

**RUGBY BOROUGH COUNCIL**

**BRINKLOW  
CONSERVATION AREA APPRAISAL**



**June 2010**

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## INTRODUCTION

Brinklow is a village approximately five miles north west of Rugby and seven miles east of Coventry. The Conservation Area occupies the northern part of the village with the later development to the south west. The designation is linear in form with the most prominent topographical feature the Motte and Bailey castle crowning a hill to the north-east of the village. It is a well preserved example of an early Norman type of stronghold which originally may have been built of timber.

The Conservation Area comprises three main roads, Coventry Road/Rugby Road, Broad Street and The Crescent. The majority of land is occupied by buildings; the only large undeveloped areas are to the rear of buildings on the northern side of Coventry Road, the series of greens by The Crescent and land around the church and the castle site.

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. Brinklow 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.

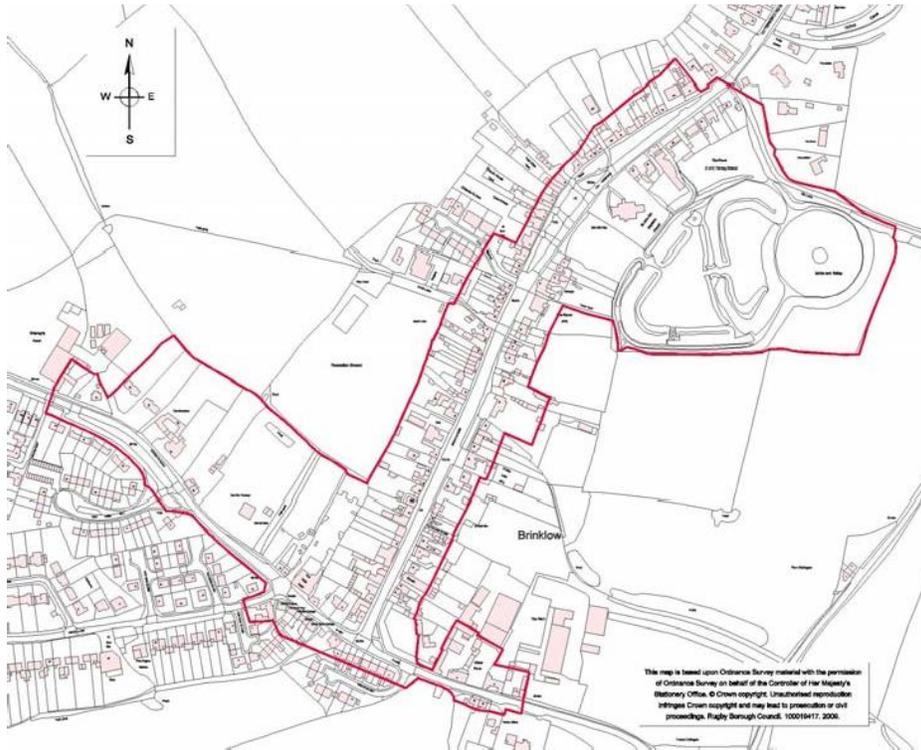
This document is an appraisal of Brinklow Conservation Area. It is based on guidelines issued by English Heritage, the Government's advisor on the historic built environment, and has been prepared by Rugby Borough Council. The principal objectives of the appraisal are to:

- define and record the special interest of Brinklow 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

Brinklow Conservation Area covers only part of the village. Farmsteads on the eastern and western fringes of Rugby Road and Coventry Road mark the edges of the designation along the southern boundary. Broad Street leads north in a linear form until the highway widens and becomes The Crescent. The designation includes part of Ell Lane leading to the motte and bailey castle and the entrances to Barr Lane and Hall Grove.

The designation is drawn along the rear garden boundaries on Broad Street and across gardens on The Crescent expanding to cover the site of the castle to the east. Relatively large areas of undeveloped land to the rear of buildings along Coventry Road are also included.

Countryside directly borders the Conservation Area to the east and west of Broad Street, The Crescent and along Coventry Road to the north. To the south of Coventry Lane the adjacent land is generally later twentieth century development.

## **Photograph 2 The countryside approach along Ell Lane**



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, the planting of inappropriate species and the erection of alien boundary treatments such as close boarded fencing. Incremental changes to windows and doors, loss of original brick through rendering or the loss of original slate or tile roofs would also erode the character.

### **GENERAL CHARACTER AND FORM**

The Conservation Area has a linear form with Rugby Road and Coventry Road running east to west at the base of the village. Built development along the northern side of Coventry Road is more sporadic than the roads running north. Broad Street leads onto The Crescent with buildings generally abutting the highway on the western side and abutting or adjacent to the highway to the east. The designation accommodates a relatively high density of development with a strong sense of enclosure on Broad Street. The green spaces and secondary highway on The Crescent result in a greater sense of space. Large areas of green and open spaces are limited to the north of buildings along Coventry Road, the series of greens by The Crescent and land around the church and the castle site.

The Conservation Area can be divided into three broad character areas. Rugby Road and Coventry Road are characterised by agricultural buildings at the eastern and western extremities with landscaping along the southern side and

buildings to the north. Broad Street comprises buildings abutting the highway on the western side with a greater mix of architecture to the east. These buildings are generally set further into the sites. The Crescent is characterised by a sense of space with green spaces separating the primary and secondary highways. These greens are read in conjunction with the churchyard and adjacent field which leads to the Motte and Bailey site.

**Photograph 3 Village greens providing the setting to buildings on The Crescent**



The Conservation Area mostly comprises dwellings. However, there are a number of shops and services on Broad Street. This road also accommodates two pubs with a third located on Coventry Road. A church, St John the Baptist, is on the eastern side of The Crescent, and the chapel is on the eastern side of Broad Street. The village hall is on the western side of Broad Street.

**LANDSCAPE SETTING, GREEN AND OPEN SPACES AND TREES**

Landscaping and open space play a key role in the Conservation Area. The designation benefits from a rural setting. However, due to the siting of buildings in close proximity to each other and the relatively high density of development, the countryside has a limited impact within the Conservation Area. The approaches from the north, east and west are all through the rural landscape. However, once within the village only glimpses are generally possible of the surroundings.

On The Crescent the impact of the countryside is greater as the rural surroundings leak into the village to the south of the church. This open land drops in level towards the road and is read in conjunction with the adjacent

churchyard. The land runs up and into the Motte and Bailey castle which is accessed from Ell Lane, a rural lane leading into the village.

Opposite the churchyard a series of village greens run parallel to the road and provide relief from the terrace effect of the buildings on the western side of The Crescent.

Along Coventry Road the buildings on the northern side are bordered by a large area of undeveloped land to the rear. However, again only glimpses are possible of this land from public areas.

Buildings on the northern side of Coventry Road are often set back behind front gardens which provide a green setting. Some are in relatively extensive grounds such as The Old Rectory. Along the southern side of Coventry Road there is a landscaped appearance with grass verges, trees and hedges bordering the highway. On Rugby Road to the south views of the countryside are available.

