HAMPTON-IN-ARDEN CONSERVATION AREA APPRAISAL

March 2015

High Street, Hampton-in-Arden
Approvals

On 8\textsuperscript{th} and 12\textsuperscript{th} June 2013, the appraisal of the Hampton-in-Arden Conservation Area was the subject of two drop-in sessions within the village, during a five-week period of consultation. A report of consultation is provided at Appendix 3.

Following consultation and agreed revisions the Cabinet Member for Land and Economic Development agreed the adoption of the appraisal on 24\textsuperscript{th} February 2015. Solihull Metropolitan Borough Council has therefore adopted the appraisal as a supplementary planning document. It is therefore a material consideration in the Local Plan and in the determination of relevant planning applications.

Acknowledgement

The authors are grateful to the representatives of the Hampton-in-Arden Society and Hampton-in-Arden Parish Council who provided helpful insights and facilitated the public drop-in sessions.
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1. SUMMARY

1.1 Key positive characteristics

This Character Appraisal concludes that the key positive characteristics of the Hampton-in-Arden Conservation Area are:

- A well defined mediaeval village core and prominent ancient church
- An evolved history that has produced a diverse range of plot widths and building types
- A nationally important cluster of early Arts and Crafts buildings designed by W. E. Nesfield for Sir Frederick Peel
- An important group of public buildings and spaces created by the legacy of George Fentham
- A sinuous central path with a strong sense of enclosure provided by buildings and dense surrounding foliage of trees and shrubs
- Varied building line creating pinch points and more open spaces
- Quiet back lane areas with a mixture of rural buildings types
- Beautiful views of the Warwickshire Countryside to the south, east and west
- Consistent two-storey height with pitched roofs
- Consistent use of building materials – timber, brick, plasterwork and clay tiles
- Attractive arts and crafts detailing, including pargetting, carved bargeboards and intricately detailed chimney stacks
- Designed landscape of Hampton Manor pleasure gardens and park, providing setting of listed garden structures, manor house and clock tower, including pleasure gardens, arboretum, kitchen garden and parkland
- Significance as an early base for wealthy commuters on the London to Birmingham mainline
- Important focus of the parish church and the Solihull Road, Marsh Lane and High Street junction
- Subtle curve of the High Street provides unfolding townscape views
- Important open spaces: the churchyard, Fentham Green, allotments and the school playing field
- Historic connection with Sir Robert Peel (Prime Minister 1834 – 35 and 1841 – 46) and his son Sir Frederick Peel.
1.2 Recommendations

This Character Appraisal makes the following recommendations (summary):

- Maintain the quality of buildings, gardens and green open spaces that contribute to the character of the conservation area
- Use Article 4 directions to increase development management opportunities where necessary
- Prepare Design Briefs for areas of enhancement on High Street and Fentham Road
- Prepare a Tree Management Plan in collaboration with the Parish Council when resources permit
- Consider an integrated package of traffic calming, pedestrian priority and environmental enhancement for the High Street and Solihull Road
- Review the local list in partnership with the Hampton-in-Arden Parish Council and Hampton Society
- Change the conservation area boundary in three places on Fentham Road and Station Road
- Expand the conservation area to include a detached area at Bellemere Road, an area within the grounds of Hampton Manor, areas to the south of Solihull Road and south east of Meriden Road
- Remove Nos. 24, 25, 27, 28 and 29 Belle Vue Terrace, 1-16 Fentham Green and an area to the north of Fentham Green from the conservation area

High Street and Solihull Road junction
2. INTRODUCTION

2.1 The Hampton-in-Arden Conservation Area

The village of Hampton-in-Arden lies about 4 kilometres east of Solihull in an attractive rural setting with views across the valley of the River Blythe. It was extended by new settlement on its east side between the 1960s and 1980s. The Hampton-in-Arden Conservation Area was first designated in November 1969 by Warwickshire County Council in order to preserve the historic core of the settlement. A large area of parkland formerly belonging to Hampton Manor was added to the west of the area in 1995.

The conservation area extends from the Fentham Club, Marsh Lane and Bellevue Terrace in the south to Fentham Green and Shadowbrook Lane in the north. It includes the mediaeval village core at Solihull Road, the historic village High Street and several quiet back lanes of which Fentham Road is the most notable.

2.2 The purpose of a conservation area character appraisal

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Hampton-in-Arden Conservation Area and identifies opportunities for enhancement. It conforms to English Heritage guidance as set out in Understanding Place: Conservation Area Designation, Appraisal and Management (2011).
This document therefore seeks to:

- Define the special interest of the Hampton-in-Arden Conservation Area by analysing its historical development, landscape setting, spaces, buildings and activities
- Identify negative features and provide a list of improvements and actions
- Carry out a review of the existing conservation area boundary and make recommendations for change as appropriate

English Heritage recommends that, once a character appraisal is completed, proposals for the future management of the area will need to be developed. Ideally, this should be prepared with the help and co-operation of the local community. This would provide more detailed guidelines to prevent harm and achieve enhancement, based on the various issues identified in the character appraisal. To assist this subsequent work, English Heritage has provided guidance on the management of conservation areas within *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011).

Survey work for this document was carried out from January 2009 by The Conservation Studio, when a full photographic record was also taken of the area and its buildings. The survey noted unlisted buildings which make a positive contribution to the character of the area, significant trees, views and open spaces, and areas and buildings with opportunities for enhancement. These and other matters are recorded on the Townscape Appraisal map. The omission of any particular feature does not imply that it is of no significance.

Additionally the existing boundary of the conservation area was carefully surveyed and additions and deletions considered. These are detailed in Chapter 8 *Recommendations*.

### 2.3 The planning policy context

This document provides a firm basis on which subsequent applications for development within and affecting the Hampton-in-Arden Conservation Area can be assessed. It should be read in conjunction with the wider development plan policy framework as set out in the *Solihull Local Plan* adopted in December 2013.

The Local Plan map shows the Hampton-in-Arden Conservation Area in its wider context, set within the Green Belt. The maps do not record any proposals that directly affect the conservation area.
Policies in the Local Plan which relate to listed buildings, conservation areas, archaeology and new development, are included at Appendix 1.

The National Planning Policy Framework was issued in March 2012 and sets out the Government’s requirement for achieving sustainable development. The three dimensions stated for sustainable development are economic, social and environmental. The latter includes ‘contributing to protecting and enhancing our natural, built and historic environment’. The protection and enhancement of the historic environment is therefore embedded within the Government’s approach. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future. The NPPF includes conservation areas as ‘designated heritage assets’. Heritage assets are defined in Annex 2 as: ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)’.

The NPPF requires local planning authorities to: have a positive strategy for the conservation and enjoyment of the historic environment in their Local Plan; recognise heritage assets as irreplaceable resources that should be conserved in a manner appropriate to their significance; take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; recognize the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; promote the desirability of new development making a positive contribution to local character and distinctiveness, and opportunities to draw on the contribution made by the historic environment to the character of a place.

