

RUGBY BOROUGH COUNCIL

CHURCHOVER
CONSERVATION AREA APPRAISAL



June 2010

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INTRODUCTION

Churchover is a village some four miles north of Rugby, just west of the A426 and north of the M6 motorway. Situated near the Warwickshire/Leicestershire border it is on the Warwickshire side of the Roman Watling Street. The settlement contains less than 100 dwellings and is set on a hill overlooking the Swift Valley in pleasant pastoral land. Nearby the River Swift flows down to meet the Avon at Rugby.

The village is approached through countryside from the east and south-west and comprises buildings along the historic School Street and Church Street. The only other road in the Conservation Area is Old Rectory Close.

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. Churchover 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 to demolish a building which has a volume greater than 115 cubic metres. 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.

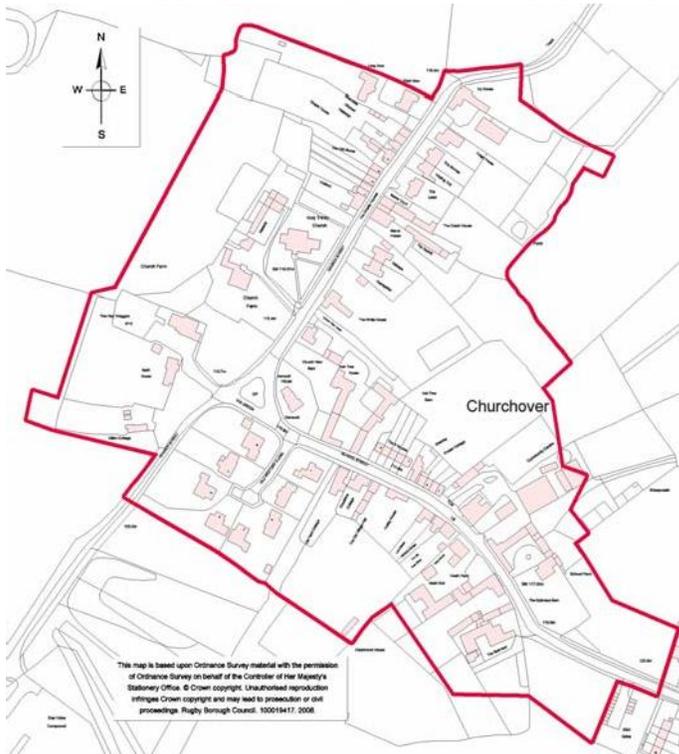
All Planning Applications for development which would affect the character of a Conservation Area must be advertised in the local press and site notices posted.

This document is an appraisal of Churchover 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 Churchover 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

Churchover is a relatively small Conservation Area covering the majority of buildings within the village and bordering the housing to the east. The designation is surrounded by countryside and there are two main approaches, School Street from the east and Church Street from the south-west. To the north of the village Church Street reduces to a track beyond Ivy House.

The land and buildings within the Conservation Area are generally of good visual quality and well maintained. There is however potential of development pressure including infilling open spaces with new dwellings, unsympathetic extensions or alterations to historic buildings, the removal of native planting or the planting of inappropriate species and the erection of alien boundary treatments such as close boarded fencing.

GENERAL CHARACTER AND FORM

Churchover has the appearance of a compact village when viewed from the roads, however, the Conservation Area includes large amounts of land to the rear of buildings which are generally not open to view. Other than the cul de sac, buildings follow the pattern of historic roads generally abutting, or sited close to, the highway.

The Conservation Area broadly falls into three areas. Along School Street the predominant character is made up of three large historic farmsteads, terracing and groups of buildings clustered together with boundary walls linking buildings. Buildings are sited close to the road providing a strong sense of enclosure, consequently only a

few glimpses of the countryside are obtained from the street. The density of buildings is relatively high and there is little landscape contribution to the street scene other than the occasional garden and a backdrop view of mature trees on exiting the village to the east.

The village then opens up into the second character area around The Green. The enclosure is replaced by a greater sense of openness and a dominance of landscaping. The green dominance in the cul de sac and the land around Church Farm combined with the landscaped setting of Swift House and Gillan Cottage create a gradual transition from countryside to village scene.

The final character area is the remainder of Church Street comprising a less cohesive mix of the first two areas. Development at the north east end is at a greater density than around The Green, to the south west buildings are set in larger grounds often away from the road. The street has a number of landmark buildings including Holy Trinity Church and Manor House. It terminates with Ivy House where the open countryside commences.

Photo 2 Ivy House terminating the Conservation Area.



LANDSCAPE SETTING

Landscaping and open green spaces are an important characteristic of the Conservation Area. The approach from the east is through countryside and the mature planting is a defining character on the approach into the village, buildings within the designation are not easily open to view. On exiting the village the view is dominated by the backdrop of mature trees. This provides visual relief to an area which is building dominated with only

occasional pockets of landscaping. Views of the surrounding countryside are limited due to the close knit siting of buildings and their proximity to the highway.

Landscaping plays a dominating role in the central area with the village green as the focal point. The cul de sac is landscape dominated and this visually combines with the green spaces, verges, hedges and trees on Church Farm. The approach into the village from the south-west has a more countryside character with a gradual transition from a natural landscape to a more building dominated one. This pattern is forged by Gillan Cottage and Swift House which are set within a relatively large landscaped setting.

In the eastern side of Church Street gardens to the side and front of buildings contribute a green character. The church is also set in extensive open grounds and views of the surrounding countryside open up the village to the west. The countryside provides a well landscaped termination at the end of Church Street.

Photo 3 The green character at the centre of the village.