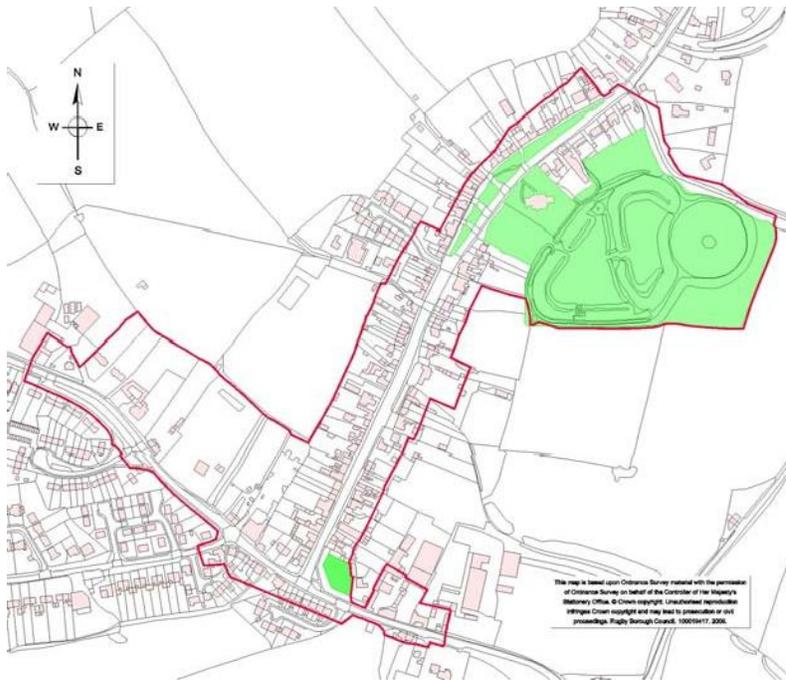
Trees are an important element in the Conservation Area. However, they tend to be grouped together with few on Broad Street. On the approach from the east a cedar redwood is highly visible, at the junction into Broad Street maple, cherry plum, hawthorn and willow form a group. On Coventry Road grass verges combine with oak, Norway maple and whitebeam on the southern side to provide a green character. This continues through the tree planting within the grounds of The Old Rectory which comprise lime, hornbeam, oak, cedar and hawthorn.

The other pocket of tree planting is in the northern part of the Conservation Area, commencing on The Crescent and continuing along Ell Lane. On the series of village greens limes, hawthorn, rowan, cherry plum and beech form an attractive group. This is read in conjunction with the Hornbeam in the churchyard. On Ell Lane lime, ash, sycamore and cherry provide a green approach into the village.

#### **Photograph 4 Site of the Motte and Bailey castle**



## MAP 2 IMPORTANT LANDSCAPING AND OPEN AND GREEN SPACES



### HISTORIC DEVELOPMENT

The name Brinklow is thought to derive from two old English words, the personal name Brynca and hlaw, meaning hill. This suggests there was some kind of significant structure before the Norman castle on the site known as The Tump. It is also likely that the line of the Roman road took account of its significance possibly as an earlier sacred site.

There is some evidence that a settlement existed before the Roman occupation. The village was not in the Domesday Book but it is possible that there was a village in the vicinity. The castle was probably built of timber at the end of the eleventh century and in 1218 the owner of the manor was given the right to hold a weekly market and annual fair. In addition, courts were held which confirm Brinklow's importance in terms of commerce and local administration.

The Gregory family have been Lords of the Manor since the mid sixteenth century. Another notable family is the Johnsons who operated wheelwrights, builders and undertakers around that time.

The canal opened in 1790 bringing local prosperity. The water crossed Broad Street in two places and this arm was used until 1834 when a more direct route was opened. It was used as a wharf until the 1920s. Local spin off trades included basket weaving, candle making, silk manufacturing and boat building. Later Binley Colliery workers lived in Brinklow. Prior to this the proximity of large houses, such as Coombe Abbey, Newbold Revel and Town Thorns, would have employed many villagers.

Apart from agriculture the village accommodated a silk mill, candle factory and a number of pubs. Commercial and community buildings included shops to serve the local community, a school, church and chapel. The parish rooms were built in 1902 for educational and social purposes.

In terms of population Brinklow had more than 300 occupants in 1730 and 810 in 1871. It remained an agricultural village with three working farms situated in the southern and western edges of the village.

There have been relatively few changes in the structure of the village. This can be seen from the Ordnance Survey maps of 1838, 1925 and 2004. The history is reflected in the linear outlines.

### **Photograph 5 The historic core of the village**



### **ARCHAEOLOGY**

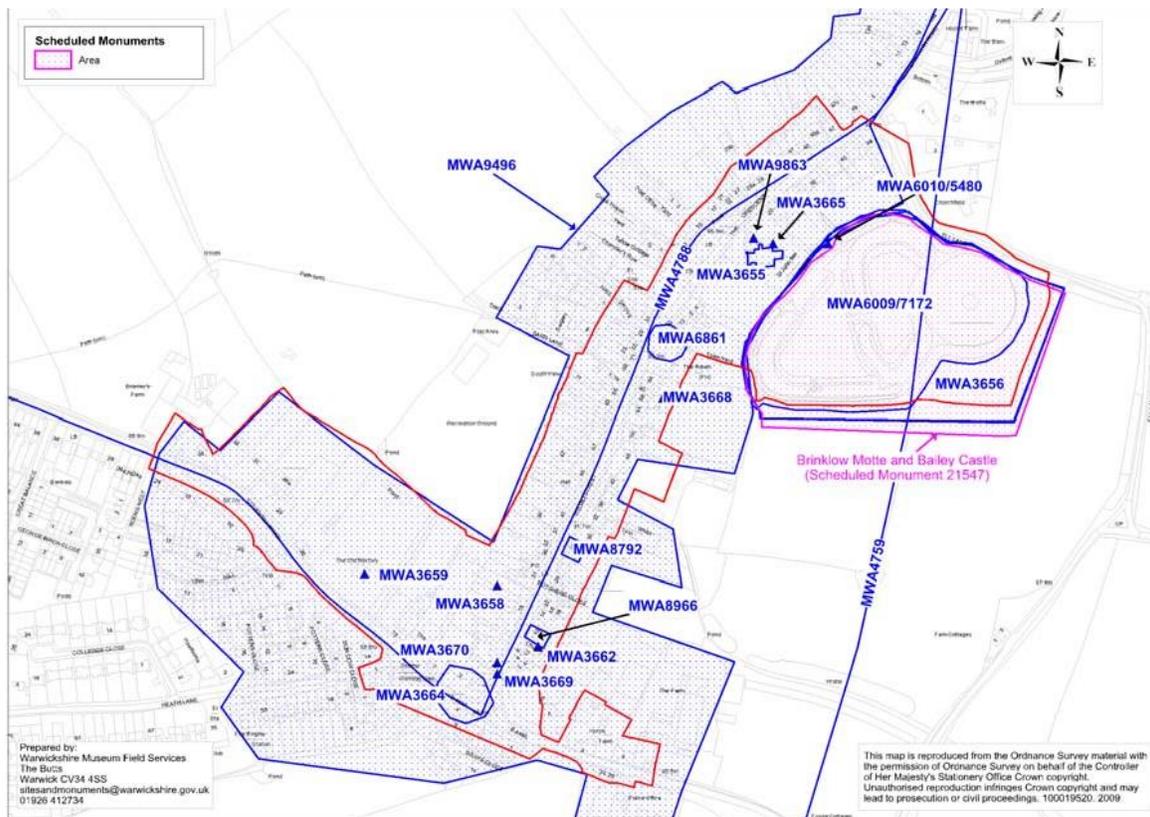
The Conservation Area is almost entirely within the area recorded as the probable extent of the medieval settlement of Brinklow based on cartographic and documentary evidence.

The Conservation Area extends to the north-west to incorporate the extant earthworks of Brinklow Motte and Bailey Castle. Part of the castle is a Scheduled Monument, recognising its National Importance. Other features have been recorded in the vicinity of the castle, including an area of ridge and furrow earthworks and the possible site of a Bronze Age barrow. The Castle itself is built on the known line of the Fosse Way, a Roman road.

The Church of St. John the Baptist is of 15<sup>th</sup> Century origin with late 19<sup>th</sup> century alterations. The Congregational Chapel in Broad Street dates to the late 19<sup>th</sup> century. A number of historic buildings are recorded within this conservation

area. Dunsmore House in Broad Street, dates to the 18<sup>th</sup> century, with The Old Rectory in Coventry Road dating to the early 19<sup>th</sup> century.

