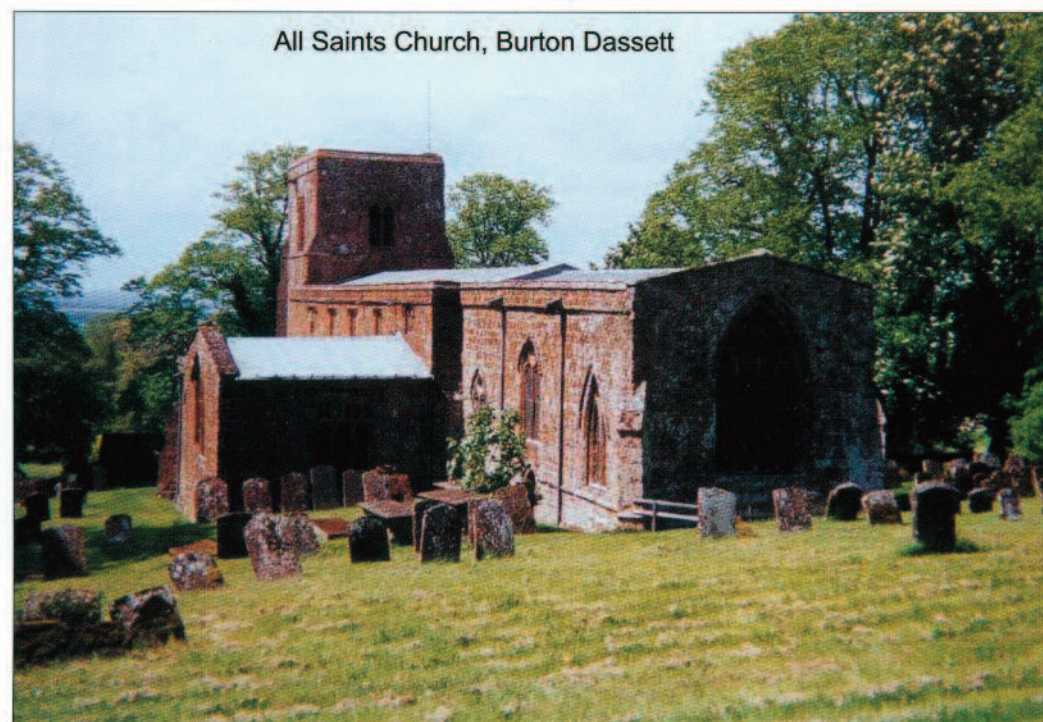


# Burton Dassett



## Village Design Statement





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## Introduction

Following the successful completion of a Village Design Statement (VDS) for Knightcote, the Burton Dassett Parish Council decided to produce a VDS for the three settlements of Northend, Little Dassett and Burton Dassett.

This VDS describes the varied character of Northend and the more traditional characters of Little Dassett and Burton Dassett, which are valued by the residents. It has been written by a core group of residents following responses from a questionnaire sent to every household in the area, a local exhibition and discussions with local people. It also takes account of the findings of a separate Village Appraisal carried out by the Burton Dassett Parish Council.

Future development in Burton Dassett is constrained as a result of the designation by Stratford-on-Avon District Council as 'Other Settlement' (previously known as a Category 4 village).

## Aim

The aim of this VDS is to guide design and influence future changes that might occur in a way that respects the views of the residents and preserves the character of the three settlements. The views expressed in this VDS will become Supplementary Planning Guidance and should be read in conjunction with the policies of the Stratford-upon-Avon District Council Local Plan, Parish Appraisal and other forms of guidance when considering future design issues.

## History of the Parish of Burton Dassett

The Burton Dassett hills are the most outstanding feature of the parish with the Beacon being visible for miles around. There is evidence of constant habitation from the Iron Age through the 1<sup>st</sup> century Roman occupation to the present day.

**Burton Dassett** church was recorded in the Domesday Book of 1086 as an Anglo-Saxon building. The present church dates from the 12<sup>th</sup> Century with substantial additions in the 13<sup>th</sup> and 14<sup>th</sup> Centuries, including the bell tower in the 14<sup>th</sup> Century. The wall paintings date from the 13<sup>th</sup> Century.