HISTORIC DEVELOPMENT

Churchover was recorded in the Domesday Book of 1066 as Church Wavre with the chief holding comprising 7 hides in the hands of Robert de Stafford. At that time the village also had strong links with Coombe Abbey. The overlordship continued with the Staffords for many years and had connections with the Manor House and Coton House. At a later time the manor appears to have been divided between two heiresses in 1619 and the succession led to William Dixwell who made a settlement of the Manor in 1774.

The 1886 Ordnance Survey map shows a compact village with several large buildings and there are a number of earthworks marked on the western side between the village and the river. The shape of the fields on the southern side suggests that the settlement may have stretched further in that direction. The later history includes the closure of the village school in 1973 and which is now in use as a community centre.

The key historic buildings include Holy Trinity Church which has a fifteenth century spire, a Norman font, two monuments from the sixteenth century and a southern doorway which is from the Early English period. The majority of the external fabric is however Victorian following remodelling in 1896-97 by Bassett Smith in a fourteenth century style.

Other historically important buildings include The Manor House, with converted outbuildings, and The White House which dates from the seventeenth century.

Historically many houses would have been inhabited by people working in agriculture, often on the farms linked to Coton House. Later engineering works came to Rugby and a large number of inhabitants went to work in factories.

Photo 4 Holy Trinity Church



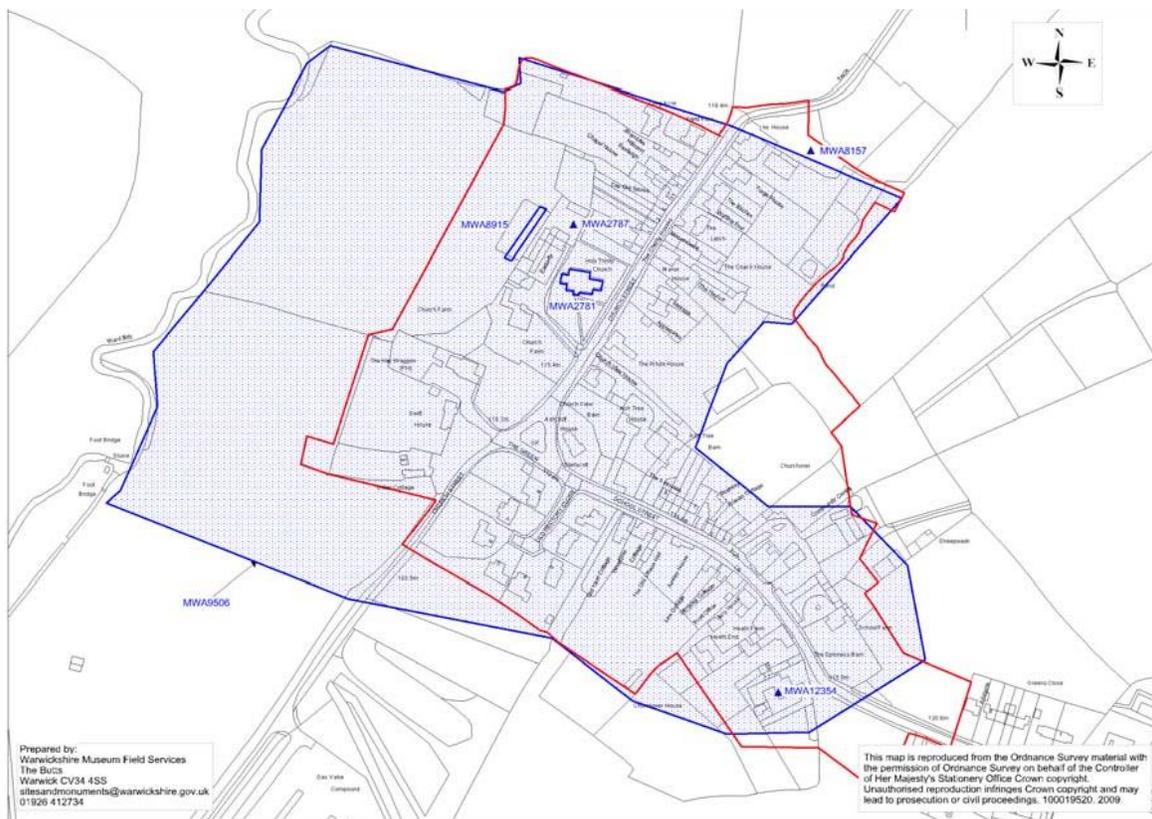
ARCHAEOLOGY

The Conservation Area is almost entirely within the area recorded as the probable extent of the medieval settlement of Churchover based on map evidence. A number of features of this medieval occupation were recorded during excavation at Church Farm.

Other monuments recorded in the Conservation Area include Holy Trinity Church. This is of Medieval date, although it was largely restored during the Imperial period.

Other buildings recorded in the Conservation Area include the Congregational Chapel, marked as a chapel on the 1936 Ordnance Survey map, which is now a farm outbuilding. A cattle barn at Manor House, Church Street dates from the 18th century.

17th to 19th Century pottery has been recorded during excavations in School Street.



