



Bracknell Forest Borough Council  
**Church Lane, Warfield**  
Conservation Area Appraisal



The Church of St. Michael the Archangel, Warfield



August 2006

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Report No:

Bracknell Forest Borough Council  
**Church Lane, Warfield**  
Conservation Area Appraisal

Approved by Bracknell Forest Borough Council Executive Member  
for Planning and Transportation .....

.....  
Jacobs Babtie Technical Director

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## 1 Introduction

### 1.1 Summary

This character appraisal was written following the review of the existing Church Lane Conservation Area, Warfield (figure 2). The Conservation Area was created on 21 Nov 1974 and is centred around the church of St Michael the Archangel. It was created to uphold the character and appearance of the historic core of Warfield along Church Lane and to place a control on the development of the area.

The Conservation Area was designated under former legislation, which has now been substituted by the **Planning (Listed Buildings and Conservation Areas) Act 1990 (the "Principal Act")**.

Jacobs Babbie was commissioned by Bracknell Forest Borough Council to carry out a re-appraisal of the existing Conservation Area, including a review of the boundaries, and to describe the character and appearance of the area to help guide future planning decisions. This is in line with the need for the Council to have up to date appraisals for its Conservation Areas, as prescribed by Section 69 of the Principal Act 1990, and Best Value Performance Indicator (BVPI) 219b for 2005-06.

### 1.2 Methodology

The Conservation Area was established, following decisions made by the Development Committee (Berkshire County Council) on 25 April 1974. Proposals were put forward to the Committee and Berkshire County Council, and the Council for the Protection of Rural England were advised of the designation. The public were consulted and an advisory committee established. A short appraisal document was produced, following the designation of the Conservation Area, listing the buildings and other features of interest which it contained. This governed future applications for (a) demolition of any buildings in the Area; (b) works on trees in the Area (of those not already protected by Tree Preservation Orders); and (c) any other new developments.

The Conservation Area was re-appraised during 2005, to determine the current boundaries and contents of the Area. Site visits were carried out, with records and photographs taken, and an assessment of the built heritage was made, based on the English Heritage guidelines (*English Heritage 2005 Understanding Place - Guidance on Conservation Area Appraisals*). The figures contained in this appraisal were created to illustrate the views seen of the buildings and their settings (figures 5-7), together with a description of the attributes of the Church Lane Conservation Area.

In order to lead to a better understanding of the development of the area and what makes it the place it is today, all residents and occupants of the Conservation Area received a letter seeking their views on what they feel makes the area 'special'. In particular, it sought local knowledge, information on architectural styles, development, designers, former uses of properties, special gardens, landscaping and historic photographs related to the distinctive character of this area which could inform this appraisal.

Once the draft appraisal was finalised 3 site notices were placed around the Conservation Area informing the public that a document has been prepared and there was an opportunity for comments to be made before it was completed. A copy was available to view for 21 days at the Borough Council offices, Parish Council offices, local library and on the internet.

### 1.3 Site Location and Topography

The village of Warfield is located to the north side of Bracknell town, in the Borough of Bracknell Forest (figure 1). The village is located in the large parish of Warfield which includes Hayley Green, Hawthorn Hill, Moss End, Nuptown, Warfield Street, and West End. Historically it was located along the main roads from Reading to Windsor and London and nearly two thirds of the land was permanent grassland, the rest being predominantly arable with some woodland.

The focus of the Church Lane Conservation Area is the church of St Michael the Archangel (figure 2). The area briefly extends to the north side of Church Lane, to include Glebe House, but is otherwise only located on the south side of the road. The Conservation Area begins at the Rectory Lodge on Church Lane and continues east along the road, to the church of St Michael the Archangel. The Conservation Area includes the church buildings and grounds, together with those of Rectory House, extending south to the stream. The Parish Rooms, St Michael's Cottage, Church Cottage and Herbert House form part of the area, which ends with the east boundary of the Vicarage.

The Church of St Michael the Archangel is situated on the high ground of the Church Lane Conservation Area, on the north side of the stream, a branch of the Cut. The land sweeps gently down to the west and remains level to the east. The land rises gently to the north-west, towards Jealott's Hill, approximately 1.5km away.

### 1.4 Historical Context

The name Warfield, together with nearby Winkfield, is a Saxon name which dates from c 600-700AD when the area was cleared of woodland (VCH Berks, vol 3, p.85). The name may originate from either *Woer-Feld* meaning weir-field or *Woernawell-Feld* meaning Wren's Stream Field (*ibid*, 185). The area of land was a tithing (vill) of Windsor Forest and at the time when it was given by Edward the Confessor to his wife Edith, it was known as 'Warwelt' (Barty-King, 2001, 14).

A wooden chapel was built in the Village of Warfield during the Saxon period, c 900AD, which was to be given on the death of Emma, wife of King Canute, to the See of Winchester, but was passed to Queen Edith instead. The Domesday Book lists Warfield as 'Warfelt' in the Ripplesmere Hundred (rather than the Wargrave Hundred), worth 10 'hides' (approximately 10 x 80-100 acres) (*ibid*).

The wooden chapel was replaced by a new stone-built church in the beginning of the C12th. One source suggests that the church was dedicated to St Michael the Archangel, the warrior, possibly as a result of a connection made to the name of Warfield (*ibid*, 16). There are, however, many churches dedicated to St Michael that are associated with pre-Christian sacred sites.

On the Dissolution of Hurley Priory by Henry VIII in 1539, the Rectory of Warfield was taken as his own (*ibid*, 23). In 1547, King Edward VI passed the lands of the Rectory to Charles Cecil, who sold them to John Bowyer. The Rectory passed through several more owners until it was acquired by the Terry family, who held it for 200 years. A churchwarden's book survives from 1586, which was used for 142 years documenting the wardens and overseers of the poor, for each year (*ibid*, 26).

One of the principal residences in the area was Heathley Hall at Hayley Green which was home to Richard Staverton and his family from the beginning of the C17th, but was demolished later in the C17th (VCH Berks, vol. 3, 184ff). Only the moat survives today, now surrounding Moat House. There may originally have been a royal hunting lodge on Warfield Walke, which was replaced by Warfield House during the Georgian period (*ibid*), located approximately 1km south-east of the Conservation Area. Warfield Park, approximately 2km west of the Area, was built by

Colonel John Walsh in 1766, and although it no longer stands, the associated parkland still survives as Warfield Park, (*ibid*).

