



JOHN MOORE HERITAGE SERVICES

HERITAGE (BUILDING) IMPACT ASSESSMENT

AND JUSTIFICATION

ON

SCHOOL COTTAGE, LONDON END,

PRIORS HARDWICK, WARWICKSHIRE

NGR SP 47236 55898

On behalf of

Nicola and Simon Cunningham

JUNE 2015

REPORT FOR Nicola and Simon Cunningham
School Cottage
London End
Priors Hardwick
Warwickshire
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Old School Cottage, Priors Hardwick

Building Assessment

SUMMARY

A Historic Building Impact Assessment was carried out on School Cottage, Priors Hardwick, Warwickshire (NGR SP 47236 55898). Priors Hardwick is a historic parish that is located in the historic County of Warwickshire.

The building is a grade II listed building, which indicates that it is a structure of national importance. The building is also in the conservation area of Priors Hardwick.

The building contains two early and joined two and a half storey rectangular structures, with later additions, which are built of limestone and contain thatch and slate roofs.

There are considered to be three phases to the structure. Phase 1 saw the construction of the western rectangular two and a half storey structure. Here the eastern rectangular structure is considered to be an addition as the walls are narrower, but no butt joints were observed. The eastern two and a half storey unit has no surviving evidence of a chimney and could have originated as an attached cattle byre. If so, the structure would have been open with no internal walls. Phase 3 saw the addition of a west and south extension. A date of 1987 is claimed for rebuilding on a plaque in the east wall of the structure, but the pr-map has no indication of these alterations.

The proposal is for the removal of an internal wall. The wall is not of the stone structure, but is internal to the east part of the earlier stone building. The width of the wall is indicative of this being a single width brick wall. The wall does not support a wall above (only a studded wall of the built in an en-suite), and also the two chamfered beams in the ceiling. A disguised steel beam supported by the insertion of an oak post would support these two beams. The impact that it would have on the structure is minimal.

1 INTRODUCTION

1.1 Origins of the Report

Nicola and Simon Cunningham have commissioned this Heritage (Building) Impact Assessment and Justification on Old School Cottage (now School Cottage), London End, Priors Hardwick (NGR SP 47236 55898). The report has been prepared for a listed building application for the removal of an internal wall.

1.2 Planning Guidelines and Policies

The National Planning Policy Framework (2012) provides guidance related to heritage assets within the planning process. The following Policy points are key to this development:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate heritage impact assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The NPPF also makes provisions for the protecting significance of non-designated heritage assets (**135**), the setting of heritage assets (**137**) and stresses the desirability of the proposed development to make a positive contribution to the local character and distinctiveness (**131**).

The West Midlands Plan was revoked on 25 May 2013 under the Regional Strategy for the West Midlands (Partial Revocation) Order of the 25th April 2013. The revocation of the West Midlands Plan decentralises planning powers to local authorities. However, local authorities have a duty to co-operate with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and reflected in local plans.

The NPPF makes provisions for the continued use of the Local Plan for decision making in the district (sections **58** and **126**). Due weight may be given to the policies in the Local Plan according to their degree of consistency with the NPPF. The Local Plan will therefore continue to form the basis for determining local planning applications until it is superseded by documents in the Local Development Framework, including a new draft Local Plan.

1.3 Heritage Impact Assessment Aims and Objectives

The primary aim of the heritage impact assessment is to provide a professional appraisal of the heritage potential of the site and its setting. This follows the Government guidance in *NPPF* (2012) by presenting a synthetic account of the available archaeological and historical data and its significance.