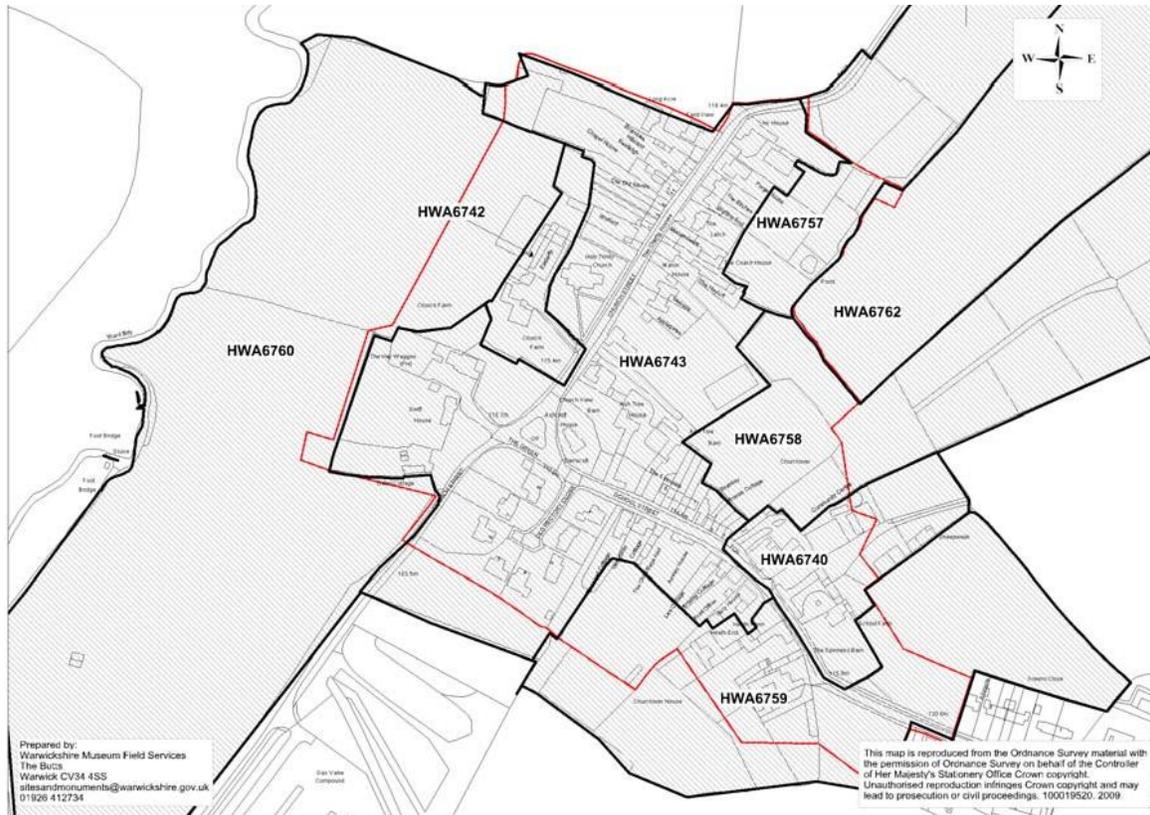
MAP 2A ARCHAEOLOGY RECORDED ON THE HISTORIC ENVIRONMENT RECORD

HER Records

MWA2787	Congregational Chapel, Church Street, Churchover
MWA8157	Barn at Manor House, Church Street, Churchover
MWA8915	Medieval remains, Church Farm, Churchover
MWA9506	Churchover Medieval Settlement
MWA2781	Holy Trinity Church, Churchover
MWA12354	Find Spot - 17th to 19th century pottery fragments, School Street, Churchover.

Historic Landscape Character

The Conservation Area broadly reflects the Historic Settlement Core identified in the HLC including two Historic Farmsteads; School Farm and Church Farm which both date back to at least 1884. Small paddocks and fields are also shown within and next to the Conservation Area, largely adjacent to School Farm. Other HLC records adjacent to the Conservation Area record large modern fields adjacent to the settlement core. Evidence for ridge and furrow cultivation in these fields suggested that this area once formed medieval open fields.



MAP 2B ARCHAEOLOGY HISTORIC LANDSCAPE CHARACTER

HLC Records

HWA6740	Farm Complex pre 1880s
HWA6742	Farm Complex pre 1880s
HWA6743	Historic Settlement Core
HWA6757	Paddocks and Closes
HWA6758	Paddocks and Closes
HWA6759	Paddocks and Closes
HWA6760	Other Large Rectilinear Fields
HWA6762	Large Irregular Fields

ARCHITECTURE, BUILDING MATERIALS AND FEATURES

Churchover's oldest building, dating from the fifteenth century, is Holy Trinity church. The White House dates from the late seventeenth century. The majority of building took place in the late Georgian and Victorian periods. Later development includes the cul de sac and occasional infilling development taking place in the latter part of the twentieth century.

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

The main character derives from five farmsteads set around a farmhouse and close to the road. Victorian terracing built close to the road are sited on School Street and Church Street. Generally they are simple in style. The terrace on Church Street has a more urban character. Buildings predominantly have a plain or simple design although occasionally buildings have greater embellishment such as on the gothic terracing. The most formal building is The Manor House which has Georgian symmetry to the facade.

The overriding materials are red brick walls and slate roofs. Some buildings, including terraces, have been painted or rendered which affects the overall architectural integrity and covers decorative motifs such as string courses. However, generally there is visual coherence, especially along School Street, where the buildings are linked together by dominant red brick boundary walls abutting the road.

There is also a timber framed building and one with a thatched roof. Some slate has been replaced by concrete tiles. The traditional fenestration is either timber sash windows or casements, though much has been replaced by inappropriate uPVC.

Chimneys also feature prominently with large stacks especially on the Victorian buildings. On the terracing along School Street the chimneys are a defining feature of the street scene, providing rhythm to the roofscape.