### 1.5 Historical Development of Warfield

The core of the village of Warfield developed around the Church of St Michael the Archangel, which was first constructed in the C12th, replacing a Saxon chapel. The church was extended in the C13th, C14th and C15th, and eventually restored by G E Street in 1872-5. The Parish Rooms, or almshouses, were constructed to the south-west of the church in the C17th and renovated in 1974. St Michael's Cottage was constructed to the south-east of the Parish Rooms, in the C17th. The cottage contained a brick archway and wooden door which linked the building to the Parish Rooms (Barty-King, 2001, 136).

In the C18th the present Rectory House was built to the south-west of the church as part of the development of the village along both sides of Church Lane and Hayley Green, to the south-east. The majority of these houses date from the late C19th or C20th centuries and are brick built.

Historic maps

The Church of St Michael the Archangel, together with the Parish Rooms and St. Michael's Cottage, plus two other unnamed buildings, are all as shown on Rocque's map of 1761 (figure 3).

The Enclosure map of 1817 shows the parish of Warfield, with the church of St Michael the Archangel in the centre, the labelled Vicarage and Rectory buildings and Warfield Grove to the south-west (Barty-King, 2001, 47).

By the time of the first Edition OS map of 1887 the Rectory and the 'Vicarage' together with a pond, had been added to the map, in addition to the Parish Rooms and church (figure 4). A number of now demolished buildings are shown including a building along the north side of Church Lane, close to the current position of Glebe Cottage, as well as another building located on the site of the modern graveyard.

### 1.6 Statutory Designations

In addition to the designation of Church Lane Conservation Area, there are five listed structures. The listing of a structure gives it a statutory designation which protects it as a building of special architectural and historic interest. These consist of one Grade II\* listed building and four Grade II listed structures, as follows:

- (74-1/12/179) Church of St. Michael the Archangel – Grade II\* ;
- (674-1/12/180) Tomb of the Grave Family– Grade II;
- (74-1/12/181) Parish Rooms – Grade II;
- (674-1/12/182) St Michael's Cottage – Grade II; and
- (74-1/12/183) Rectory House – Grade II.

In addition there is a moated site at Maidens Green on Winkfield Lane, Winkfield (SMR 12033) which survives as an earthwork, approximately 2.5km north-east of the conservation area. Although there are no Registered Parks and Gardens or Battlefield sites inside or close to the area, there are 72 Tree Preservation Orders within the Conservation Area.

## 1.7 Architectural Styles

### The Church

The church of St Michael the Archangel consists of a nave and chancel from the early C13th with architectural elements which are in the Romanesque style. It is constructed of conglomerate rubble stones with limestone quoins and dressings surrounding the windows and doors (plates 8-15). St Katherine's chapel was added to the east end of the church in the C13th. To the south of this, the chancel was built between 1330-1340 complete with a turret of ashlar limestone on the south-east corner.

An aisle, also of conglomerate and limestone, was built onto the south side of the existing nave, during the early C15th, in the Perpendicular style. The western tower, also added in the C15th, is of conglomerate stone, interspersed with limestone rubble masonry and limestone ashlar quoins and dressings. The tower has a large west window with two-centred windows with trefoil-headed and louvred lights on the north and south faces of the bell stage. The Easter Sepulchre and a number of the stained glass windows were defaced following the Dissolution of Hurley Priory in 1539.

Renovations were completed on the church between 1872-75, by the Victorian architect G E Street, who also renovated St Mary's Church at Winkfield. The renovations included new quoins, a new stair turret roof and possibly new crenulations and a gargoyle to the west tower. Two shallow buttresses of conglomerate and limestone quoins were also added at right angles to each corner and between at intervals along the chancel walls. Street's renovations were built in High Gothic style as part of a general Victorian movement of repairing medieval churches.

### Use of Brick and Timber Frame

The earliest surviving evidence of brickwork in the Conservation Area is in the construction of the Grade II listed Parish Rooms (plate 16) located to the rear of the church, and the possibly contemporary St Michael's Cottage (plate 21). The Parish Rooms are constructed of timber framing with brick infill panels, dating from the early C16th. However, the Parish Rooms were substantially renovated and, in parts, re-built during the renovations of 1974.

St Michael's Cottage is also of timber framing and brick infill panels. These are the only timber framed buildings surviving within the Conservation Area, although there are more in the vicinity, for example, Tudor Cottage at Moss End. The bricks used were produced locally using the distinctive clay which produces a soft orange-coloured 'Binfield' brick. Brick was also used for the construction of the northern boundary wall of the church, the construction of Rectory House, behind its facades of ashlar limestone, St Michael's Cottage, Church Cottage, Herbert House, The Vicarage, Glebe Cottage (now painted white), The Willows and St. Katherine's.

### The C18th to present

Rectory House was originally the rectory for the Church of St Michael and is now a private house. It is an elegant two storey Georgian building designed in a neo-Classical style. A hopper head on a downpipe provides a date of 1820 which may relate to the original construction of the house. The building is an ashlar stone construction with a low-pitch slate roof behind parapets and two large central chimneys with several clay pots. Elevation details include the use of four pilasters along each front resting on a basement plinth and supporting a moulded cornice and parapet. Window design comprises sash windows with glazing bars throughout. A rendered extension with an old tile pyramidal roof dates from 1906. The brown stone frontispiece inserted early C20th has a first floor centre window blocked and filled with arms above it of a previous owner.

The majority of other houses in the vicinity date from between the late C19th-C20th.

Glebe Cottage is shown on the 1887 OS map and originally had an L-shaped plan. The building is brick-built, painted white with a plain tile roof with corbelling at eaves level. Externally there is a porch with a two-centred, two-light window, in a Gothic Revival style. From the evidence of the interior, such as a the high level serving hatch with grills for serving drinks off-licence, the building may once have once served as an inn.

St Katherine's, for instance, is a large red brick early C20th building, with a half-hipped plain tile roof with dormer windows along the south face, and vertically-hung exterior plain and scalloped tiles along the first floor.

Modern additions to the houses in the Conservation Area include new windows, extensions, changes of roofing materials, the addition of modern gates and posts and modern sheds. A new car park and a new graveyard have also been constructed, opposite the church.

### **1.8 Archaeological Interest**

The archaeological elements of the locality include the unscheduled moated site at The Moat House, Hayley Green, approximately 1km south-east of the area. The moat was dug by Sir John Newenham during the C16th and surrounded the now demolished Heathley Hall, home of the Staverton family. The manor was split into two in 1970 to form The Moat House and Hayley Green Farm, and the moat still survives (Barty-King, 2001, 149). However, as the moat is now incomplete, it is not a Scheduled Ancient Monument.

