

**RUGBY BOROUGH COUNCIL**

**LEAMINGTON HASTINGS  
CONSERVATION AREA APPRAISAL**



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## 1 INTRODUCTION

Leamington Hastings is located some 7 miles south-west of Rugby to the west of the A426 between Rugby and Southam. It is a small and compact settlement and the Conservation Area includes areas of undeveloped land both within and surrounding the village. Leamington Hastings is set within agricultural land and comprises three character areas; an area to the south-east of the village and including development along Main Street, the area comprising the almshouses, church, Manor House and former grounds of the Manor, and land to the north and east of the village.

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 Authority to review its Conservation Areas and Section 71 requires the Authority to formulate and publish proposals for their preservation and enhancement. Leamington Hastings 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 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 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 as a Conservation Area ensures that consideration is given to design quality and context and that new development respects its surroundings.

Planning legislation removes certain development rights in Conservation Areas. **In addition to current general Planning Controls** Planning Permission would be also be required for the following development:

- 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, enclosure, swimming or other pool or container where it would be situated on land between a wall forming a side elevation and the boundary of the curtilage of the dwelling or to the front of the principle elevation; - the bit in green is covered by the main Planning Controls.
- 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 its curtilage, on a chimney, wall or roof slope facing onto and visible from a highway.

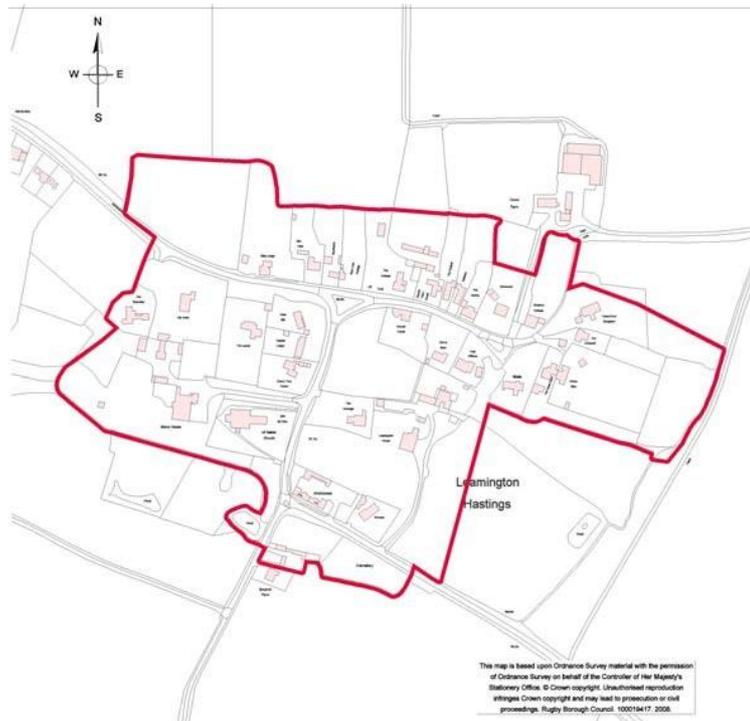
Conservation Area Consent is required to demolish a building which has a volume in excess of 115 cubic metres. Conservation Area designation also protects trees within the boundary by requiring owners to give the Local Planning Authority six weeks notice of their intention to carry out any tree work on trees that have a trunk in excess of 75mm in diameter measured 1.5 metres from the ground.

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

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

## MAP 1 CONSERVATION AREA DESIGNATION



## **2 LOCATION AND CONTEXT**

Leamington Hastings is located close to the River Leam set in gently undulating countryside characterised by mature trees and hedges. Only glimpses of the village are obtained when approaching from Birdingbury in the west and Hill from the east.

The village now comprises a mixture of development including buildings such as the almshouses which were gifted to the residents of the parish, imposing architecture in the form of the church and Manor House, and small scale buildings of vernacular scale such as Iffley Lodge, all set within a landscape dominated environment. The architecture responds to the village's historical associations with the local agricultural economy.

The land and buildings within the Conservation Area are generally of good quality and well maintained. There is however potential of development pressure including the infilling of open spaces with new dwellings, the provision of outbuildings such as garages as well as alterations to fenestration, landscaping, boundary treatment and chimneys.

## **3 GENERAL CHARACTER AND FORM**

Leamington Hastings is a small and compact settlement comprising a rural appearance with relatively low density development. The village is set in an agricultural landscape. The built development follows the main roads and includes sizeable gardens between buildings.

Landscaping is a dominant element within the Conservation Area. The rural setting is reflected in the village with mature trees, shrubs, hedges and green spaces. The result is a dominant green character with many buildings being partially hidden from view by landscaping. This landscaping provides the setting of the village and frames its character and appearance which is enhanced by significant spaces which exist between buildings.

### **Photograph 2 Landscaped setting to buildings**



The principle road in the village is Main Street which runs along the northern part of the village on the eastern side. Birdingbury Road runs into Main Street on the approach from the west and at the village green, the road forks to the south towards the church before turning east and eventually leading to Hill.

There are three defining forms of architecture within the Conservation Area. The settlements historic legacy is evident from the group of buildings comprising the church (the earliest parts of which date from the 13<sup>th</sup> century), the almshouses and Manor House. These buildings are key elements in the Conservation Area demonstrating a legacy of history, wealth and the importance of the village in the past. All are visually dominant.

The second key element is the timber framed buildings now with brick infill together with other traditional red brick buildings. These link the settlement to its agricultural past and their number and quality form a strong identity in the north-eastern part of the Conservation Area. The buildings are individually less dominant than the church and manor but collectively form a special group of buildings through the consistency of materials and architectural form.