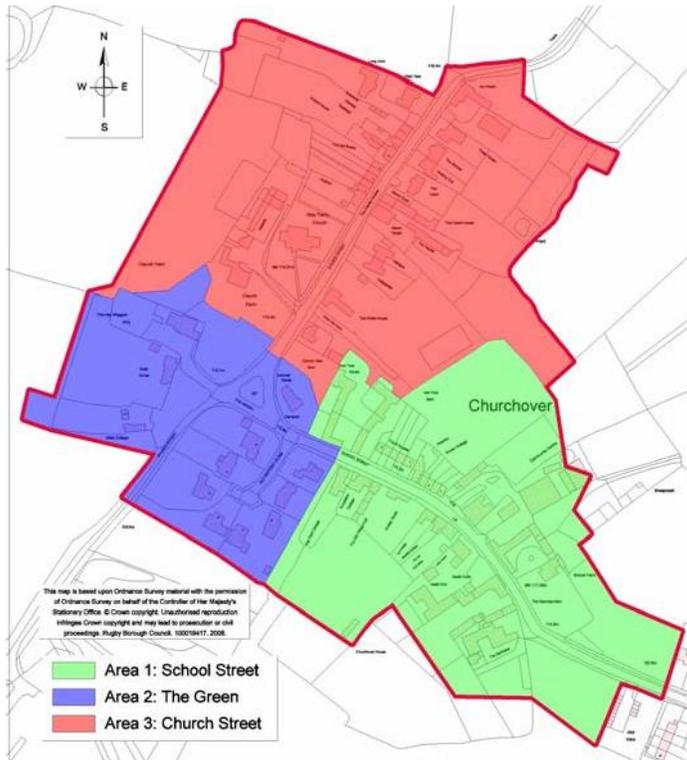
DETAILED ARCHITECTURAL ASSESSMENT

In order to make the appraisal more legible and informative the detailed assessment of the architectural and historic character has been divided into three smaller areas (see map 3 below). These sub areas have been chosen to incorporate buildings and spaces which relate to each other both geographically and characteristically and comprise:

- Area 1: School Street
- Area 2: The Green
- Area 3: Church Street.

It must be noted that sub areas can overlap and transition can take place. The zones are therefore used as a tool to analyse and understand the area rather than to define whole areas as separate entities.

MAP 3 CHARACTER AREAS



AREA 1: SCHOOL STREET

This area is characterised by a continuous built form. Red brick farm houses, with a range of farm buildings attached or adjacent, together with terraces and groups of buildings provide a relatively high density of development and a strong sense of enclosure. Views beyond the buildings and into the surrounding countryside are limited and landscaping plays a small role in the area.

The approach into the Conservation Area from the east is along School Street with dominant hedges and verges providing a soft landscaped entrance. As the road turns north-west the farmsteads form a gateway and give evidence of the village's agricultural origins. To the south is Heath Farm. Set abutting the road, it is a two storey red brick farmhouse with plain tiled roof and prominent parapet walls. The farmstead's built form continues to the rear and buildings diminish in height further into the site. Outbuildings abut the road with a single storey brick gable and a robust appearance. The outbuildings create two courtyards which provide the setting to the farmhouse. The buildings are no longer in agricultural use but retain the historic character and appearance.

Photo 5 Barns and farmhouse abutting School Street



Opposite are The Spinneys Barn and School Farm. The one and two storey range of farm buildings run adjacent to the road and are a dominating form providing a robust boundary with limited openings and a strong sense of enclosure. The access opens up the site to reveal a whitewashed two storey farmhouse with attic accommodation and a range of outbuildings framing a large and uncluttered courtyard. The buildings are built of red brick with plain tile roofs.

The farmstead theme continues beyond the terracing on the northern side of School Street with Ash Tree Farm. Of red brick and tile the two linear form buildings frame the access with gables abutting the road. The buildings, now in residential use, retain the robust agricultural appearance and add a sense of depth to the settlement's developed form. The number of openings is limited on the roadside elevations and the walls provide a strong sense of enclosure.

This sense of enclosure and simple functional design is continued in a series of groups of buildings. The terrace of three buildings including Stoneley Cottage and The Old Post Office are cream painted brick buildings which abut the road and form a cohesive group. Chimneys punctuate the roofscape and the general form is made up of simple architectural compositions with only The Old Post Office displaying more formality i.e. with pilasters and a projecting hood over the front door.

Photo 6 Groups of important buildings along School Street resulting in a strong sense of enclosure



The Old Village Hall, Aveley House and Woodbine Cottage form a further group of buildings abutting the road. Woodbine Cottage is a two storey cream painted brick and tile building with a central chimney stack and a rear projection. The Village Hall, of 1899, is a two storey building with a gable to the front abutting the road. It has prominent stone quoins, a stone string course and decorative bargeboards. Although of different styles the group provides a strong sense of enclosure abutting the highway and creates a distinctive street scene.

This character is strengthened by the two terraces of 1840 along the northern side of School Street. The terrace including Rowan Cottage comprise a mix of red brick and rendered buildings with a stone string course, voussoirs and prominent chimneys set on roofs. Some have original roof tiles although many have modern concrete types. Alterations have affected the cohesion of the terrace, however, the buildings continue the general pattern where development is close to the highway. Unusually this terrace has a narrow strip of landscaping adjacent to the pavement.

The terrace known as The 5 Houses are Victorian Gothic and have the characteristics of an estate terrace with rhythm provided by the gables, dominant chimneys and the regular door and window openings. The buildings are unusual in being set back from the road behind a brick boundary wall with some railings remaining. No.4 is the closest in appearance to the original and is the only reference to the terrace's original historic. Viewed from a distance the chimneys dominate the roofscape.

Photo 7 Gothic terrace



All the historic buildings in this part of the Conservation Area contribute to the dominating pattern of enclosure and a relatively high density of development.