Chawridge Manor Farm, Maiden's Green is located approximately 2km to the north-east of the Area and is also unscheduled. The north side of the moat exists as a pond, while the south side is preserved as a field boundary.

The scheduled moated site on Winkfield Lane (SMR 12033) currently survives as an earthwork which is overgrown with trees and there may be undiscovered archaeological features associated with these locations.

A further archaeological site is located in Jealott's Hill to the north-west of Warfield, where Iron Age coins were found in 1998.

### **1.9 Townscape**

There are a number of unlisted buildings in the Conservation Area which contribute to it's overall character and appearance. These include Herbert House, Glebe Cottage and Church Cottage and, outside the designated area, St Katherine's.

The majority of the buildings in Warfield are brick-built, as is the church boundary wall. The numerous well-kept gardens in the Conservation Area provide a green link between the built-up area and the surrounding fields.

#### **Road Alignments**

The road alignment of Warfield village forms a ribbon development along Church Lane. Church Lane begins at the junction of Osborne Lane and Westhatch Lane, and takes a north-easterly path, crossing The Cut (stream). The road then turns east and continues parallel to the stream, towards Malt Hill road. St Katherine's Drive is an unmade lane located to the north of Church Lane.

#### **Open and Closed Spaces**

The western approach to the Conservation Area along Church Lane passes the extensive grounds of Rectory House. As the road bears round the bend to the east, the church car park

on the north side gives an unimpeded view across to Jealott's Hill and the surrounding countryside to the north.

The road is bordered with hedges and brick boundary walls, but opens out with a lawn in front of The Willows, providing a greater open space at this point. The road continues east and is again lined with hedges and walls, limiting the views. St Katherine's Drive, leading from Church Lane north, is flanked on the west side by a field which belongs to the Diocese of Oxford. The field is extensively tree-lined and therefore does not enhance the open spaces of the Conservation Area. The lane terminates at a junction with an east-west path along the south edge of open fields to the north.

### Trees

There are 72 Tree Preservation Orders (TPOs) inside the Conservation Area. They consist of single trees and cohesive areas of greenery. The churchyard has a large pine tree on the north side which is protected by a TPO, while a large number of trees are protected along the west boundary of the church in the grounds of Rectory House and along the north side of The Cut to the south. Mature trees line the north-south St Katherine's Drive opposite the church and the verdant quality continues eastwards along the north side of Church Lane.

### Views

The eastern approach to the Conservation Area yields a view of The Willows to the north and the church to the south. The main view of the Conservation Area is of the Church of St Michael the Archangel, which can be seen from the west approach. The church can also be glimpsed from the grounds of Rectory House, to the south-east. On turning the bend in the road, to the east, the church tower and nave become visible, while the east end is hidden behind trees. On continuation eastwards along Church Lane the extension of the church chancel is visible. The eye is drawn along the road by the low brick boundary wall of the churchyard. The straight lines of the road are broken by the mouth of the St Katherine's Drive, leading off to the north, and the garden of The Willows.

### Boundaries

The grounds of Rectory House are demarcated by a well-kept hedge that follows the bend of Church Lane, to the east. The eastern border of Rectory House is formed of hedging and trees, while a high brick wall, possibly dating from the C17th, separates the house from the Parish Rooms. The Church of St Michael the Archangel is bordered on the north side by a low brick wall, which runs along the south side of Church Lane. It is bordered on the east side by a second neat, thick, north-south hedge. Herbert House, St Michael's Cottage and Church Cottage are all secluded houses located at the end of a hedge-lined driveway that leads south from the road.

The church car park on the north side of the road is demarcated by modern wrought iron railings. The new graveyard beside it is separated by a hedgerow that continues around the perimeter. The southern entrance from the road is marked by brick piers and wrought iron gates.

A lane, St Katherine's Drive, runs down the east side of the new graveyard, with Glebe Cottage to the other side. Glebe Cottage is enclosed by a wooden fence and an additional hedge to the roadside. The Willows has no enclosing borders, but the house is partially shielded by a weeping willow in the centre of the lawn to the front of the property.

### Road Surfaces, Street Furniture

The entrance to Rectory House is marked by two modern yellow brick piers, which do not harmonise with the area's predominantly red brick construction, and a pair of wrought iron gates (plate 1). The brick piers are surmounted by stone or concrete spheres and a concrete plaque bearing a coat of arms is set into one pier, and a name plaque in the other. The boundary hedging is bordered with grassy verges that run along the side of the road.

The car park opposite the church on Church Lane is lined with unobtrusive, low, wrought iron fencing, with a sign on the gates restricting the car park to church-users only (plate 4). The entrance is signalled by a wooden notice board for the Warfield Parish Council (plate 7).

The entrance to the graveyard is marked by two modern red-brick piers, with wrought iron gates (plate 5). The perimeter is marked by a hedge that extends round the grounds. St Katherine's Drive, to the east side, is marked by a signpost on the west corner, displaying it as a public footpath.

### 1.10 The Conservation Area Boundary

The boundary of the current conservation area was formed in 1974. It runs around the grounds of Rectory House, east along the border of St Michael's Cottage and Herbert House and north past the Vicarage to Church Lane. It then runs west, to include Glebe House on the north side of the road and returns past the north boundary of the churchyard, back to Rectory House. The new graveyard might be considered as part of the new conservation area, as it contains mature trees and is part of the land of the church.

### 1.11 Planning Policies

The Church Lane Conservation Area is protected by its designation, granted on 21 Nov 1974.

The definition of a conservation area is given in **Planning Policy Guidance Note 15 (PPG15)** as 'an area designated by the Local Authority under the **Planning (Listed Buildings and Conservation Areas) Act 1990** as having a special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance' (PPG15, 1994).

PPG15, Chapter 4 addresses Conservation Areas and gives guidelines regarding the protection of undesignated elements inside the areas. The demolition of an unlisted building in a Conservation Area requires the owner to apply for Conservation Area consent. Other development is dealt with as standard planning applications, but the **Planning (Listed Buildings and Conservation Areas) Act 1990** requires under Section 72 that special attention be paid in the exercise of planning functions in a Conservation Area, to the 'desirability of preserving or enhancing the character or appearance of the area'.

**The Berkshire Structure Plan 2001-2016 (adopted July 2005)** provides a long-term guidance on the landuse and development of Berkshire. Policy EN4 states that:

1. The historic features and areas of historic importance and their settings will be conserved and where appropriate enhanced. The councils will only allow development if it has no adverse impact on features or areas of historic importance.
2. Proposals will be expected to have regard to the wider historic environment and will only be permitted when they would preserve or enhance the character or setting of Berkshire's historic landscape and built environment.

