

**RUGBY BOROUGH COUNCIL**

**MONKS KIRBY  
CONSERVATION AREA APPRAISAL**



**June 2010**

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## INTRODUCTION

Monks Kirby lies to the north west of Rugby within the Green Belt. To the east the historic Newnham Paddock registered park and garden borders, and forms part of, the Conservation Area. The village is broadly linear in form and the designation covers all buildings together with large areas of undeveloped land. The Conservation Area incorporates a range of architectural styles with two definitive character areas; the eastern and western portions of the village. The east is more agricultural focused; the west is the historic core. The village was designated a Conservation Area in 1970.

Conservation Areas were introduced by the Civic Amenities Act in 1967. A Conservation Area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as an 'area of special architectural or historic interest, the character of which it is desirable to preserve or enhance'. Section 69 of the Act places a duty on the Local Authority to review its Conservation Areas, Section 71 requires the Authority to formulate and publish proposals for their preservation and enhancement. Monks Kirby is one of 19 Conservation Areas in the Borough.

Local Authorities have a duty to identify, designate, preserve and enhance Conservation Areas within their administrative area. The aim in a Conservation Area is to preserve or enhance not merely individual buildings but all those elements, which may include minor buildings, trees, open spaces, walls, paving, and materials etc., which together make up a familiar and attractive local scene. The relationship between buildings and spaces within Conservation Areas creates a unique environment, which provides a sense of identity and amenity for residents and an irreplaceable part of our local, regional and national heritage.

The positive identification of areas for designation helps focus attention on its qualities and encourages a sensitive approach to any proposed development. The Local Planning Authority will exercise particular care to ensure that change, where it occurs, will preserve or enhance the character of an area. The designation of a Conservation Area ensures the quality of design and context are considerations in determining Planning Applications.

There are different planning controls in Conservation Areas and anyone proposing development should seek advice from Rugby Borough Planning Authority. In addition to planning controls that govern alterations and extensions Planning Permission would be required for the following development in Conservation Areas:

- The cladding of any part of the exterior of a dwelling with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- An extension extending beyond a wall forming a side elevation of the original dwelling;
- An extension having more than one storey and extending beyond the rear wall of the original dwelling;
- Any enlargement of a dwelling consisting of an addition or alteration to the roof;
- The provision of a building, container, enclosure, swimming or other pool where it would be situated on land between a wall forming a side elevation and the boundary of the dwelling or to the front of the original principle elevation;

- The installation, alteration or replacement of a chimney, flue or soil and vent pipe which fronts a highway and forms either the principal elevation or a side elevation of a dwelling;
- The installation, alteration or replacement of a microwave antenna on a dwelling, or within the grounds, on a chimney, wall or roof slope facing onto and visible from a highway or on a building greater than 15 metres in height.

In addition Conservation Area consent is required where in excess of 115 cubic metres of buildings are to be demolished. Conservation Area designation also protects trees within the boundary by requiring owners to give the Local Planning Authority six weeks notice of their intention to carry out any work on trees that have a trunk in excess of 75mm in diameter measured 1.5 metres from the ground.

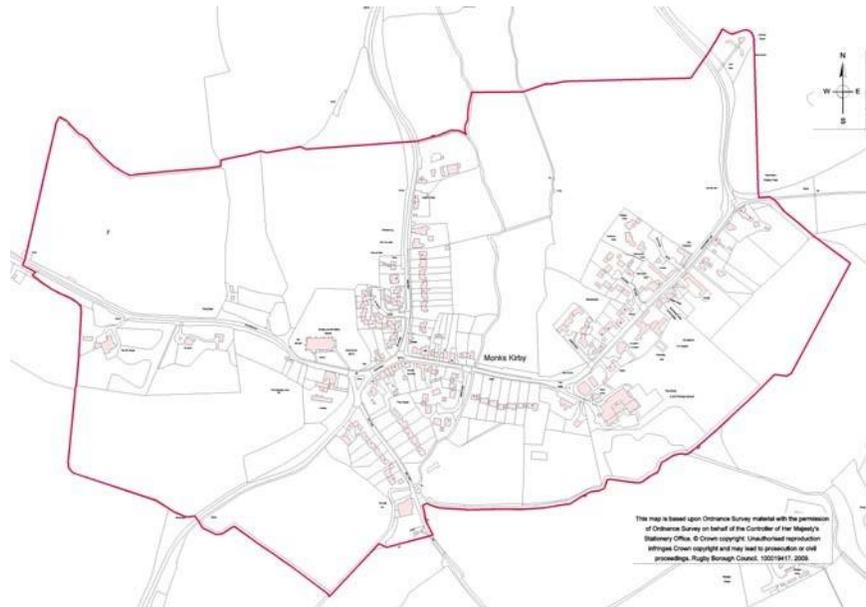
All Planning Applications for development which would affect the character of a Conservation Area must be advertised in the local press and site notices posted.

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

It is however not intended to be wholly comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest. This assessment should be read in conjunction with the Rugby Borough Local Plan 2006 saved policies, submission Core Strategy, and national policy guidance particularly Planning Policy Statement 5 Planning for the Historic Environment and its practice guide. These documents provide more detailed information on local and national policy relating to Conservation Areas.

## MAP 1 CONSERVATION AREA DESIGNATION



### LOCATION AND CONTEXT

Monks Kirby lies at a crossroads with lanes leading northwards from Brockhurst and Monks Kirby Lane to the High Cross plateau giving access to Lutterworth, the M1 and the A5. Westwards Millers Lane leads up the Fosse Way and across to Withybrook and Nuneaton. Southwards the main exit from the village is through Street Ashton where the B4027 accesses Coventry, Rugby, the Fosse Way south and the M6 to the west. The village nestles in its rural location and other than the church tower there is little visual evidence of the settlement on approach.

Monks Kirby is a relatively large Conservation Area covering a substantial amount of land. All buildings within the village are included and the designation covers the Denbigh Chapel in the north east corner and the Old Vicarage to the west. The built development mainly occupies the central and eastern areas with countryside forming the outer parts. On the eastern extremity part of the Newnham Paddox parkland falls within the Conservation Area.

## Photograph 2 Building set in landscaped environment



The land and buildings within the Conservation Area are generally of good visual quality and well maintained. There is however pressure for future development. This includes unsympathetic extensions or alterations to historic buildings, the removal of native planting, the planting of inappropriate species and the erection of alien boundary treatments such as close boarded fencing. Incremental changes to windows and doors, loss of original brick through rendering or the loss of original slate or tile roofs would also erode the character.