The buildings in this sub area are linked together both visually and physically by red brick boundary walls. They abut the highway and are a dominant element in the street scene. Commencing at the entrance to the village by School Farm they continue throughout, enclosing gardens on side boundaries and, together with larger buildings, prevent clear views out into the wider countryside.

This sub area can therefore be characterised by historic farmsteads abutting the road around uncluttered courtyards and a series of buildings and terracing that reinforce the sense of enclosure. Red brick and slate or plain tile dominate with the steeply pitched roofs punctuated by chimneys and gables. The architecture style is mostly late Georgian or Victorian and predominantly of two storeys. The architectural form is simple with traditional fenestration. The built form dominates with the sense of enclosure broken only by occasional landscaping, glimpses of the church spire and buildings in the adjacent sub areas. The street scene is dominated by buildings abutting the road, gables and development running back into sites.

AREA 2 THE GREEN

This sub area represents a significant change from the strong built form and sense of enclosure along School Street. With The Green as the focal point the dominance of the landscaped character emerges with gardens, grass verges, hedges and trees providing the spacious setting for the low density built development. The area covers the

landscape dominated cul de sac, the green undeveloped space to the south of Church Farm and the sporadic, low density, housing including Ashcroft House, Gillan Cottage and Swift House.

The approach from the south along Church Street has tall hedging on both sides of a narrow road creating a strong sense of enclosure. There are no clear views of buildings on approach as the land levels rise towards The Green.

Photo 8 Approach into the village



Branching off School Street is Old Rectory Close, the site of the old Rectory, the site now contains a bungalow development from the second half of the twentieth century set in a landscape dominated environment. The mature trees prevent the buildings from dominating and together with the grass verges and gardens present a spacious and green setting. Although the buildings are not in keeping with the established traditional village architecture the impact is unobtrusive as a result of the landscaping and the siting of the buildings well into the site. The site reflects the sense of openness and landscape dominance found in the sub area as a whole.

To the west of Church Street Gillan Cottage and Swift House are individual buildings set within a landscape dominated environment. Gillan Cottage is at the south west extremity of the Green and is a two storey cream rendered building with slate roof set well back from the highway. The grass verge to the foreground runs into Swift House, an architectural distinctive two storey red brick and stripped tile roof building with prominent chimneys. The facade has an ornate cottage appearance and acts as a backdrop to The Green terminating views looking west. The building steps down with

the topography of the land. Both buildings are set behind a series of green spaces that provide a landscape dominated setting.

Ashcroft House is a new building set fronting onto The Green. It follows the principles of Victorian Gothic with gable, bargeboards and small paned windows. The building responds to the prevailing character with the use of red brick and tile and acts as a backdrop to the green spaces to the foreground.

Photo 9 Ashcroft House



The prevailing character of green spaces, verges and hedges continues with the land surrounding Church Farm which is bordered by park style railings.

This sub area can be characterised by a more open, landscape dominated environment with a series of green spaces, village green, grass verges, hedges and trees contributing to the overall sense of place. Front gardens play a greater role and the overall character is defined by landscape dominated environment with low density development. Soft landscaping defines the character of this sub area whilst views northwards along Church Street are drawn towards a more dense cluster of development.

AREA 3: CHURCH STREET

This sub area conveys a further change in character with the southern part of Church Street gradually moving away from the landscape dominated appearance into a more developed character. Landmark buildings and other architectural compositions share few characteristics but contribute positively to the Conservation Area. The siting of buildings is less uniform; there are pockets of gardens which separate buildings and a

wide highway. Buildings dominate with a higher density of development and a stronger presence in the street scene. The Conservation Area terminates with a backdrop of trees at the northern point of Church Street.

The southern and central part of Church Street contains a number of different forms of architecture and siting of buildings. Church Farm and Holy Trinity Church on the western side are set well back into the sites with open space to the foreground. To the eastern side The White House is set adjacent to the pavement with later infill development to the north being set further into the site. The style of buildings varies and includes a Victorian farmhouse, development from the latter part of the twentieth century and the church.

Holy Trinity Church dominates the streetscene with an imposing form and style, its siting at an angle on the site provides clear views of the side and end elevations. The church comprises a red tiled roof, stone tower, porch and buttressed gable all set behind a crenellated stone boundary wall. There is a mass of trees to the rear of the site directly behind the church preventing views to the countryside beyond. To the north of the building the boundary is not landscaped and clear views into the countryside are provided. Such views of the countryside from the highway are rare in Churchover. The church is the most dominant building in the village, its spire visible from a number of locations.

To the eastern side of Church Street is the imposing White House, a two storey timber framed building with red brick infill and an extension to the side. The gables to the side and front have decorative bargeboards, the gable on the facade having a central section of brick laid in a 'V' shape. The building is set close to the road with some landscaping to the front.

Photo 10 The White House



The third main focal feature is the visual gateway formed by The Manor House and terracing opposite. Together these form a greater sense of enclosure. Buildings are sited adjacent to the road mirroring the development characteristics of School Street.

Manor House abuts the road and faces south with the classical facade dominating views. Of buff brick the front elevation comprises 8/8 pane sash timber windows on both floors with a prominent central door hood on projecting brackets and pilasters with spider web tracery fanlight above the part glazed door. The facade is imposing and the symmetry results in a more formal appearance. To the side of the Manor House the fenestration has more of a cottage style with two blank recessed windows.

Photo 11 Manor House



The building is attached to a range of barns converted into residential accommodation. Manor Court is a two storey red brick and slate building, part single and part two storey. At the end of the building is a single storey barn with thatched roof running parallel with the road. This element has less of a robust appearance compared to the main barns and provides an interesting and unusual feature which is just visible from the road.

