

**RUGBY BOROUGH COUNCIL**

**BILTON ROAD  
CONSERVATION AREA APPRAISAL**



**June 2010**

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## **INTRODUCTION**

Bilton Road Conservation Area is a relatively small designation which borders the Town Centre and Rugby School Conservation Areas. It acts as a transition between suburban Rugby to the south and west and the core commercial and education areas of the town. The area is largely developed with relatively low density Victorian and late Georgian buildings. The prevailing architecture is the classical style mirroring the architecture within the southern portion of the town centre along St Matthews Street. This contrasts with the dominant Gothic style of the adjacent Rugby School.

The Conservation Area lies at an important location with roads leading to Dunchurch, Bilton and Lawford from the gyratory, which lies at the centre. Roads are a key visual element in the designation with buildings set adjacent and forming a consistent pattern of development. The area is mostly residential with some commercial and community uses.

Although buildings dominate there are areas of open space to the foreground of Caldecott Court, adjacent to the gyratory and gardens.

Conservation Areas were introduced by the Civic Amenities Act in 1967. A Conservation Area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as an 'area of special architectural or historic interest, the character of which it is desirable to preserve or enhance'. Section 69 of the Act places a duty on the Local Authority to review its Conservation Areas, Section 71 requires the Authority to formulate and publish proposals for their preservation and enhancement. Bilton Road is one of 19 Conservation Areas in the Borough.

Local Authorities have a duty to identify, designate, preserve and enhance Conservation Areas within their administrative area. The aim in a Conservation Area is to preserve or enhance not merely individual buildings but all those elements, which may include minor buildings, trees, open spaces, walls, paving, and materials etc., which together make up a familiar and attractive local scene. The relationship between buildings and spaces within Conservation Areas creates a unique environment, which provides a sense of identity and amenity for residents and an irreplaceable part of our local, regional and national heritage.

The positive identification of areas for designation helps focus attention on its qualities and encourages a sensitive approach to any proposed development. The Local Planning Authority will exercise particular care to ensure that change, where it occurs, will preserve or enhance the character of an area. The designation of a Conservation Area ensures the quality of design and context are considerations in determining Planning Applications.

There are different planning controls in Conservation Areas and anyone proposing development should seek advice from Rugby Borough Planning Authority. In addition to

planning controls that govern alterations and extensions Planning Permission would be required for the following development in Conservation Areas:

- The cladding of any part of the exterior of a dwelling with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- An extension extending beyond a wall forming a side elevation of the original dwelling;
- An extension having more than one storey and extending beyond the rear wall of the original dwelling;
- Any enlargement of a dwelling consisting of an addition or alteration to the roof;
- The provision of a building, container, enclosure, swimming or other pool where it would be situated on land between a wall forming a side elevation and the boundary of the dwelling or to the front of the original principle elevation;
- The installation, alteration or replacement of a chimney, flue or soil and vent pipe which fronts a highway and forms either the principal elevation or a side elevation of a dwelling;
- The installation, alteration or replacement of a microwave antenna on a dwelling, or within the grounds, on a chimney, wall or roof slope facing onto and visible from a highway or on a building greater than 15 metres in height.

In addition Conservation Area consent is required where in excess of 115 cubic metres of buildings are to be demolished. Conservation Area designation also protects trees within the boundary by requiring owners to give the Local Planning Authority six weeks notice of their intention to carry out any work on trees that have a trunk in excess of 75mm in diameter measured 1.5 metres from the ground.

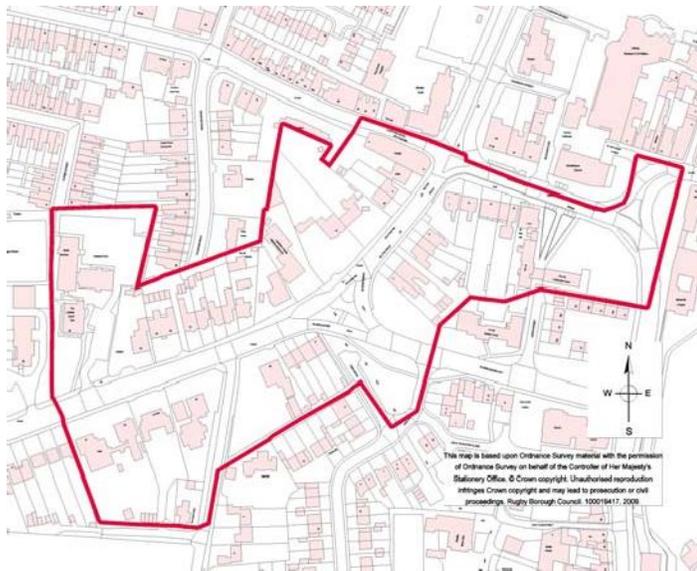
All Planning Applications for development which would affect the character of a Conservation Area must be advertised in the local press and site notices posted.

This document is an appraisal of Bilton Road Conservation Area. It is based on guidelines issued by English Heritage, the Government's advisor on the historic built environment, and has been prepared by Rugby Borough Council. The principal objectives of the appraisal are to:

- define and record the special interest of Bilton Road Conservation Area to ensure there is full understanding of what is worthy of preservation;
- increase public awareness of the aims and objectives of Conservation Area designation and stimulate their involvement in the protection of its character and to inform decisions made by Rugby Borough Council, the Parish Council and local residents;
- reassess current boundaries to make certain that they accurately reflect what is now perceived to be of special interest and that they are readable on the ground;
- assess the action that may be necessary to safeguard this special interest and put forward proposals for their enhancement.

It is however not intended to be wholly comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest. This assessment should be read in conjunction with the Rugby Borough Local Plan 2006 saved policies, submission Core Strategy, and national policy guidance particularly Planning Policy Statement 5 Planning for the Historic Environment and its practice guide. These documents provide more detailed information on local and national policy relating to Conservation Areas.

## MAP 1 CONSERVATION AREA DESIGNATION



### LOCATION AND CONTEXT

The Conservation Area occupies a location on the edge of the economic hub of Rugby. The retail centre abuts the designation to the north-east with the dominant landmark Gothic architecture of Rugby School to the east. The site acts as a transition between the high density of the retail core, the large scale buildings of the school and suburban Rugby to the south and west. The Conservation Area occupies an important location on the approach into Rugby from Dunchurch, Long Lawford and Bilton.

