alongside the entrance to the drive of Caldecote Hall. Domestic Revival style, forming a stylistic group with other houses on the estate. Red brick in English bond with ashlar sandstone dressings, mock timber framing and red clay tile roofs. Tall, shouldered red brick chimneystacks steeply pitched gables and gablets with mock timber framing and bargeboards. Cruciform mullion windows with leaded and stained-glass upper lights.

Figure A.8: The Grange, off Caldecote Lane



### North, south and west sides of The Courtyard, Caldecote Lane

**A.10** Farm buildings forming a loose, three-sided courtyard along the lines of a model farm, now converted to a mixture of dwellings and offices. These were originally the farm buildings associated with the Beeches and were rebuilt in the 1880s as part of the wider improvements to the Caldecote Hall estate. Gabled forms with English bond brickwork and simple red clay tile roofs. The roofs of the west and south ranges are regularly studded by square ventilators (now blocked) with pyramidal lead roofs. The north range is two storeys and appears to have been partially a Dutch barn (with open sides for storing haylage) attached to a range with an upper floor used as storage lofts. Although the west range has only high windows facing Caldecote Lane, an open work timber shelter in the manner of a lych gate or porch stands midway along its elevation, where there is no door. This structure has a steep gabled roof supported by timber brackets and turned timber uprights. It appears to have been erected for visual effect rather than function, for it forms a counterpoint of sorts to the three-storey pedimented bay of the row of cottages opposite.

Figure A.9: The Courtyard as seen from Caldecote Lane



### Cottage Row, Caldecote Lane

**A.11** This row of six cottages appears to have been built in stages. The three storey central portion may be the building shown on this site in the 1842 tithe map. It appears to have had a symmetrical three bay elevation with a central bay that breaks forward and is crowned by a brickwork pediment with brick dentils and a roundel in the centre. The windows, particularly those to the upper floors, have squat proportions. These have cambered arch heads but lack

any masonry cill. The doorway added as part of its conversion to cottages disrupts the symmetry, but its original purpose is unclear: stables with storage lofts or estate worker accommodation above? A communal grain store for the estate farms? A lodging house for unmarried estate workers? In the second phase of development, three cottages were added to either side of this three-storey element. These were arranged symmetrically and picked up elements of the design of the three-storey part, such as dentilled eaves and brick bands. The paired blue brick pier porches with lean to roofs and timber Gothic-style cusped spandrels are curious later additions that jar with the Classical style of the wider building. The row is possibly a rare instance of an existing estate building being retained and enhanced (with the porches) rather than being rebuilt anew as part of the wider improvements to Caldecote in the 1880s.

Figure A.10: Cottage Row, Caldecote Lane



The row of former farm and estate workers' cottages at Caldecote Lane.

## Dachaigh, Weddington Lane

**A.12** There was an entrance lodge to the entrance to the Caldecote Hall estate in this site on the tithe map of 1842. The present house is probably a replacement erected during the 1880s and either functioned as a lodge or another estate dwelling designed to give the appearance of being a lodge or gatehouse. It is in a domestic revival style but is unique in the hamlet in that it is predominantly mock timber framed and the few brick elements are in blue brick. Its clay roof tiles are also a darker colour and there is a use of alternating ridge tiles to add visual interest. Its windows are also generally set into the timber framework and there are no large windows overlooking Weddington Lane or Caldecote Lane (which would be useful for a lodge or gatehouse).

Figure A.11: Dachaigh, Weddington Lane



## School House and the village hall, Weddington Lane

**A.13** The village hall, built as the school, is dated 1898 and bears the Townshend coat of arms and motto. It is therefore part of the campaign of estate improvements undertaken by the lord of the manor, Captain Henry Leigh Townshend. It replaced an earlier school, housed in one of the cottages by the entrance to the Hall drive. Domestic Revival style, forming a stylistic group with other houses on the estate. Red brick in English bond with ashlar sandstone dressings, mock timber framing and red clay tile roofs. Cruciform mullion windows with leaded and stained-glass upper lights. The school is a tall single storey hall with a gable entry surmounted by a projecting roof that possibly sheltered a bell. The attached schoolmaster's house is one-and-a-half storeys with a projecting gabled bay with a square bay window at ground floor.

