

**BRANDON
CONSERVATION AREA APPRAISAL**





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INTRODUCTION

Brandon is a small village to the west of Rugby some five miles east of Coventry. The village is broadly rectangular in shape with Rugby Road running along its north-eastern side and the road to Wolston to the southwest. The village has a mixed character with a largely non-uniform pattern of development.

The Conservation Area commences in the south of the village along Avondale Road and encompasses some buildings north of Avondale Road, buildings on Main Street and Rugby Road as well as open areas to the west of Main Street and Rugby Road.

Conservation Areas were introduced by the Civic Amenities Act in 1967 and they are 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 from time to time and section 71 to formulate and publish proposals for their preservation and enhancement. Brandon 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 areas. 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, wall, 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 that the quality of design and context are a consideration when determining a planning application.

There are different planning controls in Conservation Areas and anyone proposing development should seek advice from Rugby Borough Planning Authority. The main effects of designation area are:

- 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;
- the construction of an extension over 50 cubic metres or more than 10% of the original volume, whichever is the greatest, or in any case by more than 115 cubic metres, will require Planning Permission;
- Conservation Area Consent is often required for the demolition of buildings, or part of buildings;
- Planning Permission is required for some alterations to dwellings including the installation of dormer windows and cladding;

- 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 tree work on trees that are 75mm (trunk) or over in diameter measured 1.5 metres from the ground.

This document is an appraisal of Brandon 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 Brandon 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 and national policy guidance, particularly Planning Policy Guidance Note 15: Planning and the Historic Environment. These documents provide more detailed information on local and national policy relating to conservation areas.

MAP OF CONSERVATION AREA DESIGNATION FROM LOCAL PLAN - MAP 1



LOCATION AND CONTEXT

Brandon is set in a gently undulating landscape with a rural approach from the north, east and west. The approach from Wolston differs as there is only a small area of open land between the two villages. Brandon is not unduly prominent on most approaches due to the orientation of roads and the mature landscaping whilst the approach from Wolston is dominated by the railway viaduct.

The village has history dating back to around 3500 BC with prominent dates including the construction of Brandon Castle built in the mid 12th century. The settlement is likely to have developed around agriculture. It has also been influenced by the road network and the geology which brought the earliest settlers. In the last century quarrying took place altering the surrounding landscape. The older buildings reflect the original agricultural economic base and influence of the last major landowner, the Beech family, who lived at Brandon. They provided the school building and Brandon Club.

GENERAL CHARACTER AND FORM

Brandon Conservation Area is a compact designation based around the main roads within the settlement. Buildings are generally fronting onto Avondale Road, Rugby Road or Main Street with modern cul de sacs leading off these roads. The area covers the majority of the buildings within the village north of Avondale Road and includes small areas of undeveloped land incorporating part of the estate serving Brandon Hall and land to the north of Main Street.

The village is set within an agricultural landscape with relatively few buildings surrounding the village to the north and south. It is read as almost a continuation of Wolston from the south. The village has its own distinct identity however and the entrance from Wolston is announced by the dominant railway viaduct to the south.

Photo 2 - THE RAILWAY VIADUCT



The general character of the Conservation Area is mixed with older buildings of differing styles interspersed with more modern buildings. There are a number of timber framed farmhouses dating from the 17th century, imposing brick farmhouses from the late 18th/early 19th century and development from the latter part of the 20th century. Agricultural associations remain, demonstrated not only by the older buildings but also by the rural setting and the strong influence of the wider landscape. Glimpses of mature landscape link the village to the forest and agriculture beyond. Another important influence is the last local landowner, the Beech family, who lived at Brandon Manor and provided both the school building and Brandon Club, which are of a similar style. The collection of village greens around Rugby Road are important open spaces within the designation strengthening the village feel, providing undeveloped areas and important settings to the surrounding buildings.

The land and buildings within the Conservation Area are generally of good quality and well maintained. There are however historically important buildings such as the school which are in a poor state of repair and require significant work together with a suitable re-use.

LANDSCAPE SETTING

The village remains strongly linked to the countryside and it has retained its character as a rural settlement, despite the relatively close proximity of Wolston, a relatively large village. The approach from Rugby is rural in character with fields, hedges and mature trees. The village is not unduly visible until the built part has been reached. There is a similar approach from the Coventry direction with landscaping to the west and the grounds surrounding Brandon Hall being visible. The approach from the west is immediately adjacent to woodland and again the village is not prominent during the approach.

Within the village the landscape is important with a large amount of prominent hedge planting forming boundaries adjacent to highways. The mature trees adjacent to the village are a backdrop to the built forms.

Many of the buildings back onto the countryside on the west, north and eastern boundaries of the Conservation Area with glimpses of the countryside beyond. Even in the more densely developed parts of the conservation area, such as the new dwellings on Hallams Close, the mature trees beyond the settlement edge are visible and play a key role in softening the impact of development.

HISTORIC DEVELOPMENT

The building with the oldest origins in the village is Everton Manor, which dates back to 1550, now with a brick skin covering the original wattle and daub exterior. There are a number of distinctive buildings dating from the 17th century including Ivy House Farmhouse, Goodrest Cottage, Thatched Cottage and 1 Rugby Road which are timber framed with brick infill and of thatch other than Ivy House Farmhouse which is now tiled. There are also prominent buildings from the 18th/early 19th century including The Hollies, Home Farm and the less formal Woodcroft. It is likely that these buildings would have been built to accommodate people who worked or owned farms in the locality.