Manor Court is part of a larger building which has a central coach way through the centre leading to a further series of brick buildings. The structures have a robust appearance utilising the original openings and reducing in scale further into the site. The view of the inner courtyard is framed by the coach way and the cohesion of the group of buildings is pulled together by the surface treatment which comprises blue engineering bricks with flat laid cobbles. The courtyard further into the site becomes linear and views are terminated by landscaping at the end of the drive. The buildings and courtyard have retained their character with full height glazing in many openings and simple plain brick

dentilation. Collectively the complex provides an interesting and imposing industrial type feature which contributes to the village's distinctiveness.

The siting of The Manor House corresponds with The Charity Houses abutting the highway, a red brick and slate Victorian terrace of five dwellings. There is a simple single course of dentilation under the eaves and the roof is dominated by three broad chimneys straddling the ridge. The building has a stone plaque on the facade stating "These five cottages were built for the poor of Churchover out of funds provided by the Poor's Charity". The building has more of an urban character and has added cohesion through the blue lozenge tiles to the foreground of this and the adjacent buildings.

A further terrace to the north is of a different character but continues the greater sense of enclosure to the western side of the street scene. The facade comprises a projecting central gable with a dormer to each side, vertical tile hanging, and part red brick part render walls. The roof is punctuated by prominent chimneys and finials and the eclectic style creates an interesting composition. The side gable is prominent looking back into the village and the series of buildings provides a strong sense of enclosure with few breaks in the linear developed form.

Photo 12 Terracing in Church Street



Ivy House on the eastern side of Church Street terminates the built development. A grass verge, hedge and trees complete the view and prevent clear views beyond into the countryside on the northern end of Church Street; views are open to the west. Ivy House has an extensive range of outbuildings to the rear echoing the farmstead character of School Street.

In summary this sub area is characterised by a mix of buildings dominated by landscaping on the southern part of Church Street, buildings become the dominant feature, with The Manor House and terracing opposite framing the views, further north. The Manor House, range of outbuildings, church, The White House and the terracing are the key buildings in this area. They are given additional prominence by the natural rise in the land levels. Landscaping then dominates terminating the vista. The remaining element is made up of the development dating from the latter part of the twentieth century which is of mixed character and is generally unobtrusive.

CONTRIBUTION OF UNLISTED BUILDINGS

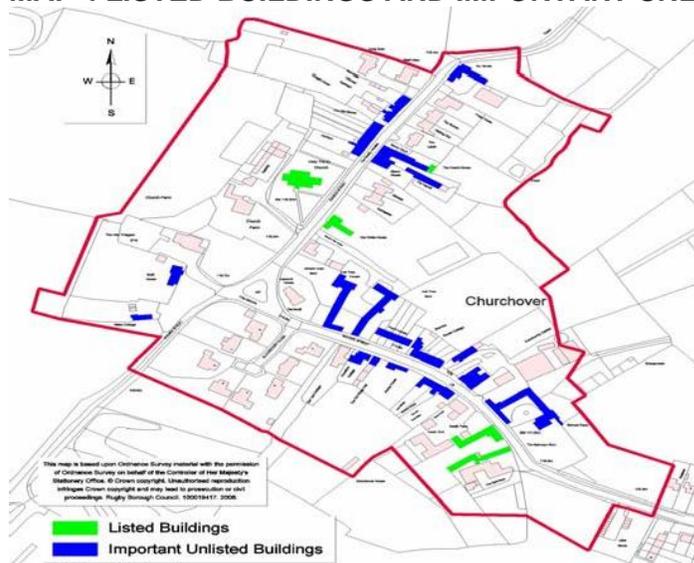
Such is the collective quality of buildings along School Street all the historic unlisted buildings make a positive contribution to the character and appearance of the Conservation Area. Individual buildings, groups of buildings and terraces reinforce the character of the area and provide the strong sense of enclosure. The close knit massing of buildings provides a focal point in the landscape.

Gillans Cottage and Swift House are important unlisted buildings. Sited in a landscaped setting the buildings typify the character of that part of the Conservation Area and provide good examples of local traditional architecture.

The Charity Houses on Church Street mirror the development that is characteristic of buildings on School Street. Their robust and simple terrace form is a dominant feature in the streetscene. The terrace to the north is another important group. It contains a mix of styles and includes elements of Victorian Gothic. The terrace follows a typical pattern in the Conservation Area where development abuts the road.

A number of red brick boundary walls are not listed but make a valuable contribution to the character and appearance of the Conservation Area. These walls link buildings and provide a strong sense of enclosure. Important walls include those adjacent to School Farm, adjacent to the community centre, to the front of The 5 Houses and Church Farm.

MAP 4 LISTED BUILDINGS AND IMPORTANT UNLISTED BUILDINGS



STREET FURNITURE

Street furniture is an important element in the Conservation Area reinforcing local identity. Churchover Conservation Area contains a number of important elements such as the traditional red telephone box on School Street. Simple street scene name plates on timber posts, such as on The Green, are unobtrusive. The village notice board also occupies an unobtrusive location to the front of the community centre behind railings.

There are a number of telegraph poles which add clutter to the village, it is preferable to bury cables underground. Street lighting could also be enhanced. The Victorian style of the lamps on Church Street are not of the correct proportions being too elongated whilst on School Street the concrete street light columns are an incongruous feature in the rural street scene.

The Haywaggon pub has two hanging signs at the entrance, the siting and style of these result in a relatively unobtrusive impact.

Along the southern part of School Street the pavements are wide and bordered by concrete kerbs. The use of granite kerbs would enhance the appearance and the planting of a grass verge would soften the appearance whilst maintaining sufficient pavement width.

