

RUGBY BOROUGH COUNCIL

**EASENHALL
CONSERVATION AREA APPRAISAL**





CONTENTS

		Page
1	Introduction	4
2	Location and context	6
3	General character and form	7
4	Landscape setting	7
5	Historic development	9
6	Archaeology and Scheduled Ancient Monuments (Map 3)	10
7	Architecture and Building Materials	12
8	Detailed Architectural Assessment	14
	Area 1: Farm Lane	15
	Area 2: Main Street, Brinklow Road, Rugby Road, The Rickyard	17
	Area 3: Cord Lane	22
9	Local details and features	23
10	Contribution of unlisted buildings	24
11	Prevalent and traditional building materials and the public realm	26
12	Green and Open spaces	26
13	Existence of any neutral areas	28
14	Conclusions	28
15	Preservation and enhancement	29
16	Appendices	32

INTRODUCTION

Easehall is a small estate village to the north west of Rugby which is likely to have taken its name from its position to the east of Newbold Revel. It has a broadly linear form in an agricultural setting and comprises three character areas, an area of farmhouses and agricultural character to the west, the main body of the village comprising estate cottages, the pub and the larger village green with the more modern area to the east of the village.

The area was designated a Conservation Area in 1991 and the designation covers the whole built area of the village together with open countryside to the north, north west and south and south west which reflects its agricultural setting.

Conservation Areas were introduced by the Civic Amenities Act in 1967 and 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 Planning Authority to review its Conservation Areas from time to time and Section 71 to formulate and publish proposals for their preservation and enhancement. Easehall is one of 19 conservation areas in the Borough.

Local authorities have a duty to identify, designate, preserve and enhance Conservation Areas within their administrative areas. The aim in a Conservation Area is to preserve or enhance not merely individual buildings but all those elements, which may include minor buildings, trees, open spaces, walls, paving, and materials, 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 under the designation of a Conservation Area helps focus attention on its qualities and encourages a sensitive approach to any proposed development. The Local Planning Authority will exercise particular care to ensure that change, where it occurs, will preserve or enhance the character of an area. The designation of a Conservation Area ensures that consideration is given to design quality and context so quality to ensure that new development respects its surroundings.

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

- all planning applications for development which would affect the character of a Conservation Area must be advertised in the local press and site notices posted;
- the construction of an extension over 50 cubic metres or 10% the volume of the original house, whichever is the greater, or in any case by more than 115 cubic metres, will require Planning Permission;
- Conservation Area Consent is often required for the demolition of buildings, or part of buildings;
- Planning Permission is required for some alterations to dwellings including the installation of dormer windows and cladding;

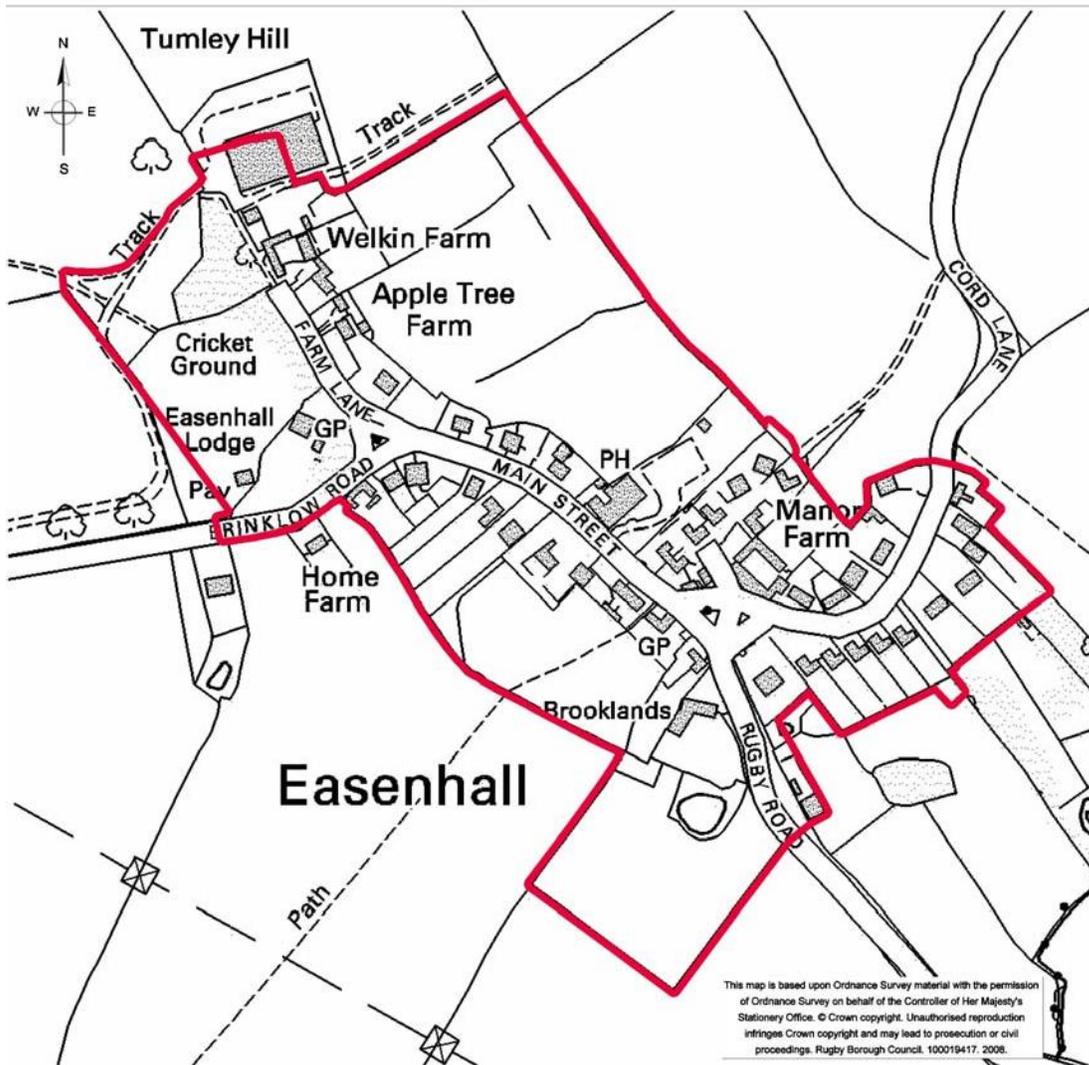
- Conservation Area designation protects trees within the boundary by requiring owners to give the Local Planning Authority six weeks notice of their intention to carry out any tree work on trees where the trunk is 75mm or over in diameter measured 1.5 metres from the ground.

This document is an appraisal of Easenhall 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 Easenhall 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, Easenhall Parish Council and local residents;
- reassess current boundaries to make certain that they accurately reflect what is now perceived to be of special interest and that they are readable on the ground;
- assess the action that may be necessary to safeguard this special interest and put forward proposals for their enhancement.

It is however not intended to be wholly comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest. This assessment should be read in conjunction with the Rugby Borough Local Plan 2006 and national policy guidance, particularly Planning Policy Guidance Note 15: Planning and the Historic Environment. These documents provide more detailed information on local and national policy relating to conservation areas.