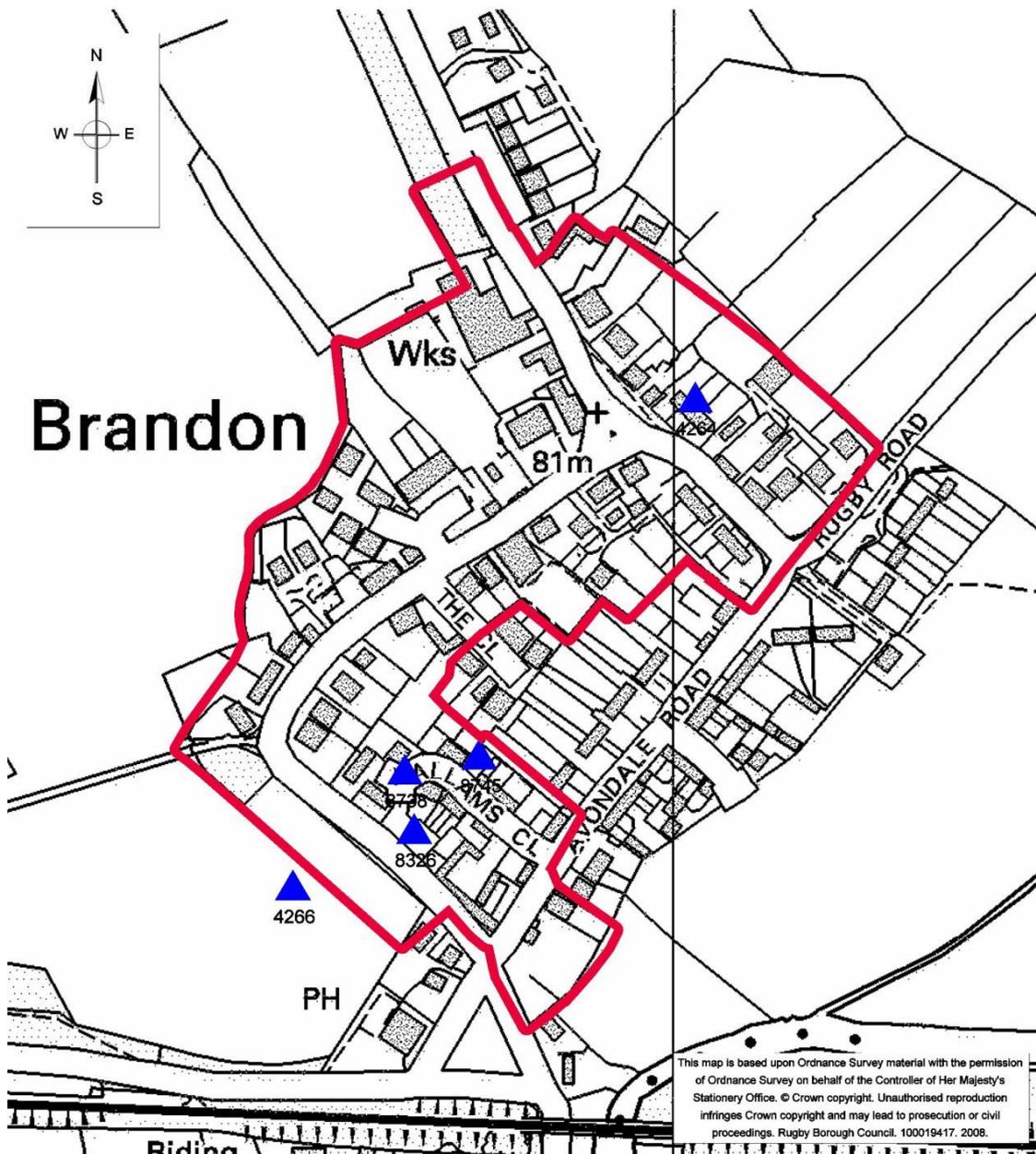
There was further development in the 19th century including the Victorian terracing fronting onto Rugby Road of red brick with contrasting blue brick. The influence of the large land owning family resulted in the construction of the distinctive timber and red brick school and club buildings in the late 19th century.

The majority of development has taken place in the 20th century especially during the second half of that century. Some of the development filled spaces between the older properties although the area is also characterised by cul de sacs running from Avondale Road and Main Street. All buildings on each cul de sac were developed at the same time. The 20th century also saw non residential development including the works building on Rugby Road. The remaining prominent 20th century development was the conversion of the farm buildings, formerly serving Hill Farmhouse, into individual residential units.

Photo 3 - THE CONVERTED OUTBUILDINGS AT HILL FARMHOUSE



ARCHAEOLOGICAL AND SCHEDULED ANCIENT MONUMENTS - MAP 2



ARCHAEOLOGY AND SCHEDULED ANCIENT MONUMENTS

The plan indicates the identified positions of sites considered to be of known archaeological importance.

MWA4264 – the site of a forge where wrought iron was made during the Imperial period.

MWA8326 – an archaeological evaluation in 1998 revealed evidence for 13th century activity.

MWA8738 – archaeological work revealed a small amount of Prehistoric worked flint, a possible Neolithic scraper.

MWA8745 – a pond of unknown date and use, marked on an Ordnance Survey map of 1908.

MWA4266 – possible site of a Medieval or Post Medieval deserted settlement, the remains of the settlement are visible as earthworks.

ARCHITECTURE AND BUILDING MATERIALS

Brandon has buildings dating from the 16th century to the present day. A relatively large number of buildings were built in the latter part of the 20th century but the prevailing character remains. The majority of pre 1900 buildings are listed with the exception of Everton Manor, Home Farm and Hill Farm House.

The vast majority of the building stock is in good order and virtually all the buildings are occupied. Due to the historical development of Brandon there is no distinct architectural form. Instead there are distinctive architectural styles from different periods but set in a non-uniform pattern of development. One distinctive architectural style is the timber framed buildings with whitewashed brick infill and often of thatch. These buildings are afforded more prominence by the fact that red brick is the dominant material in the village and this contrasts with the timber framing and white painted buildings.

The Conservation Area accommodates both formal and informal red brick buildings from the late 18th and early 19th century. Buildings such as Woodcroft have a certain formality being three storeys in part with a rhythmic window pattern but overall have a rather informal farmhouse appearance, especially when compared to the formal facade of The Hollies which has a classical Georgian form of architecture.

Photo 4 - THE FORMAL FACADE OF THE HOLLIES, CURRENTLY UNDERGOING RENOVATION



The characteristic of a wide range of architectural styles is maintained by the Victorian Gothic style of Far Orchard, Ivy and Bankside, which comprises dominant red brick, tile, contrasting polychromic brick patterns and a number of window styles, including corbelled out oriel and pointed arch windows.

There are also a number of buildings which have an informal cottage appearance with relatively low eave and ridge heights. A further style is the timber clad gabled school and club buildings, with red brick dominating.