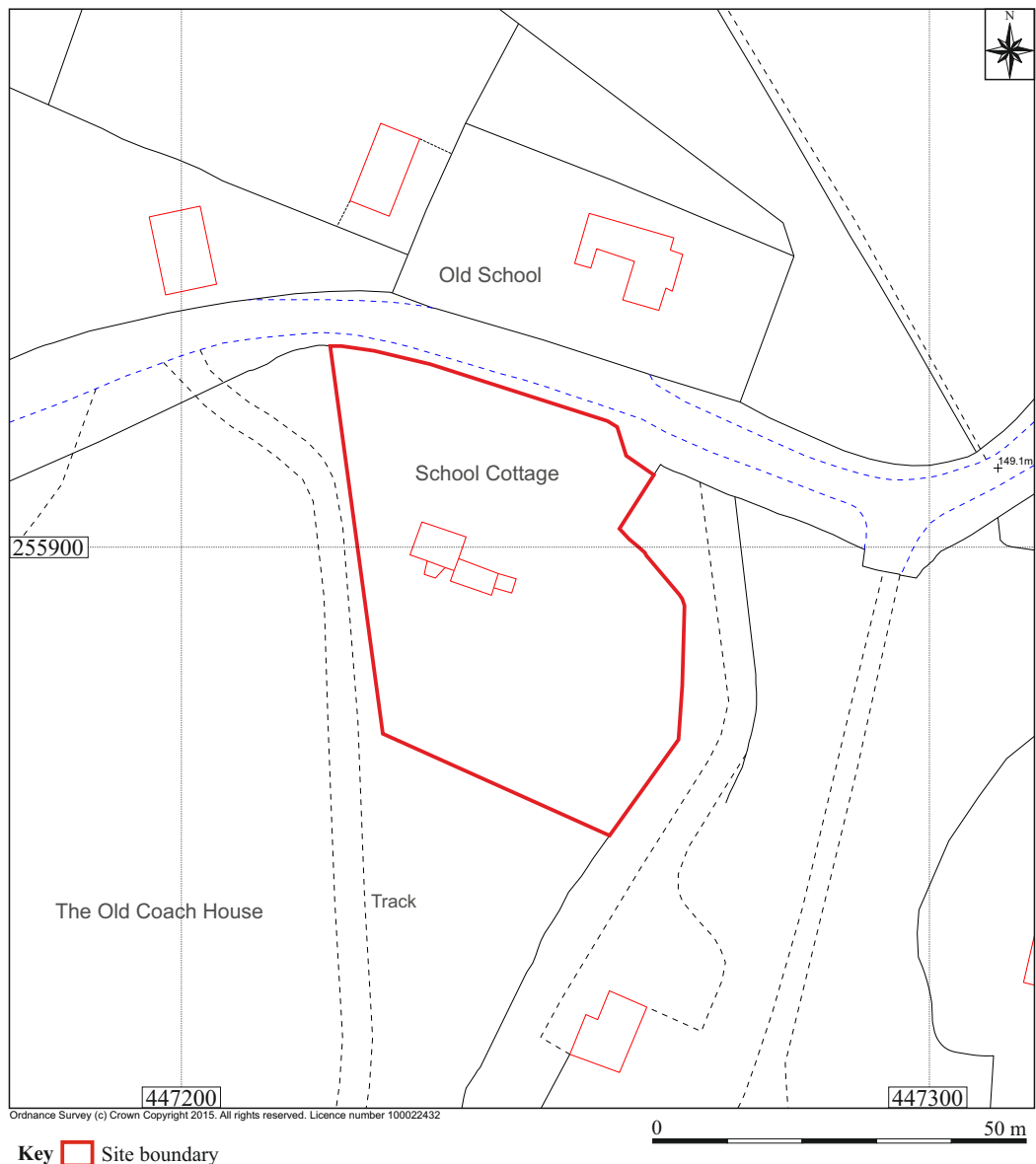
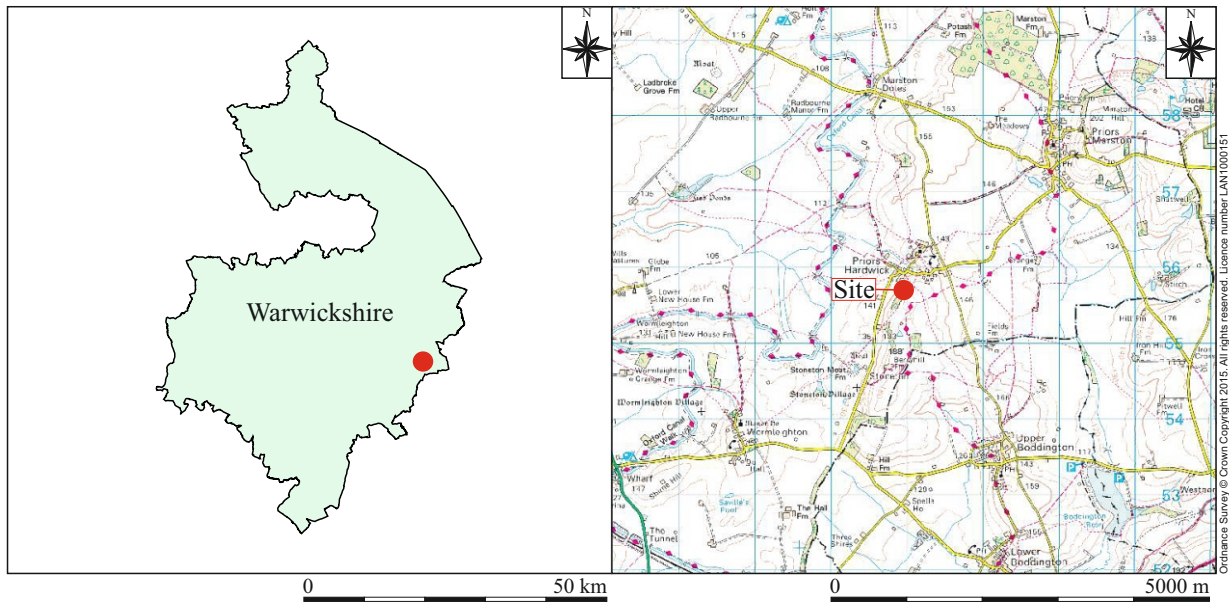