MAP OF CONSERVATION AREA DESIGNATION FROM LOCAL PLAN – MAP 1



LOCATION AND CONTEXT

Easenhall is situated in the north east corner of Warwickshire, some four miles north-west of Rugby. It is set in a gently undulating agricultural landscape which is characterised by mature trees and landscaping which affords only glimpses of the village on approach from the surrounding areas.

The village has medieval origins and was an estate village and some of the cottages and semi-detached dwellings were originally occupied by families working in the great house at Newbold Revel, which is now a training college.

The land and buildings within the conservation area are generally of good quality and well maintained. There is however potential for development pressure including infilling

open spaces with new dwellings, the provision of outbuildings including garages, as well as alterations to fenestration, landscaping, boundary treatment and chimneys.

GENERAL CHARACTER AND FORM

Easenhall is of a generally linear form comprising a rural appearance with relatively low density development. The village is set in an agricultural landscape and this is again reflected in the appearance and character of the Conservation Area. The built development includes farmhouses and barns set in a well landscaped environment. The built development is within a relatively compact area with large areas of undeveloped open countryside within the conservation area.

In addition to the countryside character landscaping is a key characteristic of the Conservation Area. The village is set in well landscaped countryside and this is reflected in the Conservation Area with mature trees, landscaping, hedges and green spaces. The result is a dominant green character with many buildings being partially hidden from view by landscaping. The landscaping provides the setting of the village and frames its character and appearance which is enhanced by the significant spaces which exist between buildings.

The principal road in the village is Main Street off which The Rickyard and Farm Lane run. The village has three approaches, from the west (Brinklow Road), to the east (Cord Lane) and from the south (Rugby Road).

The Conservation Area is also characterised by its history as an estate village. Purpose built dwellings to accommodate estate workers take the form of Victorian High Gothic semi-detached dwellings together with a gate house which formerly served Newbold Revel, a focal point at the western edge of the village. Other cottages were remodelled by the estate at a similar time to the construction of the semi-detached dwellings and reflect elements from these buildings.

The Conservation Area accommodates limited infilling between the older buildings and a 1960's low density single storey development with open fronts on the southern side of Cord Lane. To the north side of Cord Lane is a mixture of development types. The most recent development in the village, The Rickyard, has been designed to reflect the historic elements of the estate village.

LANDSCAPE SETTING

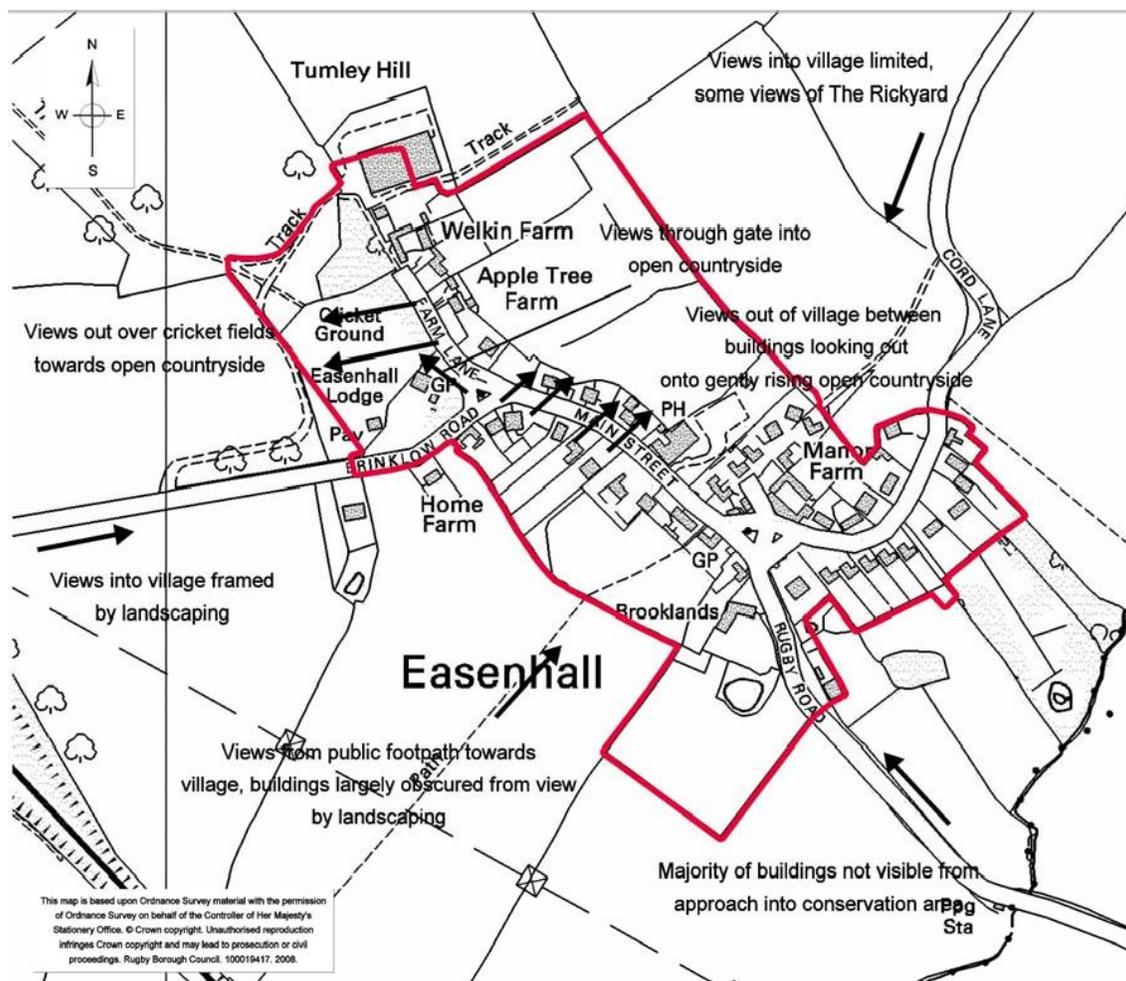
The village remains strongly linked to the countryside setting which comprises undeveloped agricultural land with few buildings. From outside the village the existing relatively substantial landscaping prevents views of the majority of the buildings. When the buildings are visible, such as the relatively new development at The Rickyard, the view is of the buildings set with open countryside to the foreground with partial screening by landscaping. This provides a gentle transition from countryside to village. Within the linear form of the village the majority of buildings back onto the countryside. The dwellings on the northern side of Main Street have large undeveloped spaces between with shallow rear gardens which allow clear views from the village out onto the rising countryside beyond. To the west open views from the village onto the cricket ground and surrounding countryside are unhindered by buildings.

However, this contrasts with the development along the southern part of Main Street which, due to dwellings being set back from the highway, significant landscaping along the highway boundary and long rear gardens, little view of the countryside beyond is possible. Therefore a contrasting sense of enclosure exists. Other than occasional glimpses the only view out into the wider landscape setting is via the public footpath adjacent to The Chapel House. This pattern is followed looking south along the built up part of Cord Lane where views out into the landscape setting are again limited.

The open space to the south and west of the settlement, which also forms part of the Conservation Area, is dominated by mature landscaping and provides few glimpses of the built up part of the village. Therefore looking to the south from the village along Main Street there is little sense of the wider landscape. This strongly contrasts with the relationship between the village and the wider landscape to the north of Main Street and north and west from Farm Lane.

MAP 2

Map to illustrate key views into the village from the surrounding landscape and important views out of the village.