The area was most prosperous during the medieval period when there was a fair and a weekly market. Then it was known as Chipping Dassett. Depopulation was due to the Black Death in 1348-9, a period of poor harvests and the enclosure of the land by Sir Edward Belknap soon after. Wool was a very important source of wealth in the middle ages.

**John Kimble** was a poor man who came into the locality who was initially refused succour, but the residents of Northend and Knightcote finally offered shelter. When he died to show his gratitude, he left a farm in Oxfordshire for the benefit of these two villages.

At each New Year every house east of the stream, known locally as the Kimble Brook, receive a loaf of bread. Over the years residents have also enjoyed other benefits.

On the corner at **Little Dassett** there stands a stone building which was formerly a Catholic Chapel built by Sir Thomas Wooton, of Northend Manor, for the use of his wife Lady Mary Throckmorton, a recusant catholic.

Northend Manor is in part 16<sup>th</sup> Century and provides an imposing entrance to the village with the beacon on the skyline behind.

**Northend** village follows the contours under the north side of the Burton Dassett hills. Until the last fifty years, it has been predominately an agricultural and quarrying village. This changed when the army camp at Kineton was built towards the end of the Second World war. During the 1930's and again during the 1950's a considerable amount of council housing was built.

There are two churches in Northend, a Methodist Chapel and a Chapel of Ease to Burton Dassett. Built in 1844, this was one of the occasions that the quarry was re-opened to provide the stone for the building.

Northend is a mixture of buildings; some very imposing Hornton Stone built farmhouses and many 19<sup>th</sup> and 20<sup>th</sup> century properties.







## Location

The Parish of Burton Dassett is dominated by the Burton Dassett Hills and Country Park and consists of the villages of Northend and Knightcote, together with the hamlets of Burton Dassett and Little Dassett.

It lies close to the south-eastern boundary of Warwickshire at the northern end of the Cotswolds, close to the Edge Hill escarpment, now bordered by the M40 motorway. The three settlements lie to the north-east of the motorway and are all that remain of the medieval town of Burton Dassett (also known as Dassett Magna), which dominated the surrounding countryside.

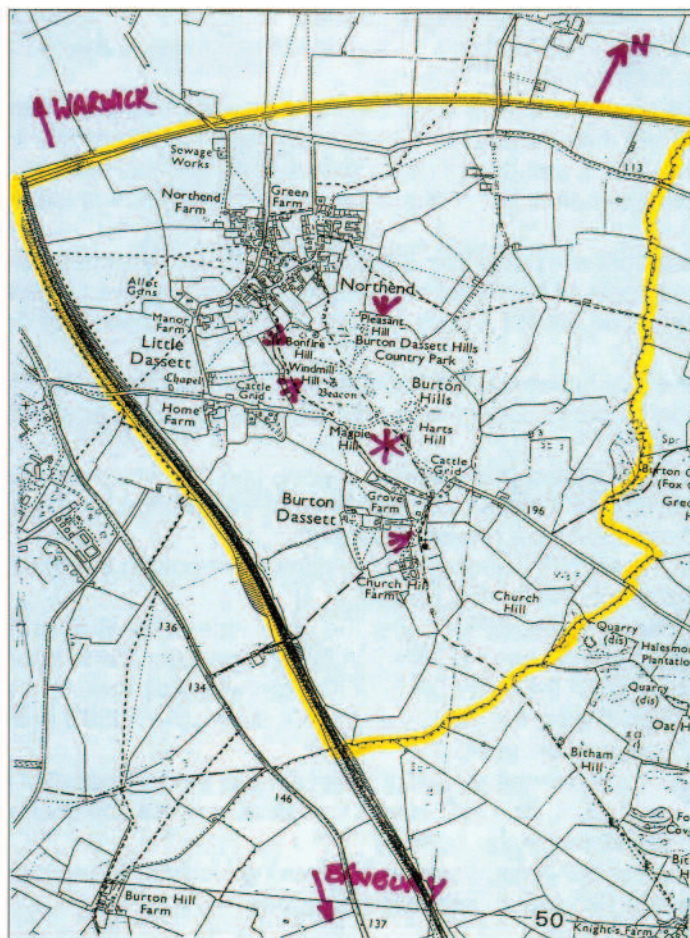
The hamlet of Burton Dassett lies at the top of the Burton Dassett Hills, with the magnificent church of All Saints, dating back to the 12<sup>th</sup> century, at its heart.