### **GENERAL CHARACTER AND FORM**

The Conservation Area is broadly linear with the main development forming two distinct character areas. The historic core of the village occupies the western portion as the dominant church, pub and a series of cottages and terraces surround the village green. To the east the designation comprises a mix of architectural styles with an agricultural theme. Modern cul de sacs provide this area with a greater depth of development to the north.

The village is barely visible on approach. Only the church, built on an elevated site and projecting out from the rising ground on the west, indicates the presence of a village. Many of the buildings are largely screened by the surrounding fields, hedgerows and the surviving forest trees.

Monks Kirby is distinguished by its sense of space and openness. The village is set within countryside and occupies a relatively isolated location. This rural character plays a prominent role within the Conservation Area. The two character areas are separated by the open space immediately east of the brook and many views in the settlement are dominated by countryside acting as foreground.

### Photograph 3 Important open spaces in the Conservation Area



The Conservation Area mostly comprises dwellings. However, there are two churches, St Ediths and the Roman Catholic St Joseph's, a convent, now empty, the village hall, two pubs and a primary school.

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

Landscaping and open space plays a key role in the Conservation Area. The designation benefits from its rural setting and the relatively low lying nature of the village ensures it is not prominent on the wider environment. The Conservation Area includes large areas of undeveloped land. The whole western portion of the designation comprises fields, hedges and trees with only occasional buildings to the south of Millers Lane.

The north east area also comprises fields as the designation stretches up to the cemetery in the north east extremity. To the east the Conservation Area includes part of the historic park and garden of Newnham Paddock designed by Capability Brown.

Within the built up part of the village this rural setting plays a major role. The countryside provides the foreground to buildings which border the fields. In places to the north and west buildings are only sited on one side of the road; this allows clear views into the countryside. The leaking of the countryside into the settlement is demonstrated by the central area to the east of the brook with fields to the north. Despite the prominence of the countryside the enclosure created by the buildings in the historic centre of the village prevents clear views of the surrounding countryside.

Open space is also important within the built up core. The village green provides an attractive focal point at the historic centre and acts as the foreground to the surrounding buildings. The structural role of the green is enhanced by the three Oak trees. The

green is read in conjunction with the new community park and the grass verges on the approach from the south west, bordering the church and the churchyard.

Where buildings are set well back into the site the front gardens contribute to the overall green and open landscape. The semi detached and terraced housing on the eastern side of Bond End are set behind relatively long front gardens with hedges and trees on the boundary providing a leafy setting. This character is maintained on the housing on the northern side of Bell Lane and to the east of the brook.

Trees play an important role in the Conservation Area. The grounds of the Old Vicarage include Wellingtonia, Cedar, Ash and Scots Pine and provide a traditional form of Victorian tree planting. The approach from the west benefits from enclosure on the southern side provided by the mature belt of trees. These include Field Maple, Copper Beech, Sycamore, Elm and Norway Maple. On approach from the south Willow, Ash, Rowan and Oak lead to the central green with a prominent Hawthorn hedge on the corner of Bell Lane. The housing on the northern side of Bell Lane occupy a landscaped setting with further Hawthorn hedges, Willow, Beech and Sycamore trees.

From the north Limes, Ash and Norway Maples provide the landscaped setting. To the east of the brook Willow and Silver Birch dominate. The school site accommodates a number of mature trees including Oak, Sycamore, Red Oak and Norway Maple. The foreground of Brockhurst Farm is set by the large Sycamore. At the small green in the north of the village Lime and Sycamore dominate. The upper cemetery is heavily treed with Silver Birch, Rowan, Weeping Ash, Limes and Yew featuring.

**Photograph 4 The Brook, separating the two character areas of the Conservation Area**



## MAP 2 IMPORTANT LANDSCAPING AND OPEN AND GREEN SPACES



### HISTORIC DEVELOPMENT

Pre Norman conquest Monks Kirby was one of the estates held by Lewin. After the conquest the estate passed to Geoffrey de Wirce. He rebuilt the church and in 1077 gave the building, together with land, to the abbot and convent of St Nicholas of Angers. 20 acres of cornland was also given and in 1086 the monks of St Nicholas are recorded as having two plough teams. On Geoffrey's death the land came into the hands of the king who granted them to Neil d'Aubigny. He increased the size of the holding where the monks of Angers were established as a cell of the abbey.

In 1266 Henry III granted the monks a fair at Midsummer and a weekly market. During the war with France the estates of the priory were repeatedly seized into the Kings hands. The priory's estates were transferred to a new English Order of Carthusians in the Isle of Axholme.

At the dissolution the Priory passed to the King while the Manor was granted to the Bishop of Ipswich. The benefice was given to Trinity College, Cambridge, who still maintain it, while the land passed eventually to Mary, Countess of Buckingham. It passed to Basil, Lord Denbigh in 1622. This family had owned Newnham Paddox since 1433.

Development took place in the village in the late sixteenth and early seventeenth centuries, examples of which remain today. The general layout of the village has stayed much the same; however most of the thatched and half timbered cottages which lined Bell Lane, Bond End and Millers Lane have been lost.