The third defining character consists of modern infill development. Unlike the other forms of architecture these buildings are characterised by a low key appearance, being of a modest size, set well into sites and without shared architectural motifs. These buildings do not compete with the other groups or challenge their distinctiveness.

#### **4 LANDSCAPE SETTING**

The village remains strongly linked to the countryside setting. From outside the village the relatively substantial landscaping prevents clear views of the buildings within and only the tree density indicates the presence of a village. This provides a gradual transition from countryside to settlement. The impact of the surrounding countryside is reinforced along Main Street where buildings to the north, east and part of the south back onto the countryside. The density of trees within the village results in a sense of enclosure and prevents the village from opening up to wide views.

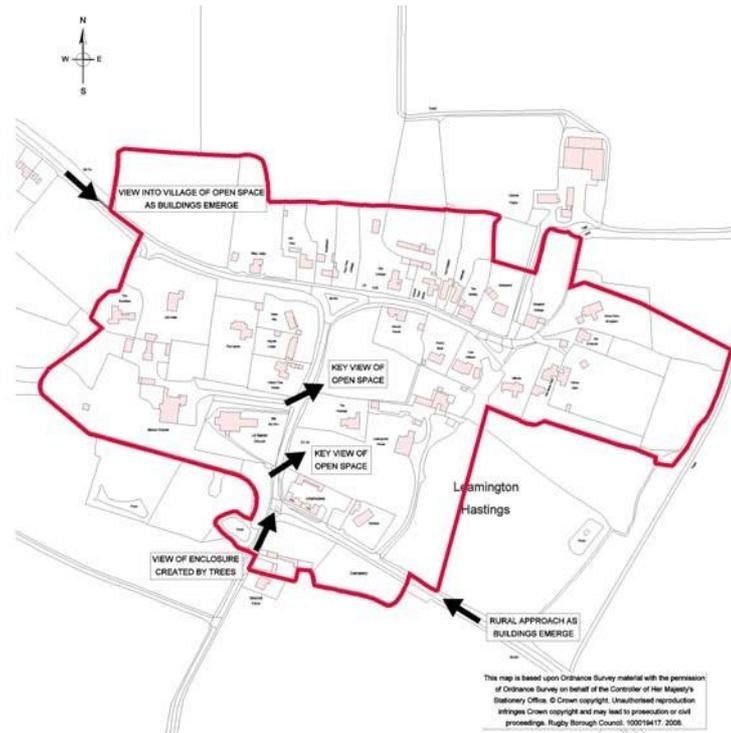
#### **Photograph 3 Landscaped approach into the village**



Undeveloped land forms part of the Conservation Area. The eastern tip contains no buildings and is well landscaped on all boundaries preventing views into this private land. Land to the rear of the buildings which front onto Main Street blends into the countryside beyond the village. At the eastern and southern part of the Conservation Area there is further undeveloped land.

Due to the length of rear gardens and the tree dominated landscape only glimpses of the countryside beyond are possible looking north along Main Street. The same restriction exists in the central part of the village. Therefore once within the village there is often little sense of the wider landscape or context.

## MAP 2 KEY VIEWS INTO VILLAGE AND WITHIN VILLAGE



## 5 HISTORIC DEVELOPMENT

The parish of Leamington Hastings was anciently called Lunstone or Laminstone and once described as 'The Town of the Hastangs on the Muddy river' taking its name from the River Leam and the family Hastang, medieval Lords of the Manor. In 1086 it was owned by Hascalf Musand and passed through the Hastang family, the Wheeler family and finally to the Sitwell family who sold it off portion by portion. There was a church at the time of Edward the Confessor, which was probably attached to a monastery, though no history of this survives.

The oldest building in the village is All Saints Church. Construction commenced in the mid 13<sup>th</sup> century with the erection of a chancel, nave and south aisle which was followed by the north chapel soon after. At the beginning of the 14<sup>th</sup> century the nave and south aisle were extended by two bays and a small south porch was added, towards the end of that century. The church was further enlarged through the construction of a tower and porch. Additional development took place in 1677 with the rebuilding of the chancel and the addition of a clerestory with extensive repairs following in 1875.

In terms of secular buildings The Manor House dates from the early 17<sup>th</sup> century with alterations and additions in the early, mid and late 19<sup>th</sup> century. Lessingham House,

which was formerly the vicarage, dates from the early 19<sup>th</sup> century, reputedly built in 1822 for the Reverend Henry Wilmot-Sitwell. Also historically important are Iffley Lodge, The Cottage and Church Cottage, all dating from the 17<sup>th</sup> century. It is likely that these dwellings would have been built to accommodate local people working farms in the locality.

Although altered, The Almshouses is a significant feature in the Conservation Area. The eastern half was built in 1633 with the western part of 1696. Humphrey Davies founded the almshouses in 1607 and bequeathed lands for its endowment which were detained for 26 years and only recovered in 1633 with the help of Sir Thomas Trevor, Lord of the Manor. Sir Charles Wheeler added the western part and the buildings were restored in 1980-81.

#### **Photograph 4 The Almshouses**



The continuity in the estates ownership would have limited the amount of new development that took place in the village. New building has taken place since the piecemeal selling off of land in the latter part of the 20<sup>th</sup> century.

#### **6 ARCHAEOLOGY**

Below are important historical archaeological sites within the Conservation Area and surrounding area:

Possible Dovecote – documentary evidence suggests a building for the breeding and housing of doves and pigeons, used from the Post Medieval to the Imperial period, located 100m northwest of the church.