Figure A.12: School House and the village hall, Weddington Lane



## 14 and 16 Weddington Lane

**A.14** A pair of semi-detached houses that probably formed part of the Caldecote Hall estate and were built around the same time as the adjacent school and schoolmaster's house. Domestic Revival style, forming a stylistic group with other houses on the estate. Red brick in English bond with ashlar sandstone dressings, mock timber framing and red clay tile roofs. Timber casement windows with leadwork latticing. Twin central gabled bay with jettied upper stories.

Figure A.13: 14 and 16 Weddington Lane





## Appendix B

### Glossary of Architectural Terms Used in this Appraisal

**Ashlar** – Stone that has been worked with tools to give the surface a smooth finish.

**Ball Finial** – A finial is an upward-projecting ornament or piece of decoration, often at the highest point of a wall or roof. Ball finials are upward projecting decorations that are spherical in shape.

**Baluster** – Balusters are the vertical uprights of a railing or handrail.

**Bargeboards** – Pieces of timber fixed to the edges of a roof that oversails the gable. They can be simple or highly decorative.

**Bellcote** – A small, roofed structure with open sides that provides shelter for a bell. They can project upwards above the level of a roof of a building or can be attached to the highest part of a gable.

**Camber-headed arch** – An arch that has a very shallow curve to it and therefore gives a gently rounded head to the opening directly below.

**Casement window** – A window that swings open on hinges.

**Chancel** – The chancel is usually at the eastern end of the church. It is usually smaller and lower than the nave and contains the altar.

**Chest Tomb** – A type of grave monument that consists of a large flat top stone that has been laid horizontally on top of coursed stone. The effect is that the monument is like a table or chest.

**Classical** – A term used to describe any architecture that is influenced by the ancient or 'classical' architecture of ancient Greece or the Roman Empire and/or the rediscovery and revival of this architecture during the Renaissance. Classical architecture and building to the same principals as the Ancient Greeks and Romans was especially fashionable during the 18th and early 19th centuries in England.

**Coped, Copings or Copingstones** – Coped walls or gables have stones (called copingstones) laid flat across the top of the wall or gable to protect the top of the wall from rain ingress.

**Course** – Each individual layer or bed of brickwork or stonework in a wall is called a course.

**Cruciform mullion** – A window with both horizontal and vertical mullions that intersect to make a cross-shape is said to have cruciform mullions.

**Decorated Gothic** – A more ornate development of the earlier style of gothic architecture that was applied in religious buildings across England from around the time the Church of St Chad and St Theobald was rebuilt in the 1290s until approximately 100 years later.

**Dentil or dentil course** – A dentilled course of brickwork is one where every other brick in the course projects forward from the rest of the wall. It is an easy way of building out the top of the wall to carry a gutter or a copingstone and provides decoration.

**Domestic Revival** – A late 19th century architectural style that drew on England's domestic architecture prior to the Industrial Revolution for its inspiration. Buildings of this style often have gabled oversailing roofs and mock timber framing.

**Dressings** – In brick-walled buildings, the dressings are any parts of the masonry that are not the bricks that form the plane of the wall. At Caldecote Hall the dressings include the window surrounds, the cornerstones (or quoins) and projecting stone strings. These features are all stone while the planes of the walls are brick.

**Dwarf wall** – A boundary wall that is typically less than a metre in height and was usually built to this height to carry railings above.

**Eaves** – Where the top of a wall meets the underside of the roof.

**Estate Fencing** – Estate fences are regularly spaced metal posts that are linked by five or more horizontal rails that are regularly spaced along the height of the post. They are designed to contain livestock but their minimal appearance means they help to keep a sense of openness in the landscape that would be lost if solid walls or hedges were used as boundary features. They were often used in the estates of country houses. See Figure 4.4 for a surviving historic example of estate railings.