HISTORIC DEVELOPMENT

One of the oldest buildings in the village is the Golden Lion public house which has its origins in the 17th century. The building has been much altered and extended and has a more Victorian facade. Other early buildings are sited around the village. There are two thatched cottages on the outer edges of the village on Brinklow Road and Cord Lane which date from the 17th and early 18th century and farmhouses on Farm Lane and Cord Lane which date from the 18th century. These dwellings would have been built to accommodate local people likely to have worked farms in the locality.

PHOTO 2 – STREET SCENE INCORPORATING ESTATE DEVELOPMENT

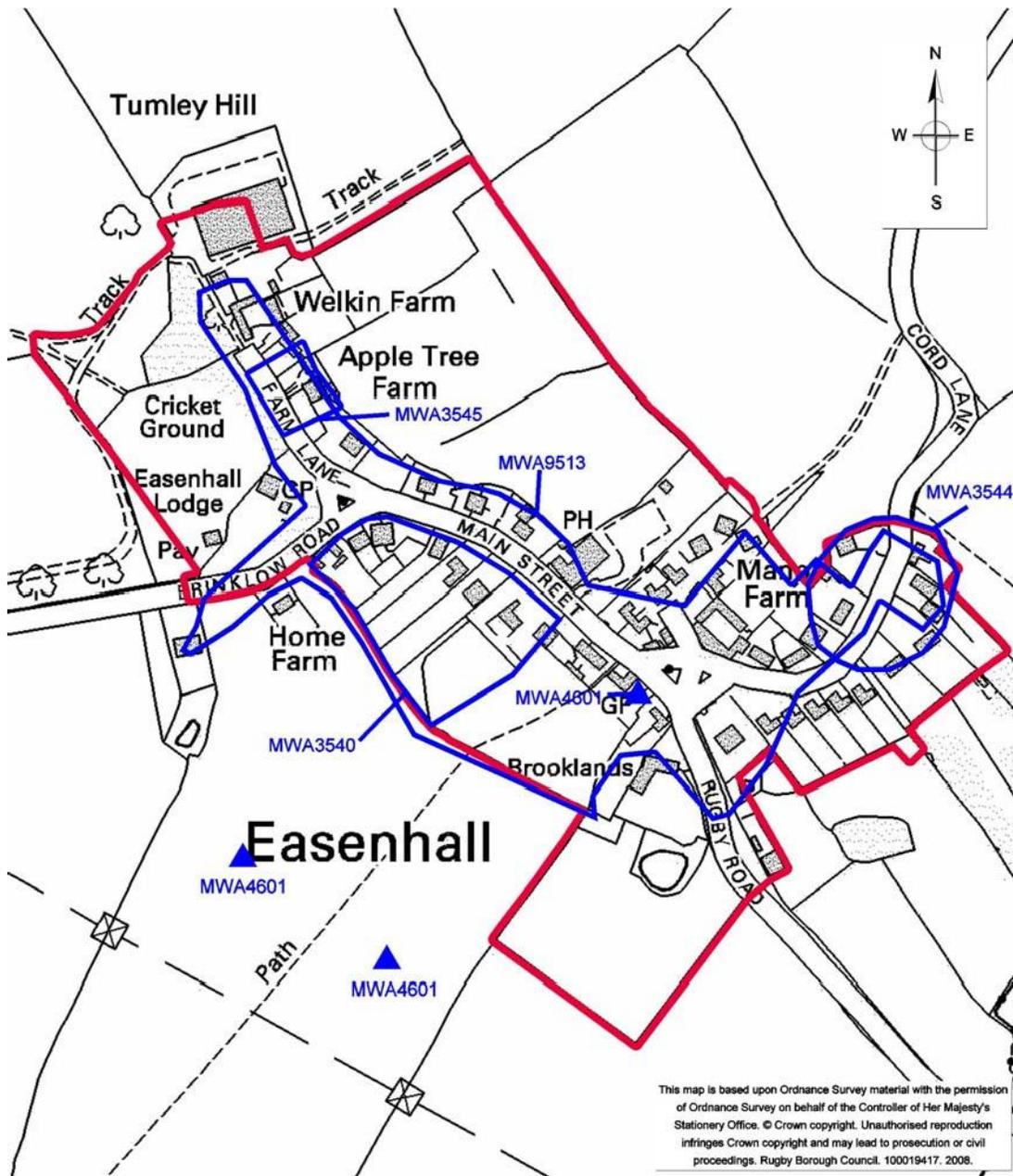


The strongest historic character of the Conservation Area is the development resulting from the Victorian estate village. The Gate House and High Victorian Gothic semi-detached dwellings are all linked to the role the village played in supporting Newbold Revel, a former country house. The historic estate ownership of buildings can also be traced through the alterations carried out to buildings which include the architectural expressions of Joseph Goddard, who designed the Gothic developments, and worked on a number of existing buildings in introducing elements such as chimneys, distinctive gate piers, bargeboard detailing and decorative porches. The estate ownership has contributed to the consistency in development and the appearance of buildings within the Conservation Area due to the level of control exercised and the extent of limited ownership.

The estate ownership would also have contributed to limiting the amount of new development that took place in the village. New building has taken place since the High Victorian development through the 1960's bungalow development along Cord Lane and other limited 20th century development.

MAP 3 - ARCHAEOLOGY AND SCHEDULED ANCIENT MONUMENTS

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



3540 – site of a wrought iron forge during the Imperial period, marked on a tithe map of 1839, forge was situated to the south of Main Street.

3541 – Congregational Chapel that was built during the Imperial period, now used as a village hall, Main Street.

3544 – site of a brewery where beer was brewed in the Imperial period, marked on OS map of 1886, Cord Lane.

3545 – possible site of a brewery where beer was brewed in the Imperial period, on tithe award map of 1839, north-west end of village. The map showed a house, malthouse, outbuilding, yard, garden and homestead.