Section 127 reaffirms that when designating conservation areas, local planning authorities should ensure that this status is justified by special architectural or historic interest. This guidance also applies to additions to and deletions from existing conservation areas.

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the local planning authority to determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance and further allows for those areas to be designated as conservation areas. There is a duty on the local planning authority under Section 69 to review areas from time to time to consider whether designation of conservation areas is called for. Conservation Areas are defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. The policy context is set out in Policy P16 of the adopted Solihull Local Plan. English Heritage have published the
document ‘Understanding Place: Conservation Area Designation, Appraisal and Management’ (2011), as well as (in conjunction with DCLG) a Planning Practice Guide to accompany the now defunct PPS 5 (2010). This guidance is still accepted as valid by Government, and is under revision at present.

The Act sets out the general duties of local planning authorities relating to designated conservation areas:

- From time to time, to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts and to consult the local community about these proposals (Section 71);

- In exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas (Section 72).

In 2011 English Heritage published guidance on conservation area appraisals, ‘Understanding Place: Conservation Area Designation, Appraisal and Management’. This sets out the importance of definition and assessment of a conservation area’s character and the need to record the area in some detail. The purpose is to provide a sound basis for rational and consistent judgements when considering planning applications within conservation areas. Conservation area appraisals, once they have been adopted by the council, can help to defend decisions on individual planning applications at appeal. They may also guide the formulation of proposals for the preservation and enhancement of the area.

### 2.4 Community involvement

This document was initially drafted following a meeting and walkabout with representatives from the Hampton-in-Arden Society and Hampton-in-Arden Parish Council on 12th February 2009 when the extent of the conservation area boundary was discussed, along with some of the main problems and issues which face the community. Following this meeting, the first draft was amended at stages by Council officers, initially in conjunction with The Conservation Studio. A period of consultation followed two drop-in sessions within the village in June 2013, staffed by Solihull MBC conservation officers. A Report of Consultation, provided at Appendix 3, details the comments received and the actions taken in response to them. After the completion of this period of public consultation, the final draft was produced and the document illustrated and printed for formal adoption by the Council.
3. LOCATION AND LANDSCAPE SETTING

3.1 Location and activities

Hampton-in-Arden is located within the West Midlands Green Belt to the south of the part known as the 'Meriden Gap'. It is about four kilometres to the north east of Solihull on the B4102 road, which leads from Birmingham and Solihull east to Meriden and beyond to Coventry and Nuneaton. It lies on the Birmingham – London main railway line and still has a small station.

Hampton-in-Arden is primarily a residential village, although it is well supplied with local services including a public house, newsagents, bakery and grocers in High Street, a pharmacy and hairdressers in Fentham Road and a garage in Solihull Road. Some community spiritual needs are served by the Church of St Mary and St Bartholomew and, rather unusually, a Coptic Orthodox Church in Butchers Road. A small primary school is located in Fentham Road, almost opposite which stands the village’s small library. The Fentham Hall, located just to the south of Marsh Lane, provides a social hub for the community, including a community hall, whilst the former Fentham Club has been converted to a restaurant and bar.

The survival of the village’s small railway station provides rapid links to Birmingham International Airport, Birmingham and London. The village no longer occupies a position on important road routes, although there is still some traffic through the village using Solihull Road/ High Street/ Meriden Road as a back road route between Solihull and Coventry, as well as other local traffic. Hampton Manor was used as a residential care home until relatively recently. It has now been sensitively repaired and converted to a hotel and conference facility.

3.2 Geology and Topography

The former Forest of Arden covered an area of the New Red Sandstone, which formed a landscape of gently rolling hills where erosion had a differential effect on outcrops of different strength. The sandstone forms part of the wider geological strata of the Keuper Marls, an association of mudstones and shales, giving rise to fine red clays. The resulting soils are clayey, but only slightly calcareous. The sandstones available for building are not of high quality and, as a result, fine stone for building was generally imported, including ashlars from Meriden, Kenilworth and Staffordshire. Conversely, the clays in the area produced good quality bricks and tiles of a characteristically deep red shade. The Forest of Arden also supplied timber for a well developed timber framed building tradition, which was impeded in many other areas of the Midlands by the historical dominance of arable
farming and a consequent lack of woodland. The top of the hill at Hampton-in-Arden stands at around 115 metres above Ordnance Datum (AOD) with land running down rapidly to the south, east and west to around 90 metres AOD along the courses of the River Blythe and Shadowbrook and more gradually to the north to around 80 metres AOD in the vicinity of Diddington Hall.

3.3 Landscape

The surrounding countryside is part of the ancient Forest of Arden, much of which was cleared for agriculture by the 17th century. The resulting landscape is characterised by a rolling landform with winding lanes, small fields and dispersed settlements. The conservation area directly abuts open countryside on its south and west sides. The London – Birmingham railway line severs the village running through a deep cutting just to the north east of the conservation area.

4. HISTORICAL DEVELOPMENT

4.1 Saxon origins and the Middle Ages

The history of Hampton-in-Arden can be traced back to mediaeval times, when the area formed a clearing at the junction of routes to Solihull, Coventry and Kenilworth. Recorded as ‘Hartene’ in the Domesday Book, a small settlement with a church and a mill had emerged by the close of the 11th century. Adams (1951) refers to the record of a priest in the Domesday
Survey as an indication of the presence of a (possibly timber) Saxon church. The village was also known by the name of ‘Ardene’ during this period, perhaps reflecting its location within the wooded expanse of Arden forest. This region, corresponding with the northwest section of the future county of Warwickshire, was then still only lightly settled.

The land at Hampton-in-Arden changed hands in the aftermath of the Conquest, passing, despite his lack of opposition shown to the invaders, from Turchil of Warwick to Geoffrey de Wirce, a Norman lord from Little Brittany. Following the death of the latter, the manor then descended through the Mowbray family until the mid-12th century. It is under their patronage that the chancel of the present parish church, dateable to c.1130, appears to have been created. The columns belonging to the south arcade of the nave can likewise be attributed to the 12th century.

A section of the manor was then sold to Ralph de Haier and by the early 13th century had entered the ownership of the de Ardens, to whom the right was granted in 1251 to hold a weekly market and an annual fair, the latter falling on the ‘eve, feast and morrow’ of St. Luke. Hampton then remained in the hands of the de Ardens until a marriage alliance was formed in 1411 with the de Mountford family of nearby Coleshill. Upon the death of Sir Simon Mountford in 1495 the lands were forfeited by the Crown.

Situated immediately to the west of the church, the earliest sections of the former manor house, The Moat House, can be dated to this era, with sections of 15th century timbering lying behind its 16th century timber-framed façade. The close grouping of the church and the early manor makes a strong spatial statement about the joined temporal and spiritual authority of the aristocracy of the high mediaeval period.