The architecture of the second half of the 20th century took many forms in the village and reflects the lack of uniformity. The dwellings each side of the entrance into Hallams Close comprise a robust farmhouse style. The buildings on Hallams Close incorporate a simple rural architecture and overall, there is a low key character to this modern development.

Timber is the traditional material used for doors and windows in the older properties. Most buildings have retained the traditional openings and window styles although the glazing style is dependant on the age and style of the building.

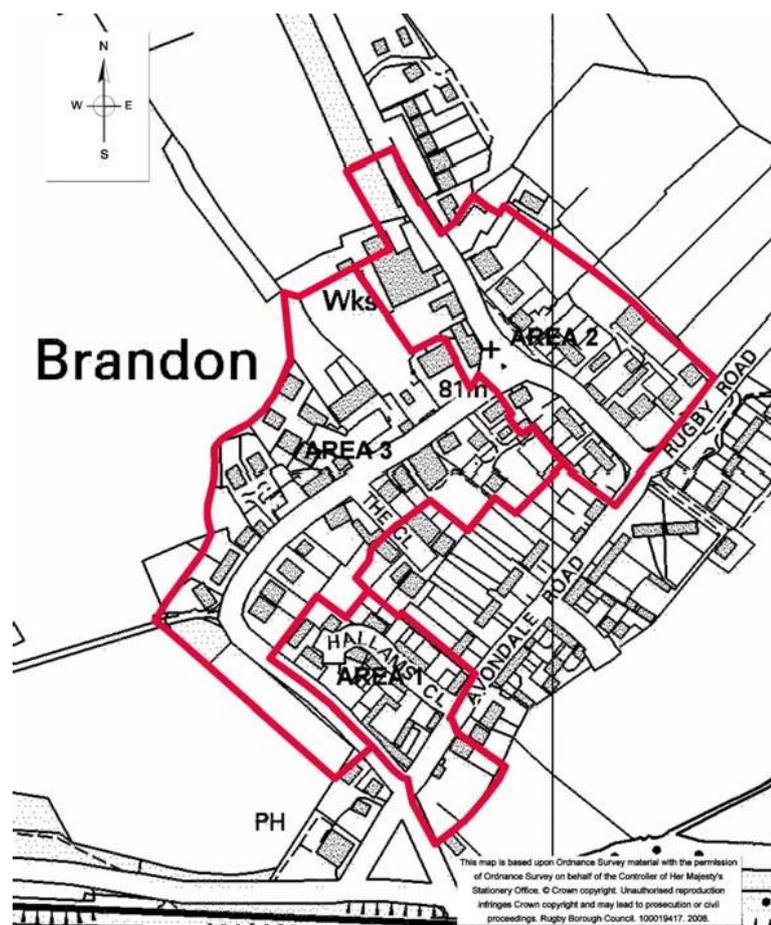
DETAILED ARCHITECTURAL ASSESSMENT

In order to make the appraisal more accessible the detailed assessment of the architectural and historic character has been divided into three smaller areas, each with a discernible character (see map below). These comprise:

- Area 1: Avondale Road and Hallams Close
- Area 2: Rugby Road
- Area 3: Main Street, Kirby Close, Beechers Keep, and The Close.

The zones are used as a tool to analyse and understand the area rather than to define whole areas as separate entities.

SUB AREAS OF THE CONSERVATION AREA– MAP 3



AREA 1: Avondale Road and Hallam Close

The approach into the Conservation Area from the south, via Wolston village, is dominated by the stone railway viaduct through which the first glimpses of the village emerge. The viaduct is a landmark feature. The viaduct has hedging to both sides on the approach with further hedging visible through the railway arches providing a soft landscape setting. This appearance continues past the viaduct with hedging and trees along the highway boundary and surrounding the pub car park. The Conservation Area commences immediately to the north of River View and the character of mature hedging and tree planting dominates rendering only glimpses of the red brick buildings further into the village with roofs occasionally coming into view. Telegraph poles and street furniture are adjacent and within this landscaping.

This approach into the Conservation Area is reflected in the character and appearance of the approach from Brandon Marsh which comprises heavily hedged and treed planting to both sides of the highway, the presence of the railway and the opening up of the view by the large expanse of the pub car park, which abuts the Conservation Area.

As the road curves towards the centre of the village the hedging along the southern side of Avondale Road continues and there is landscaping along the northern boundary of the highway. This contrasts with the red brick buildings that come into view.

The first property within the Conservation Area on the southern side of Avondale Road is Everton Manor, a thatched cottage with brick walls with a garage set well into

the site. The rear boundary is made up of trees and hedges and provides an attractive transition into the countryside beyond. The land level rises up towards the boundary of the rear garden, a rise in level that is reflected elsewhere in the village. Opposite this is Hill Farmhouse, an imposing 'L' shaped farmhouse of two storeys. Behind its cottage garden the architecture is of robust agricultural character reflecting other examples of the red brick houses that are a major feature in the Conservation Area. Beyond the farmhouse the red brick and tile roofed farm outbuildings have been converted into residential accommodation, however they retain their robust original character set around a hard-surfaced courtyard. These buildings incorporate roof lights and timber framing which maintain the original character. Views towards these buildings from the access off Hallams Court are partially masked by outbuildings which frame the entrance. Mature trees beyond the Conservation Area boundary are visible above the roofs.

Hallams Close is a modern development providing a strong sense of enclosure at the entrance with red brick walls abutting the highway and dwellings being built close to the road. The architecture is a fairly simple form using red brick and tiles. The land levels towards the west rise significantly and although there is planting adjacent to the pavement there is a strong character of built development and hard landscaping including the pavement, road and building massing. This however blends well with the farm house and outbuildings adjacent. The backdrop of mature trees at the end of the road relates the development to its rural surroundings. Hallams Close is of a higher density than the surrounding development and such density is only found elsewhere on the terracing fronting onto Rugby Road. These areas therefore contrast with the generally lower density and more spaciouly sited development within the Conservation Area. The layout, with buildings fronting onto the highway also produces a more uniform pattern of development which is generally not found in the Conservation Area. In addition, since all buildings were built at the same time this achieves a uniform appearance and therefore contrasts with the abiding organic character found within the wider Conservation Area. As with the other cul de sacs in the village buildings do not front onto the main roads and adds depth to the settlement.