The 1886 Ordnance Survey map shows the southern side taken up by the buildings and grounds of the church, the vicarage, the manor house and the almshouses. On the northern side there are some buildings and empty plots and trees. The empty field to the north-western corner appears as if it had been part of the settlement.

## 7 ARCHITECTURE AND BUILDING MATERIALS

The relative affluence of Leamington Hastings and the surrounding area together with its proximity to larger settlements has ensured that the vast majority of the building stock is in good order and all buildings appear to be occupied.

Leamington Hastings has buildings dating from the 13<sup>th</sup> century to the present day. This has resulted in an eclectic collection of architectural style and local materials. The church commenced construction in the 13<sup>th</sup> century and the 17<sup>th</sup> century saw the construction of the Manor House, almshouses and a number of farm houses, these comprise the most historic elements of the Conservation Area. The group of buildings consisting of the almshouses, church, manor and outbuildings form a collection of distinctive stone buildings. The use of stone identifies the buildings as the most important in terms of status.

The other buildings of the 17<sup>th</sup> century are timber framed and now infilled with red brick or painted brick in the case of Iffley Lodge. Together with other red brick buildings from the 19<sup>th</sup> and 20<sup>th</sup> century these form a strong identity and sense of place. They have a cohesive appearance resulting from a similarity in massing, form and materials. The red brick buildings are generally less formal in style than the stone buildings with a more vernacular composition.

**Photograph 5 Iffley Lodge**



The other major form of architecture is the modern infilling which has taken place in the second half of the 20<sup>th</sup> century. These buildings are generally of brick and comprise single and two storey structures which are mostly low key and unobtrusive in appearance.

In order to respond to, but not to compete with, the more formal buildings the use of red brick should be encouraged on any new build. 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.

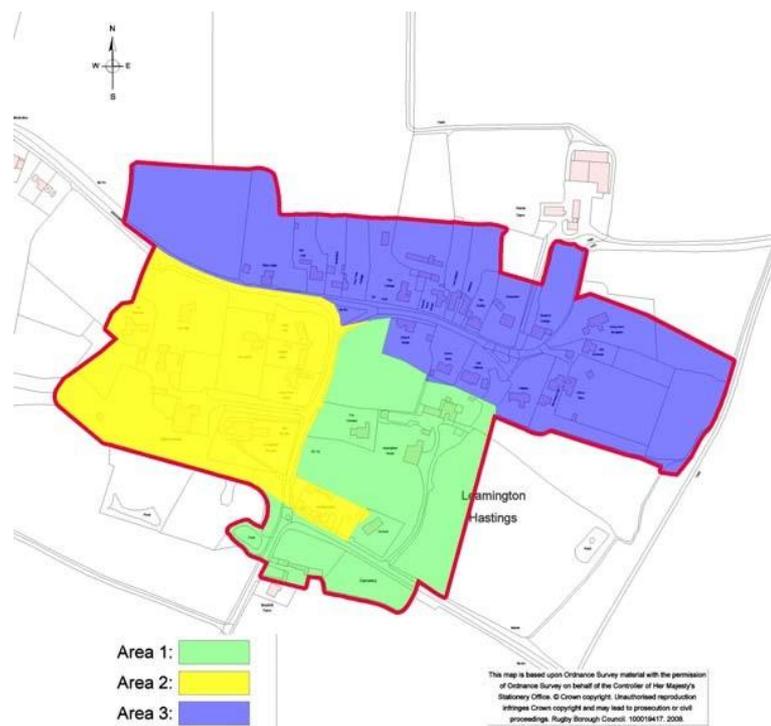
## 8 DETAILED ARCHITECTURAL ASSESSMENT

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 below). These sub areas have been chosen to incorporate buildings and spaces which relate to each other geographically and characteristically and comprise:

- Area 1: Land to the south-east of the Conservation Area to include Lessingham House and the open space;
- Area 2: The historic core comprising almshouses, church, Manor House and the former gardens of the Manor House;
- Area 3: North and south of Main Street

It must be noted that these 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: Land to the south-east of the Conservation Area to include  
Lessingham House and the open space**

This part of the Conservation Area is essentially rural in character accommodating a small number of buildings within a landscape dominated setting. Leamington House is the only imposing building within this sub section, its impact is softened by the countryside to the foreground and the trees around the site. The other buildings are not imposing and are set within the landscaped environment. Surrounding the buildings are two parcels of land which continue the rural identity, the countryside character appears to seep into the village.

The approach from Hill is through open agricultural land with a few farms or other buildings visible. The landscape dominated environment provides little sense of the village's existence, the buildings are largely hidden from view. This informal character is enhanced by the grass verges and hedges to both sides of the highway together with trees spaced along the road.

The Conservation Area commences with a field on the eastern side of the road which acts as the foreground to Lessingham House. This is a fine Victorian building of red brick and slate with a formal style, symmetrical fenestration and a subordinate extension to the side. There is also a range of brick outbuildings which compliment the main building. Lessingham House is accessed via an imposing entrance which comprises brick gate piers, with chamfered bricks and inset panels, blue brick plinths and stone coping. The entrance provides an indication of the imposing building beyond and contrasts with the relatively low key development elsewhere in this part of the Conservation Area. The house is set within mature landscaping with a mass of planting on the northern part of the field. The overriding character is rural with occasional glimpses of buildings. Through this landscaping to the north there are no clear views of the other buildings within the Conservation Area. Throughout the Conservation Area the landscaping dominates and prevents the village from opening out to view.