**The Bracknell Forest Borough Local Plan (adopted January 2002)** was written to provide local policies for the Borough and Conservation Areas. Built structures and the environment are particularly dealt with in Chapter 2, as follows (for full details see Appendix 2):

POLICY EN1: Protecting tree and hedgerow cover

- POLICY EN6: Ancient monuments and archaeological remains of national importance
- POLICY EN7: Other important archaeological remains
- POLICY EN8: Development on land outside settlements
- POLICY EN9: Changes of use and adaptation of existing non-residential buildings outside settlements, outside the Green Belt
- POLICY EN12: Historic parks and gardens
- POLICY EN15: Floodlighting
- POLICY EN16: Demolition of listed buildings
- POLICY EN17: Development proposals including the alteration, extension, or change of use of listed buildings
- POLICY EN18: Conservation areas
- POLICY EN19: Demolition in Conservation Areas
- POLICY EN20: Design considerations in new development
- POLICY EN23 Advertisements

### **1.12 Conclusion / Action Points**

Following this Conservation Area appraisal, it is proposed that Bracknell Forest Borough Council will formulate and publish proposals for the preservation and enhancement of the Conservation Area, in line with Sections 71-72 of the Principal Act 1990, Best Value Performance Indicator (BVPI) 219c (*for 2005-06*) and English Heritage's recent publication '*Guidance on the Management of Conservation Areas*' (August 2005).

At some stage in the future, it is hoped that the Borough Council will formally adopt and publish the character appraisals and management proposals for each of the authority's Conservation Areas, possibly as part of the forthcoming Bracknell Forest Local Development Framework. Action points to consider in the future include:-

Establishing general enhancement principles

Street management and improving the public realm

Urgent works and repairs notices (if any)

Article 4 directions (related to Church Lane Conservation Area); and

Extending the boundary across Church Lane, to include the graveyard of the Church of St Michael the Archangel.

**Table 1: Summary of the Conservation Area Buildings and Architectural Styles**

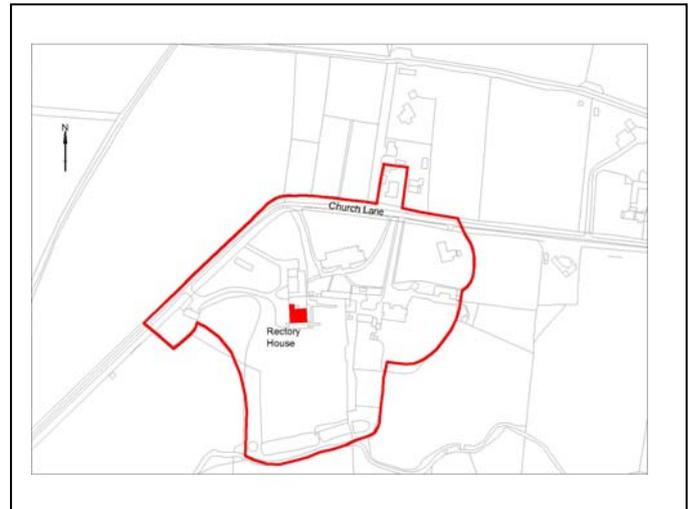
Building	Period	Materials	Listing	Architectural Style
Rectory House	c.1820	Limestone facades and dressings with brick sides	II	Classical revival style house with ornate window dressings and door surround
Church of St Michael the Archangel	C13th, C14th-C15th, C19th, C20th	Conglomerate stone, limestone rubble masonry, limestone ashlar	II*	Gothic, with Victorian renovations by G E Street.
Parish Rooms	C17th, C20th	Timber frame with brick infill panels	II	Elongated building, possibly built as almshouses
Templars	19th	Brick	-	Modern domestic building
Herbert House	Mid-Late C19th	Brick with limestone dressings	-	Victorian Gothic
St Michael's Cottage	C17th	Timber frame with brick infill panels	II	Two storey house with dormer windows
Church Cottage	C19th	White painted brick	-	Elongated house with central two storey gable projection
The Vicarage	C20th	Brick	-	Two storey domestic house
Rectory Lodge	C20th	Brick	-	Two storey domestic house
Glebe Cottage	Late C19th	White painted brick	-	Two storey house
St Katherine's	Early C20th	Brick	-	Domestic House
The Willows	Mid to Late C20th	Brick	-	Domestic house

## Appendix 1: Gazetteer of Buildings

### Rectory House

**Setting** The Rectory House is a Grade II Listed building, set centrally to the Conservation Area, in grounds behind the church. It sits on raised ground, which gently sweeps down to the entrance gates to the north-west (plates 2-3). There are two modern sheds, in the grounds to the north-west of the house, close to the road.

**History** Rectory House is an elegant Georgian building designed in a neo-Classical style which is dated on the rainwater hopper as 1820. It is on the First Edition OS map of 1887, together with the driveway, although the gateposts are not marked. It was once the rectory for the Church of St Michael and is now a private house. It is a two storey building with a basement and two large central chimneys with several clay pots. It is built of ashlar stone with a low-pitch slate roof behind parapets. It has a later rendered extension in an old tile pyramidal roof which dates from 1906. It has four pilasters on each front, resting on a basement plinth, supporting a moulded cornice and parapet and sash windows with glazing bars throughout. The later inserted early C20th brown stone frontispiece, to the west, has a first floor centre window blocked and filled with arms above it of a previous owner. Sir William James Herschel, inventor of the system of identification by finger prints, lived in the house, in the late C19 (Victoria County History: VOL III: 185).



**Materials** The junction between the east and north sides of the building is visible, revealing that ashlar stone is employed on the east and west façades on an otherwise brick building. Limestone mouldings decorate the window and door surrounds and the cornice. An iron-rich limestone has been used in the plaque on the central blocked window of the western façade, and the surround of the front door, below. There is a central doorway, with a blocked window above, and with symmetrically positioned windows to the west façade. The east elevation has a round-headed central window at first floor level and four-over-eight light windows to either side. Both façades have pilasters that run between each window and at the corners, from the basement plinth to the cornice below the parapets. From here, they meet the parapets, where they are capped by guttae at the cornices and above, by finials with palmette decoration. The windows are sash windows of four-over-eight lights, with narrower windows of two-over-four lights. The C20th extension is constructed of brick, with applied render, a blank, round-headed window level with the front door and a casement window at first floor level. It has a chimney protruding from the north-east corner, and two casement windows in the north façade.