The Conservation Area is relatively small and contains a limited number of buildings. The density is higher to the north where it joins the retail centre than in the south and west where residential development dominates on larger sites.

The area is important as it links the edge of town elements to the key economic and education centres and provides a suitably grand approach and setting.

The land and buildings within the Conservation Area are generally of good visual quality and well maintained. There is however pressure for future development. This includes unsympathetic extensions or alterations to historic buildings, the removal of native planting or the planting of inappropriate species and the erection of alien boundary

treatments such as close boarded fencing. Incremental changes to buildings such as windows and doors, loss of original brick through rendering, loss of slate roofs or the loss of front gardens for car parking would also erode the character.

## **GENERAL CHARACTER AND FORM**

The Conservation Area is a compact designation with the boundary drawn tightly around the Victorian or slightly earlier buildings. The form is highway led with the buildings fronting onto the busy roads leading into Rugby. Despite this, and the gyratory system at the heart of the area, the character is of a leafy landscape. Hedging and mature trees in front gardens, and on the boundaries with the highway, soften the impact of the roads and reduce the influence of the built development.

The architecture is largely Victorian, or late Georgian, and comprises classical architecture with variations on that theme. Terracing, semi detached, villa and detached buildings share scale and style. Generally two and three storeys the architecture includes formal townhouse incorporating symmetry, verticality and a hierarchy of windows. The overriding character is the consistency of the built development with brick and slates the dominant materials. The area includes limited modern development which seeks to blend with the general character and occasional buildings which contrast, such as 25 Bilton Road, a red brick Gothic dwelling.

The Conservation Area includes generally narrow but long rear gardens where traditional outbuildings feature. Development is single depth with the boundary drawn around the rear gardens.

The buildings accommodate a mix of uses with residential dominating. Some of the larger properties have been subdivided into flats or offices. With no on street parking this has led to pressure for off street car parking resulting in some large areas of hardstanding.

### **Photograph 2 Formal terracing**



## **LANDSCAPE SETTING**

Although the Conservation Area is characterised by its built development within an urban setting, landscaping is an important element. On the approach from the south along Dunchurch Road the green spaces adjacent to Rugby School provide the setting to the Bilton Road Conservation Area. Within the designation a large grassed area acts as the foreground to Caldecott Court and there are also substantial grassed areas abutting the gyratory on Russelsheim Way and Firs Drive.

Mature trees are a crucial element in the area. The Conservation Area contains a large number of trees, many in the front gardens, which partially mask the buildings and provide a green setting. Views towards the town from Bilton Road are dominated by trees rather than buildings and the trees within the school grounds provide a landscaped approach along Dunchurch Road. The upper part of Merttens Drive is framed by an avenue of limes.

## **HISTORIC DEVELOPMENT**

Archaeological work has provided little evidence of early activities in Rugby largely as a result of the destructive ploughing during the Anglo-Saxon period and the extent of development since the Georgian period. The settlement may date back to Roman times with Rugby positioned in a strategic juxtaposition of roads, occupying a hill top centre and in close proximity to a ford crossing the River Avon. Rugby has historically been referred to as Rokeby, Rocheberige and Rocheberia in the Domesday Book.

The evolution of Rugby from a small settlement to a strategically important market town is as a result of proximity to important roads. Two routes converged; one running east from Barrs Hill, Coventry, the other came southwards from Leicester. This road forked towards Oxford, forming a Y junction at the point of the Clock Tower. This space became the market place and the street pattern remains.

The medieval town grew out of the early village remaining based around this crossing. The road from Barby approached the settlement along the line of the present Little Church Street. Originally this road gently curved past the church. The extension of the graveyard and alterations to the church diverted the road to its current position. Dunchurch Street formed the other part of the junction, the current Drury Lane. Its route to the cross is now interrupted by buildings.

The marketplace triangle was open with space for the penning of livestock and the importance of the market is reflected in the traditional market town names including Sheep Street and Butchers Row. The market was granted in 1255.

A further significant catalyst for change was the railway. The London to Birmingham railway opened in 1838 and Rugby Station was built. Within 12 years five other companies provided trains resulting in Rugby becoming a major rail junction. This facilitated the shift from market town to a railway and industrial centre. Rugby School

and the formalising of roads and pavements through paving, tarmac and street lighting followed during the Victorian period.