### Photograph 5 Modern housing in the village



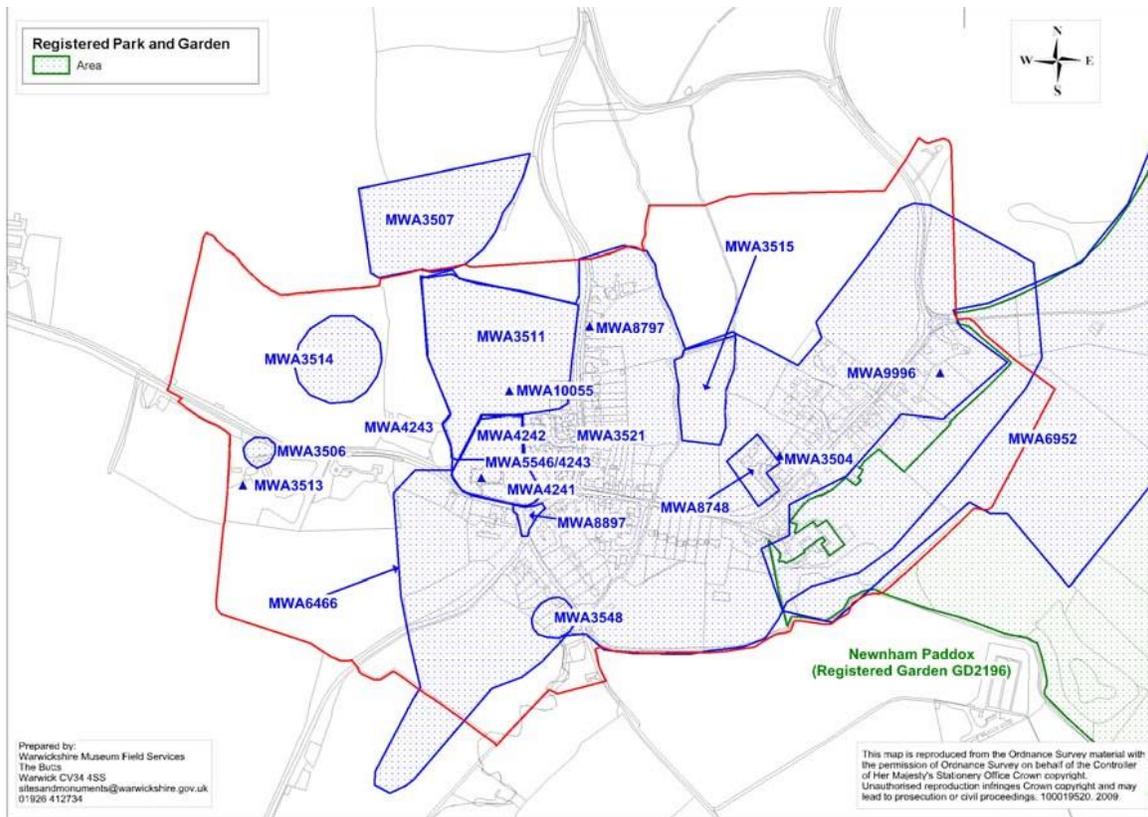
### ARCHAEOLOGY

The majority of the Conservation Area lies within the extent of a possible medieval settlement at Monks Kirby. A grant of charter for a Wednesday market here was made in 30 July 1266 by Henry III. Some medieval settlement material has been recorded through archaeological fieldwork, including a late medieval cruck timbered house. Settlement earthworks survive within the vicinity of the Church of St. Editha, a medieval church that was largely rebuilt in the 15<sup>th</sup> century. The church was given to the Benedictine monks under obedience to the Abbey of St Nicholas at Angers, as their priory church.

Priory buildings are known to have existed in the vicinity of the church; material from these buildings was incorporated in to the 15<sup>th</sup> century church. The reputed site of a manor house, visible on a tithe map, probably represents buildings associated with the priory.

A possible Roman cemetery, adjacent to the church, was also recorded by antiquarians. The site of a post mill, a quarry and brickworks have all been recorded from documentary evidence, associated with 18<sup>th</sup> and 19<sup>th</sup> century use of this area. The site of the Church, School and Convent of St Joseph is also marked in this area, on the Ordnance Survey First Edition onwards.

The 18<sup>th</sup> century landscaped park and garden associated with Newnham Paddox House extends across the Eastern part of this Conservation Area. It is a Registered Park and Garden.



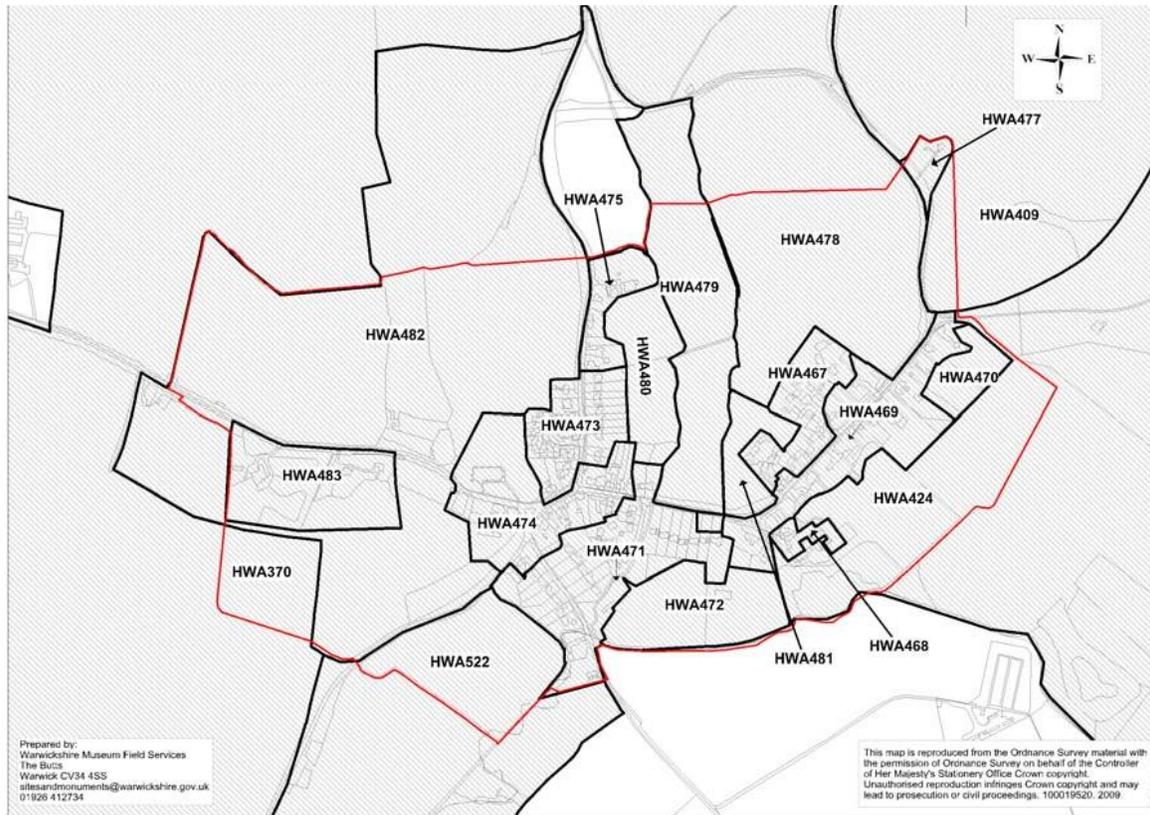
### MAP 3A ARCHAEOLOGY MWA RECORDING

#### HER Records

MWA3504	Church, School and Convent of St Joseph, Monks Kirby
MWA3513	Findspot - Post Medieval coin hoard
MWA4243	Church of St Editha, Monks Kirby
MWA5546	Priory Church of Monks Kirby Priory
MWA3507	Site of Brickworks 400m N of Church
MWA4241	Site of Possible Roman Settlement by Church
MWA3515	Site of Possible Moat 300m E of Parish Church
MWA8748	Field Boundary, Brockhurst Lane, Monks Kirby
MWA3511	Shrunken Medieval Settlement W of Monks Kirby
MWA3521	Site of Poss Post Medieval Manor House N of Church
MWA3514	Quarry to W of Bond End, Monks Kirby
MWA3506	Mill Mound at Monks Kirby Vicarage
MWA3548	Baptist Chapel to N of Bell Inn
MWA6466	Poss Extent of Medieval Settlement, Monks Kirby
MWA8797	Cruck Building, 24 Bond End, Monks Kirby
MWA4242	Site of Alien/Carthusian Priory at Monks Kirby
MWA8897	Medieval market at Monks Kirby
MWA6952	C18 landscaped park and house at Newnham Paddox
MWA9996	Findspot - Prehistoric Flint
MWA10055	Find of a medieval seal matrix in Monks Kirby

## Historic Landscape Character

Part of the Registered Park and Garden of Newnham Paddox (GD2196) lies across the eastern part of this Conservation Area. The Historic Settlement Core of Monks Kirby is centred on the church at the heart of the Conservation Area. A detached historic settlement core also exists at Bond End. The Historic Settlement Core of Brockhurst extends along Brockhurst Lane. Most of the remaining settlement within the conservation area dates to the mid 20<sup>th</sup> century. The Vicarage at Monks Kirby is also shown on the First Edition Ordnance Survey onward.