Figure 1: Site location

In accordance with *NPPF* (2012), the report presents a historic impact assessment using existing information. It additionally follows the Chartered Institute for Archaeologists (CIfA) *Standard* definition of a desk-based assessment (CIfA 2014). In brief, it seeks to identify and assess the known and potential heritage resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The Chartered Institute for Archaeologists *Standard* states that the purpose of a heritage impact assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with *NPPF* (2012), the historic environment impact assessment forms the first stage in the planning process as regards archaeology as a material consideration and also an assessment of the impact on the historical character of the area. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy.

1.4 Heritage Impact Assessment Methodology

The format and contents of this section of the report are an adaptation of the standards outlined in the Chartered Institute for Archaeologists' guidance paper for heritage impact assessments (CIfA 2014). The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historical maps, and has been supplemented with a site visit.

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the relevant cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site walkover

The principal sources consulted in assessing this site were:

- The Historic List for England
- Ordnance Survey maps

The heritage values of the site will be assessed using English Heritage Conservation principles (2008) guidelines, which state that people "value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community".

These values can be summarised as:

- Evidential value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The information about standing historical and listed buildings within the search area of the proposal site has also been collated along with other historical references.

The available evidence is derived from standing buildings and historical records. It should be stressed that the interpretation represents the extent of current knowledge and is the product of chance and investigation.

The advent of the NPPF (2012) has raised wider issues of impact on heritage assets, especially on scheduled monuments and grade I listed buildings, to involve not only physical damage but also visual impacts in a wider heritage or historic landscape. The visual impact assessment has been carried out under the following guideline documents English Heritage (2011a; 2011b).

There have been no restrictions on reporting or access to the relevant records.

2 SITE LOCATION

2.1 Location (fig 1)

School Cottage, London End, Priors Hardwick is located within the historic parish of Priors Hardwick (NGR SP 47236 55898). The parish of Priors Hardwick was located within Hunesberi Hundred which is now within the Kington Hundred in the County of Warwickshire. The site is now located in Stratford-on-Avon District and the modern County of Warwickshire.

2.2 Site

School Cottage is located on the south side of London End, which runs east-west along the southern part of Priors Hardwick village. There is a field boundary on the east side of the building with several buildings located beyond this. There are additional buildings along the northern side of London End. To the west and north-east there are fields which contain earthworks of either a shrunken medieval village or inner field boundaries of that former settlement.

2.3 Topography and Geology

School Cottage is set on a hill slope that descends towards the north. School Cottage is between 143m and 153m above Ordnance Datum.

The underlying geology for the proposal site consists of Charmouth Mudstone Formation (mapapps.bgs.ac.uk/geologyofbritain/home.html); mudstone sedimentary bedrock formed approximately 183 to 197 million years ago in the Jurassic Period.

2.4 Aim of Investigation

The aim of the investigation is to determine the impact that the removal of one internal wall would have on the Listed Building.

