

RUGBY BOROUGH COUNCIL

**RUGBY SCHOOL
CONSERVATION AREA APPRAISAL**



June 2010

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INTRODUCTION

Rugby School Conservation Area is a designation which borders the Town Centre, Bilton Road and Hillmorton/Whitehall and Clifton Road Conservation Areas. It occupies a prominent location and acts as a transition between the commercial, education and residential areas on the southern edge of the town centre. The area is dominated by the monumental scale Gothic buildings of William Butterfield on Lawrence Sheriff Street and Dunchurch Road. Along Barby Road, Horton Crescent and Hillmorton Road Gothic, Arts and Crafts and classical buildings occupy large landscaped sites. In the northern part of the Conservation Area there are late Victorian/Edwardian dwellings.

The Conservation Area lies at an important location with roads leading to Dunchurch, Hillmorton and Barby from the gyratory, which lies to the west. Roads are a key visual element in the designation with buildings set abutting on the north-west and western boundaries. The area is dominated by the school with classrooms, dormitories and playing fields prominently sited. Although buildings dominate there are areas of open space through the sports fields. The focal point of Horton Crescent is the grassed island surrounded by lime trees and the landscaped setting of many buildings is a feature.

Rugby School is a historic establishment within the town and the scale of buildings and size of the site demonstrates this. The quality of the Conservation Area is high and a crucial part of the town.

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. Rugby School 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.

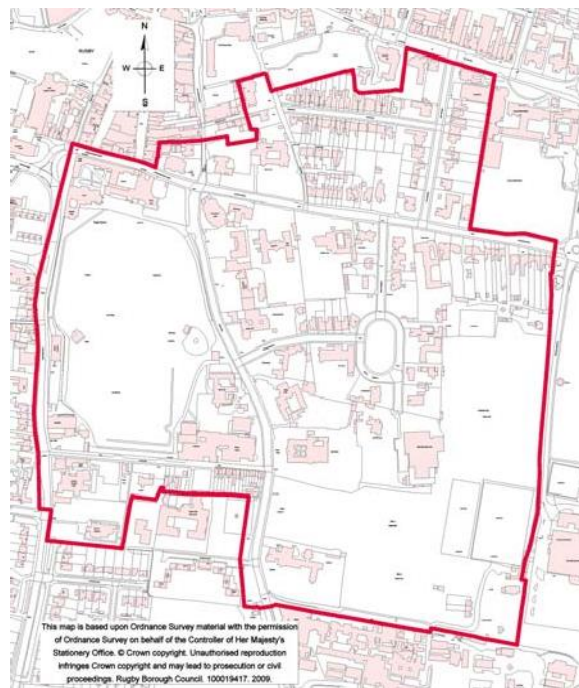
This document is an appraisal of Rugby School Conservation Area. It is based on guidelines issued by English Heritage, the Government's advisor on the historic built environment, and has been prepared by Rugby Borough Council. The principal objectives of the appraisal are to:

- define and record the special interest of Rugby School 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

The Conservation Area occupies a location on the edge of the economic hub of Rugby. The retail centre abuts the designation to the north with Lawrence Sheriff School to the east. The area acts as a transition between the high density of the retail core, suburban Rugby to the south and the rural approach to the town from

Barby. The Conservation Area occupies an important location on the approach to Rugby from Dunchurch, Hillmorton and Barby and the majority of traffic through the town passes by or can view the main school buildings.

Despite its proximity to other key elements of the town the school is clearly delineated by its scale and appearance. Buildings abutting Lawrence Sheriff Street and Dunchurch Road are designed to demonstrate the importance and stature of the school and make an architectural statement. Buildings along Barby Road and the western part of Hillmorton Road and Horton Crescent are also large scale but set in extensive landscaped grounds. The northern part has a more domestic scale to buildings but retains the integrity of the original architecture. The self sufficient character of the original designation is accentuated by the barrier of the surrounding main roads.

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 assimilating modern school buildings into the established character and extending or altering historic buildings to ensure they remain compatible with the changing needs of the school. The removal of native planting or the planting of inappropriate species and the erection of alien boundary treatments, such as close boarded fencing, would have an adverse impact on the character and appearance of the Conservation Area. Incremental changes to buildings such as windows and doors, loss of original brick through rendering, loss of slate roofs or the loss of front gardens for car parking would also erode the character.

Photograph 2 Gothic and Arts and Crafts Architecture set in landscaped environment



GENERAL CHARACTER AND FORM

The Conservation Area is dominated by the monumental scale and appearance of the Victorian Gothic buildings on the north-west corner of the school site. Buildings including the Memorial Chapel, the chapel, School House and the Head Master's office, form a demonstrative group and comprise a landmark for the town. The buildings generally abut the highway and dominate views on approach from the south and west. They are also the focal point from Sheep Street and High Street. Further south relatively large scale buildings continue to abut Dunchurch Road and Oak Street with the indoor rifle range, gymnasium and rackets buildings. In between these groups the open space of the playing fields compliments the setting and accommodates small scale buildings such as the pavilions.

The Temple Speech Room maintains the character of monumental buildings abutting the highway and dominating the approaches, in this case from Barby Road. However, east of Barby Road the character shifts to large scale buildings set in extensive grounds and set back from the highway. School houses, such as Bradley and Sheriff, mix with the Temple Reading Room, geography and information technology buildings. Each occupies a spacious site with the design of buildings comprising Victorian Gothic and Arts and Crafts. This pattern continues on the southern side of Hillmorton Road between Barby Road and Horton Crescent.

Horton Crescent has the green as the focal point. The landscape dominated environment includes large scale buildings set in extensive grounds and buildings which are read as prominent terracing.

On Hillmorton Road a classical hue dominates the domestic architecture with terracing, detached dwellings and villa style buildings. Church Walk, Arnold Villas and Elsee Road comprise Victorian and Edwardian terracing and are the highest density development in the Conservation Area. Arts and Crafts architecture dominates on Moultaire Road.

Photograph 3 Classical architecture



LANDSCAPE SETTING, GREEN AND OPEN SPACES AND TREES

Landscaping and open space plays a key role in the Conservation Area. Although the designation accommodates a large number of buildings open space covers significant areas of the Conservation Area. Formal playing fields border Dunchurch Road and Barby Road and accommodate sports pitches and pavilion buildings. The land provides the foreground, backdrop and setting to the buildings on the western portion of the Conservation Area.

This area is well landscaped. Along Dunchurch Road silver birch, horse chestnut, limes and oak line the highway and provide a leafy approach into the town. Along Barby Road the playing field is bordered by beech, maple, sweet chestnut, copper beech and hawthorn. The southern part of the field is bordered by Limes which run parallel to Oak Street.

A second playing field, comprising Caldecott's Piece and Hillbrow, are large open grassed areas incorporating pitches. They are bordered by lime trees adjacent to Bruce Williams Way, on the boundary to the rear gardens of buildings fronting onto Horton Crescent and north of Kilbracken.

The focal point of Horton Crescent is the green. It is a circular grassed area bordered by a holly hedge with limes enclosing the area. The buildings are set in landscaped grounds with lime, silver birch, beech, copper beech and yew providing the tree setting.

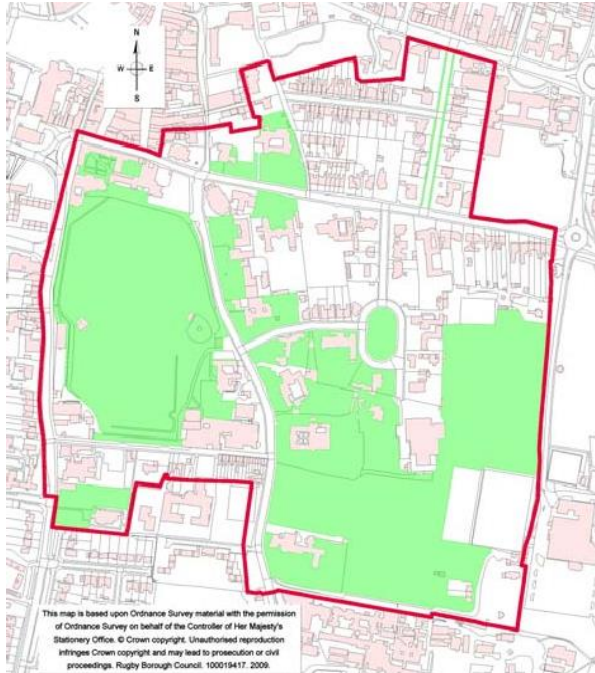
On the eastern side of Barby Road buildings are set in extensive and well landscaped grounds. The foreground of Kilbracken is planted with a mix of cherry, ash and Scots pine. Further north horse chestnut, maple, copper beech and lime feature. To the western side of Barby Road a line of limes border the highway.

Although the density of development is higher on Hillmorton Road, Church Walk and Moultrie Road landscaping remains an important element. Yew and holly provide the setting for Cotton House on Hillmorton Road and to the west yew, silver birch, lime and cedar surround Whitehall House. On the northern side of Hillmorton Road yew, beech, willow, copper beech and sycamore are in the important front gardens of buildings. Church Walk has a leafy setting with beech, lime and copper beech leading to the series of walled and treed paths which continue to the church. Moultrie Road is characterised by avenues of hornbeam to both sides of the highway. At the junction with Clifton Road Cherry, sorbus, lime, prunus and hornbeam provide a landscaped approach onto Moultrie Road.