4.2 Post-mediaeval

The manor reverted to the crown in 1588 after having been granted to Robert Dudley Earl of Leicester by Elizabeth I. A greater number of houses survive from the 17th century settlement, chiefly found along the High Street and in the vicinity of the church. The buildings include Yew Tree Cottage, Rose Cottage and Atkin Cottage, the White Lion Inn and the two village farms. Beyond these additions, however, the century was to be notable for the loss of a significant landmark, with the collapse of the church spire occurring in 1643. The structure was, as the antiquarian William Dugdale recorded, struck by an ‘extraordinary violence of lightening … it was cloven and fell to the ground; at which time the whole fabrick, with the tower were torn in diverse pieces’.
It was also during this period that George Fentham (1630-1698), son of the parish’s vicar and a successful businessman, bequeathed an annual sum to aid the less prosperous inhabitants of Hampton-in-Arden. Of the £30 nominated in his will, £5 was to be contributed directly towards the relief of the poor. A further £5 was to enable the setting out of an apprentice, whilst the remaining £20 was to be paid to a schoolmaster, ‘such a person as shall be appointed to and lawfully teach School in Hampton-in-Arden to male children of the inhabitants of the Parish and especially of the poorer sort’.

The Trust was able to fund the creation of a purpose-built school towards the end of the 18th century. The plaque on the first floor of the building reads: ‘By the Charity of George Fentham This School was erected in the year 1782’. Situated on Back Lane (now Fentham Road), this was soon joined by an adjacent structure, initially a boys’ school but now the Branch Library. The Trust subsequently founded a school for girls and infants, to the west of the High Street, in 1849. Fentham Hall, Fentham Club and Fentham Green also owe their existence to George Fentham and the Trust continues to play a significant role in the development of the village.

4.3 The 19th century

In the early 19th century the manor of Hampton-in-Arden was sold to Isaac Lillington who later sold it to Sir Robert Peel. It was Robert Peel’s son, Sir Frederick Peel, who built the present house of 1855 and the additions of the early 1870s. The latter programme of work was carried out by the architect William Eden Nesfield (1835-1888), whose influence on the appearance of the village is also seen in the new dwellings, shops and lodges that Sir Frederick Peel built to replace many older timber framed, thatched cottages in the village. Nesfield had been strongly influenced by Pugin’s Gothic Revival style, but also brought influences from his partnership with Richard Norman Shaw that included the more restrained early development of the Arts and Crafts style. Examples of Nesfield’s work include Manor Cottage and Nos.32-42 (even) on the east side of the High Street. Nesfield subsequently directed the restoration of the parish church in the late 1870s.

A further development witnessed by the 19th century village was the arrival of the railway. Situated on Old Station Road, the first station was built in 1838 and opened as a double-track main line service of the Birmingham and Derby Junction Railway (B&DJR) on 12 August 1839. During these early years, passengers could change at ‘Derby Junction’, Hampton, for the London-bound trains of the London and Birmingham Railway. By the mid-1840s, however, the line operated by the B&DJR had begun to lose its importance as alternative rail routes were established across the Midlands, such as the Midland Counties Railway Derby-Rugby service. It finally closed to passengers and freight in 1917 and 1935 respectively. Situated on the
more successful London line, the present station at Hampton-in-Arden was built in 1884. At this time the tangent of the railway essentially marked the north-eastern extent of the settlement. The 1890s saw the speculative development of railway cottages and some larger villas on Station Road and continuing through to Fentham Road.

4.4 The 20th century

In the early 20th century, Hampton became an attractive location for well-to-do railway commuters. Two notable areas of large villas developed as a result at The Crescent to the north east of the village and at Bellemere Road to the south east. Whilst the available plots on the east side of Bellemere Road were rapidly taken up by large villas, those on The Crescent were only more gradually exploited, many waiting until the late 20th century before houses and bungalows were built. By the 1930s housing had begun to line a section of Meriden Road. A more extensive expansion followed the Second World War on land between Fentham Road and the railway line, as the settlement gained popularity for commuting. Undeveloped plots adjoining the High Street were also infilled. In spite of these changes, however, the character and disposition of the heart of the village have survived relatively undisturbed. The current George Fentham School was built in the early 20th century.

4.5 Archaeology

Two scheduled monuments are located in the conservation area. One, a mediaeval cross base standing in St Mary and St Bartholomew’s Churchyard is also a listed building. The second is a moat, probably of mediaeval origin, which edges the northern part of Moat House and its gardens. A fashion for excavating moats began in the mid-12th century.
A geophysical survey, undertaken in the 1990s, revealed evidence for the site of the earlier manor building within the moated site, just to the east of the 16th century structure of Moat House. With the parish church, this building would have formed a focal part of the mediaeval settlement. Given the site’s topography, the moat could not be continued to encircle the southern part of the manor. Instead, the boundary is marked by a high buttressed stone wall, seen on the north side of Solihull Road, which is believed to be of contemporary mediaeval construction.

The early shape of Hampton-in-Arden is shown on the enclosure map of 1812. This map suggests that in the early 19th century the village had a strongly linear plan, following the reversed ‘L’ shape of Solihull Road, High Street and Fentham Green. It had two clusters of buildings, one to the south around the meeting of High Street, Solihull Road and Marsh Lane and one to the north following High Street and continuing along Fentham Green. This pattern is shown, albeit in less detail, on an earlier map produced by William Yates between 1787 and 1789. This is roughly the area defined within the modern conservation area.

Although the wider area of the Forest of Arden was characterised by a dispersed settlement pattern in the mediaeval period it appears likely that a nucleated settlement has been present at Hampton, focussed around the hill top junction of High Street, Solihull Road and Marsh Lane, since, at least the high mediaeval period (AD 1066-1530). The course of Fentham Road would have formed a back lane for properties running along the east side of High Street. As such, it is likely that there is significant potential for the remains of buildings, structures and other deposits associated with the settlement’s occupation over the past thousand years to be located within the boundary of the conservation area.
5. SPATIAL ANALYSIS

5.1 Plan form, site layout and boundaries

The Hampton-in-Arden Conservation Area is notable for the sinuous form of all three of its principal routes – the High Street, Solihull Road/ Marsh Lane and Fentham Road. The lanes have a high level of enclosure created by the construction of buildings close to the roadside, the presence of tall trees and hedges at the pavement’s edge and, in a few places, the passage of the road through short cuttings, or hollow-ways with retaining walls of brick and local stone. The enclosure and curving routes provide a series of intimate spaces and continuously changing views. The alternation between irregularly spaced cottages, houses in large gardens and short terraces of cottages in close-set groups reinforces the division of the area into a series of continuously changing open and enclosed spaces.

The core of the village is clearly defined by the cluster of church and churchyard with the existing and former public houses (The White Lion and Ring of Bells House) and a group of shops and other cottages around the junction of Solihull Road, High Street and Marsh Lane. However, a number of other focal areas are created by the close-set cottages further north along High Street and at the junction of High Street and Fentham Green, where a cluster of historic buildings marks a point of interest. The corner site of the Fentham Library and the adjacent George Fentham School create another focal space on Fentham Road.