The cemetery dominates the south of the road. This is bordered by hedges on all sides. A further parcel of open space to the west leads to the open space at the head of the road which is bordered by a simple open timber fence with grass verge, trees and pond beyond. These areas of open space contain no buildings and provide a significant area which draws the countryside appearance into the village.

The road leads north into the heart of the village. The boundary wall of the church emerges into view with the trees to each side of the road providing an enclosure to the road. This contrasts with the open approach and open space beyond.

## Photograph 6 Landscaped setting of the church



Immediately to the rear of the Almshouses, and providing a setting to this building, is the first of two areas of open space. The land is bordered by an attractive but simple metal open fence and has a woodland character which prevents clear views of the buildings beyond.

To the north of the Vicarage is a further area of open space. Separated from the road by a grass verge the site is bordered by trees and hedges, the land slopes down away from the road. There are no buildings within the land, and although the two storey outbuilding at Lessingham House is visible, there are limited views of other buildings. Together with the open space to the south this land reinforces the rural character of the settlement and the general dominance of landscaping over buildings. The land allows the surrounding rural setting to permeate into the Conservation Area and maintains the sense of low density development.

In between the areas of open space is The Vicarage, a red brick building set well into the site. The landscaped setting ensures the building compliments other unimposing development in this subsection.

This sub area is characterised by the gentle transition from countryside to village, with open spaces and low density/low impact development. The area contains large amounts of informal open space. Although Lessingham House is of a formal style its spacious setting, away from the road and in a landscaped environment, softens its visual impact. Overall, the buildings are relatively small in number, low key and set in spacious and well landscaped grounds.

### **AREA 2: The historic core comprising almshouses, church, manor house and former gardens;**

This subsection constitutes the historic core of the village and contains the key landmark buildings comprising Almshouses, church and Manor House together with low key infill development. The extent of the former grounds to the Manor remains evident. Each of the landmark buildings is a dominant structure of more formal architectural and historic merit and provides evidence of the settlement's historic development in terms of wealth, religion and land ownership.

When entering the village from the A426, the Almshouses is the first dominant building to be seen with its gable visible beyond the designation. Comprising blue lias stone and limestone, mullion windows, angled chimney and leaded lights, the building has a striking character. The building is an illustration of local patronage and forms part of an important group of stone buildings.

Unusually in the Conservation Area the building immediately abuts the pavement and has a landscaped setting with a hedge on the approach and a backdrop of mature trees. The building has been altered to the rear and a detached building erected within the grounds. However, being to the rear these elements are less open to view and do not undermine the quality of the facade.

The use of stone is continued in the prominent church wall. It is built of blue lias, with the same narrow courses found on the almshouses, topped with well weathered copings. The path in the churchyard contains the remains of a stone surface which although not complete is an interesting feature. Further into the site part of the path comprises headstones. The surrounding cemetery contains many attractive and imposing gravestones and includes one box grave with railings and two listed headstones. The open space around the church compliments the undeveloped land opposite and to the side, and provides an imposing setting for the church.

All Saints is a large church of red sandstone and comprises a perpendicular style western tower of ashlar stone with twin two light bell openings, a western doorway with ogee gable and thin buttress shafts. Construction of the church commenced in the mid thirteenth century and has been added to in the 14<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries. It was restored in 1875. The church contains Early English, Decorated and Perpendicular styles and reflects the economic status of the settlement.

At the rear of the church is a flagstone path which leads to a stone wall with a timber doorway providing an access to the Manor House. This imposing Manor is visible over the boundary wall. Its size, appearance and location in proximity to the church demonstrate its historical importance.

#### **Photograph 7 The Manor viewed from the churchyard**



The Manor House is a stone and brick house broadly in a Tudor or late gothic style. It comprises dormers with leaded lights in a red plain tile roof, large chimneys, gables, mullions and transoms, drip moulds and some narrow stone courses echoing the style in the Almshouses and church wall. The building is constructed with ironstone and lias with sandstone quoins. Together with the church the Manor creates a landmark in the Conservation Area. The physical presence of the Manor helps to explain the development of the village. Due to its location and siting in a large private garden, its presence is not appreciated from the highway.

To the north of the church the access to the Manor House provides a view of a two storey outbuilding. The access is relatively low key and does not compare in character with the former access to the north adjacent to the imposing brick walls. It is unlikely to have been the original main access

To the north of the church are three buildings fronting onto the highway. Of mixed character they form a group of unimposing infill development, set behind boundaries of trees, hedges or grass verges. They are relatively unobtrusive. This small group of buildings represents a neutral part of the Conservation Area and does not compete with the key defining elements of the area.

As the road turns west the character of the area alters with a greater sense of openness deriving from the wider grass verge on the western side. This verge runs to the imposing red brick wall which would originally have been the boundary to the walled gardens belonging to the Manor House. The wall is a tall and dominant structure with brick buttresses. The boundary provides a strong sense of enclosure preventing views into the former grounds of the Manor House and demonstrates the scale and importance of the Manor.

**Photograph 8 The church viewed through a previous access to The Manor**



There are three dwellings within or adjacent to the walled garden. Again they have no single architectural theme but continue the theme of low key development not

competing with the landmark buildings and being subservient to the former grounds of the Manor House. The land around The Lawns would formerly have been the kitchen garden serving the Manor. The land continues to be used as a garden and contains outbuildings including an attractive modern glasshouse. The dwelling does not affect the imposing nature of these walls or the setting of the Manor from the public vantage points; it is however important that the remainder of the former grounds remain undeveloped to maintain the spacious setting of the Manor House.

