

A s h o w

Conservation Area

Areas of Special Architectural or Historic Interest



CONSERVATION AREAS

General Introduction

Old buildings and their settings are an important part of our local and national heritage. It is important to preserve them both as a historical and social record, together with a pleasant environment to be enjoyed both by those who live in them and for the enjoyment of others. To assist with the proper protection of these areas, the designation of areas of special architectural and historic interest as Conservation Areas was first introduced in 1967.

The village of Ashow has been selected as a place with special characteristics worthy of designation as a Conservation Area. The maintenance of the character of this area is an important working partnership between those who live in the Conservation Area, the Parish Council and the District Council, with a view to householders and visitors to the village enjoying its special characteristics.

In many ways, Conservation Areas are a fragile environment which can soon be destroyed by unsympathetic changes or lack of maintenance. It is, therefore, important that all the partners involved are aware of, and appreciative of, the qualities which exist in the Conservation Area and also the controls that may be used to assist in its maintenance.



Ashow Conservation Area.



Conservation Area Boundary.

Listed buildings

This small publication has been designed to give a brief introduction to the Conservation Area by looking at its historical background, its characteristics and identifying those areas which need to be preserved or enhanced. General information is also given in the leaflet to enable those who live in the Conservation Area to both enjoy this privilege and also to understand how to seek further advice when it is needed.

Ashow Conservation Area

The area designated as a Conservation Area in Ashow is outlined on the map above. The Conservation Area in Ashow was designated in 1969 and extended in 2001.

Listed Buildings

The following properties are statutorily protected as Listed Buildings within the Ashow Conservation Area. Because these buildings are of high architectural and historic interest, they are among the top 2% of buildings in England statutorily protected. Any works to a Listed Building which affect its character or appearance will require Listed Building Consent. Certain repair works may be eligible for grant aid. Further information concerning Listed Buildings may be obtained from the District Council's Conservation staff.

Listed Buildings :

Bericote Farmhouse, Barn 33yds south west of Bericote Farmhouse (Witherwell Barn), Grovewood, Grove farmhouse, Church of the Assumption of Our Lady, Cross in churchyard 18yds south of church.

Main Street - No1 Roseland, Tudor Cottage and Rock cottage, Ashow Village Club + adjoining cottage, Avon Cottage, Abbey farmhouse and Abbey House, no 23 Fir Tree Cottage, Trinity Cottage, Grove Cottage

Areas included within the Conservation Area

Main Street and the associated approach roads are included within the Conservation Area. If you are unclear whether or not your house is included in the Conservation Area please contact the Conservation staff at Warwick District Council.

Scheduled Monuments, Historic Parks and Sites of Special Scientific Interest

There are no Scheduled Ancient Monuments, Historic Parks or Sites of Special Scientific Interest with the Ashow Conservation Area. However, the nearest areas designated as such to Ashow is Stoneleigh Park which is included in the English Heritage Register of Historic Parks and Gardens as Grade II. In certain instances, works within the Conservation Area adjacent to the boundary of one such area of Special Interest may need to be considered in the context of the location of the specially designated area.

Historical Background

The small picturesque village of Ashow, settled on the banks of the River Avon, still retains its simplicity and natural beauty. The main street consists of red brick and tile cottages, a few modern buildings and a medieval church, which dates from the early twelfth century and has dominated the lower half of the village as the centre of the community for nearly nine hundred years.

The beginnings of this settlement was thought to have commenced during the Roman period. However, it is also now believed that Ashow was settled possibly even before this, during the Neolithic period, as was the confirmed Neolithic site of Wasperton.

Traditionally an estate village, the changes of economic/social factors that reshape small villages happened later in Ashow. The change from "open farming" to "enclosure" farming did not happen until around 1647.

The change of land ownership after the dissolution of monasteries and therefore the closure of the Cistercian Abbey of Stoneleigh in 1531, causing the majority of the land to fall first to Charles Brandon, Duke of Suffolk, and then later in 1561 to Sir Thomas Leigh, trader in the Levant and Lord Mayor of London and also Merchant Sir Roland Hill. The majority of these estates are now in the possession of Stoneleigh Abbey Ltd.