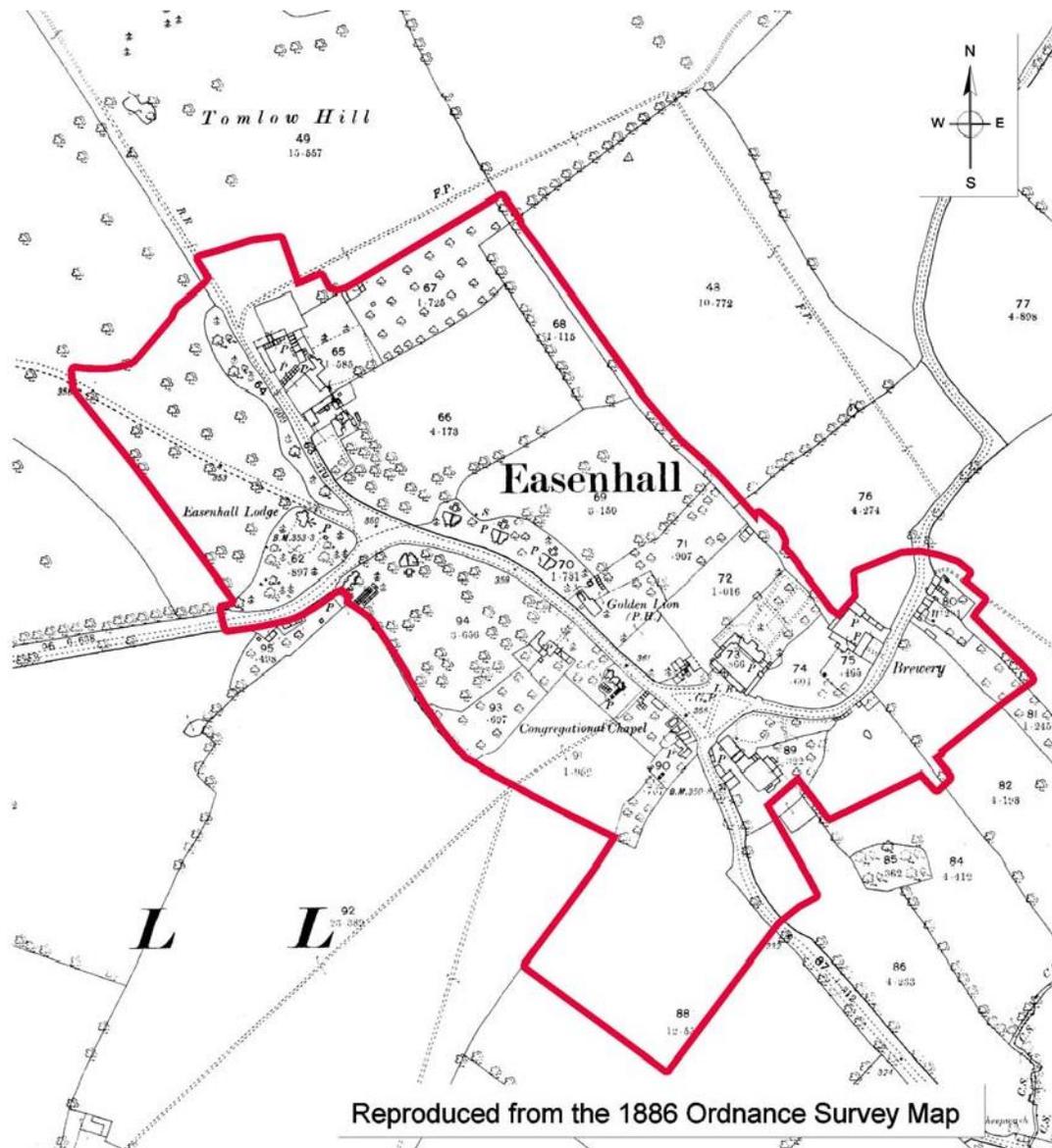
4601 – a Bronze Age leaf shaped spearhead found 400m west of village.

5029 – a single Roman coin found in area 200m south of village.

9513 – probable extent of medieval settlement at E based on OS map of 1887.

This 1886 map shows a small settlement without clearly defined plots which may be post medieval, there is no ridge and furrow plotting for the Parish but the fields to the south east suggest strip fields.

MAP 4 – 1886 ORDNANCE SURVEY MAP



ARCHITECTURE AND BUILDING MATERIALS

Easenhall has buildings dating from the 17th century to the present day. A relatively large number of the buildings were built in the latter part of the 20th century but the prevailing character remains that of an estate village set in well established countryside. A number of the pre 1900 buildings are listed, with the exception of the Golden Lion public house and a pair of the High Victorian Gothic semi-detached dwellings.

The relative affluence of Easenhall 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.

The dominant architectural form of the estate buildings is attributed to the designs of Joseph Goddard, a Leicestershire based architect. The Gate House, with turret on the rear elevation, and the High Victorian Gothic semi-detached dwellings repeat earlier detailing and form the defining group of buildings in the village. These are of red and blue brick and stone dressings and incorporate steep pitched roofs covered by patent tiles.

PHOTO 3 GATE DESIGN BY JOSEPH GODDARD



Of a more vernacular appearance are the farmhouses which are located on Farm Lane and Cord Lane. These are older buildings, dating from the 18th century, and are of brick and slate construction. These buildings are attractive but relatively simple buildings in terms of design.

A number of houses in the village have either been worked on by Goddard or are of more modern design with a modern interpretation of the prevailing character of the traditional estate village architecture. Some properties display distinctive chimneys, porches and bargeboards which are related to the Gothic detailing. More recent developments, including The Rickyard, draw influence from the Gothic character and other Goddard work in the village through the incorporation of render, the traditional gate piers, chimney work and fenestration.

Two buildings in the village have timber frame origins with brick infill and thatched roofs.

The remaining element of architectural character in Easenhall is the bungalow development along Cord Lane. These 1960's buildings comprise brick and tile and are relatively unobtrusive single storey structures with limited first floor accommodation served by generally small dormer windows.