The village of Northend was the northern end of Burton Dassett and nestles in the side of the hill. There was a 'south end' but this disappeared in middle ages. A further settlement of Temple Herdwyck to the south-west is now the site of the Kineton army camp.

Little Dassett lies at the foot of the hill and is the first to be approached from the south-west.

The main road passing through Northend links the B4100 to the south with the A423 to the east. A minor road approaches Burton Dassett over the Hills from the south-east dropping steeply to join the main road at Little Dassett. Another minor road approaches from Gaydon joining the main road to the north.

The surviving parts of Burton Dassett, Little Dassett and much of the core of Northend date back to the Middle Ages and are mainly constructed of local stone quarried from the Burton Dassett Hills.





## Population

Northend is the largest settlement consisting of approximately 158 properties and 345 adults. Burton Dassett consists of 10 properties and 26 adults, whilst Little Dassett is the smallest with 4 properties and 10 adults. *(Data from the 2002 Register of Electors)* The Northend Village Appraisal found that families have lived in the village on average for just over 26 years, but some having lived in the village all their lives. There is a wide spread of ages.



Northend Manor



## Geology

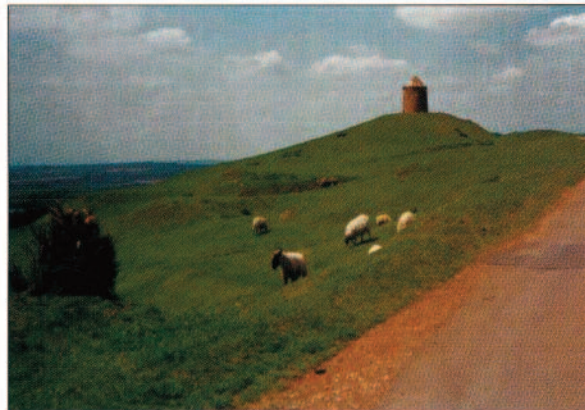
The villages of Burton Dassett, Little Dassett and Northend straddle the edge of two distinct geological areas. Burton Dassett is set wholly on an outcrop of rusty ironstone formed during the Jurassic period. At the bottom of the ironstone cap Little Dassett lies on the lower lias clay bed beneath. Northend is set mainly on the clay bed, but the southern end of the village rises to meet the ironstone cap at the edge of the country park





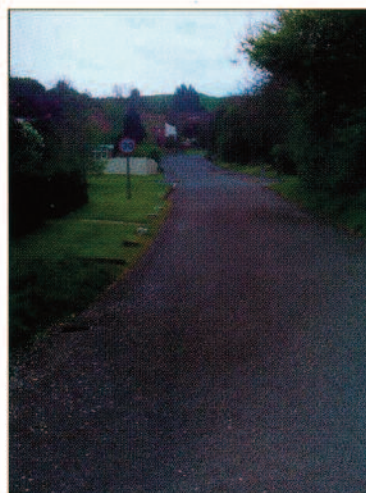
## Approaches

There are three main roads leading in to the villages and two minor roads.



The road from the southeast leads from Avon Dassett directly into Burton Dassett Country Park.

From the south the link road from the B4100 meets Little Dassett and the "C" class road from Fenny Compton leads into Northend from the North.



These roads lead through open farmland with low hedging, wide grassy borders and open rural aspects on both sides of the road.