**Views** The house can be seen from the driveway entrance, through the trees of the grounds, with the church to the north. The eastern façade of the house can be seen clearly from the south-west of the church graveyard. The junction between the eastern façade and the brick-built north façade is also visible.

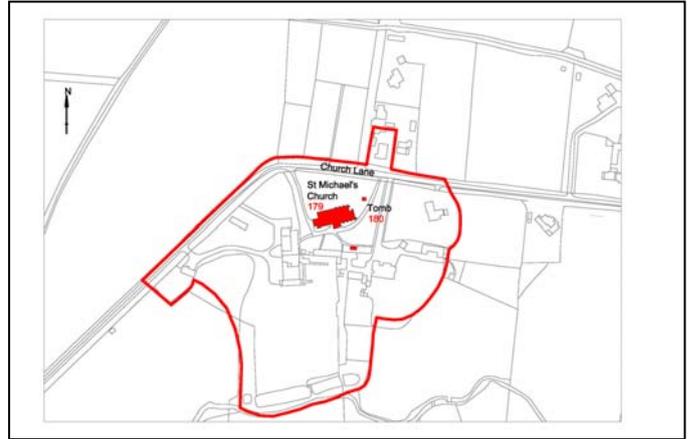
**Boundaries** The boundaries of Rectory House are marked by wooden fencing and hedging, flanked by grass verges, that run along the roadside. A high, brick wall that may be contemporary with the house separates the grounds from the Parish Rooms. The entrance to Rectory House is marked by two modern yellow brick piers and a pair of wrought iron gates. The piers are surmounted by stone or concrete spheres and a concrete plaque bearing a coat of arms is set into the east pier, and a name plaque in the west.

## Church of St Michael the Archangel

**Setting** The church of St Michael the Archangel is a Grade II\* listed building. The church is situated to the north of the stream in the centre of the Conservation Area. The grounds of the church contain the Parish Rooms and have been extended across the road in recent times, to include the new graveyard and car park.

**History** The church was built around 1135 replacing a wooden Saxon chapel which belonged to Queen Emma in the early C11th. There is no clear evidence for the survival of the Norman church above ground. The earliest visible

features can be found in the north wall of the north aisle. Here, there are two lancets, the traces of another lancet and a two-centred arch doorway dating to the Early English Gothic period. All three lancets are visible along the interior surface of the north aisle wall.



The church was extended during the C13th, when St Katherine's Chapel was added to the east end of the nave and the nave roof was raised, the original height of the roof being preserved as a roof scar in the west wall (plate 10). Three windows survive in the north wall of the chancel, with Y-tracery of the Early English Gothic style (plate 8). A private chapel was added to the south side of St. Katherine's Chapel, between 1330 and 1340.

During the C15th, the church was modified further. The church was extended to the south by the addition of a north aisle and chancel and a bell tower to the west end, and window insertions of the north nave and chancels (plates 9-13). The south wall of the original nave was replaced by an arcade of piers and arches, joining the two sections of the church together. In the north wall of the nave, the western pair of lancet windows were replaced by a two-light, trefoil-headed window and the eastern pair were replaced by a four-centre arched window with three cinquefoil-headed lights, with trefoil-headed lights above. A large arched window of three lights and three quatrefoil-style flower lights, was inserted into the east end of the chancel. The west end of the nave was lit by the insertion of a five-light window, of cinquefoil heads with smaller trefoil-headed lights above. A chapel protrudes from the south side of the nave, which is lit by a three light, trefoil-headed window. The south wall of the chancel is lit by four two-centred windows with two cinquefoil-headed lights each. The west window of the four extends down with two lights below the string course at the base of the others, although this may be a later alteration.

The nave and chancel are filled with carved stone decoration, including foliage work around the reredos, sedilia, piscina and remains of the Easter sepulchre. A highly carved wooden rood screen and hammer-beam roof were also constructed. The rood screen was removed during the Reformation, while the Easter sepulchre was defaced. The south-east corner of the chancel has a five-sided angelus tower, which survived the Reformation intact (plate 9).

The architect G E Street carried out the renovation of the church between 1872-75, during which time the narrow exterior buttresses may have been added (plate 9). The wooden rood screen across the north nave was reconstructed at this time, but is meant to be a faithful copy of the original.

The church tower underwent a major restoration in 1913 and recent works were undertaken in 1985 and 1987.

**Materials** The walls of St Michael's Church are of conglomerate stones, while limestone was used in the surrounds of the windows and the S-moulded arch surrounds of the north and south doors. The roof is covered with slates and supported inside by a wooden trussed roof, partially constructed of beams dating from the C14th. The C15th nave and chancel are constructed of conglomerate rubble stone. The south wall of the original nave was replaced by an arcade of octagonal ashlar limestone columns, supporting arches overhead. The west tower is of conglomerate and limestone rubble, with limestone ashlar quoins and dressings. The north-east corner of the east end of the nave is abutted by a limestone ashlar five-sided turret with a pentagonal pointed roof.

**Views** The main views of the church are from the south-west approach from the road, of the north side and tower; and from the north-east, towards the east end of the church. The church can be seen from the grounds of Rectory House, to the south-west, as a glimpse through the trees.

**Boundaries** The north boundary of the church consists of a low red brick wall, that runs along the roadside, possibly dating from the C19th (plate 8). It has shallow buttresses and is capped with tiles, sloping down to either side, with a dentilled course below. A brick pier at the west end of the wall is flanked by two panels of wooden lattices, based on low brick foundations, beyond which are the wooden gates. This section of the wall may be a later addition to the north boundary. Two deciduous trees and a fir tree are situated just inside the wall boundary.

The east boundary is formed of a neat, high hedge, to the east of which are the property of Herbert House, St Michael's Cottage and Church Cottage. The south boundary is formed by a hedge along the eastern side and the Parish Rooms and adjoining brick wall to the west. These boundaries separate the churchyard from the adjoining properties of Herbert House and Rectory House. The west boundary is formed by a hedge, lined with lime trees and a yew tree situated by the western tower.

The Grade II listed tomb of the Grave family is situated 15m to the north-east of the chancel, with antefixae and an urn on top.