GREEN AND OPEN SPACES

Open and green space is a crucial element within the character and appearance of the Conservation Area. The approach into the village from the east is through countryside and the setting is dominated by grass verges, hedges and trees. These elements create a green entrance to the village and a gradual transition from countryside to village.

Although the eastern part of the village is building dominated the occasional pockets of landscaping or garden acts as an important contrast or relief in the streetscene. Furthermore, the view looking east out of the village is dominated by the backdrop of mature trees.

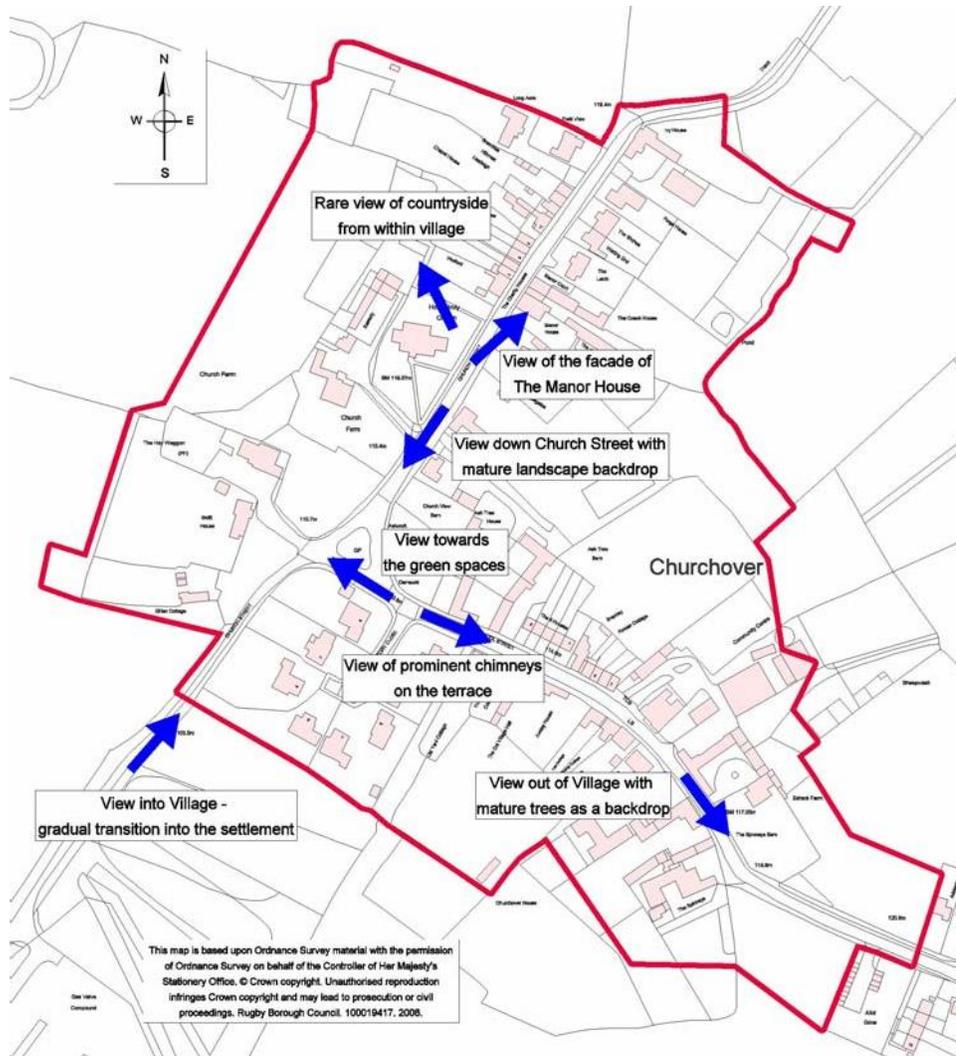
The second sub area is dominated by landscaping and green spaces. As the village opens up front gardens, trees, hedges and grass verges form a series of green and open spaces which provide a landscape dominated setting for the buildings. This area also includes the view out of the village to the south which comprises hedges bordering a narrow highway.

The northern part of the village contains front gardens which soften the overall environment and provide spaces between buildings to achieve a lower density of development. The most significant green open space is the churchyard.

Trees play an important role in the Conservation Area within the green and open spaces. Views out of the village looking north along Church Street are terminated by a group of trees including Ash, Oak and Scots Pine. Looking south the trees around the cul de sac, including Sycamore and Scots Pine, act as a backdrop and provide a landscape dominated termination of the view. Trees provide a similar impact looking east along School Street dominating the vista on leaving the village.

The open space around the church contains a number of important trees including Copper Beech and Lime. Other key trees include the Willow to the front of Swift House and the Hornbeam at the entrance to the cul de sac.

MAP 5 KEY VIEWS AND VISTAS



EXISTENCE OF ANY NEUTRAL AREAS

The environmental quality of the Conservation Area is generally good but there are a number of neutral elements. The bungalows on the cul de sac do not follow the historic theme of buildings that characterise the village's distinctiveness. However, the high level of landscaping results in an unobtrusive form of development that responds to the immediate green or the dominated environs. The infill development on the northern part of Church Street does not reflect the traditional development in terms of design and siting and has a neutral impact on the Conservation Area.

One of the defining elements of the Conservation Area is that of the native hedges on the approaches into the village and the gradual transition from countryside to settlement. The close boarded fence bordering the western boundaries of the cul sac and adjacent to the road provides a more incongruous form of boundary treatment, hedging would be a more sensitive treatment..