PHOTO 5 - MODERN DEVELOPMENT FRONTING HALLAMS CLOSE



The character of the Conservation Area is maintained by the layout of buildings on Hallams Close as the road turns to the west at the top and therefore prevents a clear view of the remaining development. This inability to achieve long distance views of buildings is a feature throughout the Conservation Area.

The robust dominance of red brick is maintained by the more modern development. The building adjacent to Everton Manor is of red brick and although incorporating modern features such as the triangular dormer windows, is of a traditional form and design and maintains the robust and uncluttered appearance of the traditional buildings in this part of the Conservation Area. A similar farmhouse style of architecture has been used on the dwellings which are to each side of the entrance into Hallams Close. A modern interpretation of a simple farmhouse has been used which fits reasonably well with the surrounding traditional buildings.

Behind the buildings fronting onto the main road there is a large car park, partly hidden behind the brick wall. Within the car park the surface is tarmac with limited landscaping and is bordered by the side elevation of the adjacent dwelling. The area is rather stark, and also accommodates a large collection of wheelie bins, although it ensures that there is little on street parking which is a positive feature of this road and one which enhances the character and appearance of the Conservation Area. There are two further dedicated parking areas which are away from the public highway and although still dominated by hard landscaping they too reduce on street parking.

As Main Street turns to the north from Avondale Road the land levels rise significantly and the robust agricultural and rural feel is maintained. To the eastern side are black painted railings with trees, to the western side a grass bank and trees. The outbuildings of Hill Farm House are visible abutting the highway with the red brick walls largely uninterrupted by window openings.

The buildings excluded from the designation along Avondale Road are not generally of a special character and do not benefit the setting of the Conservation Area.

The Conservation Area continues at the junction between Avondale Road and Rugby Road. The area includes the driveway that runs parallel with Rugby Road providing access to the rear of properties. The access road is tarmac and has a number of garages adjacent and does not enhance the character or appearance of the Conservation Area.

AREA 2: Rugby Road

On the approach into the village from Rugby the buildings on the northern side of Rugby Road are within the designation and are substantial detached dwellings of modern construction partially hidden from view by the landscaping along the boundaries. The buildings are not well related to other buildings within the Conservation Area being separated from the neighbouring buildings by gardens and landscaping adjacent to the highway, they are therefore read in isolation.

As Rugby Road turns north west the buildings emerge into view. To the western side are two blocks of red brick two storey terracing each comprising four dwellings. The buildings are fairly modern and are partially landscaped by the hedge that runs adjacent to the highway. The buildings do not have a major impact on the character of the Conservation Area being set away from the highway and as a result of the landscaping. These terraces continue to the village green and provide a higher density with a more uniform, consistent layout. A footpath adjacent to the terracing, and shielded from the highway by a mature hedge, provides pedestrian access into the village and offers protection from the busy Rugby Road.

To the eastern side of Rugby Road is Ivy House Farm, a timber framed two storey building with tiled roof and whitewashed brick infill. The facade incorporates four gables within which a half dormer window is located, and three chimneys project beyond the roof. The datestone places the building as 1640. Adjacent is Goodrest Cottage of the 17th/18th century, timber framed with plaster infill and a thatched roof. The building is two storey with two light casements to the windows in the ground floor and chimney stacks at each end of the roof. There are outbuildings set well into the site. In between these buildings is Saddlestone Barn, a group of brick outbuildings with tiled roof, formerly outbuildings to Ivy House Farm and now converted into a separate dwelling. This important group of buildings contrasts with the development opposite having no strong building line with some adjacent to the highway and others set back.

PHOTO 6 - AN EXAMPLE OF TIMBER FRAMING IN THE CONSERVATION AREA



After The Pines, a 1950/1960's bungalow set back from the highway is a Victorian terrace of 1886 of red brick and darker tiles and blue brick polychromy. The contrasting materials continue with the boundary dwarf wall comprising red brick with blue coping stones. The buildings include corbelled out oriel windows, Gothic arched windows and dentil brick work in the prominent gables and tall chimneys. The buildings have been sympathetically extended and form an imposing terrace of buildings being taller than the surrounding development. These contrast with the neighbouring traditional rural type buildings adjacent.

The adjacent buildings continue the rural cottage style comprising an informal cottage and Tiddlybank Cottage, a 17th century timber framed building with plastered and brick infill and end brick chimney stacks.

Further north The Hollies is an imposing Georgian three storey building with double bay windows to the ground floor each side of a formal doorway with spider tracery in the fanlight and the doorway incorporating Tuscan half columns. To the first floor there are tripartite sashes of 12 central panes flanked by four panes with decorative keyblocks and six pane windows above in the second floor. The building has a formality resulting in an imposing appearance given its height and symmetry. There are brick outbuildings to the rear which have been converted into residential accommodation and are not unduly prominent given the mature trees on the highway boundary adjacent to the imposing brick wall. This traditional relationship between the primary building and outbuildings is reflected elsewhere within the Conservation Area.

This section of the Conservation Area is therefore of mixed character with older properties, largely incorporating an informal architectural language with the occasional modern infill and the more formal larger brick farmhouses and Victorian terracing.

To the western side of Rugby Road is a group of contrasting buildings. Woodcroft is a three and two storey farmhouse of red brick and tile with a pitched roof porch and windows to the facade that diminish in size from ground to second floor. Although in slightly a less formal style to The Hollies the height of the building and its symmetrical fenestration result in an imposing building. Together with The Hollies it creates a visual gateway into the village. It is surrounded by buildings of mixed character, a garage building, a small white painted cottage and a flat roof building adjacent to the village green. The garage buildings have hardstanding to the front forming the access and parking which contrasts with the adjacent green openness of the village greens. These buildings are of a far larger scale than elsewhere in the Conservation Area and stand out as being of a different industrial character contrasting with the generally smaller and less dominant domestic development.