### The Church Graveyard

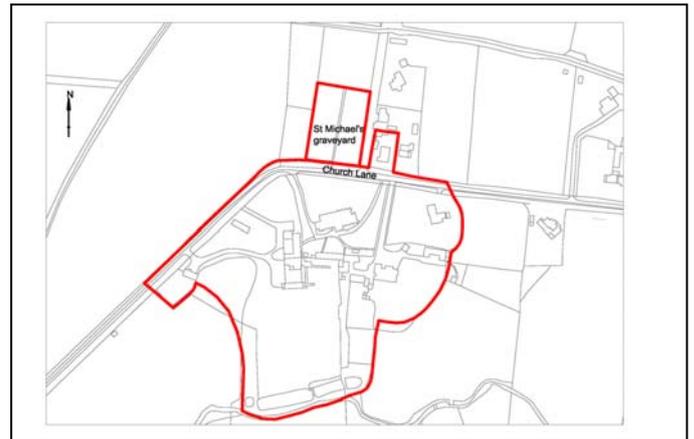
**Setting** The new graveyard for The Church of St Michael the Archangel is situated across Church Lane, to the north (plates 5-6). The ground was given and conveyed by the owners of Rectory House in June 1901.

**History** It was built to provide more plots for the parishioners of Warfield.

**Materials** The entrance gates are of wrought iron, set in piers of red brick, that diminish to either side, with fillets and capped with a header-bond course.

**Views** The graveyard is seen from the road, as having a central path in a dip, with higher ground to either side indicating the amount of burial activity.

**Boundaries** The south boundary by the roadside is marked by thick hedging, punctuated by the centrally-positioned iron gates and brick piers. The west boundary between the graveyard and the car park is marked by a crooked iron railing and a sparse hedge. The east boundary, aligned along the north-south St Katherine's Drive, is a continuation of the southern hedge and continues along the north side also.



## The Parish Rooms

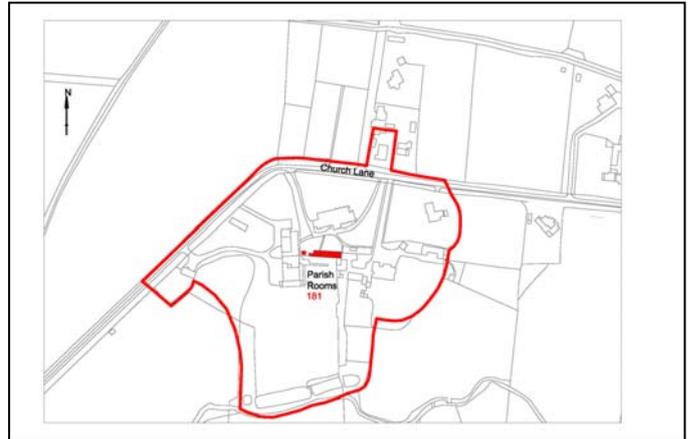
**Setting** The Parish Rooms are a Grade II listed building (plate 16) set in the grounds to the south of the Church of St Michael the Archangel. The north boundary of Rectory House is aligned with the Rooms, to which the boundary wall was added later. The ground level of the graveyard rises up in front of the Rooms, indicating the amount of burial activity since the construction of the building.

**History** The building was constructed in the C17th and substantially repaired and re-built in 1974, in commemoration of G E Street's renovations to the church in 1874. The Parish Rooms were built to accommodate various requirements of the parish, including almshouses and a Sunday school.

**Materials** The single-storey building is constructed of timber frame, with brick infill panels. The steeply pitched roof is covered with original ceramic tiles. The interior reveals a queen-post roof, with curved wind braces and clasped purlins. Chamfered arch-braces meet the tie beams, at the corner posts. The casement windows were inserted during the 1974 rebuilding and are larger than the spacing between the studding of the walls which suggest smaller proportioned windows. Indeed, photographic evidence demonstrates the size of the former windows. They have two lights which are glazed with leaded square panes. Two chimneys protrude from the north side of the building and serve the three east end bays. A third, C20th chimney was added to the west end of the building in the centre of the bay, piercing through the roof apex. The building is entered through the brick and timber porch built onto the west bay, and a door in the east bay.

**Views** The building is hidden from the main road by the west tower of the church and the church itself. From the northern exterior of the building, the east and north facades of Rectory House are visible.

**Boundaries** The Parish Rooms sit in the curtilage of The Church of St Michael the Archangel.



## Templars

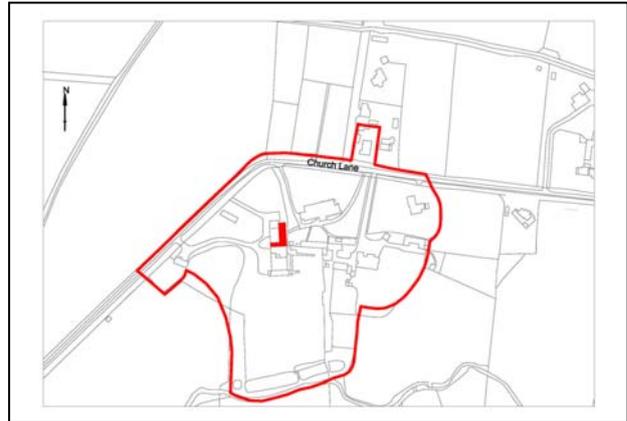
**Setting** Templars is an unlisted building located to the west of the grounds of the church and to the north of Rectory House (plate 22). The grounds may have originally belonged to the church.

**History** The house is a C20th building, located on land formerly occupied by the stables for Rectory House and is recorded in the OS 1<sup>st</sup> edition map dating to 1881.

**Materials** The house is constructed of brick, with metal-framed and unsuitable uPVC casement windows. It has a steeply-pitched roof, with a gable projection to the centre of the west side.

**Views** The east face of the house is visible from the church, and the west elevation is glimpsed from the entrance to Rectory House. Large wooden gates block the main view of the house.

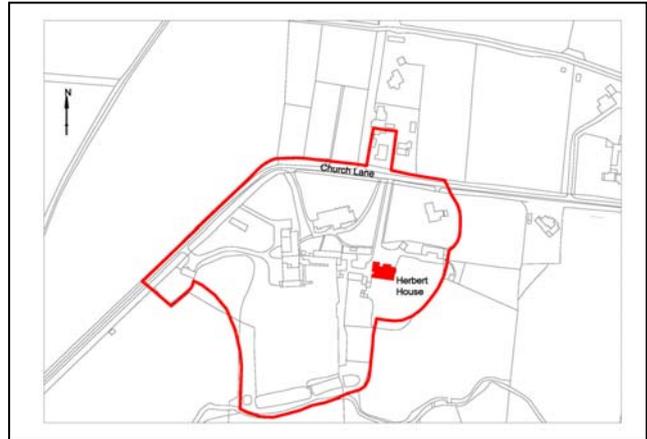
**Boundaries** The east boundary is of a sparse, wooden fence, leading to the south-west corner of the church grounds. A narrow driveway leads from the house, north to the bend in Church Lane.