Photograph 4 Landscape setting



MAP 2 IMPORTANT LANDSCAPING AND OPEN AND GREEN SPACES



HISTORIC DEVELOPMENT

Rugby School was founded as a free grammar school for boys in 1567 in accordance with the will of Lawrence Sheriff, a London grocer who was a native of Rugby. He left his 'mansion house' in the centre of the town as a residence for the master and £50 to build a school adjacent. As an endowment he also provided the rent for eight acres of field known as Conduit Close.

The first century of the school was problematic with the death of the first trustees followed by the tenants of Conduit Close. Litigation ensued and the school virtually collapsed in 1651. However, it had rapidly acquired a name for scholarship and the first pupil passed into university in 1621. A period of remarkable development followed which included an increase in the number of boarders and catchment from beyond Rugby.

In 1750 a move was made from the original town centre site to a manor house on the present site of School House. However, these premises soon became inadequate and under John Wooll (1806-1826) the Gateway, the Old Quadrangle and the buildings to its sides were completely rebuilt under the direction of architect Henry Hakewill between 1809 and 1815.

The west wall of the Old Quadrangle is formed by the Old Big School; the oldest classroom is still in use, later surmounted by an upper storey providing the dormitories of School House. The original water pump provided the school's water in the early nineteenth century and is set into the wall of the Old Big School.

Hakewill also designed the first chapel which was superseded by Butterfield's building in 1872. The chapel remained unaltered except the addition of the new Burne Jones west window, until complete renovation was carried out in 1960. The chapel was joined by the New Quadrangle, also by Butterfield, in 1867, a gift from the masters to commemorate the Tercentenary in 1867. The tower was added in 1882 and the west end completed in 1898 to the design of TG Jackson.

The New Dining Hall has been sited within the old School House wall so that the outside appearance of the building is not altered. The hall was built in 1869.

Other notable developments included the New Big School, which houses the theatre and the reading room in 1879 to the design of Butterfield. The Temple Speech Room stands at the corner of Hillmorton Road and Barby Road. It was designed by Sir Thomas Jackson and opened in 1909.

During the twentieth century there was a further increase in pupil numbers and significant new building. Buildings between the two world wars include the War Memorial Chapel, the Music Schools, the new Sanatorium and a new boarding house. The Memorial Chapel was built to the design of Sir Charles Nicholson to commemorate the 684 people from Rugby who lost their lives in the First World War. The small chapel was consecrated in 1922 and its grey stone forms a contrast to the colourful brick of Butterfield's building.

Post war many of the boarding houses have been renovated and there has been considerable development in the Science Schools including the Parker Building in 1971. New projects also include the new Rugby School Theatre in New Big School, a careers room, the school bookshop and the Levee Room.

Famous pupils include FC Selous, a pupil between 1866 and 1868. He was to achieve fame as an explorer and hunter in Africa, travelling continuously between 1872 and 1890 over central Africa hunting and collecting specimens of natural history. Other notable pupils include Lewis Carroll, Rupert Brooke, Savage Landor, Matthew Arnold, Neville Chamberlain and Arthur Hugh Clough. Thomas Hughes, author of Tom Brown's Schooldays, was also a pupil.

The social history of Rugby School includes William Webb Ellis. It is stated that he was playing football on the Old Big Side in 1823 when during the game he caught the ball in his arms and ran forward with it, hence forming the game of Rugby.

Photograph 5 The historic core of Rugby School



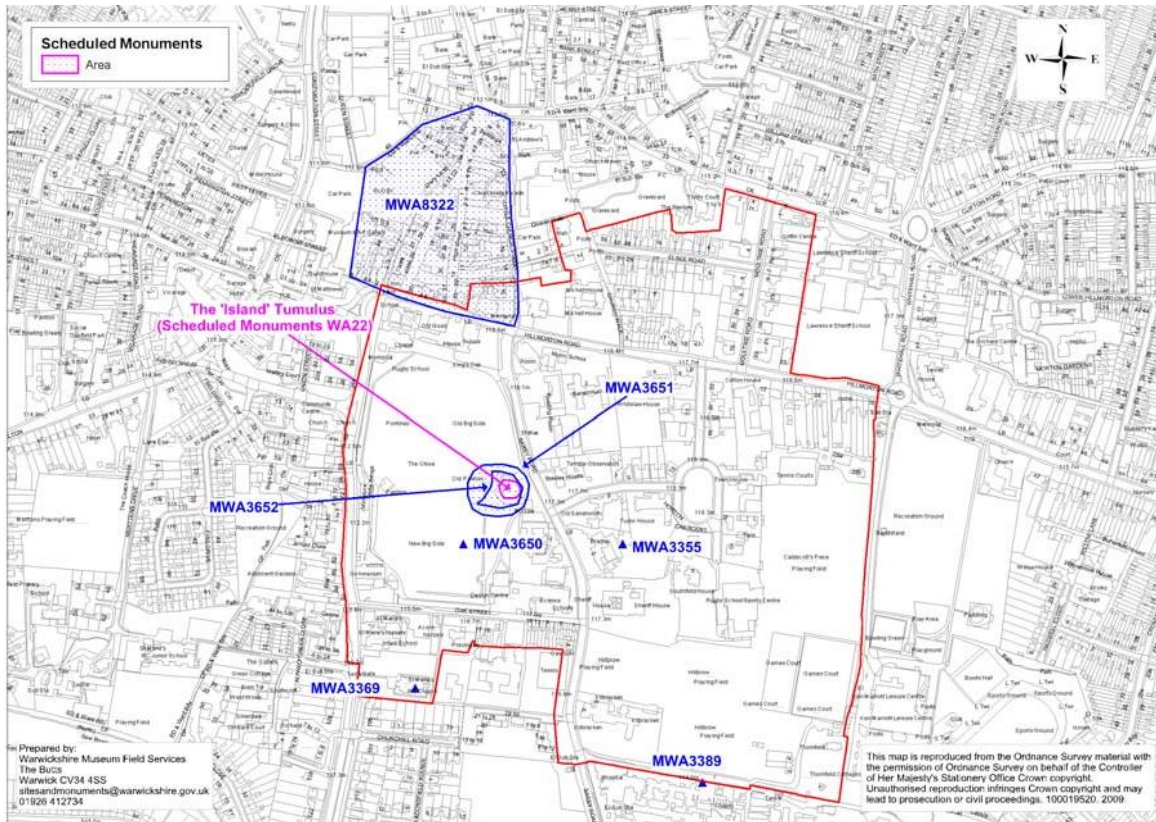
ARCHAEOLOGY

The Conservation Area lies to the south-east of the medieval town of Rugby. The Rugby School has been on this site since 1750. The buildings were subject to major restoration during the 19th century, mainly by Hakewill and later by Butterfield. The Hospital of St. Cross, also on Barby Road, is a late 19th century building. The Roman Catholic Church of St. Marie, in Dunchurch Road, dates to the 19th century, with some elements by Pugin. The 'Island' Tumulus, in the centre of the Conservation Area and within the grounds of the school, is a Scheduled Monument. It has been interpreted as a Bronze Age barrow, a small motte, or a mound associated with the Medieval Grange of Pipewell Abbey, which is recorded in this area.

HER Records

- MWA3355 Findspot - Early Medieval stone cross shaft fragment
- MWA3369 Roman Catholic Church of St Marie, Dunchurch Road, Rugby
- MWA3389 Hospital of St Cross, Rugby
- MWA3650 Rugby School, Barby Road, Rugby
- MWA3652 Undated mound called The Island
- MWA3651 Site of Poss Medieval Grange, Rugby School Close
- MWA8322 Medieval town of Rugby

The 'Island' Tumulus in the centre of the conservation area is a scheduled monument (National Number WA22).