PHOTO 7 - WOODCROFT AND THE VILLAGE GREEN



At this point the village greens dominate. Although each accommodates some minor development in the form of concrete slab paths, road signs, bins, the war memorial etc., they provide a strong soft landscaped character within the village and offer the only significant public open space. The greens are an important feature along Rugby Road leading into Main Street and removing emphasis from the dominant highway as it splits east towards Rugby. The greens are framed by an imposing white painted terrace accommodating Victoria, Bakery Cottage and Duton Cottage with a wide central gable flanked by two storey wings with attractive drip moulds above the flank windows, a style that is related to the Victorian Gothic buildings adjacent, albeit in a less decorative style. The building is of such size that it dominates the backdrop to the central village green and provides a strong focal point where the road divides.

AREA 3: Main Street

On entering Main Street the main character looking south west is of the mass of landscaping with mature trees visible on both sides of the road into the distance. The dwellings to the southern side of Main Street at this point are of mixed character, relatively modern and are well landscaped with trees and hedges. Adjacent to 2 Main Street is an access serving backland development. Whilst the dwellings served by the access are not open to view from the highway glimpses of dwellings fronting onto Avondale Road are obtained.

Opposite is the school building. Of red brick with timber framed gables containing double height windows the facade also includes a clock above. The building is distinctive and of a similar style to Brandon Club adjacent which is also of a formal vernacular style. The old school site is set behind a large area of hard surfacing with trees restricting views. The building is in a poor state of repair and urgently needs a new, sympathetic use. The buildings importance and character are strengthened by the character and appearance of Brandon Club which although of different design incorporates many similar features and is clearly linked historically to the school. The setting of the club is however compromised by the harsh hard bound material to the front, the lack of delineation with the public highway and the mass of hard surfacing to the rear of the building, which is partly open to view from the road.

A strong sense of enclosure is achieved in places through the traditional buildings abutting the highway (such as Home Farm and the buildings opposite), the boundary treatment and landscaping. This is weakened by the openings to serve the modern cul de sacs, The Close and Kirby Close which leads onto Beechers Keep. Whilst the buildings are not unduly prominent, the cul de sacs deviate from the pattern of buildings fronting onto the main roads in the village. The cul de sacs give the grain of the Conservation Area greater depth than elsewhere and as the buildings were constructed at a similar time the development lacks the organic appearance which characterises the Conservation Area.

The character of older buildings interspersed with more modern development continues with Home Farm, (an attractive two storey red brick farmhouse with a group of brick outbuildings glimpsed to the rear) and Church Farmhouse, a white painted building with part whitewashed and part brick infill. Adjacent is a pair of red brick cottages with Midway (early 1800's) comprising a more formal form of architecture than White Cottage, which is plainer and more vernacular. To the west is an attractive garden which provides an important open space within the street scene. Again, in this part of the Conservation Area, there is no considered strong layout of development, with some buildings abutting the highway and other buildings being set back.

Photo 8 - TRADITIONAL DEVELOPMENT ADJACENT TO THE HIGHWAY



Towards the western end of Main Street are a mix of 1960's open fronted bungalows and a 1980's two storey dwelling with open fronted gardens. The character becomes dominated by a more suburban form of development although the impact is relatively low key given the style of architecture, the siting of the buildings and the open fronted gardens. There is a more uniform layout of development with buildings being set back and the dwellings often resembling the neighbouring properties which results in a consistent form and appearance of development.

Photo 9 - LATER LOW KEY DEVELOPMENT



As Main Street moves south an access road to Brandon Hall forks off providing open views into the surrounding estate with unobtrusive fencing, open grass areas and mature planting. The scene serves as a backdrop for the northern side of Main Street. There are also glimpses of Brandon Hall set within its countryside location.

LOCAL DETAILS AND FEATURES

There are a number of buildings that have retained thatched roofs. Although of different styles the thatch is common on the older buildings within the Conservation Area and an important link to the rural heritage of the settlement. The use of plain tiles and slate is also a reoccurring roof material and should be maintained and used on any new buildings.

The dominant wall material is red brick. Used on many of the older buildings in the village it has successfully been used on the more creditable modern developments such as Hallams Close where the walls of houses and boundary walls maintain the strong character. Timber framing is also evident and the appearance of the school and club buildings is important elements combining timber and red brick.

Photo 10 - RED BRICK IN THE CONSERVATION AREA



The landscaping is a major feature within the Conservation Area. Mature hedges, trees and grass verges within the village soften the appearance and partially mask buildings from certain views. The wider views are also important with the trees in the surrounding countryside being visible from many vantage points within the built up village. The landscaping within the village helps to reinforce the rural setting and forges links with the wider landscape.

The soft landscaping of the village green is another strong feature. The village green also accommodates the listed K6 telephone box which is an important historical element on the only public open space within the village.

CONTRIBUTION OF UNLISTED BUILDINGS

There are a number of important unlisted buildings within the Conservation Area that contribute to the character and appearance of the settlement. A number of farmhouses, such as Hill Farm House, Home Farm and Pear Tree Cottage provide formal and informal rural architecture which compliment the listed buildings, reinforce the agricultural heritage and maintain the traditional character of red brick or rendered buildings.