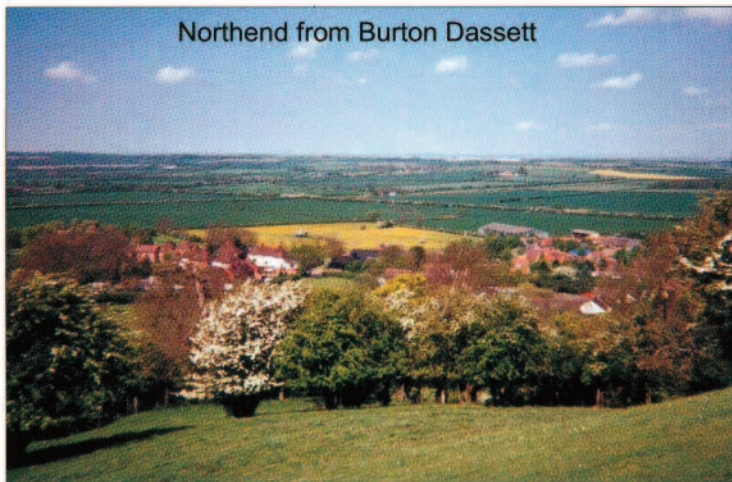
## Surroundings

Northend is fortunate in having a wealth of pathways and roadways that connect with public footpaths between the villages. These cross the surrounding unspoiled flat farmland as well as leading to the outer Cotswold Hills. There is a marked sense of village boundary, between compact village buildings and rural countryside.

There are many varieties of trees within the village and along the surrounding country lanes. In recent years significant planting round the hills and along new boundaries has helped screen the effects of the M40 motorway, which passes the village about one mile distant. The village retains several working farms with their characteristic buildings and yards.

A sense of openness and tranquillity in the village is promoted by village greens and public open spaces bordered by old stone cottages and houses.

The Parish settlements meet the open countryside and back on to farmland. There is a contrast between gardens and roads which in general cannot be seen from the roads. However, the contrast affects the setting to the rear of the buildings and vistas from the Country Park.



Northend from Burton Dassett



## Landscape

The village is set on a gentle slope at the foot of the Burton Dassett Hills on the North-West side, just off the old A41 trunk road from Warwick to Banbury. The hamlet of Burton Dassett with its early 12<sup>th</sup> century church overlooks the site of the early village of Southend – no longer in existence, and Northend itself is overlooked by the old stone beacon and the site of a former wooden post mill which served the farms until the mid 1900s.

The hills above the village have been contoured in more recent times by the extensive ironstone quarrying which now gives the setting for the Warwickshire District Country Park. Several old roadways and paths cross Northend in a general direction towards the hills, and a few lead up the hills themselves to the windmill and natural grazing. The village blends into the landscape by dint of its old stone buildings, relative low-density occupation, open spaces and lack of through traffic. It retains many open views to the surrounding countryside and old stone walls and original planted hedges help the village merge with its surroundings.