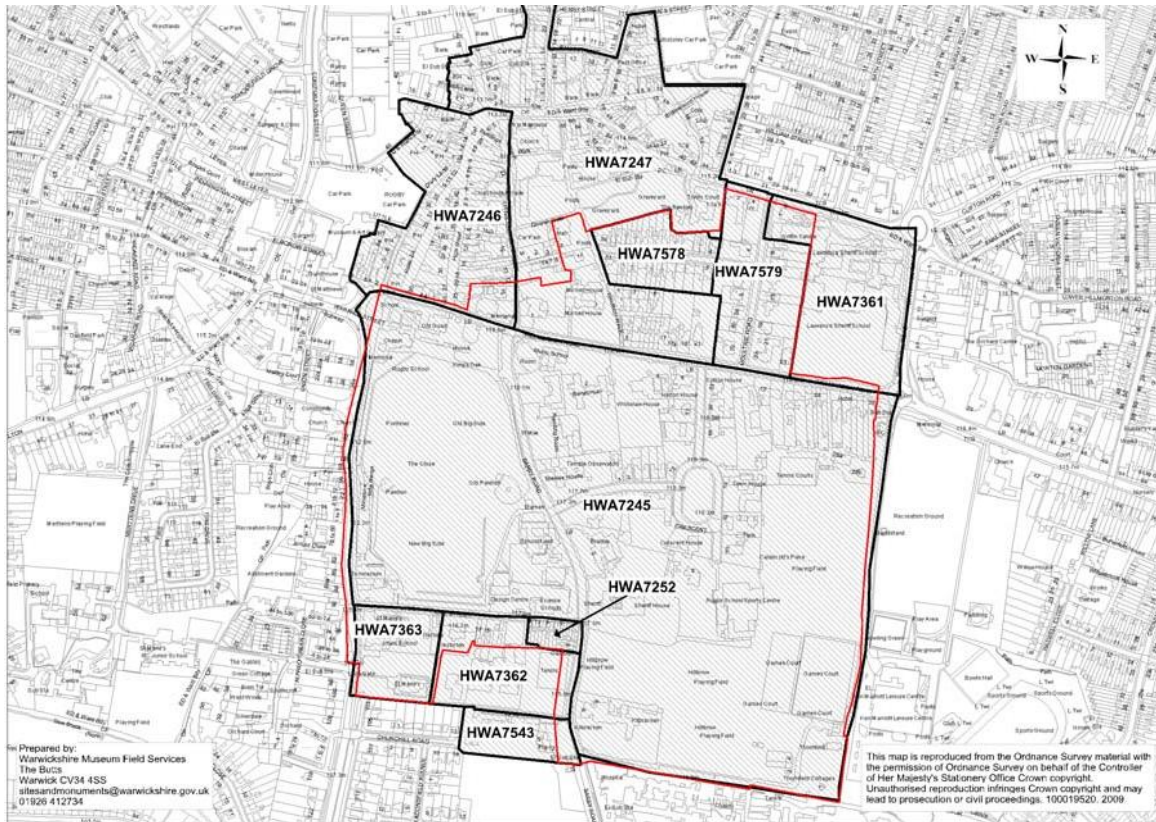
MAP 3A ARCHAEOLOGY RECORDED ON THE HISTORIC ENVIRONMENT RECORD

Historic Landscape Character

The Conservation Area broadly reflects the land marked as part of the educational establishment since the Ordnance Survey First Edition. The area includes playing fields, halls of residence (houses) and associated grounds. The Historic Settlement Core of Rugby extends slightly into the north of this Conservation Area.

HLC Records

- HWA7245 Educational
- HWA7246 Historic Settlement Core
- HWA7247 Historic Settlement Core
- HWA7252 Pre 1880s Terraced
- HWA7361 Educational
- HWA7362 Educational
- HWA7363 Educational
- HWA7543 Flats and Apartments
- HWA7578 Post 1880s/Pre 1900s Terraced
- HWA7579 Post 1880s/Pre 1900s Detached



MAP 3B ARCHAEOLOGY HISTORIC LANDSCAPE CHARACTER

ARCHITECTURE, BUILDING MATERIALS AND FEATURES

The Conservation Area largely comprises buildings from the early 1800s to the present day. The monumental architecture in the north-western corner of the designation comprises buildings in the Tudor style such as School House and the Old Quad building. The former was built in 1809-1813 by Henry Hakewill and is built of brown brick with stone dressings and incorporates an octagonal tower and a battlemented parapet. The Old Quad building, of the same period, may incorporate some walls of the 1748 school building and includes octagonal turrets, cupola and oriel window.

A large number of buildings were erected later in the nineteenth century, mostly to the designs of William Butterfield. The School Field, by Sir George Gilbert Scott in 1852, comprises a large house in the Gothic style. Of red brick, stone quoins and dressings with black brick diapering the building has a tiled roof with gables and dormers. The Chapel dates from 1872 by William Butterfield and comprises red brick with stone dressings with an octagonal belfry and pyramidal roof. The New Quad Building, also by Butterfield, dates from 1867 to 1885 and is a polychromatic Gothic style. Of red and yellow bricks with stone dressings it includes an octagonal staircase tower in the north-west angle which has a tall pointed roof. The New Big School, again by Butterfield, was built in 1885 in a

Gothic style in red brick with stone bands and dressings under a slate roof. The Temple Speech Room is by TG Jackson in his Carolean style and is of stone with dressed red brick under a Westmoreland slate roof and copper cupola.

Although less ostentatious, the gymnasium and racquets courts are in the Gothic style. By Butterfield, they are of red brick with stone dressings and bands of darker brick.

Other examples of Gothic architecture include Kilbracken House. From 1865 by Butterfield the building is built from red brick with stone dressings and black brick diapering. Sash windows are under shouldered heads with pointed arches, tympana brick and stone chequer work. Bradley House was built in 1830 in a Tudor style by Henry Hakewill. The building is cement rendered with floor bands, a roof parapet which is mostly crenellated and octagonal turrets, under a slate roof. Brick Arts and Crafts also features through the rear element of Kilbracken and Sheriff House.

The majority of the buildings on the western side of the Conservation Area and around Horton Crescent are large scale detached buildings. Hillmorton Road comprises some larger scale buildings such as no. 4 which dates from the early to mid-nineteenth century and is yellow brick under a hipped Welsh slate roof. No. 5 is from the same period and is a detached red brick house with stone dressings in a Gothic style. No. 6 and 6a is a large red brick building with fish scale shaped tiles with black brick diapering and stone dressings.

Semi-detached buildings and terracing features on the remainder of the designation. Numbers 9 to 15 and 20 to 26 Hillmorton Road comprise early to mid-nineteenth century terracing of yellow brick with Welsh slated roof. The former are particularly decorative incorporating first floor ornamental cast iron balconies. Semi-detached buildings also feature. Nos. 12 to 18 Hillmorton Road comprise yellow brick and Welsh slate with classical elements such as splayed lintels and formal porches.

Moultrie Road incorporates Arts and Crafts buildings. Render, sloping pitched roofs, prominent chimneys, gables and dormers feature on a domestic scale. The finest example is 21/23 Moultrie Road. Built in the early twentieth century it is of roughcast brick with stone dressings, some slate hanging and a Cumberland slate roof, in the manner of Voysey. On Elsee Road the overriding character is of late Victorian/Edwardian terracing. Buildings are read as groups with rhythm provided by symmetry, fenestration and gables. Red brick, tile and slate, render and sham timber boarding feature. Arnold Villas and Church Walk incorporate Victorian Gothic terracing.

A further defining style of architecture and materials is the collection of ecclesiastical buildings on Dunchurch Road. The Church of St Marie dates from 1846 to 1847 by A Welby Pugin and is stone ashlar in Early English and

Decorated styles. Outbuildings include a later nineteenth century cottage in squared rubble with a gabled tile roof and St Marie's Convent in the Gothic style of squared rubble and a gabled patterned tiled roof.

Modern architecture has had a positive impact on the environment. A fine example is the extension to Tudor House with an addition that follows the route of the highway and uses timber boarding effectively.

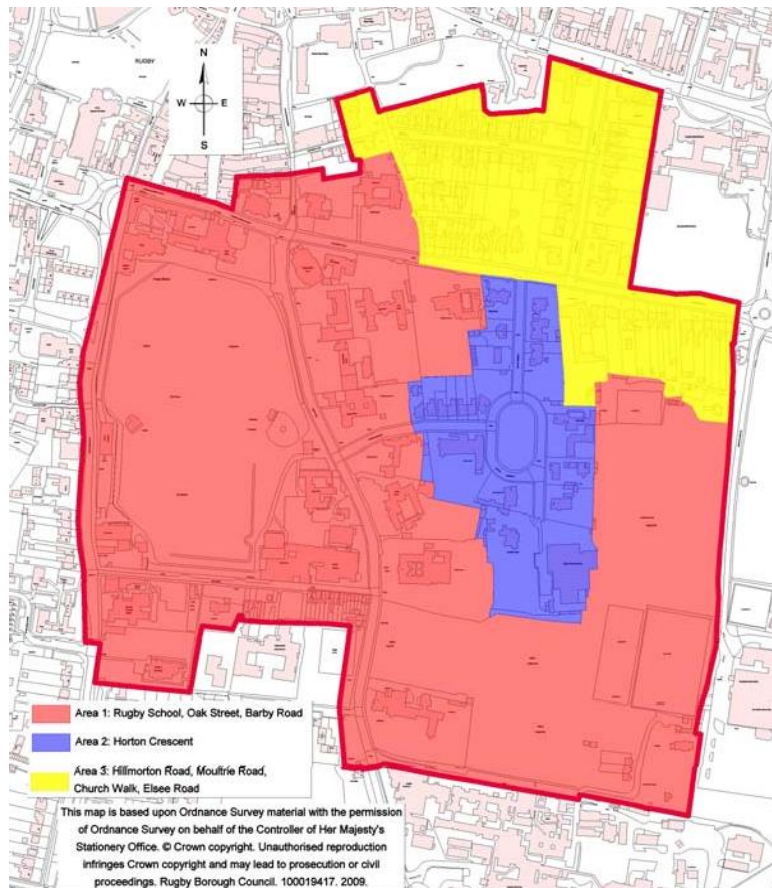
DETAILED ARCHITECTURAL ASSESSMENT

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

- Area 1: Rugby School, Oak Street, Barby Road
- Area 2: Horton Crescent
- Area 3: Hillmorton Road, Moultrie Road, Church Walk, Elsee Road.