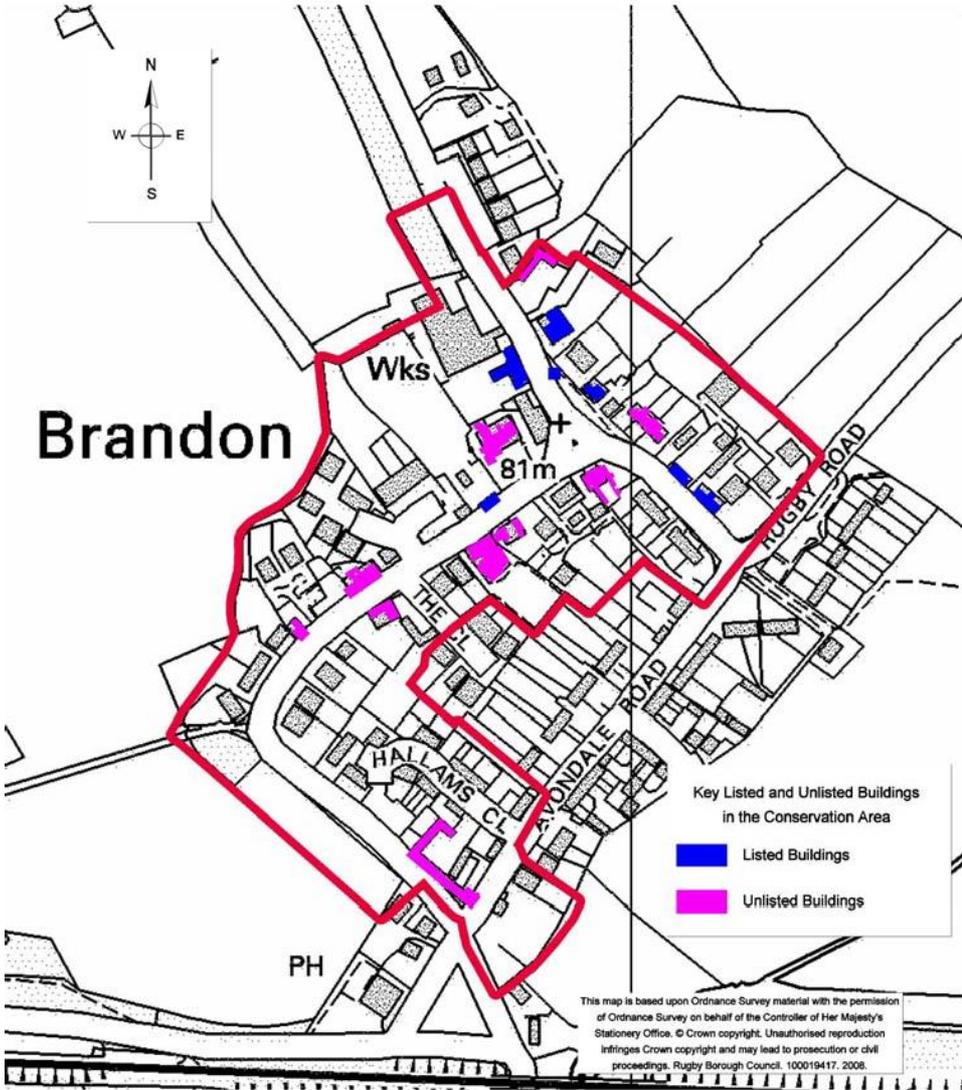
Other buildings have value as a group such as the traditional buildings around the village green. These include the Victorian terraces adjacent to the village greens which incorporate distinguishing features not seen elsewhere in the village. These features make a positive architectural statement and reinforce the lack of uniformity which typifies the village.

The school building and Brandon Club are an illustration of the patronage of the last landowner and incorporate two of the defining features of the Conservation Area, timber with white infill and red brick.

The buildings to the north of The Hollies are also of interest. As former outbuildings serving The Hollies the buildings have an historic importance and form a group of attractive structures maintaining the courtyard to the front. The setting of the buildings is enhanced by the mature trees and walls on the boundary.

There are a number of unlisted buildings along Main Street which are important. These include The Cottage, a whitewashed brick building of the early nineteenth century, Church Farmhouse, a timber framed building of medieval origins, Midway, Rose Cottage and, to the south of Main Street, Cypress Cottage, a red brick mid Victorian building in a cottage style

PLAN OF KEY LISTED AND UNLISTED BUILDINGS OF SIGNIFICANCE - MAP 4



OPEN AND GREEN SPACES

Open space is crucial to the character of the Conservation Area. The village is set within countryside and the open landscape is the dominant feature on the approach to the village. Green and open spaces continue to be important elements within the

Conservation Area. There are three village greens at the junction of Rugby Road and Main Street which provide the only public open space. They open up the settlement from the built form and provide the location for important structures including the war memorial and the telephone kiosk. The greens soften the appearance which otherwise could be dominated by the roads and provide the gateway from Rugby Road into the northern part of the village. Although the greens are divided up by roads they form a cohesive area of open space which can be read together. Private gardens also play an important role, providing open space between buildings and softening the appearance of the village.

Hedges along highways and around dwellings form important boundaries and often prevent full view of buildings that adds to the element of the unknown before buildings come more fully into view. They also soften the appearance of the built environment and provide a further link with the wider countryside. The holly hedge adjacent to Everton Manor frames the approach into the built development from the south, the mixed species hedge to the front of the terracing on Rugby Road partially masks those buildings and the mixed hedging on the southern side of Rugby Road, comprising hawthorn, blackthorn and slowberry, is important to the soft landscaped setting of the Conservation Area.

Grass verges and open fronted gardens also soften the appearance and characterise the more modern housing, where buildings tend to be set further from the highway.

A number of the older buildings, such as Hill Farm House and The Gable, have attractive cottage style front gardens which provide a good setting for the buildings.

The quality and number of trees is high in the Conservation Area. The trees often contribute individually, being good specimens, and also provide a link to the wider area which is characterised by mature trees. Trees, such as the Yew and Cedar on Hallams Close, the Horse Chestnut behind Thatch Cottage and the Ginko by The Hollies, are often important in their own right but also provide a crucial feature adjacent and amongst buildings. There is some planting which is not as visually successful such as the use of leylandii for hedging, found adjacent to Ivy House Farm and Home Farm. More traditional species would benefit the area.

PLAN OF KEY GREEN SPACES AND LANDSCAPING - MAP 5



STREET FURNITURE

Street furniture is an important element in the street scene reinforcing local identity. Positive elements such as the traditional telephone box add to the character and appearance of the settlement. The village cross is also an important visual element and demonstrates the history of the area.