**Photograph 9 Boundary wall around the former Manor grounds**



This part of the Conservation Area is approached from the west through open countryside and sporadically sited houses with fields to both sides and hedges adjacent to the highway. There are no complete views of the buildings within the Conservation Area; the buildings are well integrated into the landscape. This mirrors the approach from the south and maintains the gradual transition from countryside to village.

**AREA 3: North and south of Main Street**

The approach to this sub area commences with undeveloped countryside to the north of the road. The countryside continues to the rear of the buildings which front onto Main Street. The buildings comprise a mixture of historic farmhouses, which illustrate the agricultural origins of the settlement and contrast with the more formal landmark buildings in the second character area, and more modern infill. This sporadic siting suggests that at the time of construction there was no shortage of land and dwellings would have been set apart as demand for land was limited. The modern buildings are not distinctive and the retention of the timber framed buildings is crucial to retaining the intrinsic character of the settlement.

The first building that comes into view is Iffley Lodge, a timber framed and cream painted house of one storey plus attic. The building has plain tiles, chimneys, an extension to the rear and a small lean to at the side. The side garden has many

trees and acts as an important space between dwellings. The construction method and limited size is an illustration of the village's early historic development.

The rural theme continues with Southbank & Plum Tree Cottage, a pair of red brick semi's with tiled roof. Whilst maintaining a cohesive appearance they incorporate different architectural elements including decorative bargeboards, gabled dormers set partly into the wall with fishtail and diamond diaper tiling. Both have been extended at the sides in a sympathetic manner. Plum Tree Cottage has a brick outbuilding with timber doors which is rural in appearance. Although not of outstanding quality the buildings reflect the traditional elements in this part of the Conservation Area comprising red brick, attractive architectural detailing and of a size, massing and scale that reflects local traditional construction.

At this point the pavement is unusually narrow with a grass verge accommodating a traditional red telephone box and small red post box on a post. The road divides with the small village green reducing the impact of the roads. The green accommodates three trees, bench and signage in the form of black and white highway posts, direction signs and a warning sign. These combine to give a rather cluttered appearance.

The northern side of Main Street accommodates a number of buildings that are typical of this sub section. On the northern side of Main Street the hedge gives way to a one metre high timber picket fence which provides open views into the adjacent garden and dwelling. The building is a red brick timber framed structure which has been extended to the rear and incorporates three dormers, a tiled roof and prominent chimneys. Further into the site there is no defining boundary treatment where the site borders the countryside. The garden creates a spacious setting for buildings and reflects the village's general sense of spaciousness.

**Photograph 10 Important gardens providing the setting to a traditional building**



Adjacent is Church Farm, a red brick building with a timber framed gable and decorative bargeboard on the first gable together with dormers. The building

continues to the side and rear giving a sense of depth to development, an element which is accentuated by the straight drive with hedges which give a formal appearance. Further outbuildings are to the rear and there are no views of the countryside beyond.

The Smithy is of red brick and is a low two storey building with painted brick dormers and prominent chimney stacks at each end of the roof. The boundary treatment is similar to others in this part of the Conservation Area with a low timber picket fence and landscaping. Again there are no views out into the countryside beyond. The former use of this building, together with its small scale and architectural detailing, links it to the historic development. As with Iffley Lodge it is important to maintain such buildings at a scale that reflects the origins.

### **Photograph 11 The Smithy**



Although on a larger scale to The Smithy, Church House mirrors its period and style of architecture. Of red brick and timber infilled frame this two storey building includes angular eye brow dormers and would originally have been thatched. As a result of the tiles and dormers the roof has an interesting and unusual appearance. There are a small number of windows in front elevation giving the building a robust character. There is a range of recently constructed single and two storey brick and tiled outbuildings.

As the road approaches the end of Main Street the prevailing character gives way to more recent infilling with occasional older buildings. The more modern buildings contain a mixture of styles and generally make a limited contribution to the Conservation Area. They include red or orange brick bungalows set well back from the highway with open fronted boundaries. The key historic building in this part is Chestnut Cottage, a white two storey building with medieval origins though now much altered. As a group the buildings are relatively unobtrusive and are generally set away back from the highway.

This sub area of the Conservation Area is characterised by red brick infilled timber framed buildings of good quality interspersed with lower key modern infill. The environment remains landscape dominated with a narrow highway and pavement and there is an overall strong rural character. The countryside surrounds the area but is rarely open to view from within the village. The farm workers cottages illustrate the village's historical economic base and contrast with the more formal landmark buildings. Whilst the vernacular houses are of different ages and appearances they form a cohesive collection of buildings which define the locality.

## **9 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 a number of details and features that reoccur in the Conservation Area. The use of dormer windows is common and, as many of the buildings are of limited height, these dormers often commence in the upper part of the wall and extend into the roof. Many buildings also have prominent chimneys.

Windows often have small panes and 3 light casements. Where these features exist they should be preserved and could be incorporated in new buildings. It is not however advised that these windows are incorporated into properties where there is no evidence of their prior existence.

A number of buildings have vehicular accesses served by traditional 5 bar timber gates with simple timber vertical posts at each side. These reinforce the rural context and should be encouraged elsewhere in the village.