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: Rugby School, Oak Street, Barby Road

This sub area comprises the heart of Rugby School together with the extensive school playing fields. It is characterised by large scale Victorian Gothic architecture dominating the north-west corner of Lawrence Sheriff Street and the northern part of Dunchurch Road. The New Quad, School House, Old Quad and Chapel form a group of demonstrative buildings. Along Barby Road and Hillmorton Road large buildings are set in extensively landscaped grounds and comprise a number of different architectural languages. On Oak Street terracing and stone ecclesiastical buildings mix, the Church of St Marie being a landmark structure on the southern approach into Rugby town centre.

The historic core of Rugby School comprises the group of buildings fronting onto Lawrence Sheriff Street and Dunchurch Road. The New Quad, built in 1867 to 1885 is a William Butterfield design in a polychromatic Gothic style. Of red, yellow and black bricks with stone dressings the building is mainly three storeys and contains Gothic motifs including buttresses and arched window heads. Prominent chimneys with rows of joined shafts protrude above the Welsh slated roofs, set behind parapets. On the internal elevation an octagonal staircase tower nestles in the north-west angle of the building.

The scale, bold contrasting design and location, abutting the highway, accentuate the impact of the building on the approaches from all directions; it has an almost defensive character viewed from the west. From the northern approaches along Sheep Street the building dominates as the focal point.

The building is read in conjunction with the School House. Dating from 1809 to 1813 it comprises a Tudor style in brown brick with stone dressings. An octagonal tower above the entrance is a prominent feature in addition to the battlemented parapet. The building is of two and three storeys and has a more sober appearance compared to the New Quad. It forms a strong visual element on the approach from the east and the siting abutting the highway results in a strong sense of enclosure. The oriel windows are a feature on the approach from the north along High Street.

Behind the School House the inner courtyard is created by the Old Quad Building. From the same date it is again in the Tudor style and possibly incorporates some walls of a building from 1748. The building comprises a hollow square plan with a low north-east angle tower over a wide arched entrance and a first floor oriel window. The south-east elevation has a tower with a central turret with canted angles, battlements and a cupola. The defensive character is maintained through the battlements and crenellation. To the rear, and adjacent the entrance from Barby Road, the Doctor's Wall is a low red brick wall with buttresses. The wall separates the School House garden from The Close.

A second internal courtyard is created by the chapel. Built in 1872 by William Butterfield, the building comprises red brick with stone dressings. The gable is prominent, set behind an ecclesiastical character boundary wall. Further into the site the south-east octagonal belfry with pyramidal roof dominates. Adjacent the War Memorial Chapel comprises a Decorated style from 1922. Of ashlar the building is a Greek cross plan with a prominent gable fronting onto Dunchurch Road.

The Chapel, New and Old Quad buildings, School House and Doctor's Wall form a group of buildings. Although of different periods and styles they share the characteristic of being inward facing. The siting of the buildings creates inner courtyards that are not open to public view. The external elevations have a defensive appearance and the position, abutting Lawrence Sheriff Street and Dunchurch Road, creates a strong sense of enclosure and focal points on approach.

The characteristic of this monumental scale continues through individual buildings such as New Big School and the Temple Speech Room. The New Big School comprises a Butterfield Gothic style of red brick and stone bands and dressings. The Welsh slated roof has large end gables in chequer work brick and stone. The Gothic language is illustrated through the rectangular windows with stone mullions and transoms and doors set in a pointed arch.

Opposite, the Temple Speech Room dates from 1908 to 1909 and comprises stone dressed red brick under a Westmoreland slate roof and a copper cupola. On the ground floor the front elevation is dominated by a Doric porch.

The second character of this sub-area is of large school buildings of individual character set in extensive grounds. Those in Barby Road and Hillmorton Road include Kilbracken House, School House, Bradley House and Whitelaw. Each building comprises a different design but shares a landscaped setting and provide accommodation for pupils and house master.

Photograph 6 Gothic buildings



Kilbracken House comprises a Gothic Butterfield design from 1865. The red brick has black brick diapering with stone dressings under a gabled tiled roof. The building is two and three storeys with sash windows and gable windows under shouldered heads.

Sheriff House comprises an Arts and Crafts style from 1930. Of two storeys with attic accommodation the elevations are a deep red brick under a hipped roof with hipped roof dormers. The front elevation has string courses and Doric columns and the building is set behind a red brick boundary wall.

Bradley House, from 1830, is in a Tudor style. Of three storeys the front elevation is cement rendered with floor bands. The defensive style of the school courtyards are echoed by the roof parapet which is partly castellated and blend with the octagonal turrets.

Photograph 7 Large scale building set in grounds



On Hillmorton Road Whitehall comprises an early to mid nineteenth century building of yellow brick with a hipped Welsh slate roof over a bracketed eaves cornice. The building is set well into the site and the landscaped boundary provides only glimpses of the building from public areas.

Michell House is set even further into site. Of three storeys the building is red brick and tile with conical tower, double height bays, dormers and prominent chimneys.

Although the buildings possess different characteristics they form an important group of structures. Each is set in extensive grounds that are landscaped. Boundary treatments include brick walls, hedging and picket fencing. Along Hillmorton Road roadside boundaries of red brick with landscaping is prominent. Many of the school houses incorporate delineation in design between accommodation for pupils and for masters.

In addition to the landscaped setting of buildings green and open space is a key component of this sub area. Two large areas of land comprise school playing fields. Caldecott's Piece and Hillbrow is the largest and runs from the hospital to the south, also bordering Bruce Williams Way and Barby Road. The land contains buildings, courts and pitches. Despite this formal layout the overall appearance is of semi informal open space. This is achieved through the landscaping which includes the avenue of Limes to the east of the site and to the north of Kilbracken.

The second large open space is New and Old Big side. Running from the rear of buildings fronting onto Lawrence Sheriff Street to the north and Oak Street to the

south the site accommodates a large grassed playing field and buildings associated with sport and recreation. Landscaping along the eastern and western boundaries provides an attractive setting. The site accommodates a number of historic buildings linked to the sport and recreation use. Although there is no defining style the buildings are read as a group connected by their use.

The largest and most demonstrative of these is a group of red brick buildings fronting onto Dunchurch Road and Oak Street. The gymnasium was built in 1872 to a design by William Butterfield in the Gothic style. It comprises red brick with dressings and darker brick decoration. The gabled roof results in a strong street scene presence with an almost industrial appearance through the design, scale and fenestration. To the north is the rifle range. This single storey building is of red brick and the slate roof accommodates dormers and gothic bargeboards. The Gothic character is maintained through the stone string course, blue bricks and dentilation. The northern elevation contains a large ecclesiastical window.

Photo 8 Recreation building



The third building in this group is the racquets courts in Oak Street. From 1880 it is again in the Butterfield Gothic style of red brick with stone dressings and bands of darker brick. The gabled east end elevation has a ground floor gallery with a hipped Welsh slate roof. The first floor comprises three pairs of lancet windows, each pair divided by thin central colonnette. The sheer scale of the complex of buildings is demonstrated by the large blank wall that abuts the highway.

Smaller buildings are present on the outer edges of the playing field. Two cricket pavilions are of note. The Old Pavilion dates from around 1860 and is boarded timber frame with a hipped slate roof. The building is dominated by its fenestration with a five bay front and large 20 pane sashes with thin buttresses between. The current Pavilion is a two storey building of deep red brick with a first floor balcony and a hipped roof.

The final characters of this sub area comprise the group of church buildings on the approach from the south and the terracing along Oak Street. The group of buildings on the south-western corner of the Conservation Area comprise the Church of St Marie, outbuildings and the convent. They are the only buildings of stone within the Conservation Area. The church comprises a dominant west steeple which acts as a landmark structure, the ashlar walls are in the Early English and Decorated styles and the building dates from the early Victorian period.

Abutting the road is a single storey stone squared rubble building with tile roof and mullioned window in a gable. The Convent is from the later nineteenth century in the Gothic style. Of squared rubble it has a gabled patterned tiled roof and is single storey with buttresses and mullioned and transomed windows. A gable and stone tower are prominent features along Oak Street. The buildings are read as a stand-alone group on the approach from the south and do not relate architecturally to the buildings of the school.

The red brick of the school buildings continues along the northern side of Oak Road through a boundary wall. To the south the stone walls of the buildings form the boundary and combined a strong sense of enclosure ensues.

A further stand-alone group of buildings is the terracing on Oak Street. The buildings comprise different designs and were constructed at different times. They share the scale of two storeys and abut the highway. However, the facades are a mix of yellow and red brick and render with slate and concrete tile roofs. The designs vary with a degree of classical architecture of splayed lintels, keystones and projecting door surrounds. The terrace provides variation on a theme and is of a far smaller scale than the large buildings that characterise this part of the Conservation Area.

This sub-area can therefore be characterised by the dominant heart of the school that includes the Quad buildings and Chapel. This monumental Gothic collection dominates the street scene. Other buildings often match the scale of these but are set in well landscaped grounds and comprise different designs. Open space to the east and west provides the setting for these buildings and the impact of the school on the area is clear. To the south-west the group of church buildings provide the landmark approach and the terracing a group of small scale buildings.

Area 2: Horton Crescent

This sub area is characterised by buildings of a more domestic scale set within a well landscaped environment. The main feature is the central island bordered by lime trees. Around this are buildings used by the school. Gothic, Italianate and robust late Victorian/Edwardian architecture features. The siting of the buildings, together with the landscaping, provides a strong sense of enclosure and something of a self contained area.