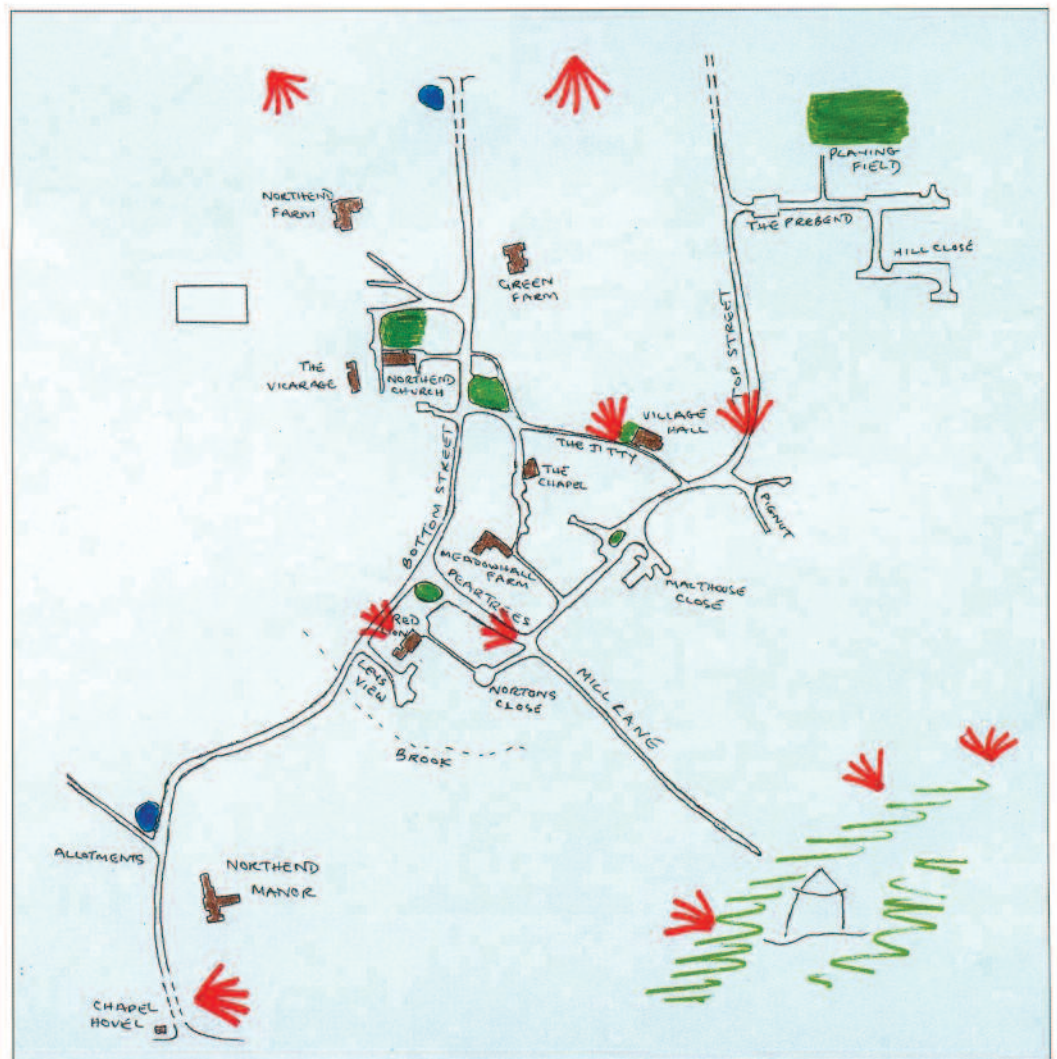


## Key Principles

- Any changes should reflect the rural landscape, setting and character.
- Open spaces and views need to be protected to preserve the vistas to and from the hills.
- Any new development or additions to present property should be in sympathy with the adjacent and opposite buildings.
- New development should be set back from the road to preserve the views.
- The village should retain its present modest size and density of building. This would be complemented by its continued status in the Local Plan, as a location for minimal development.
- Landscape planning and good landscape design are an integral part of any new development. Boundary treatment and planting should reinforce the Northend, Little Dasset and Burton Dasset landscape character.

## View Points

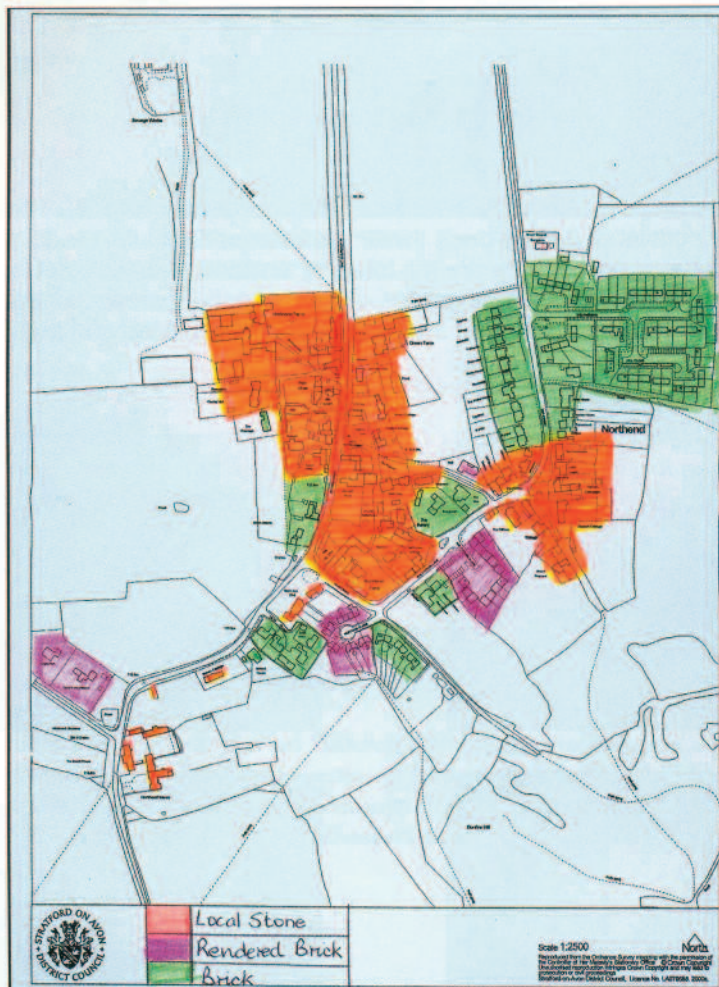
The layout of all three settlements provides ample viewpoints to and from the Burton Dasset Hills and Country Park. These views need to be protected as they characterise the whole area.





