

CONSERVATION AREAS IN THE BOROUGH OF NORTH WARWICKSHIRE



North Warwickshire Borough Council

NOVEMBER 1995

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Conservation Areas in North Warwickshire designated under the Civic Amenities Act of 1967 and subsequent legislation.

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* Extended Designation Reports

Copies of the individual Designation Reports for each of these areas are available for purchase at **£3.53** each or as a complete set for **£30.00**

The Planning and Development Committee at the meeting of 23 February 1994 agreed that a comprehensive review of Conservation Areas within the Borough should be undertaken with the following order of priority :

Atherstone Review (completed October 1994)
Polesworth - New Designation (completed November 1995)
Coleshill - Extensions - (completed October 1995)
Coventry Canal - New Designation
Review other existing Designated Areas
Consider other new designations

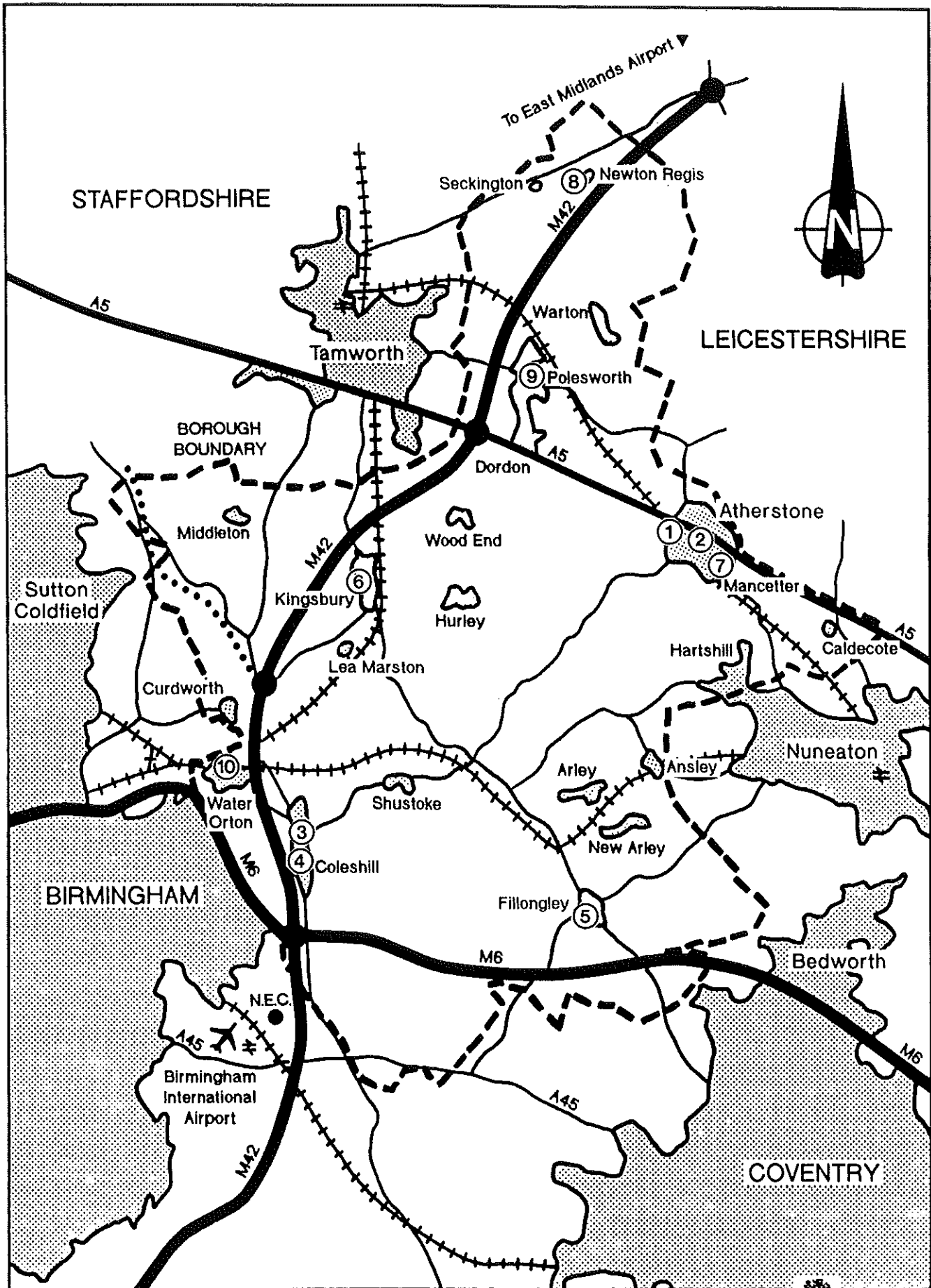
CONSERVATION AREAS IN NORTH WARWICKSHIRE

Watling Street Bridge Conservation Area	0.79ha
Atherstone Conservation Area	30.09ha
Coleshill Conservation Area	21.03ha
Coventry Road, Coleshill Conservation Area	11.76ha
Fillongley Conservation Area	11.00ha
Kingsbury Conservation Area	3.93ha
Mancetter Conservation Area	3.68ha
Newton Regis Conservation Area	6.11ha
Polesworth Conservation Area	24.18ha
Water Orton Conservation Area	2.65ha
TOTAL	115.22ha

CONSERVATION AREAS IN THE BOROUGH OF NORTH WARWICKSHIRE



NWBC



LOCATION MAP



NWBC

NORTH WARWICKSHIRE BOROUGH COUNCIL

The Planning (Listed Buildings and Conservation Areas) Act 1990

Atherstone Conservation Area

On the 18th November 1995, the North Warwickshire Borough Council, by Minute No XX of the Planning and Development Committee, formally designated the area of Atherstone shown on the map appended to the Designation Report as a 'Conservation Area' in accordance with Section 69(2) of The Planning(Listed Buildings and Conservation Areas) Act 1990.

In accordance with the Act, the Secretary of State for the Environment has been informed and a Notice of the Decision placed in the London Gazette and in the Coleshill Herald (being a local newspaper circulating in the area) on the 4th November 1994.

Atherstone Conservation Area

INTRODUCTION

1. The statutory objective of a conservation area is to preserve or enhance its special architectural character or historic interest. It is however the character of an area rather than individual buildings which should be the prime consideration in identifying conservation areas. That character is derived from a range of interrelated factors and in particular the geography, history and townscape of the particular place.
2. The Atherstone Conservation Area embraces the commercial centre of the town around Market Place, Long Street, Station Street and Coleshill Road and adjoining residential areas immediately to the south, and relates closely to the extent of the town at the turn of the century.

GEOGRAPHY

3. The town of Atherstone lies on a raised terrace on the south side of the River Anker. Immediately to the south-west the ground rises steeply to The Outwoods and Merevale Park. This marked change in topography coincides with the boundary between the soft rocks of the Keuper Marl underlying the Anker and Mease Valleys to the north and the much older and harder Silurian and Cambrian rocks forming the north-east rim of the East Warwickshire Plateau to the south, itself a segment of the much wider Birmingham (or West Midlands) Plateau.

4. Two distinctive historic landscapes meet at Atherstone. Arden to the south and the Mease Lowlands to the north. These are more fully described in the Warwickshire Landscape Guidelines.
5. The rising wooded ground to the south-east makes an important contribution to the character of the town because it is visible from many points within the centre. Historically it has restricted the built area of the town to a narrow belt extending NE to SW.
6. The site of the town was further delineated by the River Anker to the north-east and the two streams flowing from the high ground to the south-west; Innage Brook to the north-west and The Brook to the south-east.

HISTORY

Pre-Roman Settlement

7. There was certainly Iron Age activity in the vicinity of what is now Atherstone, but it appears to have been concentrated some distance away on the higher ground at Oldbury where the ditches and ramparts of a hilltop fort may still be seen.

The Roman Influence

8. The invasion of Britain in AD 43 by the Romans under Emperor Claudius had advanced to the line of the present Fosse Way by AD 45/47 and a military fort was established at Mancetter, probably as an outpost to this frontier.

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9. By AD 48 Watling Street had been extended westwards to Wroxeter, near Shrewsbury. The alignment of this road is characteristically straight but it is obvious that the route along the Anker Valley was carefully chosen to avoid both the high ground to the south-west and the river flood plain to the north-east. Another characteristic feature of Roman roads was the posting station, placed every fifteen miles. By AD 70 one of these had been established at Manduessum on the east bank of the Anker near Mancetter

The Saxon Period

10. After the departure of the Romans, around AD 410, documentary evidence is scarce but it appears that separate settlements emerged at Hartshill, Oldbury and Atherstone in addition to Mancetter where the parish church was established.
11. It is probable that in Saxon times Atherstone developed to provide rest and refreshment at the point where the route from Derby and Ashy to Coleshill and Oxford crossed Watling Street (at that time known as Gethling Street).

The Norman Conquest

12. Evidence from the Domesday book suggests that the settlement contained 13 families with a total population of about 60.
13. At the Conquest, the manor of Atherstone passed to the Earl of Chester who soon after granted it to the Abbey of Bec Herlouin in Normandy. No Priory was however established and Atherstone continued to be served by the Mother Church at Mancetter, although in 1125 there was an agreement for the Rector of Mancetter to hold thrice weekly

divine service in a chapel believed to have been located on the site of the chancel of the present Church of St Mary. Around 1375, the Friary of St Augustine took over the chapel which, following the Dissolution, became the grammar school

14. It appears that the Monks of Bec had no significant presence in the town at that time and the Manor was administered by visiting officials from the Priory of St. George at Ogbourne in Wiltshire, the revenues supporting the Abbey in Normandy.

The Burgage Plots

15. In the early 13th Century the Abbey of Bec., believing Atherstone to be in a good trading position on Watling Street and on the Oxford to Derby route, attempted to gain borough status for the village. In 1246, Henry III granted the right to hold a weekly market and an annual fair in September. By 1289 burgage tenancies had been granted on plots of land of equal size around the market and along Watling street. The tenants of these plots were free from the obligation of agricultural service to the manor and were able to concentrate on developing trade. In 1294, thirty-six free tenants were recorded, and by the 14th Century the market was held twice weekly but the town did not thrive (as had Stratford-upon-Avon and Evesham), and borough status was never achieved.
16. The establishment of the burgage plots represents an early example of positive town planning, although the layout was less formal than at, for example, Stratford-upon-Avon where a regular grid of streets was laid out.

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17. By the 16th Century the population of Atherstone had grown to some 600, occupying 135 houses located within the original burgage plots. By the end of the century the population had increased by 50% and there were serious problems of food supply and overcrowding. As a consequence there were recurrent epidemics and in 1604 alone 145 people died.
 18. At the beginning of the 17th Century, Sir John Repington acquired the manor of Atherstone and became the first Lord of the Manor to reside there, choosing the grounds of the former Austin Friary as the site for his new house. In 1663 when a tax was imposed on hearths, Atherstone Hall was recorded as having 13 hearths, at a time when the majority of homes in the town had two, three or even only one room. Although not occupied by Lords of the Manor after 1676, the Hall was reconstructed at the beginning of the 18th Century and survived until 1963.

Open Fields to Enclosure

19. Expansion of the town beyond the limits of the burgage plots was constrained by the surrounding open fields which were not enclosed until the 18th Century. The extent of these open fields was in turn restricted by the River Anker to the north, the high ridge to the south, Mancetter Manor to the east and Merevale Abbey to the north-west.

Development of Agriculture and Manufacturing Industry

20. In spite of these difficulties, trade expanded, both agricultural and manufacturing and in particular a thriving cloth and wool trade. By the 17th Century two felt makers were recorded. This presence later formed the basis of the 19th Century hat trade. It can be

assumed, however, that the varied trade was essentially local as the means of transport both in and out of the town was limited to pack horses.

21. In the 17th Century, Watling Street, although on the direct route from London to Holyhead, was by-passed by the road through Coventry which Olgilby noted was "one of the most frequented of the Kingdom", only carts going by way of Atherstone. Nonetheless, Watling Street continued to be an important national trunk route until a by-pass, opened in the early 1960s, took most through vehicular traffic out of the town centre.

Canal Construction

22. The 18th Century boom in canal construction brought enormous benefits throughout the Midlands and Atherstone was no exception. The Coventry Canal reached the town in 1771 and was extended to Fazeley in 1790, thus providing a link to Birmingham. Coal (from Nuneaton, Baddesley Ensor and Polesworth), lime and building materials could be carried more economically to the town and agriculture produce to the larger markets. The town benefited from a gas supply as early as 1841.

The Hat Trade

23. The hat trade in Atherstone flourished particularly in association with the slave trade, when the law required each slave to have a hat a year. Abolition of slavery in 1834 caused a decline in the hat trade. The wall around the town side of the Merevale Estate is locally attributed to this event. It was constructed in 1837 shortly afterwards from stone quarried from Gallopers Hill.

Railway Construction

24. The railway arrived in Atherstone in 1847 and gave further impetus to the development of the town. The present station building was erected shortly afterwards. The line was widened to four tracks in the early 1900s at the same time that a bridge was built to eliminate delays at the level crossing and "cattle arch" adjoining the station, which were a source of friction between users and the railway company which had led to a nationally significant lawsuit in 1899.

19th Century Growth

25. The population of the town was some 4,000 by the mid-19th Century and had grown to 5,000 by the turn of the Century. This increase can largely be attributed to the growth of the hatting industry which had originally started as a cottage industry. By 1851 there were four manufacturers, the largest employing nearly 200 people, although the next largest only employed 10. At that time only two builders and a tanner employed more than 10 people.
26. It was only at the beginning of the 19th Century that the town began to expand beyond the limits of the original burgage plots, along Coleshill Road to the canal. The original burgage plots were 120 feet wide and would probably have been occupied by a single dwelling with garden to the rear. Over the years the plots were subdivided into two or four and The Yards at the rear occupied by small houses for the "working" population. These houses with workspace above were regarded as slums by the end of the 19th Century but the majority were not cleared until the 1930s, and the last not until 1956.

The 20th Century

27. The town centre is now a small commercial centre largely serving residents of the town and other nearby settlements, providing retailing, banking, insurance, legal, local government and other services. Only a few manufacturing companies remain in the centre of the town, and new industrial estates developed on the north side of the town from the 1970s to the present day provide the main focus of manufacturing and other industrial uses.

LOCAL EVENTS

28. The Atherstone Ball Game has been played in Long Street every Shrove Tuesday since the 13th Century, when King John gave a bag of gold as prize money.
29. Before the Battle of Bosworth in 1485, soldiers from the rival armies stayed in Atherstone. Henry Tudor is believed to have received the sacrament at the Parish Church before the battle and may have stayed at the Three Tuns. At a meeting at Hall's Close (off Coleshill Road), Lord Stanley was persuaded to switch allegiance from Richard III, which was the decisive factor in Henry Tudor's victory. The area is identified today in local street names, Richmond and Stanley Roads.
30. Florence Nightingale had close ties with the Bracebridge family who occupied Atherstone Hall. Welcome street marks a visit to the town following her return from the Crimea.

HISTORICAL PATTERN OF DEVELOPMENT

31. The history of the town has dictated its characteristic street pattern:

- The Roman Road, now Long Street.
- Ancient trade routes to the south-west (Coleshill Road), to Ashby and the north, (Sheepy Road), and to the northeast, (Ratcliffe Road).
- The mediaeval burgage plots with the rear access lanes leading to the communal open fields, (North Street and South Street - the latter now in part named Station Street).

32. The burgage plots, most now sub-divided, still dominate the "grain" of the town centre with long narrow plots and some remaining narrow alleyways running at right angles from Long Street and to a lesser extent from the Market Place.

Spaces

33. The historical pattern has given rise to a number of distinct spaces within the town centre.

- The Market Place : now a well defined space dominated by the Church of St Mary but previously much more tightly confined by buildings in the area of the present churchyard and by a market hall in the middle.
- Long Street : over a mile long, (lined more or less continuously by two and three storey buildings in the town centre) is a space in its own right. Although apparently a characteristically straight Roman Road, it is gently curved so that

views along its length are always closed. The slight widening in front of the Red Lion Inn creates a subtle but important space at the heart of the town.

- Station Street (formerly Back Lane) : a wedged shaped area which was possibly the location of the early livestock market when it outgrew the original market place.

- Very few gardens remain on the burgage plots but the Victorian garden at the rear of the Borough Council's offices at Old Bank House is an important example to which there is public access.

34. The Meadow Street Garden off Meadow Street together with the nearby bowling green are important green oases in an authorwise built up environment. The open setting of Grendon Lodge and Atherstone Station buildings are similarly important on the north-eastern edge approach to the conservation area.

Trees

35. The limited number of spaces of any significant size means that there are few mature trees within the town centre, the most notable being around the Church of St Mary and on South Street at the rear of Old Bank House. At the west end of Long Street there is a concentration of trees in front of the Station and in the grounds of Grendon Lodge. In Meadow Street and the adjoining Meadow Street Garden there is a significant group of trees. The limitations on the numbers of trees make the existence of these areas that much more significant in townscape terms as a relief to the impact of the built development.

BUILDINGS

Pattern

36. The frontages to both sides of Long Street and around the Market Place are almost continuously built up and the gaps that do exist have largely been created in recent years. The buildings are typically constructed without forecourts and are predominantly three storeys in height. Behind these frontages, ranges of buildings have been constructed mostly of two storeys, within the confines of the subdivided burgage plots. Only in recent years has there been a consolidation of the rear portions of the plots. The frontages to North Street, South Street and Station Street are much more varied, with buildings of differing scales and areas, some relatively large, cleared of buildings for car parking or to make way for anticipated development.
37. The residential development to the south of Station Street and South Street generally comprise two-storey terraced houses of the late 19th Century without forecourts but with rear gardens.

Density

38. The density of buildings particularly at the western end of Long Street is relatively high, although the demands of the motor vehicle have reduced this in the development of more recent years.
39. In the remainder of the area the density is somewhat lower, with most residential properties having rear gardens although the terraces with no front gardens maintain an urban character.

Type

40. The frontage buildings to Long Street and Coleshill Road are predominantly residential town houses of the 18th Century and early 19th Century, although many are now converted to shops and commercial use. In the Market Place and adjoining parts of Long Street the smaller buildings would have been shops with the owner's living accommodation above.
41. In the 19th Century other building types appeared, in particular schools and Non-Conformist Chapels but only one, the Albert Hall, on Long Street itself. The 20th Century, particularly since the War, has seen a greater variety - the Memorial Hall, the County Library and the offices and shops at Warwick House.
42. The residential properties in the southern part of the area are mainly typical late 19th Century terrace houses, paired with rear extensions.
43. The rears of burgage plots are occupied by industrial workshops at the west end of Long Street, with predominantly residential development at the east end.

Age

44. The buildings fronting Long Street date predominantly from the late 18th Century and early 19th Century. In Market Place they are thought to be earlier, and at least one is 16th Century and 17th Century timber framed and others may be similar with 18th Century brick fronts. There are relatively few late 19th Century or early 20th Century buildings but rather more from the post-war era.

45. The buildings in the area to the south of Station Street and South Street are predominantly of the late 19th Century. The municipal flats in St Benedicts Close date from 1970 and the housing association development in Meadow Street and Grove Road from 1993.

Style

46. The predominant style of Atherstone appears "Georgian" but in fact there are nearly as many early Victorian buildings with stucco facades maintaining the typical Georgian proportions. Some may, however, be earlier Georgian buildings re-faced in the then modern Victorian style. The buildings of the 1960s and 1970s are typical of their time, with their concrete framed structures clearly expressed. The buildings of the more recent decades have made some attempt to reflect the traditional form and character.

Listed Buildings

47. These are concentrated in the Market Place (and Church Street) and in the adjoining stretch of Long Street, and are predominantly Georgian in character. They formed the basis of the earlier Conservation Area. The other Listed Buildings are more varied in character and include Grendon Lodge, a free-standing house of circa 1820, the railway station of 1847, The Old Swan Inn from early/mid 16th Century, Trinity Church and the Britannia Works both in Coleshill Road and from the early 19th Century.

Materials and Techniques

48. The predominant building material is local stock bricks and plain tile roofs with stone dressings on the more important buildings. Stucco was used in the early 19th Century on

the main frontages. Later in the 19th Century imported bricks and Welsh slate were used but there is, however, little use of terracotta dressings and ornamentation.

49. There is evidence that a number of early buildings were built off large stone blocks placed on the ground possibly reclaimed from the construction of the Roman Road. Certainly the remains of timber framed buildings have been found in the divide between properties on Long Street during reconstruction work

50. The 1960/ 1970s municipal flats are typical of that period, with exposed concrete frames and brick infill panels.

51. The roofscape of the town is predominantly conventional pitched roofs and gable ends, the ridges aligned with the main street. At the rear, the ridges are at right angles with gables reflecting the varying roof spans. Hipped roofs are not common, the most notable exception being the Conservative Club. Many larger buildings have dormer windows in the roofs and chimney stacks are important features and can provide clues to their real age. Windows are predominantly of typical Georgian proportions. The roofscape of the buildings at the rear of the burgage plots is distinctive because of the parallel roof lines at right angles to Long Street and generally in close proximity.

SPECIAL FEATURES

52. A feature of special interest is the milestone outside the Red Lion Inn which records the distances to Coleshill, Tamworth and Lutterworth. The Ordnance Survey Map of 1897 notes that this spot is 100 miles from Lincoln, Liverpool and London. The cast iron plates displaying this information were removed some 20 years ago.

FLOORSCAPE

53. In 1994, within the main shopping area, the entire road and footway surfaces are being replaced as part of an environmental improvement and traffic calming project, introducing paving stone and granite setts in the Market Place and adjoining streets.

ACTIVITY

54. The busiest areas of the town are at present concentrated in Long Street between the Memorial Hall and the Woolpack Way car park, and in Station Street/South Street between the Cattle Market car park and the Council House. Except on market days, Market Street and Church Street are relatively quiet. The only really tranquil area of the town centre is the garden at the rear of Old Bank House.
55. Traffic movement, following the introduction of traffic management measures in 1994, is concentrated on Station Street, South Street, Woolpack Way, and the west end of Long Street. Apart from the Sheepy Road and Memorial Hall car parks, all car parking, the taxi rank and bus station are concentrated in Station Street, South Street, and Woolpack Way.
56. The main pedestrian movements are from the car parks and bus stops into the Long Street shopping area. From the south this movement is primarily through The Arcade, an alleyway and Coleshill Street and from the north via Church Street. There are other alleyways but they are very narrow and are little used.

VIEWS

57. Views within, into and out of an area contribute to its character. The long views along Long Street remind us of its Roman origins, but the closure of those views reinforces the impression that this is a town and certainly not a village. Conversely the views out to Merevale Park and The Outwoods remind us that Atherstone still has a rural setting and retains close links with the surrounding countryside.

DISCORDANT FEATURES

58. Some buildings and other features are inconsistent with the character and history of the area described above. Examples include:
- the flat roofed block of shops and flats opposite the White Bear Public House
 - the front of the Co-op Supermarket
 - the front of the Gateway Supermarket
 - the single-storey shops in Coleshill Street
 - the Regal Court block of flats, which is of excessive scale
 - the gap created by the Woolpack Way car park
 - the Atherstone Garage (Wainwrights forecourt and premises)
 - the Scout "Hut".
 - the gaps created by the car parks off Station Street and South Street, and -
 - the public conveniences in Station Street.

CONCLUSIONS

59. Atherstone has retained much of its distinctive and predominantly 18th Century - character. Much evidence of its historical development and associations remains, and although an 18th Century town in terms of its architecture, no really fundamental changes have taken place since the 13th Century. A free tenant from that earlier time travelling "back to the future" might tell find much that was familiar.
60. The pressure for change may well increase in the future, particularly as a result of the comparatively recent disappearance of work places from the buildings behind the Long Street frontages. The extension of the boundaries of the Atherstone Conservation Area will ensure that an area around the town centre is subject to the Conservation Area Policies, and assist in attracting appropriate development and redevelopment in order to conserve that distinctive character.

PROPOSED BOUNDARY

61. The boundary of the Designated Conservation Area embraces all the property on both sides of the historic Long Street from Grendon Lodge in the west to Queen Elizabeth School in the east. Except at the south east end where the pattern of the burgage plots has been lost, the full depth of these plots are included between North Street and Long Street.
62. Further areas beyond the burgage plots have been included to reflect the growth of the town during the 19th Century,-
- The former school (now the Rowan Centre) and Independent Chapel (a Listed Building and a now converted to

flats - The Cloisters) at the corner of Ratcliffe Road and North Street.

- The Railway Station and Grendon Lodge - both Listed Buildings.
 - The south side of Station Street is included to ensure that the character of the old market space is enhanced.
 - The area generally to the south of Station Street and South Street extending to the railway and east to Stafford Street, reflects the growth of the town during the 19th Century following the arrival of the canal and the railway.
63. The former station yard which is proposed in the North Warwickshire Local Plan for retail development in the form of a supermarket is not included in the Conservation Area. It will be necessary for development of that site and any future redevelopment of adjoining industrial premises to take account of the Conservation Area and make a positive contribution to its character.
64. The Designated Conservation Area contains a number of sites which have been developed in recent years. Whilst some of these are not consistent with the general character, their inclusion does not invalidate the purpose of designation.
65. It is anticipated that at least part of Coleshill Road south of the railway will be included in the proposed Coventry Canal Conservation Area.

**PRESERVATION AND
ENHANCEMENT PROPOSALS**

66. In deciding to designate a Conservation Area, a Local Planning Authority must formulate and publish proposals for its preservation and enhancement.
67. The Borough Council intends that the primary means of protecting and enhancing the Atherstone Conservation Area is the implementation and application of Local Plan Policy E10 (Appendix A).
68. The Borough Council, in partnership with the County Council and with Grant Aid from the European Commission, is currently (1994) carrying out an extensive traffic calming and environmental improvement scheme in the town centre. This project is concentrated in the main shopping and commercial area at the western end of the Conservation Area and will provide an enhanced floorscape in Long Street, Market Street, Market Place, Church Street, Coleshill Street and Station Street; tree planting; and reduction in traffic levels.
69. It is unlikely, in the foreseeable future, that the Borough Council will be able to make further capital expenditure available for enhancements in Atherstone Town Centre.
70. In the short term it is unrealistic to expect that significant improvements to many of the discordant features referred to above can be achieved. Many can only be realised as a result of sympathetic redevelopment. Others require quite modest action, such as the replacement of shop fronts and fascias, or the planting of trees to recreate a sense of enclosure at the edge of some of the car parks (this has already been done at Woolpack Way Car Park and by the new Bus Station in Station Street as part of the Town Centre Scheme). Opportunities do unexpectedly occur and can be grasped, particularly through the control of new development. In the immediate future this will be the principal means by which improvements will be achieved.