## MAP 3B ARCHAEOLOGY HISTORIC LANDSCAPE CHARACTER

### HLC Records

- HWA370 Very Large Post War Fields
- HWA409 Very Large Post War Fields
- HWA424 Park/Garden
- HWA467 Post 1955 Detached
- HWA468 Educational
- HWA469 Historic Settlement Core
- HWA470 Paddocks and Closes
- HWA471 Post 1955 Detached
- HWA472 Small Irregular Fields
- HWA473 Post 1955 Semi-Detached
- HWA474 Historic Settlement Core
- HWA475 Historic Settlement Core
- HWA477 Cemeteries
- HWA478 Large Irregular Fields

HWA479 Small Irregular Fields  
HWA480 Paddocks and Closes  
HWA481 Paddocks and Closes  
HWA483 Pre 1880s Detached  
HWA482 Large Irregular Fields  
HWA522 Other Large Rectilinear Fields

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

The oldest building in the Conservation Area is the church of St Edith dating from the thirteenth century. The chancel dates from that time with the remainder rebuilt in the fourteenth century. The tower has an early eighteenth century parapet and the church was restored and vestry added in 1869.

The village has a significant number of timber framed buildings. 6 and 8 Main Street dates from the sixteenth/early seventeenth century with alterations carried out in the nineteenth century. 25 and 26 Bond End dates from the fifteenth or sixteenth century and is a cruck construction. The Old Post Office and 12-20 Main Street date from the seventeenth century.

Farmhouses from the eighteenth century remain and include Gate Farm. Robust agricultural buildings have been converted into residential use but retain much of their original character.

Significant development took place during the Victorian period. This included the estate cottages to the west of the green, the last pair of buildings on the western side of Bond End and on Brockhurst Lane. A more expressive form of this Victorian Gothic architecture can be found on the Old Vicarage. Of red brick and slate it incorporates blue brick diapers, stone mullion and transom windows and prominent gables.

The twentieth century saw an expansion of the village. Post war development includes to the eastern side of Bond End with loosely vernacular semi detached and terracing. The latter part of the century resulted in a more suburban theme along Bell Lane with cul de sac development off Brockhurst Lane.

The Conservation Area therefore accommodates a mix of styles. Of the timber framed buildings much of the thatch has been lost. However, new dwellings on Bond End incorporate thatch.

In terms of materials red brick dominates. Windows and door lintels are of brick, often arched but with some rubbed brick lintels. Windows are set in reveal and are generally small scale. Render and whitewashed brick are also in the village. Roofs are mainly slate or tile and often steeply pitched. There are buildings with decorative bargeboards, finials and overhanging eaves.

The general layout of the village has been altered through the loss of the thatched and half timbered cottages which lined Bell Lane, Bond End and Millers Lane. In the past 50 years there have been several building phases. Bell Lane, St Edith's Close, 14-26 Brockhurst Lane, Smite Close, Busby's Piece, Stocking Meadow and Gate Farm Drive have altered the balance of housing stock. There have also been several infill plots.

Buildings are detached, semi detached or terraced and none greater than two storeys.

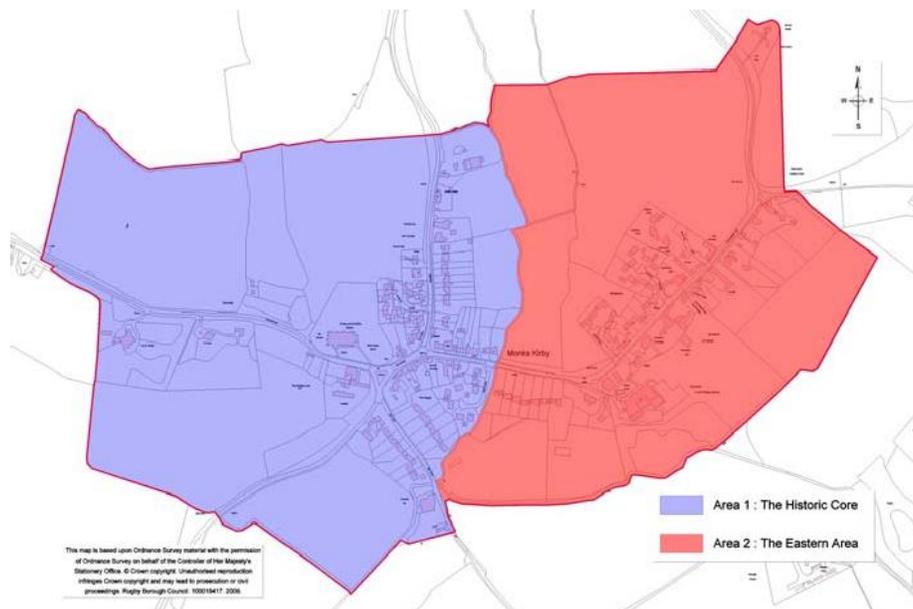
## DETAILED ARCHITECTURAL ASSESSMENT

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

- Area 1: The Historic Core
- Area 2: The Eastern Area

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

## MAP 4 SUB AREAS



### Area 1: The Historic Core

This area is the historic centre of the village. A mix of traditional buildings nestles around the village green with traditional elements such as the church and public house providing landmark structures. A sense of enclosure prevails with the landscape dominated environment responding to the countryside setting. Within the character area are sub areas containing development from the second half of the twentieth century.

The heart of the historic core is around the village green. Three Oak trees provide a structural character to the focal green space. It is read in conjunction with the grass verges on the southern approach into the centre and the cemetery to the north-west. The Church of St Edith occupies an elevation position and the tower is the landmark building on the approach into the village. From many points within the settlement the tower is visible, surrounded by trees. The open space around the church adds to its

importance and the brick boundary wall, abutting the highway, provides a sense of enclosure and strengthens the rural character.