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

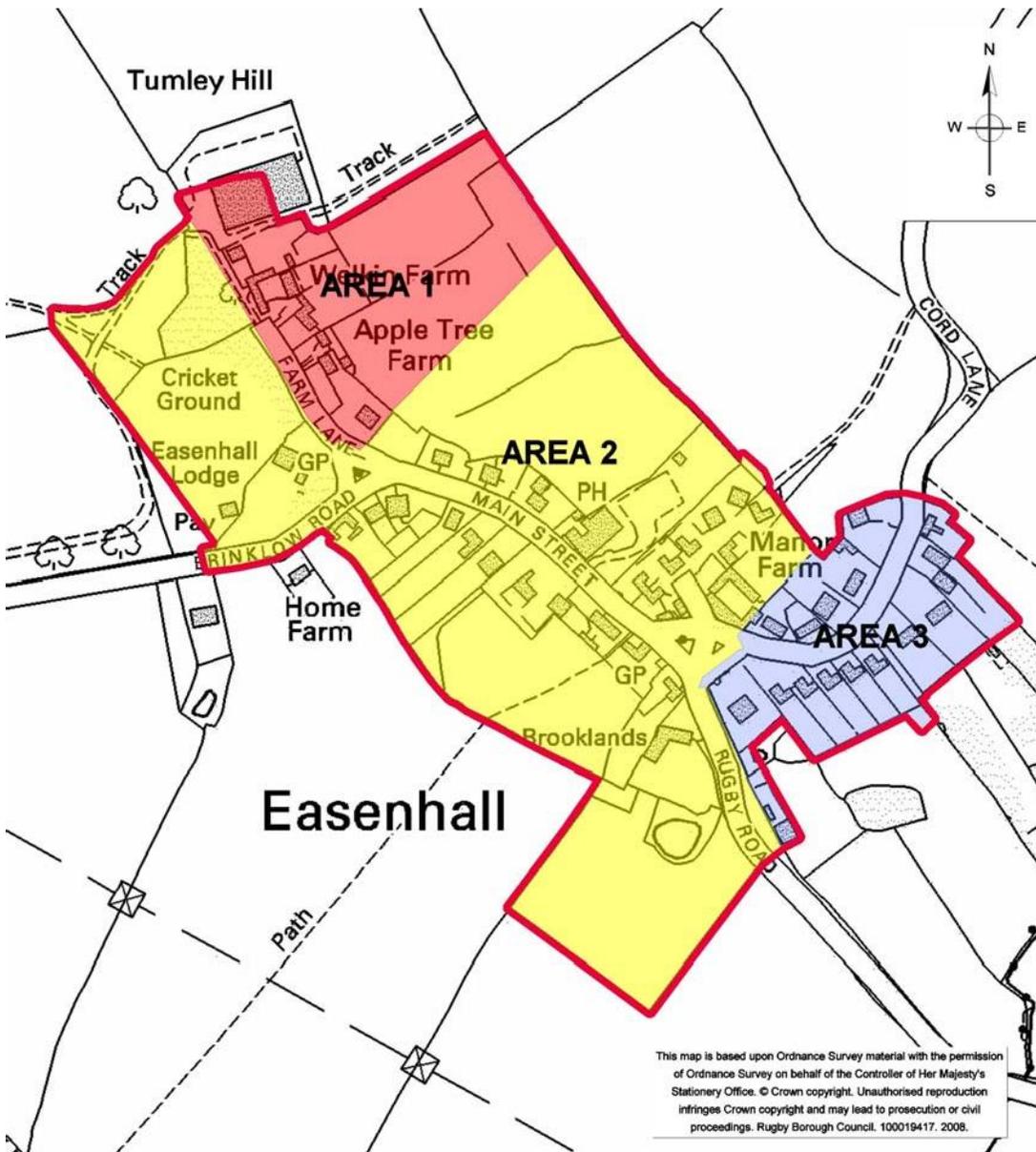
DETAILED ARCHITECTURAL ASSESSMENT

In order to make the appraisal more informative the detailed assessment of the architectural and historic character has been divided into three smaller areas (see map 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: Farm Lane;
Area 2: Main Street, Brinklow Road, Rugby Road;
Area 3: Cord Lane, The Rickyard.

It must be noted that the 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 5 ILLUSTRATING SUB AREAS IN THE CONSERVATION AREA



AREA 1: FARM LANE.

This area is characterised by traditional farm houses and robust buildings which define a strong agricultural character. On approaching the village from Brinklow Road only occasional glimpses of buildings in the village are possible. The road is relatively straight and together with the landscaping the village is largely masked from view. A modern farmhouse is visible as the village commences and though outside the conservation area this building affects the setting.

To the north only occasional glimpses of the red brick farmhouses are visible through the mass of landscaping. This reinforces the rural character of the area with views towards buildings dominated by fields and trees.

On the eastern side of Farm Lane are two brick built farmhouses. The buildings are robust in character and are framed by brick walls with blue copping. The buildings are of low density with large gardens and are set back from the road. The walls and landscaping contribute to the overall character of this relatively low key development. The farmhouses have different fenestration, one with dominant frames, one with traditional farmhouse style, both are rural in appearance. The buildings are set in open space with the garden/orchard areas open to view which are particularly important to the setting of the buildings. The plots have outbuildings which are in keeping with the agricultural character of this part of the village though some require restoration/maintenance work. The space between the buildings allows views through the gardens to the open countryside beyond which reinforces the relationship between the buildings and the agricultural use of the adjacent land.

PHOTO 4 ILLUSTRATING DEVELOPMENT ON FARM LANE



The barn conversions and newly erected dwellings adjacent to Welkin Farm are large buildings of robust appearance and reinforce the agricultural character of this area. Additional landscaping would however enhance their setting.

A modern dwelling, Orchard Cottage, continues the agricultural character with a simple façade incorporating traditional 6 pane windows to the ground floor. The building is again set back from the highway with a fairly unobtrusive attached garage which has the appearance of a simple outbuilding rather than a domestic garage with the single garage door to the side of the building rather than the front. The simple post and rail fence borders the site to the front and rear and the front garden is dominated by a mature tree. The open space around the building affords views out to the open countryside and links the buildings with the surrounding agricultural land.

AREA 2: MAIN STREET, BRINKLOW ROAD, RUGBY ROAD, THE RICKYARD

Main Street has the essential character of an estate village. The imposing gate house, the four sets of High Victorian Gothic semi-detached dwellings, the architectural detailing of the public house together with the alterations carried out by Joseph Goddard on some of the older properties, reflect a consistency in approach achieved through estate ownership and control.

The gate house is an estate house built around 1871 and is a red brick building with blue brick and stone dressings. The building has a steeply pitched roof with patent tiles with pierced bargeboards to the gable end. The style is High Victorian Gothic. The building has been extended sympathetically and the primacy of the building is clear from the turret and the expanse of open space to the front. The setting of the building is further strengthened by the group of Corsican pines which occupy the front garden.

There are four other High Victorian Gothic buildings in the vicinity. Three of these are to the north of Main Street, the other to the south. Each is a pair of semi-detached houses with consistent elements comprising porch or covered bay windows, twin gables to the front, decorative bargeboards, four light ground floor windows and prominent chimneys. However, in this consistency there are subtle variations on a theme with each property having slightly different bargeboard detailing, first floor fenestration and porches. This not only provides a cohesive appearance and character to this part of the conservation area but also adds to the interest through additional details based on a similar design. These buildings are also closely linked architecturally to the Gate House. Some extensions have been built on these properties but the depth of these additions has been limited and do not detract unduly from the original appearance.

PHOTO 5 ESTATE COTTAGES



These properties also have similar distinctive gate piers. These frame the pedestrian accesses and comprise blue and red brick with stone. These features are simple but attractive and are a strong defining element of the street scene. The properties are set back from the road with boundary treatment mainly of low hedging. The most successful boundary treatment includes agricultural style timber gates with parking for vehicles offset to the rear and side of the dwelling and surrounded by planting thereby reducing the visual impact of vehicles. This domestic landscaping softens the appearance of the buildings and adds to the rustic character.

The buildings to the north are sited with large spaces between heightening the impact of each dwelling. These give views to the slightly rising open countryside land to the rear and reinforce the relationship between the built settlement and the surrounding countryside. This character could be eroded by the erection of extensions, outbuildings and garaging in between the dwellings.

The semi detached properties are also important in the street scene. Viewing the buildings from the east the distinctive appearance of the buildings with the dominant roofs, gables and chimneys are interspersed by open space and mature landscaping. The gothic building on the southern side is also important with the side gable being glimpsed through the adjacent trees.

Adjacent to the single pair of Gothic semi-detached properties along the southern side of Main Street is a timber framed cottage with a thatched roof. The building is set close to the road and in terms of design is characteristic of a local rural cottage.

Further along Main Street is the dominant Golden Lion pub. This cream painted brick building with tile roof has origins in the 17th century but through alterations has the appearance of a Victorian building with gothic bargeboards, prominent chimneys and decorative porch. The building has a strong presence in the street scene and dominates views within this part of the conservation area. The size, imposing facade and slightly elevated position above the highway, requiring steps to the entrance of the building, reflects its importance to the village, not only as a historic community facility but its historical importance as possibly the building with the oldest origins in the Conservation Area.

The building has been extended substantially to the rear which unusually results in significant depth to a building along the northern part of Main Street and blocks views afforded into the open countryside which forms an important element at this location. The pub has a simple brick pier pedestrian entrance to the middle of the building with a small dwarf wall which is sympathetic to the character of the adjacent gothic semi-detached house. To the east of the pub is the wide vehicular access leading to parking towards the rear of the site, this appears as a rather harsh element being dominated by hardstanding.

Opposite the gothic semi-detached houses is a mix of more modern buildings. Collectively dominant they respond to the vernacular form and are set well back into the sites with significant landscaping to the front. Although possessing characteristics which do not reflect the older elements of the conservation area the general character does not detract from the character or appearance of the conservation area.