October

1994

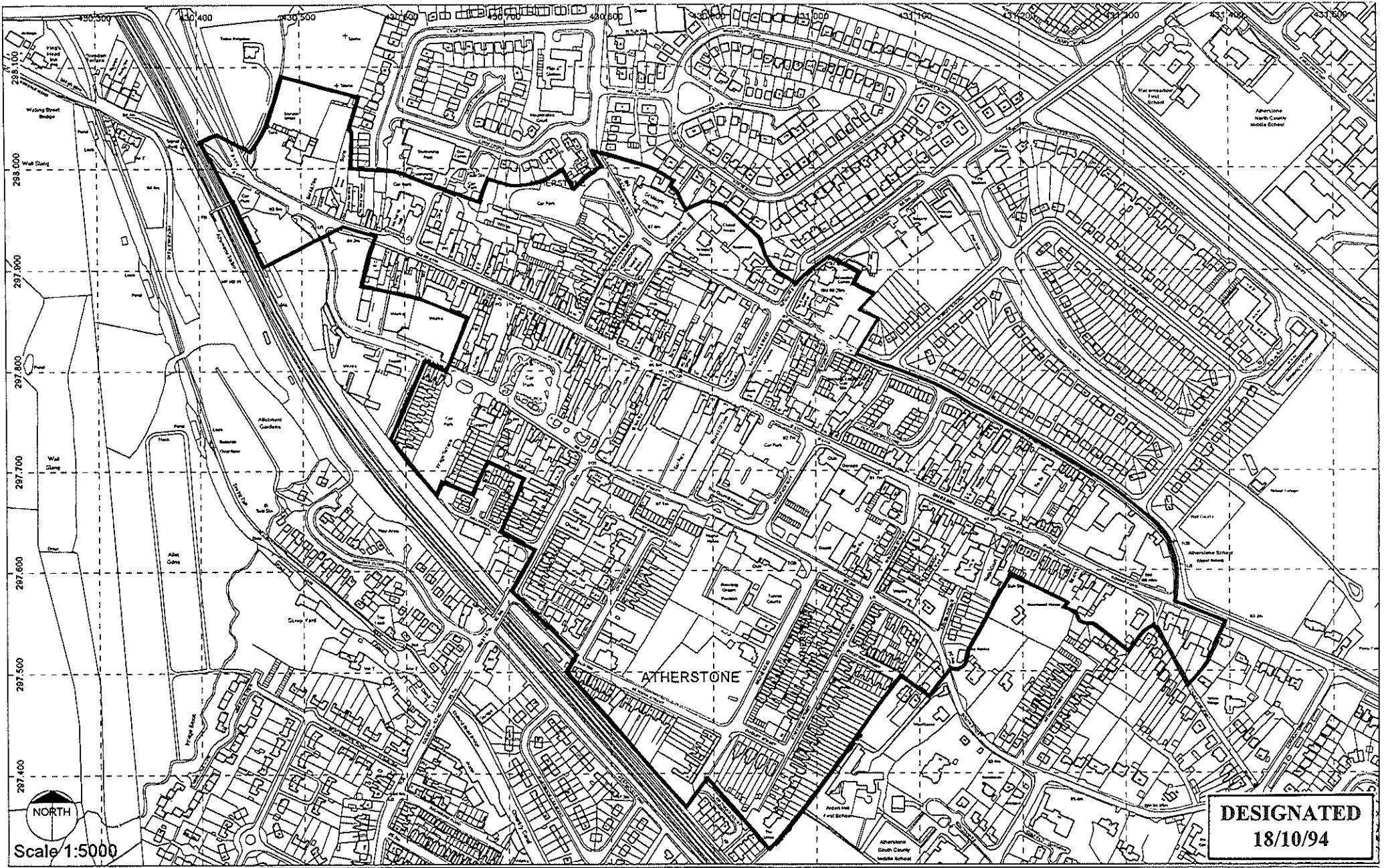
APPENDIX

North Warwickshire Local Plan, adopted on the 26th May 1995 contains the following policy:

Policy ENV14 : Conservation Areas

Conservation Areas will be protected and enhanced by the following means:

- (1) The demolition of un-listed buildings will not normally be permitted, except where they detract from the character of the Conservation Area, and the demolition is necessary to the implementation of development for which permission has been granted, and which will enhance its character.
 - (2) The felling of trees within Conservation Areas will normally only be permitted where they are dead, dangerous or dying.
 - (3) Development will not normally be permitted which would have a harmful effect upon the character, appearance or setting of a Conservation Area.
 - (4) New buildings will be required to harmonise with their setting, by following the historic street line: reflecting the scale form, fenestration and roof line of traditional buildings: and using the materials characteristic of the area.
 - (5) Alterations and extensions to buildings will be required to harmonise with their character and that of the Conservation Area: by retaining and where necessary restoring traditional features such as shop fronts, boundary walls, paved surfaces and street furniture: reflecting the scale, form and character of the building: and using materials traditionally characteristic of the area.
 - (6) New shop fronts and fascias will be required to be in proportion with the building and in character with the architecture of the building and its setting.
 - (7) Advertisements should normally be of traditional painted or engraved finish, with spotlighting as opposed to internal illumination.
 - (8) Encouragement will be given to the removal of eyesores, the replacement of inharmonious features by more fitting installations, and the proper maintenance of buildings and public areas.
 - (9) As resources permit, measures will be carried out to enhance the street scene.
- Existing Conservation Areas are shown on the proposals map.



2

Scale 1:5000

DESIGNATED
18/10/94

ATHERSTONE CONSERVATION AREA

A conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. There can be no uniform standard against which the character of an area can be measured, so it is necessary to evaluate separately the particular merits of potential conservation areas to establish whether they are worthy of designation.

1. The Case for Designation

Department of the Environment Circular 12/81 encourages local planning authorities to keep the designation of conservation areas under review and to consider whether more areas should be designated, especially when local plans are being prepared.

A local plan for the Atherstone area has already been prepared by the Council. It was adopted on 20th May, 1981 after extensive public consultation. This local plan contains a policy (paragraph 7.16) which states that:

'It is proposed to designate the area around the Watling Street Bridge, Watling Street (Merevale Road), a conservation area'.

The Council has therefore already identified the need to designate a conservation area.

This part of the town warrants special recognition for a number of reasons. It is a pleasant backwater of attractive older housing lying between the Euston to Glasgow railway line and Merevale Park, and traversed by the Coventry Canal. It comprises a group of largely late 19th Century domestic buildings, which although not yet included on the Statutory List of Buildings of Special Architectural or Historic Merit have a character which it is considered important to preserve and enhance. The majority of the buildings have not had any significant external alterations to their original appearance.

Within the area, Merevale Road crosses the Coventry Canal via Watling Street Bridge. South of the bridge there is a series of canal locks, one of which is included within the conservation area.

2. Conservation Area Boundary

The boundary of the conservation area has been drawn to encompass not only those properties considered to be of architectural or historic interest, but also the Bridge and important areas of open space - including the land between the Coventry Canal and Wall Slang. The existing trees, hedges and walls are of particular importance as these features can enhance views of open space or buildings and reduce the impact of unsightly vistas.

3. Legislation Applying to Conservation Areas

The Statutory Procedure for designation is set out in Annex A.

Within conservation areas the local planning authority has additional powers to control development and the demolition of buildings, and to protect trees and tree groups. This helps to ensure that any development which does take place does not upset the existing balance of elements which has evolved over the years. The legislation is intended to assist authorities in enhancing conservation areas not merely preserving them. These additional powers are outlined in Annex A.

4. Planning Policy

Existing planning policies for the area are contained in two statutory documents - the Warwickshire Structure Plan (Alterations No 3) and the Atherstone District Plan.

The Structure Plan contains strategic planning policies for the whole of Warwickshire. So far as Atherstone is concerned, the town is identified as a growth settlement for future housing development. The Atherstone District Plan contains the detailed planning proposals for the town. It identifies specific sites for new development, and also defines a development boundary around the built-up area of Atherstone and Mancetter which sets the limit to future peripheral expansion. This boundary includes the properties within the conservation area but excludes the land to the south of Merevale Road between the Coventry Canal and Wall Slang. The Atherstone District Plan states that within this development boundary planning applications for new housing on infill sites will be treated on their merits. However, to prevent uncontrolled peripheral expansion, applications for residential development on sites outside the present limits of the town will be resisted.

Several other policies in the Atherstone District Plan apply to the conservation area and these are quoted in the following paragraphs and subsequent explanatory sections:

- 7.21 - Planning Applications in Conservation Areas
- 7.23 - Planning Applications adjacent to Conservation Areas
- 7.25 - Demolition of Buildings in Conservation Areas
- 7.28 - Listed Buildings and Buildings in Conservation Areas
- 7.39 - Road Signs and Street Lighting

5. Future Action

As stated earlier in this report, the designation of a conservation area not only enables the local planning authority to take steps to preserve its appearance, but also to draw up measures for its enhancement.

Whilst the major aim is to preserve the existing character of the Watling Street Bridge Conservation Area, it is considered that local action should

be taken to improve its appearance wherever possible. In particular, opportunities to provide enhancement schemes for individual properties may present themselves when planning applications are submitted for development.

At present there is an established coal yard operating to the rear of Merevale Villas, while land further to the south, alongside the canal, has had temporary planning permission for coal stocking. This coal stocking operation appears to have declined in scale recently, to be largely replaced by a haulage business.

The activities occurring on these areas of land are considered to be inappropriate in this location because of their relationship to residential properties, the shape of the site and the position of the access. It is considered that they need to be relocated elsewhere, especially as plots are now available on the nearby Holly Lane Industrial Estate. Since the land to the rear of Merevale Villas lies within the development boundary of the Atherstone District Plan, some new housing would represent an acceptable alternative use.

The emphasis within the conservation area, so far as future development is concerned, should be on ensuring that any new building or alterations accord with the architectural and visual qualities of the group. Although designation of a conservation area does give the local planning authority certain additional powers, the Council considers it essential to seek to ensure that those buildings scheduled in Annex B are included on the Statutory List. This will ensure that the architectural and historic qualities of these properties are not downgraded. Efforts have been made in the past to secure the listing of Merevale Villas which were possibly railway cottages. As the Department of the Environment did not consider them worthy of inclusion at that time, the Council is not to pursue the matter. Nevertheless the importance of the group is emphasised by its inclusion within the conservation area.

LEGISLATION APPLYING TO CONSERVATION AREAS
STATUTORY PROCEDURE FOR DESIGNATION

Section 277 of the Town and Country Planning Act, 1971 places a duty upon local planning authorities 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 to designate them as Conservation Areas.

The Secretary of State must be notified of such designations, but his confirmation is not necessary. Notice of the designation is published in the London Gazette and in at least one local newspaper. The date of designation is the date of the Council's resolution.

Additional Powers in Conservation Areas

(i) Control of Demolition

Section 277A of the Town and Country Planning Act, 1971 provides control over the demolition of buildings in Conservation Areas. In general, buildings in conservation areas cannot be demolished without obtaining listed building consent from the local planning authority. There are certain specified exceptions to this requirement - for example, buildings of less than 115 metres cubic content, buildings whose demolition is required by an enforcement notice served under Section 87 or 96 of the 1971 Act or which are in a clearance order or compulsory purchase order made under Part III of the Housing Act, 1957.

(ii) Enhancement Schemes

Section 277B of the Act requires local planning authorities to formulate and publish, from time to time, proposals for the preservation and enhancement of Conservation Areas. The Secretary of State may direct local planning authorities to formulate and publish such proposals. These are required to be submitted to a local public meeting to which members of the authority, amenity groups, residents associations and the Chamber of Trade would be invited, and whose views must subsequently be taken into account by the local planning authority concerned.

(iii) Protection of Trees

Under Section 61A of the Town and Country Planning Act, 1971 trees in Conservation Areas are given protection, though to a lesser degree than trees the subject of a Tree Preservation Order. Anyone proposing to do any work on trees in a Conservation Area (topping, lopping or felling) must give the local authority notice of their intention. This gives the local planning authority the opportunity to make a Tree Preservation Order, if it considers it appropriate to do so, or to give consent for the proposal to be carried out. In the absence of either, and after the expiry of a period of six weeks from the giving of notice, the proposal may in any case be carried out.

(iv) Publicity for Planning Applications

Section 28 of the Town and Country Planning Act 1971 requires the local planning authority, in the case of a planning application where the development would, in their opinion, affect the character of the Conservation Area, to advertise the proposal both on site and by a notice in the local press.

(v) 'Permitted Development'

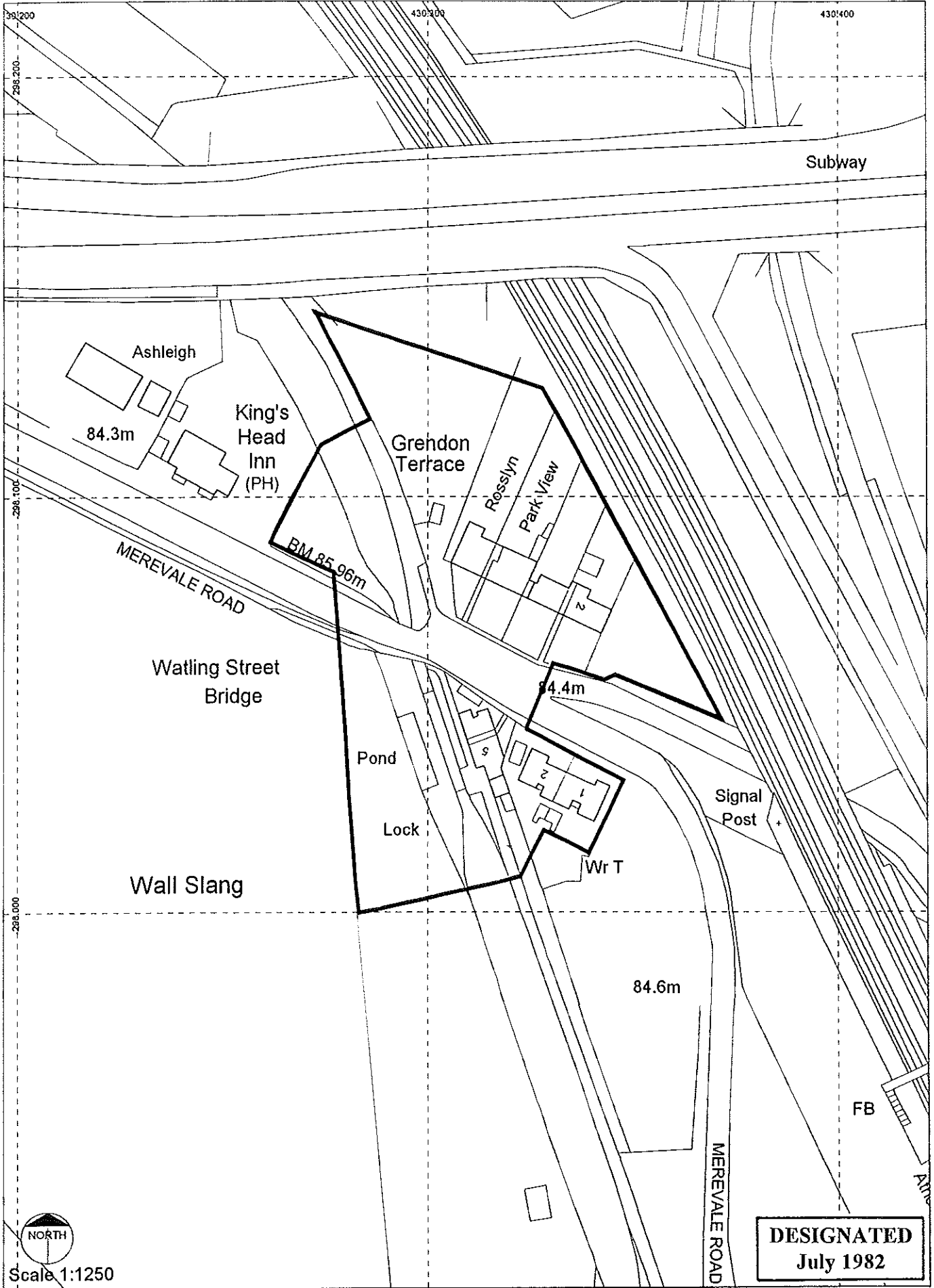
The Town and Country Planning General Development Order, 1977 grants planning permission for the enlargement, improvement or other alteration of a dwellinghouse subject to certain limits. If, however, the dwelling concerned is a listed building, listed building consent may still be required.

(vi) Grants and Loans

Section 10 of the Town and Country Planning (Amendment) Act, 1972, as amended by the Local Government Planning and Land Act, 1980 enables the Secretary of State to make grants or loans for schemes to preserve or enhance Conservation Areas. Grants are payable at the Secretary of State's discretion, and may be subject to conditions.

SCHEDULE OF BUILDINGS WITHIN THE CONSERVATION AREA
WHICH MERIT INCLUSION ON THE STATUTORY LIST OF
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Property	Description
<p>The properties listed below are important because of their group value.</p> <p><u>GRENDON TERRACE</u></p> <p>Roslyn</p> <p>Park View</p> <p>Adjacent Park View</p> <p>2 Grendon Villa</p>	<p>A group of early Victorian dwellings.</p> <p>Two-storey brick building with plain tile roof. Three original light casement windows with small panes. Oversailing dentil brick course. Gauged brick arches over windows and door. Two board doors.</p> <p>Three-storey brick building with central entrance later garage entrance. Small pane sash windows, rendered lintels and projecting keystones. Plain tile roof. Circular headed fanlight to door. Later porch addition. Wooden pilasters with triangular pediment over.</p> <p>Two-storey brick building, small paned casement windows. Plain tile roof, rendered lintels with projecting keystones. Oversailing dentil eaves.</p> <p>Two-storey brick built. Plain tile roof. Small pane casement window with semi circular arches - rendered lintels.</p>
<p>5 Lock House</p> <p>5 Lock Cottage</p>	<p>Two-storey canal side cottages. Plain tile roof rendered brickwork. Three light casement windows with small panes. Original passageway between cottages to give access between the canal towpath and Merevale Road now unfortunately closed.</p>



DESIGNATED
July 1982

WATLING ST. BRIDGE, ATHERSTONE C.A.

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North Warwickshire Borough Council

APPENDIX A

APPRAISAL OF THE SPECIAL ARCHITECTURAL AND HISTORIC INTEREST OF THE PROPOSED 'WINDMILL HILL CHARACTER AREA' EXTENSION TO THE ATHERSTONE CONSERVATION AREA.

1 Location and topography

The proposed extension lies immediately to the south east of the current conservation area. It comprises land mostly on the south sides of sections of Church Walk and South Street that occupy the crown and northern slope of a hillock, Windmill Hill, rising to some 95m above sea level. The area is shown on the attached plan.

2 Historic Development and Interest

Up to the time of enclosure this area formed part of the open field system of Atherstone. The Hewitt Plan of 1716 shows only a footpath on the line of Church Walk running through regular field strips belonging to the Windmill Hill Field on its way to the parish church at Mancetter. (The windmill stood just outside the study area on a site close to the present-day junction of South Street and Arden Street; the field itself was mentioned as 'Wyndemyneffelde' in 1546¹).

At the enclosure of the open fields in 1765, Church Walk was referred to as a 'public and church road'², and although still a footpath it was required under the enclosure award to have a width of at least twelve feet.

A 'back road' was also to be maintained to the south of Long Street for the use of the lord of the manor for the transport of clay sand and bricks produced in the 'Claypitts' and 'Cowpasture'³ (these areas are shown on the Hewitt Plan immediately south and west of Windmill Hill). This became the present South Street connecting Windmill Hill and the clay pits with Coleshill Road and the medieval livestock market in what is now Station Street.

It was not until the early-mid 19th century that the area began to develop as a residential suburb on the outskirts of the town for its prosperous merchant class. From the early 19th century onwards they had the financial means to afford the high prices demanded by important local landowners for land on the town's fringe that could be accessed off the 'back road'. Here they were away from the dirt and disease of the Yards and factories, where they could enjoy their large gardens and the benefits of the countryside while being within easy reach of their town centre businesses.

¹ Victoria County History Vol IV page 127

² The History of Atherstone B Watts & E Winyard 1988 p 70

³ Ibid.

It was along the south side of South Street near the crown of the hill that the characteristic house type of the Victorian middle-class - the detached house or villa set in its own landscaped grounds - began to appear from just after the mid-century. Together these could create something approaching the gardens and the privacy of country houses. By the 1880s a line of six such villas in various fashionable styles had been built comprising, from west to east :- Arden Hill, Oakfield (now demolished), Mancetter Cottage, The Orchard, Vicarage, and Rose Hill (also demolished). Owners included George John Sale JP a linen draper and farmer who built the Orchard c.1862 moving from his house over a shop in Long Street; William Bourne, draper, corn and wool merchant who built Oakfield also in 1862; and the Willday family, hat manufacturers in Long Street who built Rose Hill villa at about this time.

To the north along Church Walk there was little building before the 20th century. It began with two vernacular-style houses dating from the early-mid 19th century – the White House (no. 26) and Bardon Cottage (no. 30) on the south side of Church Walk. These were sited on the north slope of Windmill Hill to take advantage of views over the fields and distant spires of rural Leicestershire. At the north end of Church Walk, to the rear of the two substantial semi-detached villas Brereton Place and Holte Villas facing onto Witherley Road, were a pair of small semi-detached cottages called Oakfield cottages. These had been built by 1888. They were joined by an identical pair immediately to the south after 1903. Subsequently Church Walk was developed with mainly interwar semidetached housing characteristic of that period, and some post-war infill development.

3 Architectural Interest: Townscape

South Street

The street has a decidedly rustic character in the vicinity of Mancetter Cottage, the Orchard and Orchard Cottages (PI.) The contribution of the grounds and gardens of villas and other buildings to the quality of the street at this point is as important as the buildings themselves. They contain some magnificent specimen trees including mature beeches whose lofty canopies extend fully over the carriage way and both footpaths.

There are some attractive views along the street when looking south eastwards towards the Orchard Cottages and the Orchard itself. Here the grouping of these buildings creates, intentionally no doubt, the impression of a substantial country-house with its associated outbuildings. The collection of roofs and chimneys to the Orchard and Orchard Cottages adds significant skyline interest. (PI)

A little further east along South Street ground levels begin to fall away towards the north allowing elevated wide vistas over attractive private rear gardens to properties lining the south side of Church Walk and their medley of rear extensions and outbuildings which add to the visual interest of the scene(PI)

Church Walk

This is a quiet narrow back lane of intimate character and strong enclosure at its northern end defined by hedges, brick walls, fences and coniferous trees on boundaries (PI) and the elevations of flanking buildings set behind these. (PI)

4 Architectural Interest: Key Building Groups

- Orchard Cottages , The Orchard, and 71 South Street

These make an attractive grouping in approach views from the east along South Street as described above.

- Mancetter Cottage, The Orchard, and The Old Vicarage

These form part of a looser grouping of Victorian detached villas along South Street that are significant historically as described above

5 Architectural Interest: Key Buildings

South Street

- *Mancetter Cottage*

Victorian villa in a cottage orne style, informal asymmetrical composition, substantially extended to the west in the 20th century which has detracted from its interest. Colour-washed rendered elevations with prominent fretted bargeboards, small leaded windows (some changed in the 20th century), and lattice porch.

- *71 South Street*

Early - mid 19th century vernacular one-and-a half storey red brick building set directly on the back edge of a narrow footpath at the bend of South Street. The windowless front elevation without dormers adds to the rural vernacular character of the building and rustic feel of the street

- *The Orchard*

Italianate villa built c. 1862 in yellow brick with sandstone dressings. Some alterations in the mid 20th century but it retains much of its original character. It was, until recently, set in an attractive 'pocket park' garden, but the grounds are in the process of redevelopment for housing.

- *Orchard Cottages*

Row of cottages probably built c. 1862 with the Orchard in a late Georgian style with vertical sash windows and slate hipped roof with deep eaves. Evokes the impression of substantial service buildings to a country house.

Church Walk

- *The White House*
Probably a mid -19th century building of brick (subsequently painted white) in a rustic vernacular style, of two storeys but with the first floor sash windows breaking through eaves to give the effect of eyebrow dormers. Sashes have Gothick style glazing bars. The eaves course has large projecting brick dentils. Substantial rear ranges make this a deceptively sizeable house but one designed to look like a small rural cottage as seen from Church Walk.

Vicarage Close

- *The Old Vicarage*
A substantial mid 19th century house in a picturesque Tudor Gothic style retaining many original and characteristic architectural elements such as square-headed mullioned windows with hood-moulds and label-stops, four-centre arch doorways, tall brick chimneys, and an array of steeply pitched gables with deeply projecting verges.

Witherley Road

- *9 Witherley Road*
Late 19th century detached house showing Arts and Crafts influences. It retains nearly all of its original features intact including an elaborate bracketed door case and original door. The elevations are typically half of rough-cast render and half of brick, with small sized panes to the upper portions of windows, and tall chimney stacks with moulded bricks.

WARWICKSHIRE COUNTY COUNCIL
COUNTY PLANNING DEPARTMENT
CIVIC AMENITIES ACT, 1967

The report which follows explains the "Conservation Area" for Coleshill. A plan showing a preliminary Conservation Area has been produced and consultations with the Meriden Rural District Council and other interested organisations have been carried out, the views and comments received have been taken into account.

ON 14TH MAY, 1969, THE WARWICKSHIRE COUNTY COUNCIL FORMALLY DESIGNATED THE AREA WITHIN THE TOWN OF COLESHILL AS SHOWN ON MAP NO. M/DSS/2/1A, AS A "CONSERVATION AREA" IN ACCORDANCE WITH SEC.I OF THE CIVIC AMENITIES ACT, 1967.

As part of the new approach to Town Planning, the Minister is not required to approve the Map; the intention being to speed up the planning process and to allow greater local participation.

The map showing the designated area is not a Development Plan or a complete policy on conservation the requirement of the Act is just to define the area. The plan at the end of this report is merely a small scale diagrammatic representation of the actual conservation map. In addition to showing the area, some of the general control policies set out in the report are also illustrated. Further policies will follow to give guidance on more detailed matters, all with the object of enhancing the Conservation Area.

THIS REPORT AND A COPY OF THE 1/2500 SCALE MAP DEFINING THE DESIGNATED
CONSERVATION AREA 7/6

THE 1/2500 SCALE MAP DEFINING THE DESIGNATED CONSERVATION AREA CAN BE
OBTAINED SEPARATELY 5/-

May, 1969.

CONSERVATION AREAS - INTRODUCTION

The Civic Amenities Act, 1967, as its heading implies, is concerned with improving the appearance of our towns and the countryside. The Act deals specifically with historic buildings and areas, tree preservation and the disposal of abandoned vehicles and other refuse. Section 1 of Part 1 of the Act requires every local planning authority to determine which parts of its area should be designated as "Conservation Areas".

Previously a local planning authority's preservation powers were limited to individual buildings or groups of buildings of particular merit, but now it is possible to secure the planned retention of historic areas as part of a general policy. There are some areas without buildings of outstanding distinction, which, taken as a whole, provide the distinctive character of a place. Furthermore, with some deterioration, and the consequential effects of the rapid population growth on demands for space, leading to pressures for redevelopment, the Government now recognises the need to keep the 'best parts' of our towns and villages:- those areas containing the good architecture, good civic manners and traditional buildings of the past.

It is unlikely that everyone will agree which are the best parts of a town or village, and one danger could be a loss of effectiveness of the opportunities now provided if an overwhelming sense of conservation is applied.

A conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve

or enhance'. It may be large or small, from a whole town centre to a small group of buildings. Open spaces or trees may also be significant and might contribute to the special character of an area. In order to define the Conservation Areas, it is necessary firstly to analyse the character of the town or village being examined.

Designation is just a first step, but it enables the Planning Authority and the Minister of Housing and Local Government to acknowledge immediately the particular value of the area by paying special attention to the character and appearance of it when exercising any planning functions. Conservation is not necessarily preservation maintaining everything exactly as it is. The emphasis being on CONTROL RATHER THAN PREVENTION, to allow the area to remain alive and prosperous.

The aim will be to ensure that before planning permission is granted within Conservation Areas satisfactory detailed drawings are prepared. When an "outline" application is received, if there are not likely to be any objections to the principle of the development the applicant will be asked to discuss the preparation of adequate details supporting the application. The local planning authority will look for a very high standard of design. The design of a building should be handled in a sensitive manner, it must have regard to its site, surroundings and neighbouring buildings including the colour and textures of materials. It is therefore important that schemes within conservation areas should be prepared by competent designers with extensive experience. Any design which does not measure up to an acceptable standard will be refused planning permission.

After definition of the Conservation Area the machinery is set in motion to preserve the character, the next stage being to take positive steps on enhancement.