3 BACKGROUND

3.1 Designations – Listings

School Cottage is a Grade II Listed Building with the designation as follows (List Entry Number 1355469: UID 305686: NGR SP 47236 55898):

Cottage. Mid/late C18. Coursed squared ironstone rubble, with some cement rendering on right corner; right gable of old red brick. Straw thatched roof has brick right end stack. 2-unit plan. One storey and attic; one-window range. Entrance to rear. Ground floor has two 3-light casements, on left C20, with glazing bars and wood lintels. Eyebrow dormer on right has old 2-light casement with many glazing bars. Rear irregular. Plank door. Interior not inspected.

3.2 Designations – Conservation Areas

School Cottage is located within the Priors Hardwick Conservation Area. The building is not within a World Heritage Site, Area of Outstanding Natural Beauty (AONB) or National Park.

3.3 Historic Environment Development

Priors Hardwick is first recorded in 1043 when Edward the Confessor confirms Earl Leofric's original endowment of the monastery formed at Coventry. Priors Hardwick is recorded as *herdewyk*, which means herd farm and was 1 of 24 vills that formed the endowment. The use of Priors is not recorded as part of the name until 1488 as *Herdwyke Prior*, and refers to the village's connection with the priory at Coventry (Gover, Mawer *et al* 1936, 270-271).

In 1086 Priors Hardwick is recorded as part of the Priory estate with a value of £10 with 15 hides and land for 16 plough teams, 4 slaves, 43 villagers and 2 smallholders with 13 ploughs (Morris 1976, 6.14). The manor remained in the possession of the monks until 1542, at about which time the priory was dissolved (VCH 1949, 137-139).

In April 1542 the manor at Priors Hardwick was granted to Sir Edmund Knightley and his wife Lady Ursula (VCH 1949, 137-139). The manor was then granted to Sir John Spencer and others by Sir Valentine in 1558 after the death of Lady Ursula. It was sold again in 1566 to Ralph Blount, who sold the manor before 1633 to Sir William Samula Upton. In 1633 William's son sold the Manor to William, Lord Spencer, whose family still own the manor (VCH 1949, 137-139).

St. Mary's Church, the parish church was built in the early-mid 13th century with the patronage being appointed to the monks of Coventry in 1260. The patronage then remained with the monks until after Dissolution, when Henry Over alias Waver took out a 21 year lease on the tithes. The church then remained with his family until 1604 when the patronage was sold to Robert, Lord Spencer, following which the patronage of the church has descended with the manor (VCH, 1949).

3.4 Map Regression

A series of maps from the 19th century to 20th century were examined in order to establish the development of School Cottage. The earliest map was the First Edition Ordnance Survey map from 1884 (XLVII.NW), the map depicts the building as having two staggered rectangular components with the east side stepped back from the west part of the building. The latest map examined was the 1939 Ordnance Survey map (XLIX.NW) which showed the same feature as the first edition map.

4 DESCRIPTION OF SCHOOL COTTAGE

4.1 Introduction and General Description (fig 2)

School Cottage is a one and a half storey, part two and a half storey, stone building with a thatched roof with extensions on each side. The original part of the building contains two staggered rectangular components, which have additions on the northwest and southwest side of the building. The additions to the building have slate roofs and a further conservatory extension on the east side. This means that the main part of the structure is a U-shape open on the south side.

4.2 Façades and Elevations

The front façade of the building consists of five bays, all containing wooden framed windows that appear to be replacement windows (plate 1). All but the second bay ground floor window has a timber lintel. The first bay and fourth bay of the façade have a ground floor window and first floor window, with central mullion. The first floor windows have an eyebrow dormer. The second bay, which is part of the porch, has only a ground floor window, with extended thatch roof. The third and fifth bay consists of a single ground floor window, of which the first has two mullions. On the west side of both the third and fourth bay ground floor windows is a metal X-shape attachment used to identify movement in the wall. The building has a staggered wall line with the third and fourth bay in the fore, then the second and fifth bay set back, and the first bay set back from the second bay. There is a conservatory on the east end.