The approach into Horton Crescent is framed by Horton House and commences a group of Gothic buildings. Of two storeys it is red brick with contrasting quoins and diapers and a fish scale tile roof with decorative bargeboards. It has fine detailing with pierced gable ends and lateral multi flue stacks with diagonal shafts with 6 star caps.

To the other side Rupert Brooke House leads into the crescent and maintains the school characteristic of a large building set in grounds. A three storey Gothic building of red brick it has black contrasting brick and stone quoins and dressings and chimneys. The boundary wall, comprising red brick with black contrasting bricks in diapers, blue copings and stone caped gate piers, provides the setting to the front and is characteristic of this area. The grounds are well landscaped and result in uncluttered surroundings.

Photograph 9 Gothic building on Horton Crescent



Town House comprises a two storey building of red brick with contrasting black diapers, stone quoins, two storey bay window, gable and dormers. The tile roof has tall chimneys to each side. Griffin House is two storey with black diapers, stone quoins, a fish scale tiled roof, decorative ridge tiles, porch and tall chimneys. No.2 Horton Crescent comprises a two storey Gothic building of a substantial scale. Gothic motifs include diapers, a fish scale tile roof and a tower with angled fenestration that provide views of the feature staircase within.

The domestic scale built form also includes Italianate architecture. Southfield House is a two storey red brick building with heavy window surrounds, curved windows with stone dressings. Crescent House echoes this style, sharing the landscaped environment.

A more consistent appearance of buildings is found to the north of Horton Crescent. A series of buildings, detached and semi-detached, are read as a group. Although with large gardens to the rear the buildings are set close to the highway and have a collective prominent impact. No.1. dates from 1877 and comprises a red brick building with half hipped tile roof. It has an Arts and Crafts hue and is set behind a dwarf red brick wall with railings. No.3 is also two storey and red brick but incorporates a crenellated ground floor bay window with stone dressings and small upper panes. To the rear of the former the copper topped observatory is a feature.

Number 3 commences a series of buildings with gables. Numbers 5 to 11 are red brick semi-detached dwellings of two storeys with attic accommodation and slate roofs. The gables, incorporating single and twin windows, provide rhythm to the composition above two storey bay windows. Number 13 has an unsymmetrical facade but is read as a group with the adjacent buildings and includes gables.

Photograph 10 Tudor House



The southern side of the western arm of Horton Crescent returns to the characteristic of larger-scale buildings. Tudor House comprises a three-storey red brick building with a flat roof to the front section. The architecture is Gothic with arched and narrow windows, stone dressings, brick buttresses, mullion and transomed windows. The building has significant depth and reduces in scale to the west. To the eastern side a two storey modern extension of red brick and timber follows the line of the curving highway. The extension maintains the character of this part of the Conservation Area in incorporating modern elements into the historic landscape.

This sub area is therefore characterised by a rather self contained environment with enclosure provided by the buildings, landscaping and depth of surrounding grounds. Large scale buildings continue in the form of Rupert Brooke House and Tudor House but overall there is a sense of lower scale buildings set in grounds. This domestic scale takes the form of Italianate, Gothic and more robust Victorian architecture. The central feature of the tree lined village green is the focal point.

Photograph 11 Robust architecture on Horton Crescent



Area 3: Hillmorton Road, Moultrie Road, Church Walk, Elsee Road

This sub-area is characterised by a mix of residential buildings. Along Hillmorton Road the Victorian Gothic, late Georgian/early Victorian classical terracing and villas form a higher density of development. They are all set close to the highway behind small front gardens. Moultrie Road is characterised by Arts and Craft dwellings and Elsee Road by terracing from the late Victorian/Edwardian period. Many of the buildings have long, narrow plots to the rear.

To the north side of Hillmorton Road there is a mix of red brick buildings and yellow brick terracing in the classical style. Examples of the former include Brooke House which comprises a two storey Gothic house from the mid-nineteenth century. Stone dressed red brick under a Welsh slate roof the front gable has an ornamental bargeboard. Two canted bays, drip moulds and an arched door surround complete the Gothic motifs. The attached Glebe House is of a similar scale and materials but more demonstrative with small upper panes, gables and overhanging eaves above the bays.

Of a larger scale no. 17 dates from around 1835 and is red brick with stone dressings. Slate, hipped and pediment roofs with lead rolls to the hips and deep eaves results in a prominent building. The sash windows, including those in the two storey canted bays, are 6/6.

Photograph 12 Red brick Gothic and Classical domestic architecture on Hillmorton Road



Classical terracing features on the northern and southern sides of Hillmorton Road. To the north nos. 9 to 15 comprises a terrace of four buildings from the mid nineteenth century. Of yellow brick and Welsh slate the building incorporates basements and three storeys. The facade has rhythm through eight sash windows with glazing bars on the first and second floors. The ground floor windows are three lights under stucco lintels with ornamental cast iron balconies above.

To the southern side the majority of the buildings are of a classical appearance. Nos. 20 to 28 continues the terrace theme. From the early part of the nineteenth century the buildings comprise yellow brick under a Welsh slate roof. One has replacement tiles. On the three storeys sash windows of diminishing sizes feature to the front elevation.

This terrace is surrounded by further examples of classical domestic architecture. Nos. 12 to 18 and 32 to 38 all date from around 1830-40 and comprise yellow bricks and Welsh slate roofs. Stucco Doric porches, 4 panelled pilasters, keyblocks, sash windows, cast iron balconettes and rectangular fanlights provide variation on the classical theme.

The Diamond House Hotel comprises two buildings in a villa style. Of three storeys the buildings incorporate gabled and hipped roofs. Unusually the land to the front of the buildings is hardstanding for car parking rather than well-landscaped gardens.

Overall, this group of buildings have been altered and extended; however, the symmetry has been retained on the facades and result in a cohesive collection of buildings. Together, they provide a fitting and attractive approach into the town centre and the core of Rugby School.

A further group of buildings which conform to the prevailing character but are not easily open to view are Arnold Villas. The terrace of yellow brick and slate roof has rhythm through gables, bays and buttresses. Front gardens and a single path serving the terrace add to the cohesion. To the rear the buildings have a hierarchy of rear projections, outbuildings and garages which front onto the rear service yard.

The scale of this terrace, together with the surrounding buildings including Arnold Villa and no.3 Church Walk, is in contrast to the larger buildings at the northern end of Church Walk. Two Church Walk comprises a yellow brick and slate two storey building with a hipped roof. The architecture is classical with keystones and chimneys, set behind a brick wall. The side wall forms the boundary to The Arnold House. A rendered classical building with a Doric porch it includes canted and squared bays and a rusticated ground floor. The attached three-storey red brick building has few openings and lacks the decoration of the prevailing architecture. The building however forms part of the boundary to the adjacent pathways which lead towards the town centre.

This area is linked by a series of narrow walled walkways that link to the town centre. The boundary treatments and overhanging trees result in a landscaped environment and a sense of enclosure.

Elsee Road is characterised by two-storey detached, semi-detached and terracing from the end of the nineteenth century/commencement of the twentieth century. They provide a series of gables and bays and share scale and siting. Within the overall framework groups of buildings emerge displaying variation on a theme.

Photograph 13 Elsee Road



Nos. 6 to 16 comprises one such group. Of two storeys the common themes include two-storey bays, gables and chimneys. The materials vary through rustic ornee, smooth render to red brick. A second group comprises nos. 18 to 26. Of a grander scale the buildings are of red brick to the ground and first floor with sham timber boarding in the wide gables. Double height bay windows add to the scale and grandeur of the buildings. Further west the buildings continue on a lower scale but maintaining the building line, symmetry and variation in design.

The southern side of Elsee Road continues the variation within the established framework. Nos. 9 and 11 are more robust incorporating stone lintels, two bay windows and large double entrance doors. No. 13 has hanging tiles on the facade. The group comprising nos. 15 to 21 have dominant pitched gables on the facade filled with timber sham and two storey bay windows. The remaining buildings are of a lower scale but incorporating the feature elements such as gables and bay windows.

The buildings share a setting of dwarf red and black brick walls and small front gardens. Some boundary walls have been removed and the front gardens used for car parking. Other alterations have taken place to the buildings such as the provision of integral garages. However, overall they retain their cohesion and rhythm and all buildings have a leafy setting with mature trees in the large rear gardens.

Buildings on Elsee Road include those with an Arts and Crafts hue. No. 7 comprises a pitched roof which leads to the ground floor with timber framed

gables, small panes and render to the facade. This architectural language is characteristic of Moultrie Road.

On the approach from Clifton Road Moultrie Road commences through Glebe House, a two storey red brick and render building with small panes in the windows. Adjacent is a two storey building, again of brick and render, with gables and balconies. Both sites are well landscaped. This landscaped setting continues with the avenues of Hornbeam on each side of the highway.

This approach sets the character for the road which comprises a number of buildings in the Arts and Crafts style. No. 4 incorporates a red brick ground floor with render above, hipped tile roof with dormers. Detailing includes stained glass and a first floor balcony. No. 6 is rendered with a large front door and again comprises gables, tiles and dormers.