## Settlement Patterns and Highways

The orientation of Northend village is prevalently north east and south west, houses follow the two roads that dominate the village being individually set back from the road, some stepped to dispel a feeling of 'blocks' of dwellings. Jitties, footpaths and bridle paths weave throughout the settlement giving a further feel of open spaces and opportunities for views to the hills and surrounding Warwickshire countryside.



### Key Principles

- The varieties of different styles of building within the parish are worth keeping. However, new development needs to be in sympathy with adjacent properties and those opposite.
- Open spaces and vistas need to be protected and maintained.





## Buildings

All three settlements contain specific character areas comprising local stone dwellings with historic roots. However, it is at the core of Northend village where the largest area of character can be found. Here the dwellings are constructed of local stone, the larger dwellings being doubled gabled and their differing eaves, contrasting heights and characteristics make this an area of interest and pleasurable to the eye. The farms in the village have their roots in the middle ages and make an important contribution to the historic feel of this area reflecting many of the shapes and features found throughout the village. Therefore it is important that any new agricultural buildings or conversion of current farm buildings are sympathetic to the surrounding architecture.



Clusters of pre and post war houses were constructed at the north and south end of the village and consist of 2 story brick dwellings interspersed with rendered brick. Within these developments there are mixtures of terraced and semi-detached styles with tiled roofs, blending with small groups of one-story bungalows. These buildings are mainly rectangular in shape and are surrounded by gardens and hedges.



The Prebend



Top Street



Malt House Lane



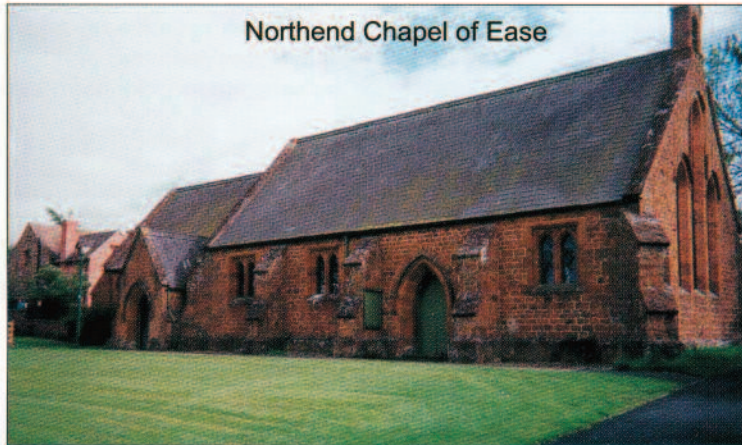
Bottom Street



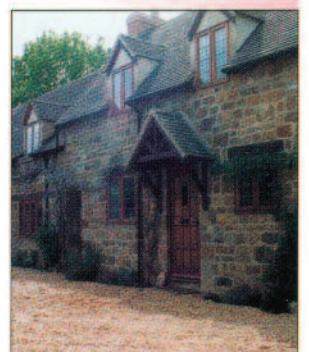
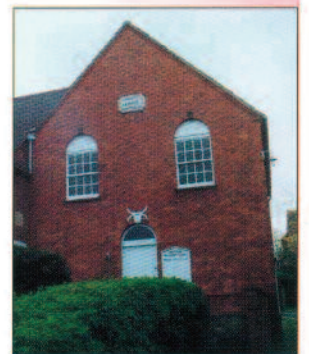
A development of modern brick buildings constructed in the 1970's links the character area heart of Northend with the post war houses of the Prebend. These buildings are stepped back from the road to preserve the view looking downhill from Top Street and have good-sized front and rear gardens maintaining the open feel of the village. Many in-fill buildings can be found throughout the village and in the main are sympathetic to their surroundings.