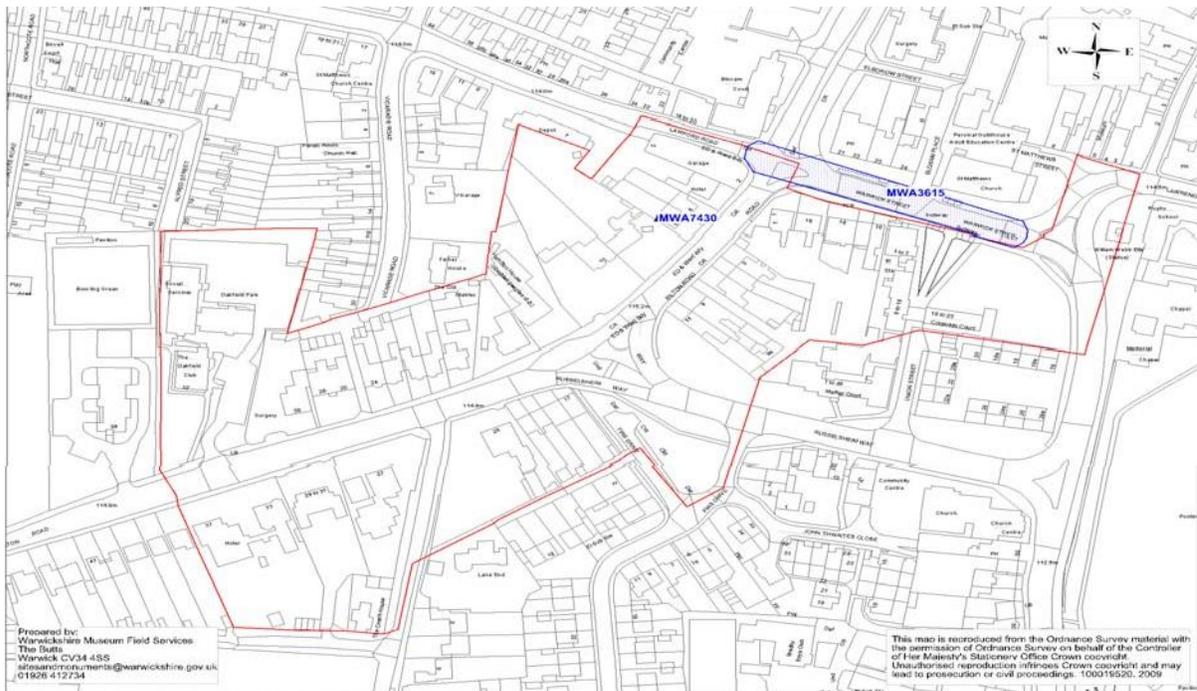
## ARCHAEOLOGY

The central area of the Conservation Area lies to the immediate south-west of the projected extent of the medieval settlement of Rugby, reflected in the adjacent conservation area, Rugby Town Centre. No archaeological work has been carried out within the extent of the conservation area. Lawford Road was formerly Warwick Street, a turnpike road, and it has been suggested that a toll gate existed at the Rugby end of this road.

### HER Records

MWA7430 Rugby - Warwick Turnpike Road

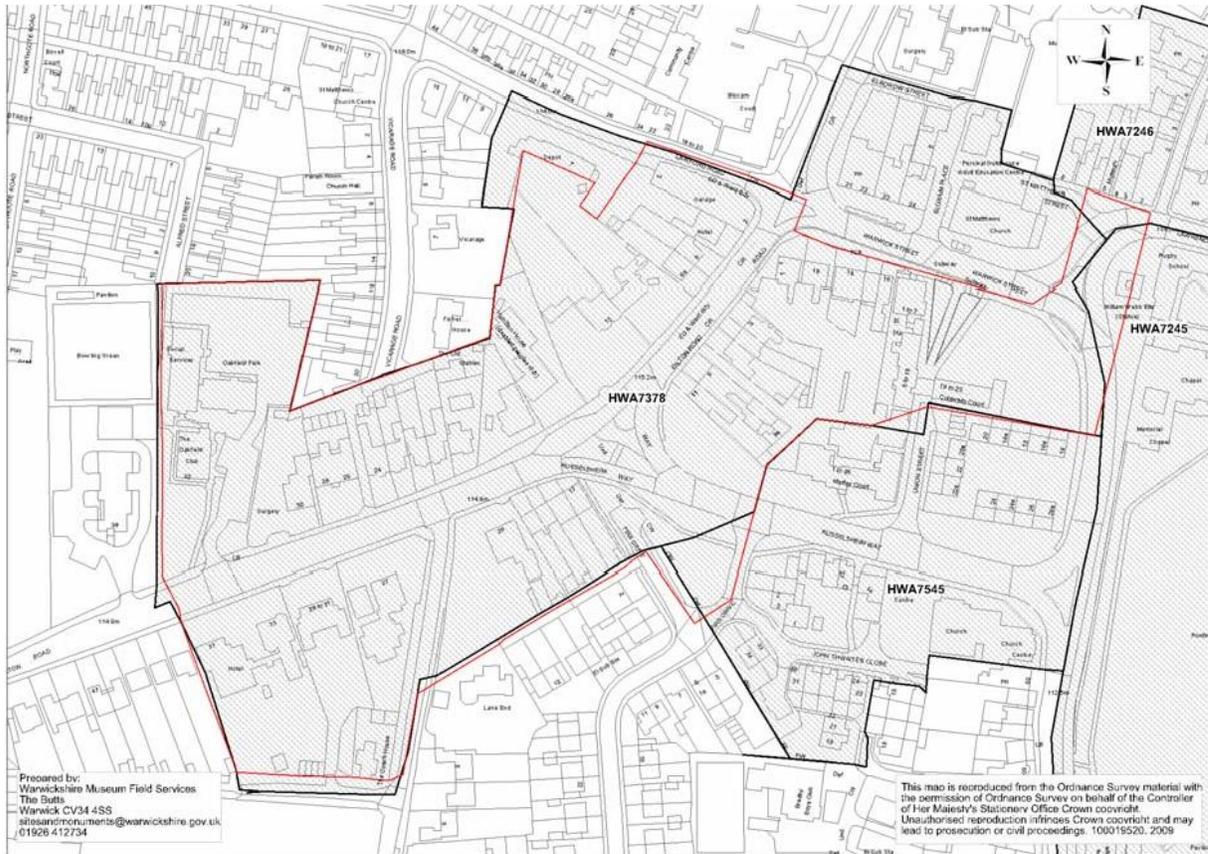
MWA3615 Site of Toll Gate, Warwick Street, Rugby



## MAP 2A ARCHAEOLOGY RECORDED ON THE HISTORIC ENVIRONMENT RECORD

### Historic Landscape Character

The Conservation Area closely reflects an additional part of the Historic Settlement Core identified in the HLC. This is part of the settlement of Rugby shown on the 1<sup>st</sup> edition OS mapping. The conservation area lies to the west of the school boundaries and to the east of the post-1880s development of the settlement.



## MAP 2B ARCHAEOLOGY HISTORIC LANDSCAPE CHARACTER

### HLC Records

- HWA7245 Educational
- HWA7246 Historic Settlement Core
- HWA7378 Historic Settlement Core
- HWA7545 Flats and Apartments

## ARCHITECTURE, BUILDING MATERIALS AND FEATURES

Bilton Road Conservation Area comprises a remarkably consistent period of architecture. The majority of buildings date from the late Georgian period or the early to mid part of the Victorian era, probably most from the second quarter of the nineteenth century. 25 Bilton Road, incorporating a Gothic style, would have been built around the 1860s. Later development, including the garage on the corner of Bilton Road and Lawford Road, Caldecott Court and buildings to the rear of Oakfield, are rare examples of more modern development.

The buildings generally comprise classical development with formal elevations, echoing a Georgian style. Vertical emphasis, a hierarchy of windows with the scale diminishing with height, and symmetry typify buildings. Classical porches, chimneys, sash windows

and classical motifs, such as Venetian windows, feature. Fenestration dominates elevations and also include bay windows, some two storey, and attractive lintels.