To the eastern side no. 5 has a pitched tile roof joining the ground floor, render and leaded lights. Nos. 9 and 15 are Arts and Crafts buildings and incorporate a combination small scale stone dressed windows, render, gables, hipped roofs and tile hanging.

Photograph 14 Arts and Crafts buildings on Moultrie Road



Although the prevailing character is the Arts and Crafts Moultrie Road also incorporates a more robust Edwardian style. No. 1 is two storey and of red brick with stone dressings, Dutch gable and turret. No. 7, dating from 1901, is more robust with canted bays, two gables and stone mullions. Other dwellings are from the latter part of the twentieth century.

The defining building however is 21/23 Moultrie Road. Dating from the early twentieth century it comprises roughcast brick with stone dressings, some slate

hanging on the first floor and timber framing over the porch. Cumberland slate covers the roof which incorporates hipped and gable ends. The building occupies a prominent location on the approach into the town centre and at the entrance to Moultrie Road and is a fine example of Arts and Crafts architecture in the style of Voysey.

This sub-area is therefore characterised by a mix of domestic architecture with each road having its own distinctive appearance. Hillmorton Road comprises classical buildings, mostly of yellow brick and slate, and Gothic architecture in red brick. Elsee Road has an established terrace appearance with variation on a theme and Moultrie Road accommodates an Arts and Crafts hue. Overall, the area contains a high quality of domestic architecture.

CONTRIBUTION OF UNLISTED BUILDINGS

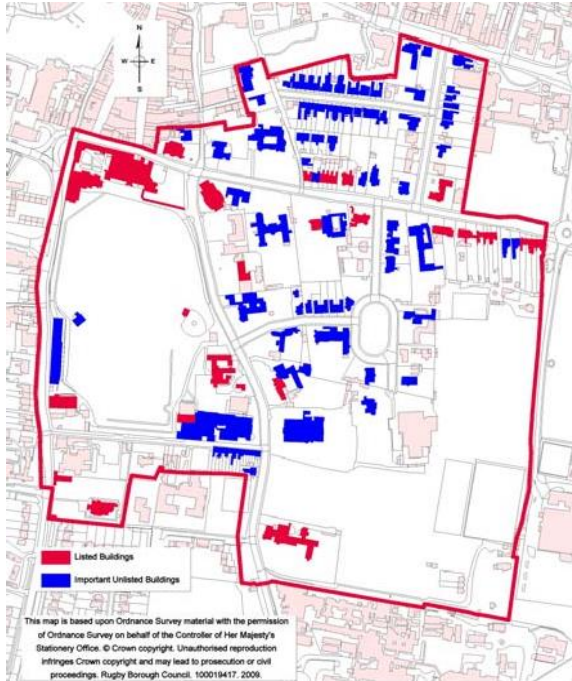
Such is the collective quality of the prevailing architectural form that a large number of buildings falling within the designation are important unlisted buildings. Buildings such as the rifle range and the adjacent building are subordinate to the buildings on the western side of the Conservation Area and make a positive contribution. The terracing on the southern side of Oak Street have been altered considerably, however, they retain character and play a prominent role on the street scene, maintaining the sense of enclosure. They are also examples of rare smaller scale buildings in the area. The larger scale school buildings such as Sheriff House and Stanley House are characteristic of the designation and are set in large grounds.

Around Horton Crescent the majority of buildings contribute. Detached and semi detached dwellings and larger school buildings cover a range of architectural styles and share the landscape dominated environment.

On Hillmorton Road the Music School, Dean House and Whitelaw House continue the theme of large scale buildings set in extensive grounds. To the east terracing, semi detached dwellings and villas contribute through a lower scale of domestic architecture. This continues on the northern side of Hillmorton Road which also includes some Gothic buildings.

The domestic theme dominates the northern section of the Conservation Area. Buildings on Church Walk, Elsee Road and Moultrie Road contribute Victorian Gothic, Edwardian terracing and Arts and Crafts buildings.

MAP 5 LISTED BUILDINGS AND IMPORTANT UNLISTED BUILDINGS



STREET FURNITURE

Street furniture is an important element in the Conservation Area reinforcing local identity. Given the location of the designation, bordering the gyratory, there is an element of utilitarian street furniture along Dunchurch Road with highway style street lighting. However, the foreground to the buildings in the north-west corner of the Conservation Area comprise hard landscaping with raised areas, granite setts, benches, a series of Norway maples and a monument of William Webb Ellis. This provides a pleasant foreground to the buildings.

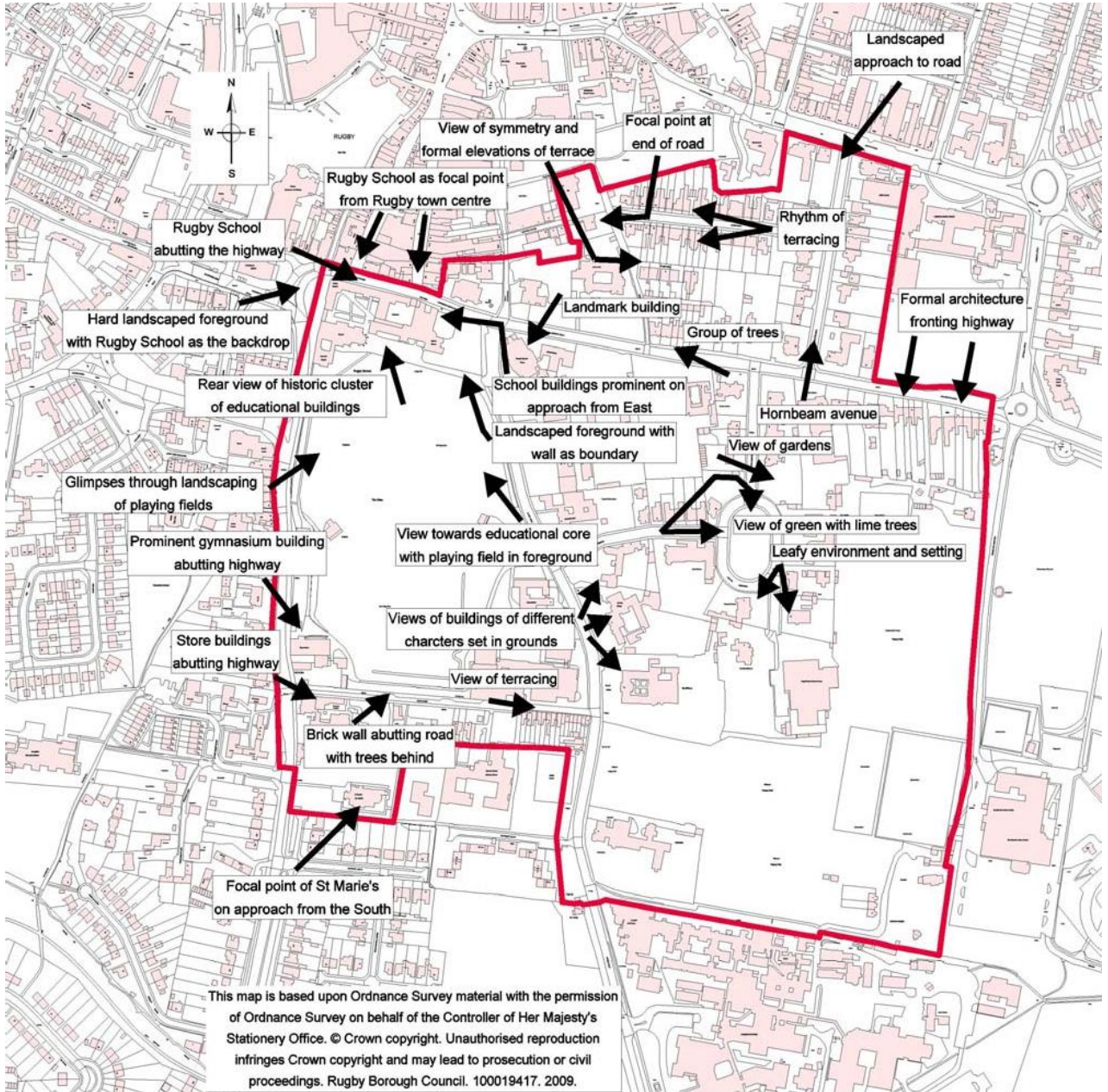
Oak Street is bordered by granite kerbs with occasional swan neck lamp columns. Traditional red post boxes on Barby Road and Hillmorton Road add to the visual quality of the area.

Another key feature is the signage on roads and buildings. A consistent approach has been taken by the school to small signs on buildings to inform of the use carried on therein and this has a unifying and minimal visual impact. Many road signs are also attached to buildings which reduces clutter. Some highway clutter does exist however. The hanging basket posts at the top of Barby Road result in unnecessary street furniture which detracts from the setting of the buildings. Telegraph poles carry wires are on Elsee Road. These wires could be placed underground and the poles removed to reduce clutter.

On Horton Crescent the lamp stands are modern. However, there are of an attractive design and provide consistency and an attractive feature within the

Conservation Area. This approach could be adopted throughout the Conservation Area.

MAP 6 KEY VIEWS AND VISTAS



EXISTENCE OF ANY NEUTRAL AREAS

The environmental quality of the Conservation Area is generally good but there are a number of neutral elements. Street furniture, including telegraph poles and the utilitarian street lights, can detract from the character and appearance of the Conservation Area. The siting underground of the wires and replacement street lighting with more sympathetic illumination, such as small lights fixed to buildings, or mirroring the lighting on Horton Crescent, would benefit the area.