ANALYSIS OF THE CHARACTER - COLESHILL

Built on a ridge, the town drops over 100 feet from the church down to the river Cole. One long street, High Street, running north/south, rises from the river bridge to the middle of the town and here, a turning to the east, Church Hill, leads up to the church which crowns the hill and forms a landmark for a considerable area. The heavily trafficked A.47 Birmingham - Muneaton trunk road crosses the High Street at right angles on the slope about 100 yards north of Church Hill.

The settlement straddles the High Street and was once a stopping place for coaches on route from London to Liverpool. Many houses and shops that were once inns still retain the wide covered gateways which give access to courts behind.

Most of the buildings are of 18th century or later date, of red brick with tiled roofs. Some have 17th century indications hidden behind later fronts but only a very few show original timber framing. None of the buildings are of exceptional interest, but the grouping formed by the continuous frontages, variations between two and three storey buildings and the winding High Street, is very marked. New development that has taken place along the High Street has preserved the building lines and fits in with the existing pattern. The tall church spire rises prominently over the roof tops, the church only being glimpsed as a whole through the few breaks in the building line.

The focal point of the town is Church Hill which was, and will again be an enclosure formed by red brick buildings. This, combined with a gentle slope, was no doubt once an imposing approach up to the church, which is offset at the eastern end.

A number of buildings have fallen into a state of disrepair and some have been demolished in the Church Hill area. This impression of dereliction and decay permeating the scene in such an important central location is unfortunate, but it is only a temporary state of affairs while awaiting redevelopment.

Further north as the road falls away towards the river, the continuous frontages characterised nearer the centre begin to break up where old terraces have given way to new development and a disruption of the pattern. Across the river Cole, the 16th century bridge and the open riverside area around, stretches more modern development. This joins the northern end of the A.446 by-pass from where a fine view of the church is obtained with the red brick buildings falling away in confusion down the hill giving little indication of the sorry state of many of them.

The giant industrial complex of Hams Hall power station suddenly dominates the view from the top of the hill in High Street and serves as a reminder of the vast conurbation that lies to the west across a short stretch of open country. The huge cooling towers also intrude into the views from the church yard where the Blythe valley is seen sweeping upwards to the town linking with the attractive "open enclosure" adjoining the church. The view of the power station is obstructed though in the southern part of the town centre by the curving continuous frontages of the buildings in High Street. This particular feature provides much of the interest in Colehill, for it produces continuously changing enclosures when moving along High Street.

THE CONSERVATION AREA - POLICIES

The Conservation Area for Coleshill includes the major part of the High Street, Church Hill area and the open space at the Croft, small sections of Coventry Road, Birmingham Road and Parkfield Road and the open space alongside the River Cole to the north of High Street.

Within the area, the need to conserve the unbroken building lines along the High Street and Church Hill from High Street to the church is imperative. This has been successfully achieved in a few places but there are gaps where old buildings have been demolished and as yet not replaced. It is here that any weaknesses lie. Individual design of buildings must be treated on the merits of each, but the present variations of elevational treatment enhance the streets interest and no doubt the pattern will continue.

The street is marred by the heavy congestion caused by street parking particularly of service vehicles for the numerous shops along the frontage. The existence of Parkfield Road to the west of High Street could, if used to give rear access to many of these properties, help greatly to alleviate the problem.

Church Hill area offers the greatest problem, with buildings of special architectural value on the north side it is clearly desirable and necessary to retain the actual buildings. On the south side, the buildings have been demolished. Apart from the building at the eastern end, there were no individual buildings of particular merit, but together they indicated the importance of the building line in the formation of the enclosure and this building line will be retained in the redevelopment scheme of the Meriden Rural District Council.

The open space around the church commanding the views across the Blythe Valley, emphasises the fact that there has been no eastward spread of development. It is essential that the approach to the town from this direction, along A.47 and Maxstoke Lane, remain open.

Included in the conservation area, is the approach to the town over the river Cole, this occupies a prominent position and provides a foreground setting for the town. The narrow 16th century red sandstone bridge is flanked on either side by an area of open land alongside the river. Because of its important visual and physical position, and because it has considerable potential, this area should be laid out in accordance with a good landscaping scheme to provide an attractive open space and riverside walks.

The skills required in designing new buildings must not be minimised as the problem of integrating old with new is a difficult one and hence the need to engage competent designers with extensive experience in this field. Additional time and cost involved in achieving a scheme of outstanding merit in any important location is little to ask when it is for the benefit of the community at large and is evidence to future generations that responsible citizens of today have understood and acknowledged a valuable area. If the principle of development on a particular site is acceptable, developers will be asked for detailed plans and drawings of proposed development including elevations which show the new development in its setting in order to ensure that the proposals accord with the existing special architectural and visual qualities.

Anything else that can be done to raise the environmental quality of the Conservation Area will be encouraged. For example, the prohibition of some street parking, the selection of street furniture such as street lighting, litter bins, seats etc., of good design and the continued control over unsightly advertisements and miscellaneous clutter.

The definition of the designated area is only a preliminary action to preserve or enhance the character and appearance of the town. With the agreement of the Rural District Council it is suggested that a positive scheme of action be adopted. For this purpose a more detailed examination of the Conservation Area will be made later.



DESIGNATED
14/5/69

COLESHILL CONSERVATION AREA

Reproduced under Ordnance Survey licence LA 07991X

North Warwickshire Borough Council

The Planning (Listed Buildings and Conservation Areas) Act 1990

The Coventry Road, Coleshill Conservation Area

On the 17th October 1995, the North Warwickshire Borough Council, by Minute No 69 of the Planning and Development Committee, formally designated the area of Coleshill shown on the map appended to the Designation Report as a 'Conservation Area' in accordance with Section 69(2) of The Planning(Listed Buildings and Conservation Areas) Act 1990.

In accordance with the Act, the Secretary of State for the Environment has been informed and a Notice of the Decision placed in the London Gazette and in the Coleshill Herald (being a local newspaper circulating in the area) on the (date).

The Coventry Road, Coleshill, Conservation Area

INTRODUCTION

1. The statutory purpose of a Conservation Area is to preserve and enhance its special architectural character or historic interest. It is however the character of an area rather than individual buildings which should be the prime consideration in identifying conservation areas. That character is derived from a range of interrelated factors in particular the geography, history and townscape character of the particular place.
2. The proposed Conservation Area at Coventry Road, Coleshill extends southwards along Coventry Road from No. 82 to its junction with Packington Lane and embraces the Father Hudson's Homes.

BACKGROUND

3. The new Coleshill Road Conservation Area has been designated following the first stage of a review of Coleshill. The area contains a number of buildings and open spaces at the southern approach to the town which are important to the identity and character of the town and is considered worthy of conservation. A review of the existing Coleshill Conservation Area which was designated in 1969 and covers the central area of the town will follow.

GEOGRAPHY

4. Coleshill is located on a pronounced ridge which extends from Coleshill Heath northwards between the valleys of the Rivers Cole and Blyth and continues north

to the River Tame. The Coventry Road runs southwards along this ridge to Coleshill Heath.

HISTORY

5. Coleshill with its river crossing location, developed from being a market town in medieval times to an important stopping place on the coaching route from London to Chester and Holyhead. Olgilby in the C17th noted that this was "one of the most frequented in the country". In the late C18th and early C19th this resulted in the expansion of the Town and many of the important buildings in the centre of the town relate to the resulting prosperity. This is evident in the large number of public houses and coaching inns along the High Street and by the Georgian Buildings constructed in this period, many of which are now listed buildings.
6. By the mid C19th with the growth of the railways, this prosperity declined and the town remained relatively unchanged with few buildings of the Victorian period and Coleshill reverted to being a small market town.
7. The social structure changed and by the late C19th the town with its relatively close proximity to Birmingham became a centre for the professional classes. Development in the early C20th comprised mainly town houses particularly along the Coventry Road. The Father Hudson's Homes were an exception to this with construction of the major complex starting around 1884 and continuing into the 1920's.

-
8. The growing prosperity of the town after the second world war has resulted in considerable redevelopment and expansion of the town. As a result it's character has changed particularly along the southern approach where demolition and rebuilding has been prolific.

PATTERN OF DEVELOPMENT

9. The Coventry Road Conservation Area is characterised by C19th ribbon development along the ancient coaching route, linking Coleshill with the hamlet on the northern edge of Coleshill Heath. The street frontage on the east side comprises the Father Hudson's Homes and on the west side a mixture of villa and terraced houses.

SPACES

7. The Coventry Road area is attractive with mature trees and interesting buildings abutting the road and a series of spaces, with mature gardens particularly to the rear of Father Hudson's Houses.
8. To the west of the Coventry Road, the houses are either set behind mature hedges and trees or set directly on the road frontage. Recent developments such as Ferndale Court are set back from the road with the boundary defined by walls or railings. The frontage to the road reflects a diversity of development and spaces.
9. To the east, the Father Hudson's Homes complex incorporates a number of important open spaces which include; the area around the Church of the Sacred Head & St. Teresa; the Avenue to the rear; and the ornamental gardens to the east of the Warwickshire Orthopaedic Hospital.
10. The larger buildings of Father Hudson's Homes are set against the more domestic buildings on the east side of the Coventry

Road and this presents an interesting and rich array of spaces which contrast the modern development which bound the area to the south, east and west.

11. At the junction of Packington Lane and Coventry Road is a space formerly occupied by the livestock pound for Coleshill Heath, defined and enclosed by Pound Cottage and Petworth House.

TREES

12. The mature trees which border the road are significant in the street scene. Within the Father Hudson's Homes complex the mature trees are important not only in defining the spaces but in the setting of the building, particularly when viewed from the east and from the open countryside on the far side of the Blyth Valley.
13. Important trees of significant size are located in the area to the east of St. Edward's Home; around the Church of the Sacred Head & St. Teresa; the avenue to the west of Father Hudson's Homes; and between Nos 1 and 2 Packington Lane.

BUILDINGS

Pattern

14. On the eastern frontage to Coventry Road are the substantial buildings of Father Hudson's Homes, mostly two stories and built as a series of blocks forming courtyards, set well back from the road and with open spaces to the rear.
15. No. 69 to the south of the area is a late C18th house of two storeys and built close to the roadway. Beyond that are modern detached houses on medium sized plots set back from the road.

16. At the junction of Packington Lane and Coventry Road are a small group of bungalows on large plots and set back from the road.

17. Facing north and closing the view down Coventry Road is Pound Cottage and the adjacent Petworth House.

18. On the west side of Coventry Road the frontage comprises a mixture of detached two storey houses and terraced houses and modern three storey flats. The frontage reflects the varied dates of the respective buildings.

Density

19. The density of the building to the east side of the Coventry Road is high with the complex of large buildings that makes up Father Hudson's Homes.

20. To the west, the density is lower with most residential properties having large gardens to the rear. The modern development is of higher density, particularly that of Ferndale Court and the office development between Nos. 54 and 62.

Type

21. The Father Hudson's Homes are substantial two storey dormitory blocks. Within the complex is the Church of the Sacred Heart & St. Teresa; the Warwickshire Orthopaedic Hospital (single storey pavilions and formerly the Hospital to the Homes); and St. Edward's Primary School (single storey).

22. The buildings to the south are two storey detached houses and a small group of detached bungalows.

23. On the west side of Coventry Road the buildings are predominantly residential the exception being a small two storey office block between Nos 54 and 62 and the

'George & Dragon' public house between Nos 152 and 160. The residential properties are predominantly two storey and a mixture of terraced, semi-detached and detached. The modern flats at Ferndale Court are three storey.

Age

24. The Father Hudson's Homes complex dates from 1910 with the Church of the Sacred Heart & St. Teresa being completed in 1942.

25. To the south on the east side of Coventry Road, No 69 is late C18th. and the adjacent houses are 1980/90s and bungalows beyond are 1920s or 30s.

26. Pound Cottage is C17th and Petworth House is recent (1990s).

27. On the west side of Coventry Road the age of the property is predominantly C19th with some more recent (1960s to 1990s).

Style

28. The predominant style of the area is that of the Edwardian Period. The buildings reflect different styles and details. The developments of recent decades are in comparison bland in their appearance.

Listed Buildings

29. The area contains three listed buildings:-

- The Church of the Sacred Heart & St. Teresa constructed between 1938-42 by G.B. Cox of Birmingham. This is a large brick building with concrete dressings and a plain tile roof. It is of a cruciform plan with a tower on the crossing with Byzantine-Romanesque detailing: Grade II.

- No. 69 Coventry Road, a late C18th house constructed in red brick with a plain tile roof. In the C19th the building was extended to the south with a rendered single storey wing with an attic: Grade II.
- Pound Cottage, Pound Lane off Packington Lane, a C17th single storey timber framed, thatched cottage: Grade II.

Materials & Techniques

30. The predominant building materials are red stock brick with plain tiled roofs. The buildings to Father Hudson's Homes have a variety of details including rendered surrounds to the windows, brick quoins, coped gables and dormer windows.
31. A variety of brick colours are evident with the modern development reflecting a range of detail. Some of the buildings are rendered and pebble-dashed.
32. There is some use of tiles hanging to the 1950s houses to the west side of the Coventry Road but this is not typical.
33. On the east side of Coventry Road the window types are predominantly of Georgian style and proportion. To the west the windows are varied, reflecting the date of the building.

Roofs

34. The roofs of Father Hudson's Homes are predominantly pitched with hipped ends. St. Edward's Home has coped gables fronting the Coventry Road.
35. To the west side the roofs are again predominantly hipped but inter-mixed with gables.

SPECIAL FEATURES

36. The area is a significant and important part of Coleshill. Apart from the listed buildings, the buildings of Father Hudson's Homes are important and good examples of Edwardian architecture. Of particular note is the St Edward's Home by Henry Sandy (1905-06). To the west side Nos. 32 and 64 are important buildings both historically and in the context of the area. The terrace houses Nos. 86 to 100 are significant in the street scene.
37. The ornamental gardens at the rear of the Warwickshire Orthopaedic Hospital were designed by Miss Evelyn Powell in the early part of the century and are worthy of note.

FLOORSCAPE

37. In general the buildings are set within landscaped areas, the roads and paths are generally tarmacadam. To the west of the Coventry Road the houses have a mixture of types of driveways.

ACTIVITY

38. With the exception of the office block at between Nos 54 and 62, the area is residential to the west side of the Coventry Road. To the east side the area is dominated by the Father Hudson's Homes with its range of institutional uses.
39. The main traffic movements are those along the Coventry Road with traffic entering and leaving the town.
40. The main traffic and pedestrian generated within the area are from the Fathers Hudson's Society Offices, the Warwickshire Orthopaedic Hospital, the 'Teddy 'n Daisy' Day Nursery, the Primary School and the Church of the Sacred Heart and St Teresa.

VIEWS

41. Views within, into and out of the area contribute to its character. The views along the Coventry Road both from the north and south are important in the approach to the town. They are not however long views, being closed by the gentle bends in the road. Within the area the variety of views within the Father Hudson's Homes complex are significant, in particular those to the Church; along the avenue to the rear; and within the landscaped gardens. All of these contribute to the character of the area.

42. Views from the open countryside across the Blyth Valley to the east are also important.

DISCORDANT FEATURES

43. Some buildings and other features are inconsistent with the character and history of the area described above. Examples include:-

- The flat roofed extension to the St. Edward's Primary School.
- The office building between Nos. 54 and 62 which is of a poor quality and design.
- The timber fencing to a number of the properties to the west side.

CONCLUSIONS

44. The Coventry Road area, forming the southern approach to Coleshill, is important to the town's character and the range of mainly C20th buildings illustrate a particular phase in its history and development.

45. The distinctive character of the area is the product of development and change during

the present century. With the boundaries of Coleshill, now firmly constrained by the Green Belt, pressure for redevelopment and infill will inevitably increase and there is the possibility that this will result in a more radical change. The description and analysis of the character of the area contained in this Designation Report is intended to assist developers and their architects as well as the local planning authority in maintaining the essence of that distinctive character.

PROPOSED BOUNDARY

46. The proposed boundary of the designated Conservation Area embraces all the properties on each side of Coventry Road from the new development of The Colesleys to Pound Lane and encompasses the whole of the Father Hudson's Homes complex.

47. The area contains a number of properties developed in recent years. Whilst some of these are not entirely consistent with general character of the area, their inclusion does not invalidate the purpose of designation.

PRESERVATION & ENHANCEMENT PROPOSALS

48. In deciding to designate a Conservation Area, a Local Planning Authority must formulate and publish proposals for the preservation and enhancement.

49. The Borough Council intends that the primary mean of protecting the Coventry Road, Coleshill Conservation Area is the application of Local Plan Policy ENV14 (Appendix A).

50. The future of the Father Hudson's Homes will be critical to the future of the area. At the time of designation none of the buildings on the site are used for their original purpose as residential accommodation for children. The Trustees of the Father Hudsons Society have found alternative uses for some of the buildings. In accordance with its charitable status the Society is obliged to make the best possible use of its asset. It therefore wishes to redevelop parts of the site to provide new accommodation appropriate to its future needs. The maximum market potential of the remainder must then be realised.

Proposed Development Brief for Father Hudson's Homes Site

51. The designation of the Coventry Road, Coleshill Conservation Area is not intended to frustrate the wishes or obligations of the Father Hudson's Society. The Borough Council recognises that the way the site of the Father Hudson's Homes complex is used must change. In order to help guide the future of the site the Council will prepare and Adopt as Supplementary Planning Guidance, a Planning Brief for the Site of Father Hudson's Homes.

52. This brief will cover:

Development Plan Context

Conservation Area Context

Planning Commitments

Buildings Appraisal - architectural
- appearance
- structural condition
- scale
- current use
- potential for alternative use

Townscape and Landscape Appraisal

Appropriate Land Use

Design Guidance including density

Traffic - access to site
- internal circulation

Townscape and Landscape Appraisal

Appropriate Land Use

Design Guidance including density

Traffic - access to site
- internal circulation.

APPENDIX

North Warwickshire Local Plan, adopted on the 26th May 1995 contains the following policy:

Policy ENV14 : Conservation Areas

Conservation Areas will be protected and enhanced by the following means:

- (1) The demolition of un-listed buildings will not normally be permitted, except where they detract from the character of the Conservation Area, and the demolition is necessary to the implementation of development for which permission has been granted, and which will enhance its character.
- (2) The felling of trees within Conservation Areas will normally only be permitted where they are dead, dangerous or dying.
- (3) Development will not normally be permitted which would have a harmful effect upon the character, appearance or setting of a Conservation Area.
- (4) New buildings will be required to harmonise with their setting, by following the historic street line: reflecting the scale form, fenestration and roof line of traditional buildings: and using the materials characteristic of the area.
- (5) Alterations and extensions to buildings will be required to harmonise with their character and that of the Conservation Area: by retaining and where necessary restoring traditional features such as shop fronts, boundary walls, paved surfaces and street furniture: reflecting the scale, form and character of the building: and using materials traditionally characteristic of the area.
- (6) New shop fronts and fascias will be required to be in proportion with the building and in character with the architecture of the building and its setting.
- (7) Advertisements should normally be of traditional painted or engraved finish, with spotlighting as opposed to internal illumination.
- (8) Encouragement will be given to the removal of eyesores, the replacement of inharmonious features by more fitting installations, and the proper maintenance of buildings and public areas.
- (9) As resources permit, measures will be carried out to enhance the street scene.

Existing Conservation Areas are shown on the proposals map.

Father Hudsons Homes

Coventry Road, Coleshill

DRAFT DEVELOPMENT BRIEF

August 1997



**NORTH WARWICKSHIRE
BOROUGH COUNCIL**

1. DEVELOPMENT PLAN CONTEXT

- 1.1 The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities to consider the designation of Conservation Areas and to keep the matter under review. In October 1995 the Council designated the Coventry Road, Coleshill Conservation Area, as part of that review. The Act also requires the Authority to formulate and publish proposals for the preservation and enhancement of Conservation Areas. This Draft Brief fulfils that requirement, in respect of the Coventry Road Conservation Area.
- 1.2 In May 1995 the North Warwickshire Local Plan was adopted. Policy ENV14 of that Plan refers to Conservation Areas. It provides a comprehensive policy outlining how these Areas in North Warwickshire will be protected and enhanced. It was fully taken account of in the preparation of this Draft Brief.
- 1.3 The site, the subject of this Brief is wholly within the development boundary for Coleshill as defined by Policy ENV1 of the Local Plan. New development is thus acceptable in principle. However, all proposals should respect the setting of the location and meet a number of design and amenity criteria which are outlined in Policy ENV24.
- 1.4 The development boundary for Coleshill on the eastern side of the Brief site is also coincidental with the Green Belt boundary. None of the Brief site is within the Green Belt.
- 1.5 Plan A is a copy of the extent of the Conservation Area, Plan B is a plan which illustrates the development boundary referred to above. The policies referred to are all contained within Appendix 'A'.

2. BACKGROUND

a) Conservation Area Context

- 2.1 The Coventry Road, Coleshill Conservation Area was designated by the Borough Council in October 1995. Development in the south of Coleshill is marked by the distinctive character of the Father Hudson's Homes complex which makes up a dominant proportion of the designated Area. It was largely for this reason that the Conservation Area was designated.
- 2.2 Construction of the buildings within this complex commenced around the turn of the Century, after Father Hudson came to Coleshill in 1898, and continued into the 1940s. They are substantial, individual buildings set well back from the road frontage, and together they frame a number of open spaces and courtyards. Within the complex as a whole there are a significant number of mature and important trees which enhance the setting of the buildings, the spaces between them and character of the street frontage.
- 2.3 The origins of the Father Hudson's Society in Coleshill date back to the end of the last Century. Father Hudson, Parish Priest of Coleshill was appointed as the first Secretary and Administrator on the formation of the Birmingham Diocesan Rescue Society in 1902.

- 2.4 The Society was concerned with the care and protection of children and young persons and in response to these needs a number of residential homes were developed with the Coleshill campus forming the nucleus. An holistic approach to care was adopted with the development of a number of residential units, schools, hospital and Church; all of the buildings of which exist on the campus today.
- 2.5 The complex therefore has not only architecture and historic significance in Coleshill, but it is now part and parcel of the social and community fabric of the town. It is considered important to protect and to enhance the very large contribution that the complex makes to the town.
- 2.6 After many years, and following changes within society, generally in social policy and child care legislation, there has been a considerable decline in the need for this type of service provision. This had dramatic implications for the Father Hudson's Society, to the extent that in the mid 1980s the last of the Children's Homes was closed leaving many empty and unused buildings on the site.
- 2.7 In response to these changes, the Father Hudson's Charity decided to develop into a broader based Social Care Agency. Whilst most of the child care and family services are now provided through Adoption and Foster Care placements throughout the Archdiocese of Birmingham, a range of adult care services were developed, particularly at Coleshill. Consequently a number of the buildings have been adapted to accommodate adults with learning and multiple disabilities, and for the care of the elderly.
- 2.8 St Gerard's Hospital provides Orthopaedic services through NHS contracts for people from the locality. More recently other developments have occurred such as the sale of St Joan's Convent and transfer of the Church of the Sacred Heart and St Theresa to the Archdiocese. Plans have been agreed to adapt St Philomena's Convent as a Residential Care Home for the elderly, but further examination has revealed that this is not suitable, and the Society now wishes to have a new building. The aim has been to optimise the use of vacant buildings and land and preserve their use where possible.
- 2.9 Currently, the Society is trying to develop its services to meet the requirements of the present day. Under Care in the Community and contracting-out arrangements by Local Authorities there is a requirement to provide services that are neighbourhood-based and integrated within the local community. This provides a considerable challenge to the Society whose responsibility is to the Archdiocese of Birmingham covering Staffordshire, Birmingham, West Midlands, Worcestershire and Oxfordshire.
- 2.10 Whilst the Father Hudson's Society has expressed its wishes to retain, if at all possible, the majority of the buildings and appropriate uses on the campus, the adaptation of some of the buildings has only been partially successful. It has now become necessary to make a radical reassessment of the site as a whole, rather than concentrating on the individual units within it, to form a coherent planning brief for its future development, and to consider new buildings to meet modern registration standards.
- 2.11 In designating the Conservation Area in this part of Coleshill, the Council clearly has an interest in protecting and enhancing the character of the Conservation Area. In so doing it must have regard to the assessment that the Society has to make in respect of how it achieves its objectives in fulfilling its mission as a charitable organisation. It is thus appropriate that the parties have come together to draw up this Draft Brief in partnership so that a coherent framework can be recognised for future development in the locality.

3. SITE APPRAISAL

a) Buildings

- 3.1 The site covered by this Draft Brief is shown on Plan C. This identifies a number of buildings.
- 3.2 The site has been appraised by examining all of the buildings to assess the importance of each in architectural terms, its contribution to the character of the Conservation Area, its structural condition, and its potential for alternative use.
- 3.3 The main findings from this are:
- ◆ The most important buildings on the site are the Church of the Sacred Heart and St Theresa (Grade II Listed); St Edward's Boys Home, St Edward's Primary School and the Society's Headquarters office building. All of these should be retained, wherever possible.
 - ◆ The buildings on the site are substantial and individual in character, mainly three storey, set back from the road frontage with important and individual facades, enclosing, and separated from each other, by a series of open spaces. There is a common appearance through the use of red brick and tile construction.
 - ◆ There are a number of smaller and insubstantial buildings that could be removed.

b) Townscape

- 3.4 The site is characterised by views into and out of the site as well as there being important vistas within the site. The trees on the site have been the subject of a professional arboricultural survey. The main characteristics are:
- ◆ Views into the site from Coventry Road are substantially screened by mature trees, hedgerows and raised banks. There are a series of glimpses which reveal a number of imposing facades set back from the road. This general characteristic should be preserved, wherever possible.
 - ◆ Views into the site from the east are open and unscreened. Any new development on this boundary will need to be carefully considered, and preferably low in height so as not to dominate or impinge on the existing skyline.
 - ◆ Views from the site to the east are panoramic and should be retained.
 - ◆ Views within the site are largely defined by the buildings and trees as part of the layout. It is important to retain these, particularly the avenue on the eastern side, and a number of the gaps between the buildings, which are largely on a west-east axis.
 - ◆ The trees on the site are vital to the character of the area both as individual specimens and as visually important groups. In addition, the frontage hedgerow and raised bank are significant features.
 - ◆ The trees on the site have not been the subject of a full maintenance programme and some will need replacing.
 - ◆ There is scope within the site to expand the amount of planting so as to enhance the spaces in and around the buildings. A comprehensive landscaping plan for the whole site is essential.

c) Traffic

- 3.5 The existing flow of traffic within the site is confusing, and conflicts with pedestrian use. In addition there are a number of different access points to the site from the Coventry Road which are substandard, and these do lead to difficult situations at times. The current traffic generation is generally low, and any significant increase as a result of new developments would lead to major new engineering works that would have a substantial detrimental impact on the street scene.
- 3.6 Bearing these matters in mind, the Highway Authority has been involved in an analysis of the situation by looking comprehensively at the site. It is agreed that the site should follow these guidelines:
- ◆ It is proposed that a new access point be made for any future redevelopment proposals at the site at a point between the former St Mary's Nurses Home and the St Edward's Boys Home. This will be required to have vision splays of 90 by 4.5 metres.
 - ◆ This new access should serve the great majority of the site through a new internal layout. The exceptions should be to retain the two access points at the Church, the existing access at the north to give ingress and egress to the Hospital and the office building, and a new access to serve the former school building. The internal layout should allow for emergency access routes via these retained access points but be designed such that there should be no circulation between them. All other points would be closed.
 - ◆ Car parking on the site should be related to the need resulting from the use proposed, and should be well located to that source. The location of car parks is particularly important in respect of their visual impact and this matter needs to be closely examined.