The development of the village beyond the edges of the conservation area to the east and north and infill development throughout the conservation area has ensured that the areas around the streets are densely developed throughout. The churchyard provides one area of open space within the village. The extensive parkland and wooded grounds of Hampton Manor, which are private property crossed by one public footpath in the north, are largely hidden from public view by the thickly treed gardens on the west side of High Street.

The late 19th and early 20th century development of large housing at Bellemere Road (to the south east) is cut off from the older part of the village by intervening inter and post-war development. The large villa-style housing is more formally laid out, in plots of even width, running back from the road at right angles and relatively closely spaced given the large size of the buildings. They are set-back a uniform distance from the pavement, creating a strong building line. With large front gardens defined by low walls and clipped hedges, there is a high level of visibility from the road. A small terrace of cottages on Marsh Lane provides a visual stop to the north, whilst
modern development of similar arrangement but smaller proportions lies on the west side of Bellemere Road.

The modern development between the historic area of the village and the railway line, is formed of several cul-de-sac streets and a looped close with housing set around a large green open space (Peel Close) on lower lying land than the main part of the village.

5.2 Landmarks, focal points and views

As the village’s principal landmark, the Church of St Mary and St Bartholomew dominates the focal space at the junction of Solihull Road, High Street and Marsh Lane. The church’s dominance is emphasised by its long south frontage, as well as its elevated position above High Street and Solihull Road, with a retaining wall of local stone visibly marking the step up from the road to the churchyard beyond. The focal space is further emphasised by the continuity of the building line on the east side of High Street marked by The White Lion and Nos.2-10 High Street and on the south side of Solihull Road, marked by The Old Post Office, Ring of Bells House and Church House.

The two picturesque rows of cottages at Nos.69-79 High Street (west side), form a decisive moment of arrival in the village from the north east, from which direction they act as an important landmark. They also make an important contribution to views from both the north and south. Just to the north, the junction of High Street with Fentham Road and Fentham Green forms another focal point in the village, marked by the cottages on the east side of High Street including Yew Tree Cottage and Nos.112-116 High Street (east side) and Rosebank, Fentham Road. The village war memorial, which stands on the southerly point of the triangular green, reinforces the focal value of this area and is dramatically framed by the surrounding tall trees. Fentham Green adds to the value of the open space and woodland within the grounds of Hampton Manor forms a backdrop above the modern bungalows looking west from the green.
The row of cottages at Nos.32-42 High Street (east side) provides the most striking example of the village's collection of 19th century Mediaeval Revival and Arts and Crafts buildings. Their jettied first floors are clad in white plaster with pargetting, or incised plaster decoration. They lean out over the pavement, giving added emphasis to views northwards along High Street. As part of a group of cottages, which include Nos.22-30 High Street (east side), Manor Lodge and Nos.33-11 High Street (west side), they form a pinch point in the course of High Street and create a picturesque scene looking northwards along High Street.

On Fentham Road the George Fentham School and Fentham Library stand out in views from the north and south, in an area that is not otherwise architecturally outstanding. Views from Fentham Road eastwards across the grounds of The George Fentham Endowed School (Hampton-in-Arden Primary School) take in part of the vista of the River Blythe valley. Views southwards from the car park of the Fentham Club and the southern end of Bellevue Terrace look across more of the valley within a particularly unspoiled rural area. Views eastward along Marsh Lane and westwards along Solihull Road include sections of hollow-way with overhanging trees that frame attractive outlooks.

5.3 Open spaces, trees and landscape

The conservation area has two main areas of conspicuous public open space – the churchyard and Fentham Green. Both are well treed, the green providing the location for the village war memorial and an area of communal remembrance, whilst the churchyard still serves its original purpose.
Allotments on the east side of Fentham Road are also included in the conservation area, providing a considerable amenity to the village. Plots within the walled garden at Hampton Manor have also been let to members of the community as allotments for many years, providing a glimpse of the manor’s historic landscape. The wider area of Hampton Manor’s garden and parkland is a valuable green open space, although there is only limited public access. Comparison of historic maps with recent aerial photographs suggests that the historic design of the park and gardens has been obscured by additional areas of woodland linking the earlier, planned tree planting.

Generally, gardens are private. There is considerable variation in the distance buildings are set back from the road throughout the conservation area. The relatively open gardens to the listed cottages at Nos.69-79 High Street provide a high level of visibility for these important properties. However, in parts of High Street and Fentham Road, gardens are entirely secluded from the road by tall hedges that also screen views of the buildings.

The high degree of tree cover makes an important contribution to the appearance of the conservation area. It includes many large coniferous trees and evergreen broad leafed varieties of laurel and rhododendron. These provide thick screens to views of properties set within private gardens, as well as screening views from the pavement of modern buildings including The Vicarage, Beech Lodge and Nos.15-21 High Street (west side). A notable group of mature, broadleaf trees lines the south and east boundaries of the churchyard. Further trees and tree groups that make a particularly strong contribution to the character and appearance of the conservation area are marked on the Townscape Appraisal map.

5.4 Public realm

Historical photographs show roads of rammed earth with grassed verges and no pavement. Today’s tarmac surfaces and narrow pavements and occasional grass verges can be seen as a natural successor to this vernacular past. The pavements throughout the conservation area are of tarmacadam with concrete kerbs, occasionally giving way to grass verges in keeping with the rural character of the area. Small areas of Staffordshire blue brick paving are preserved around the shops and in alleyways at the southern end of High Street.

Street furniture is appropriately minimal. The focal role of the area surrounding the church is reflected in the presence of a traditional red K6 telephone kiosk located next to the church’s lychgate. A single public bench of wooden laths on a cast iron base is located outside Ring of Bells House on Solihull Road.
The conservation area and much of the surrounding village has street lighting of green painted lighting columns supporting green Windsor-type lanterns resembling historic gas lamps. There are two wooden bus shelters located in the general vicinity of Fentham Green and there are green painted safety railings guarding the pavement at the junction of High Street and Solihull Road. Street names are marked in white lettering on green boards with a white outline. Some effort has clearly been made to co-ordinate the street furniture providing consistency throughout the village. The black and gold painted Council litter bins stand out as not forming part of this scheme.

Where buildings are set back, property boundaries tend to be informal and unobtrusive – low brick and stone walls and hedges – although, as mentioned above, some hedges are now high enough to completely obscure buildings from public view. Exceptions are the formal boundary wall to the churchyard and the high brick wall and beech hedge to Beech House.

6. THE BUILDINGS OF THE CONSERVATION AREA

6.1 Building types

Historically, the village comprised the church, houses, cottages and inns. The church was built of stone for durability and to emphasise its pre-eminent status. Other buildings used more local materials – timber, brick and tile. Here too, there are divisions according to status and age. The buildings surviving from the seventeenth century are box framed in timber, sometimes standing on low sandstone dwarf walls. They have roofs of local clay tile but are often of low construction with the upper floors extending into the roof space.