The secular buildings around the village green all contribute. The styles vary between robust Victorian, timber framed and estate style semi detached buildings. The Denbigh Arms fronts onto the green and has a secondary elevation facing the church. This provides interest in both street scenes. The grounds to the front also contribute to the green character. The pub is read in conjunction with the red brick outbuildings to the south. These also provide the foreground, with the church as the focal point, on the approach from the south.

6 Main Street is a large scale timber framed building. The prominent gable has red brick infill with small paned fenestration. The cross wing is more of a cottage style. This building is the first of a group on the eastern side of the green which incorporate different styles but form a cohesive group. 10 Main Street comprises a two storey red brick Victorian dwelling with a bay to the ground floor. The building is side on to the highway resulting in the front elevation being a focal point on entering the village. It also allows the building to be read with 6 Main Street.

The character of 10 Main Street is echoed to an extent by 3 and 5 Main Street in terms of style and materials. This is the first of a number of estate style semi detached buildings in the Conservation Area. Of red brick and slate it is built in the Victorian Gothic style with gables, finials and decorative bargeboards. The landscaped character is reinforced by the front gardens; the rural character by the picket fencing.

The terrace opposite abuts the highway and creates a strong sense of enclosure. Although incorporating different styles and ridge heights they are read as a group. The variation reflects the different periods of construction. 12-20 Main Street comprises a row of cottages from the seventeenth century with eighteenth, nineteenth and twentieth century alterations. The buildings are timber framed with whitewashed brick and render infill under a tiled roof. The group have a simple rural character with rhythm created through the doors and windows. The continuous development leads the eye towards the focal point of the village green from the east and from the village centre into Brockhurst Lane.

#### **Photograph 6 Traditional terracing in the historic core of the village**



The transition from Main Street into Brockhurst Lane is achieved through The Old Post Office. The building is timber framed with whitewashed brick infill but unlike its neighbours is detached and has a more imposing impact with spaces to each side. The roof is a rare example of thatch in the village. The building not only links together the two roads but is a focal point on approaching the village from the north.

**Photograph 7 The Old Post Office as a focal point**



The character of mixed architecture continues with 4-8 Brockhurst Lane. The building has a Gothic character with red brick, tile roof, part timber framing with a jettied first floor, hipped roof and dormer windows. The composition has variation but cohesion is provided through the materials and the unusual boundary wall which comprises ridge tiles.

As with 6 Main Street the property on the corner of Brockhurst Lane is of a larger scale than the surrounding buildings. The building comprises red brick and tile and has a simple cottage style. Although larger it is read with the buildings to the east. Attached is the village hall with an element that abuts the highway. Two pair's of semi detached properties are set back, one pair painted, one pair of the original red brick. The final building forming this group abuts the road. These buildings are of English bond with the variegated texture of the headers forming an interesting pattern. The character is of varied building lines and styles in providing a cohesive collection of buildings leading towards the centre. The sense of enclosure is strengthened by the buildings on each side of the road.

### Photograph 8 The northern side of Brockhurst Lane



The remainder of this character area comprises further sub areas. Bond End accommodates a number of historically important buildings in a linear form. The estate development style is maintained through 7, 9 and 28 Bond End. The paired character of the former is a late Victorian red brick semi detached property under a tiled roof. The facade has twin gables with half hips prominent on the side elevation. 9 Bond End is set behind a red brick boundary wall with a cottage style garden. 28 is a variation on a theme but shares the landscaped and countryside setting and the scale of building.

The character of the timber framed architecture continues on Bond End through 25 and 26. The front is rendered and the cruck frame in the northern elevation is prominent on the street scene.

Twentieth century architecture features prominently. The most integrated is the group of dwellings from the 1950's on the eastern side of Bond End. The semi detached and terraces are loosely Arts and Crafts through rendered facades and tiled roofs. The consistency of architecture provides a cohesive group brought together by the hedges and trees in the long front gardens. These ensure that the visual impact of the buildings is limited in the street scene. The development also maintains the linear form.

### Photograph 9 Low key developments in Bond End



This form is maintained on Bell Lane. To the northern side the dwellings are set well back into the grounds behind mature landscaping. This allows only glimpses of the buildings beyond and results in a rural setting. The dwellings to the south are more open plan and set closer to the road, though incorporating a vernacular slant. Additional landscaping and boundary treatment would enhance the setting.

The development of St Edith's Close introduces an alien cul de sac form at odds with the traditional linear character. Again additional landscaping and stronger boundary treatment would ensure the development would be more effectively integrated into the Conservation Area.

The character area includes large open spaces. The approaches from the south and west are through fields with grass verges and hedges bordering the highway. The fields are largely open and provide a rural setting to the buildings which generally occupy a lower level than the surroundings. Occasional buildings nestle in the landscaped approach, the most notable being the Old Vicarage. The building is Victorian Gothic and has blue brick diapers, stone mullion and transoms, a fish scale slate roof and prominent chimneys and gables.

This sub area is therefore characterised by the historic buildings surrounding and leading to the village green. A mix of styles complements the landmark buildings including the church, pub and larger scale dwellings on corner locations. There is a strong sense of enclosure, partly provided by the landscaped setting, echoing the surrounding countryside. Many of the buildings within the centre are small scale occupying narrow plots.

## Photograph 10 Estate development



## Area 2: The Eastern Area

The character of this sub area is of a single linear road leading east then north-east with a series of cul de sacs leading off the main highway. The traditional built form comprises former farmhouses and farm buildings, now converted to dwellings, and key landmark buildings such as the school. Small scale estate development becomes more prevalent towards the end of the village. Landscaping and the rural surroundings also feature prominently with open green spaces and grass verges. The linear form of the northern and southern extremities contrasts with the central area which has far greater depth provided by the cul de sacs on the western side.

The western most part of the character area marks the transition between this more agricultural focused environment and the historic core. A line of detached dwellings dating from the latter part of the twentieth century are set well back from the road on the southern side. There are variations on a theme but the buildings are read as a cohesive group. To the north is a key open space. The countryside seeps into the village and forms a large barrier between the two character areas. The space also allows views out beyond the village and represents a major shift from the sense of enclosure to the west. Equally important is the pasture in front of Busby's Piece.

## Photograph 11 The School



There are a number of important buildings which are large in scale and prominent in the street scene. The school marks the change from the countryside character to a greater density of development. Dating from 1912 the building replaced an earlier thatched school. The existing school is large with extensive grounds. The large scale fenestration dominates the facade and contrasts with the red bricks and tiled roof. The building acts as a focal point from both directions and the memorial cross in the foreground provides further interest in the street scene.