CONCLUSIONS

The overall historic character of Churchover Conservation Area has been well maintained and most architectural details in the older buildings have been preserved. The settlement character can be divided into three sections, School Street, The Green and Church Street. School Street is dominated by farmsteads, red brick buildings linked by a series of brick walls providing a strong sense of enclosure. The Green opens up the village with a combination of green spaces, trees, hedges and grass verges which dominate the spaciouly sited buildings. Church Street gradually changes from this more open and green character into a more densely developed road towards the north with a series of buildings abutting the highway and a stronger sense of enclosure.

The overall quality of the Conservation Area remains high with the later infill development generally having an unobtrusive impact with some responding to key characteristic elements within the designation. Enhancements could be achieved however restoring much of the original timber fenestration and plain tiles or slate roofs.

PRESERVATION AND ENHANCEMENT

General Condition

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

Problems, pressure and capacity to change

Incremental changes to buildings can erode the character and appearance of the conservation area. Alterations to roof materials, fenestration and architectural detailing such as chimneys, string courses and keystones, would affect the individual building and have an accumulative negative impact on the group of buildings and on the Conservation Area.

Boundary treatment is a further important element to the Conservation Area. Removal of brick walls along School Street or hedges on the approaches into the village would significantly harm local character.

The loss of the boundary wall fronting The 5 Houses would affect the setting of the building as would the conversion of the front gardens into parking spaces.

Removal of key trees, such as the Hornbeam adjacent to the cul de sac, would affect the landscape dominated character in that section of the Conservation Area.

Additional houses around The Green, for example, on land at Church Farm, would also erode the landscaped character, increase the density and adversely affect the character and appearance of the Conservation Area.

Future management proposals

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

In order to ensure that proposals for development can be adequately addressed the submission of detailed plans and elevation will be required with the submission of any planning application within the Conservation Area. This is likely to require the submission of drawings relating to new building, illustrating its relationship with neighbouring buildings. 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:

- Part of the church yard to the rear is overgrown and this prevents access, this could be cleared and maintained;
- Many original timber doors and windows have been lost and replaced with upvc, these could be replaced with timber which make reference to the originals;
- Much original slate or plain tile roofing material has been replaced with concrete tiled roofs, these could be restored with slate or plain tile to match the original;
- Close boarded fencing appears harsh on the street scene, this could be replaced with a mixed native hedge;
- Lay telegraph wires underground;
- Chain link fences on verges do not enhance the series of green spaces and could be removed;
- Brick walls along front boundaries should follow the contours of the land and not be stepped;
- The 5 Houses terrace has lost most of the railings and one section of wall has been removed, the wall could be reinstated along with the railings to provide rhythm to the boundary treatment;
- The brick outbuilding to the side of the community centre is an attractive structure that contributes to the Conservation Area, a suitable re-use and sympathetic conversion scheme could be considered;
- Concrete kerbs could be replaced by granite kerbs;
- A grass verge could be planted on the pavement on Church Street in order to 'green' the space;
- Discrete lighting or floodlighting could be considered.

APPENDIX 1

Summary of listed buildings in Churchover Conservation Area

The White House, Grade II. Late 17C. Timber framed, with later brick infill and cladding. Slate roof with brick stacks to ridge, 2 storeys, 3 window range, L shaped plan. C20 glazed door within C19 brick lean to to right. C19 six pane window and 3 light casement to first floor. C20 casement to right on ground floor, with C20 bay to left. Timber framing exposed on front wall on gable.

Church of Holy Trinity, Grade II*. C15 century with C12 origins, but mostly rebuilt by Basset Smith. C15 tower, spire rebuilt C19. Coursed sandstone rubble with ashlar dressings and C20 tiled roof. Chancel and aisled nave with west tower and south porch and vestry. Apsidal chancel demolished, chancel (without apse) rebuilt C19. Early English style door to south. 3 light window to east. Decorated style windows to north and south. Vestry attached to south aisle. Nave of 3 bays with C19 two light windows to north and south aisles. C14 two light window to east of north aisle. C19 plank door within C13 pointed doorway of 2 order of shafts with chamfered surrounds and head mould with label stops. C19 porch with Early English style doorway. Buttresses to walls and angles of nave and chancel. Gables are coped. C15 west tower of 3 stages. Plinth and angle buttresses up to third stage. 3 light cusped window to west of first stage with chamfered surround. One square headed light to west, north and east of second stage. C15 two light cusped square headed windows to 4 sides of third stage. C16 parapet to third stage. C15 hexagonal spire, the top rebuilt C19. Original C15 south arcade remains. 3 bays of polygonal piers with responds to east and west. Hood mould has C15 label stops of carved heads. Triple chamfered tower arch.

Heath Farmhouse (Grade II). Late C18. Brick dated 1787. Brick, in Flemish bond with old tile roof with brick stacks to ends. 2 storeys, 3 window range. Central C20 door with overlight beneath C19 gabled hood. C19 three light casement with segmental brick arches. Plinth and storey band, dentilled brick eaves cornice and gable parapet. Bricks to left of door read "An Barnet 1787", also 3 others dated 1787. Late C18 one storey range to left with sashes and C19 wing to rear. Attached to right and extending 14m a cob wall, C19 cob with top course of brick and black tile coping.

Barn at Manor House (Grade II). Cattle shelter, circa C18. Timber framed with red brick rear wall in garden wall bond. Corrugated iron roof with gable ends, some thatch remains underneath. L shaped on plan, 5 bays with 1 bay wing. Open fronted with timber posts supporting arcade plate.

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.

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 533 533

Email: 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 625 6888

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
A History of Warwickshire	
Planning for the Historic Environment (PPS5)	
Rugby Borough Local Plan 2006 Saved Policies	
Submission Core Strategy	

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: window hinged at the side.

Corbel: block of brick projecting from a wall.

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

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

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 traditional local construction style.