The built form includes detached, semi detached, terraces and villas. The modern Caldecott Court mirrors the architectural language of the adjacent terrace form without challenging its primacy.

The dominant building material for the walls is brick. Yellow and light brown bricks are found on most buildings. Such bricks were often used to imitate stone. Red brick is used on a number of prominent buildings such as 14 and 25 Bilton Road. Other materials include painted brick at 12 Bilton Road, and stucco, found on 18 to 24 Bilton Road. The predominant roofing material is slate, with hipped or gabled roofs. Roofs are generally prominent with chimneys piercing the skyline. However, the villa style buildings, grouped along the northern side of Bilton Road, have less prominent, lower pitched roofs behind a shallow parapet.

### **Photograph 3 Rendered facades**



Fenestration is typically timber sash windows including 3/3 and 6/6 panes. Semi-circular fanlights with hoods above are found on many of the buildings. Porches are often recessed behind classical pilasters and hoods. Some entrances are via wings to the sides of buildings.

A number of buildings are bordered by attractive brick walls, hedges or park style railings, abutting the highway. The relative affluence of the area together with its proximity to Rugby has ensured that the vast majority of the building stock is in good order and virtually all buildings are occupied.

## **DETAILED ARCHITECTURAL ASSESSMENT**

The Conservation Area is characterised by a consistent form of architecture from the late Georgian and early to mid-Victorian periods. The buildings provide variation within this classical theme to achieve an interesting streetscape and an unusually high quality and coherent group of buildings. The built form includes detached, semi-detached and terraced buildings of two and three storeys, set back from the highways to allow for small front gardens. The roads have an impact on the designation but the quality of architecture and landscaping ensure they do not detract from the character and appearance of the buildings.

The Conservation Area occupies a location on the edge of the retail centre of Rugby and adjacent to Rugby School. The approach into the designation is therefore dominated by these elements from the east and south. Along Lawrence Sheriff Street buildings cease to be used for retailing as the architecture becomes more classical in St Matthew's Street. A sense of enclosure is provided by the buildings abutting the highway on the northern side of Lawrence Sheriff Street with the Rugby School buildings abutting on the south.

Such is the scale and prominence of the school building that it also dominates the approach along Dunchurch Road. Set with an undeveloped but well landscaped foreground the school acts as a focal point as the Conservation Area commences.

The approaches from the north and west are less dramatic. Corporation Street and Lawford Road comprise a mix of commercial buildings and are of a different character and appearance to the Conservation Area. To the south along Bilton Road the Conservation Area leads into suburban Rugby.

The prevailing character of the designation is the consistency in the architectural form. The majority of buildings were constructed during the early to mid-nineteenth century. Although largely from the Victorian period the architectural language owes much to the Georgian classical form.

This is demonstrated in the terracing, along the southern sides of Warwick Street and Bilton Road. On Warwick Street the terrace comprise three units of three storeys, of yellow brick with a gabled slate roof. The terrace has rhythm through regular vertical emphasis fenestration and symmetry. The windows have flat brick arches above and there are classical Doric porches on the ground floor. The overall composition retains its original appearance and its setting is enhanced through the dwarf boundary wall and railings.

This style is continued along Bilton Road. Nos. 3 to 7 form a terrace of three storeys with a single door opening under an arched doorway on the front elevation, the other entrances are on the side elevations, under stucco Doric porches. The front elevation demonstrates the hierarchy of fenestration with the second floor windows comprising 3/3 sashes. All windows are under stucco lintels.

#### Photograph 4 Formal brick architecture



Nos. 17 to 21 maintains the theme although the fenestration is not symmetrical, incorporating a greater number of openings on the upper floor. The roofline is punctuated by prominent chimney stacks. The rear elevation of this terrace remains true to its original appearance, resulting in the building having two primary elevations. This is unusual in the Conservation Area as more commonly different, less attractive materials, were used on rear elevations and significant alterations have generally taken place.

Forming part of this group is 9 and 11 Bilton Road. A three storey semi of yellow brick and a slate roof the facade is again dominated by the predominantly vertical emphasis fenestration comprising sash and bay. The building has full height brick pilasters and the doorways traceried fanlights.

Although detached 19 Warwick Street and 1 Bilton Road follow this theme. The small gap between the buildings allows them almost to be read as a larger single structure. Of two storeys the buildings are dominated by large sash windows providing rhythm and a classical front elevation. Materials are brown/yellow bricks with the slate roof accommodating chimneys.

**Photograph 5 Detached buildings read as a terrace with a landscaped setting**



This architectural language of classical proportions, symmetry and dominant fenestration continue in detached buildings. No. 4 Bilton Road is three storeys of yellow brick and a Welsh slate hipped roof with eaves cornice. The central door has a recessed porch with a surround of Doric pilasters, a feature found elsewhere in the Conservation Area.

A further characteristic is larger buildings on more spacious plots. Numbers 27 to 37 Bilton Road comprise detached or semi detached properties of three storeys and follow the traditional materials of yellow brick and slate. Numbers 29 to 31 have more characteristics of the terracing and is enhanced by a four storey recessed wing to each side in an Italianate style. Numbers 33 to 37 have heavier fenestration treatment.

Another common theme is the villa style of architecture on the northern side of Bilton Road. Numbers 18 to 30 are stuccoed or painted and comprise larger buildings set on more spacious plots. While sharing a similar appearance each has its own architectural language. Numbers 18 to 20 are three storey and of stucco with canted bay windows to the ground floor surrounded by rustication. It has recessed wings and the hipped roof is largely hidden by the parapet. Numbers 22 to 24 is again three-storey and stucco with imitation stonework on the front elevation. The pair of canted bays is two storey. Number 26 to 28 has

a more formal appearance with ground floor windows under friezes and pediments, a parapet roof and a large porch under giant Doric pilasters.

## Photograph 6 Stuccoed villa development



Together, this group of buildings follow the language which typifies the Conservation Area but interprets the style in a more classical and imposing manner. The different styles of each result in an interesting and varied collection of buildings.