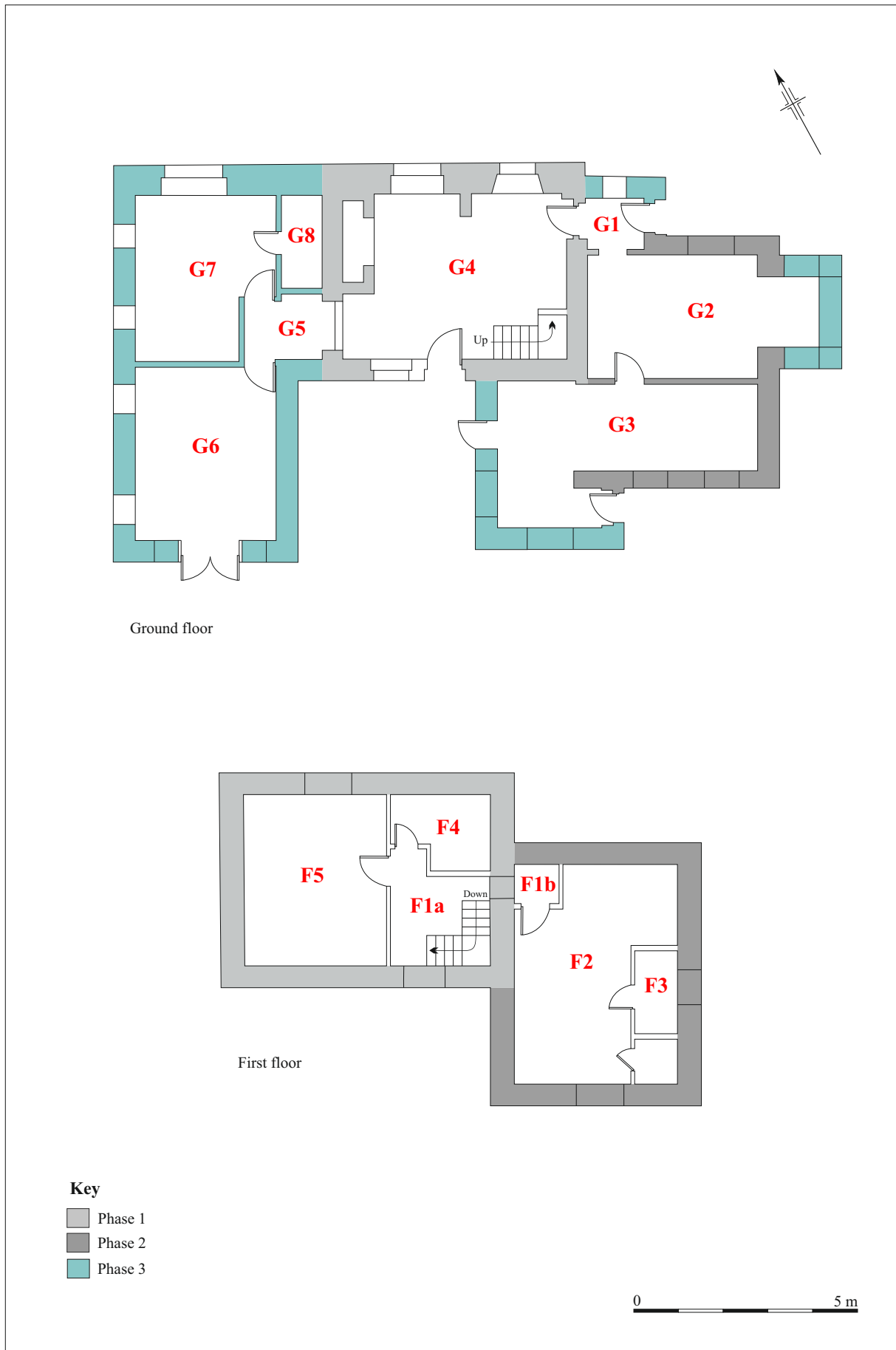


Figure 2: Ground floor and first floor plans with phases



Plate 1: Front façade

The main east elevation contains three parts with the south one set well back and consisting of the kitchen door into the garden. The central part is the main east gable end and consists of a ground floor bay window / conservatory with a pitched slate roof and a small off-set first floor window. In the apex of the roof is a stone plaque reading “1289 RE-BUILT 1987” (plate 2). The north part of the elevation is set back from the gable end and contains the front door within the porch in a lean-to structure. In the courtyard, in the central part of the ‘U’, there is a further east facing wall which is of stone, and extends only slightly beyond the northern part of the main east façade.