4. APPROPRIATE LAND USES

- 4.1 The Society will remain the dominant user of the land and buildings on the site. As land owner it will also control the use of the other parts of the site where it would not have a presence, so that new occupiers and uses that are found, are compatible with its overall social care objectives.
- 4.2 In examining its own requirements it is clear to the Society that because of a number of changed circumstances and the unsuitability of buildings to modern standards, it has a surplus of buildings that will not readily be capable of reuse for its own uses. New developments to meet the Society's objectives will be needed, and these will have to be individually designed.
- 4.3 Due to the nature of these facilities and uses it is convenient from an operational, management and security point of view to have these focused together, thus consolidating the Society's activities. This approach provides an opportunity for other parts of the site to become available either for conversion through refurbishment, or for redevelopment.

- 4.4 Research undertaken by the Society shows that it is highly unlikely that the existing buildings on the site would readily convert to new uses, or be marketable as such, as they were all purpose built for a specific form of institutional use at the beginning of the Century. The Society thus see some form of redevelopment potential as central to its objectives of continuing to provide social care services within its Archdiocese. It therefore would wish to see some form of 'enabling development' in order to do so. Because of the significance of the retention of St Edward's Home and the former school in the importance of the Conservation Area, it sees itself as occupying St Edward's Home as its headquarters and thus re-focusing all of its social care facilities and activities between these buildings and the Church. Occupation of St Edward's Home is unlikely to be a viable proposition in itself, and thus the argument for enabling development elsewhere on the site is strengthened.
- 4.5 Given these circumstances, and the overall conclusions of the site appraisal it is concluded that appropriate alternative land uses should be compatible with the Society's overall social care objectives.

5. OUTLINE PROPOSALS

- 5.1 The following proposals have been prepared as a result of the appraisal undertaken above, and an assessment of the needs and requirements of the Father Hudson's Society. The proposals are shown on Plan D. The site conveniently divides into four areas.

a) Father Hudson's Society Activities

- 5.2 Father Hudson's Society would occupy and consolidate its social care operations on that part of the site between St Edward's Home and the Church. These operations would focus on the retention of the following buildings:

- ◆ St Edward's Boys Home to be used by the Society as its Headquarters for the whole Archdiocese.
- ◆ St Edward's Primary School to be converted to a Day Centre for the physically handicapped run by the Society, with its own access to Coventry Road.
- ◆ St George's Building to be continued in use as offices for organisations connected with the Society, using the access for St Edward's School.
- ◆ St James' Building to continue its use as a Day Nursery using the access for St Edward's School.
- ◆ The Church and Parish Centre to remain.

- 5.3 In addition the following new developments are proposed:

- ◆ A single storey dementia unit run by the Society.
- ◆ A new residential home (two storey) for the elderly to be managed and run by the Society.
- ◆ New single storey residential units for adults with physical disabilities and learning difficulties to be managed by the Society.

- 5.4 All of these proposals would be accessed via new accesses, apart from the Church which would retain its separate access points.

b) Development Site

- 5.5 A redevelopment site is proposed on the site of the existing St Philomena's, St Joseph's and St Mary's buildings to be disposed of by the Society. It is likely that this would be for a private retirement homes development. Any new development on this site should generally be designed so as to have a three storey frontage set back from the road, to align with existing St Mary's elevation, and taper down to two or single storey at the rear. All access must be from the new access point, and it should be self contained in terms of car parking provision.

c) Hospital Entrance

- 5.6 The building which now houses the offices of the Father Hudson's Society would be vacated in the move to the St Edward's Home. This would release the former for rent or lease for commercial offices. It would retain its existing access, and be a self contained unit with new car parking at the rear and to the side.

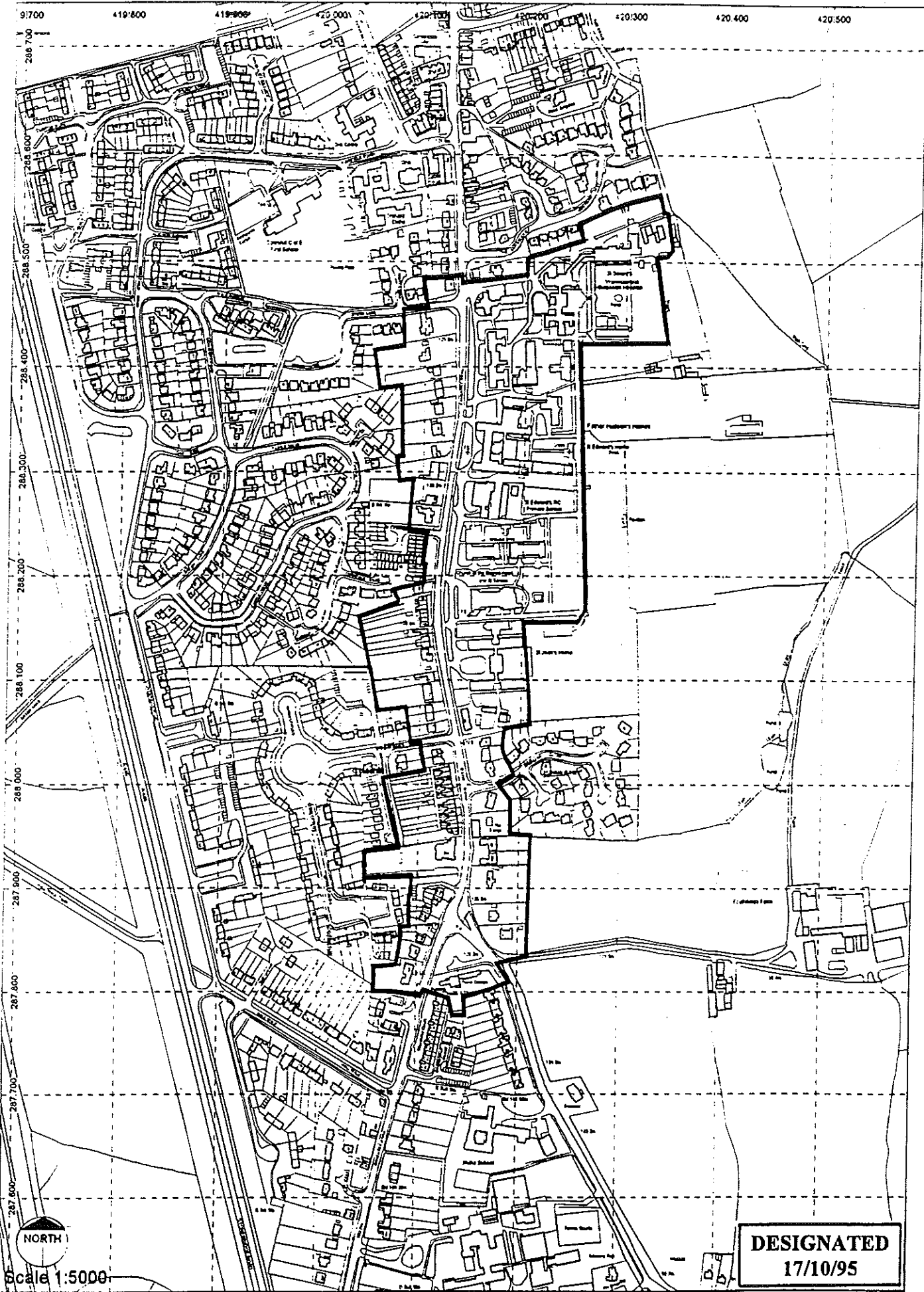
d) The Hospital

- 5.7 No change is proposed for the St Gerard's Orthopaedic Hospital which would remain on site with its existing access arrangements, as a self contained unit.

6. CONCLUSIONS

- 6.1 In order to enable the Father Hudson's Society to retain its architectural heritage on the Coleshill site, it will be necessary to enable redevelopment along the lines discussed. The Brief provides the Council's view on how that can be achieved. The exact type of development will depend upon market requirements and in attracting interest from development companies. It is important that the area be redeveloped within a masterplan so that landscaping and traffic be co-ordinated, rather than that the site be developed piecemeal. In this way, the best of the important and interesting buildings in the complex can acquire new functions and continue to play their important role in the heritage of the site and the care of the Coventry Road, Coleshill Conservation Area.

PLAN A



**DESIGNATED
17/10/95**

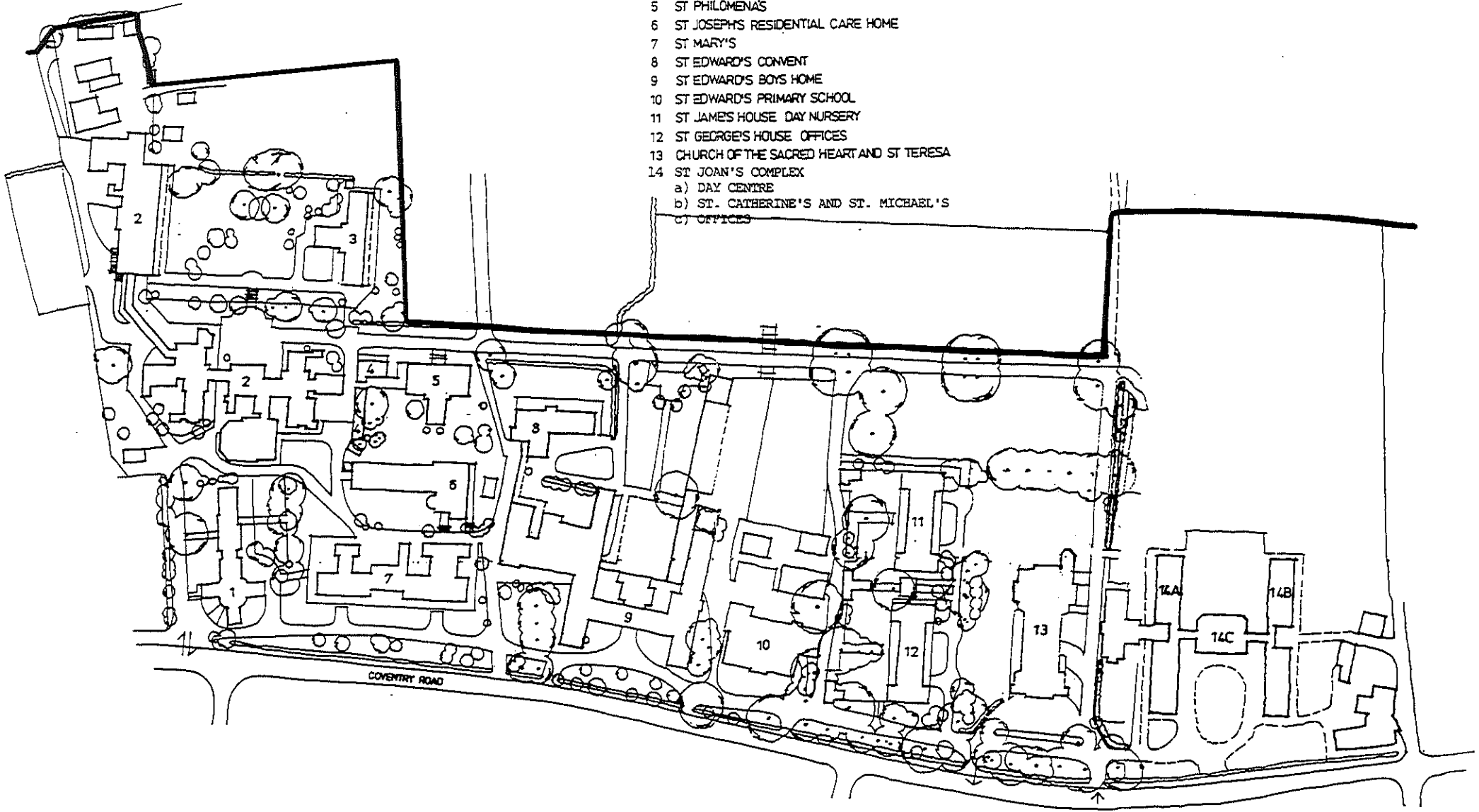
COVENTRY ROAD, COLESHILL C.A.

Reproduced under Ordnance Survey licence LA 07991X

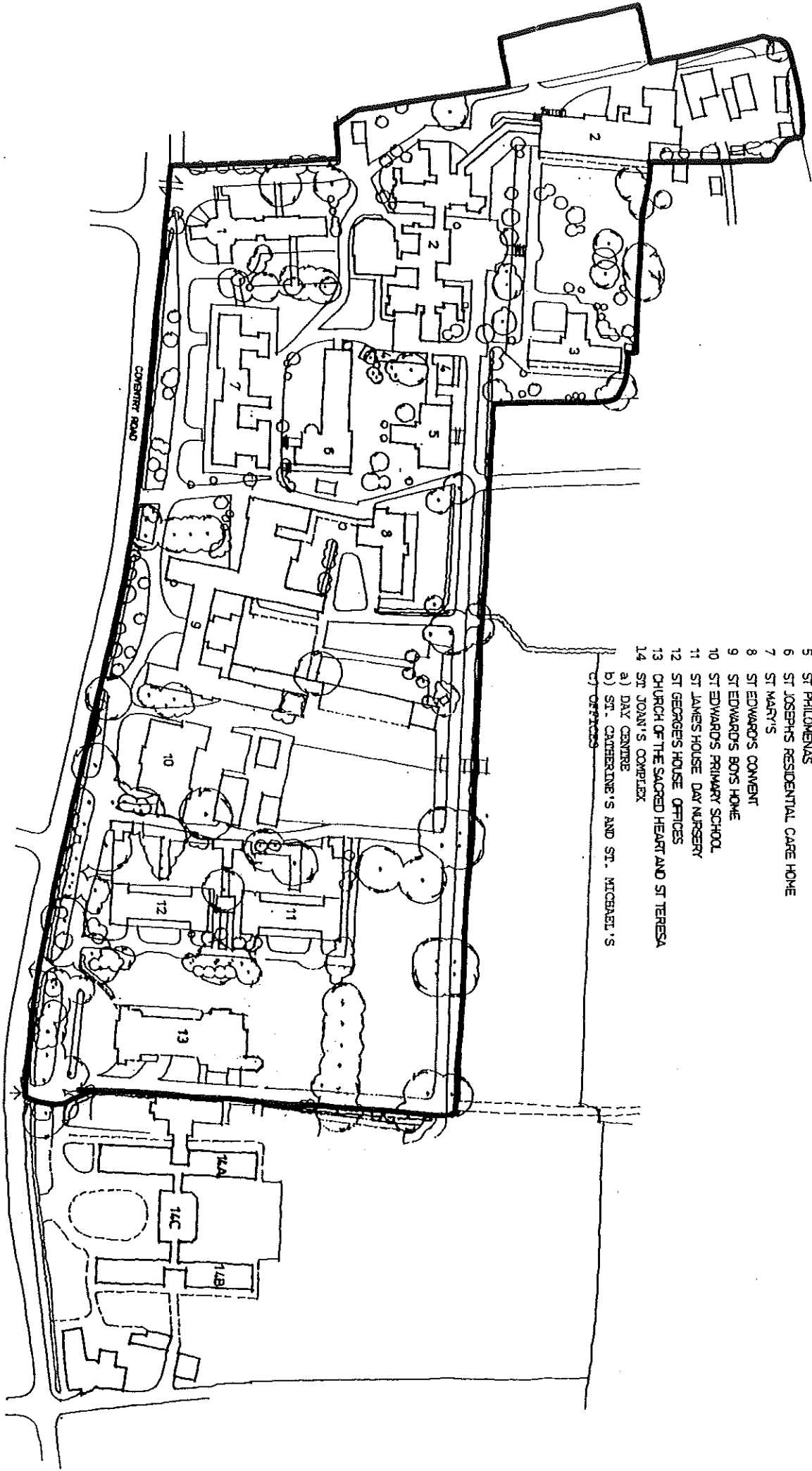
North Warwickshire Borough Council

PLAN B

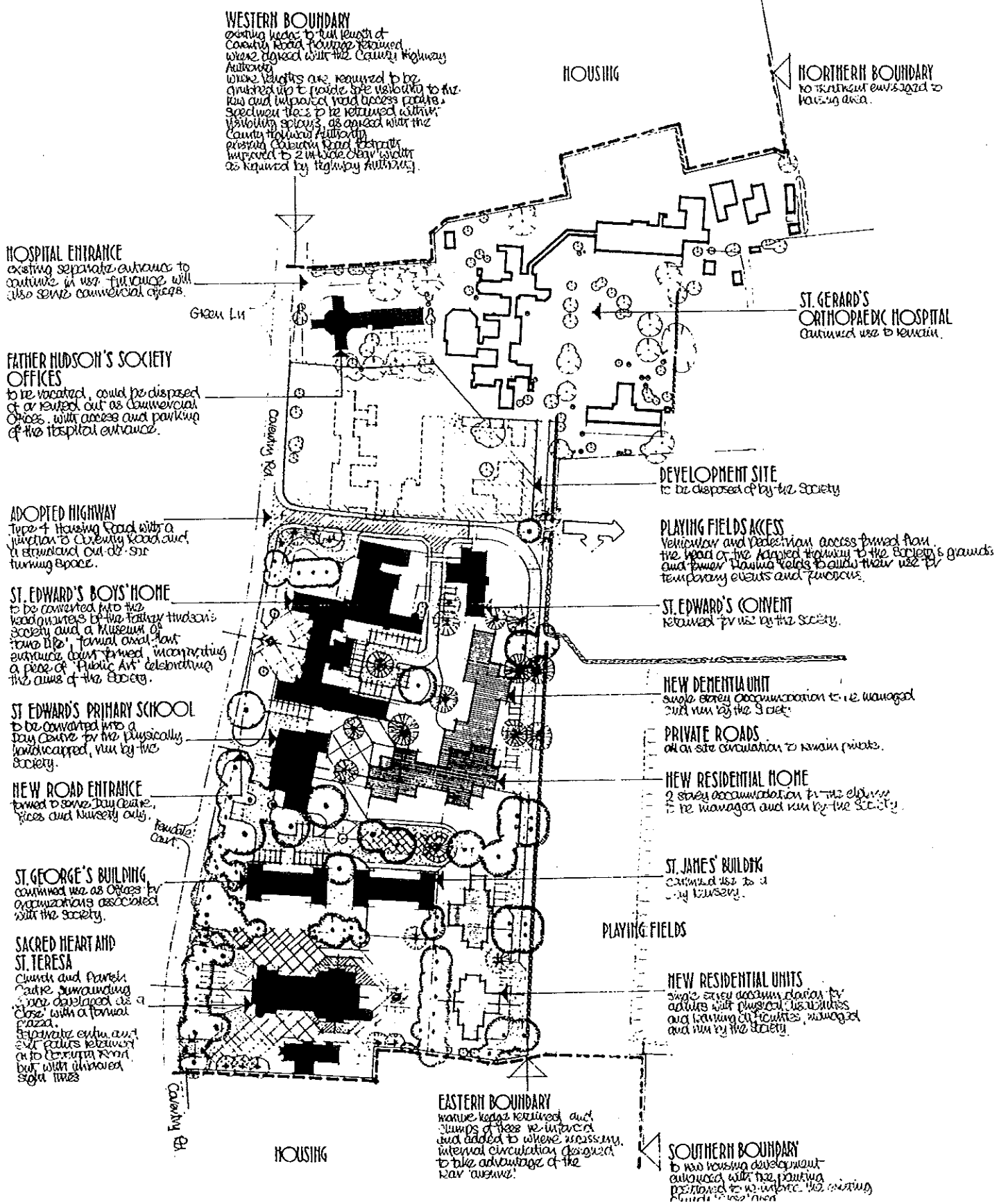
- 1 HEADQUARTERS OFFICE BUILDING
- 2 ST GERARD'S HOSPITAL
- 3 OLD HOSPITAL WARDS
- 4 WOODEN PREFABS
- 5 ST PHILOMENA'S
- 6 ST JOSEPH'S RESIDENTIAL CARE HOME
- 7 ST MARY'S
- 8 ST EDWARD'S CONVENT
- 9 ST EDWARD'S BOYS HOME
- 10 ST EDWARD'S PRIMARY SCHOOL
- 11 ST JAMES'S HOUSE DAY NURSERY
- 12 ST GEORGE'S HOUSE OFFICES
- 13 CHURCH OF THE SACRED HEART AND ST TERESA
- 14 ST JOAN'S COMPLEX
 - a) DAY CENTRE
 - b) ST. CATHERINE'S AND ST. MICHAEL'S
 - c) OFFICES



PLAN C



- 1 HEADQUARTERS OFFICE BUILDING
- 2 ST GERARD'S HOSPITAL
- 3 OLD HOSPITAL WARDOS
- 4 WOODEN PREFABS
- 5 ST PHILOMENAS
- 6 ST JOSEPH'S RESIDENTIAL CARE HOME
- 7 ST MARY'S
- 8 ST EDWARD'S CONVENT
- 9 ST EDWARD'S BOYS HOME
- 10 ST EDWARD'S PRIMARY SCHOOL
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- 13 CHURCH OF THE SACRED HEART AND ST TERESA
- 14 ST JOAN'S COMPLEX
 - a) DAY CENTRE
 - b) ST. CATHERINE'S AND ST. MICHAEL'S OFFICES



Environment
Policy ENV1 : The Green Belt

ENV1 : The Green Belt

5.13 The boundaries of the Green Belt will be as shown on the proposals map. Within the Green Belt, Structure Plan Policy G3 will apply.

The areas within the development boundaries defined on the proposals map for the following settlements are excluded from the Green Belt:

**Arley
Coleshill
Curdworth
Fillongley
Hurley
Kingsbury
New Arley
Piccadilly/Kingsbury Colliery
Shustoke
Water Orton
Whitacre Heath**

Land at the site of the former Hams Hall power station is also excluded from the Green Belt, consequent on the grant of planning permission by the Secretary of State for a Channel Tunnel freight terminal and manufacturing and distribution park the subject of Policy BEM1 of this Plan. For the avoidance of doubt, no other development will be permitted unless very special circumstances are shown to exist to justify that development

ENV14 : Conservation Areas

5.114 Conservation Areas will be protected and enhanced by the following means:

- (1) The demolition of un-listed buildings will not normally be permitted, except where they detract from the character of the Conservation Area, and the demolition is necessary to the implementation of development for which permission has been granted, and which will enhance its character.**
- (2) The felling of trees within Conservation Areas will normally only be permitted where they are dead, dangerous or dying.**
- (3) Development will not normally be permitted which would have a harmful effect upon the character, appearance or setting of a Conservation Area.**
- (4) New buildings will be required to harmonise with their setting, by following the historic street line; reflecting the scale, form, fenestration and roof line of traditional buildings; and using materials characteristic of the area.**
- (5) Alterations and extensions to buildings will be required to harmonise with their character and that of the Conservation Area, by retaining and where necessary restoring traditional features such as shop fronts, boundary walls, paved surfaces and street furniture; reflecting the scale, form and character of the building; and using materials traditionally characteristic of the area.**
- (6) New shop fronts and fascias will be required to be in proportion with the building and in character with the architecture of the building and its setting.**
- (7) Advertisements should normally be of traditional painted or engraved finish, with spotlighting as opposed to internal illumination.**
- (8) Encouragement will be given to the removal of eyesores, the replacement of inharmonious features by more fitting installations, and the proper maintenance of buildings and public areas.**
- (9) As resources permit, measures will be carried out to enhance the street scene.**

Existing Conservation Areas are shown on the proposals map.

ENV24 : Amenity and Design Considerations

5.159 Notwithstanding the other policies of the Development Plan, development proposals will not normally be permitted unless the following requirements are met:

- (1) occupiers of adjoining and nearby properties should not suffer loss of amenity due to the development, including overlooking, loss of privacy, or disturbance due to traffic, offensive smells, noise, dust or fumes, and the occupiers of the development itself should enjoy satisfactory standards of amenity;**
- (2) vehicular access to the site should be safe, and the local road network should be able to accommodate the traffic to and from the development without problems of congestion, danger or intimidation caused by the size or number of vehicles;**
- (3) the design of new buildings, extensions, conversions or works should harmonise with both the immediate setting and the wider surroundings to present a visually pleasing environment;**
- (4) open space within and around new development should be treated as an integral part of the proposal, and landscaping and planting features should serve to enhance the landscape and conservation interests;**
- (5) adequate provision should be made for visitors on foot, particularly and for the disabled; and**
- (6) development should be designed and laid out so as to reduce the opportunities for crime.**

Agenda Item No 5

**Planning and Development
Committee**

19 August 1997

**Report of the Borough
Planning Officer**

**The Coventry Road, Coleshill
Conservation Area - Father
Hudson's Homes Society
Development Brief**

Introduction

- 1 In October 1995, the Council designated a Conservation Area in Coleshill covering part of the southern half of the town containing land on either side of the Coventry Road. The Designation Report indicated that the future of the complex operated by Father Hudson's Homes Society within the Area would be critical to the continued status of the Conservation Area. Accordingly the Report concluded that there was a need for a Development Brief for the Father Hudson's Homes site so as to provide guidance to both the Council and the Society in examining future proposals. That Development Brief is now reported in draft form for approval so that public consultation can be commenced.

Background

- 2 The distinctiveness of the southern part of Coleshill rests principally on the presence of the Father Hudson's Homes complex on the eastern side of Coventry Road. That distinctive character is marked by large buildings set back from the road frontage with a significant number of trees and open space. The Council in designating this part of the town recognised that this character should be retained and enhanced. In so doing it was aware that the Father Hudson's Homes Society had a vital part to play in that retention and enhancement. It was known that the Society had its own objectives and aims as a charitable organisation in coming to terms with the changing character of care provision. In essence these required consolidation and focusing on particular aspects, trying to reconcile these with the problems of using outdated and unsuitable buildings. It was also known that the Society had been disposing of land in the Brendan Close area so as to release equity to enable these objectives to be met.
- 3 In designating the area as a Conservation Area, the Council did not wish to frustrate the charitable objectives of the Society. It also recognised that the way that the Society used the complex had to change. In order to guide the future of the site the Council agreed to prepare a Development Brief as Supplementary Planning Guidance.
- 4 During the past few months there has been a considerable degree of co-operation in the negotiations held between the Officers of the Council and the Society and its representatives in drawing up an agreed Brief. It is timely to state that the Draft Brief
... attached to this report has the agreement of the Society. It has also been supported by the Officers of the County Council in respect of the highway matters that it contains.

Further Consultation

- 5 If the recommendation below is agreed it is expected to undertake a consultation exercise within the next few weeks. This should elicit a number of observations, which will then be the subject of a future report. At this stage the Committee is asked to agree the Draft Brief for public consultation.

Financial Implications

- 6 Public consultation will involve staff time which is already included in the Conservation budget.

Recommendation:

That the Draft Brief for the Father Hudson's Homes site in Coventry Road, Coleshill is approved for the purposes of public consultation.

Resolution required

The Contact Officer for this report is J G Brown (Ext 2310).

WARWICKSHIRE COUNTY COUNCIL

COUNTY PLANNING DEPARTMENT

CIVIC AMENITIES ACT, 1967

The report which follows explains the "Conservation Area" for Fillongley. A plan showing a preliminary Conservation Area has been on public display and consultations with the Meriden Rural District Council and other interested organisations have been carried out, the views and comments received have been taken into account.

ON 25TH FEBRUARY, 1970, THE WARWICKSHIRE COUNTY COUNCIL FORMALLY DESIGNATED THE AREA WITHIN THE RURAL DISTRICT OF MERIDEN AS SHOWN ON MAP NO. M/DSS/7/1A. AS A "CONSERVATION AREA" IN ACCORDANCE WITH SEC. I OF THE CIVIC AMENITIES ACT, 1967.

As part of the new approach to Town Planning, the Minister is not required to approve the Map; the intention being to speed up the planning process and to allow greater local participation.

The map showing the designated area is not a Development Plan or a complete policy on conservation; the requirement of the Act is just to define the area. The Plan at the end of this report is merely a small scale diagrammatic representation of the actual conservation map. In addition to showing the area, some of the general control policies set out in the report are also illustrated. Further policies will follow to give guidance on more detailed matters, all with the object of enhancing the Conservation Area.