William Phillips' map of 1838 and later maps record a number of sites within the Conservation Area, including the site of a Toll House, Smithy, Wheelwright and Brewery or Malthouse. Broad Street and the line of the Crescent represent to line of the former Turnpike road from Market Harborough to Coventry.



### MAP 3A ARCHAEOLOGY RECORDED ON THE HISTORIC ENVIRONMENT RECORD

#### HER Records

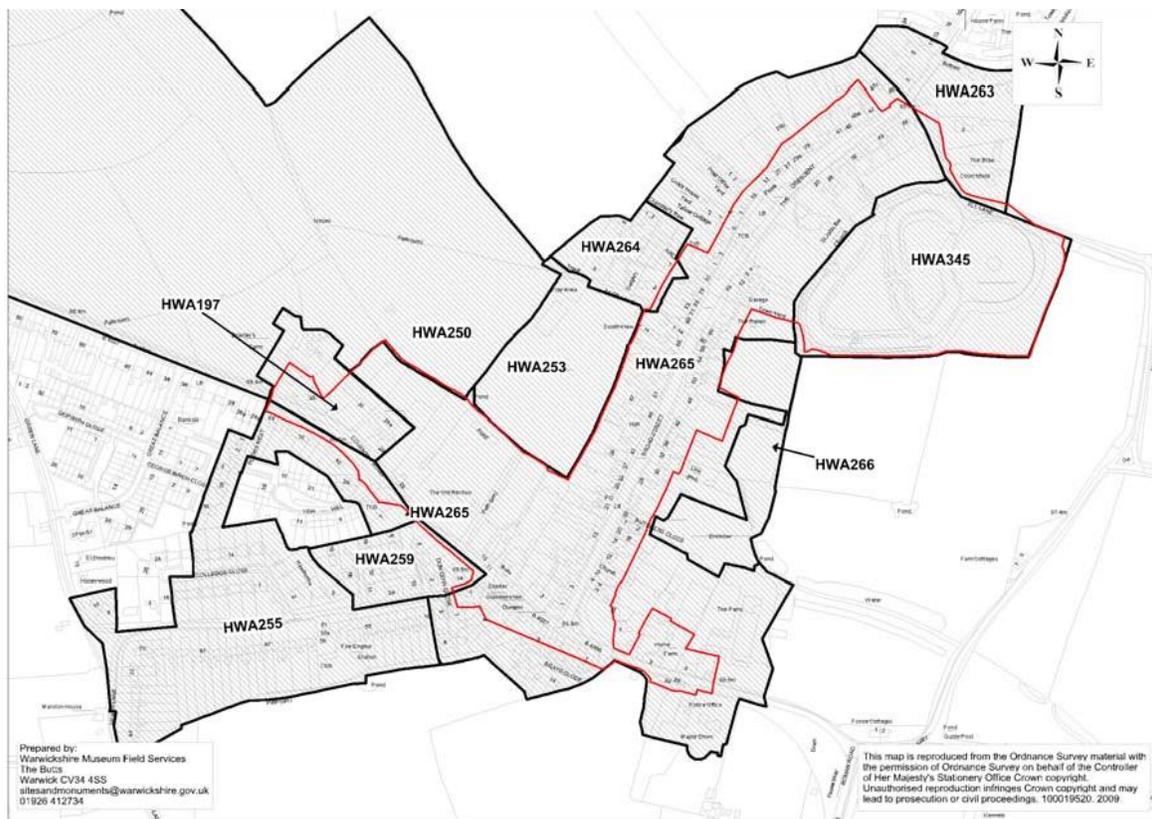
- MWA3662 Congregational Chapel, Brinklow
- MWA3665 Findspot - Medieval decorated floor tile
- MWA3668 Smithy on Broad Street, Brinklow
- MWA5480 Findspot - Medieval pottery
- MWA6010 Findspot - Roman coins
- MWA3658 Dunsmore House, Broad Street, Brinklow
- MWA3659 The Old Rectory, Coventry Road, Brinklow
- MWA3669 Brewery/Malthouse, Broad Street, Brinklow
- MWA3670 Brewery/Malthouse, Broad Street, Brinklow
- MWA4788 Turnpike road from Market Harborough to Coventry
- MWA8792 Wheelwrights, 28-30 Broad Street, Brinklow
- MWA6009 Site of Possible Round Barrow at Brinklow
- MWA7172 Ridge and Furrow associated with Brinklow Castle

- MWA3664 Site of Toll House to S of Chapel
- MWA6861 Site of Smithy at Brinklow
- MWA3656 Brinklow Castle
- MWA8966 Boundary wall, land adjacent 14 Broad Street, Brinklow
- MWA9496 Brinklow Medieval Settlement
- MWA3655 Church of John the Baptist, The Crescent, Brinklow  
Romano-British pottery recovered from the churchyard of St. John the Baptist
- MWA9863 Church, Brinklow.
- MWA4759 The Fosse Way

The scheduled monument of Brinlow Motte and Bailey Castle (National Number 21547) lies to the North-West of the Conservation Area.

### Historic Landscape Character

The Conservation Area reflects largely the Historic Core of Brinklow, with an extension to the North-West where the field contains the earthworks remains of the motte and bailey castle. Briery's Farm is marked on the First Edition Ordnance Survey onwards.



### MAP 3B ARCHAEOLOGY HISTORIC LANDSCAPE CHARACTER

- HLC Records
- HWA250 Fieldscapes
- HWA253 Designed Landscape
- HWA255 Settlement

HWA259 Settlement  
HWA263 Settlement  
HWA264 Settlement  
HWA265 Settlement  
HWA266 Fieldscapes  
HWA345 Fieldscapes  
HWA197 Settlement

## **ARCHITECTURE, BUILDING MATERIALS AND FEATURES**

The Church of St John The Baptist is the oldest building in the Conservation Area and the only structure of stone. Its prominence is accentuated by its siting in open space on elevated land.

In the secular architecture there is much variation. The impact of agriculture within the area is significant with the farmhouses and farm buildings of West Farm, Home Farm and Brierley Farm comprising red brick, slate and tile. These are similar to other buildings in the village, such as Harmony Farm.

Timber framed buildings are a major architectural feature in the Conservation Area. Buildings such as 25 Coventry Road and 69 Broad Street date from the seventeenth century. Other buildings from that century include those with prominent gables and more cottage style architecture, often incorporating first floor jetties. Some buildings dating from this period, such as 37 The Crescent, no longer have exposed timbers. Roof coverings on these buildings include tile and a significant number have thatch.

There are examples within the village of classical architecture. Dunsmore House is perhaps the finest of these from the mid eighteenth century. The Lodge and The Rectory, from the nineteenth century, continue this form of architecture.

Early eighteenth century architecture remains in abundance and includes cottage style buildings of red brick and tile, such as 71 Broad Street, and those with more stature, but maintaining relatively simple architecture, found at 1 The Crescent. Here the prominence of the building is demonstrated in the additional height and the space between the first floor window and the eaves.

The later Victorian period produced more robust buildings such as 5 The Crescent and 52 Broad Street. 47 The Crescent is a large detached farmhouse and the school is perhaps the only example of Victorian Gothic architecture.

There has been a large amount of twentieth century building. This generally follows the prevailing pattern of development, such as abutting the highway and comprising a comparative scale and simplicity in architecture.

Materials are predominantly red brick, often chequered. Yellow bricks are also used. Slate, plain red clay tile and thatch are prevalent roofing materials. Windows are often square with curved brick lintels on the ground floor with flat lintels at the first floor level and set symmetrically. Glazing is commonly nine

paned with a central opening casement, sash and occasionally Yorkshire sash. Roofs are plain red clay tiles or slate, often with dentilation, plain and dogtooth, below the eaves. Doors are plain, of narrow vertical planking, without decorative furniture.

There are several larger houses which demonstrate a higher status when built. They have panelled doors and elaborate supports to pitched roof porches. By contrast some of the smaller houses were built economically with shallow pitched roofs and no overhanging eaves.