A number of buildings incorporate different elements whilst conforming to some of the overriding parameters of scale, siting, materials and architectural detailing. Oakfield is set well into the site and was originally a detached house in extensive grounds. Of stucco under a hipped slate roof with cornice and frieze the building has a classical facade completed by a central Doric portico. The importance of the building is demonstrated in being set away from the road in large grounds. Number 14 Bilton Road is a red-brick three-storey dwelling with stone dressings and a hipped roof. The ground floor doorway is Venetian with a recessed porch. Further from the prevailing character is 25 Bilton Road. Of red brick and built around 1860 it is in Butterfield's Gothic style comprising two storeys plus attics, stone dressings and a tiled roof with projecting gable and bargeboards.

**Photograph 7 Red brick Gothic architecture (25 Bilton Road)**



The only large-scale modern development comprises Caldecott Court. This two storey structure is intended to reflect the Georgian character. It has classical elements but through a more urban, higher density form. The scale is successfully broken up by varying rooflines and massing.

Outbuildings are a common sight throughout the Conservation Area. Of different sizes and scales the structures are found to the rear of buildings such as to the villas on the northern side of Bilton Road. A large-scale outbuilding, The Coach House on Mertten Drive, has now been converted into a dwelling but retains the characteristics of a subservient building. The outbuildings and rear projections are important to the rear of 25 Bilton Road. The buildings diminish in size and form a significant enclosure when viewed from the east.

The area is characterised by high quality, but varied, boundary treatment. Important historic brick walls form attractive boundaries such as at 25 Bilton Road. Other buildings are set behind dwarf brick walls, parkland-type railings and hedges. Mature trees reduce the impact of the buildings and result in a leafy setting.

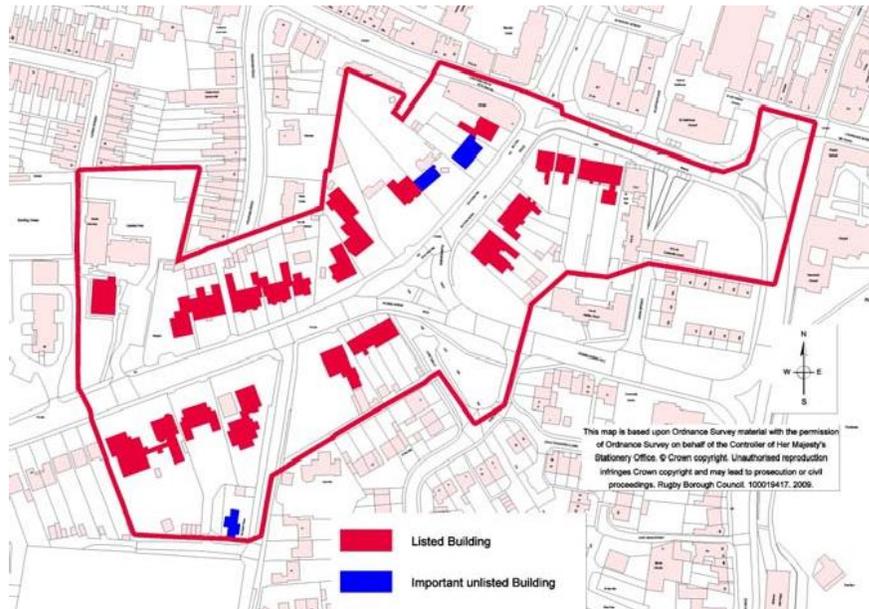
The Conservation Area can therefore be characterised as containing formal buildings echoing the traditional Georgian style and largely built at the end of that period and during the early phase of the Victorian era. The buildings complement each other as they provide variations within this classical theme with a hierarchy demonstrated by the level of classical embellishment. Yellow brick and slate terraces and semi detached properties typify the southern side of Warwick Street and Bilton Road while on the northern side of Bilton Road the character is of larger buildings in more of a villa style on

larger plots. The area is well landscaped and provides an attractive and consistent approach into the town centre and the layout comprises an increasing density of development closer to the town centre.

### CONTRIBUTION OF UNLISTED BUILDINGS

Such is the quality of the buildings within the Conservation Area that the majority are grade II listed, some for group value. Of the few that are not protected nos. 6 & 8 Bilton Road are important unlisted buildings making a positive contribution to the character and appearance of the designation. No. 6 is a three storey, rendered structure with two Venetian windows on the first floor front elevation. It possesses formal and classical architecture. No. 8 is a brick and slate building and falls within the established theme of classical domestic architecture. The Coach House on Merttens Drive is of red brick and is an attractive two storey outbuilding, now converted into a dwelling.

### MAP 3 LISTED BUILDINGS AND IMPORTANT UNLISTED BUILDINGS



### STREET FURNITURE

Street furniture is an important element in the Conservation Area reinforcing local identity. As the designation is linked to the busy highway system there is inevitably an impact on street furniture. Utilitarian highway railings, brick walls, street signage, traffic lights, the subway and street lighting have an urban theme and do not respond to the language of the buildings. However, the impact of these elements is reduced by the landscaping and the consistency of architecture.

The area contains positive street furniture elements. The traditional red telephone box is a prominent feature on Warwick Street and traditional park railings, to the front of 29-31 Bilton Road, enhance the street scene.