THIS REPORT AND A COPY OF THE 1/1250 SCALE MAP DEFINING THE DESIGNATED CONSERVATION
AREA 7/6

THE 1/1250 SCALE MAP DEFINING THE DESIGNATED CONSERVATION AREA CAN BE OBTAINED
SEPARATELY 5/-

February, 1970.

CONSERVATION AREAS - INTRODUCTION

The Civic Amenities Act, 1967, as its heading implies, is concerned with improving the appearance of our towns and the countryside. The Act deals specifically with historic buildings and areas, tree preservation and the disposal of abandoned vehicles and other refuse. Section 1 of Part 1 of the Act requires every local planning authority to determine which parts of its area should be designated as 'Conservation Areas'.

Previously a local planning authority's preservation powers were limited to individual buildings or groups of buildings of particular merit, but now it is possible to secure the planned retention of historic areas as part of a general policy. There are some areas without buildings of outstanding distinction, which, taken as a whole, provide the distinctive character of a place. Furthermore, with some deterioration, and the consequential effects of the rapid population growth on demands for space, leading to pressures for redevelopment, the Government now recognises the need to keep the 'best parts' of our towns and villages:- those areas containing the good architecture, good civic manners and traditional buildings of the past.

It is unlikely that everyone will agree which are the best parts of a town or village, and one danger could be a loss of effectiveness of the opportunities now provided if an overwhelming sense of conservation is applied.

A conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. It may be large or small, from a whole town centre to a small group of buildings. Open

spaces or trees may also be significant and might contribute to the special character of an area. In order to define the Conservation Areas, it is necessary firstly to analyse the character of the town or village being examined.

Designation is just a first step, but it enables the Planning Authority and the Minister of Housing and Local Government to acknowledge immediately the particular value of the area by paying special attention to the character and appearance of it when exercising any planning functions. Conservation is not necessarily preservation maintaining everything exactly as it is. The emphasis being on CONTROL RATHER THAN PREVENTION, to allow the area to remain alive and prosperous.

The aim will be to ensure that before planning permission is granted within Conservation Areas satisfactory detailed drawings are prepared. When an 'outline' application is received, if there are not likely to be any objections to the principle of the development the applicant will be asked to discuss the preparation of adequate details supporting the application. The local planning authority will look for a very high standard of design. The design of a building should be handled in a sensitive manner, it must have regard to its site, surroundings and neighbouring buildings including the colour and textures of materials. It is therefore important that schemes within conservation areas should be prepared by competent designers with extensive experience. Any design which does not measure up to an acceptable standard will be refused planning permission.

After definition of the Conservation Area the machinery is set in motion to preserve the character, the next stage being to take positive steps on enhancement.

ANALYSIS OF THE CHARACTER - FILLONGLEY

The centre of Fillongley is attractive, but not in the same way as other Warwickshire villages are to the tourist. It is fortunate that the heart of the village has been saved from any detrimental rebuilding and it has remained unchanged even though modern suburbia is evident on all sides.

Fillongley has grown around the junctions of Ousterne and Church Lane with the Coventry Road. The old buildings all cluster around these roads in tight groups all leading strongly downhill into the bottom of the hollow where the stream crosses below the Manor House. In the south, Castle Farm stands at one side of the hollow looking northwards across to the Manor House where the road is closed off from view by the pinching effect of the buildings. Beyond the Manor House is the second part of the village which is focused on the church.

Fillongley owes its attractiveness to the use of just one type of brick and one type of tile. The effect is a complete integration of all buildings into a compact homely group of agricultural and village life. This is largely unspoilt in its overall form, but the intrusion of heavy traffic along the main Coventry Road destroys the atmosphere and adds dangerous hazards to village life. There is a need for this problem to be resolved as soon as possible.

THE CONSERVATION AREA - POLICIES

The Conservation Area for Fillongley includes the old village core, together with areas of landscape value, or areas containing important trees and tree groups, related to the areas of special character.

The map showing the area indicates the actual buildings and building lines that should be preserved. In certain circumstances the overall group effect could be preserved and perhaps even enhanced by the replacement of poor quality older buildings, but any new additions, as replacements or otherwise, must be treated with the utmost care and sympathy in order to preserve the existing character and identity of the settlement. Existing building lines must also be retained where indicated, to ensure the retention of the village form.

The problem of integrating old with new is a difficult one, hence the need to engage competent designers with extensive experience in such work.

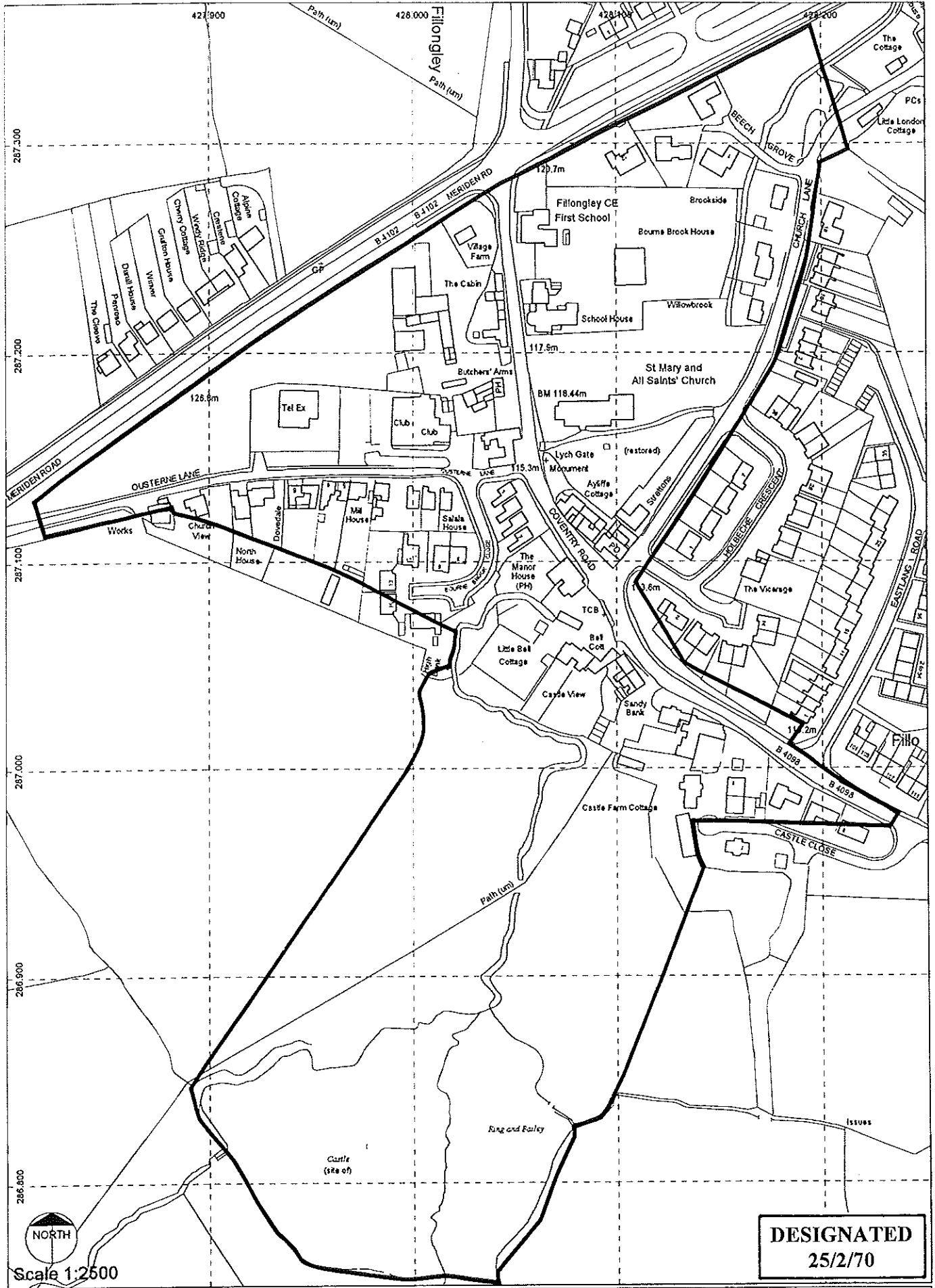
If the principle of development on a particular site is acceptable, developers will be asked for detailed plans and drawings of proposed development including elevations which show the new development in its setting in order to ensure that the proposals accord with the existing special architectural and visual qualities. Scale, proportion, the reflection of local detail, materials and texture will all be essential requirements.

Areas of landscape value will also require attention and particular regard must be paid to

the preservation of existing trees and supplementing existing planting wherever this becomes necessary. There must be a sensitive approach towards our invaluable stock of mature trees to ensure that this aspect of our heritage is adequately protected. Any threats to this will be countered by protective steps by the authorities.

Anything else that can be done to raise the environmental quality of the area will be encouraged, for example the selection of street furniture of good design and the continued control over unsightly advertisements and miscellaneous clutter.

The definition of the designated area will result in action to preserve or enhance the character and appearance of the settlement mainly through the process of development control.



DESIGNATED
25/2/70

FILLONGLEY CONSERVATION AREA

Reproduced under Ordnance Survey licence LA 07991X

North Warwickshire Borough Council

KINGSBURY CONSERVATION AREA
Designation Report

1. Introduction

1.1 A conservation area is "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". There can be no uniform standard against which the character of an area can be measured, so it is necessary to evaluate separately the particular merits of potential conservation areas to establish whether they are worthy of designation.

1.2 Department of the Environment circular 12/81 encourages local planning authorities to keep the designation of conservation areas under review and to consider whether more areas should be designated, especially when local plans are being prepared.

1.3 A local plan for the Coleshill and Kingsbury areas has already been prepared by the Council, and there has been extensive public consultation on its proposals. Amongst them is a proposal (paragraph 9.14 of the Plan) which states that :

"It is proposed to designate the area north of Church Lane in Kingsbury, a conservation area."

The Council has therefore already identified the need to designate a conservation area in Kingsbury.

2. The Case for Designation

2.1 The area to the north of Church Lane in Kingsbury contains the oldest and finest buildings in the settlement, together with significant areas of open space and a good number of trees. Kingsbury Hall, an Ancient Monument, and the church dominate the view above the valley of the River Tame, and overlook the popular Kingsbury Water Park. The majority of the buildings in the area have not had any significant external alterations to their original appearances. The boundary to the area therefore reflects these characteristics.

3. Legislation Applying to Conservation Areas

3.1 Within a conservation area the local authority has additional powers to control development and the demolition of buildings, and to protect trees and tree groups. This helps to ensure that any development which does take place does not upset the existing balance which has evolved over many years. The legislation is intended to assist authorities in enhancing conservation areas, not merely preserving them.

3.2 The powers, together with the statutory procedure for designation, are set out in Annex A.

4. Planning Policy

4.1 Existing planning policies for the area are contained in two statutory documents - the Warwickshire Structure Plan (Alterations No 3) and the Coleshill District (Local) Plan.

4.2 The Structure Plan contains strategic planning policies for the whole of Warwickshire. Kingsbury is not identified as a settlement designated for growth, it is left to the Coleshill District (Local) Plan to determine the amount and location of new residential development within overall guidelines set by the Structure Plan. The Local Plan identified two housing sites in Kingsbury, but they are not within or adjacent to the conservation area.

4.3 In addition, the Local Plan defines a development boundary around the built-up area of Kingsbury which sets the limits of future peripheral expansion. The conservation area is included within this boundary. The Local Plan states that within the development boundary planning applications for new housing will be treated on their merits.

4.4 Several other policies in the Coleshill District (Local) Plan apply to the conservation area and these are quoted in the following paragraph numbers of the Plan :

- 9.22 - Planning Applications in Conservation Areas.
- 9.24 - Planning Applications adjacent to Conservation Areas.
- 9.26 - Demolition of Buildings in Conservation Areas.
- 9.33 - Restoration of Older Buildings.
- 9.45 - Road Signs and Street Lighting.

5. Future Action

5.1 As stated earlier in this report, the designation of a conservation area not only enables the local planning authority to make steps to preserve its appearance, but also to draw up positive measures for its enhancement.

5.2 In the case of the Kingsbury Conservation Area, the major aim is to preserve its existing character which makes it the most attractive part of the settlement. The emphasis will be on ensuring that any new building or alterations blend with the surrounding buildings, and that care is taken to retain trees, hedgerows and walls. The area benefits from the open spaces between properties, and this factor will need to be considered. In particular the church, Kingsbury Hall, and the trees are a dominant feature when viewed from the Water Park and the Tame river valley generally. This unique aspect will be protected.

5.3 Two important features need to be considered :

(a) There is a public footpath which runs through the area, linking the centre of Kingsbury with the Water Park. It is heavily used. Consideration will need to be given to the proper maintenance of this feature, with improvements if necessary to ensure the footpath remains in a safe condition, whilst not destroying the character of the path through the pleasant surroundings.

(b) The future of Kingsbury Hall as an Ancient Monument will need to be examined, so that its presence enhances the area.

5.4 There are two buildings in the area which are included in the Statutory List of Buildings of Special Architectural or Historic Interest - Kingsbury Hall and the School House. The importance of the church has been recognised by the fact that it was once regarded as a Category B church, similar to a Grade II Listed building. However, the categories for churches were abandoned in 1977, and most churches were regraded as Grade I or II Listed buildings when reviews were undertaken. The opportunity has now arisen to list the church as a Grade II Listed building and it is considered that this should be put forward. The Council also believes that it is essential that all the existing buildings in the area are of such importance so as to be retained, even though they are not themselves worthy of a separate Listing, because of their contribution to the overall character of the conservation area.

LEGISLATION APPLYING TO CONSERVATION AREAS
STATUTORY PROCEDURE FOR DESIGNATION

Section 277 of the Town and Country Planning Act 1971 provides local planning authorities with the power to determine which parts of their area are 'areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas.

The Secretary of State must be notified of such designations but his confirmation is not necessary. Notice of the designation should be published in the London Gazette and in at least one local newspaper. The date of designation is the date of the Council's resolution. The designation must also be registered in the Local Land Charges Register. As owners and occupiers of buildings in such areas do not have to be notified individually, notification to the Secretary of State and registration must be carried out as quickly as possible.

Additional Powers in Conservation Areas

(i) Control of Demolition

Section 277A of the Town and Country Planning Act 1971 empowers local authorities to control the demolition of buildings, in whole or in part, in conservation areas - ie buildings cannot be demolished without consent. Although certain buildings are excepted, their demolition is controlled by other legislation within the Act.

(ii) Enhancement Schemes

Section 277B of the Act requires that special attention be paid to the preservation and enhancement of conservation areas. The Secretary of State may direct local planning authorities to formulate and publish proposals for the preservation and enhancement of their conservation areas for submission at a local public meeting to which members of the authority, amenity groups, residents associations and the Chamber of Trade would be invited.

(iii) Protection of Trees

Under Section 61A of the Town and Country Planning Act 1971 and Section 8 of the Town and Country Planning Amenities Act 1974, trees in conservation areas are given the same protection as trees which are the subject of a Tree Preservation Order. Anyone proposing to do any work on trees in a conservation area (topping, lopping, or felling) must give the local authority six weeks notice of their intention - within which time the local authority must either make a Tree Preservation Order or give consent to carry out the work. If no decision is reached within the time limit specified the applicant can proceed. If there is a contravention then the same penalties apply as with a Tree Preservation Order.

(iv) Publicity for Planning Applications

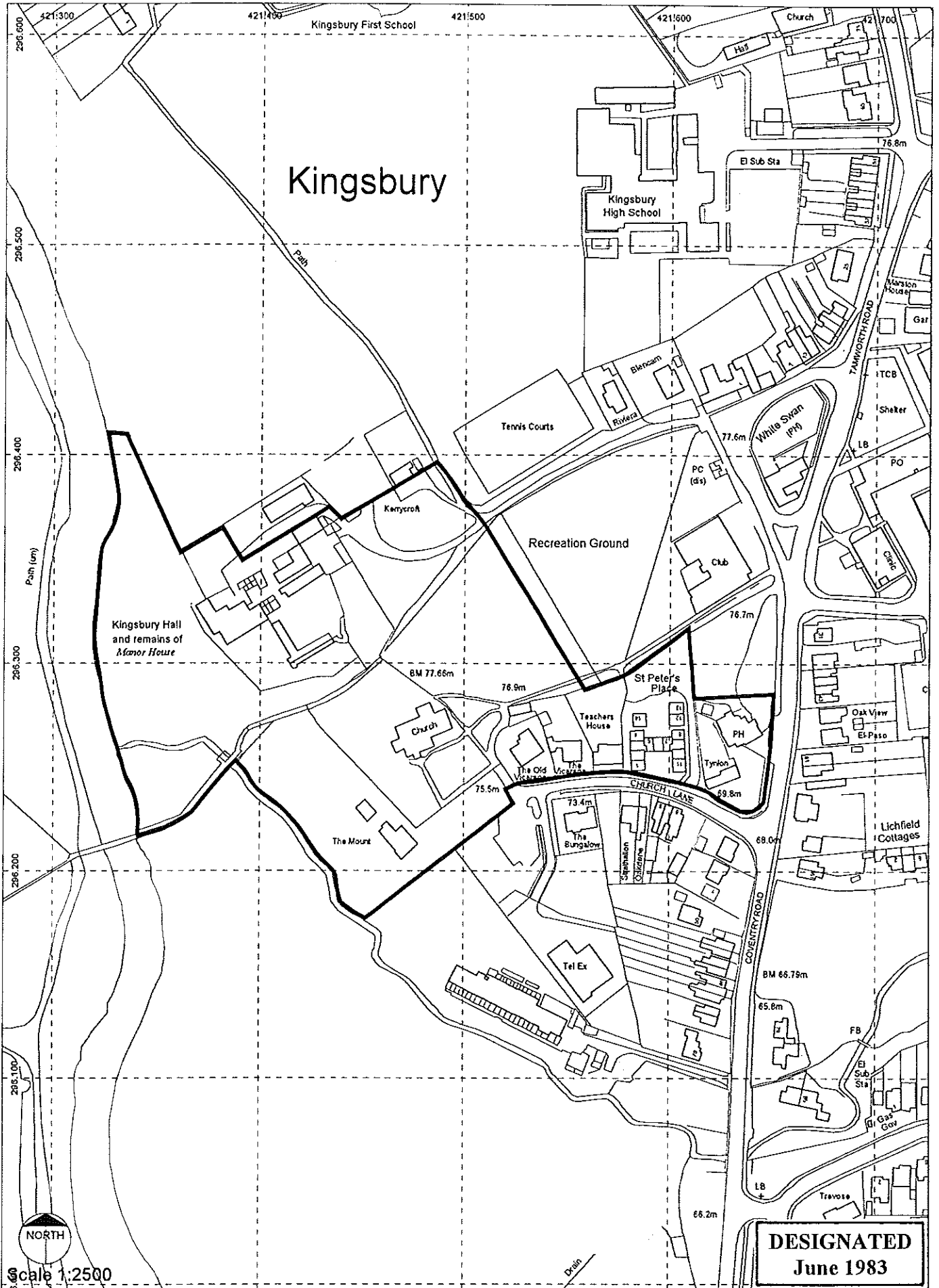
Section 28 of the Town and Country Planning Act 1971 requires the local planning authority, in the case of a planning application where the development would, in their opinion, affect the character of the conservation area to advertise the proposal both on site and by a notice in the local press.

(v) 'Permitted Development'

The Town and Country Planning General Development Order 1977 identifies 'permitted development', which is works of extension or alterations to properties which do not require planning permission, although if the building concerned is a 'listed building', listed building consent may be required. The General Development Order was revised in 1981 to extend the size limits for extensions to residential and industrial buildings, except in conservation areas already designated before 1st April 1981, where the previous limits will continue to apply. Since the date of designation of the Kingsbury Conservation Area falls after 1st April 1981, the raised permitted development limits of the 1981 General Development Order will apply there.

(vi) Grants and Loans

Section 10 of the Town and Country Planning Act 1971, as amended by the Local Government Planning and Land Act 1980, enables the Secretary of State to make grants or loans for schemes to preserve or enhance conservation areas. Grants are not restricted to local authorities and can be paid to any person or organisation able to produce a scheme and demonstrate that they can execute such a scheme.



KINGSBURY CONSERVATION AREA

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North Warwickshire Borough Council

EXTENSION TO EXISTING CONSERVATION AREA
DESIGNATION REPORT

1. The Case for Extending the Conservation Area

A conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. There can be no uniform standard against which the character of an area can be measured, so it is necessary to evaluate separately the particular merits of potential conservation areas to establish whether they are worthy of designation.

The Mancetter Conservation Area was designated in 1969 in recognition of the character and attractiveness of the older part of the settlement. The land falls away towards the River Anker to the east and the Coventry canal to the west.

The area is centred around The Green, and includes such buildings as the Church, the Manor House, and two groups of almshouses which are all listed as being of Special Architectural or Historic merit. Trees in the churchyard and the Manor House grounds and important open spaces in the village add to the special character of the area.

The boundary of the Conservation Area was reviewed during the course of work on the Atherstone District Plan which was adopted on 21st May 1981. In the Plan, the Council proposes that the area should be extended to include the whole of Mill Lane and the properties therein, including the round-end terrace on the corner of the lane. This area is visually united with the remainder of the older part of Mancetter and forms a link between the village green and the River Anker.

Legislation Applying to Conservation Areas

The statutory procedure for the designation of conservation areas or extensions to such is set out in Annex A.

Within conservation areas the local authority has additional powers to control development and the demolition of buildings, and to protect trees and tree groups. This helps to ensure that any development which takes place does not upset the delicate balance of elements which has evolved over many years. The legislation is intended to assist authorities in enhancing conservation areas, not merely preserving them.

Planning Policy

The Atherstone District Plan is the statutory planning document which covers the settlement of Mancetter. Atherstone and the adjoining part of Mancetter is identified as a growth settlement in the Warwickshire Structure Plan (Alterations No 3). As a result a development boundary has been defined for the town which establishes the extent to which peripheral expansion can take place. There is no objection in principle to residential infilling within the boundary, and applications will be considered on their merits. Applications for residential development on sites outside the present limits of the town will be resisted, to prevent uncontrolled peripheral expansion. This policy will be operated firmly, particularly in the Mancetter area, to ensure that the open land between the old village and the Mancetter housing estate is not built upon, and the character of the Conservation Area retained.

Several other policies in the Atherstone District Plan apply to the extended Conservation Area and these are contained in the following paragraphs and subsequent explanatory sections :

- 7.21 - Planning Applications in Conservations Areas.
- 7.23 - Planning Applications adjacent to Conservation Areas.
- 7.25 - Demolition of Buildings in Conservation Areas.
- 7.28 - Listed Buildings and Buildings in Conservation Areas.
- 7.39 - Road Signs and Street Lighting.

LEGISLATION APPLYING TO CONSERVATION AREAS
STATUTORY PROCEDURE FOR DESIGNATION

Section 277 of the Town and Country Planning Act 1971 provides local planning authorities with the power to determine which parts of their area are 'areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas.

The Secretary of State must be notified of such designations but his confirmation is not necessary. Notice of the designation should be published in the London Gazette and in at least one local newspaper. The date of designation is the date of the Council's resolution. The designation must also be registered in the Local Land Charges Register. As owners and occupiers of buildings in such areas do not have to be notified individually, notification to the Secretary of State and registration must be carried out as quickly as possible.

Additional Powers in Conservation Areas

(i) Control of Demolition

Section 277A of the Town and Country Planning Act 1971 empowers local authorities to control the demolition of buildings, in whole or in part, in conservation areas - ie buildings cannot be demolished without consent. Although certain buildings are excepted, their demolition is controlled by other legislation within the Act.

(ii) Enhancement Schemes

Section 277B of the Act requires that special attention be paid to the preservation and enhancement of conservation areas. The Secretary of State may direct local planning authorities to formulate and publish proposals for the preservation and enhancement of their conservation areas for submission at a local public meeting to which members of the authority, amenity groups, residents associations and the Chamber of Trade would be invited.

(iii) Protection of Trees

Under Section 61A of the Town and Country Planning Act 1971 and Section 8 of the Town and Country Planning Amenities Act 1974, trees in conservation areas are given the same protection as trees which are the subject of a Tree Preservation Order. Anyone proposing to do any work on trees in a conservation area (topping, lopping, or felling) must give the local authority six weeks notice of their intention - within which time the local authority must either make a Tree Preservation Order or give consent to carry out the work. If no decision is reached within the time limit specified the applicant can proceed. If there is a contravention then the same penalties apply as with a Tree Preservation Order.

(iv) Publicity for Planning Applications

Section 28 of the Town and Country Planning Act 1971 requires the local planning authority, in the case of a planning application where the development would, in their opinion, affect the character of the conservation area to advertise the proposal both on site and by a notice in the local press.

(v) 'Permitted Development'

The Town and Country Planning General Development Order 1977 identifies 'permitted development', which is works of extension or alterations to properties which do not require planning permission, although if the building concerned is a 'listed building', listed building consent may be required. The General Development Order was revised in 1981 to extend the size limits for extensions to residential and industrial buildings, except in conservation areas already designated before 1st April 1981, where the previous limits will continue to apply. Since the date of designation of the Mancetter Conservation Area falls after 1st April 1981, the raised permitted development limits of the 1981 General Development Order will apply there.

(vi) Grants and Loans

Section 10 of the Town and Country Planning Act 1971, as amended by the Local Government Planning and Land Act 1980, enables the Secretary of State to make grants or loans for schemes to preserve or enhance conservation areas. Grants are not restricted to local authorities and can be paid to any person or organisation able to produce a scheme and demonstrate that they can execute such a scheme.



DESIGNATED
1969
(Extension Designated)
October 1983

MANCETTER CONSERVATION AREA

Reproduced under Ordnance Survey licence LA 07991X

North Warwickshire Borough Council

1. The Case for Designation

A Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. There can be no uniform standard against which the character of an area can be measured, so it is necessary to evaluate separately the particular merits of potential Conservation Areas to establish whether they are worthy of designation.

The designation of a Conservation Area in Newton Regis is a recognition of the character and attractiveness of the older part of the village. It is a necessary preliminary to ensuring that suitable steps are taken to retain, or where possible enhance, its character within the framework of existing planning policy.

Newton Regis is the only village in North Warwickshire within which there still remains several unspoilt thatched cottages. The original core of this linear settlement has fortunately experienced little change. The village consequently retains its rural character, which is doubtless largely accounted for by the presence of three well established farm complexes. Main Road widens out in the centre of the village where the duck pond forms the focal point, flanked by a pair of thatched cottages (now converted to one dwelling), with the School House in the background and the village stores and post office opposite. Unlike many other small villages in the Borough, Newton Regis still retains its own school, itself an attractive old building. The school lies to the rear of the parish church, which dates from the 13th Century.

Other key elements which contribute towards the character of the village are the public house, The Queens Head, which lies to the rear of The Cottages; the Mission Room on the corner of Main Road and Hames Lane; a number of attractive residential properties; and several important trees and tree groups.

The majority of older buildings in the village are of red brick and tile/slate construction. Although several thatches have been replaced by plain clay tiles for economic reasons, a handful still remain. Most of the original farm houses and outbuildings have experienced few alterations, but modern replacements and additions to the outbuildings have inevitably been constructed over the years. Fortunately the majority of these modern outbuildings lie to the rear of the main farm complexes, with the exception of those at Newton Farm.

Although the village has experienced a significant amount of new residential development during the post war period, this has been mainly confined to those areas outside the old village core. Some replacement dwellings and the infilling of vacant plots of land have taken place within the heart of the village. These have been on a fairly small scale however, and do not detract from the essential elements which contribute towards the overall character.

2. Conservation Area Boundary

The boundary of the Conservation Area has been drawn to exclude most of the post war development and is concentrated on the old village core.