**Gable** – Where the wall of a building becomes triangular in shape as it meets the underside of two roof pitches.

**Gothic** – A term applied to the design of England's churches and religious buildings in medieval times. The style and its intricacy of gothic varied over about four centuries, but it is typically associated with pointed arches, stone carvings and bold shapes and silhouettes. The Gothic Revival of the mid-19th century was informed by academic study that divided gothic architecture into three broad movements (the early pointed, the decorated and the perpendicular) and concluded the decorated form was the superior or highest form of gothic architecture. Victorian architects therefore often imposed the 'ideal' of decorated gothic architecture on new church buildings and their 'restorations' of actual gothic churches, destroying medieval fabric and gothic decoration in the process.

**Hipped roof** – A roof where instead of a gable, the ridge of the roof slopes down to meet the top of the wall.

**Hooded** – Hooded windows have a small projecting feature (a hood) directly above them to shelter the window from the rain or simply to provide decoration.

**Jacobean Revival** – A 19th century revival of the architecture of the early 1600s, when James I was king, but it equally draws on the Tudor era of the 1500s. Buildings in this style often have steeply pitched roofs, mullioned windows and bold silhouettes due to features such as large chimneys, finials and towers.

**Jettied or Jettying** – Used in timber-framed buildings, this is where any storey above ground floor level is carried forward of the storey below on projecting pieces of timber and/or brackets. This makes the storey above slightly bigger in area than the storey below and means the plane of the wall of the upper storey projects further forward than the plane of the storey below.

**Light(s)** – Any individual glazed opening in a mullioned window can be referred to as a light. For example, a window divided by mullions into four openings is described as a four-light window.

**Meeting Rail** – The part of a sash window where the upper and lower sliding parts of the frame meet and overlap when the window is closed.

**Mullion** – Mullions are the vertical pieces of stone or timber that separate adjoining windows or lights.

**Nave** – The main 'body' of the church that accounts for most of its footprint and contains all or the majority of the pews for the congregation.

**Openwork** – Any form of decoration, but usually applied to timber carving, where there are openings or spaces within the timberwork that are part of the decoration. Openwork joinery is effectively a decorative or ornamental frame with many openings or spaces within it.

**Oversailing roof** – A roof whose pitches project further out than the walls below. The roof shelters and shades the head of the walls below.

**Pediment** – Very shallow-sided gable that is triangular in shape. All three sides of this triangle have shaped, decorative edges that project forward from the rest of the wall.

**Pitch** – The pitch of a roof is the angle at which it is laid.

**Ridge** – The part of a roof where two pitches meet.

**Quoins** – The cornerstones of a building that differ from the rest of the wall by virtue of their materials, carving, tooling, shape and/or projection.

**Sash Window** – A window that opens by the inner frame (called the sash) being slid upward or downward within the outer frame.

**Spandrel** – The infill panel between the curve of an arch and the right-angled frame the arch sits within.

**Specials** – Any brick that is not a standard rectangular brick shape and standard brick size is made by putting the clay in a bespoke or special mould during the manufacturing process. The non-standard bricks that are produced this way are called specials.

**Spire** – A tall, slender roof that steeply rises from four, six or eight or more sides to a point. Church towers are sometimes topped by spires.

**Spirelet** – A small ornamental spire.

**Stringcourse or Stone String** – Horizontal bands of decoration that project slightly proud of the rest of the wall.

**Studding** – In timber framing the studding is the row of vertical uprights (studs) that carry a horizontal part of the timber structure or carry the angle of the roof. Close studding is where the panels between the studs are narrow because the studs have been erected close together.

**Summerhouse** – A small outbuilding in the grounds of a country house that was used for outdoor dining, sitting or entertaining, typically during summer months. As buildings of leisure that stood within a designed landscape, they were often very stylised, ornamental or whimsical in their architecture.

**Tracery** – The curving and cusped network of mullions that provide decoration in a gothic style window is referred to as tracery.

**Vestry** – The chamber in a church where key items and the vestments worn during services and ceremonies by the vicar or priest were kept.

**Victorian** – The architectural period during the reign of Queen Victoria (1837-1901).