The village has a number of attractive traditional shop fronts. Some are still used as shops, others have been converted into dwellings though retain the shop windows.

The relative affluence of Brinklow and the surrounding area, together with its proximity to larger settlements such as Rugby and Coventry, has ensured that the vast majority of the building stock is in good order and virtually all buildings are occupied.

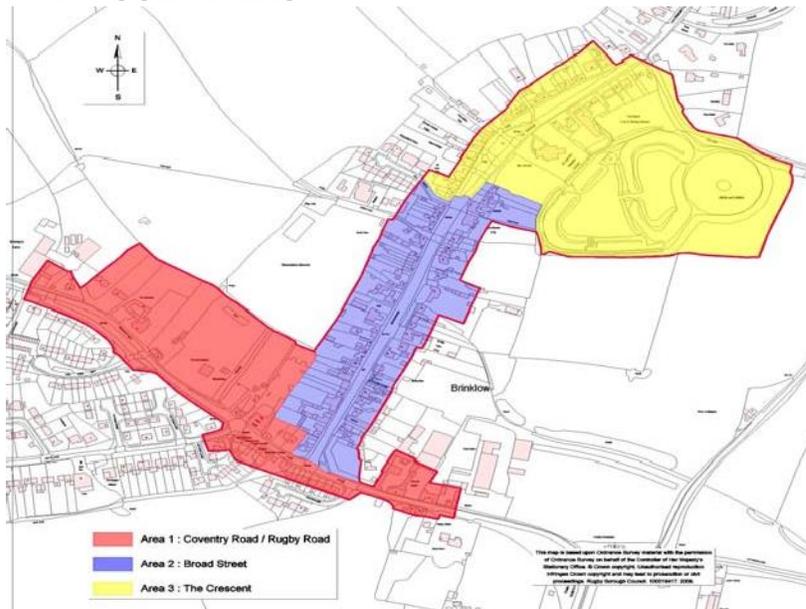
### **DETAILED ARCHITECTURAL ASSESSMENT**

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

- Area 1: Coventry Road/Rugby Road
- Area 2: Broad Street
- Area 3: The Crescent

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

### **MAP 4 SUB-AREAS**



### **Area 1: Coventry Road/Rugby Road**

This area is characterised by historic development along the northern side with farmhouses and farm buildings at each end of the Conservation Area and a mix of buildings in between. The buildings generally share a front building line abutting the highway and are set in a relatively landscaped environment. However, in terms of architectural style there is no defining language. Informal cottages and formal classical buildings integrate.

The approach from Bretford is through fields with hedges and grass verges to both sides. On entering the village the character is dominated by agricultural buildings. The large scale farm buildings form part of West Farm. However, the key characteristic in the Conservation Area are the red brick farmhouses, farm buildings and cottages. To the front of the site the farmhouse and traditional brick and slate farm buildings abut the road providing a strong built form and a sense of enclosure. The buildings frame the farmyard and a brick wall forms the boundary treatment.

### **Photograph 6 West Farm**



These buildings are attached to 5 and 7 Rugby Road. Dating from the seventeenth century the buildings are timber framed with red brick infill under a tiled roof. Gables at each end abut the highway with the central section set back behind a small front garden. The buildings have an informal cottage style with different eaves heights and asymmetrical elevations. The garden runs parallel to the highway and is bordered by a red brick wall.

Attached is 3 Rugby Road. Of two storeys the building has a classical façade with prominent lintels, keystones, 6/6 sash windows and a classical door surround. The building again abuts the highway and is read in conjunction with the surrounding buildings. The group is completed by the red brick and slate farm buildings of Home Farm. Two storey buildings continue to the rear of the dwelling; the most visually prominent however is the single storey building which borders onto the highway.

Both farms have significant depth to the sites accommodating a large number of farm buildings of mixed character. Combined they reinforce the agriculture character of the area and the importance of farming to the village. The farms remain in use.

### **Photograph 7 Home Farm**



At the western tip of the Conservation Area on Coventry Road the third farm in this sub area dominates the approach from the west. With fields to the north, development from the second half of the twentieth century lines the southern side to the Conservation Area. On the northern side the farm buildings dominate with a series of brick and tile structures set close to the road. In conjunction with Home Farm and West Farm the buildings forming Brierley Farm occupy traditional locations on the outer edges of the village.

In between the farms the northern sides of Rugby Road and Coventry Road are characterised by historic buildings of mixed appearance generally set abutting the highway. There is no defining character but the shared front building line and landscaped setting links the buildings.

A number of the buildings incorporate a more classical form of architecture. The Laurels is a two storey red brick and slate building with a formal façade comprising a classical porch, keystones and stone lintels. The prominence of the building is accentuated by its siting abutting the road.

29 Coventry Road and The Old Rectory have an even greater classical character. The former dates from the early nineteenth century and comprises a brick and slate three storey building. The building has keystones above the windows on the ground and first floors and the first floor windows sit on a string course. The 6 panelled part glazed front door has a fanlight within a Doric porch and a broken pediment above. A range of single storey outbuildings, now converted into a dwelling, are to the side set well into the site.

### **Photograph 8 The Lodge**



The Old Rectory also dates from the early nineteenth century and comprises yellow brick and a slate roof. The building is set well into the landscaped site and unusually only glimpses are available from the highway. However, the building completes the group of more classical architecture in this part of the Conservation Area.

Other historic buildings on the northern side of Coventry Road are less formal and mixed in character. 11 and 13 is a two storey semi detached property with half of the original chequered red brick, the other half now rendered. The building is of a simple cottage style and abuts the road. Woodbine Cottage dates from the early seventeenth century and is a timber framed structure with later brick infill and cladding. The striking gable jetties above the ground floor and the

remainder of the building, including the attached 27 Coventry Road, is of a more informal cottage style. The Bulls Head comprises a low building of one and a half storey with a tiled roof and sweeping eaves with small first floor windows.

To the south side of Rugby Road and Coventry Road buildings are generally limited to more modern development. Key buildings include the two storey semi detached property opposite 5-7 Rugby Road which corresponds with the siting and simplicity of many buildings on the northern side. The Larches is a two storey cottage set adjacent to the road. Further west a terrace of buildings from the last decade is set close to the road and has a cottage appearance with the massing broken up by the design and varying ridge heights. The buildings abut the road and provide a sense of enclosure.

The area has a landscaped appearance with grass verges, trees, hedges and views of rear gardens of dwellings fronting onto Potters Close.

This sub-area is therefore characterised by historic buildings on the northern side of Rugby Road and Coventry Road with agricultural buildings and yards on the eastern and western extremities. In between a mix of buildings set in a relatively well landscaped environment largely abut the highway.

## **Area 2: Broad Street**

This sub area is characterised by the linear Broad Street which runs north-east. Buildings generally abut the highway on the western side resulting in greater visual cohesion despite styles varying between industrial, classical, thatch and informal cottage. To the east there is more variation in the siting of buildings with some abutting and some set back. Informal cottages, former farmhouses, timber framed buildings and robust Victorian dwellings feature. A commercial element is also evident with shops, cafes, takeaways and pubs. There is a strong sense of enclosure with almost continuous development limiting views out towards the surrounding countryside.

Along the western side of Broad Street there is no definitive style. Buildings are however read as groups or terraces as there are few spaces between buildings. Outbuildings block views of the countryside beyond. This mix of architecture is a defining feature with the majority sharing the characteristic front building line abutting the highway.

The first group of buildings on the western side introduce an industrial character. The central building is set back creating a courtyard and the elevations have smaller, industrial style fenestration. Together with mullions on the southern most building the resultant appearance is a robust group. The buildings result in a strong sense of enclosure preventing all views beyond and may reflect the historic proximity of the canal.