In order to retain the existing views when approaching the village from the north and west, the areas of land to the rear of the Queens Head Public House and in the vicinity of Newton House and Henney's Pond are included within the Conservation Area. The existing trees, tree groups, hedges and walls are of particular importance as these features can enhance views of open spaces or buildings, or reduce the impact of housing which has little architectural merit, and of unsightly vistas.

3. Legislation Applying to Conservation Areas

The Statutory Procedure for designation is set out in Annex A.

Within a Conservation Area the local authority has additional powers to control development and the demolition of buildings, and to protect trees and tree groups. This helps to ensure that any development which does take place does not upset the existing balance which has evolved over many years. These additional powers are outlined in Annex A.

4. Planning Policy

Present planning policy for the village is contained in the approved Warwickshire Structure Plan 1975 and in the review of that document - referred to as Alterations No 3. The policy identifies those growth settlements where the majority of future development will take place. Newton Regis is not identified as one of these settlements. In the case of Newton Regis, single dwellings or very small groups to meet particular local requirements may be permitted exceptionally on the merits of the case within the confines of the settlement.

The modern houses in the village, which lie outside the boundary of the Conservation Area, were granted planning permission in the period before the Warwickshire Structure Plan was approved, under planning policies which have now been superseded.

5. Future Action

As stated earlier in this report, the designation of a Conservation Area not only enables the local planning authority to take steps to preserve its appearance, but also to draw up positive measures for its enhancement.

In the case of the Newton Regis Conservation Area the major aim is to preserve its existing character, which makes it one of the most attractive villages in the Borough. It is not considered that a separate enhancement

scheme is warranted, although local action to improve the appearance of the village will be taken wherever possible. The possibility of undergrounding of overhead telephone and power lines is one example, and the opportunities to provide enhancement schemes for individual properties may also present themselves when planning applications are submitted for development.

The emphasis should be on ensuring that any new building or alterations accord with the architectural and visual qualities of the village scene. Although there are undeveloped frontages it is not considered that there are, at present, any sites within the Conservation Area boundary which could be developed without detriment to the setting of existing buildings.

It is inevitable, however, that some buildings will, at some time, become physically beyond repair and in such cases proposals for their replacement will be considered on their merits, subject to detailed applications being submitted at the outset.

As demolitions of substandard properties will not always necessarily be followed by the immediate redevelopment of the site, the Council's consent for demolition will normally be given only where there are detailed plans for redevelopment of the site.

None of the buildings lying within the Conservation Area are included within the Statutory List of Buildings of Special Architectural or Historic Interest. The architectural and historical importance of the Church has already been recognised by the fact that it was once regarded as Category B, similar to the existing Grade II. However the categories for churches were abandoned in 1977. Three buildings have previously been identified as being of Grade III status which, while not qualifying them for inclusion on the Statutory List, did recognise their importance.

Although the designation of a Conservation Area gives the local planning authority certain additional powers, the Council considers it essential to seek to ensure that those buildings scheduled in Annex B are included on the Statutory List. These buildings are shown on the plan, together with other buildings which, although of insufficient merit to warrant listing, are considered to be of such importance to be retained because of their contribution to the overall character of the Conservation Area.

LEGISLATION APPLYING TO CONSERVATION AREAS
STATUTORY PROCEDURE FOR DESIGNATION

Section 277 of the Town and Country Planning Act 1971 provides local planning authorities with the power 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 to designate them as Conservation Areas.

The Secretary of State must be notified of such designations but his confirmation is not necessary. Notice of the designation should be published in the London Gazette and in at least one local newspaper. The date of designation is the date of the Council's resolution. The designation must also be registered in the local Land Charges Register. As owners and occupiers of buildings in such areas do not have to be notified individually, notification to the Secretary of State and registration must be carried out as quickly as possible.

Additional Powers in Conservation Areas

(i) Control of Demolition

Section 277A of the Town and Country Planning Act 1971 empowers local authorities to control the demolition of buildings, in whole or in part, in Conservation Areas - ie buildings cannot be demolished without consent. Although certain buildings are excepted, their demolition is controlled by other legislation within the Act.

(ii) Enhancement Schemes

Section 277B of the Act requires that special attention be paid to the preservation and enhancement of Conservation Areas. The Secretary of State may direct local planning authorities to formulate and publish proposals for the preservation and enhancement of their Conservation Areas for submission at a local public meeting to which members of the authority, amenity groups, residents associations and the Chamber of Trade would be invited.

(iii) Protection of Trees

Under Section 61A of the Town and Country Planning Act 1971 and Section 8 of the Town and Country Planning Amenities Act 1974, trees in Conservation Areas are given the same protection as trees which are the subject of a Tree Preservation Order. Anyone proposing to do any work on trees in a Conservation Area (topping, lopping, or felling) must give the local authority six weeks notice of their intention - within which time the local authority must either make a Tree Preservation Order or give consent to carry out the work. If no decision is reached within the time limit specified the applicant can proceed. If there is a contravention then the same penalties apply as with a Tree Preservation Order.

(iv) Publicity for Planning Applications

Section 28 of the Town and Country Planning Act 1971 requires the local planning authority, in the case of a planning application where the development would, in their opinion, affect the character of the Conservation Area to advertise the proposal both on site and by a notice in the local press.

(v) 'Permitted Development'

The Town and Country Planning General Development Order 1977 identifies 'permitted development', which is works of extension or alterations to properties which do not require planning permission, although if the building concerned is a 'listed building', listed building consent may be required. The General Development Order was revised in 1981 to extend the size limits for extensions to residential and industrial buildings, except in Conservation Areas already designated before 1st April 1981, where the previous limits will continue to apply. Since the date of designation of the Newton Regis Conservation Area falls after 1st April 1981, the raised permitted development limits of the 1981 General Development Order will apply there.

(vi) Grants and Loans

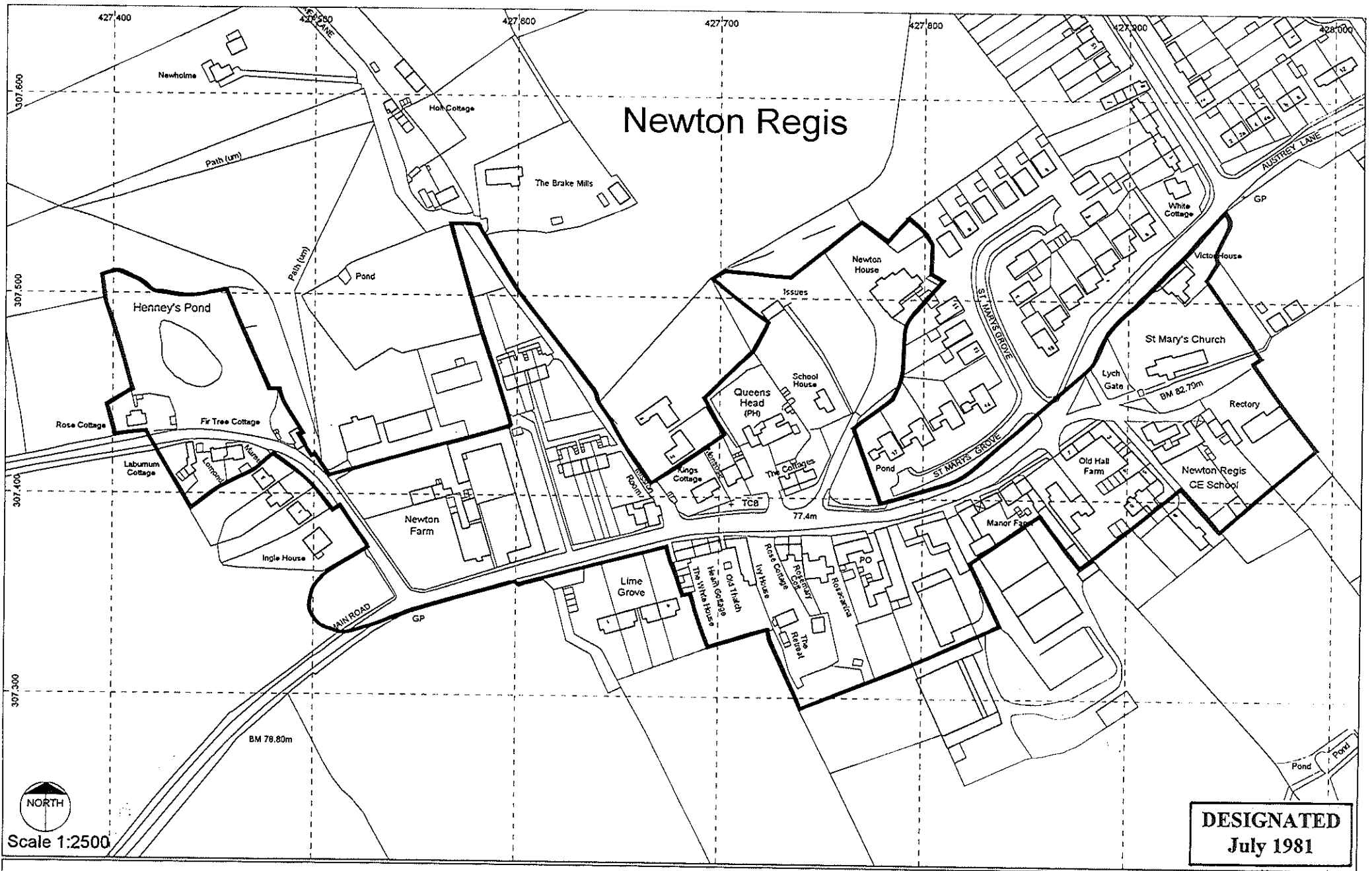
Section 10 of the Town and Country Planning Act 1972, as amended by the Local Government Planning and Land Act 1980, enables the Secretary of State to make grants or loans for schemes to preserve or enhance Conservation Areas. Grants are not restricted to local authorities and can be paid to any person or organisation able to produce a scheme and demonstrate that they can execute such a scheme.

SCHEDULE OF BUILDINGS WITHIN THE PROPOSED CONSERVATION AREA
WHICH MERIT INCLUSION IN THE STATUTORY LIST OF BUILDINGS
OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
(Listed in Order of Priority)

Property	Description
Manor Farm, Main Road, Newton Regis	(Currently Grade III). 18th Century two-storey brick farmhouse; plain clay roofing tiles with three hipped dormers. Modillion eaves; dentil course to lower cornice. The key block of the central first-storey window has cut initials and date 1718.
Pool Cottage, fronting The Queens Head Public House	(Currently Grade III). 16th/17th Century timber frame. Later brick and render. Thatch with two eyebrow dormers. Small paned casement windows. Later hipped porch addition. Dentil brick course below right-hand side dormer.
* The White House, Main Road	(Currently Grade III). 17th Century timber frame, later brick. Whitened brick, although rear section remains unaltered. Small paned casement windows. Two dormers, one to front and one to side. Thatched roof.
* Hearn Cottage, adjacent The White House, Main Road	17th/18th Century two-storey brick building. Small paned casement windows with gauged brick arches over. Later porch addition. Thatched roof.
* Old Thatch, adjacent Heam Cottage, Main Road	17th/18th Century two-storey brick building. Small paned casement windows. Gauged brick arches over windows and door. Thatched roof.
* Ivy House and Chimney Corner, adjacent Old Thatch, Main Road	18th Century two-storey L-shaped property. Whitened brick and plain clay tiles. Oversailing dentil brick course. Small paned casement windows.
(* NOTE : It is considered that these properties should be listed for their group value in the street scene.)	
Rose Cottage Main Road	17th Century timber frame. Later whitened brick. Eyebrow window at first floor level. Originally thatched roof but now replaced by plain clay tiles. Unfortunate replacement of door and ground floor window to front elevation.

Property	Description
Mission Room, corner of Hames Lane and Main Road	<p>Late 19th/early 20th Century two-storey brick building. Plain clay roofing tiles and tile hanging above ground floor level. Steeply pitched roof; varied roof line with two ornate Tudor stacks. Small paned casement windows at first floor level. Two gables to front elevation joined by small gabled dormer.</p> <p>Left-hand gable overhangs lower storey - supported by projecting bay and two curved wooden braces. Projecting single-storey verandah with steeply pitched roof below dormer and right hand side gable, with one enclosed side and five stone and wooden shafts forming four painted arches - three to the front and one to the side elevation.</p>
Teachers House, rear of the pond, Main Road	<p>Late 19th Century two-storey brick building with plain clay tiles and wooden eaves. Ground floor windows small paned sash, with stone sills and gauged brick arches. Upper storey is rendered with small paned casement windows, and the date 1891 over main window.</p>
Newton House	<p>Two-storey Georgian house, the main part of which is built in stone, the remainder in brick. Hipped slate roof with stone cornice. Three twelve-pane sash windows. Stone flat-roof porch with cornice.</p>
Post Office, Main Road	<p>19th Century two-storey brick building recently rendered with brick band course above ground and first floor windows. Small paned casement windows.</p>
St Mary's Church	<p>Parish Church. Chancel and nave rebuilt early 14th Century. West tower with spire early 13th Century, but mainly early 14th Century. 15th Century vaulted south porch. Restored 1905.</p>

Newton Regis



DESIGNATED
July 1981

NEWTON REGIS CONSERVATION AREA

North Warwickshire Borough Council

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NORTH WARWICKSHIRE BOROUGH COUNCIL

The Planning (Listed Buildings and Conservation Areas) Act 1990

Polesworth Conservation Area

On the 14th November 1995, the North Warwickshire Borough Council, by Minute No 69 of the Planning and Development Committee, formally designated the area of Polesworth shown on the map appended to the Designation Report as a 'Conservation Area' in accordance with Section 69(2) of The Planning(Listed Buildings and Conservation Areas) Act 1990.

In accordance with the Act, the Secretary of State for the Environment has been informed and a Notice of the Decision placed in the London Gazette and in the Coleshill Herald (being a local newspaper circulating in the area) on the (date).

INTRODUCTION

1. The statutory objective of a conservation area is to preserve or enhance its special architectural character or historic interest. It is, however, the character of an area rather than that of the individual buildings which is the prime consideration in identifying conservation areas. That character is derived from a range of interrelated factors, in particular the geography, history and townscape of the particular place.
2. The proposed Polesworth Conservation Area embraces the western end of High Street, Hall Court, Abbey Croft, the Abbey Churchyard, the Vicarage, Bridge Street, Abbey Green Park, Grendon Road as far as Bassetts Bridge, Market Street and part of Tamworth Road.
5. Polesworth was a rural settlement until the Industrial Revolution, playing its part in the agricultural economy of the area. There is evidence that the shallow seam of coal in the Hall Court area was mined as early as 1650 and small scale coal mining is recorded to the east of the present railway line. However, in the absence of an efficient means of transporting coal, the market would have been very local and therefore limited. It is thus likely that mining was not a full time occupation for most people but was combined with agricultural work.

Polesworth Abbey

GEOGRAPHY

3. Polesworth is a village situated in the valley of the River Anker. Before the ice ages it is likely that the river flowed to the north of Shuttington and Warton but was later forced by the southern extent of the ice cap to cut a way further south through the ridge of triassic rocks upon which those two villages sit. The river valley through Polesworth is as a result relatively narrow and provided a convenient river crossing point. This feature, together with a relatively level river terrace enclosed by the loop in the river above the flood plain, provided a natural location for a settlement.
6. Local research suggests that King Egbert chose Polesworth for the foundation of an abbey when returning from treaty negotiations at Dore in Derbyshire in 829 AD. His route to Winchester passed along Watling Street and on reaching Dordon he found that the nearest water supply for his troops was the River Anker and therefore set up camp at Polesworth. There he held a service of thanksgiving for his success and promised to found a monastery at that place.
7. The Abbey at Polesworth was one of only seven Benedictine abbeys in England and prospered until the Norman Conquest, but later fell into decay and it is believed that the nuns moved to a cell at Oldbury. The reasons for this are not certain but by 1139, under the patronage of Sir Robert Marmion of Tamworth, the Abbey had been rebuilt and enlarged and the nuns had returned from Oldbury.

HISTORY

4. The first record of Polesworth as a settlement was the foundation in 829 AD, of a monastery by King Egbert of Mercia in thanks for the Treaty of Peace with the Kingdom of Northumbria.
8. At the time of the Dissolution of the Monasteries in 1536, the Nunnery at Polesworth was granted exemption from dissolution, the Commissioners reporting that "the towne will shortly fall into ruine and decaye" and commenting that some 30-40 children were educated by the nuns. However, in 1539 the Abbess surrendered the Abbey, but the reasons for this are not known.

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9. Most of the remains of the Abbey are either incorporated in the fabric of the present church, or the Gatehouse or are buried in the surrounding grounds

Polesworth Hall

10. Following the surrender of the Abbey, Henry VIII sold the whole of Polesworth in 1545 to the Goodere family who built Polesworth Hall on the site of the Abbey cloisters. The Goodere family were patrons of the arts and the poet Michael Drayton was employed initially as page and possibly later as a tutor at Polesworth Hall. There is evidence to suggest that William Shakespeare, as a boy, also went there as a page in order to be educated and that his eventual move to London was sponsored by the Gooderes.
11. In 1620 Lucy Goodere married Sir Francis Nethersole, then English Minister to the Court of Bohemia. In 1627 she inherited the Polesworth estate and they subsequently came to live there in 1634.
12. The Manor of Polesworth subsequently descended to relatives of the Nethersoles, the Biddulphs and eventually in 1747 to Walter Chetwynde of Grendon. By the 1860s Polesworth Hall was unused. In the 1870s it was exchanged for the Vicarage in Warton Road and rebuilt as the Vicarage. Following the death of the Marchioness, Lady Celia, in 1907 and later her husband Sir George Chetwynd, the Chetwynd Estates were broken up and sold. The then Vicar of Polesworth, Canon Trotter, took the opportunity to consolidate the church's ownership around the Church and Vicarage, by acquiring the Abbey Gateway, Hall Court, Dovecote and Tythe Barn.

The Abbey Church

13. The Goodere Family demolished the majority of the Abbey buildings leaving the Norman aisle, the Lady Chapel and the tower for the villagers' use. In 1866 following the appointment of the Rev Nigel Madan, as Vicar, the prominent architect G E Street (responsible for the Law Courts in The Strand, London) was appointed to direct the "restoration, reseating and enlargement of the Parish Church of St Editha". A new chancel was constructed, the original nave reroofed and the restored church reopened in August 1869.

Nethersole School

14. It appears that from the earliest times the nuns of Polesworth Abbey taught local children and there is evidence that this took place in the Abbey gatehouse. This school was continued by the Goodere Family, the teaching being provided by the family Chaplain.
15. Sir Francis Nethersole had been briefly imprisoned in the Tower of London by King Charles the First, for his support for the King's sister, Elizabeth Queen of Bohemia. He was released in April 1634 on condition that he retired from public life and he therefore came to live at Polesworth Hall which his wife Lucy Goodere had inherited.
16. Sir Francis provided a vicarage and land in High Street where the Polesworth Working Mens Club now stands. In 1638 he erected and later endowed a new free school in High Street. The Tythe Barn at Hall Court was rebuilt to house the tythes which were used to support the school. In 1818 the Trustees rebuilt the school on the original site.

The Industrial Revolution

17. Coal had been mined from the shallow seams under Polesworth since the 17th Century but it was not until the extension of the Coventry Canal from Atherstone in 1790, together with the corresponding development of steam power, that the first deep mine was sunk at Pooley Hall in 1848. Other mines were Whitehouse Colliery (also known as Gorby Knob Pit), Butt Lane Pit east of Station Road, and Polesworth Colliery (sometimes called Fowler's Colliery) near Bassetts Bridge and Potters Lane.
18. The canal also served other mines in the area and at Polesworth Basin, by the Bulls Head Bridge, coal was loaded from the Birch Coppice and Birchmoor mines.
19. Other industrial activity in Polesworth was the Steam Mill, adjacent to the canal by Steam Mill Bridge, the Midland Brick and Terra Cotta Co Ltd by Polesworth Basin and Sephtons Boatyard (later Lees and Atkins), well known for its 'Castles and Roses' decoration of canal boats.

The Twentieth Century

20. Production at the mines at Pooley Hall and Birch Coppice was considerably expanded during the Great War. The village experienced considerable growth at that time with the development of municipal housing estates to the north of High Street (Nethersole Street and Coronation Avenue) and to the south at St Helena. Further growth followed the Second World War and by the 1970s the developed area extended northwards to the railway. Development has continued to the south of the village with the redevelopment of the St Leonards Road/Chaytor Road area in the 1960s and the brickworks at the former Polesworth Basin in the 1980s.

PATTERN OF DEVELOPMENT

21. Development at Polesworth is typical of many late 18th Century mining communities such as Brierley Hill in the Black Country, Oakengates in Shropshire and Buckley in the North Wales Coal Field - a scattered pattern of cottages on large plots and no tightly defined nucleus. This loose, original pattern has been followed by progressive in filling of vacant plots from the period of expansion of the coal industry which has continued to this day and has resulted in a homogenous mixture of buildings from nearly all decades of the last two centuries.

Spaces

22. There are no 'urban' spaces in Polesworth, nor is there a village green providing a focus for the village. In mediaeval times the focus of the village was undoubtedly the Abbey gateway in what is now High Street. A weekly market, granted to the nuns in 1242 together with an annual fair, was held here but was presumably never of such size to require a defined "market place" to become established. A market later came to be held in Market Street, south of the river, presumably in the area that has again become used for that purpose.
23. It appears therefore that until the Hall Court area north of the river, was acquired by the Parish Council from the Chetwynd Estate at the turn of the Century, and later the Recreation Ground off Station Road, the only public areas were the water meadows on the south bank of the river adjoining Polesworth Bridge. The water meadows to the east of the bridge were substantially altered by opencast mining in the 1950s.

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24. The village now has an extensive area of green and open space accessible to the public extending from Hall Court to the north of the river to Abbey Green Park to the south. This has become the most distinctive feature of the village.

Trees

25. Trees are not a particularly prominent feature within the village except in the green spaces referred to above. Of particular note is the avenue of limes from the Abbey Gatehouse to the Abbey Church. None-the-less more distant views are dominated by trees to the extent that the Abbey Church tower is not a dominant feature when seen from the surrounding countryside.

BUILDINGS

Pattern

26. With the exception of the late 19th Century terraces in Station Street, Market Street and Grendon Road, houses and cottages are generally detached or semi-detached, albeit close together.

Density

27. Although the frontages to the principal streets (Bridge Street, High Street, Market Street) are quite closely built up, the back land is less so and the overall density of building within the Conservation Area is not great. The predominant types of building are purpose-built houses and cottages of all ages. Several buildings in Bridge Street date from the 18th Century, many apparently conversions of former agricultural buildings, some of which are now used for commercial purposes. In the principal streets High Street, Bridge Street and Market Street other building types occur - including

chapels, public houses, shops, clubs, the fire station and offices.

Age

29. A particular characteristic of Polesworth is the homogenous mix of buildings of all ages referred to earlier. Buildings from all centuries since the 14th are represented. In this present century, examples of buildings from nearly every decade are evident.

Style

30. Prior to the 19th Century buildings were all built in the local vernacular style. 19th Century buildings onwards reflect a style to be found more widely throughout the Midlands as a result of the availability of mass produced materials distributed by canal and rail. Buildings of the 20th Century conform more to a national style typical of each decade, a reflection on the wider availability of choice in building materials and mass production.

Listed Buildings and Ancient Monuments

31. With the exception of the Fosters Yard Hotel in Market Street, all the Listed Buildings are to be found in the High Street and Bridge Street area of the village. Polesworth Bridge and remains of the Abbey in the Vicarage grounds are Scheduled Ancient Monuments.

Materials and Techniques

32. Before the 18th Century the majority of domestic buildings in Polesworth were timber-framed and several of these survive more or less intact. Remnants of timber frames survive in others. The Tithe Barn at Hall Court was extensively renovated in 1994. The Victorian brick infill panels have been replaced with

modern lightweight materials, reflecting the original use of wattle and daub.

33. In the 18th Century brick was the predominant material used. A multi-coloured red stock or common brick presumably from local brick works is widely evident. During the 19th Century a redder facing brick was frequently used on the front elevation with blue brick below damp proof course level. It would appear reasonable to assume that these bricks came mainly from the works beside Bulls Head Bridge and possibly from other similar works in the neighbourhood, usually associated with coal workings.
34. Although most of these earlier buildings would have been thatched only one survives, at 64 High Street. Roofs in Polesworth are now almost exclusively plain tiled. There is little evidence of the use of slate. The tiles on the roofs of earlier buildings are generally dark brown in appearance. During the 19th Century a redder tile has been used possibly reflecting more up-to-date mechanised production techniques. It is likely that the majority were produced at the local brick and tile works. The 20th Century has seen a greater variety of tile used, in particular concrete plain and pantiles. A notable exception to the use of tiles is the new fire station which is clad in profiled coated steel sheets, dark grey in colour.
35. There is negligible use of terracotta dressings. Reconstructed stone sills and lintels were frequently used at the turn of the century.

Roofscape

36. The roofscape of the village is predominantly conventional pitched roofs with gable ends, the ridges generally parallel to with the main Streets. Dormer windows are rarely found, a notable exception being the Fosters Yard Hotel. The examples at 24 to 30 Bridge Street are probably more recent additions introduced to

create additional accommodation within the roof space. Most buildings have prominent chimney stacks and it is only in relatively recent times that the trend has been to omit or remove these. The central octagonal cupola on the Nethersole School is a prominent feature. The tower of the Abbey is a noticeable feature but is barely higher than the adjoining mature trees.

SPECIAL FEATURES

37. Although a key part of the infrastructure of Polesworth, the bridge over the River Anker, built in 1776 and widened in 1924, is in practice only visible from Grendon Road and the adjoining Abbey Green Park. As noted earlier this structure is Listed and an Ancient Monument.
38. The Abbey Church of St Editha and adjoining Vicarage are a self-contained group of buildings and together with remains of the Abbey are a key part of the history of Polesworth.

FLOORSCAPE

39. There are no parts of the village where the surfacing of roads, footways, etc, is contemporary with the older buildings.

ACTIVITY

40. There are two commercial areas in Polesworth linked by Polesworth Bridge. The greater number of shops are in Bridge Street. These, together with the library/health centre complex at Hall Court, provide the main focus of activity except on market days when the focus shifts over the bridge to the Grendon Road and Market Street area.

VIEWS

41. Views within, into and out of an area contribute to its character. The long view along Bridge Street to the south is closed by the view of the Dordon ridge on the skyline. Looking northwards along Bridge Street the view is closed in the middle distance by the corner of Nethersole School. Middle distance views along Grendon Road, Market Street and Tamworth Road are all closed by the humps of the respective bridges over the Coventry Canal. The relatively short views along High Street are closed to the west by the cottages at No 2 Station Street and to the east by a narrow gap between the Spread Eagle Pub and No 28.
42. The steeply rising ground to the south and east is dominated by Pooley Hall. The hill provides a number of view points into the Conservation Area, in particular from The Lynch, The Gullet and Bassetts Bridge as well as a backcloth for the whole area in this direction.

DISCORDANT FEATURES

43. A particular characteristic of Polesworth is the mixture of ages and styles of buildings which, grouped together, display a considerable degree of harmony. Individually few have special merit. There are, however, some buildings and features which by reason of their design, scale and location are particularly discordant. Examples include:
 - The Co-op Store in High Street
 - The Polesworth Working Mens Club in High Street
 - The modern concrete footbridge over the River Anker.
 - The garage premises in Grendon Road.

44. The presence of road vehicles, the space required for their movement and parking and signs and other street furniture required for their control have an all-pervading impact on the area.

