

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

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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.

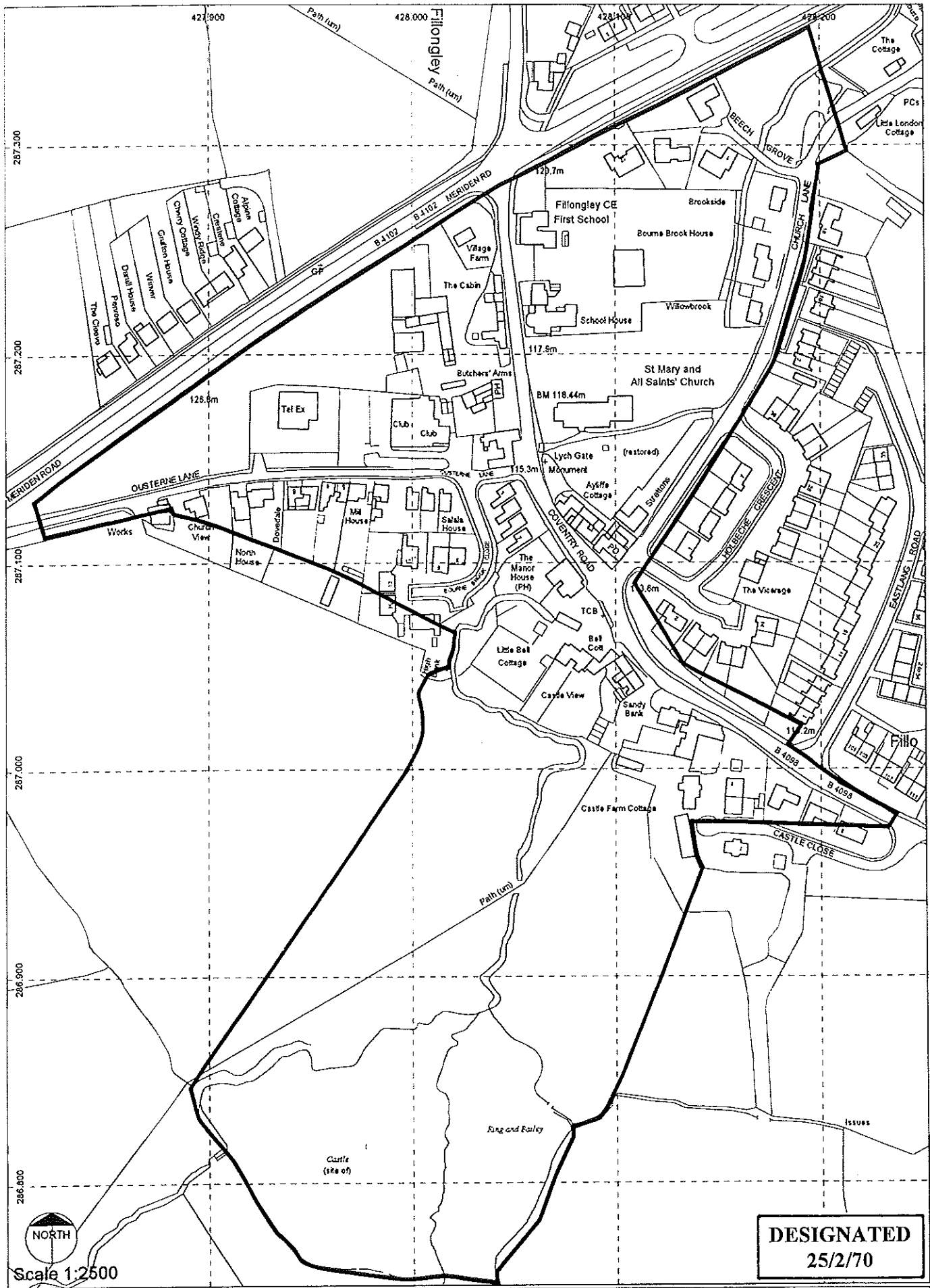
If the principle of development on a particular site is acceptable, developers will be asked for detailed plans and drawings of proposed development including elevations which show the new development in its setting in order to ensure that the proposals accord with the existing special architectural 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**

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North Warwickshire Borough Council

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