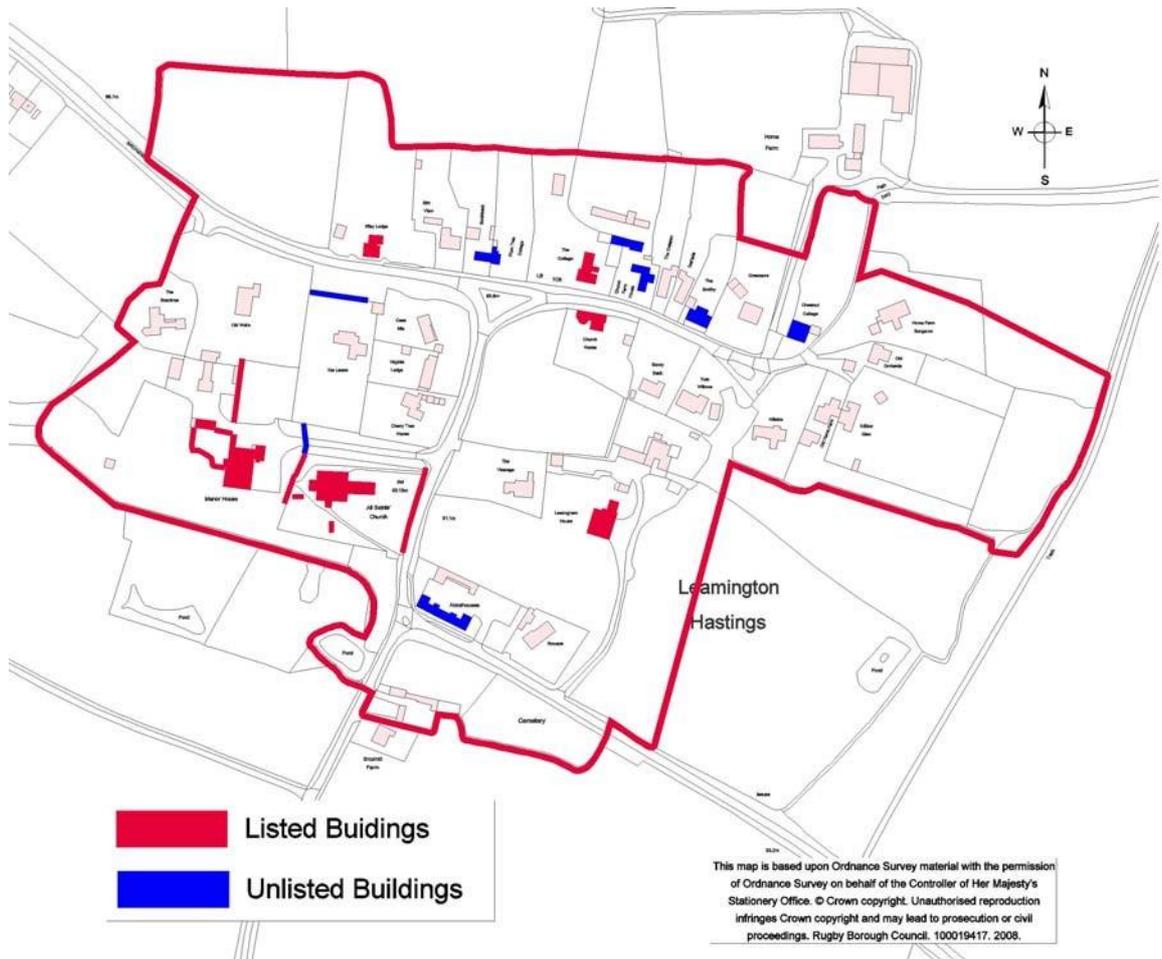
The prevalence of trees and boundary hedges within the Conservation Area is a defining feature, further enhances the rural character and maintains the relationship between the village and the wider landscape. These features should be retained and where necessary enhanced.

## **10 CONTRIBUTION OF UNLISTED BUILDINGS**

The Almshouses is not listed but is an important visual, architectural and historical building within the Conservation Area. Although much altered the building is an important landmark on the approach into the village and is well related to the church and Manor House. The materials are also related to those used in the church wall. The facade remains true to its original appearance and elements such as the dormer windows and relatively low eaves and ridge heights are reflected throughout the village.

One of the strongest features in the Conservation Area is the use of red brick, especially infilling timber framed buildings. The detailing and materials found in buildings such as The Smithy and Church Farm House reflect the elements of some of the listed buildings and form an important group of buildings. Red brick buildings are the most frequent in the settlement. The pair of semi detached houses by the village green is a good example of unlisted but important buildings comprising simple architecture and providing the backdrop to the village green.

## MAP 4 LISTED BUILDINGS AND IMPORTANT UNLISTED BUILDINGS



## 11 CHARACTER OF OPEN AND GREEN SPACES

Open space is crucial to the character and appearance of the Conservation Area. The settlement is surrounded by countryside with fields to the east and undeveloped land to the north and south. This rural character is reinforced within the village by the large areas of open space which incorporate mature trees. These spaces in the centre of the village, together with the area accommodating the pond, have an unmanaged and natural appearance which reinforces the low density, rural character found throughout the village.

The village green is located at the heart of the village. It provides an important visual focal point where the roads diverge and is a traditional village element.

The transition between the countryside and village is gradual with landscaping along the eastern boundary preventing development having a strong impact on the countryside.

A number of gardens such as at Iffley Lodge, are also important in providing open spaces between dwellings. Where there are gardens to the side of dwellings these should be preserved in order to retain the character and relationship between dwellings. Views into informal, cottage type gardens contribute to the sense of place

and reinforce the traditional rural streetscene. Such informal cottage gardens could be replicated elsewhere to the benefit of the Conservation Area.