Approaching the village green on the southern side is Gable Cottage, an example of a rural dwelling altered by Joseph Goddard and displaying the characteristic chimneys, pedestrian entrance piers and porches found on buildings designed by Goddard within the village. The building is surrounded by a significant hedge along the highway boundary. Adjacent is The Gardens, a white painted and slate roof building set well into the landscaped site. The building is attractive and in keeping with the rural character of the conservation area in this section. Along the southern side of Main Street there is little countryside open to view and as a result there is a stronger sense of enclosure.

PHOTO 6 BUILDINGS AROUND THE MAIN VILLAGE GREEN



The majority of the area along Main Street follows a linear form with dwellings on each side of the road. Approaching the village green the character changes as the area opens up with the green in the centre with dwellings on all sides. The sense of enclosure is replaced with a greater sense of openness strengthened by the number of roads leading off and around the green. However, the buildings around the open space frame the green.

The green is surrounded by a number of strong building forms of differing character. Although facing Main Street, the recently constructed large timber framed building is visible between the garaging and the small timber framed building fronting the green and adds to the setting of the green. The building is a timber framed structure with infill and a thatched roof and incorporates elements from traditional buildings in the conservation area such as simple thatching, timber porches and chimneys akin to the Goddard designed chimneys, a corbelled stack with vertical strip of brick to the front. The building is set behind hedging and is well set back from the highway. The structure is large but in keeping as it incorporates detailing from other buildings within the village.

Around the green is the white painted timber framed building remodelled by Goddard incorporating trademark chimney and porch. The building is small and unusual adding character to the area with its garden contributing to the open space on the village green. To the southern side of the green is a red brick converted dwelling which retains its robust character with limited fenestration facing out onto the green. Adjacent is the converted chapel building with more Goddard remodelled buildings to the east. The

buildings have heavy window detailing and comprise porches and chimneys which reflect the traditional character of the conservation area along Main Street.

To the north of the green is the dominant barn fronting Manor Farm. Through the large opening a view is framed of the farmhouse with traditional three pane windows. The farmhouse is a relatively low building and is domestic agricultural in appearance. The robust architecture of the barn and farmhouse appearance of the dwelling is reflected in the older areas of the conservation area and further strengthens the connection between the conservation area and agriculture.

The barn is red brick and slate and although it has been altered with some openings filled in it is an attractive and distinctive building which acts as a strong backdrop for the green. The sense of enclosure given to the village green by the barn is less evident towards Cord Lane. The green closes down towards Cord Lane as the residential character of the bungalow development commences.

There are a number of trees in the green, many of which are ornamental and the green also accommodates the K6 telephone box, finger post sign, wooden benches and a flag pole which result in a rather cluttered appearance.

PHOTO 7 BARNES AROUND THE VILLAGE GREEN AND DEVELOPMENT ON THE RICKYARD



The Rickyard, accessed off the green, is a new development of large detached dwellings. Although the layout does not follow the traditional linear form of development

elsewhere in the conservation area, as it incorporates a cul de sac, the development reflects the character and appearance of the more traditional buildings in the settlement and incorporates a green area. The façades of the dwellings provide subtle differences to each other such as some with central gables and some with gables on the outer part of the façade. This reflects the High Victorian Gothic semi's which follow the same footprint as each other but incorporate variations. This results in a consistent and cohesive form of built development.

The buildings on The Rickyard incorporate traditional 6 pane fenestration which is agricultural in character, porches, chimneys and steep sloping roofs. The overall character is rural with some gothic motifs elsewhere in the village. The traditional gate piers, simple timber gates and hedging reflect the older part of the village. The development thereby maintains the traditional development within the Conservation Area.

AREA 3: CORD LANE.

On entering the village buildings slowly come into view and Campbells Cottage, a timber framed cottage with plaster and brick infill and a thatched roof becomes evident. This 17th century building is one of the rare older buildings in this part of the Conservation Area and is located close to the highway. The other older building is Sunnyside, a brick and slate, rather formal, dwelling set back from the highway with an attractive former barn, now converted into a dwelling, to the east.

There is also a pair of simple brick and tile dwellings along the western side of Cord Lane. These dwellings are set well back from the highway behind hedging with mature trees in the front gardens. Although not having significant heritage value the landscaping provides a rural character to the buildings.

Continuing along the western side of Cord Lane are more modern dwellings which are of mixed character and appearance.

The most assertive feature in this part of the Conservation Area is the group of bungalows along the southern side of Cord Lane. These buildings, constructed in the 1960's, are generally single storey, set well back into the plots with relatively large and long front gardens. Gables to the front and small flat roof dormer windows are common. The buildings follow the road into the village as it turns towards the village green and provide a degree of uniformity.

The dwellings are low key and of fairly unobtrusive design and do not incorporate any of the more traditional built elements from the more historic parts of the village. However, the lack of traditional character is largely offset by the setting of the buildings. In combination with the setback, this area has a mass of landscaping with hedges and trees and grass on the front gardens. Not only does this assist in assimilating the buildings into the local scene but it picks up on the soft landscaping of the older part of the conservation area.

PHOTO 8 LOW KEY DEVELOPMENT AMONGST LANDSCAPED ENVIRONMENT ON CORD LANE



The rural character is further enhanced by the low density form of development with the buildings set in fairly large plots of land. The character is again enhanced by the unobtrusive lighting columns and the surface treatment adjacent to the highway with paving on only one side of the road, pink and grey granite kerb stones and grass verges along the highway on the northern side. As with the buildings on the southern side of Main Street the built development and landscaping largely precludes views out into the open countryside.

LOCAL DETAILS AND FEATURES

There are three main types of roof materials, thatch, slate and tiles, and all new development should respond to these materials.

There are particular styles of windows which reoccur many times within the conservation area. Three light casements in the farmhouse style and the heavily mullioned three bay windows are a link to the agricultural heritage of the village and of the work of Goddard. Where these features exist they should be preserved and incorporated in new buildings, as has been the case with The Rickyard development. It is not however advised that these windows are incorporated into old properties where there is no evidence of prior existence.

The brick gate piers, comprising blue and red brick with stone and often adjacent to boundary hedging occurs repeatedly in the Conservation Area. These are a further sign of the work of Goddard, are a link to the estate village background and have been incorporated into new development at The Rickyard.

The distinctive chimneys, contrasting brick work corbelled out with a vertical brick strap (ribbing) along the front, are unusual and appear throughout the village. Few original chimney pots remain however. Any new development could incorporate the chimney style and original chimneys would benefit from original, or careful copies, of the pots to enhance the appearance.

A number of buildings have vehicular accesses served by traditional 5 bar agricultural timber gates with simple timber vertical posts at each side. These reinforce the connection between development and agriculture and should be encouraged throughout the village. They are currently in situ in front of the High Victorian Gothic semi-detached houses and buildings constructed in the 1980's to equally good effect.

The village is relatively uncluttered through the absence of dominant street lighting and street furniture. Many street lights are attached to telegraph poles, road names are attached to short timber posts or attached to walls and the village green accommodates a traditional K6 red telephone box and black and white finger post. These features help retain the rural character of the settlement and should be retained. Any new street lighting, directional signs or road signs should reflect the low key character of the existing.

The prevalence of trees and boundary hedges within the conservation area is a defining feature and should be retained.