## Herbert House

**Setting** Herbert House, an unlisted building, is situated to the south-east of the church, at the south end of a long drive, leading from the road (plates 18-19). Herbert House sits on the east side of a square of houses, including Church Cottage and St Michael's Cottage.

**History** Herbert House is the site of the original vicarage. The original vicarage was burnt down in 1843 and the present building constructed in 1860. The majority of the present building dates to the Victorian period, but may include an earlier core. There is a C20th one-storey addition to the north-west corner of the house.



**Materials** The house is constructed of red brick, which may not be of the local Binfield type, due to the darker hue. The windows and doors are surrounded by limestone sills and lintels. Limestone is also used for mullions and for quoins at the gable corners and midpoints. The house is a complex arrangement of protruding bays at right angles to one another, and of differing heights, giving the overall impression of an asymmetrical rambling castle, typical of Victorian Gothic Revival design. One chimney runs along the length of the north-facing gable, at the east end of the house, while three others are located at the centre of the house.

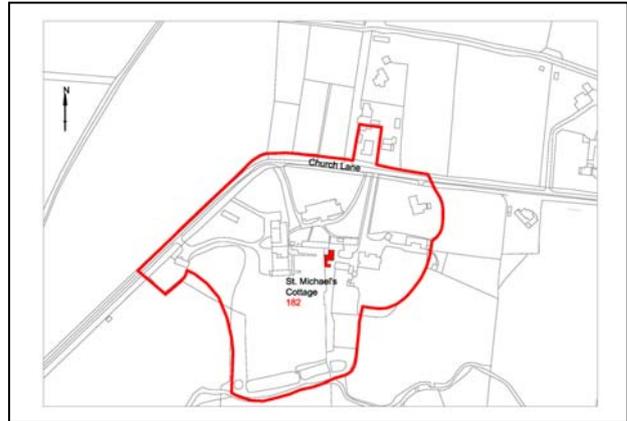
**Views** The house can be seen from the churchyard, looking south-east and also from the long driveway to the south.

**Boundaries** Herbert House is at the south end of a long driveway, shielded from the road. The driveway is lined on the east side by a tall, thick hedge, further hiding the house. A holly hedge runs along the west side of the driveway, bordered by a narrow grass verge. There is a low wooden sign on the verge, warning drivers of children.

### St Michael's Cottage

**Setting** St Michael's Cottage is a Grade II Listed building (plates 20-21). It is set in grounds behind the church to the south-east of the Parish Rooms and is reached from the driveway it shares with Herbert House.

**History** The cottage was built in the early C17th, possibly at the same time as the Parish Rooms. The cottage was extended in the C20th and may now be associated with the usage of Herbert House.



**Materials** The cottage is one and a half storeys high and three bays wide and is constructed of timber framing with brick infill panels. The roof is clad in original plain tiles and there are two hipped dormer windows. There is an offset chimney at each gable end, complete with corniced heads and clay stacks. The main entrance is to the south façade, with two casement windows on the left side of the door and one to the right. A brick archway and wooden arched door are described as leading to the Parish Rooms (Barty-King, 2001, 136). They, however, no longer provide access to the Parish Rooms as the door was removed during the 1974 rebuilding works. The present access was relocated to the churchyard side of the Parish Rooms.

**Views** The house is hidden behind the south end of the drive to Herbert House. From the south end of the drive, the cottage is visible on the west side of the square.

**Boundaries** The curtilage of the property is long and narrow, orientated north-south, that runs parallel with the east boundary of the Rectory House grounds and finishes just short of the stream to the south.

## Church Cottage

**Setting** Church Cottage is situated to the west of Herbert House, on the south side of the square at the south end of the driveway, with a neat lawn in front (plate 20).

**History** The building dates from mid to late C19th and is possibly be contemporary with Glebe Cottage, to the north. The building may have been two or more cottages originally, due to its length. The building may currently be associated with the usage of Herbert House.

**Materials** The building is constructed of brick, painted white, with wooden, black-painted window and door frames. The 5-bay building is of one storey with the exception of two storeys in the central bay. The east bay may be a later extension, with a lower roofline, of similar pitch. The plain tiled roof is of moderate pitch, orientated longitudinally and interrupted in the central bay by a front gable projection. The central porch is gabled, with timber strut-work and supported on square posts to either side of the door. The windows are segmental-headed casements, of three and two lights. The first floor gable window is a four-light wooden transomed window, with the appearance of a sash window but may in fact be a casement window. One slender chimney with a single chimneypot is situated at the west end of the building. The central and east end chimneys have plain corniced heads and two chimney pots which may indicate that they are later additions. The style of the building is similar to that of Glebe Cottage, minus the neo-gothic features, and therefore may be of a similar date.

**Views** The building is hidden from views of the road by the hedgerows along the driveway. The building is set back from Herbert House, on the south side of the square, with a square lawn in front and trees framing the view.

**Boundaries** The building appears to be in the same plot boundary as St Michael's Cottage, which may indicate that the two plots were merged when the square was formed. The southern boundary for Church Cottage and Herbert House is set to the south of the houses, giving a large back garden area and curves round to meet the boundary of the Vicarage to the east.



## The Vicarage

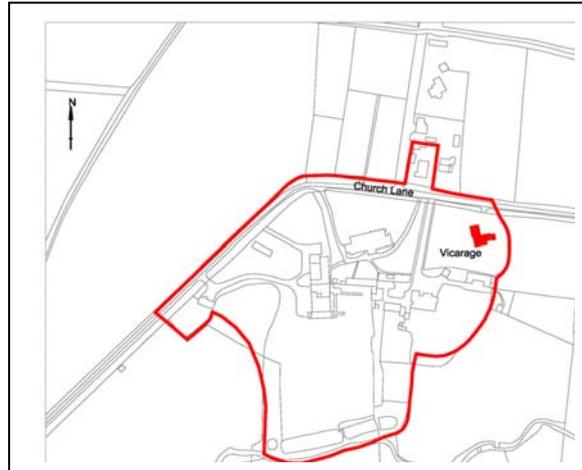
**Setting** The Vicarage is set back from the road, to the east of the Church of St Michael the Archangel, set to the west of the driveway entrance.

**History** The house was built in 1956 as accommodation for the Vicar of the Church of St Michael the Archangel. The Vicar of Warfield traditionally resided in The Vicarage which was located on the site of Herbert House, before it burnt down in 1843.