CONCLUSIONS

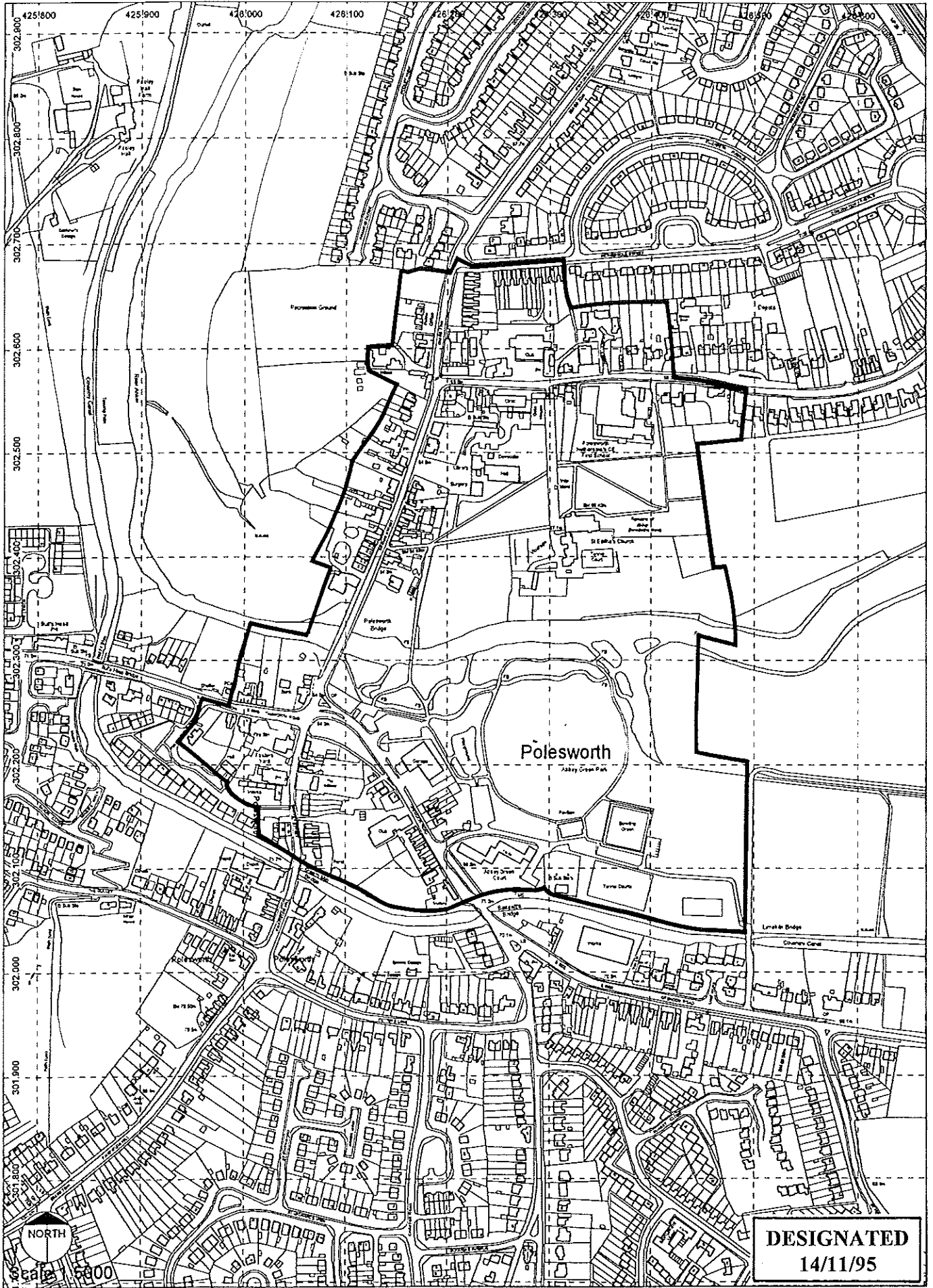
45. Polesworth has a distinctive character which reflects the geography of its setting and its history, and this is unique to North Warwickshire. Whilst pressure for dramatic change, may not be experienced in the future there will certainly be continuing demand for infill development. Hitherto that has, for the most part, been successfully absorbed into the character of the village. However, traffic access requirements for more than a handful of houses can have an unfortunate effect on the street scene.
46. It is considered that the designation of a Conservation Area at Polesworth will provide a firmer and detailed basis for controlling development of all kinds within the village.

PROPOSED BOUNDARY

47. The boundary broadly embraces the west end of High Street, the whole of Bridge Street and Market Street and Grendon Road northwards from Bassetts Bridge. To the north the recreation ground is included together with the houses at the west end of Nethersole Street. The eastern boundary follows that of the churchyard and Abbey Green Park and the southern boundary follows the canal. It is anticipated that a further Conservation Area will be designated along the length of the Coventry Canal and this may extend to include parts of Potters Lane and The Gullet. To the west the boundary includes the east end of Tamworth Road and then follows the rear of properties in Bridge Street.

PRESERVATION AND ENHANCEMENT PROPOSALS

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48. In deciding to designate a Conservation Area, a Local Planning Authority must formulate and publish proposals for its preservation and enhancement.
49. The Borough Council intends that the primary means of protecting and enhancing the Polesworth Conservation Area is the implementation and application of Policy ENV14 of the North Warwickshire Local Plan (Appendix A)
50. The Borough Council, in partnership with Polesworth Parish Council and Warwickshire County Council with grant aid from the European Commission has (in 1994) carried out a package of measures at Hall Court including:
- Restoration and conversion of the mediaeval Tithe Barn to a 'Community Enterprise Centre' with a meeting room and computer room.
 - Repairs to the Dovecote
 - Construction of eight workspace units
- Extensions to the County Library
 - Location and capping of a disused mine shaft
 - External improvements and environmental works
51. It is unlikely, in the foreseeable future, that the Borough Council will be able to make further capital expenditure available for enhancements in Polesworth.
52. In the short term it is unrealistic to expect that significant improvements to discordant features can be achieved. Some can only be realised as a result of sympathetic redevelopment. Others, however, only require quite modest action such as the replacement of shop fronts, fascias and signs, the undergrounding of overhead power and telephone lines, tree planting and repaving of both private forecourts and public footways.
53. The problem of providing safe vehicular access for visitors and to new housing development may be helped by the introduction of traffic calming measures, and this could have wider environmental benefits within the village.



POLESWORTH CONSERVATION AREA

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North Warwickshire Borough Council

WATER ORTON CONSERVATION AREA
Designation Report

1. Introduction

- 1.1 A conservation area is "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". There can be no uniform standard against which the character of an area can be measured, so it is necessary to evaluate separately the particular merits of potential conservation areas to establish whether they are worthy of designation.
- 1.2 Department of the Environment circular 12/81 encourages local planning authorities to keep the designation of conservation areas under review and to consider whether more areas should be designated, especially when local plans are being prepared.
- 1.3 A local plan for the Coleshill and Kingsbury areas has already been prepared by the Council, and there has been extensive public consultation on its proposals. Amongst them is a proposal (paragraph 9.17 of the Plan) which states that :

"It is proposed to designate an area around Old Church Road in Water Orton a Conservation Area."

The Council has therefore already identified the need to designate a conservation area in Water Orton.

2. The Case for Designation

- 2.1 The western end of Old Church Road is the oldest remaining part of the village of Water Orton. It marks the original site of the medieval settlement of Oveerton. Pottery remains have been found in this area which date back to the 12th Century, indicating their historical significance of the settlement. This location overlooks a river crossing, which remains in the form of the Bishop Vesey bridge, built in 1520. The original Water Orton church was sited here too. Although this building has now gone, a stone cross - which is dated 1347 - remains in the old churchyard. The manor house of the medieval village also used to stand in this area, close to the junction of Old Church Road and Mimworth Road. This is reflected in the street name 'Manor House Lane'.
- 2.2 There are several large detached houses, the most important of which are The Chestnuts - a 15th Century house, and Wakefield House - a 17th Century timber-framed house. Both are Listed buildings. In addition, there are several other later detached dwellings in the area - notably a 17th Century house opposite Wakefield House, Orton Cottages on Mimworth Road, and Orton Lodge.

- 2.3 As a whole the area owes its character to the loose-knit arrangement of properties, as well as a large number of trees, substantial brick walls, and the hedgerows. In this respect it is very much a quiet backwater in the village.
- 2.4 The designation of this part of Water Orton recognises the historic associations of Water Orton, and the attractiveness of this remaining group of older properties in the village. The boundary of the area has thus been drawn to reflect these characteristics.

3. Legislation Applying to Conservation Areas

- 3.1 Within a conservation area the local authority has additional powers to control development and the demolition of buildings, and to protect trees and tree groups. This helps to ensure that any development which does take place does not upset the existing balance which has evolved over many years. The legislation is intended to assist authorities in enhancing conservation areas, not merely preserving them.
- 3.2 The powers, together with the statutory procedure for designation, are set out in Annex A.

4. Planning Policy

- 4.1 Existing planning policies for the area are contained in two statutory documents - the Warwickshire Structure Plan (Alterations No 3) and the Coleshill District (Local) Plan.
- 4.2 The Structure Plan contains strategic planning policies for the whole of Warwickshire. Water Orton is not identified as a settlement designated for growth, it is left to the Coleshill District (Local) Plan to determine the amount and location of new residential development within overall guidelines set by the Structure Plan. The Local Plan identified a housing site in Water Orton, but it is not within or adjacent to the conservation area.
- 4.3 In addition, the Local Plan defines a development boundary around the built-up area of Water Orton which sets the limits of future peripheral expansion. The conservation area is included within this boundary. The Local Plan states that within the development boundary planning applications for new housing will be treated on their merits. Planning permission has already been granted for new residential development under this policy within the conservation area.
- 4.4 Several other policies in the Coleshill District (Local) Plan apply to the conservation area and these are quoted in the following paragraph numbers of the Plan :

- 9.22 - Planning Applications in Conservation Areas.
- 9.24 - Planning Applications adjacent to Conservation Areas.
- 9.26 - Demolition of Buildings in Conservation Areas.
- 9.33 - Restoration of Older Buildings.
- 9.45 - Road Signs and Street Lighting.

5. Future Action

- 5.1 As stated earlier in this report, the designation of a conservation area not only enables the local planning authority to make steps to preserve its appearance, but also to draw up positive measures for its enhancement.
- 5.2 In the case of the Water Orton Conservation Area the major aim is to preserve its existing character, which makes it the most attractive part of the settlement. It is not considered that a separate enhancement scheme is warranted, although local action to improve the appearance of the area will be taken wherever possible. The possibility of undergrounding of overhead telephone lines is one example, and the opportunities to provide enhancement schemes for individual properties may also present themselves when planning applications are submitted for development. This particularly applies to the row of terraced properties in the area (Nos 5 to 15 Old Church Road). The emphasis here will be on ensuring that any alterations and/or improvements accord with the architectural and visual quality of the group as a whole, and reflects its simple design features.
- 5.3 New development has taken place within the conservation area, and it can be expected that further proposals will be submitted on the remaining open areas. However, in this instance it will be important to preserve the open spaces between the properties, the walls, the trees and hedgerows, because it is the dispersed building pattern that gives the area its character. To intensify that pattern would detract from the value of the area, and the character of the larger properties which are set in their own grounds.
- 5.4 There are three buildings in the conservation area which are included in the Statutory List of Buildings of Special Architectural or Historic Interest. These are shown on the plan. In addition, there are a further two buildings which, whilst not Listed buildings, are included on a provisional list - namely Orton Lodge and No 3 Old Church Road. It is considered that these should be upgraded so as to be Listed buildings in their own right.
- 5.5 Furthermore, the area includes two buildings - namely No 1 Old Church Road and Orton Cottages - which are noted for their quality but which are not considered worthy of inclusion in the statutory list. It is considered that these are buildings of local interest which add to the character of the area, and should thus be retained.

LEGISLATION APPLYING TO CONSERVATION AREAS
STATUTORY PROCEDURE FOR DESIGNATION

Section 277 of the Town and Country Planning Act 1971 provides local planning authorities with the power to determine which parts of their area are 'areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas.

The Secretary of State must be notified of such designations but his confirmation is not necessary. Notice of the designation should be published in the London Gazette and in at least one local newspaper. The date of designation is the date of the Council's resolution. The designation must also be registered in the Local Land Charges Register. As owners and occupiers of buildings in such areas do not have to be notified individually, notification to the Secretary of State and registration must be carried out as quickly as possible.

Additional Powers in Conservation Areas

(i) Control of Demolition

Section 277A of the Town and County Planning Act 1971 empowers local authorities to control the demolition of buildings, in whole or in part, in conservation areas - ie buildings cannot be demolished without consent. Although certain buildings are excepted, their demolition is controlled by other legislation within the Act.

(ii) Enhancement Schemes

Section 277B of the Act requires that special attention be paid to the preservation and enhancement of conservation areas. The Secretary of State may direct local planning authorities to formulate and publish proposals for the preservation and enhancement of their conservation areas for submission at a local public meeting to which members of the authority, amenity groups, residents associations and the Chamber of Trade would be invited.

(iii) Protection of Trees

Under Section 61A of the Town and Country Planning Act 1971 and Section 8 of the Town and Country Planning Amenities Act 1974, trees in conservation areas are given the same protection as trees which are the subject of a Tree Preservation Order. Anyone proposing to do any work on trees in a conservation area (topping, lopping, or felling) must give the local authority six weeks notice of their intention - within which time the local authority must either make a Tree Preservation Order or give consent to carry out the work. If no decision is reached within the time limit specified the applicant can proceed. If there is a contravention then the same penalties apply as with a Tree Preservation Order.

(iv) Publicity for Planning Applications

Section 28 of the Town and Country Planning Act 1971 requires the local planning authority, in the case of a planning application where the development would, in their opinion, affect the character of the conservation area to advertise the proposal both on site and by a notice in the local press.

(v) 'Permitted Development'

The Town and Country Planning General Development Order 1977 identifies 'permitted development', which is works of extension or alterations to properties which do not require planning permission, although if the building concerned is a 'listed building', listed building consent may be required. The General Development Order was revised in 1981 to extend the size limits for extensions to residential and industrial buildings, except in conservation areas already designated before 1st April 1981, where the previous limits will continue to apply. Since the date of designation of the Water Orton Conservation Area falls after 1st April 1981, the raised permitted development limits of the 1981 General Development Order will apply there.

(vi) Grants and Loans

Section 10 of the Town and Country Planning Act 1971, as amended by the Local Government Planning and Land Act 1980, enables the Secretary of State to make grants or loans for schemes to preserve or enhance conservation areas. Grants are not restricted to local authorities and can be paid to any person or organisation able to produce a scheme and demonstrate that they can execute such a scheme.

SCHEDULE OF BUILDINGS WITHIN THE CONSERVATION AREA
WHICH ARE IN THE STATUTORY LIST OF BUILDINGS OF
SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

<u>Property</u>	<u>Description</u>
Cross in old graveyard	A 15th Century cross standing in the original parish churchyard (the original church is now demolished). A graduated stone platform of three steps surmounted by an octagonal base with broached stops, and a portion of the shaft. The faces of the base are sculptured with traceried panels, some having quatrefoils and shields.
Wakefield House	A 17th Century main block with a 16th Century gabled cross-wing. Timber frame and whitered brick. Two storeys. The north gable has curved braces. Early 19th Century sash windows in flush moulded frames. Early 19th Century moulded wood doorcase. Central stack with four conjoined diagonal shafts.
The Chestnuts	Of 15th Century origin, with hall of two bays and two storeyed solar and buttery wings. The wings are gabled. The upper storey is late 16th Century or early 17th Century. The lower portions are largely refaced with brick, but all the angle-posts remain. Modern tiled brick porch. Early 19th Century casements. Central stack with square pilasters. This was probably the manor house.

SCHEDULE OF BUILDINGS WITHIN THE CONSERVATION AREA
WHICH MERIT INCLUSION ON THE STATUTORY LIST OF BUILDINGS
OF ARCHITECTURAL OR HISTORIC INTEREST

<u>Property</u>	<u>Description</u>
Orton Lodge & Cottage. <i>No A - old Church Road.</i>	An early 19th Century stuccoed regular house with rough cast and bricked wings of 17th Century timber framing.
House opposite Wakefield House to north-west	A modern brick house with 17th Century small timber framed wing at rear.

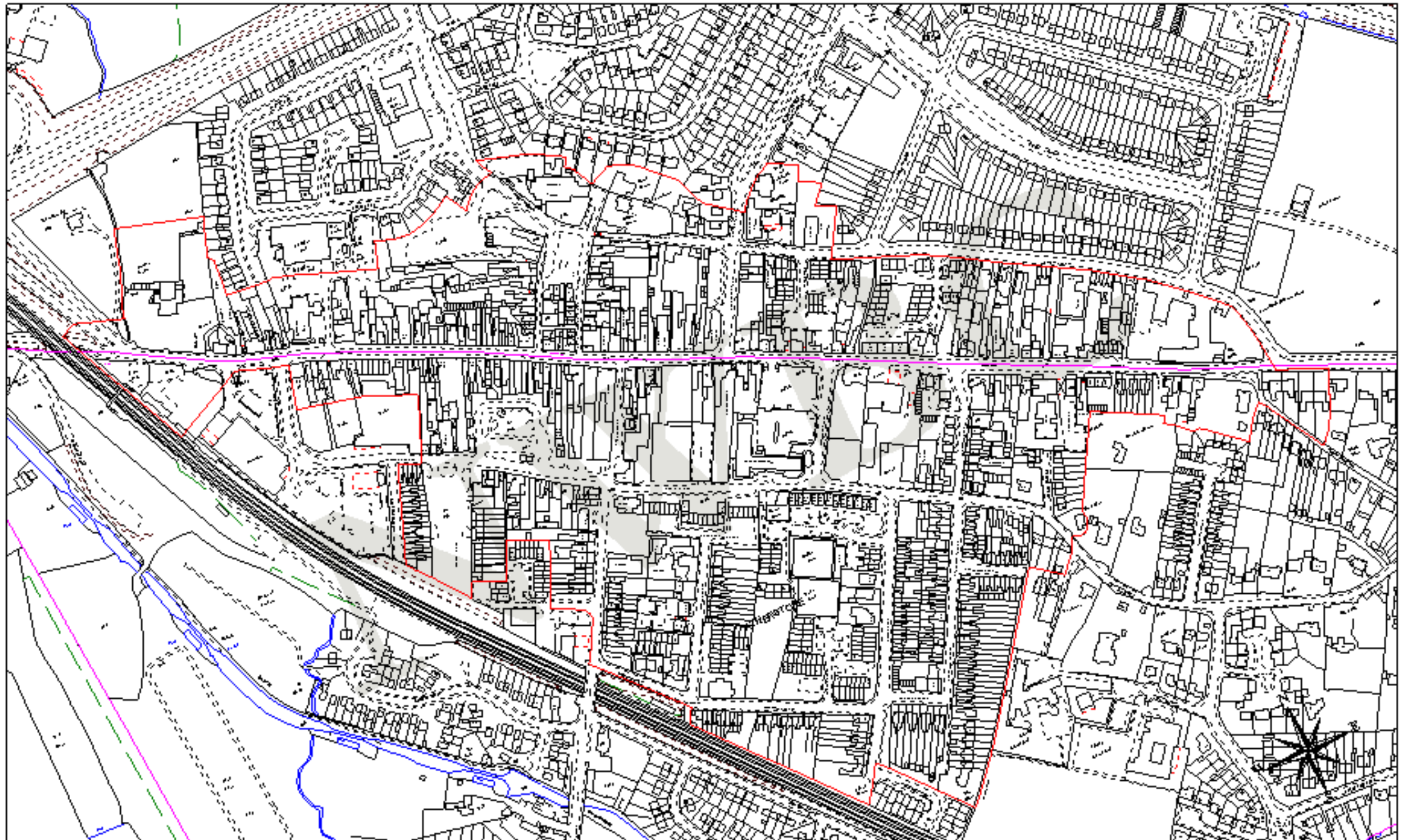
SCHEDULE OF BUILDINGS CONSIDERED TO BE OF LOCAL INTEREST

<u>Property</u>	<u>Description</u>
No 1 Old Church Road	Reputed to be the oldest shop in Warwickshire.
Orton Cottages	A pair of semi-detached properties similar in design to Orton Lodge.
23 Manor House Lane	Late 18th Century or early 19th Century two storeyed rendered house with hipped slate roof and sash windows.



WATER ORTON CONSERVATION AREA

Atherstone

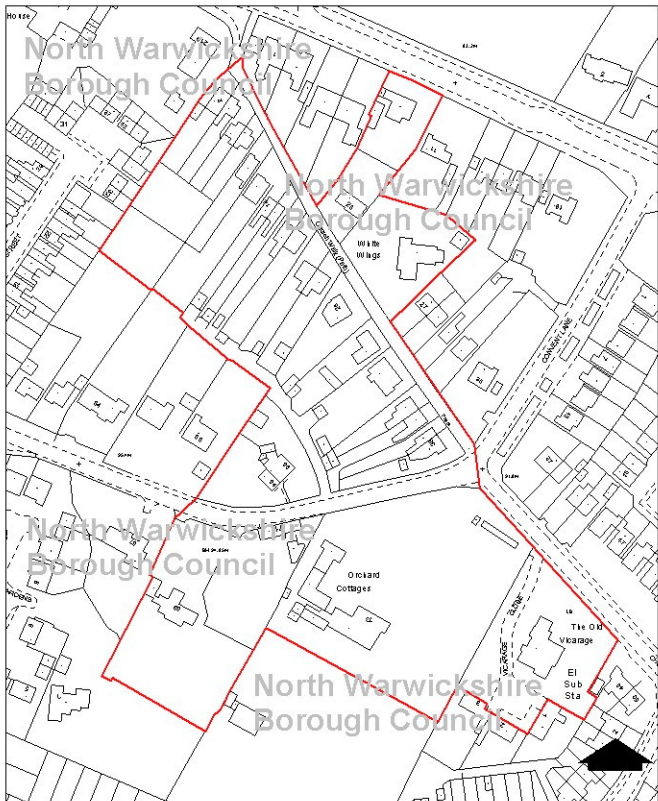


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Proposed Windmill Hill extension to the Atherstone Conservation Area



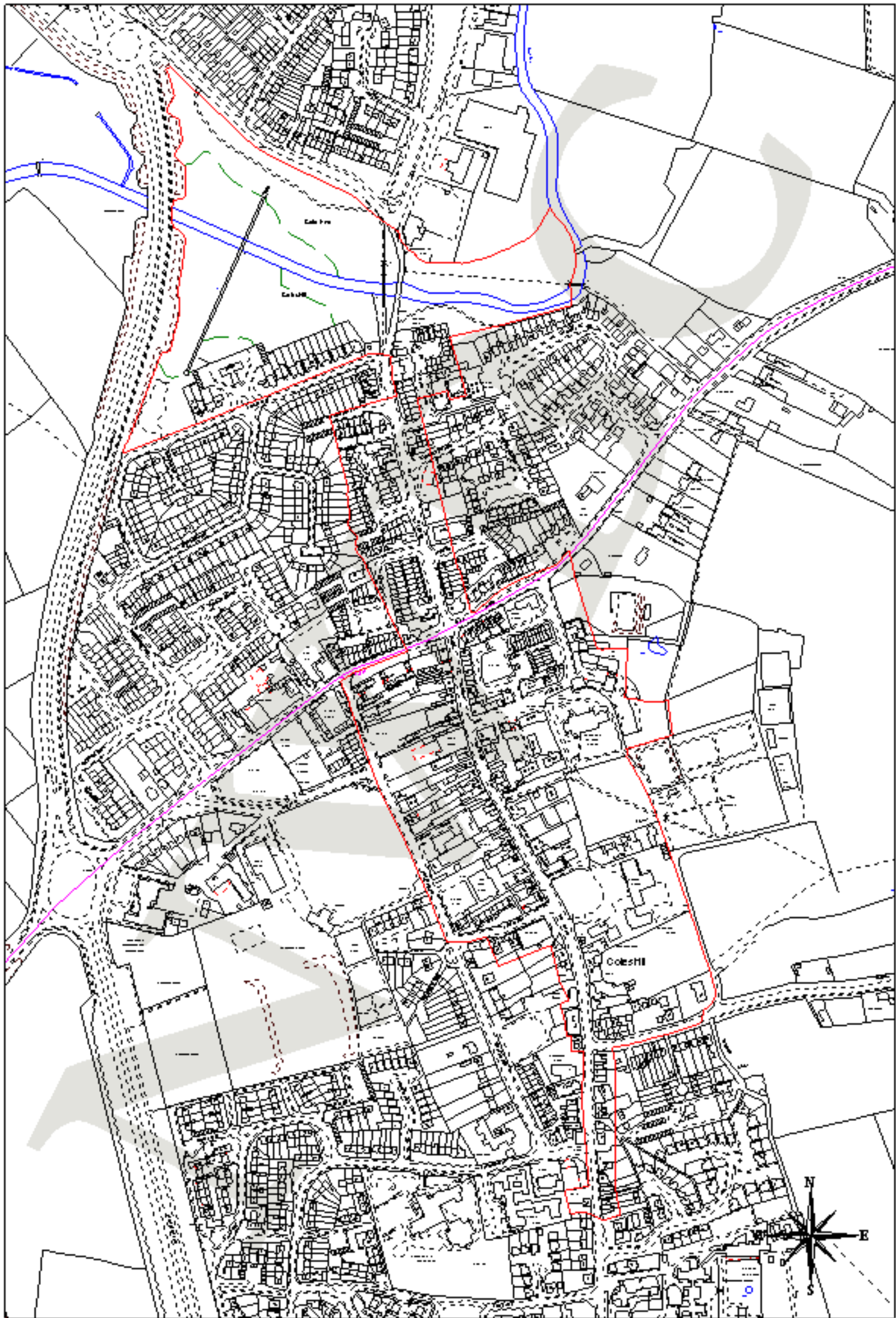
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Coleshill



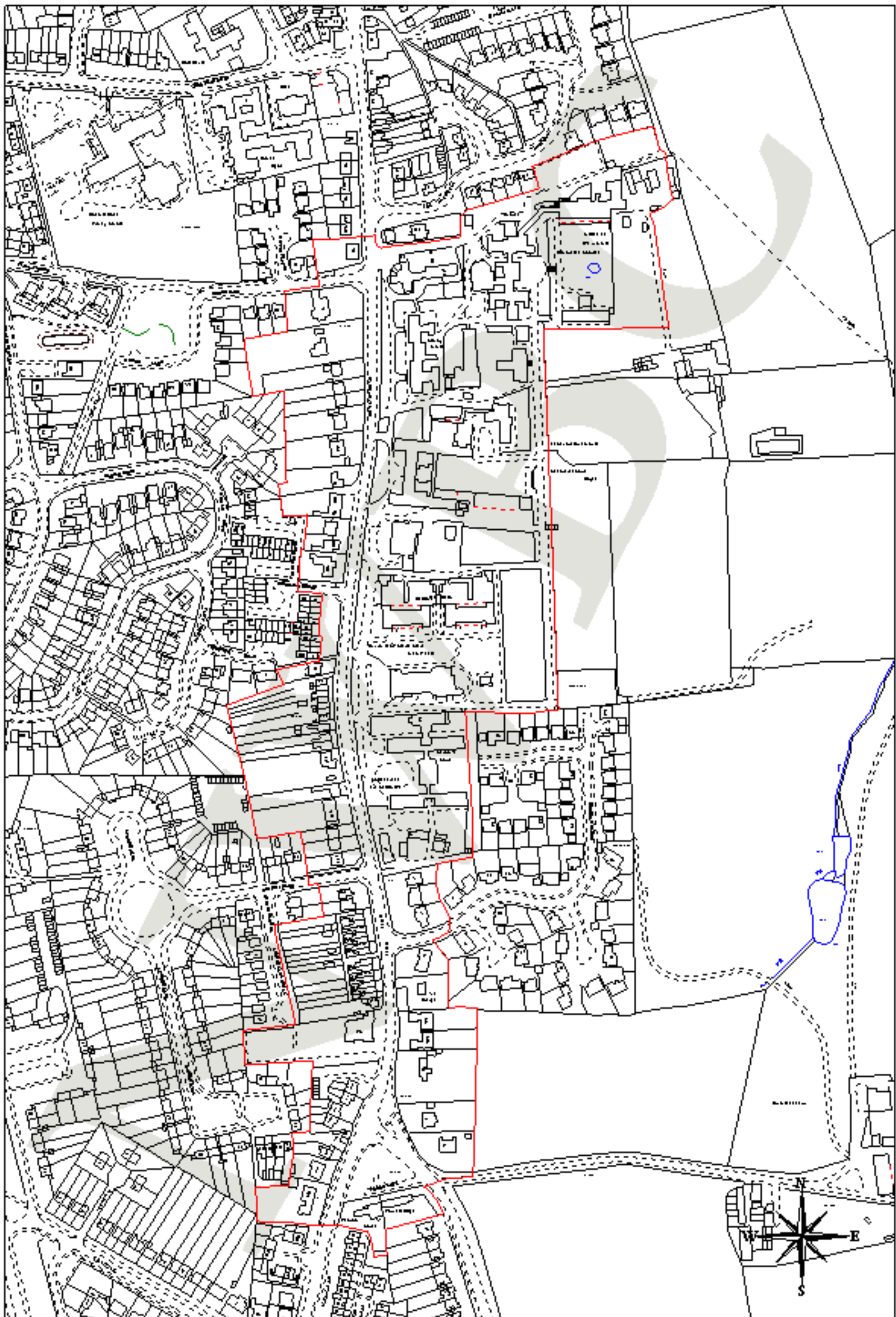
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Coventry Road, Coleshill