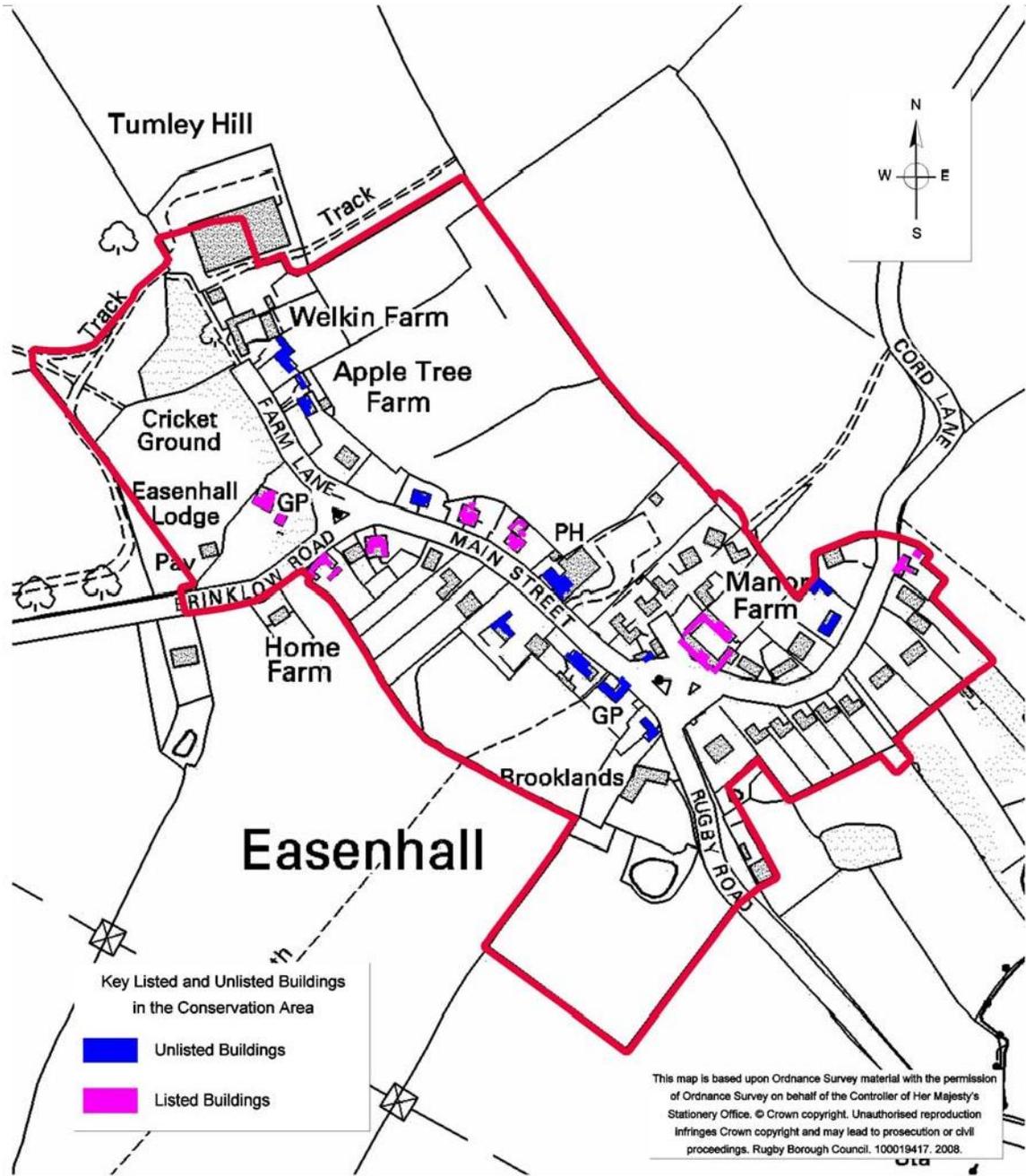
CONTRIBUTION OF UNLISTED BUILDINGS

Three of the four sets of High Victorian Gothic semi detached dwellings are listed, the fourth was not listed due to the previous extensions that have taken place but plays an integral part in the group of buildings. Regardless of this, the building is an important structure within the Conservation Area and as part of this group of buildings. All alterations should be undertaken sympathetically to ensure the integrity of this group of buildings is maintained and the strong architectural elements, such as roof materials, fenestration and timber bargeboards are maintained.

The relationship between the buildings around the village green and open space adjacent to Manor Farm is an important element to the conservation area. Other than Manor Farm, the buildings are unlisted yet each helps to frame the area around the green. There is no prevailing style with farmhouses, a cottage, a converted barn and chapel, but each contributes individually and to create a distinctive sense of place.

The unlisted farmhouses along Farm Lane also reflect the historic economy of the village.

MAP 6 – UNLISTED BUILDINGS OF SIGNIFICANCE AND LISTED BUILDINGS IN THE CONSERVATION AREA



PREVALENT AND TRADITIONAL BUILDING MATERIALS AND THE PUBLIC REALM

There is a mix of building materials in the conservation area. The most prevalent, and therefore important to maintain, are the red and blue bricks used in the Victorian High Gothic buildings with the patent roof tiles. The tiles especially are unusual and any repairs must be carried out using matching materials. Where weathered materials are not available new matching materials should be used in hidden areas of roofs such as along roof valleys and the weathered tiles they replace should be used on the more exposed sections of the roof.

Slate is another prevalent roofing material. Replacement with tiles would not only alter the appearance of the roof but also would result in a different roof profile.

The simplicity of materials is also visible in the common use of render which provides a rustic character. The use of render on The Rickyard development helps to create the rural character found in the older parts of the conservation area.

GREEN AND OPEN SPACES

The village is set within countryside and the open landscape is the dominant feature on the approach to the village from all directions. Yet within the village the nature of built development and landscaping often ensure that there are no open views out towards the countryside. However, green spaces and open spaces are important elements within the character and appearance of the conservation area. There are two village greens, the first adjacent to the Gate House opens the village up and provides access to Farm Lane. The open space in the public realm is also read in conjunction with the open space in the private area of the Gate House as there is no strong boundary treatment separating the public and private spaces.

Another important open space is the land adjacent to The Moorings. This open land is undeveloped and offers open views from the village out into the open countryside. It also provides space between dwellings that characterises the High Victorian Gothic development. Such important open space within private areas is reflected in the open space around the farmhouses on Farm Lane. These spaces are also often densely landscaped which softens the built form of the conservation area.

The second green, adjacent to Manor Farm, is important as it opens out the linear village and provides a strong green appearance despite the number of roads leading by or through the green. The green provides a strong sense of openness but with buildings to all sides. Again the land adjacent to the green can be read in conjunction with open space within private ownership.

PHOTO 9 THE GREEN.



Green spaces provided by front gardens of the High Victorian Gothic semi-detached houses provide an important sense of openness and a link and view to the countryside beyond. It is important that the spaces to the front remain landscaped and that the

space to the side remain free from outbuildings or obtrusive garaging which would provide a harder visual edge and block important views into the countryside.

Hedges along highway boundaries and adjacent to front gardens should also be encouraged to be maintained where existing and planted where not. These provide a softer green appearance to the area, reinforcing the relationship between the development and the wider countryside.

Outside the built up sections within the conservation area are important groups of trees. On approach from Rugby Road the view into the village is framed by lime and sycamore trees. To the west on this approach the lines of poplars adds interest. The tree planting on the cricket ground is also important in integrating the village into the wider landscape with larch, field maple, ash and sycamore trees. The planting, landscaping and open spaces penetrate from the countryside into the village.