This green area is read in conjunction with the landscaped front garden of the dwelling to the south. Of a significant size the building is in the Victorian Gothic style with decorative bargeboards, diamond leaded lights, blue brick diapers and finials.

The school is one of a number of larger buildings which feature. Others include the convent and the former farmhouses. The remainder of the area is characterised by smaller scale and randomly sited buildings and farm buildings nestling in groups of residential buildings.

St Joseph's convent comprises two main elements; the first abutting the road, the second element on a larger scale set back from the highway. The shape of the building creates areas of enclosure behind the large brick walls which border the pavement.

## Photograph 12 The Convent



In the northern part of the village the prevalent architectural style is former farmhouses and farm buildings. Brockhurst Farm occupies a prominent location. Two storey rendered elevations are under a tiled roof with substantial bays and sash windows. Gate House Farm comprises a red brick and tiled roof building with overhanging eaves. The character of the facade is provided by the unusual angled brick lintels.

These farmhouses are supported by a series of former farm buildings that have been converted into dwellings. Robust in character the red brick buildings provide a sense of enclosure and maintain the traditional layout of the village. The former farmsteads have been developed for housing.

On the eastern side the scale is smaller. Older properties display the characteristic cottage and estate style and these include Kerbside Cottage and Ellcrys Cottage. The estate design is demonstrated by 46-52. These older buildings mingle with newer development that fit into the characteristic siting and design. The buildings are read as a group with two storey red brick buildings sharing similar designs and siting. Estate cottages, cottages and modern buildings in a simple rural style form a cohesive group. Buildings are generally set abutting the road or in close proximity to the highway resulting in a sense of enclosure. Gaps between buildings however allow glimpses of the countryside beyond and cottage style front gardens contribute.

Much of the development from the latter part of the twentieth century has been in the form of cul de sacs. Smite Close, Busby's Piece, Stocking Meadow and Gate Farm Drive are self contained roads that rather turn onto themselves. This contrasts with the interaction available with the buildings that follow the traditional form and abut the highway.

The surrounding countryside plays an important role in this character area and fields surround the buildings on all sides. These undeveloped areas provide the foreground to views towards the historic core and reduce the impact of the later built development

which provides unusual traditional depth to the village. Although the buildings are clustered together spaces between dwellings provide glimpses of the countryside and relief to the built form.

The countryside setting includes part of the historic park and garden of Newnham Paddox. The south-eastern portion of the Conservation Area incorporates some of the landscaped grounds of the former house. The link is strengthened by the access to the estate leading from the northern part of the village. The connection between the estate and the village is demonstrated by the cemetery and Denbigh Chapel to the north.

This character area therefore comprises a more random and varied form of built development. Larger scale buildings of different styles, such as the former farmhouses and school, occupy prominent locations. The agricultural origins are illustrated by the conversion of the robust former farm buildings. Other buildings are smaller scale and comprise estate cottages and simple rural architecture. Cul de sacs occupy the former farmsteads.

### **CONTRIBUTION OF UNLISTED BUILDINGS**

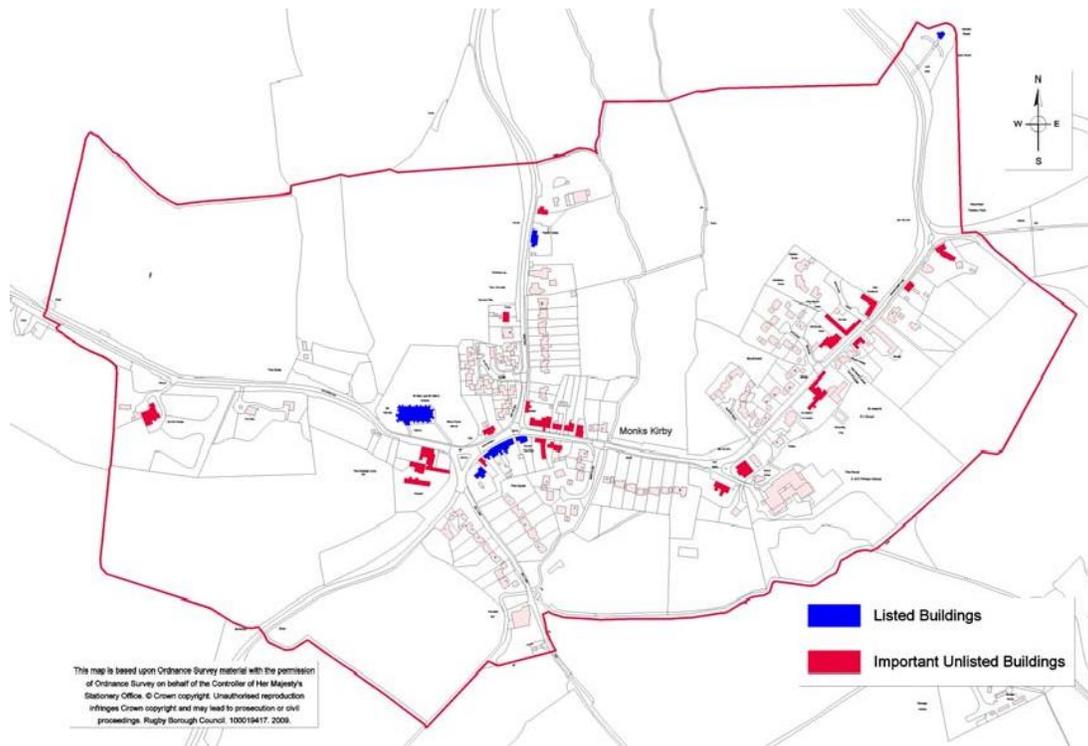
Such is the collective quality of the prevailing architectural form that a large number of buildings falling within the designation are important unlisted buildings. Around the central core red brick buildings contribute. 10 Main Street is a robust Victorian building with a prominent front elevation providing a focal point on entering the village. 3 and 5 Main Street is a two storey estate style semi detached building under a slate roof. The style is echoed on the eastern side of the village.

The Denbigh Arms occupies a prominent corner location and is a focal point with the village green as the foreground. The outbuildings to the south form an attractive group. Further west the Old Vicarage is a large scale Victorian Gothic house set in extensive grounds.

The buildings completing the historic core along Brockhurst Lane all contribute. Although of different styles they form an important group and maintain the sense of enclosure at the centre of the village.

In the eastern part of the Conservation Area the former farmhouses and outbuildings contribute and provide a visual guide to the origins of the village. To the south the Victorian school occupies a prominent position and is highly visible from both directions. The Victorian Gothic dwelling to the south complements the school.