### Photograph 9 Industrial influences on buildings, Broad Street



This group is read with 3, 3a and 5 Broad Street. Comprising a shallow pitched roof the terrace has curved lintels to the ground floor with horizontal sash windows above under a slate roof. 7 and 9 Broad Street are perhaps higher along the architectural hierarchy with greater height, a larger area between the first floor windows and eaves and dormer windows. This group is read together and characterises the sub area through variation on a theme and a shared front building line.

This variation is most clearly demonstrated by the combination of Dunsmore House and 13 and 15 Broad Street. The former is a mid-eighteenth century red brick three storey building with an old tile roof with end brick chimney stacks. The façade is symmetrical with 12 pane sash windows to the ground and first floor and 6/6 pane sashes with curved tops on the second floor. The classical character is maintained through the porch of Doric columns under a broken pediment. This contrasts to 13 and 15 Broad Street which comprises timber frame with white painted brick infill under a thatched roof. Dating from the seventeenth century the height of the building is one and a half storeys, in contrast to the three storeys of Dunsmore House.

## Photograph 10 Variation in architecture



Further contrast is provided by the adjacent buildings which vary between a two storey rendered cottage, a single storey shop, two storey narrow fronted building and a white cottage. The buildings continue with dormers featuring in the roofspace. Although not of outstanding visual merit the variation is characteristic of this part of the Conservation Area.

North of Barr Lane the character becomes more consistent with the prevailing terrace/cottage style dominating. 65 and 67 is a two storey red brick semi detached building which is likely to have originally comprised a terrace of three properties. The fenestration, with curved lintels, has a simple cottage style. 75-81 comprises a two storey red brick terrace with regular fenestration and prominent chimneys. However, variation is still provided by 69 Broad Street. From the seventeenth century it is timber framed with rendered brick infill with brick sides. A slate roof has brick chimney stacks at each end. The group of buildings all abut the road.

The western side incorporate a number of commercial uses. Shop fronts on ground floor are a feature and include shop signs and canopies. A number of buildings retain the shop windows following conversion to residential use.

The eastern side of Broad Street continues the theme of variation. Ecclesiastical, classical, terracing, pubs, former farmhouses and The Old Saddlery provide a mixed character. There is less consistency through the position of the buildings with some abutting the road and others set further back.

The variation is demonstrated at the southern end. The United Reformed Church is a two storey red brick building with stone pilasters, a pediment and keystones. No.14 comprises a two storey red brick building in a classical style with large scale fenestration, a classical porch and a roof punctuated by dormers and chimneys. The building is more imposing than the adjacent terracing which is set close to the highway. The buildings form an almost continuous form of development and limit views to the countryside beyond.

Terracing also features. Nos. 22 to 26 comprises a two storey red brick building with curved lintels and regular fenestration. The brickwork is chequered, a common feature throughout the Conservation Area. Nos. 36 to 42 comprise a terrace of different ages. The southern portion has lower eaves but the group share horizontal fenestration. There is a mix of facades with original brick and different types of render. The group is set back behind front gardens which have no significant boundary treatment.

The eclectic collection of buildings is demonstrated by a group containing a former farmhouse, a thatched cottage and a more utilitarian Victorian building. Harmony Farm dates from the late seventeenth century and is timber framed with brick cladding and infill. The building is two storey with a gable at the northern end which has exposed timber framing to the side. The building is set back in significant grounds with a linear range of outbuildings to the rear. In contrast, No. 50 Broad Street comprises a seventeenth century timber framed building with plaster and brick infill under a thatched roof. The building is one storey plus attics and again set back into the site. The scale of the building is smaller and less imposing compared to Harmony Farm. Further contrast is provided by no. 52 which comprises a two storey robust yellow brick and slate Victorian dwelling.

### **Photograph 11 Harmony Farm**



Amongst the prevailing varied character are a number of key landmark buildings. The White Lion is a large two storey pub with brick to the ground floor and sham timber to the first. Two storey outbuildings to the rear provide the enclosure and the prominence of the building is enhanced by the setback into the site. The Raven is also a stand out building of two storeys with prominent gables in the roof, stone mullions and chimneys. The Old Saddlery is a cream painted building which has retained its large timber doors and sign and has an industrial appearance, despite its conversion into a dwelling.

A defining character of Broad Street is roads or narrow accesses off the main highway. Barr Lane and Butchers Close are two examples and provide depth and enclosure. Limited views of the surrounding countryside are possible.

This sub-area can therefore be characterised by the western side comprising variation in style but often sharing a common building line. Narrow plots and lanes branching off result in a strong sense of enclosure. To the east there is even less cohesion with many buildings set further into the site behind a variety of boundary treatments including picket fencing, hedges, brick and stone walls and railings.

### **Area 3: The Crescent**

This sub area is characterised by varied architecture on the western side, all set behind the series of village greens. The buildings comprise an informal cottage style, timber framed, urban Victorian and thatched cottages. These buildings are read as a group interspersed only by narrow accesses. These serve buildings set behind the main structures and outbuildings to the rear which provide enclosure and prevent clear views of the surrounding countryside. To the east there is again less cohesion with a mix of properties including thatch, Edwardian, Victorian Gothic and the stone church. Large open spaces surrounding the church correspond with the series of green spaces and lead up to the remains of the Motte and Bailey castle.

The approach from the north comprises mixed character housing on the western side with more sporadic development on the east. The land is relatively well landscaped with the church tower looming in the background. The approach along Ell Lane is from the surrounding countryside and drops down into the village. Raised banks planted with trees and hedges to both sides prevent clear views of buildings in the settlement.

A defining character of this part of the Conservation Area is the green and open space. The grounds of the Motte and Bailey castle comprise a large grassed hill surrounded by substantial areas of grass and trees. The elevated site reflects the strategically important defensive position. From the site glimpses of the church tower are possible, however, the site is secluded and gives little hint of the village below.

As the land levels drop into the village the open space is read in conjunction with the green and open spaces adjacent to, and surrounding, the church. The

churchyard occupies an elevated site and dominates. The church comprises sandstone ashlar with some coursed rubble and includes tower, chancel, aisles and nave. The prominence of the building results partly from the size and design and partly due to the extensive open surroundings. The mature trees, acting as a backdrop, complete the attractive setting.

Along the northern side of The Crescent the characteristic of mixed architecture continues. There is no prevailing style, however, the eclectic collection achieves an attractive and varied street scene which does not challenge the primacy of the church.

Nos. 44 and 46 The Crescent comprises a seventeenth century timber-framed building with brick elevations. A thatched roof covers the single storey plus attic accommodation below. The building has a simple cottage appearance which contrasts with the adjacent two storey double fronted Edwardian detached dwelling.

Further variation is provided by The Revel School. Of two storeys the building is red brick with Gothic elements of canted brick stacks, pointed arches and contrasting brick. The school provides unusual depth into the site. The difference in scale could result in an unsatisfactory appearance. However, as variation characterises this part of the Conservation Area the mix of architectural style is visually appealing.

On the west although the appearance of buildings varies cohesion is provided by the series of village greens which accommodate a number of large and attractive trees. This shared foreground brings the buildings together and allows them to be read as a group, despite the marked variation in the built form.

All the buildings make a positive contribution. Spaces between the buildings afford access to the rear of the sites or outbuildings. The wider gaps provide access to dwellings set at a ninety degree angle to the road. These tightly sited buildings result in a strong sense of enclosure and prevent views into the adjacent countryside.

The Crescent includes a number of architectural languages. No. 1 comprises an early-nineteenth century two storey brick dwelling with a pantile roof and brick chimney stacks to each end. The front elevation is simple with a central door within a moulded wood surround and porch with three light casements to each side on the ground and first floors. No. 3 is a lower two storey timber-framed building with brick infill in strong contrast to Crook House, a yellow brick Victorian dwelling of vertical emphasis. The building has classical overtones with 6/6 sash windows and is taller than surrounding buildings.