The land that remains around the Manor is an indication of the importance and dominance of the house and provides a spacious setting for the building. These gardens are not however easily open to view.

Hedges along highway boundaries and adjacent to gardens should also be maintained and planted where missing. These provide a softer green appearance to the area, reinforcing the relationship between the development and the wider countryside and provide a defined boundary between the public and private space.

The village accommodates a large number of trees which characterise the Conservation Area. Planting such as that adjacent to the church softens the appearance of the area and reduces the impact of buildings. The trees and hedges prevent long distance and complete views of buildings and together with the grass verges create a landscape dominated rural type environment.

## MAP 5 OPEN AND GREEN SPACES



## 12 EXISTENCE OF ANY NEUTRAL AREAS

The environmental quality of the Conservation Area is generally good but there are neutral elements. The relatively modern buildings often do not closely reflect either the more formal stone building or the vernacular red brick and/or timber framed development. These do not relate to the traditional scale, massing or style.

However, the majority of the later development does not have a strong impact on the Conservation Area due to siting, design and landscaping.

The enclosed private land to the eastern side of the Conservation Area is also neutral. Whilst open space is an important feature within the designation, and to its setting, this land is almost entirely enclosed and is not visible from outside the site. From within the Conservation Area only glimpses are possible.

Landscaping within the Conservation Area is significant with mature trees and hedges prevalent. However, in places there is less robust boundary treatment which results in the impact of some buildings being greater. In addition whilst the majority of planting comprises native species there is some planting which is not such as *Leylandii*. This appears out of keeping and introduces an unwelcome suburban element.

In some locations picket fences with planting adjacent also provides an attractive rural appearance. Harsher close boarded fencing is occasionally used which has an alien appearance.

### **13 STREET FURNITURE**

Street furniture is an important element in Conservation Areas adding to local distinctiveness when of appropriate scale, design and siting but detracting when unsympathetic.

The village is relatively uncluttered through the absence of dominant street lighting and street furniture. The impact of the street lights is low and although it would be preferable to remove the telegraph poles, they do not have a major impact. The traditional telephone box and post box add to the character of the village and should be retained. Any new street lighting, directional signs or road signs should reflect the village context and historic examples.

However, the proliferation of road signs and black and white road posts to the west of the almshouses result in undue clutter and adversely affect the character and appearance of the Conservation Area.

Good examples of street furniture include the bench to the west of the almshouses, which is unobtrusive and reads as part of the garden, and the timber church sign. Poor examples include the posts on the small green on the eastern part of Main Street. The telegraph poles have a neutral impact but the area would benefit from cables being placed underground.

### **14 CONCLUSIONS**

The overall historic character of Leamington Hastings Conservation Area has been well maintained and most architectural details have been preserved. The importance of the settlement is highlighted by the design and scale of the church, Manor House and the almshouses. These illustrate the wealth, power and patronage of previous landowners. The remaining 17<sup>th</sup> century buildings demonstrate the limited size of the settlement at that time with farming being the main employment until the second half of the 20<sup>th</sup> century. During the latter part of the last century more infilling took place. However, even this has been fairly limited and comprised one off, relatively small scale, developments. Although of differing character and quality this development comprises generally red brick and plain tile buildings in an informal rural style set away from the road and of unassuming character.

The setting to the village is landscape dominated with countryside and a mass of landscaping and open space, both informal and formal, within the village. Overall the character of the Conservation Area falls into three main categories, formal architecture in stone, timber framed and red brick vernacular buildings, and later infilling in the twentieth century.

More recent development has often incorporated a high level of open space and landscaping. However, additional landscaping and softer surface treatment would enhance the Conservation Area. Furthermore the prevention of additional infill development, in spaces which currently provide an attractive break between buildings, must be avoided in order to protect the village's essential character.

## **15 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**

The pressure to develop additional dwellings in the village could erode its character. Potential infill plots, such as the side garden serving Iffley Lodge, would not only increase the density of the settlement but remove important open spaces between buildings. The erection of inappropriately designed and sited outbuildings could have a similar effect.

The replacement of traditional windows, removal of chimneys or the introduction of alien materials, such as replacing plain tiles with concrete tiles, would have a major adverse impact on the character and appearance of the Conservation Area. Although there is variation, the number of traditional buildings or designs, and similarity of materials is a binding feature of the settlement. This also applies to the hedges and trees within the Conservation Area.

The Conservation Area incorporates a number of large undeveloped open spaces; development of these sites would erode the character which is largely rural and of low density.

Features such as the narrow pavements, granite setts and traditional telephone box and post box should also be retained as they play a major role in reinforcing the sense of place and character of the village.

Alterations and extensions to buildings could, if carried out in an unsympathetic manner, adversely affect the fundamental character of the designation. In order to enhance the Conservation Area careful consideration must be given to materials, scale and design of new development.

The adaptation of front gardens to incorporate parking for cars could have an adverse impact through loss of the cottage style gardens. Such gardens contribute to the streetscene and provides a suitable setting for many buildings. Any such parking should be incorporated as part of an overall landscaping scheme to minimise the intrusion of the parked cars.