## **GREEN AND OPEN SPACES**

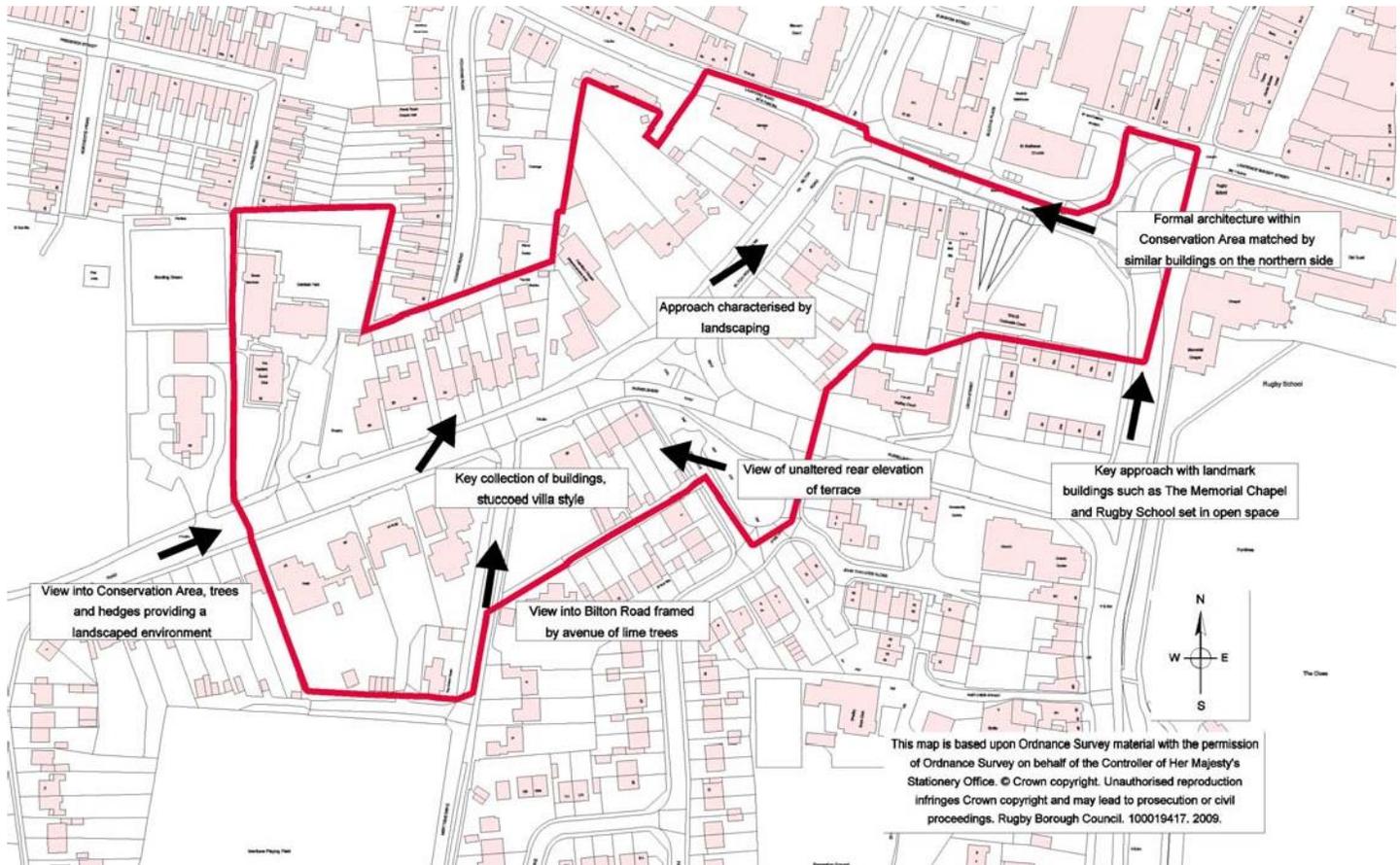
The Conservation Area occupies an edge-of-town centre location and a significant proportion of the land is covered by buildings. However, green and open spaces are important to the character and appearance of the designation. The land to the front of Caldecott Court is a large open area of grass with sporadic Cheery trees. It provides the foreground to these buildings and softens the appearance of the adjacent road system and subway. The land also provides an enhanced setting to the adjacent Rugby School building which abuts the Conservation Area.

The other important areas of grassed open space are adjacent to Firs Drive and Russelsheim Way. Grass verges and a green island by Firs Drive give a green setting to the major highway and results in a sense of openness. Trees are planted on both areas and further add to the landscaped character.

Although buildings are generally sited close to the highway there are important front gardens which accommodate a large number of mature trees. Combined these provide a well landscaped appearance and soften the approach into the town. Prominent trees include Beech and Pine to the front of 8 Bilton Road, Lime and Yew to the front of 10 Bilton Road, a Cedar to the foreground of 2 Bilton Road and Cedar, Yew and Sycamore to the front of Oakfield. The trees at times provide only glimpses of buildings and the buildings open up through this landscaping.

The upper part of Merttens Drive, as it joins Bilton Road, is framed by an avenue of limes. This is read in conjunction with additional landscaping within the extensive grounds of 25 Bilton Road. Other individual trees, small groups of trees and hedging, form the boundaries between buildings and the highway and contribute to the green character. Evergreens ensure significant tree cover throughout the year.

## KEY VIEWS AND VISTAS



## EXISTENCE OF ANY NEUTRAL AREAS

The environmental quality of the Conservation Area is generally good but there are a number of neutral elements. The garage building occupying the corner plot at the crossroads between Lawford Road, Bilton Road, Corporation Street and Warwick Street, comprises a building of little architectural merit abutting the road. The building, and surrounding land fronting onto Lawford Road, does not conform to the prevailing character and a stronger building on that corner, following the traditional theme, would enhance the Conservation Area.

Although the architecture within the designation is of a high quality and consistent character the impact of the adjacent highway network throughout has an impact. Street furniture has a neutral impact. The metal railings on Warwick Street are functional and rather utilitarian given the backdrop of classical Victorian architecture. This harsh and

engineered appearance is accentuated by the brick walls attached, the standard street lighting and plethora of highway signs.

A path leads between numbers 24 and 26 Bilton Road to Vicarage Road and outbuildings to the rear of buildings. The surface treatment is in a poor condition and detracts from the setting of the buildings.

The leafy character and importance of front gardens is undermined where gardens have been hard surfaced and used for car parking. The more effective parking is that to the rear of buildings or behind hedge screening. A number of properties have open fronts and exposed car parking which has a neutral impact on the Conservation Area.

The large car park to the rear of buildings at Oakfield is a mass of hardstanding. However, as it is hidden from public view it maintains a neutral impact. The flat roof garaging to the rear of the hotel (33 to 37 Bilton Road) is also neutral.

Alterations and extensions to rear elevations have a neutral impact. In some cases the rhythm of the elevation has been affected by cumulative changes.

## **CONCLUSIONS**

The overall historic character of Bilton Road Conservation Area has been well maintained and most architectural details in the older buildings have been preserved. The character is consistent with the majority of buildings from the early Victorian/late Georgian period and is dominated by formal buildings set prominently along highways. The area forms a high quality approach into the southern portion of the town centre and links the retail core with Rugby School.