## Photograph 12 Variation on The Crescent



Further variation is provided by 29A and no. 47. Dating from the seventeenth century this building is timber framed with brick cladding and a thatch roof and comprises one storey plus attic. No. 47 comprises a classical Victorian two storey yellow brick and shallow hipped roof dwelling. The facade includes a fanlight and vertical emphasis fenestration.

Among the significant variation there are two more common styles which prevail. The first is the simple cottage style. Nos. 7, 11, 13 and 15, 21-27, 41 and 45 are of an informal style with variation but follow a number of common themes. Of two storeys, the materials include red brick, yellow brick and render, tile and slate roofs with small scale fenestration.

**Photograph 13 Informal cottage style architecture on The Crescent**



The second group comprise terracing from the sixteenth and seventeenth centuries. Nos. 17, 19 and 21 date from the latter and comprise a timber framed building with brick infill and a brick facade to the front. The building is low two storey and is characterised by large gables separated by a dormer window. This style is echoed by 31, 33 and 35. Again the building is timber framed with brick and plaster infill. The main feature is the pair of large jettied gables on the first floor. Although from the eighteenth century 37 The Crescent mirrors this form with a prominent gable and simple cottage style to the remainder of the building.

**Photograph 14 Jettied buildings on The Crescent**



The sub-area is therefore characterised by differences in appearance on the east and west of The Crescent. To the east the rural approach leads to the motte and bailey site which is read with the open space surrounding the landmark church. A mix of buildings compliments the church. To the west cohesion is provided by the series of village greens. Behind the green spaces and trees is a mix of building styles with common themes including informal cottages and timber framed buildings interspersed with other contrasting styles, the age of many demonstrating the original historic core of the village in close proximity to the church.

### **CONTRIBUTION OF UNLISTED BUILDINGS**

Such is the collective quality of the prevailing architectural form that a large number of buildings falling within the designation are important unlisted buildings. On Rugby Road West Farm and Home Farm are robust farmhouses with attractive and historic brick built farm buildings. The brick and slate farm buildings of Brierley Farm on Coventry Road conclude the western extremity of the Conservation Area and maintain the traditional characteristic of farm buildings on the outer edges of the village.

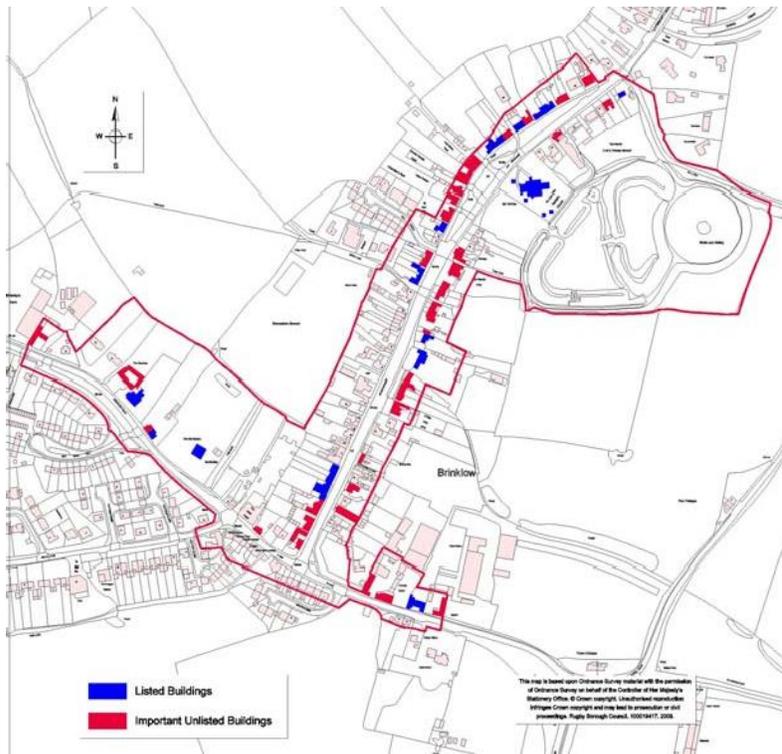
In between The Laurels is a good example of Victorian domestic architecture incorporating some classical elements, no.27 Coventry Road is subordinate to the attached Woodbine Cottage and the former outbuildings to The Lodge, now converted into a dwelling, is a good example of a range of ancillary buildings.

On the western side of Broad Street the buildings at the southern tip have industrial elements, such as the fenestration, which may have been influenced by the proximity of the canal. The terracing to the north, including 3 and 3A occupy a prominent location and maintain the street scene, abutting the highway. 65 and 67 Broad Street comprise a cottage style red brick semi and are attached to a smaller scale dwelling on Barr Lane. This simple architecture is mirrored in the terrace 75-81 Broad Street.

On the eastern side of Broad Street the chapel incorporates a unique appearance in the village, however it is a building of character and contributes to the Conservation Area. No. 14 comprises classical elements to the facade and 22-26 has retained the rhythm of a cottage style terrace. The White Lion pub is a focal point and is supported by the terracing to the north. Manor Lodge and no.60 have timber framing and are separated by brick buildings, this style is reflected in Fern Cottage and 62 Broad Street. The Old Saddlery has been sympathetically converted into a dwelling and retains much of its original appearance.

On the eastern side of The Crescent the school is an unusual Gothic element in the Conservation Area. On the western side the quality and mixed character of the building ensures that all non-listed buildings make a contribution. These include timber framed buildings, terracing and robust Victorian dwellings.