## MAP 5 LISTED BUILDINGS AND IMPORTANT UNLISTED BUILDINGS



## STREET FURNITURE

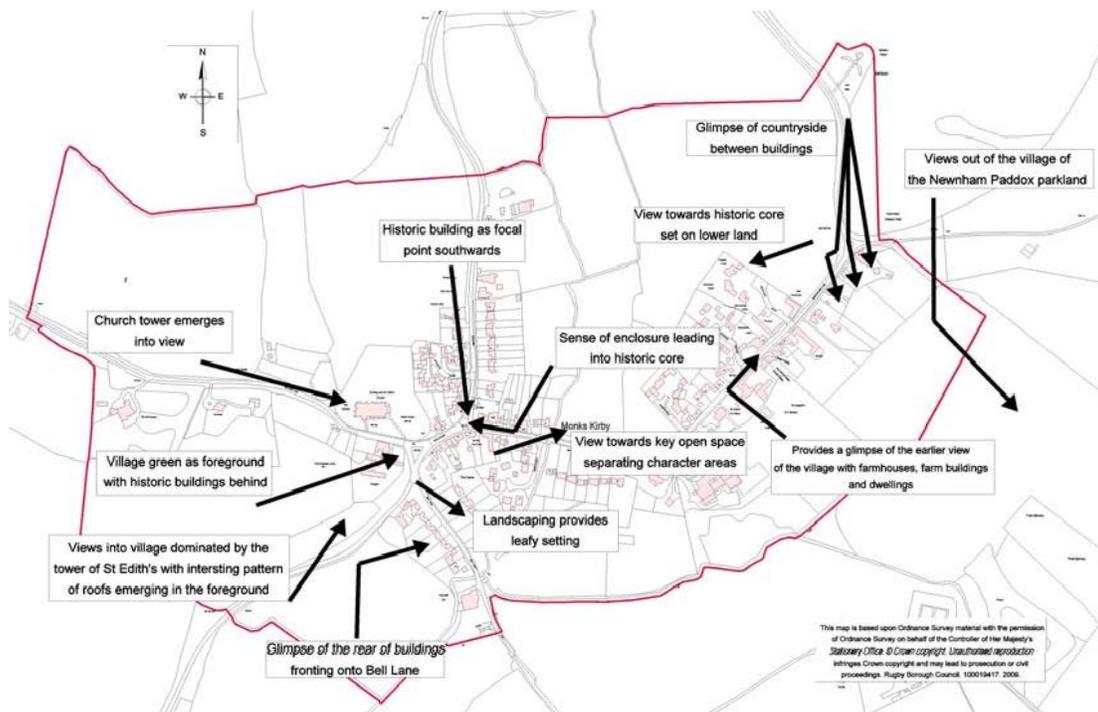
Street furniture is an important element in the Conservation Area reinforcing local identity. Traditional elements such as the post box in the wall of the former shop benefit the designation. Granite kerbstones are found throughout the area although concrete kerbs feature.

The telegraph poles carrying wires result in overhead clutter and these could be sited underground. Street lighting is soft white mercury footpath lighting and is limited to occasional lights and has a minimal role in the Conservation Area. Some of the older lights are on wooden poles which are appropriate to their setting. Street name plates are generally metal on posts. In recent years there has been a proliferation of street marking much of which is unnecessary and adds an alien suburban appearance to the village street scene.

The village greens and green verges are relatively uncluttered although the large stones on the main green detract from the simple form of the open space.

Overall a consistent and minimalist approach should be taken to achieve a cohesive appearance to street furniture. This maximises the visual appearance of the village greens and reduces the impact of necessary furniture such as street lighting, road markings and highway signs.

## MAP 6 KEY VIEWS AND VISTAS



## EXISTENCE OF ANY NEUTRAL AREAS

The environmental quality of the Conservation Area is generally good but there are a number of neutral elements. Street furniture, including telegraph poles and the large stones on the village green detract from the character and appearance of the Conservation Area. The siting underground of the wires would benefit the area and a lower impact solution to the large boulders should be considered.

The village has experienced significant residential development in the second half of the twentieth century. Some has been well integrated into the settlement such as along the northern side of Bell Lane. Other housing has a rather more suburban character and would benefit from a greater degree of boundary treatment and landscaping. Examples include on the southern side of Bell Lane and St Edith's Close. The dwellings to the east of the brook are relatively well landscaped though hedges planted adjacent to the fencing would strengthen the green character.

The traditional layout of the village is broadly linear. The cul de sacs on the eastern area, whilst not themselves unduly visually dominant, do not conform to the historic form of the village and are neutral.

The Convent is an attractive and important building in the Conservation Area. It is currently unused and the area of hardstanding to the north is a large expanse of tarmac and is neutral.

A number of the traditional buildings have been extended, many sympathetically. However, on occasions extensions have been too large or have unbalanced the pairs of estate cottages and have a neutral impact.

The Conservation Area includes large areas of undeveloped countryside. Whilst these benefit the setting of the designation many are not of outstanding value. Such areas therefore have a neutral impact.

## **CONCLUSIONS**

The historic character of Monks Kirby Conservation Area has been well maintained and most architectural details in the older buildings have been preserved. The historic form of the village has been retained through the collection of buildings around the village green. The key elements include timber framing, terracing, estate cottages, public house and the dominant church. The second character area comprises the former farmhouses and farm buildings together with further estate development. Green and open spaces and mature trees play a major role in providing a landscape dominated environment to reflect the rural setting.

The overall quality of the Conservation Area remains high with the traditional buildings prevailing. Changes have taken place to buildings but the designation retains its integrity. Enhancements could be achieved however with a greater degree of landscaping to some of the twentieth century development and finding a suitable re-use for the former butchers shop.

## **PRESERVATION AND ENHANCEMENT**

### **General Condition**

The Conservation Area is in a generally good condition in terms of buildings and maintenance of open spaces and landscaping. There are no primary buildings at risk or any in a serious state of disrepair. However, the former butcher's shop is empty and in need of a sensitive re-use. Another key building is the chapel in the northern cemetery and is considered to be a building at risk. The convent also requires a suitable and sympathetic re-use.

### **Problems, pressure and capacity to change**

Incremental changes to buildings can erode the character and appearance of the Conservation Area. Alterations to roof materials, fenestration and architectural detailing such as chimneys, porches or lintels, would affect the individual building and have an accumulative impact on the group of buildings and Conservation Area. Of these fenestration is perhaps the most important; such is the visual role it plays. The retention of original windows, or replacement using the original as reference, is key to maintaining the character of the buildings.

Boundary treatment is a further crucial element to the Conservation Area. Removal of the hedges and trees would significantly affect the character. Historic walls, such as bordering the church and convent, should also be retained. Extensions to historic buildings, especially the estate character buildings, need to be handled sympathetically and respect the scale and balance of the buildings.