The terracing on Oak Street makes a positive contribution to the Conservation Area. However, some buildings have been altered over time and such changes can have a neutralising effect. Replacement windows and doors, if not using the original as reference, can affect the overall appearance and rhythm of the composition. Render or painted brick, if not part of the original design, can hide the intended material. While this can add variety to the street scene rhythm can be lost and the buildings, or groups of buildings, are not as cohesive as they could be. In addition, loss of the original roofing material, generally slate, can affect a building. Replacement with non-traditional materials, such as concrete tiles, is an unsympathetic development.

Other alterations have taken place on Elsee Road which has a neutral impact. Integral garaging and the removal of boundary treatment to provide off street car parking do not benefit the designation.

A number of buildings are not of special architectural merit. However, in many cases the siting ensures the buildings have little impact on the character or appearance of the Conservation Area. These include buildings to the south of Oak Street behind the boundary wall and the estate department in Horton Crescent. Other neutral buildings are often located in unobtrusive locations such as to the south-eastern corner of the Conservation Area.

As the school is an ongoing use additional buildings and alterations to existing buildings are necessary. Later extensions have not always been at the same quality as earlier buildings and these can have a neutral impact.

The area is partly characterised by the established landscaping. However, occasional alien species, such as *leylandii*, are out of keeping and should be replaced by native trees.

CONCLUSIONS

The overall historic character of Rugby School Conservation Area has been well maintained and most architectural details in the older buildings have been preserved. The character is consistent with the majority of buildings from the early Victorian period onwards. Monumental Gothic buildings about the highway around the historic educational north-west corner with the surrounding area comprising buildings of varied appearance, including Victorian Gothic, Arts and

Crafts and Victorian Tudor, set in extensive and landscaped grounds. The eastern and northern areas are of a more domestic scale with Gothic, Arts and Crafts and Classical architecture. The area is a high quality environment and provides an attractive approach to the southern portion of the town centre.

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.

Problems, pressure and capacity to change

The influence of Rugby School in the Conservation Area is significant with many buildings connected to the educational institution. The evolving nature of this use brings opportunities and risks through new development. Generally the more recent additions respect the character and appearance of the Conservation Area and innovation and buildings that respect the surroundings should be encouraged as part of the evolution.

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 crucial to maintaining the character of the buildings.

Boundary treatment is a further important element to the Conservation Area. Removal of the historically and visually important brick walls would significantly affect the character. The loss of the mature trees would weaken the appearance of the area as would the loss of front gardens for car parking.

Future management proposals

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

In order to ensure that proposals for development can be adequately addressed the submission of detailed plans and elevations will be required with the submission of any planning application within the Conservation Area. This is likely to require the submission of drawings relating to new building within its context and street scene. 1:50 scale drawings of plans and elevations are

considered an appropriate scale. For more detailed proposals and for specific elements of a proposed scheme, for example fenestration details, scale drawings of 1:5 or 1:10 may be required. A Design and Access Statement will also be necessary.

Opportunities for enhancement

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

- replace uPVC/non original timber fenestration with timber using the original windows as reference;
- replace concrete roof tiles with slate or tile using the original as reference;
- place overhead wires underground;
- use consistent approach to street lighting, i.e. lamps on buildings, traditional lampposts that reflect the age and location of the Conservation Area;
- use consistent approach to street signs in a style to reflect the location, i.e. traditional metal signs on buildings;
- replace any non native trees with native species;
- replace temporary buildings, for example on Horton Crescent, with permanent buildings of outstanding architecture.

APPENDIX 1

Summary of listed buildings in Rugby School Conservation Area

Temple Reading Room, Barby Road, Grade II. 1878 by William Butterfield in Gothic style. Red brick stone dressings and bands. Gabled Welsh slated roof. On right up steps, segmental headed doorway under Gothic relieving arch. 2 storeys, ground floor 3 light, 1 1st floor 2-light, windows between buttresses. 3 large gabled dormers, 3-light with broad transoms, pointed arches, mullions. Brick and stone chimneys. Projecting gable on left. Some medieval stained glass.

Temple Speech Room, Barby Road, Grade II. 1908-9 by Sir T G Jackson in his Carolean style. Stone dressed red brick, Westmorland slate roof, and copper cupola. Doric portico.

Bradley House, Barby Road, Grade II. 1830, in similar Tudor style to Rugby School House, Lawrence Sheriff Street, by Henry Hakewell. Cement rendered, 3 storeys, floor bands. Roof parapet, partly crenellated. Octagonal turrets. 5 sash windows with glazing bars, 2 storey canted bay window on right. Wing on right has Welsh slated roof. 5 sash windows with glazing bars, canted bay window on left of ground floor.

Kilbracken House, Barby Road, Grade II. 1863 by William Butterfield in a Gothic Style. Red brick stone dressed with black brick diapering. Gables tiled roof. 2 and 3 storeys, 2 gables to front. Sash windows with glazing bars. Gable windows have shouldered heads, pointed relieving arches, tympana brick and stone chequer work. Garden front: gable, on left 2 storey canted bay window. Modern porch.

School Field, Rugby School, Grade II. 1852, by Sir George Gilbert Scott. Large house in Gothic style. Red brick, stone quoins and dressings, black brick diapering, tiled roof with gables and gabled dormers. 2 storeys and attics, mullioned windows, main fronts south and west. on south, gable and embattled tower, on west projecting gables either end flanking large mullion and transom windows with tracery. School field and outbuilding form a group.

Outbuilding to SE of School Field, Barby Road, Grade II. Mid C19 in similar style to School Field. Probably Sir G G Scott's office. Red brick, gabled tiled roof. 1 storey, L plan. Included for group value.

Racquet Courts, Oak Street, Grade II. 1880 by William Butterfield in a Gothic style. Red brick with stone dressings and bands of darker brick. Gabled east end elevation has ground floor gallery with hipped Welsh slated roof, 1st floor 3 pairs of lancet windows, each pair divided by thin central colonnette.

The Close, Rugby School Old Pavilion, Grade II. Cricket pavilion. Circa 1860. Boarded timber-frame. Hipped slate roof. Rectangular on plan. Small single storey building with 5 bay front; large 20 pane sashes with thin buttresses between and blocked central doorway. Smaller doorways at either side.

Gymnasium, Rugby School, Dunchurch Road, Grade II. 1872 by William Butterfield in Gothic style. Red brick with dressings and darker brick decoration. East front porch with Welsh slated hipped roof backed by gable with large central chimney flanked by 3 light pointed arched windows, with mullions and transoms.

War Memorial Chapel, Rugby School, Dunchurch Road, Grade II*. 1922 by Sir Charles Nicholson in Decorated style. Ashlar, Greek cross plan. Stone reredos. Ante-chapel on west and 2 small chapels south-west and north-west. A dignified sensitive design. The chapel and War Memorial Chapel at Rugby School form a group with and Old Quad Buildings, School House and Doctor's Wall at Rugby School, Lawrence Sheriff Street.

School House, Lawrence Sheriff Street, Grade II*. 1809-13 by Henry Hakewell in Tudor style. Brown brick, stone dressings. Residence of many headmasters of the school, including Dr Arnold. Early home of Matthew Arnold. Irregular L plan with octagonal tower above entrance arch in angle. Wide stone steps up to recessed porch flanked by buttresses. Windows mainly sashes. Battlemented parapet. 2 and 3 storeys. Graded partly for historical interest.

Chapel at Rugby School, Grade I. 1872 by William Butterfield in red brick with stone dressings. Tall nave, chancel and wide transepts. Low narrow aisles rebuilt 1897. South-east tower has octagonal belfry with pyramidal roof.

Old Quad Building, Lawrence Sheriff Street, Grade II*. 1809-13 by Henry Hakewell in Tudor style, possibly incorporating some walls of 1748 school building by William Hiorn of Warwick. South cloister added circa 1814, Headmasters School over gateway circa 1830. Hollow square plan with low north-east angle tower over wide arched entrance, 1st floor oriel bay window. South-east tower with tall archway, central turret with canted angles, battlements, cupola resembling that of 1748 building. 2 and 3 storeys, sash and casement windows. South front full height projecting bays on left and right of centre. Octagonal turrets either end of right hand bay.

New Quad, Lawrence Sheriff Street, Grade II*. 1867-85, by William Butterfield in a polychromatic Gothic style. Red, black and yellow brick with stone dressings. Mainly 3 storeys, partly 2 storeys. Buttresses with offsets, casement windows in groups with arched heads of different forms. Octagonal staircase tower in north-west angle has tall pointed roof. Prominent chimneys with rows of joined shafts. Welsh slated roofs behind parapets.

Doctor's Wall at Rugby School, Grade II. Low red brick wall with buttresses separating School House garden from The Close. Granite tablet inscribed: "This stone commemorates the exploit of William Webb Ellis who had a fine disregard for rules of football as played in his first time took the ball in his arms and ran with it thus originating the distinctive feature of the Rugby game. AD 1823". Included for historic interest.