## MAP 5 LISTED BUILDINGS AND IMPORTANT UNLISTED BUILDINGS



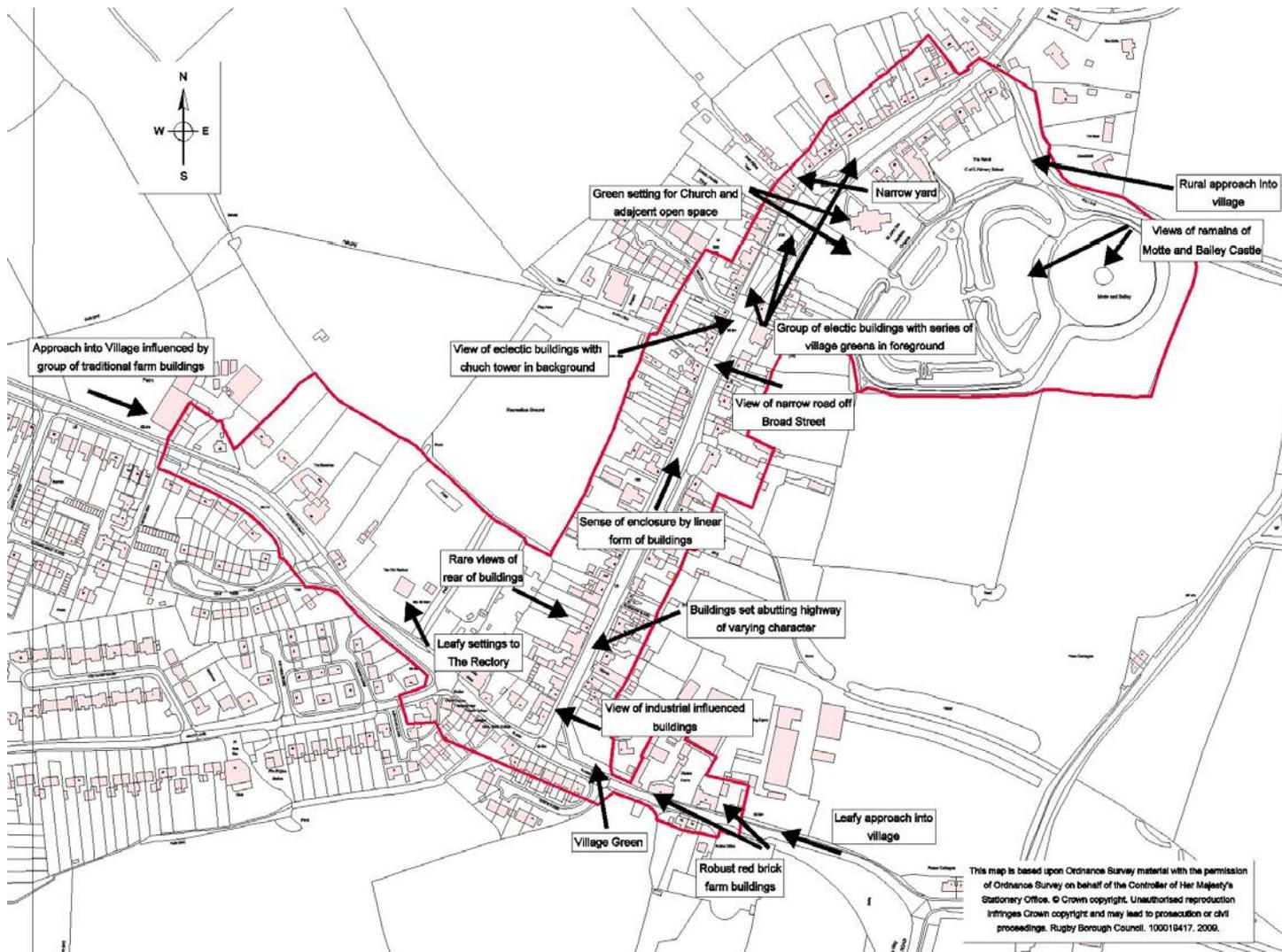
### STREET FURNITURE

Street furniture is an important element in the Conservation Area reinforcing local identity. Traditional elements such as the K6 telephone box and post box on the series of greens by The Crescent benefit the designation. Granite kerbstones are a sympathetic material on the western side of The Crescent especially where the village greens are raised. Information boards, bins and seats have an impact on the openness of the greens.

The telegraph poles carrying wires results in overhead clutter and these could be sited underground. Street lighting is rather utilitarian and more suited to a major highway than a village and Conservation Area. In addition there are a number of signs for traffic which could be rationalised. Street name plates vary in character and a consistent approach should be taken to these through simple metal signs on buildings. Shop signs are not always traditional or in keeping with the character of the building.

Overall a consistent and minimalist approach should be taken to achieve a cohesive appearance to street furniture to maximise the visual appearance of the village greens and to reduce the impact of necessary furniture such as street lighting and highway signs.

## MAP 6 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. Street furniture, including telegraph poles and the utilitarian street lights, detract from the character and appearance of the Conservation Area. The siting underground of the wires and replacement street lighting with more sympathetic illumination, such as small lights fixed to buildings, would benefit the area.

The southern part of Rugby Road/Coventry Road incorporates the rear elevations of buildings. Views in this section are not unduly positive and would benefit from a greater degree of landscaping.

A number of buildings on the western side of Broad Street date from the second half of the twentieth century. Although generally conforming to the traditional siting of buildings abutting the highway, many are of no special character and

have a neutral impact. More modern buildings that are set back result in development which does not correspond with the prevailing characteristic of enclosure.

Shopfronts and shop signs are mixed in character. A more minimalist and traditional approach would result in a more consistent and positive visual impact. Shop canopies add to this neutral visual affect.

Broad Street is, as suggested by its name, a wide expanse. Although this is a key feature of the Conservation Area the road lacks delineation and would benefit from changes in surfaces to separate the thoroughfare and areas used for parking. This also applies to the areas of hardstanding to the foreground of the pubs.

A number of the terraces include buildings that have been altered over time. Replacement windows and doors, if not using the original as reference, can affect the overall appearance and rhythm of the composition. Render or painted brick hides the original material. While this can add variety to the street scene rhythm can be lost and the buildings, or groups of buildings, are not as cohesive as they could be. In addition, loss of the original roofing material, generally thatch, slate or tile, can affect a building. Replacement with non-traditional materials, such as concrete tiles, is an unsympathetic development.

## **CONCLUSIONS**

The overall historic character of Brinklow Conservation Area has been well maintained and most architectural details in the older buildings have been preserved. The historic form of the area has been retained with Coventry Road and Rugby Road characterised by traditional farm buildings and farm houses at each end. Historic buildings generally abut or are adjacent to the road on the northern side. Broad Street is characterised by buildings of varying appearance but conforming to the siting abutting the road on the western side; to the eastern side there is less cohesion and buildings are at times set further into the site.

The Crescent on the western side has the series of village greens as the foreground and the eclectic buildings behind are read as an attractive and interesting group. To the eastern side the dominant element is the church and adjacent open space. The rural approaches into the village include the archaeology of the motte and bailey castle. The linear form of the village, the sense of enclosure on Broad Street and wider expanse of The Crescent are defining characteristics.

The overall quality of the Conservation Area remains high with the traditional buildings prevailing. Changes have taken place to buildings but the designation retains its integrity. Enhancements could be achieved however with the reduction in the impact of the larger areas of tarmac and car parking and the reinstatement of missing original features or materials.

## **PRESERVATION AND ENHANCEMENT**

### **General Condition**

The Conservation Area is in a generally good condition in terms of buildings and maintenance of open spaces and landscaping. There are no primary buildings at risk or any in a serious state of disrepair. However, some outbuildings and traditional farm buildings, which are an important element in the Conservation Area, require urgent work to ensure their long term survival.

### **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. The retention of original windows, or replacement using the original as reference, is key to maintaining the character of the buildings.

Boundary treatment is a further crucial element to the Conservation Area. Removal of the historically and visually important brick walls would significantly affect the character. The loss of the mature trees would weaken the appearance of the area. In addition, further hardstanding, to facilitate off street parking, would be harmful.

### **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 elevations 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:

- replace uPVC/non original timber fenestration with timber using the original windows as reference;
- replace concrete roof tiles with slate, thatch or tile using the original as reference;
- delineate the main highways with areas used for car parking. Blue engineering bricks, granite setts etc. could be used to reduce the expanse of tarmac to the foreground of the pubs;
- place overhead wires underground;
- use consistent approach to street lighting, i.e. lamps on buildings, traditional lampposts that reflect the age and rural location of the village;
- use consistent approach to street signs in a style to reflect the rural location, i.e. traditional metal signs on buildings;
- replace any non native trees with native species;
- replace shop fronts with more traditional shopfronts, use simple and uncluttered shop signs to reflect the rural character of the Conservation Area;
- remove shop canopies;
- establish a management plan for the Motte and Bailey Castle;
- repair and re-use farm buildings and outbuildings on the farms along Coventry Road and Rugby Road.

## APPENDIX 1

### Summary of listed buildings in Brinklow Conservation Area

44 and 46 The Crescent, Grade II. House, C17. Timber framed with brick facades with and infill to rear. Corrugated iron roof over thatch with brick stacks to ridge and end. One storey plus attic; 3 window range, no. 44 to right a later extension. C19 plank door to centre left and to right within plain wood surrounds and brick segmental orders. C19 three light casements.

37 The Crescent, Grade II. House. C18. Brick with black tile roof and brick stacks to ridge and end. 2 storeys, 2 window range. 12 pane two light casements to ground storey, 8 pane casements above, all with black sills. Door to right façade, in C20 extension to rear.

31,33 and 35 The Crescent, Grade II. House, now 3 cottages. No. 31 forming left half of original house, nos. 33 and 35 to right. C16, later alterations. Timber framed with some brick, some plaster infill. Nos. 33 and 35 have an old tile roof, No. 31 a new tile roof. Large brick stack to centre of ridge. 2 storeys; 4 window range. C20 doors, No. 31 to left has C20 casements, Nos. 33 and 35 to right C19 casements. No. 31 has close studding to first storey exposed, also timber of jettied cross wing. First storey of No.33 and jetty of no. 35 are plastered, the latter with C18 moulded bargeboard. C19 drainpipe and rainwater head dividing nos. 33 and 35. Left cross wing (No. 31) extended to rear.