Plate 2: Plaque with dates

The rear elevation is in four parts with two gable ends, one lateral wall, and a bay or conservatory at the east end. The central part of the structure is of two and a half storeys, being the lateral wall of a rectangular component (plate 3). On the ground floor there is a glass panel door and a single mullion, both with timber lintels. On the first floor is a single mullioned window with an eyelid dormer. To the west of the second bay is a metal cross feature, similar to the features on the front façade. To the east is a one and a half storey

gable end, with a lean-to structure on the side. On the ground floor there are two windows, and a single window on the first floor. The gable end to the west of the rear elevation contains patio doors.



Plate 3: Courtyard at rear

The west elevation has a number of components. The west end contains two parts, a single storey gable end at the north end with a lateral wall extending to the south. This façade has four windows with timber lintels. The roof here is of slate and extending above the west elevation is the central and eastern gable ends of the two and a half storey part of the building. There is also a west facing wall in the southern courtyard, which has a window and a door.

4.3 Ground Floor

The main entrance to the property is via a hall (G1) with a window in the north wall. The main door is in the east wall, with an additional doorway in the south wall leading to the dining room (G2) and a doorway in the west wall leading to the living room (G4).



Plate 4: Dining room

The dining room (G2) is rectangular with two windows, the first is a small window in the north wall and the second a bay window / conservatory in the east wall (plate 4). There is a ceiling beam running from the north to south which continues in to the kitchen (G3). The doorway to the kitchen is in the south wall. The adjoining wall between the dining room and the kitchen is 0.14m thick.

The kitchen (G3) is an L-shaped room which is of a modern design with a timber ceiling beam running north to south (plate 5). This is a continuation or in line with the ceiling beam in the dining room (G2) and has a predominant notch in the middle on the west side of the beam. Another beam is presumably a steel joist supporting a stone wall above. The south wall is staggered, with the east part further north than the west end. There are 2 windows in the east part and one in the west end. There is a fourth window and external door in the west wall. There is an additional external door in the south part of the east wall.



Plate 5: Ceiling beam in kitchen



Plate 6: Staircase and post

The west door from the porch (G1) leads into the living room (G4), which is rectangular in shape, with a small west spur (G5). The north wall has 2 windows with a butt of a former wall between and the south wall has an external door and window. All the windows have seating beneath. In the southeast corner is a dog-leg stair case leading to the first floor which has a timber post in the internal corner of the staircase (plate 6). The west wall has a large fireplace with a wooden lintel, with opening alongside to G5. There is a main ceiling beam running east to west with chamfer and stops and joists running north to south. At the west end of the ceiling beam there are two stops and addition slots in the centre of the beam (plate 7).



Plate 7: Chamfered ceiling beam, west end

The small hallway (G5) has 2 steps into it and provides access to the TV room (G6) on the south side and the ground floor bedroom (G7) and a cupboard on the north side. The doors of the cupboard are wooden split doors.

The TV room (G6) is a rectangular room with French doors in the south wall and 2 windows in the west wall. There are two ceiling beams running east to west within the room, both timbers have a stopper located at either end of the beam.

On the north side of the small hallway (G5) is a doorway into the ground floor bedroom (G7). The room has a large window in the north wall and two small windows in the west wall. The south wall has built-in wardrobes and a door in the east wall leads into an en-suite (G8). The en-suite (G8) contains modern features.

4.4 First Floor

The first floor is accessed via the stairs in the living room (G4). The landing (F1a) is T-shaped with a window in the south wall (plate 8) and doors in the west and north walls. The east part of the hallway (F1b) is accessed through an archway with two low steps (plate 9) and leads into the bedroom 1 (F2) through a door on the south side.



Plate 8: Window in first floor hallway



Plate 9: Arch in first floor hallway

Bedroom 1 (F2) has a single window in the north and south walls (plate 10). The south part of the east wall is a studded wall and overlies the adjoining wall of the dining room (G2) and the kitchen (G3). Within the studded wall there are 2 panel doors, the north door leads into an en-suite (F3) and the south door leads into a cupboard. The en-suite (F3) is of modern design with a window in the east wall (plate 11).



Plate 10: Window in south wall of bedroom 1



Plate 11: En-suite of bedroom 1

The door on the north side of the hallway (F1a) leads into a bathroom (F4) which is of modern design with no windows.