The lack of suitable uses for historic buildings can lead to deterioration and potential loss of the structures. The former butcher's shop, convent and chapel in the northern

cemetery, are three buildings at risk requiring suitable re-use and sympathetic conversion.

### **Future management proposals**

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

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

### **Opportunities for enhancement**

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

- find a suitable and sympathetic re-use for the former butcher's shop;
- plant additional hedges and trees along the front boundaries of dwellings to further integrate into the landscape dominated environment, sites include along Bell Lane and St Edith's Close;
- additional planting on the rear boundaries of dwellings along the southern side of Bell Lane to further mask the buildings on the approach to the village to strengthen the rural setting;
- replace alien tree planting with native species;
- consider an alternative to the stones on the village green;
- protect and enhance important front gardens, maintain or reinstate the original boundary treatment, brick wall for example, minimise the size of opening for vehicles, reduce large areas of hardsurfacing for parking;
- replace alien fenestration, for example where large metal framed windows have replaced the original smaller scale timber fenestration;
- find a suitable re-use for the convent that is sympathetic and would enhance the large expanse of tarmac;
- restore the northern chapel;
- replace concrete roof tiles with slate, thatch or tile using the original as reference;
- place overhead wires underground;
- use consistent approach to street signs in a style to reflect the rural location, i.e. traditional metal signs on buildings.

## APPENDIX 1

### Summary of listed buildings in Monks Kirby Conservation Area

6-8 Main Street, Grade II. House, C16/early C17, largely rebuilt and altered C19, late C20 alterations. Timber framed with infill, underbuilding and rebuilding of Flemish bond brick. Plain tile roof, brick right end and 2 ridge stacks. T plan with cross wing on left. 2 storeys, 3 window range. C20 open porch in angle has hipped plain tile roof. 8 panelled door in right return side of cross wing. 2 window main range of brick has late C20 two and 3 light casements. Central casement inserted in former doorway. Ground floor openings have brick segmental arches. Cross wing has C19 three light casements with glazing bars, flanked by single lights to ground floor. First floor has massive corner posts. Gable has exposed framing. Left return side has exposed framing to first floor.

25 & 26 Bond End, Honeysuckle & Kingsley Cottage, Grade II. 2 cottages, left part of Kingsley Cottage probably C15/C16 with C19 and C20 alterations. Cruck construction. Front is rendered, with C20 sham window range. Late C20 tile roof. One unit plan, one storey and attic, one window range. Ground floor has C20 one light and 3 light casements. Swept dormer has 3 light C19 casements with glazing bars. Left return side has exposed cruck blades. Rear is altered. Right part of Kingsley Cottage and Honeysuckle Cottage are a C19 range. Brick, with C20 rendering and sham framing to front. Concrete tile roof, brick and stacks. Each is a one unit plan. 2 storeys, 2 bays. Central C20 part glazed door to Kingsley Cottage has slate canopy. Ground floor has C20 three light casements. First floor has C19 two light casement with glazing bars on left.

Church of St Edith, Grade I. Church. C13 chancel, remainder rebuilt late C14. Tower has early C18 parapet. Re-roofed late C16. Restored and vestry added 1869. Regular coursed and ashlar red sandstone, upper part of tower of grey sandstone. Roofs hidden by moulded cornices and parapets. Nave and chancel in one, aisles and chapels in one, south-west tower, south porch, south-east vestry. Decorated and Perpendicular styles. 7 bay nave and chance; 6 bay aisles and chapels. Chancel has splayed plinth. Massive diagonal buttresses of 2 offsets. Shallow pitched roof. 3 light east window has C19 geometrical tracery. Moulded sill course stepped down to left and right. Hood mould with return stops, and string coursed at springing. North side has 2 small blocked Tudor arched windows, and blocked arch window above. 3 light Perpendicular south window has transom and some renewed tracery. Low vestry has splay plinth and clasping buttresses. Chamfered east doorway with hood mould and plank door. Straight headed 2 light Perpendicular windows to east and south. South aisle and porch have moulded and splay plinth. Aisle has 3 large buttresses of 2 offsets with crocketed pinnacles, smaller C19 east buttresses. C19 windows. 3 light Perpendicular east window has deep hollow chamfered jambs and hood mould. South east window has cusped Y tracery. 3 large 3 light windows have unusual curvilinear tracery. Large 2 storey Decorated porch abuts tower. Stepped gable rebuilt C19. Large doorway of 2 moulded orders, chamfered back to square bases. Hood mould continues to form sill course of tower south window. Small 2 light window above has renewed tracery. Small narrow ogee lancet to east.

12-20 Main Street, Grade II. Row of 5 cottages, not of one build. C17 with C18, C19 and C20 alterations. Timber framed with whitewashed brick infill, largely refaced and raised in whitewashed brick. C20 cement tile roof, brick ridge stacks. Lower part of no. 12 on right has C19 plain tile roof and end stack. No. 20 on left has late C20 render.

Lower late C20 plain tile roof. Various plans. 2 storeys. C20 2 and 3 light casements throughout. No. 12 on right is a 2 unit plan. 2 window range. Lower right part has large corner post. C19 plank door with brick segmental arch. Lean to addition to right. No. 14 and passage to rear between nos. 14 and 16 have planked doors and brick segmental arches. No. 14 is a 1 unit plan. One window range. C19 three light casement with glazing bars to ground floor. Some exposed heavy framing. No. 16 is a 2 unit plan. 2 window range. Late C20 door and side light inserted in former window opening on right. Blocked doorway. No. 18 is a one unit plan. 2 window range. Plank door. No. 20 is a 3 unit plan. 3 window casements have moulded brick sills. Left return has exposed framing.

The Old Post Office, Grade II. Cottage, C17. Timber framed with whitewashed brick infill. Left return side rebuilt in whitewashed brick. Thatched roof, brick left end and ridge stacks. 3 unit plan. One storey and attic, 2 window range. C20 plank door between first and second bays. Ground floor has 3 cross glazed 3 light casements. First and second bays have raked half dormers and large cross glazed 2 light casements. Right return side has 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)

Warwickshire County Council kindly provided the Historic Landscape Character information. For further information relating to archaeology including the Historic Landscape Character Analysis contained in the appraisal contact:

County Archaeologist  
Warwickshire Museum Field Services  
The Butts  
Warwick CV34 4SS  
Tel: 01926 412276  
Fax: 01926 412974

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

Historic England  
The Axis  
10 Holliday Street  
Birmingham  
B1 1TG

Tel: 0121 625 688

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

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 Buildings of England – Warwickshire. Nikolaus Pevsner and Alexandra Wedgewood. Penguin Books

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

Monks Kirby Village Design Statement

Planning Policy Statement 5: Planning for the Historic Environment

## **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.