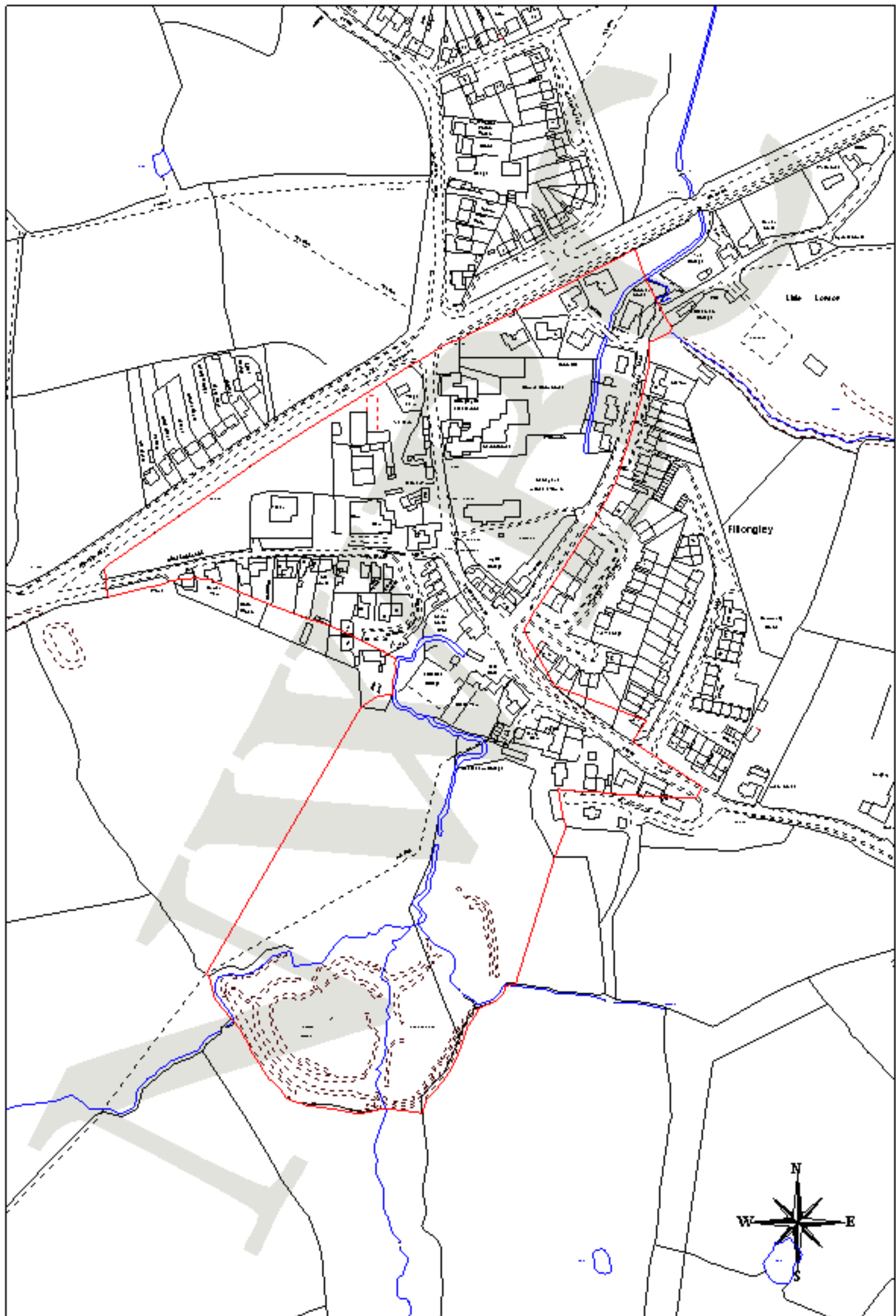
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Fillongley



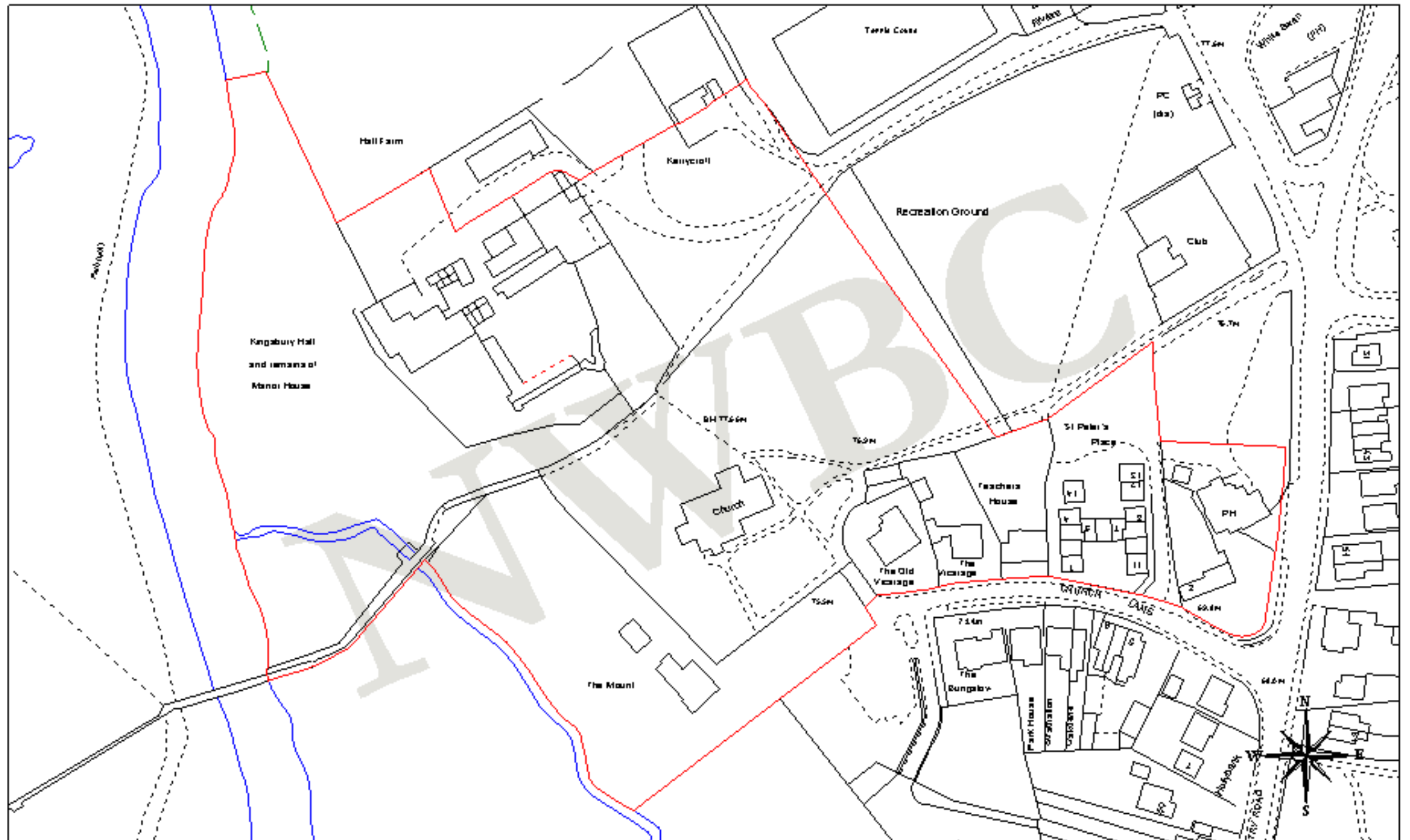
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Kingsbury

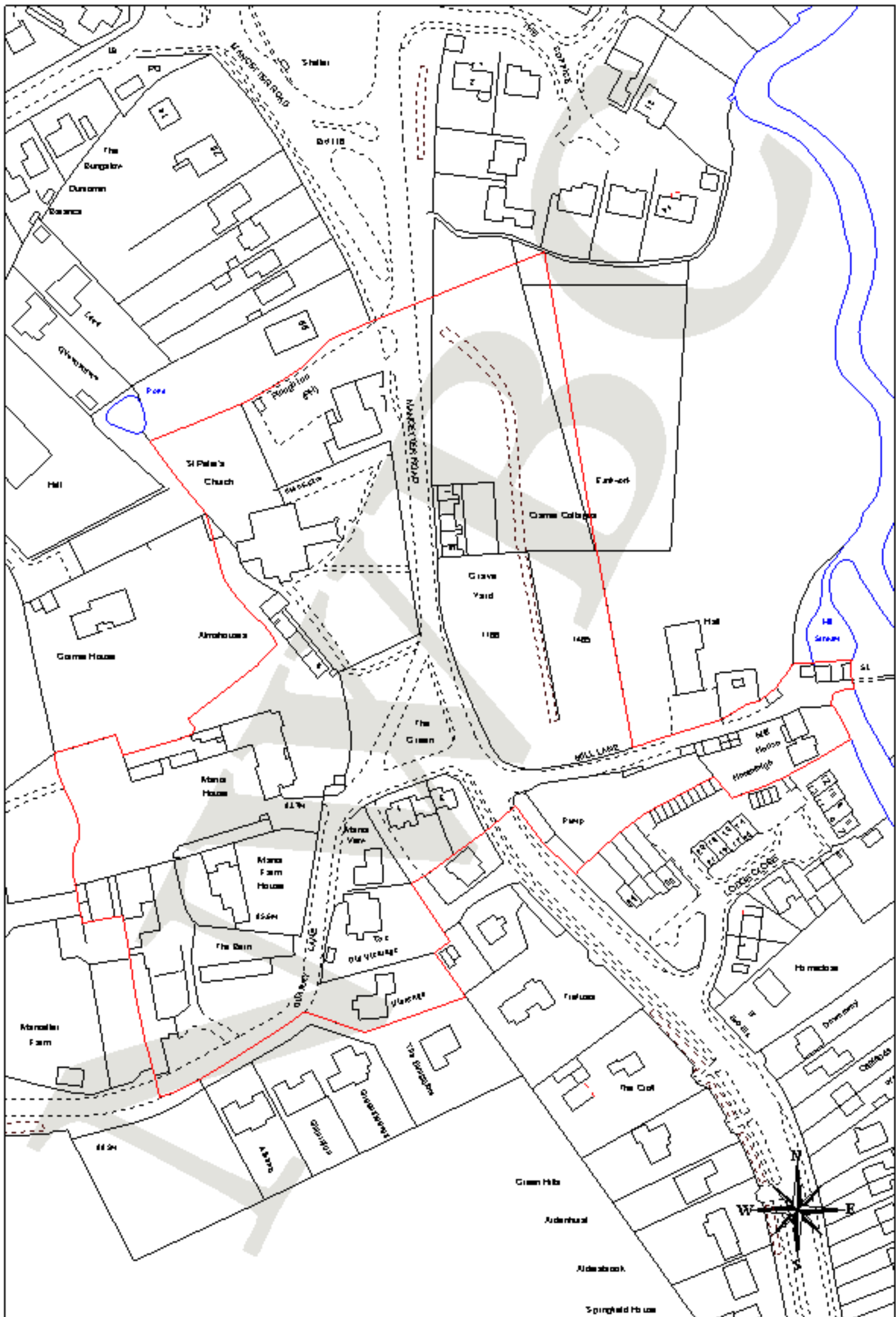


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Mancetter



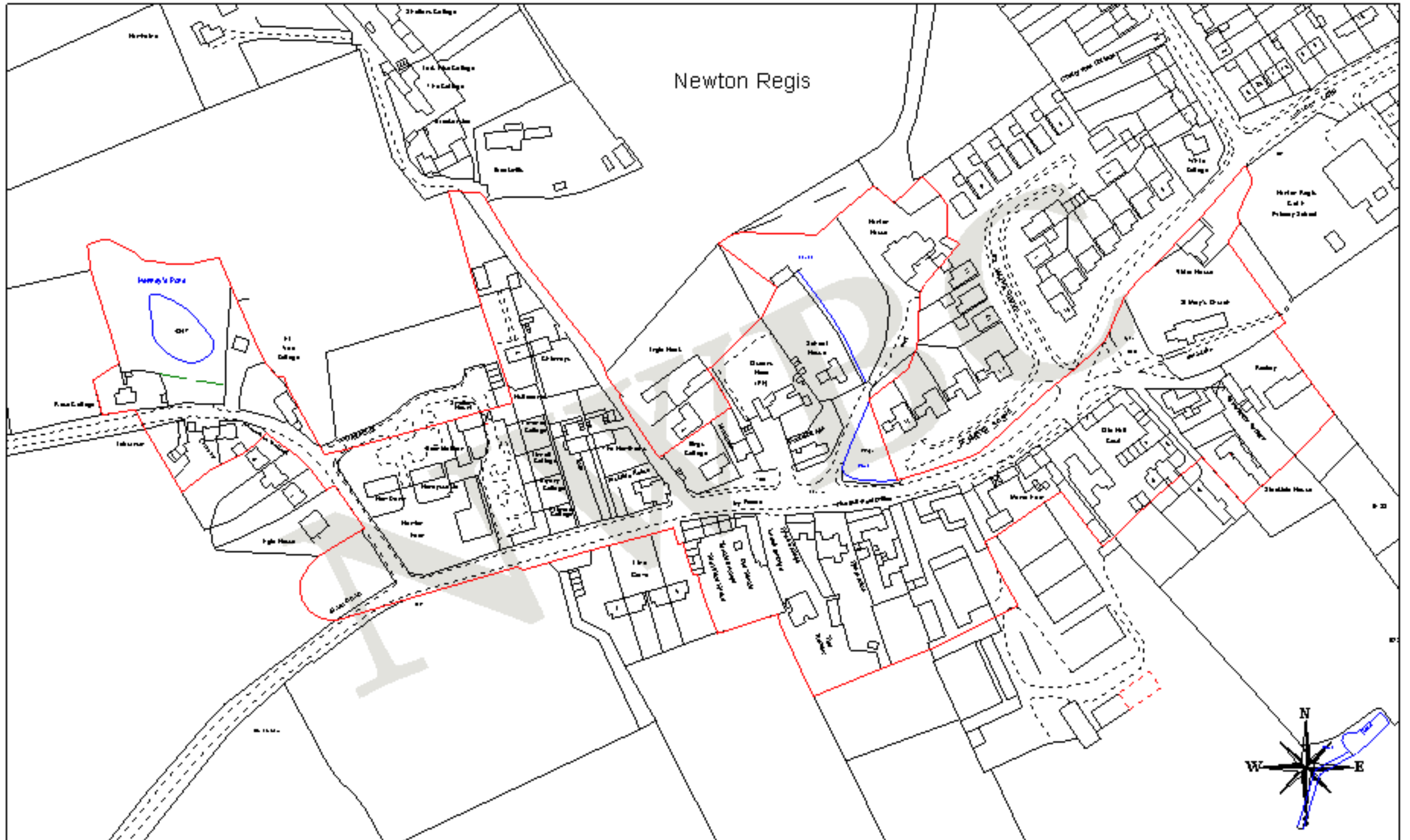
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Newton Regis

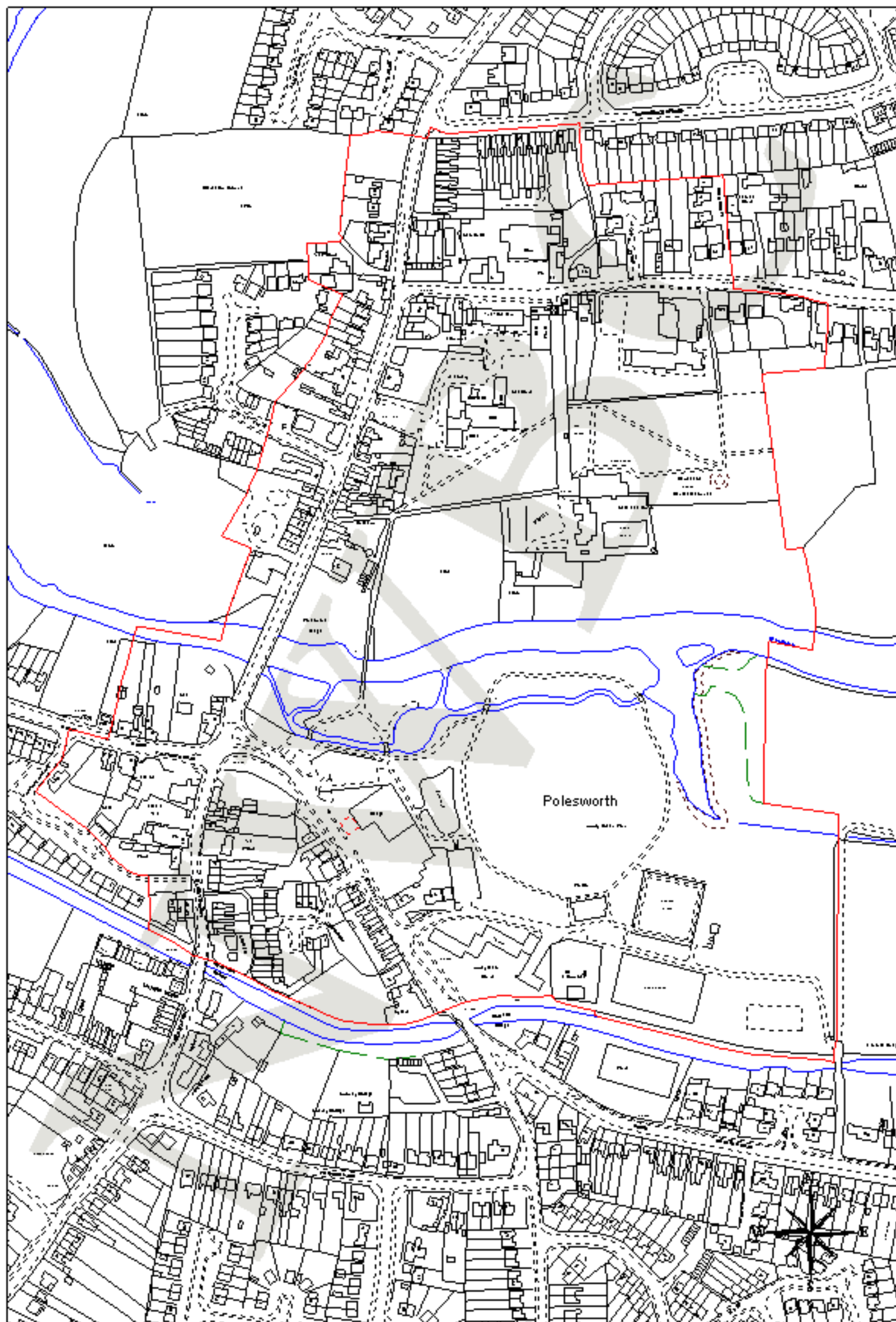


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Polesworth



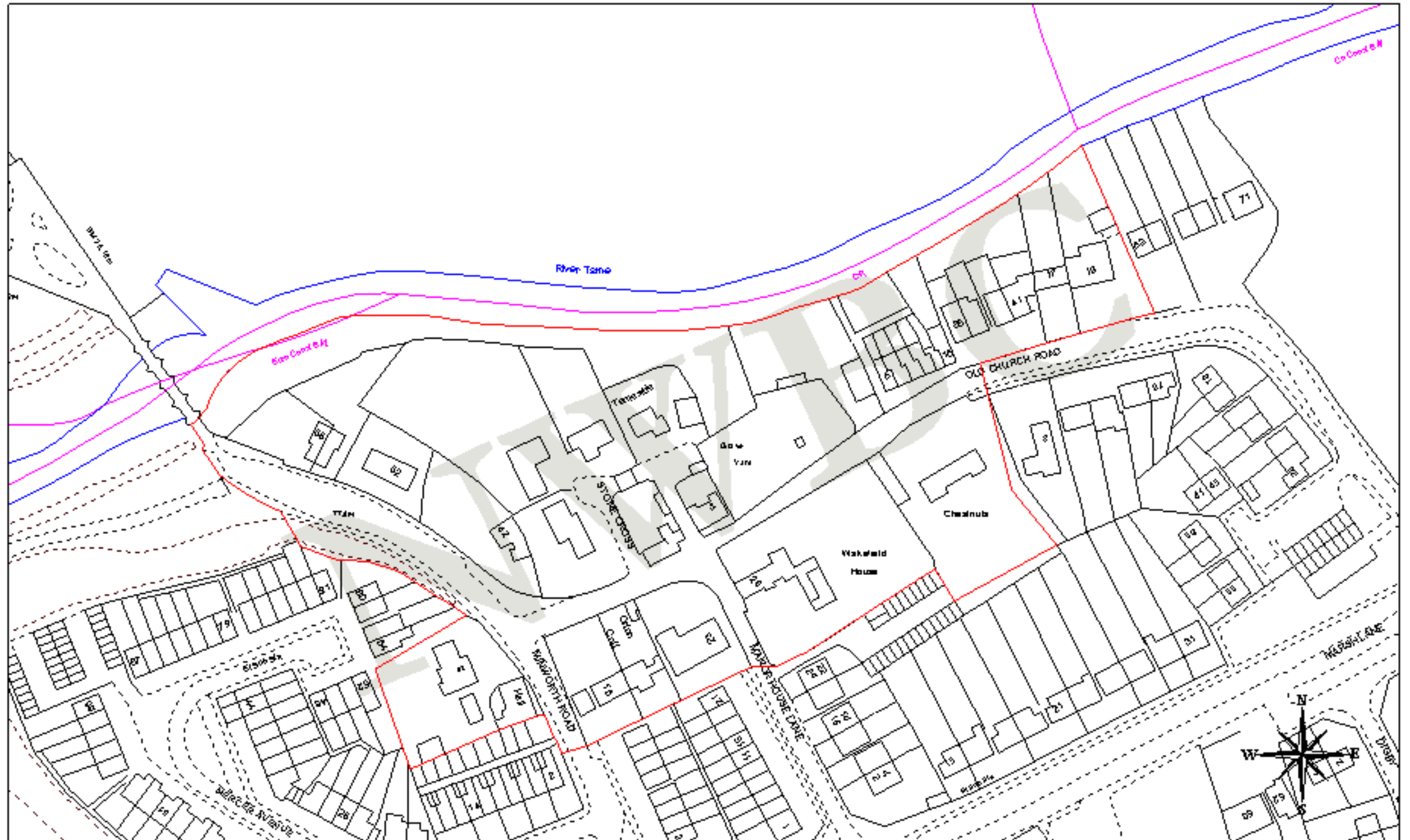
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Water Orton

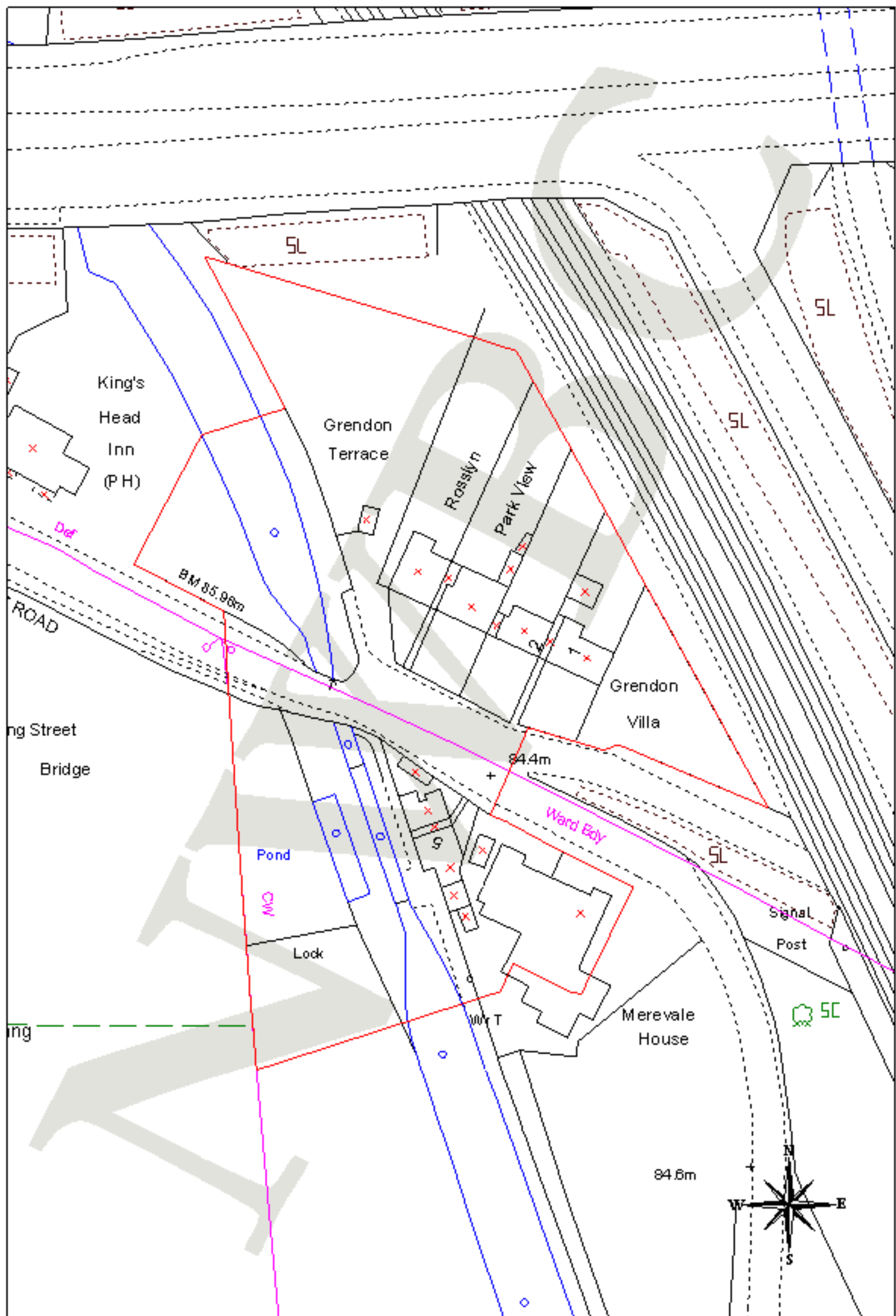


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Watling Street Bridge, Atherstone



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