29A The Crescent, Grade II. House. C17. Timber framed with brick cladding and thatched roof with brick stack to ridge. One storey plus attic. 3 window range. C20 part glazed door within C20 wood surround and hood. C19 two and three light casements to ground storey with one 12 pane 3 light casement to right dormer. Some timber framing exposed to rear.

17, 19 and 21 The Crescent, Grade II. House, now 3 cottages. C17. Timber framed, with brick infill and brick façade to front. New tile roof with brick stacks to ridge and to front of ridge to left. One storey plus attic; 3 window range. Crosswings to left and right, at front flush with central bay, extending to rear. C20 doors to left and right, with C19 4 panelled door to centre within moulded wood pilasters and gabled hood. C19 casements to left and to central dormer. C19 3 light casements to ground storey of centre and C19 casements to right. Extensive timber framing exposed to rear including queen post and queen strut trusses to gable ends.

1 The Crescent, Grade II. House. Early C17. Brick, in Flemish bond with pantile roof and brick stacks to end. 2 storeys, 2 window range. C19 plank door within moulded wood surround and porch. 3 light casements with segmental brick arches. Blue brick plinth, and nogged brick eaves cornice. Later brick extension to rear.

Headstone, 18m south of church, The Crescent, Grade II. Dated 1779. Slate. Decorated in low bas relief with tools of the trade of Thomas Bolton of Coombefields, Faggoter, and the inscription 'This man his character to sum/from infancy was deaf amd dumb/his understanding yet clear/his heart upright and sincere/he chiefly got his livelihood/by fagotry and felling wood/till death the conqueror of all/gave the feller himself a fall'.

Headstone, 17 m south of church, Grade II. Dated 1806 and 1820. Slate. Decorated in low bas relief with tools of the trade of John Blakmore 'Maltster and Brickmaker'.

Chest tomb, 7 m north of church tower, Grade II. Dated 1804 and later. Sandstone with slate top. Sides and ends are paneled, the corners are decorated with balusters. All original iron railings surround the tomb.

The Church of St John The Baptist, Grade II\*. Late C15 with C19 restorations. Sandstone ashlar with some coursed rubble. Tile roofs with lead roofs to aisles. Chancel and aisled nave with west tower. Chancel of one bay. Three light east window of intersecting tracery. 2 lancets to south, C19 plank door within pointed and chamfered arch between. Single lancet to north. Nave of 5 bays. South aisle has restored three light Perpendicular windows within chamfered surrounds, and one to east and west. Also to west a small 2 light window. Part brick C19 vestry. North aisle has two C15 three light windows with scallop ornament within chamfered surrounds to north, with one to west. Single cusped lancet to east. C15 timber porch with 4 centred arch, the spandrel carved. 4 centred plank door within has carved mouchette spandrels to hood, and is within heavily moulded surrounds with cusped paneling. South aisle has coped parapet. North aisle is battlemented and has cusped paneled finials to corners. West tower of four stages, the first with C19 plank door to west within 4 centred arch with moulded surround. 2 rows of C15 cusped paneling to either side. Restored 3 light Perpendicular window to second stage within chamfered arch and with hood mould. To north and south of third stage a restored 2 light Decorated window within chamfered arch. 2 light bell chamber openings with scallop tracery to north, south and west of fourth stage. Tower is battlemented with pinnacles to corners. Stair turret to south rising to all 4 stages. The church has a plinth, and angle buttresses, the clasped polygonal buttresses of the tower with nodding oges niches to third stage. Gables are coped.

5 & 7 Rugby Road, Grade II. House, C17. Timber framed with brick infill and cladding. Old tile roof with brick stacks to ridge and end. Main range with crosswing to left. 2 storeys; 2 window range. C19 four paneled door with overlight in C19 brick lean to porch to crosswing. C19 three light 18 pane casements to right façade of crosswing. Ground storey casements have brick segmental arches. Extensive framing remains on left of crosswing. Noted as retained original rafters. Part of no.7 a C19 extension of main range and additional crosswing is not of special architectural interest.

The Lodge, 19 Coventry Road, Grade II. House. Early C19. Brick in Flemish bond with slate roof and brick stacks to ends. 3 storeys; 3 window range. 6 panelled part glazed door with fanlight within Doric porch with broken pediment. Tripartite sashes to left and right of ground and first storeys with one 12-pane unhorned sash above door. 6 pane horned sashes to second storey. All windows have stucco lintels with keyblocks. First floor string course and moulded wood eaves cornice. Later C19 extension to rear.

25 Coventry Road, Grade II. House, early C17. Timber framed with later brick infill and cladding. Old tile roof with brick stack to end and large external stack to right of sandstone and brick in English bond. One storey plus attic; 2 window range. C20 plank door within C20 gables porch. C19 three light casement to left of door with 2 light casement in dormer above. Early C20 bay window to ground storey and C20 window in imitation jettied gable section above. Stack to right has sandstone dressing and offsets.

The Rectory, Coventry Road, Grade II. House, early C19. Yellow brick in Flemish bond with slate roof and brick stacks to ends. 2 storeys, 3 window range. Part glazed door in right facade has fanlight and is within 2 orders of segmental brick arches. 6 pane unhorned sashes to main façade with gauged brick lintels. The central window of each storey is blind. Brick plinth and brick pilasters to each corner and a storey band. Bracketed eaves.

Dunsmore House, Broad Street, Grade II. House. Mid C18. Brick, in Flemish bond with old tile roof and brick stacks to ends. 3 storeys 5 window range. Altered 6 panelled door with radiating fanlight with wreathed decoration with Doric porch with open pediment. 12 pane horned sashes to ground and first storeys with stucco lintels and keyblocks above. To centre of second storey a circular 4 pane window within segmental brick surrounds with 4 stucco keyblocks. To either side 2 round headed 6 pane sashes with segmental brick arches and stucco keyblocks. Plinth, first storey band and moulded wood eaves cornice.

13 & 15 Broad Street, Grade II. House, C17. Timber framed with brick infill and thatched roof with brick stacks to ridge and ends. One storey plus attic, 2 window range. C20 door to left; C19 part glazed door to right with later hood. C19 two and 3 light casements to centre and one 3 light pane casement to right. 8 pane 2 light casement to left dormer with one 3 light, 12 pane casement to right dormer.

17 Broad Street, Grade II. House, early C18. Brick with slate roof and brick stacks to ridge and end. 2 storeys, 2 window range. Plank door within C19 moulded wood surround. C19 three light casements to ground and first storeys.

69 Broad Street, Grade II. House, C17. Timber framed with render infill and brick sides. Slate roof with brick stacks to ends. 2 storeys, 3 window range. C20 door. Ground storey bow windows and casements to first storey. Plastered stone plinth.

71 & 73 Broad Street, Grade II. House. Early C18. Brick with old tile roof and brick ridge stack. 2 storeys, 2 window range. C20 part glazed door. C19 casements with blue brick sills. All windows and door have segmental brick arches. Later C19 wing abutted to rear.

46 Broad Street, Grade II. House, late C17. Timber framed with brick cladding and infill. Old tile roof with brick stacks to end. 2 storeys, 2 window range. Crosswing to left. C20 door and casements with segmental brick arches. C20 casements on crosswings. Nogged brick eaves cornice. Original framing remains only on left of crosswing.;

50 Broad Street, Grade II. House, C17. Timber framed with plaster and brick infill and thatched roof with C19 brick stacks to ridge and ends. One storey plus attic, 3 window range. C20 door to centre within C19 brick porch with gabled tile roof. To right of door a C19 three light casement. To centre and left C19 bays of three light casements. Continuous pentice over ground storey windows. Dormers to centre and left of C19 4 light casements.

The Crescent, Brinklow. Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

## **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)