## **Future management proposals**

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

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

## **Opportunities for enhancement**

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

- Enhanced landscaping of the car park serving the Almshouses;
- Removal of street sign clutter, such as adjacent to the Almshouses and on the small grassed island on the eastern end of Main Street;
- Strengthening of boundary treatment where there is no strong delineation between public and private areas, planting of a native hedge for example;
- Occasional close boarded fences should be replaced with less conspicuous treatment;
- Replacement of non native hedging with native planting;
- Post and rail fencing to use narrow timbers as per traditional rural designs;
- Encourage further use of 'park' railings;
- Some front gardens which are open to view are rather formal and need more informal planting and less formal design;
- Large areas of hardstanding, gravel or block paviors fronting houses to be removed or avoided, as these can dominate and are out of keeping with the soft landscaped character;
- Additional landscaping at the access to the farm open would reduce the apparent openness and soften its appearance;

## 16 APPENDIX 1

### Summary of listed buildings in Leamington Hastings Conservation Area

Church of All Saints (grade II\*), mid 13<sup>th</sup> century, mid/late 13<sup>th</sup> century north chapel now part of the aisle, nave and south aisle extended and south porch added 14<sup>th</sup> century, late 14<sup>th</sup> century north aisle, porch and tower, chancel rebuilt and clerestory added, south aisle windows altered and aisles reroofed 1677, south side rebuilt and porch extended 1703, restored and altered 1875, further restoration 1887. Sandstone ashlar, north aisle has west end of squared coursed limestone and lias rubble with sandstone dressings, chancel of squared coursed limestone. Early English, Decorated and Perpendicular styles.

Church of All Saints headstone (grade II), 1685, carved and moulded limestone.

Church of All Saints headstone (grade II), 1660, moulded limestone.

Lessingham House (grade II), formerly the vicarage, early 19<sup>th</sup> century, red brick, slate hipped roof, brick chimney stacks with yellow clay pots, 2 storeys, with service wing to north side, symmetrical 3 bay east front with 12 pane sashes, central doorway with glazed and panelled door, other elevations have sash windows, north side with casement windows.

The Manor House (grade II), early 17<sup>th</sup> century, alterations and additions early/mid 19<sup>th</sup> and mid/late 19<sup>th</sup> century. Early/mid 19<sup>th</sup> cross wing to left of limestone ashlar, central range mainly of brick, right wing of regular coursed lias/limestone, rear mainly of lias/limestone, old tile roofs, stone external stacks, 19<sup>th</sup> century brick shafts.

Wall at The Manor House (grade II), 17<sup>th</sup>/18<sup>th</sup> century, squared coursed limestone and lias with some alternating wide and narrow courses, ironstone coping, approximately 2.5 metres high and 10 metres long, included for group value.

Wall at The Manor House (grade II), 17<sup>th</sup>/18<sup>th</sup> century, coursed squared limestone and lias with some alternating wide and narrow courses to part, ironstone coping, some brick facing The Manor House, raised west section has door with moulded doorway with plank door to church. Wall approximately 2 metres high, reducing to 1 metre and approximately 40 metres long. Included for group value.

The Brewery (grade II), outbuilding, possibly formerly brewhouse, 17<sup>th</sup>/18<sup>th</sup> century with some 19<sup>th</sup> century alterations, regular coursed limestone and lias in alternating courses, first floor rendered to front and rear, left return side as timber framed gable with 19<sup>th</sup> century yellow brick infill, tile roof, included for group value.

Iffley Lodge (grade II), 17<sup>th</sup> century cottage, altered and slightly raised 19<sup>th</sup> century, late 20<sup>th</sup> century alterations and additions to rear, timber framed with colourwashed brick infill, return to sides underbuilt in colourwashed brick, tile roof, brick external stack to left and end stack to right, one storey and attic.

The Cottage (grade II), 17<sup>th</sup> century cottage, 19<sup>th</sup> century rear wing with late 20<sup>th</sup> century left range and other 19<sup>th</sup> and 20<sup>th</sup> century additions, late 20<sup>th</sup> century alterations, timber framed with brick infill, 19<sup>th</sup> century wing of large bricks, late 20<sup>th</sup> century tile roofs.

Church Cottage (grade II), 17<sup>th</sup> century cottage, formerly two cottages, with later additions, timber framed with brick infill.

## APPENDIX 2

### Useful Contacts

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

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

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

Tel: 01788 533 533

Email: [localplan@rugby.gov.uk](mailto: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

(leaflets available from the website: [English-heritage.org.uk](http://English-heritage.org.uk))

Tel: 0121 625 688

Email: [midlands@HistoricEngland.org.uk](mailto:midlands@HistoricEngland.org.uk)

For detailed advice on repairing and restoring Georgian houses, contact: The Georgian Group  
6 Fitzroy Square  
London  
W1T 5DX

(leaflets available from the website: [georgiangroup.org.uk](http://georgiangroup.org.uk))

Tel: 087 1750 2936

Email: [office@georgiangroup.org.uk](mailto:office@georgiangroup.org.uk)

For "Care for Victorian Houses" leaflet, contact:

The Victorian Society  
1 Priory Gardens  
Bedford Park  
London  
W4 1TT

Tel: 020 8994 1019

Email: [admin@victoriansociety.org.uk](mailto:admin@victoriansociety.org.uk)

For a range of technical advice leaflets, contact:

The Society for the Protection of Ancient Buildings (SPAB)  
37 Spital Square  
London  
E1 6DY

Tel: 020 7377 1644.

Email: [info@spab.org.uk](mailto:info@spab.org.uk)

### **APPENDIX 3**

#### **Bibliography**

The Warwickshire Village Book	Warwickshire Federation of Women's Institute
Warwickshire Towns and Villages	Geoff Allen
Planning and the Historic Environment (PPG15)	
Archaeology and Planning (PPG16)	
Rugby Borough Local Plan 2006	

#### **GLOSSARY**

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

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

**Casement:** 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.