The door on the west side leads into bedroom 2 (F5) which has a single window in the north wall (plate 12) and an alcove in the west wall (plate 13). There are built-in wardrobes in the north-west corner with panel doors and the main door into the room is also a panel door (plate 14).



Plate 12: Window in north wall of bedroom 2



Plate 13: Alcove in west wall of bedroom 2



Plate 14: Panel door wardrobes in bedroom 2

5 ASSESSMENT

5.1 Phases

The building has three phases of construction, although the first phase of activity may be more complex.

Phase 1a covers the central part of the front façade associated with room G4; this part of the wall is distinctive by the various wall sizes, the bow in the wall line and the way the wall splays out towards the base. All of this is indicative of the wall being reworked on a number of occasions and the potential that it belonged to an earlier structure. The date of this part of the wall is not defined; however, it is likely to be standing by the 18th century based on the date of surrounding walls or earlier, perhaps 17th century. Phase 1b consists of the area of the building indicated by the room G4 on the east, south and west sides, probably 18th century.

Phase 2 consists of the addition of the second rectangle on the east side of the building. This may also be of an 18th century date. However, it is not possible to see the joint on the front façade or the rear of the building due to later additions. These two phases are shown on the 1884 Ordnance Survey map.

Phase 3 consists of the further extensions on the building. The extensions are all dated to after 1939 as they are not depicted on the latest Ordnance Survey map examined. The plaque on the east wall indicates a rebuild in 1987; however, the pro-map does not show these extensions perhaps indicating that they are even later. The extensions consist of the

porch, the bay window on the east end of the building, the west part of the kitchen and the large extension on the west end of the building. During the third phase the windows were likely replaced as well.

5.2 Historic and Architectural Assessment

The central part of the building is dated to at least the 18th century, although parts of the central part could be older, and has undergone several alterations since it was listed in 1986.

6 THE CURRENT PROPOSAL

6.1 Design Alterations and Impact on Structure

The current proposal is for the removal of the adjoining wall between the dining room (G2) and kitchen (G3) and the placing of a single pillar and lintel to support the *in-situ* chamfered timber beams (Fig. 3).

The proposed alterations are likely to have a limited impact on the structure. The material that the wall is made of is not known, although the width of the wall 0.14m would indicate that it is not of stone, but probably a single wall of brick. The rest of the building shows no indication of the structure containing timber framing and it is probably the case with the rebuilds of 1987 that none exists here.

The wall is only load bearing in that it supports the ceiling beams, and a stud wall above running adjacent to it, there is no wall directly above in the bedroom (F2). There will be an effect on the historical space of the cottage, but this has already been altered with further alterations to the structure. The east rectangle has no chimney and consideration has to be given as to whether it was a cattle byre or similar.

6.2 Impact on Adjacent Properties

The proposed alterations are to an internal feature and therefore will not have any impact on adjacent properties

6.3 Impact on Adjacent Landscape

The proposed alterations are to an internal feature and will not have any impact on adjacent landscapes

7 CONCLUSIONS

This is an impact assessment for proposed work on a listed building called School Cottage at Priors Hardwick in Warwickshire. The site is in the historic parish of Priors Hardwick a parish and manor that has been recognised as belonging to the priory of Coventry from before the Conquest.