In the 18th century, brick became fashionable. It was used first to re-front existing timber frames and then became the structural material of choice. At the same time trading became more formal and shopfronts were introduced, initially as alterations to houses and later as part of purpose-built shops, such as those on High Street.

In the mid and late 19th century, the arrival of the railways and national developments in house building allowed greater use of imported material such as brick, glass and Welsh roofing slate. These encouraged the construction of new, better quality housing. However, in response to the wave of uniform building styles sweeping the country, some architects and wealthy patrons championed the use of traditional design and craft skills. This trend was also a response to the perceived loss of a simpler rural way
of life that was a victim to increased mechanisation of farming and a growing urbanism. The buildings in the village designed by William Eden Nesfield are a nationally important example of this and are of particular note for their use of decorative elements such as jettied upper floors, pargetting (incised designs in plaster), eyebrow dormers, carved bargeboards and decorative tile hanging.

The larger, late Victorian and Edwardian villa developments on Bellemere Road, The Crescent, Meriden Road and Old Station Road, emphasised their status by using extravagant architectural detailing, much of which is sympathetic to the buildings designed by Nesfield. A particular innovation in this period was the use of Bath stone to provide surrounds to doors and windows within the ‘Tudorbethan’ tradition.

### 6.2 Listed buildings

There are 34 listed buildings in the conservation area. The majority are listed at Grade II, which are of special historic and architectural interest and rate as nationally significant. However, there are two – the clocktower at Hampton Manor and Moat House – that are listed Grade II* and considered to be of outstanding significance. The Church of St Mary and St Bartholomew is of exceptional significance and is listed Grade I (the highest level of designation for an historic building in Britain). The cross in the churchyard and the earlier moated site around the Moat House are both Scheduled Ancient Monuments of high national significance too.

These buildings form a number of groupings within the conservation area. For instance:

**Hampton Manor:**
- Hampton Manor House, the clocktower, terrace and steps together with Hampton Manor Cottage, Manor Lodge and the walled garden

**Lower High Street/Solihull Road:**
- The Church of St Mary and St Bartholomew, Church House, The White Lion Public House, churchyard cross, K6 telephone kiosk

**Middle High Street:**
- Nos.22-42 High Street (east side)

**Upper High Street:**
- Nos.69-79 High Street (west side)

**Fentham Road:**
George Fentham School and Fentham Library with the early 20th century school house diagonally opposite

There are also over 32 buildings (68 addresses) on the Council’s Local List, including the war memorial. These are heritage assets which, although not statutorily protected, are nonetheless significant in the local context. The Council will take local listing into account when considering planning proposals and they are supported in this by national planning policy.

The local list includes buildings on High Street and in less prominent locations such as Marsh Lane and Station Road, many of which are 19th or early 20th century dwellings.

The listed and locally listed buildings are shown on the Townscape Appraisal map and in the schedule at Appendix 3. The map also identifies other buildings that make a positive contribution to the character of the conservation area. It should be noted, however, that designations in the Hampton-in-Arden Conservation Area are probably understated. There are locally listed buildings that fulfil the criteria for statutory listing and there are positive buildings that could be locally listed.

6.3 Positive buildings

These are the buildings that make a positive contribution to the character of the conservation area and, therefore, underpin its special interest. Listed buildings are, of course, positive and they have their own system of protection. In addition, the ‘positive’ category includes all locally listed buildings and further buildings have been identified during the survey. They are recorded on the Townscape Appraisal Map.

There is a presumption in favour of conserving significant elements, such as positive buildings, within a conservation area. The NPPF notes that ‘great weight should be given to the assets conservation’, and that ‘the more important the asset, the greater the weight should be.’ The Council will also be especially mindful of significance and avoiding harm to or loss of this when considering applications for alteration or extension.

Positive buildings are often the later and more vernacular buildings that are less recognised by other designations. In the Hampton-in-Arden Conservation Area they include buildings such as:

- The walled garden and other garden buildings at Hampton Manor (curtilage listed by virtue of their position within and constant association with the grade 2 listed Hampton Manor)
- Nos.1-8 Bellevue Terrace
Outside the earlier conservation area boundary a significant number of buildings were identified that evidently make a positive contribution to local character and distinctiveness. On Fentham Road, Station Road and in Bellemere Road these clearly form areas of consistent historic character, despite the intrusion of later development in the immediate environment. At Meriden Road and Old Station Road, the buildings are separated by the railway line and station that prevent the development of an area of coherent character. The buildings added to the conservation area as a result include:

- Nos.61-71 Fentham Road (west side)
- Nos.50 & 52 Fentham Road (Rose Cottage)
- Nos.16-24 Fentham Road (east side)
- Nos.1-10 Station Road
- Nos.6-18 Meriden Road (south side)
- The George Fentham Endowed School, Fentham Road (west side)

6.4 Building styles, materials and colours

The style of buildings is much dictated by the materials they are built with. The surviving post-mediaeval buildings in Hampton-in-Arden probably represent the better class of cottages and small farmhouses, built when the timber-frame tradition was able to exploit plentiful supplies of oak from the Forest of Arden. This was mostly a vernacular tradition of modest houses built economically with well-spaced timbers creating box frames. These buildings were of low proportions with accommodation extending into the roof-space. Often the upper floors were lit by dormers and half-dormers, representing a later improvement of the accommodation.

Windows in timber buildings were usually leaded lights with iron casements for openers. However, many of these windows have since been modernised as timber casements.

During the 17th and 18th centuries the local availability of brick allowed infilling of the timber frames with red brick, replacing earlier panels of wattle and daub or rendered planking. The greater availability of expertise in brick building enabled construction of both prestigious and relatively humble buildings in brick, although the difference in quality of materials and workmanship might vary. Beech House provides a fine example of a genteel Georgian house built in brick. The George Fentham School on Fentham Road is a more modest building in the same materials. It illustrates the development of the vernacular style into the use of brick as the primary building material.
Where brick was widely used as a locally sourced material it is unsurprising that clay tiles were also used for roofing. Tiles were hand-made and, therefore, subject to slight irregularities. Those that have survived re-roofing over several centuries tend to be the stronger tiles that have been fired most. In the 19th century flatter machine-made tiles were introduced and, for a minority of buildings, Welsh slates were imported.

Early and mid 19th century cottages on High Street reflect the rebuilding of the estate worker’s accommodation, as well as private investment. Their construction as short terraces provided a means of saving materials and space, although the investment in architectural detail would seem to negate any savings that might have been made. The rows of cottages were added at distinct intervals during the 19th century and provide a series of developing architectural styles. These include simple late Georgian buildings with classical doorcases and hipped roofs, and more striking Gothic Revival structures with intricately carved fretwork bargeboards to gable-ended roofs and serrated ridge tiles along the crests.