Character of Conservation Area

The character of Ashow Conservation Area is determined very much by the main street which runs north to south through the village, towards the church. There is a leafy entrance into the village past Abbey Farmhouse to the junction with Main Street. Between this junction and the junction of Grove Farm House are the majority of traditional village properties.

Whilst historically all properties once formed part of the Stoneleigh Abbey Estate, all are now privately owned and have been restored. The majority of the properties are brick built, some with timber framing which is both original and, 19th century imitation. The maintenance of the historic character and detailing of these properties is essential to the maintenance of the quality of the Conservation Area. Where ever possible, unsympathetic alterations carried out in the past should be reverted when properties are restored.

There are a number of mid to late 20th century detached properties at both the eastern and western end of the village. In the majority of cases, these properties have now matured into the character of the village, however, their scale is often significantly larger than the traditional cottages. It is important that alterations to these buildings should reflect the original materials used and the use of UPVC and other alien materials must be avoided. Open frontages without boundary treatments are alien to the character of the village and where possible the introduction of traditional hedges should be encouraged as this is a significant feature of the central part of Main Street.

There are a number of open spaces within the Conservation Area boundary, the character of which is important to obtain. These are the field to the rear of Tudor and Rock Cottages and Main Street, the field between Main Street and Grove farm Lane and the church including the river across to Bericote Farm. It is important that the quality of these areas is maintained.

Important Views

There are important views within the Conservation Area, in both directions along Main Street and along Grove Farm Lane and the footpath alongside the Old Rectory which has a very rural character. There are views out of the Conservation Area in a northerly direction along Main Street to the tree belt leading out of the village and important views across open countryside from the Churchyard and from Grove Farm.

What does Conservation Area Designation Mean?

The formal definition of a Conservation Area within the Planning (Listed Buildings and Conservation Areas) Act 1990 is "an area of special architectural historic interest, character or appearance of which it is desired to preserve or enhance". The designation of a Conservation Area has several formal consequences which includes:-

- The demolition of all complete buildings and certain parts of buildings within Conservation Areas is controlled, requiring Conservation Area consent from the District Council.
- It is an offence to cut down, uproot, lop, top or wilfully damage or destroy any tree in a Conservation Area, except with the consent of the District Council.
- The amount of permitted development "that which can be built without planning permission" is more limited in a Conservation Area and additional limitations apply to the display of advertisements.

If you are considering carrying out any form of development in a Conservation Area, for example, the erection of a fence, or the alteration of your house, it is advisable to contact the Development Control Section of the Planning Department at Warwick District Council before you start work.



Planning Services
PO Box 2178
Riverside House, Milverton Hill
Royal Leamington Spa. CV32 5QH
Switchboard: 01926 450000
Fax: 01926 456542

Where can I find out more information about Ashow Conservation Area?

The Local Plan, which determines all land use within Warwick District, will contain certain policies which are relevant to the Ashow Conservation Area. These will be both specific to Ashow and also to Conservation Areas in general and will always need to be taken into account where any form of development is proposed within the Conservation Area. Copies of relevant Local Plan policies can be made available from the Policy, Projects and Conservation Section of the Planning Department at the District Council. Other helpful information may be obtained from the District Council's Design Guidance Leaflets which include general guidance on Listed Buildings and Conservation Areas, specific guidance on windows, roofs, doors and the conversion of agricultural buildings.

Certain buildings within Conservation Areas may be eligible for grant aid for the maintenance of their character and terms of the overall preservation of the Conservation Area. Specific details of the availability of grant aid may be obtained from the Conservation Section at Warwick District Council.

Should you need to fell or lop trees or shrubs within the Conservation Area, written application should be made to the Planning Department.



Where possible, information can be made available in other formats, including large print, cassette tape, CD and other languages if required. Tel. 01926 450000.



INVESTOR IN PEOPLE