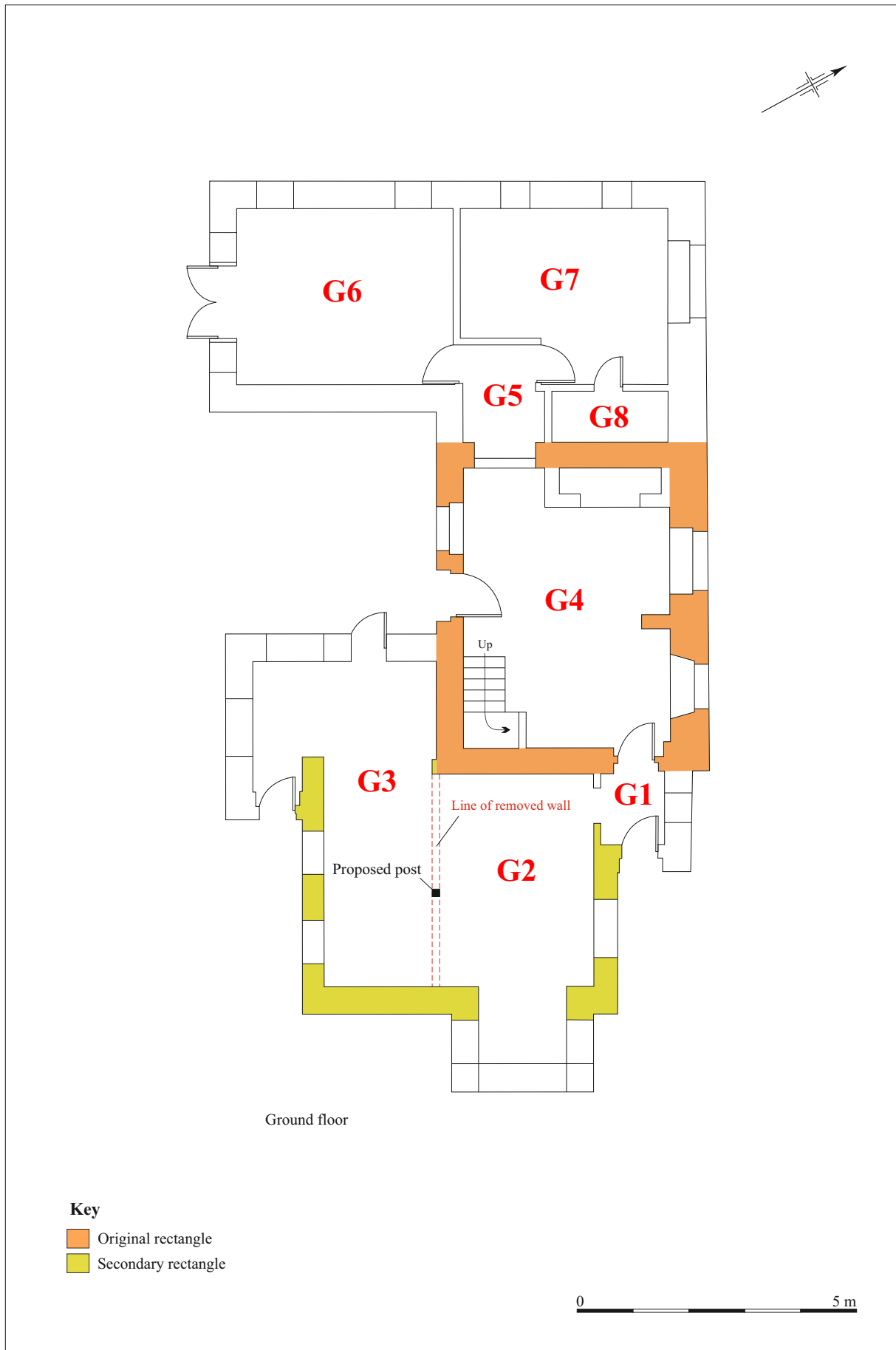


Figure 3: Proposed plan of ground floor

The structure is a grade II listed building and as such is considered to be of national importance. The building is constructed of stone with a thatched and slate roof.

There are at present three recognisable phases of the structure. This includes the first phase that contains the construction of a rectangular building, of which the north wall could belong to a structure that is older. The east square was added next and these two units conform to the shape of the building as indicated on the map of 1884. The additions to the west and south are not on any maps of an early date, and as such could belong to the rebuilding in 1987, as indicated by the plaque on the house; however they are also not on the most recent pro-map.

The proposal is for the removal of an internal wall, which is not of stone, but probably a single brick structure. The wall does not support an upstairs wall of brick, but does help support a studded wall that runs across its line and two chamfered timber beams in the ceilings.

A disguised steel beam supported by the insertion of an oak post would support these two beams. The removal of the wall will have a minimal impact on the structure and the effect on the internal design of the building. It should also be noted that the secondary rectangle has no apparent chimney, which either means it has been removed or it originated as a cattle byre or similar. If this was a cattle byre then the removal of the wall would be reinstating the room's original downstairs dimensions.

The need for this alteration is in keeping with modern living with a more open plan arrangement resulting in a less claustrophobic feel to the present kitchen and more sociable living arrangement between the kitchen and dining room.

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XLIX.NW 1939 1939 Northamptonshire XLIX.NW 6 inch Ordnance Survey map