The cottages designed by W. E. Nesfield span the transition between Gothic Revival and the Arts-and-Crafts movement. The materials used reflect the latter’s concern to preserve traditional craft working skills and individualistic design. The use of pargetting – lime plaster with impressed or incised decoration – typifies this approach. The buildings also pick up motifs from 17th century vernacular structures, as well as introducing ‘traditional’ design features such as the jettied first floor of Nos.32-42 High Street and eye-brow dormer windows at Nos.77 & 79 High Street.

Fine building stone was used sparingly on the majority of buildings in the conservation area because it had to be imported and because brick was the readily available alternative. The poor quality of the local sand stone is reflected in the restriction of its use to low retaining walls and the dwarf walls, or plinths on which timber framed houses were constructed. However, one area of sandstone walling is retained in the structure of the Parish Church, which appears to be part of the church’s renovation of 1872. A curious detail in this work is the use of galletting, where small pebbles fill in the large uneven joints between the rubble stones.

The use of render for the neoclassical building of the Fentham Club in Marsh Lane overcame the limitations of brick for the smooth facades and rusticated detailing required for the building’s grander architecture. Elsewhere, the wealth of Hampton Manor’s owner, Sir Frederick Peel, was displayed in the ostentatious use of imported stone in the fine ashlar masonry of its principal facades and the clock-tower. The overall palette for the village is relatively varied and somewhat muted, including a mixture of plain red or white painted brickwork, white painted plaster and joinery, black painted timbering, red or orange roof tiles or black slates and buff or pink stonework. The
restrained use of colour on shop signs in High Street prevents them from detracting from this discreetly subdued palette.

The Fentham Institute, a building added to the Local List of Heritage Assets
7. **ISSUES**

7.1 **Key positive characteristics**

This character appraisal concludes that the key *positive* characteristics of the Hampton-in-Arden Conservation Area are:

- A well-defined mediaeval village core and prominent ancient church
- An evolved history that has produced a diverse range of plot widths and building types
- A nationally important cluster of early Arts and Crafts buildings designed by W. E. Nesfield for the Peels
- An important group of public buildings and spaces created by the legacy of George Fentham
- A sinuous central path with a strong sense of enclosure provided by buildings and dense surrounding foliage of trees and shrubs
- Varied building line creating pinch points and more open spaces
- Quiet back lane areas with a mixture of rural buildings types
- Beautiful views of the Warwickshire Countryside to the south, east and west
- Consistent two-storey height with pitched roofs
- Consistent use of building materials – timber, brick, plasterwork and clay tiles
- Attractive arts and crafts detailing, including pargetting, carved bargeboards and intricately detailed chimney stacks
- Designed landscape of Hampton Manor pleasure gardens and park, providing setting of listed garden structures and manor house, including pleasure gardens, arboretum, kitchen garden and parkland
- Significance as an early base for wealthy commuters on the London to Birmingham mainline
- Important focus of the parish church and the Solihull Road, Marsh Lane and High Street junction
- Subtle curve of the High Street provides unfolding townscape views
- Important open spaces: the churchyard, Fentham Green, allotments and the school playing field
- Historic connection with Sir Robert Peel (Prime Minister 1834 – 35 and 1841 – 46) and his son Sir Frederick Peel.
7.2 Key negative characteristics

The conservation area is an extremely attractive and well managed area that benefits greatly from the combination of historically interesting buildings in a verdant setting. This character appraisal identified few serious negative factors affecting the area, although some potential for enhancement exists. Meanwhile, changes affecting areas of interest outside the current boundaries of the conservation area prompt consideration of the expansion of the designated area to protect the interest, character and appearance of these areas. The appraisal concludes that the key negative characteristics of the Hampton-in-Arden Conservation Area are:

- Erosion of historic layout from the 1960s onwards by modern infill development, both within and outside the conservation area including Elm Lodge, Arden Court, Nos. 46 and 48 Fentham Road
- The area to the front of the small modern shopping parade at Nos. 46 & 48 Fentham Road is a small car park serving the business premises. It has little definition from the street and detracts from the rural back lane character of the area
- Use of materials on new development that fail to respect traditional materials and detailing
- Loss of the designed landscape of Hampton Manor Park through atypical tree planting and potential loss of traditional ancillary buildings and features
- Obtrusive weight of traffic at times along the High Street and Solihull Road
- Opportunity sites for enhancement or redevelopment
Intrusion of 1960s development outside the conservation area into views to the east
- Visual intrusion and impediments to traffic flow from on street parking on Fentham Road (perhaps limiting speeds?)
- Loss of activity and interest in large pavement area outside the former Ring of Bells Public House
- Appearance of the garage on Solihull Road and potential for redevelopment of this (scheme approved late 2014) and surrounding land including post war houses with large gardens
- Use of unsympathetic modern design and materials on developments in the setting of heritage assets and other houses on Bellemere Road (currently outside the conservation area)
- Poor condition of the road surface at Station Road, which is owned and maintained by Railtrack (outside the conservation area)

7.3 Issues

The Hampton-in-Arden Conservation Area encompasses an attractive rural settlement including its gradual growth up until the early 20th century. The main threats to its character came with rapid post-war expansion when redevelopment might have had far more impact than it did, but for the concerted strength of local feeling. Recent changes have been more subtle, but further incremental change could have an adverse effect on the quality of the environment if not managed properly.

The buildings are generally in good condition and the area is clearly a desirable location in which to live. However there are a number of issues that will need to be addressed if the conservation area is to be protected from unsympathetic changes. These are:

1. Development

The general aim is to maintain the quality of Hampton-in-Arden through the consistent application of basic urban design principles. These include:

- Observing historical plot sizes
- Limiting the height and bulk of buildings
- Using a limited palette of materials and colours
- Maintaining the sense of enclosure at the centre where appropriate, with increasing openness towards the edges
- Maintaining the focal value of the Solihull Road/ High Street junction
- Maintaining or enhancing the quality of the approaches to the conservation area
- Promoting increased pedestrian accessibility

Development has been permitted within the grounds of Hampton Manor to facilitate the conversion of the estate into a hotel and conference centre,
including the construction of a semi-subterranean function suite beneath its forecourt. Further development in the grounds should also be carefully managed to avoid creating harm to the significance of the setting of the manor and its clock tower as well as to the significance of the special character and appearance of the conservation area and the integrity of the designed landscape, including the grouping of well preserved pleasure gardens, park, walled kitchen garden and arboretum, with many associated structures.

The conservation area contains a number of houses with large gardens. This low density is a significant factor in the character of the conservation area that it will be important to weigh against any development proposals.

2. **Trees**

Trees contribute strongly to the character of the conservation area. Many are now reaching maturity. In addition to any health and safety issues that arise, landowners should ensure succession through replacement planting under the requirements for replacement trees within conservation areas.