The overall quality of the Conservation Area remains high with the later development generally having an unobtrusive impact responding to characteristic elements within the designation. Enhancements could be achieved however with the removal of hardstanding areas providing car parking to the front of buildings, improvements to the fenestration on certain rear elevations and a reduction in the harsh highway street furniture.

## **PRESERVATION AND ENHANCEMENT**

### **General Condition**

The Conservation Area is in a generally good condition in terms of building and maintenance of open spaces and landscaping. There are no buildings at risk or any in a serious state of disrepair.

### **Problems, pressure and capacity to change**

Incremental changes to buildings can erode the character and appearance of the Conservation Area. Alterations to roof materials, fenestration and architectural detailing such as chimneys, porches or lintels, would affect the individual building and have an accumulative impact on the group of buildings and Conservation Area. Of these fenestration is perhaps the most important; such is the visual role it plays on the formal architecture. The retention of original sash windows, or replacement using the original as reference, is key to maintaining the classical character of the buildings.

Boundary treatment is a further crucial element to the Conservation Area. Removal of the historically and visually important brick walls along Bilton Road or hedges and trees on the front of properties would significantly affect the character. Further hardstanding of front gardens to facilitate car parking would have a seriously detrimental impact on the Conservation Area, removing the landscaped buffer between the highway and building and affecting the setting of buildings.

### **Future management proposals**

The Local Planning Authority has a duty to ensure that proposals for development either preserve or enhance the character or appearance of the conservation area. Rugby Borough Council is committed to this duty.

In order to ensure that proposals for development can be adequately addressed the submission of detailed plans and elevation will be required with the submission of any planning application within the Conservation Area. This is likely to require the submission of drawings relating to new building within its context and street scene. 1:50 scale drawings of plans and elevations are considered an appropriate scale. For more detailed proposals and for specific elements of a proposed scheme, for example fenestration details, scale drawings of 1:5 or 1:10 may be required. A Design and Access Statement will also be necessary.

### **Opportunities for enhancement**

Although the visual quality of the Conservation Area is high there are areas where improvements could take place:

- replacement railings along Warwick Road to be more sympathetic to the character and appearance of the prevailing architecture;
- redevelopment of the garage site fronting onto Bilton Road and Lawford Road to provide a key landmark building and remove the neutral commercial building;
- reverse the subdivision of buildings to return to single units, thus removing fire escapes, large expanses of hardstanding for car parking etc.;
- remove existing large areas of hardstanding to the front of buildings, facilitate replacement car parking to the rear of buildings, where possible, and where not reduce the scale of parking to the front and disguise through landscaping along the facade and provide a narrower access point;
- improve rear elevations where original fenestration has been lost, for example where vertical emphasis fenestration has been replaced by horizontal emphasis windows the original shape openings and windows should be reintroduced to match the original style;
- repair outbuildings to the rear of buildings;
- introduce landscaping to the front car parking areas of the hotel (33-37 Bilton Road) to soften the impact of the car park and reduce the visual impact of the hardstanding and parked vehicles;
- enhance the car parking area, to the rear of Warwick Street and Bilton Road through additional planting;
- Highway signs should remain discrete and not dominate, road signs should be on walls and all signage should follow one design rationale.

## APPENDIX 1

### Summary of listed buildings in Bilton Road Conservation Area

1 Bilton Road, Grade II. Earlier C19. Yellow brick, Welsh slated roof. 2 storeys, 3 sash windows with glazing bars under stucco lintels and cornices. Plain brick full height pilasters.

3, 5 & 7 Bilton Road, Grade II. Earlier C19, before 1849. Yellow brick, Welsh slated roof with eaves cornice. 3 storeys, 6 sash windows with glazing bards under stucco lintels. Arched doorway to no. 5. Recessed stucco Doric porches on left and right. Nos. 3 to 11 (odd) form a group.

9 & 11 Bilton Road, Grade II. Earlier C19. Yellow brick, Welsh slated roof with cornice. 3 storeys, plain full height brick pilasters. 5 sash windows with glazing bars under stucco lintels and cornices. Ground floor canted bay on left, central window 3 light. Doorways have traceried fanlights, reveals, stucco surrounds of Doric pilasters supporting round headed arches with archivolt.

17, 19, 21 & 23 Bilton Road, Grade II. Earlier C19, before 1849. Yellow brick. Welsh slated roofs, concrete pantiles to No. 23. 3 storeys, cornice. Plain full height brick pilasters at angles and between houses. Basements. 8 sash windows with glazing bars under stucco lintels. 4 panelled doors and fanlights in recessed porches with stucco round arches.

25 Bilton Road, Grade II. Later C19, in Butterfield's Gothic style. 2 storeys and attics, red brick with stone dressings. Tiled roof has projecting gable on right with ornamental painted wooden bargeboards. 3 casement windows under stone lintels. Arched recessed porch. Included for group value.

27 Bilton Road, Grade II. Earlier C19, circa 1830-40. Yellow brick, Welsh slated roof with cornice. 2 storeys, 3 sash windows with glazing bars under stucco lintels. Brick pilasters to angles and right of centre. Left side elevation has gable with arched attic window, central doorway with recessed Doric porch, traceried rectangular fanlight, flanking brick pilasters to eaves level. Nos. 17-33 (odd) and no. 37 form a group.

29 & 31 Bilton Road, Grade II. Earlier C19, circa 1830-40. Yellow brick, Welsh slated roof with cornice. 3 storeys, 4 sash windows with glazing bars under flat arches. Recessed wings either side, each with 4 storey tower behind 1 storey porch. Each doorway has dummy fanlight, keyblock, archivolt on impost mouldings. Towers have low pitched hipped roofs with bracketed cornices, top floor round arches panels, 3 to each side.

33 Bilton Road, Grade II. Earlier C19, circa 1830-40. Yellow brick, roof now concrete pantiled with 3 box dormers and paired bracketed cornice. 2 storeys and attics, sash windows with glazing bars in stucco architrave surrounds, canted bay window on left.

37 Bilton Road, Grade II. Earlier C19. Yellow brick, Welsh slated roof with cornice. 3 storeys, 3 sash windows with glazing bars in stucco architrave surrounds, ground floor windows under cornices on consoles, canted bay window on right with Doric pilasters. 1<sup>st</sup> floor windows have cornices. Brick angle pilasters. Modern porch.