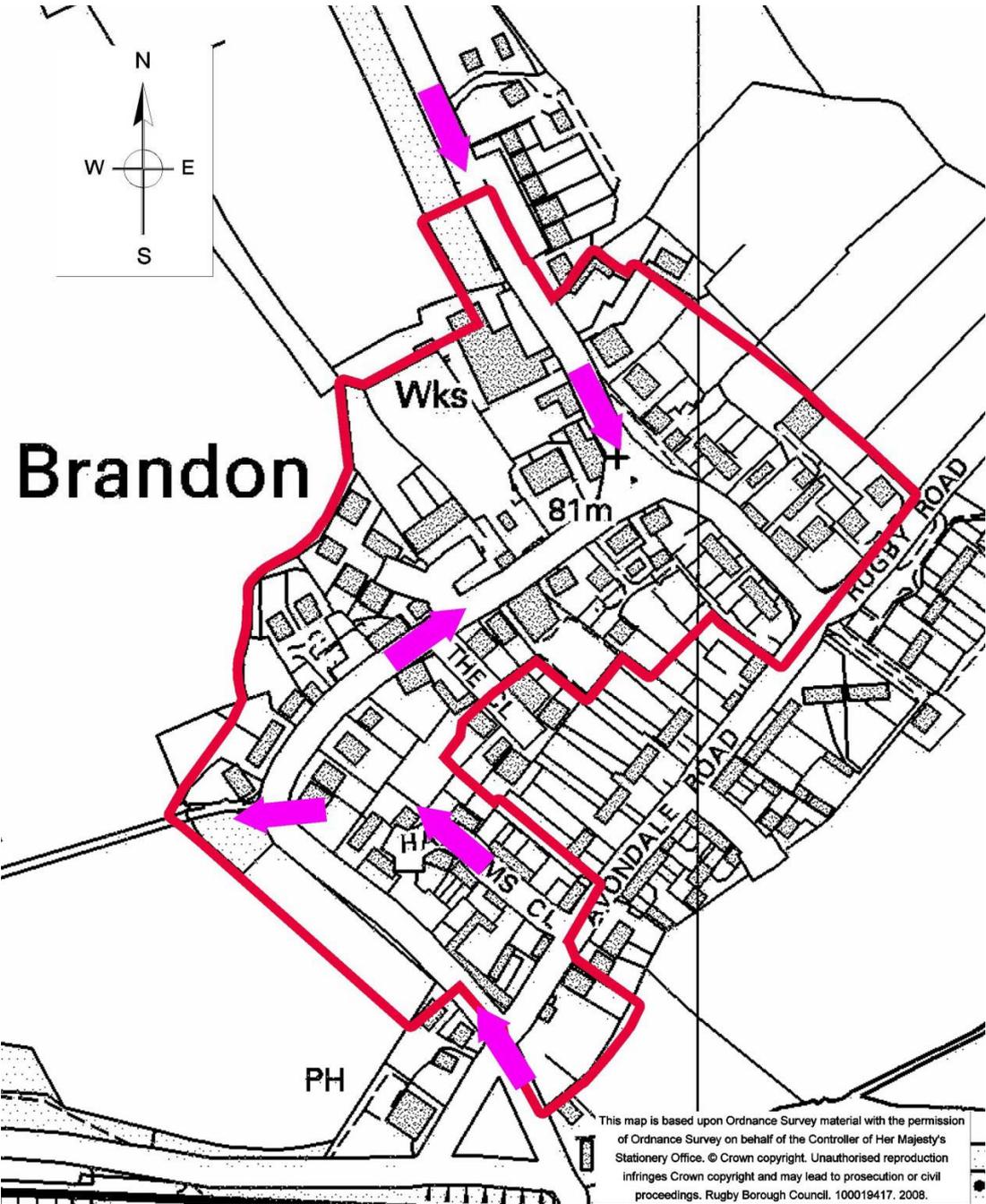
Elsewhere in the village street furniture has a negative or neutral impact. Although not unduly prominent, placing the telegraph wires underground would benefit the area. The street lighting is also of neutral character.

The Conservation Area accommodates a large number of highway signs, such as those around the village green. The village greens also suffer from clutter as a result of the amount and different type of surfaces, furniture and signs. Overall, the Conservation Area would benefit from a rationalisation and re-siting of street furniture, as well as some removal from the central core including the village greens.

A more responsive, consistent approach to street signs, utilising the same style, would benefit the area.

KEY VIEWS AND VISTAS

PLAN SHOWING KEY VIEWS WITHIN CONSERVATION AREA - MAP 6



EXISTENCE OF ANY NEUTRAL AREAS

The environmental quality of the Conservation Area is generally good but there are a number of neutral elements. These include the access and outbuildings adjacent to Scots Corner where relatively modern garaging is served by a hardstanding access. The garage and industrial/commercial buildings along Rugby Road are out of scale and appearance with the Conservation Area, being large and industrial in appearance. The more modern cul de sacs, such as Kirby Close, do not share the traditional layout of the Conservation Area, neither abutting the highway nor set back behind open plan front gardens. Being developed as a whole, they lack the more sporadic nature found in other parts of the Conservation Area.

The natural landscaping is a positive feature in the Conservation Area. However, the use of non native planting such as leylandii is not as attractive or in keeping with the traditional use of native species in the Conservation Area. Equally, the ornamental planting on the village greens does not provide a sense of integration. The village greens are also dissected by concrete paths and suffer from a degree of clutter with street furniture, highway signs and the village notice board which immediately abuts the listed telephone kiosk.

CONCLUSIONS

The overall historic character of Brandon Conservation Area has been well maintained and most architectural details in the older buildings have been preserved. The settlement has its past intrinsically linked to agricultural activities and its relationship with the surrounding countryside. The influence of the major landowners is evident with glimpses of Brandon Hall from within the village and the patronage of the school and club. The overall character is one of a general lack of uniformity in layout with the older and more traditional buildings being interspersed by more modern architecture.

The character is that of a village largely following the historic roads within an agricultural setting. Many of the older buildings are set close to the highway with more modern buildings often being set further back with open fronted gardens. The Conservation Area is compact with a relatively low density of development and is dominated by red brick, whitewashed infilling in timber framed buildings, thatch, slate and plain tile. Although there is no overriding form of architecture that prevails vernacular rural buildings, large farmhouses and modern open plan development form important elements. There are sub areas within the Conservation Area with the red brick buildings with landscaping in the south western part, the organic growth along Rugby Road and the eastern part of Main Street, and the later open plan development towards the western end of Main Street.

The landscaping within the Conservation Area, including grass verges, hedges, trees and the village greens, provide a very green environment which reflects the wider countryside. Views of the trees beyond the village boundary provide a strong backdrop and a further link to the rural location.