**Materials** The building is of two storeys and is constructed of brick with hipped roof and a large single storey extension built in 1992. An offset chimney with two stacks is located at the north end of the east elevation. To the east is a single storey building housing a kitchen and utility room with hipped roof for the kitchen and a flat roof for the utility room. The garage adjoins the utility room on the eastern side of the property.

**Views** The Vicarage is visible from the road, through the driveway, looking south-west. However, the hedge along the front of the house shields it from view from any other vantage point. Trees surround the house, giving extra coverage.

**Boundaries** The north boundary is lined by a thick hedge in front of the house and a thinner, sparse hedge to the east of the driveway entrance. The driveway is marked by a timber gate and leads to the garage extension. The north boundary is lined by grass verges along the roadside. The west boundary is formed by the substantial hedge running along the driveway to Herbert House.



### **Glebe Cottage**

**Setting** Glebe Cottage is set on the north of Church Lane, opposite the driveway to Herbert House (plates 24-25). It sits on the corner of the junction of Church Lane and the north-south St Katherine's Drive on the north side.

**History** The house was built in the mid to late C19th and is shown on the 1887 OS map and therefore post-dates this. Its name is connected to land that is given as a parish endowment.



**Materials** The building is constructed of brick, painted white, with painted black, wooden window and door surrounds. It is a two-storey building of three piles of two bays each. The slate tiled gable-ended roof is arranged east west along each pile, with a fourth gable ended roof running at right angles, along the west side of the house. There are two dormer windows in the south façade, with the gables of the middle and north piles visible on the west side. A dentilled string course runs below the gables of the roofs. The front porch on the south façade has a gabled roof with dentils and the doorway is headed by a two-centred Gothic window of three lights in Y-tracery. The window and door surrounds of the porch are also wood and painted black. The windows have two and four-lights, with segmental arched heads and the ground floor windows of the south façade have square hoodmoulds above.

**Views** The house is visible from the south-west and south-east, along Church Lane, and is only partially shielded by the low fencing and hedging, from the road. There are a number of trees in the garden, saving the house from total exposure.

**Boundaries** The south boundary along the roadside is formed of unpainted wooden picket fencing and hedging with copper-coloured leaves. The west boundary is bordered by St Katherine's Drive.

### **The Willows**

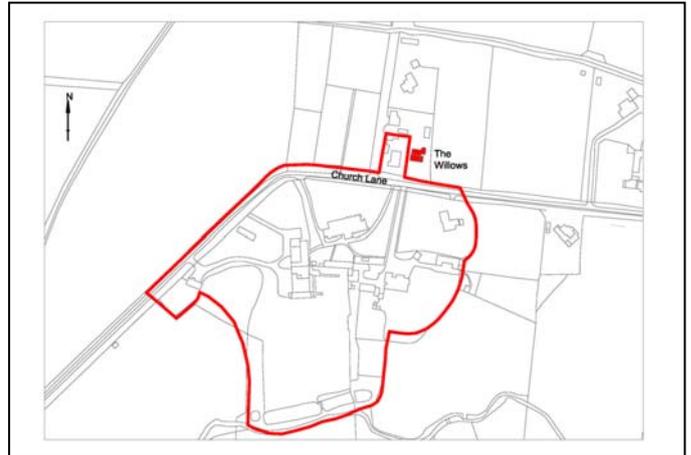
**Setting** The house is situated to the east of Glebe Cottage (plate 26). The front garden is not enclosed by any fencing and is surrounded by a drive running from the road towards the house.

**History** The building dates from the mid to late C20th and has been extended on the east side in recent times.

**Materials** The house is constructed of modern red brick, with casement windows of two and three lights, divided into smaller panes. The building is a two-storey, double pile house with a gabled roof aligned east-west. The extension is of two storeys, with a flat roof that sweeps down to the north and south sides at the angle of the main roof.

**Views** The Willows can be seen from the road opposite, but is partially hidden by the trees of the garden in front, including a flowering willow, possibly a Kilmarnock Willow.

**Boundaries** The boundary runs from the east side of the Willows, north to the boundary of St Katherine's, west to the St Katherine's Drive, south towards the boundary of Glebe Cottage and returns east and south along the roadside.



### **St Katherine's**

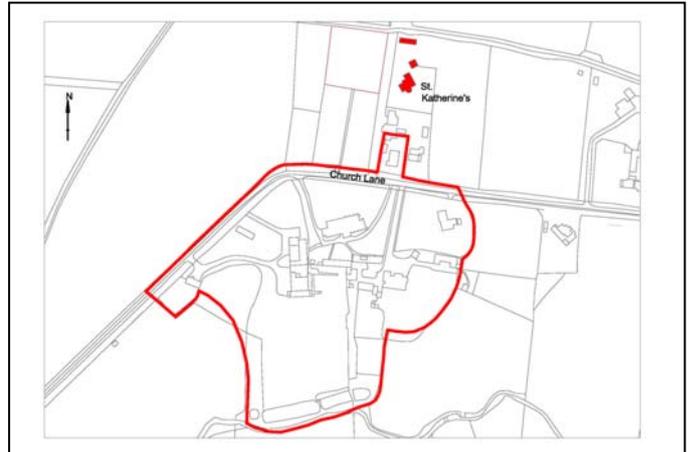
**Setting** St Katherine's is set at the north end of St Katherine's Drive (plates 26-27). The curtilage is bordered by fields to the north.

**History** The house dates from the early C20th, with later additions.

**Materials** The house is constructed of brick, painted white, tiles cladding the first floor, some of which are scalloped. The house is of two storeys and three bays, with a half-hipped, gabled roof, three dormer windows on the east side and an outshut on the west side. The windows are modern wooden, segmental-headed two and three light casements, with leaded small panes.

**Views** The house is visible from St Katherine's Drive that runs along on the west side.

**Boundaries** The grounds are enclosed by a tall, thick hedge along St Katherine's Drive, to the west, and continuing to the south.



### **Rectory Lodge**

**Setting** Rectory Lodge is located at the western end of the Conservation Area along Church Lane. The garden is bounded by a high hedge and contains a selection of mature trees.

**History** The house dates from the C20th.

**Materials** The house is constructed of brick with mock timber-frame and rendered panels at first floor level. The house is of two storeys with hipped and half hipped roof finished with plain clay tiles. The front elevation comprises a brick chimney stack and three mono pitch dormers cutting through eaves level. Window details generally comprise multi-paned casements with white painted frames and glazing bars.

**Views** Rectory Lodge can be viewed on the south side of Church Lane.

**Boundaries** The property is enclosed by a tall hedge along Church Road.