3. **Traffic management and the public realm**

Traffic can be heavy at times along the High Street and Solihull Road and HGVs are particularly obtrusive. Efforts have already been made to introduce traffic calming measures, but there may still be opportunities to promote pedestrian priority and reduce vehicle speeds.

4. **Designations**

It was apparent that areas in the immediate vicinity of the conservation area were under-represented on the Council’s Local List of Heritage Assets. The evidence base and clarity of development management decision making can be greatly enhanced by a systematic update of the Council’s Local List using up-to-date criteria following English Heritage guidance. A number of buildings within and adjoining the conservation area were identified as making a positive contribution to local character and distinctiveness (see Townscape Appraisal Map). These buildings were assessed and have been added to the Local List of Heritage Assets (of local architectural and historic interest).

The grounds of Hampton Manor preserve an important mid 19th century garden and historic park. This includes statutorily listed garden structures and forms the setting of the listed manor house, clock tower, cottage and lodge. There are also numerous structures within the curtilage of these listed buildings, such as the walled garden and ancillary buildings. The tree planting in the gardens includes collections of non-native American trees representing an important phase of 19th century plant collecting, which may also be rated as having a special historic and botanical interest. Accordingly, it is possible that the park and gardens would rate as of national importance.
within the criteria of the Register of Parks and Gardens of Special Historic and Horticultural Interest, and a request for their assessment and addition will be considered.

5. Conservation Area boundary review
As part of the appraisal process, the conservation area boundary was inspected and reviewed. It was suggested that amendments should be made to include:
- Nos. 16 to 24 Fentham Road
- Nos. 38 & 40 Fentham Road
- The George Fentham Endowed School, Fentham Road (east side)
- Nos. 1 to 10 Station Road
- An area of parkland at Hampton Manor
- Nos. 6 to 18 Meriden Road (south side)
- Nos. 21, 25 & 27 Solihull Road
- Part of Bellemere Road

The above were added due to the positive contribution that the buildings and the spaces around them make to the conservation area, apart from at Solihull Road where the prominent position in views into and out from the conservation area means that the large plots are important to current and future appreciation of the conservation area. The area of Bellemere Road, including Nos. 43- to 47 Marsh Lane, has been identified as a discrete area of particular architectural interest comprising the cluster of late 19\textsuperscript{th} and early 20\textsuperscript{th} century villas and small ‘railway’ cottages. This area may be regarded as an area of special historic and architectural interest in its own right and requires appropriate management to protect its character and appearance. It is proposed that this should be designated as a satellite extension to the conservation area.

21 to 27 Solihull Road, now within the conservation area
8. RECOMMENDATIONS

Based on the various Issues identified in the preceding chapter, the following recommendations are made:

8.1 New Development

- The Council should ensure that all new development in the conservation area adheres to established urban design principles\(^1\) as well as the Council’s own Local Plan policies. Generally, there should be a presumption in favour of retaining existing buildings, gardens and green open spaces that contribute positively to the character of the conservation area.

- Opportunities for enhancement should be considered, particularly in the area of Nos.46-48 Fentham Road and their associated customer car park, and in the pavement area outside Ring of Bells House.

8.2 Designations

- A review of the local list should be undertaken by the Council in partnership with the Hampton-in-Arden Parish Council and Hampton Society, and according to agreed criteria to be applied across the Borough.

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\(^1\) Guidance on the design of new development in historic areas is provided by Design Council-CABE and English Heritage.
• The potential designation of the park and gardens at Hampton Manor as a Park and Garden of Special Historic or Horticultural Interest should be pursued in collaboration with English Heritage.

8.3 Conservation Area boundary review

• As part of the appraisal process, the conservation area boundary was inspected and reviewed. The following additions are recommended:
  o Nos.16-24 Fentham Road
  o Nos.38 & 40 Fentham Road
  o The George Fentham Endowed School, Fentham Road (east side)
  o Nos.1-10 Station Road
  o Nos.6-18 Meriden Road (south side)
  o Nos.21, 25 & 27 Solihull Road

• The Council should also consider the designation of Nos.1-29 Bellemere Road and Nos.43, 45 & 47 Marsh Lane as an extension to the conservation area in recognition of the cluster of late 19th century villas and railway cottages of particular architectural and historic interest.

• The Council should consider the deletion of:
  o Belle Vue Terrace
  o Fentham Green (the houses only not the Green itself)

8.4 Traffic management and the public realm

• The effectiveness of traffic calming and pedestrian priority measures should be reviewed and upgraded where possible

• Any opportunities should be taken to enhance key open spaces

8.5 Trees

• When resources permit the Council should work with the Parish Council to devise an appropriate strategy for managing the tree planting in the area surrounding the village war memorial, including an approach to thinning and replanting to maintain the contribution of this area of public open space to the character and appearance of the conservation area.
APPENDIX 1. Local Plan policies

The relevant document is the Solihull Local Plan 2013. Extracts are reproduced as relevant and the full text can be found at the link below: http://www.solihull.gov.uk/ldf

11. Promoting Quality of Place

Policy P15 Securing Design Quality

Policy P16 Conservation of Heritage Assets and Local Distinctiveness

P17 Countryside and Green Belt (part extract only)

APPENDIX 2. Heritage assets in the Conservation Area

1. The statutory list of buildings of special architectural or historic interest

Grade:

- High Street (East side)
  - White Lion Public House II
  - Nos. 22 to 30 (evens) II
  - Nos. 32 to 42 (evens) II
  - No.82, Beech House II
  - No.110, Yew Tree Cottage II

- High Street (West side)
  - Church of St Mary and St Bartholomew I (A)
  - Churchyard Cross II
  - Nos.69 to 75 (odds) II
  - Nos.77 and 79 (odds) II
  - Hampton Manor II
  - Clock tower attached to Hampton Manor II*
  - Garden terrace, walls and steps at Hampton Manor II
  - Manor Cottage II
  - Manor Lodge II
  - K6 Telephone kiosk II
2. **Solihull MBC local list of buildings of special architectural or historic interest**

- Bellemere Road – numbers 1, 3, 7, 9 and 11, 15, 21, 25, 29, 35 and 37
- Butchers Road - Congregational Chapel
- Fentham Road - 16 to 24 (evens), Craven Leigh, 38, 40, George Fentham School, 72, 74a, 74b, 76 and 80
- High Street – numbers 2, 4, 6, 84 and 112 to 116 (evens), numbers 3 to 11 (odds), former Engine Hotel, War Memorial
- Marsh Lane - Adkin Cottage, The Nook and Latchetts, The Cottage, Fentham Institute, numbers 43 to 47
- Meriden Road - 6 to 18
- Solihull Road - The Old Post Office, numbers 3-5,
- Station Road - Spring Villas 1 to 4, and 5 - 10

3. **Scheduled ancient monuments**

- Solihull Road - Moated site at Moated House
- High Street - Churchyard cross in St. Mary & St. Bartholomew's Churchyard
APPENDIX 3. Report of Consultation

Background

The draft conservation area appraisal was widely circulated to properties in the village and it was posted on the Solihull MBC website. It was then the subject of a consultation period during which the Parish Council and Hampton Society were active in providing venues and helping to staff the two drop-in sessions were held at the parish office and Fentham Hall on 8th and 12th June 2013. These were attended by Planning Officers from Solihull MBC Enforcement and Conservation section. Following amendments the second draft was reported to the Conservation Advisory Committee and then to the Cabinet Member for Land and Economic Development for decision.