EXISTENCE OF ANY NEUTRAL AREAS

The environmental quality of the Conservation Area is generally good but there are a number of neutral elements. The more recent buildings on the southern side of Main Street do not closely reflect either the estate village developments or the agricultural elements. The extensions to the rear of the pub, whilst acceptable in design terms, add a depth that is not found elsewhere on the northern side of Main Street.

A defining element of the Conservation Area is of the native hedges forming the boundary between buildings and the highway. In some locations fences, or open fronted gardens break from this traditionally well landscaped appearance. This treatment is extenuated by expanses of wide vehicular drives with large areas of hardstanding which gives a more formal, suburban appearance. The siting results in hardstanding with vehicles being parked in front of buildings and therefore being visible from the public highway. Parking for vehicles to the side of buildings reduces this visual impact.

The native landscaping is a positive feature in the Conservation Area. The use of non native planting such as Leylandii is not as attractive or in keeping. Equally, although attractive, ornamental trees on the village greens do not provide a strong sense of structural planting. The siting of rockeries within the village green is again rather too ornate for a public open space and does not reflect the traditional planting within the conservation area.

CONCLUSIONS

The overall historic character of Easenhall Conservation Area has been well maintained and most architectural details have been preserved. The settlement has its past intrinsically linked to the estate village background and its relationship with agriculture. As a result the strong character is one of controlled and consistent architecture through the work of Joseph Goddard and robust farmhouses and small scale cottages.

The character is that of an estate village laid out in a linear form of low density development within an agricultural setting. The settlement is landscape dominated with buildings set back from the highway with a dynamic roofscape including gables and chimneys. Thatch, patent tile, red brick and render dominate with windows displaying variation on gothic and farmhouse themes and doorways emphasised by porches and

robust designs. Overall, the architecture falls into three broad themes, vernacular, High Gothic and the latter part of the twentieth century.

More recent development has often incorporated elements from the traditional character and maintained a high level of open space and landscaping. However, additional landscaping, softer surface treatment and the prevention of additional development enclosing spaces which currently provide a view out into the countryside must be avoided in order to protect this character.

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

Due to the limited size of the village and the lack of opportunity for new residential development there is limited pressure for major development. However, the intrinsic character could be affected through pressure to extend existing buildings or to add outbuildings. For example, the lack of existing garaging and the open space to the sides of the High Victorian Gothic semi-detached properties could lead to pressure to seek the erection of garaging which could potentially harm the garden setting of buildings and consequently the conservation area. The enclosure of important open areas and loss of views from the village out into the open countryside would also be harmful. Where garaging would not conflict with conservation concerns they need to be well designed, of a relatively small scale and sited to both minimise its visual intrusion and to maintain views to the open countryside.

Alterations and extensions to unlisted buildings could, if carried out in an unsympathetic manner, erode the fundamental character of the Conservation Area. For example, significant extensions to the rear of buildings to the north of Main Street would be detrimental. In addition, removal, replacement or repair of traditional windows or roofing materials, windows and doors would result in the loss of key elements.

The removal of hedges and trees would adversely affect the character and appearance of the conservation area especially if replaced with harsh materials such as timber fencing. The use of ornate gates and fencing, as opposed to robust agricultural gates and timber piers would also further remove the village from its simpler agricultural heritage.

In order to enhance the Conservation Area consideration must be given to materials, scale and design of new development and extensions. However, as with all settlements, some alterations and development has taken place that has not enhanced the character or appearance of the conservation area. With the support of the community, the Council may consider extending some form of control over the replacement of traditional features on some of the unlisted houses within the Conservation Area. This would ensure appropriate styles and materials were being used and would help protect the special character of the area. This type of control is known as 'Article 4 (2) direction' and would

remove some householder's permitted development rights. Such an imposition could provide further protection for the village to maintain and enhance its appearance.

The use of inappropriate highway materials could have an adverse impact on the character and appearance of the Conservation Area and any new kerbs, street signs etc. should be sympathetic to the traditional character. For example, granite kerb stones rather than concrete kerb stones should be used, street lighting should be based on a more traditional style of non urban character and should be low density and low illumination and paving should use more traditional materials. Any street furniture such as seating should be located in non sensitive areas, be visually discreet and of a natural material.

Future management proposals

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

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

Opportunities for enhancement

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

- Removal of harsh walls and fences and the replacement with hedging (yew, holly, hawthorn) and landscaping in order to soften the visual impact and to reduce the impact of large expanses of hardstanding serving vehicular accesses. The species to be used must be appropriate to the location;
- Encourage more planting of traditional hedging (beech, yew, holly);
- Encourage the removal and of garages which are not of suitable siting or materials and replace with garages and car storage buildings which are more in keeping with the character and appearance of the conservation area;
- Rationalise tree planting on the village greens, e.g. plant a single tree such as Horse Chestnut, Sweet Chestnut, Oak or Lime, to replace the more ornamental species;
- The removal of the central roads through both village greens in order to create stronger green spaces;
- Additional landscaping to currently open plan frontages, hedges planted on boundaries with the road, removal of fences to be replaced by native hedge planting;
- Use of simple timber gates and gate posts to the drive ways of the Gothic semi-detached properties with parking set to the side or rear of the buildings;
- Underground cabling of current overhead lines;

- Discreetly located meter boxes;
- Encourage extensions to houses to be subservient to the existing dwelling with matching style, materials and windows;
- Replacement windows should be in traditional style.

APPENDIX 1

Summary of listed buildings in Easenhall Conservation Area

Welkin and Four Winds, Main Street, (Grade II), pair of attached estate cottages, circa 1871, 2 storeys, polychrome red brick with blue brick and stone dressings, steeply pitched patent tile roof with elaborate bargeboards, 'T' shaped with projecting gables.

Plum Tree Cottage and Gwenarth, Main Street, (Grade II), pair of attached estate cottages, circa 1871, 2 storeys, polychrome red brick with blue brick and stone dressings, steeply pitched patent tile roof with pierced barge boards, 'T' shaped with projecting gables.

Crantock and Brimham, Main Street, (Grade II), pair of attached estate cottages, circa 1871, 2 storeys, polychrome red brick with blue brick and stone dressings, steeply pitched patent tile roof with elaborate bargeboards, 'T' shaped with projecting gables.

Easenhall Lodge, Main Street (Grade II), estate house, polychrome red brick with blue brick and stone dressings, steeply pitched patent tile roof with pierced bargeboards, 'T'; plan with circular tower.

The Thatched Cottage Brinklow Road, (Grade II), early 18th century, rendered brick and thatch, one storey plus attic, 3 window range.

Campbells Cottage, Cord Lane, (Grade II), 17th century, timber framed with plaster and brick noggin and brick gable ends, thatched roof, one storey plus attic, three window range.

Manor Farmhouse and stable block, Main Street, (Grade II), 17th and 18th century with 19th century extensions, brick with black roof tile.

Tree Preservation Orders in the Conservation Area

Tree Preservation Order TR250 at Thatched Cottage on Brinklow Road covers a willow tree and pine at and TR205 at covers a cedar tree at 10 Cord Lane.

APPENDIX 2

Useful Contacts

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

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

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

Tel: 01788 533 533

Email: localplan@rugby.gov.uk

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

Historic England
The Axis
10 Holliday Street
Birmingham
B1 1TG

Tel: 0121 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