New Big School, Lawrence Sheriff Street, Grade II. 1885 by William Butterfield in a Gothic style. Red brick, stone bands and dressings. Welsh slated roof with large end gables in chequer work brick and stone. 2 storeys, central projection has ground floor porch with 2 doors set in pointed arch under cinquefoil to tympanum. 1st floor 3 light traceried window under stepped gable. Rectangular windows with stone mullions and transoms flanking porch and flanked by octagonal turrets with stone roofs. End gable walls have 2 groups of lancet windowed under cusped circles.

The Close, Rugby School Old Pavilion, Grade II. Cricket pavilion. Circa 1860. Boarded timber-frame. Hipped slate roof. Rectangular in plan. Small single storey building with 5 bay front: large 20 pane sashes with thin buttresses between and blocked central doorway. Smaller doorways to either side.

21/23 Moultaire Road. Grade II. House, now old people's home. Early C20 with late C20 alterations. Architect unknown. Roughcast brick with stone dressings, some slate hanging on first floor and a little timber framing over porch. Cumberland slate roof with hipped and gabled ends, lead rolls to ridge and deep sprocketed eaves with wrought-iron gutter brackets. Roughcast brick axial and lateral stacks with moulded stone cornices and squat yellow clay pots, one with diagonally-set shafts. Principal rooms on south garden front and central entrance hall on north side with stairhall to left and service rooms in wing on left (NE). Arts and Crafts style, rather in the manner of Voysey. Two storeys and attic. Asymmetrical south front. Roughcast projecting gable to right of centre and parapeted bay to its left with stone mullion windows; deep eaves to left and right with slate hung first floor below with moulded bressumers. Casement windows with leaded panes and ornate catches. Semi circular bay window on west side. North entrance front has recessed porch at centre with wide segmental stone arch inner doorway and Tuscan columns supporting close studded timber frame first floor. Flanked by large lateral stack on right and polygonal turret on left, to left of which is a large 4 light stone mullion-transom stair window and another lateral stack with low service wing projecting below. On east side a late C20 conservatory and in 1990 a bay window was built on right side of south front and a slate hung lift tower was built in west side.

Church of St Marie, Dunchurch Road. Grade II*. 1846-7 by A Welby Pugin, enlarged 1864-7 by E Welby Pugin. Fine west steeple 1872 by B Whelan. Ashlar in Early English and Decorated styles. South aisle with saddle backed west tower, 1846-7. Nave, north aisle, chancel with apse 1864-7.

Outbuildings at St Marie's Convent, Dunchurch Road. Grade II. Later C19, in Gothic style. Squared rubble, gabled patterned tiled roof with smaller octagonal turret and spire aside roof ridge. 1 storey, buttresses, stone mullion and transom casement window with pointed arched lights. Closed porch to south elevation.

Outbuildings to St Marie Church. Grade II. Later C19 cottage, now outbuilding in squared rubble with gabled tiled roof.

4 Hillmorton Road. Grade II. Early to mid C19. Yellow brick, hipped Welsh slated roof with bracketed eaves cornice. 3 storeys, 1st floor band. Ground floor front wall divided into 3 panels; 3 tall panels to 1st and 2nd floors. 3 sash windows with glazing bars under flat arches. Central door with oblong fanlight under Doric porch, stucco with 2 pairs of pilasters, entablature.

5 Hillmorton Road. Grade II. Mid C19 house in Gothic style. Stone dressed red brick, Welsh slated roof with ornamental barge boards to projecting gable on left. 2 storeys, 1:2 windows. Ground floor sashes, canted bay window on left. 1st floor casements, central window arched, outer windows with wood mullions and transoms under drip moulds. Included mainly for historic interest as the birthplace in 1887 of Rupert Brooke.

6 & 6A Hillmorton Road, Grade II. House. Mid C19. Red brick with blue brick diapering and stone dressings. Steeply pitched plain tile roof with bands of fishscale shaped tiles and gable ends with ornate pierced bargeboards, pendants and finials. Large axial, gable end and lateral multi flue stacks with diagonal shafts with star caps. Central stairhall plan with service rooms on right (west). Victorian Gothic style. Two storeys and attic. Asymmetrical north front with projecting gable to left of centre with gabled porch with 4 centred arch stone doorway and arms above. To left of gable a large lateral stack, to right 2 windows, 4 centred arch service door and short gabled wing. South garden front asymmetrical 6 window range, gable to left and projecting gable to right, the latter with stone canted bay window with crenellated parapet. East end: gable end of front range to right and large lateral stack on left. All 1, 2 and 3 light mullion windows with sashes. Including garden boundary wall to north east and south east, contemporary with house, red brick with blue diapering, saddle back coping flat buttresses, gate piers with cross gabled stone caps and C20 gates.

9,11, 13, 15 Hillmorton Road, Grade II. Early to mid C19, before 1849. Yellow brick, Welsh slated roof. Basements and 3 storeys. 8 sash windows under glazing bars. Ground floor windows 3 light under stucco lintels. 1st and 2nd floor cornices to windows, 1st floor ornamental cast iron balconies. Steps with cast iron railings up to doorways. 4 panel doors and fanlights in recessed porches with stucco round arches.

12 & 14 Hillmorton Road, Grade II. Earlier C19, circa 1830-40. Yellow brick, Welsh slated roof. 3 storeys, 4 panelled pilasters. Sash windows with glazing bars under stucco keyblocks and rusticated lintels. 2 storey canted bay to no. 12. Stucco Doric porches. Recessed 2 storey wing to no. 12, 3 storey to no. 14.

16-18 Hillmorton Road, Grade II. Earlier C19, circa 1830-40. Yellow brick, Welsh slated roof. 3 storeys, 5 sash windows with glazing bars under stucco lintels. Stucco Doric porch to side elevation of 16. Recessed 2 storey wing to 18 with Doric stucco door surround.

17 & 17A Hillmorton Road, Grade II. House, subdivided into 2 dwellings. Circa 1835, extended in late C19 or early C20. Red brick in Flemish bond with stone dressings. Slate hipped and pedimented roofs with lead rolls to hips and deep eaves. Stacks with cornices, one large stuccoed stack with panelled sides and square white clay pots. A Neo-Classical villa consisting of a cross wing with side entrance on left. The right hand (now centre) section remodelled and extended to right (17A) in late C19 or early S20. Now divided into 2 houses, 17 occupying the original house. Two storeys and 2 storeys and attic. 1:2:3 window south front. Two storey and attic cross-wing on left with raised attic storey with a modillioned pediment, bands, ground floor large rendered bay window with pilasters, entablature and tripartite sash with glazing bars and window above with moulded architrave and cornice on consoles. Entrance on left (west) side with large stuccoed porch with square columns and heavy entablature. Central bays of south side has remodelled fenestration of 2 sashes similar to those in a 3 window additional on right with canted front. Large square lantern set back over centre with pyramidal roof with bracketed eaves. Rear elevations set back slightly on left, has various sashes with glazing bars.

20-26 Hillmorton Road, Grade II. Earlier C19, slightly altered. Yellow brick, Welsh slated roofs, tiled roof to 20. 3 storeys, 6 sash windows with glazing bars under flat arches. Modern ground floor bay windows to 20 and 24. Doorways have rectangular fanlights with geometrical pattern glazing bars, slim reeded surrounds under cornices. Later cut bracketed doorhead to 24.

32 & 34 Hillmorton Road, Grade II. Earlier C19, circa 1830-40. Yellow brick, Welsh slated roof, 3 storeys, 4 sash windows with glazing bars, stucco lintels. 1st floor cast iron balconettes, ground floor pair of stucco canted bays. Bracketed doorhood to 34, stucco porch to 32.

36 & 38 Hillmorton Road, Grade II. Earlier C19, circa 1830-40. Yellow brick, Welsh slated roof, 3 storeys, 4 sash windows with glazing bars under stucco lintels, cast iron balconettes to 1st floor pair of windows on right, ground floor canted stucco bay window on left. Central double porch, stucco. 6 panelled doors, rectangular fanlights with geometrical glazing bars.

APPENDIX 2

Useful Contacts

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

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

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

Tel: 01788 533533
Email: localplan@rugby.gov.uk

For further information relating to archaeology contact:

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

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

Historic England
The Axis
10 Holliday Street
Birmingham
B1 1TG

Tel: 0121 6256899
Email: midlands@HistoricEngland.org.uk

For detailed advice on repairing and restoring Georgian houses, contact:

The Georgian Group
6 Fitzroy Square
London
W1T 5DX

Tel: 087 1750 2936
Email: office@georgiangroup.org.uk

For “Care for Victorian Houses” leaflet, contact:

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

Tel: 020 8994 1019
Email: admin@victoriansociety.org.uk

For a range of technical advice leaflets, contact:

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

Tel: 020 7377 1644.
Email: info@spab.org.uk

APPENDIX 3

Bibliography

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

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

Rugby – Growth of a Town. Osborne and Rawlings

Planning for the Historic Environment (PPS5)

Rugby Borough Local Plan 2006 Saved Policies

Submission Core Strategy

GLOSSARY

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

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

Casement: window hinged at the side.

Corbel: block of brick projecting from a wall.

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

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

Mullion: vertical member between the lights of a window opening.

Rendering: the process of covering outside walls with a uniform skin to protect from the weather.

Transom: horizontal member between the lights of a window opening.

Vernacular: the traditional local construction s