A modern development, which demonstrates local characteristics and is in sympathy with the surrounding buildings is 'Cobblers Cottage' adjacent to the original cottage called 'Harwood', opposite the War Memorial on Bottom Street. Here is a good example of sympathetic development.





Northend Chapel of Ease



## ***Focal Buildings***

The key buildings that are focal points in Northend include Northend Manor, Meadow Hall Farm, Green Farm, Blacksmiths Cottage, Little Fosse, the Methodist Chapel and Northend Chapel of Ease. These buildings highlight details that recur on other village properties. Surrounding dwellings play a role that is arguable equally important in setting off their unique character. They create an interesting arrangement of buildings of stone Tudor and Nineteenth century style. Yet another focal building is the 'Red Lion' public house set back off the main road through the village of Northend. Its raised elevation offers excellent views over the surrounding countryside.

The current Little Dasset and Burton Dasset hamlets are testaments of settlements established during the Middle Ages. Features of that era constructed from local stone have steep pitched roofs, porches and feature dormer windows. Along with a scattering of modern buildings, Burton Dasset boasts the 11<sup>th</sup> Century All Saints Church.



Meadow Hall Farm





## ***Orientation and layout***

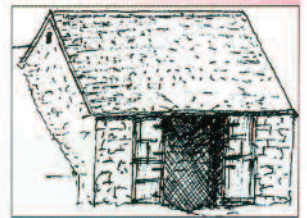
The trio of villages nestles under and on the Burton Dassett Hills. It is a matter of pride and importance to the local population that all three settlements contain open spaces, hedges and gardens. It is felt that these features maintain the open yet familiar nature of each settlement and must be adhered to in planning for any future development.



## ***Building Materials***

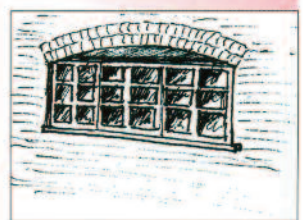
Many buildings disport steep pitched roofs and have feature windows, some with stone mullions. Victorian cottages mingle between the older buildings, some of which are rendered for contrast. Characteristic details such as dormer windows, porches of varying sizes and styles, doors, windows and prominent chimneys are found on all parts of houses. There are a variety of styles, which are often repeated, to create an overall impression. Some buildings are irregular in shape due to the various extensions and conversions that have been added over the years.





### **Key Principles**

- Any changes should respect and enhance the character of the area they are in.
- Views of the focal buildings in their setting should be retained and new development should not dominate or detract from them.
- Residential development should have roofs of appropriate angle and preferably not more than two storeys. Modern architectural styles along the main roads would destroy the village charm. Varied eaves heights and characteristic features borrowed from existing buildings would be both acceptable and desirable.
- New building should be largely reflective of surrounding and adjacent building styles and materials. Indigenous materials should be used as far as possible.
- Extensions should be sympathetic and subordinate to the original building in character, form and style.
- Commercial development should be of a scale and nature which respects the character of the three settlements.
- It is important that the positioning and materials of new Agricultural Buildings are sympathetic to existing farm buildings and out-houses that they affect. They should respect and enhance their design qualities.
- Old style signposts and street furniture of a rustic nature should be encouraged.
- Street lighting should be retained at its present level.







## **Acknowledgements**

The Burton Dassett VDS Group would like to thank:

- The residents of Burton Dassett who attended exhibitions, completed questionnaires and gave their opinions.
- Jo Manning, VDS Project Officer to Stratford District Council whose professional expertise and advice was invaluable
- David Gellender and other residents of Burton Dassett for taking the numerous photographs, from which we have only been able to make a small selection.
- Stratford-upon-Avon District Council for their generous financial help without which this VDS would not have been possible.
- Burton Dassett Parish Council for their continued help and support.

## **References**

### **Existing Supplementary Planning Guidance**

Stratford-upon-Avon District Design Guide  
*Stratford-upon-Avon District Council, 1999*

### **Other publications**

Stratford-upon-Avon District Character Map  
*Stratford-upon-Avon District Council, 1998*

Countryside Design summary  
*Stratford-upon-Avon District Council, 1998*

Burton Dassett Parish Appraisal 2000



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