Report

The following table summarises all the comments made to the consultation process and the Council’s response in each case. Contributions made at the public meeting were unattributed. Representations from consultation including drop-in sessions and Council response:

<table>
<thead>
<tr>
<th>Respondent</th>
<th>Comments</th>
<th>SMBC Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hampton Parish Council and Hampton Society</td>
<td>Support Solihull Road addition as land is significant in views into and out of the conservation area, particularly from Solihull and Knowle Roads, although the houses are not positive buildings&lt;br&gt; &lt;br&gt; Belle Vue Terrace deletion – prefer to retain newer buildings/plots within the CA so that whole of Belle Vue Terrace would be within the CA so that any future proposed development upon this space which also features in views into and out of the conservation area can be better controlled&lt;br&gt; &lt;br&gt; Support Bellemere Road/ 43-47 Marsh Lane addition&lt;br&gt; &lt;br&gt; Fentham Green bungalows – object to deletion as they are maturing and low key and represent early attempt to provide essential</td>
<td>Noted</td>
</tr>
<tr>
<td>Location</td>
<td>Action</td>
<td>Comments</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Former Engine Public House site</td>
<td>include remainder of site to try to assist efforts to secure only sensitive future planning proposals</td>
<td>Inclusion of further area of site not justified</td>
</tr>
<tr>
<td>Fentham Road</td>
<td>support the additions but with variation of boundary to exclude new house recently built behind 38</td>
<td>New house rear of 38 should not be included</td>
</tr>
<tr>
<td>George Fentham School</td>
<td>only support the inclusion of the 1914 school building, not full site</td>
<td>Difficult division but justifiable</td>
</tr>
<tr>
<td>1 – 10 Station Road</td>
<td>support addition of dwellings and plots</td>
<td>Noted</td>
</tr>
<tr>
<td>27 and Shadow Brook, Shadowbrook Lane</td>
<td>no objection to deletion of houses/ plots and additional garden land at Shadow Brook from CA</td>
<td>Noted</td>
</tr>
<tr>
<td>6 to 18 Meriden Road</td>
<td>support inclusion</td>
<td>Noted</td>
</tr>
<tr>
<td>General agreement to the suggested positive buildings, and to the corner at the church and shops, cottages at 3 to 11 and 22 to 42 High Street, war memorial as Focal Points. Support ‘Important View’ from Solihull Road in towards Hampton Manor across former parkland, despite not being a well-used viewpoint from a farm gateway</td>
<td>Noted</td>
<td></td>
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<tr>
<td>Agree inclusion of connecting land to ‘join’ areas at Bellemere Road and Meriden Road to the existing conservation area not</td>
<td>Noted</td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>Comments</td>
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<tr>
<td>Mr Etherington, 11 Station Road</td>
<td>Would addition of 1 to 10 Station Road affect alterations and tree works at adjoining house? Would Network Rail have to maintain/improve road? Advised of design and overhanging tree works issues. Advised road not to be included.</td>
<td></td>
</tr>
<tr>
<td>Mr Mort, 11 Solihull Road</td>
<td>Property to remain within CA? Advised remains within CA.</td>
<td></td>
</tr>
<tr>
<td>Ms. Connolly</td>
<td>Will traffic volumes and weights be reduced through village to benefit character. Advised that this would be considered.</td>
<td></td>
</tr>
<tr>
<td>Mrs M Bartlett, 2 Solihull Road</td>
<td>As above As above.</td>
<td></td>
</tr>
<tr>
<td>Mrs Tidball, Solihull Road</td>
<td>21 - 27 Solihull Road should not be included in the CA; Fentham Green bungalows should remain within the CA. Advised reasons for Inclusion; advised that this would be considered.</td>
<td></td>
</tr>
<tr>
<td>Joan Newman, 27 Solihull Road</td>
<td>As above As above.</td>
<td></td>
</tr>
<tr>
<td>Mr and Mrs Kay of 23 Bellemere Road</td>
<td>Modern house is not detrimental to streetscene; what are implications of designation? Mr Kay, 23 Bellemere Road – wording of last but one point of 7.2 suggests that all recent developments in Bellemere Road are unsatisfactory, which he considers unfair in the case of 23.</td>
<td></td>
</tr>
<tr>
<td>Mr Wayman Morris of Shadowbrook, Shadowbrook Lane</td>
<td>Can Shadowbrook’s garden on land bought from Manor be excluded too? Noted, road excluded.</td>
<td></td>
</tr>
<tr>
<td>Railtrack</td>
<td>Object to inclusion of operational land of Station Road surface and verge against railway fence. Noted, road excluded.</td>
<td></td>
</tr>
<tr>
<td>Mrs Hammond</td>
<td>21 – 27 Solihull Road should not be included in the CA, site and its trees are not significant. Advised reasons for Inclusion.</td>
<td></td>
</tr>
<tr>
<td>Drs Roper, Bellemere Road</td>
<td>Cautious support for inclusion of Bellemere Road as a satellite to the conservation area; could fields be designated to link to main village? Noted; explained lack of special interest to fields and lack of justification to include within CA.</td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>Observation/Comment</td>
<td></td>
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<tr>
<td>Mrs Hammond</td>
<td></td>
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<tr>
<td>Gooch Estates</td>
<td>No observations</td>
<td></td>
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<tr>
<td>Mr Lewis</td>
<td>No objection to inclusion of Bellemere Road as a satellite to the conservation area</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Noted</td>
<td></td>
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<tr>
<td>Mr Batey</td>
<td>No objection to inclusion of Bellemere Road; would house alterations and works to trees be subject to additional considerations?</td>
<td></td>
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<tr>
<td></td>
<td>Advised of design and overhanging tree works issues</td>
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<tr>
<td>Mr Kaye</td>
<td>Queried implications for Bellemere Road</td>
<td></td>
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<tr>
<td></td>
<td>Advised of design and overhanging tree works issues</td>
<td></td>
</tr>
<tr>
<td>Mr O’Donnell</td>
<td>Include 39 Bellemere Road in new CA boundary; include 45; include ends of gardens at 33 to 37?</td>
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</tr>
<tr>
<td></td>
<td>Explained lack of special character of plot and modern house at 39 and 45; boundary across 33 to 37 gardens reflects earlier land division</td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX 4. References

- Bryant, M, Parker, R and Smith, H – *Hampton-in-Arden at the Millennium* – 2000
- Solihull MBC – *Hampton-in-Arden Village Study* – 1987
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