4 Bilton Road, Grade II. Earlier C19, before 1849. Yellow brick, hipped Welsh slated roof with eaves cornice. 3 storeys, plinth, angle pilasters. 3 sash windows with glazing bars under stucco rusticated lintels and keyblocks. 5 panelled door with 2 panels flush and rectangular fanlight with geometrical glazing bars in recessed porch with surround of archivolt on stucco Doric pilasters.

10 Bilton Road, Grade II. Second quarter of C19. Yellow brick. Welsh slated roof with eaves cornice. 2 storeys, 4 sash windows with glazing bars to 1<sup>st</sup> floor, stucco lintels and cornices. Ground floor 2 modern canted bay windows, casements with glazing bars, wooden mullions and transoms.

12 Bilton Road, Grade II. Second quarter of C19. Yellow brick. Welsh slated roof. Front now painted. 2 storeys, 3 sash windows with glazing bars and 1 window recessed on left. Modern door.

14 Bilton Road, Grade II. Earlier C19. Stone dressed red brick, hipped pantiled roof with cornice. 3 storeys, 1<sup>st</sup> floor sill band, 2<sup>nd</sup> floor band. 3 sash windows with glazing bars in architrave surrounds. Ground floor windows 3 light under lintels with cornices on lintels. Venetian doorway with recessed porch, side lights.

16 Bilton Road, Grade II. Earlier C19. Yellow brick, Welsh slated roof. 2 storeys, 3 sash windows with glazing bars and stucco drip moulds. 4 panelled door and oblong fanlight in recessed porch. Bay on right of ground floor. No.s 10 to 24 (even) form a group.

18 & 20 Bilton Road, Grade II. Earlier C19, before 1849. Stucco, hipped Welsh slated roof. 3 storeys, entablature and blocking course. Rusticated ground floor, giant Doric pilasters to upper floors. 4 sash windows with glazing bars in architrave surrounds, 4 sash windows with glazing bars. Recessed 2 storey wings with recessed doorways, round arched on left as part of 3 arches arcade, central arch leading to passage, arch on left forming doorway to no.22.

22 & 24 Bilton Road, Grade II. Earlier C19 with stucco front in imitation of tooled stonework. Hipped Welsh slated roof. 3 storeys with 2 storey pair of canted bays. Rusticated window surrounds.

26 & 28 Bilton Road, Grade II. Earlier C19, before 1849. Stucco, hipped Welsh slated roof. 3 storeys, sash windows, 8 to 2<sup>nd</sup> ground floor, 4 to 1<sup>st</sup> and ground floors. Ground floor windows in earned architrave surrounds with friezes and pediments, 2 inner pediments segmental. 2<sup>nd</sup> floor sill band and vertical window architraves under

entablature, plan parapet. Upper floors have giant Doric pilasters. Doric porch, fanlight and half glazed door in architrave surround flanked by rusticated walling.

30 Bilton Road, Grade II. Earlier C19. Stucco front, yellow brick sides. Welsh slated roof with frieze and cornice. 2 storeys, Doric angle pilasters, attics, 2 sash windows with glazing bards, ground floor entablatures, 1<sup>st</sup> floor band. 2 storey bow on right. Left side elevation has door in arched reveal, Doric stucco surround with pilasters.

32 Bilton Road, Grade II\*. Detached house in grounds. Earlier C19, of stucco under hipped Welsh slated roof with cornice and frieze. 2 storeys, plinth, ground floor sill band. 1<sup>st</sup> floor band. Centre of entrance front pedimented and slightly projecting, 1:1:1 sash windows with glazing bars in reveals, outer windows 3 light. Central ground floor Doric portico in antis. Extensive similar back wing.

19 Warwick Street, Grade II. Early to mid C19, 1 of a pair with No. 1 Bilton Road. Yellow brick, Welsh slated roof. 2 storeys, 3 sash windows with glazing bars under stucco faced lintels and cornices. Plain brick pilasters. Nos. 16 to 19 (consec) form a group with no. 1 Bilton Road.

16-18 Warwick Road, Grade II. Early mid C19. Grey brick. Welsh slated roof with cornice. 3 storeys, red brick plinth, attics, box dormer to no. 17, side elevation attic windows to nos. 16 and 18. 7 sash windows with glazing bars in reveals under stucco faced lintels with cornices. Recessed doorways, rectangular traceried fanlights to nos. 16 and 17, Doric surrounds with pilasters, entablatures with triglyphs and guttae.

## **APPENDIX 2**

### **Useful Contacts**

A copy of this appraisal will be available at the Rugby Borough Council offices and on the Council's website at [www.rugby.gov.uk](http://www.rugby.gov.uk).

For specific information about the conservation area and conservation issues please contact:

Development Strategy  
Rugby Borough Council  
Town Hall  
Evreux Way  
Rugby  
CV21 2RR

Tel: 01788 533533  
Email: [localplan@rugby.gov.uk](mailto:localplan@rugby.gov.uk)

For further information relating to archaeology contact:

County Archaeologist  
Warwickshire Museum Field Services  
The Butts  
Warwick CV34 4SS  
Tel: 01926 412276  
Fax: 01926 412974

For further information relating to listed buildings and conservation areas contact:

Historic England  
The Axis  
10 Holliday Street  
Birmingham  
B1 1TG  
Tel: 0121 6256888  
Email: [midlands@HistoricEngland.org.uk](mailto:midlands@HistoricEngland.org.uk)

For detailed advice on repairing and restoring Georgian houses, contact:

The Georgian Group  
6 Fitzroy Square  
London  
W1T 5DX  
Tel: 087 1750 2936  
Email: [office@georgiangroup.org.uk](mailto:office@georgiangroup.org.uk)

For "Care for Victorian Houses" leaflet, contact:

The Victorian Society  
1 Priory Gardens  
Bedford Park  
London  
W4 1TT  
Tel: 020 8994 1019  
Email: [admin@victoriansociety.org.uk](mailto:admin@victoriansociety.org.uk)

For a range of technical advice leaflets, contact:

The Society for the Protection of Ancient Buildings (SPAB)  
37 Spital Square  
London  
E1 6DY  
Tel: 020 7377 1644.  
Email: [info@spab.org.uk](mailto:info@spab.org.uk)