PRESERVATION AND ENHANCEMENT

General Condition, Problems, pressure and capacity to change

The Conservation Area is in a generally good condition in terms of building and maintenance of open spaces and landscaping. Due to the limited size of the village and the lack of opportunity for new residential development there is limited pressure for major development.

However the school building urgently requires a suitable reuse and refurbishment to prevent the building falling into further disrepair. Any re-use must include sensitive landscaping to soften the hardstanding to the front and sympathetically refurbish the building. Any plan to demolish the building and redevelop should be resisted given the appearance and historic associations of the building.

There could in the future be scope to redevelop some of the commercial buildings adjacent to the village green should the commercial uses cease. Any redevelopment at this location would have a significant impact on the setting of the greens and buildings would need to be of the appropriate size, scale and appearance to respond sensitively with the existing buildings that frame the village greens. There is little scope for any other significant building elsewhere in the Conservation Area given the position of the village boundary.

The increase in car ownership allied with the lack of off street parking spaces could lead to further pressure to develop front gardens into parking spaces. Although cars parked on the highway are not visually attractive to the setting of buildings it may be preferable than to lose the front gardens which play a positive role in the street scene.

Alterations and extensions to unlisted buildings could, if carried out in an unsympathetic manner, erode the fundamental character of the Conservation Area. In addition, the removal, replacement or repair of traditional windows or roofing materials, windows and doors would result in the loss of key elements and should be avoided. Features such as chimneys should be maintained.

The removal of hedges and trees would adversely affect the character and appearance of the Conservation Area especially if replaced with harsh materials such as fencing.

In order to enhance the Conservation Area careful consideration must be given to materials, scale and design of new development and extensions.

Suggested boundary changes

The current Conservation Area covers a large part of the built up area and small areas of undeveloped land to the south west and north. The undeveloped areas have their own character being woodland and should be retained. It is therefore not considered that changes to the boundary are required.

Future 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.

Opportunities for enhancement

The environmental quality of the Conservation Area is of a high standard. However, there are opportunities to further enhance the character and appearance of the settlement:

- Encourage more planting of traditional trees such as oak, ash and beech to replace leylandii;
- More responsive planting on the village greens, trees such as oak or ash to replace the more ornamental species and de-clutter through the removal of signage and small scale planting;
- Landscaping of car parks serving the dwellings on Hallams Close together with bin stores;
- Return of front gardens to soft landscaping in place of hardstanding for car parking with parking to the side or rear;
- Re-siting of village notice board, removal of slabs and replacement with a more suitable material for the paths on the village green and removal of ornamental planting;
- Secure a suitable re-use for the school building which requires a long term plan to protect the building, the changes must reflect the importance of the public building. The front of the building should remain open and the facade should be retained in its entirety. The front of Brandon Club could be enhanced through removal of some hardstanding, providing some delineation between public highway/private land, providing some soft landscaping including to the car park behind the building. Planting could be based on historical precedent.

APPENDIX 1

Summary of listed buildings in Brandon Conservation Area

Telephone Kiosk (Grade II), type K6, designed 1935 by Sir Giles Gilbert Scott, cast iron, square kiosk with domed roof, unperforated crowns to top panels and margin glazing to windows and door.

Woodcroft (Grade II), late C18/early C19, right range possibly later, later C9 alterations, C20 additions to rear, Flemish bond brick with dog tooth cornices, plain tile roofs, T plan with wing to rear, main range three storeys, 3 window range, right range 2 storeys, 2 window range, flush 6 panel door has overlight with glazing bars.

Ivy House Farmhouse (Grade II), C17, partly rebuilt and additions to rear C19. C20 alterations. Timber framed with white washed brick infill, left part under built, plain tile roof, first floor has half timber dormers.

Goodrest Cottage (Grade II), cottage, C17/C18, large light framing with plastered infill and some underbuilding to left, tarred plinth, thatched roof, 2 storeys.

1 Brandon Road (Tiddly Bank Cottage, The Haven), (Grade II) C17 cottage with C19 underbuilding and C18 rear wing. Timber framed with plastered infill, possibly over wattle and daub, minor C20 alterations, thatched roof, brick end stacks, L plan.

The Hollies (grade II), house, c.1835, Flemish bond brick, upper floors have yellow headers, painted rendered first floor still course, slate roof has deep eaves with paired modillions, L plan, 2 storey wing to right, late Georgian style, 3 storeys, 3 window range, symmetrical front, part glazed, part moulded 6 panel door has fanlight with decorative glazing, ground floor large rectangular bays with rendered window surrounds, first floor has tripartite and central 12 pane sashes, second floor 6 pane sashes.

Thatched Cottage, Main Street (Grade II), C17/C18 cottage, largely rebuilt C18/C19, right corner and return timber framed, infill and remainder of white washed brick, thatched roof, three unit plan, and one storey with attic, swept dormers have 2 light casement.

Tree Preservation Orders

TPO 172 – T1 beech at Greenbriars, Beechers Keep.

APPENDIX 2

Useful Contacts

A copy of this appraisal will be available at the Rugby Library, the Rugby Borough Council's Main Reception and on the Council's website at 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

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

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

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

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

APPENDIX 3

Bibliography

Warwickshire Towns and Villages, Geoff Allen, pub Sigma Leisure, 2000

Brandon Village Design Statement

Planning and the Historic Environment (PPG15)

Archaeology and Planning (PPG16)

Rugby Borough Local Plan 2006

GLOSSARY

Bargeboards: board at the gable of a building covering the ends of the horizontal roof timbers and forming a 'V', often pierced and decorated.

Bay window: window of one or more storeys projecting from the face of the window at ground level.

Casement: timber frame holding glazing and hinged at the side.

Corbel: block of brick projecting from a wall.

Dentilation: produced by projection of alternating headers often by eaves.

Dormer window: window standing up vertically from the slope of a roof.

Framed building: where the structure is carried by the framework.

Gothic: the period of medieval architecture, interpreted in later styles, e.g. Victorian Gothic.

Mullion: vertical member between the lights of a window opening.

Rendering: the process of covering outside walls with a uniform skin to protect from the weather.

Transom: horizontal member between the lights of a window opening.

Vernacular: the local or traditional style.