

# Rowington

## 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 Rowington 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.



## Rowington 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.

## Rowington Conservation Area

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

## Listed Buildings

The following properties are statutorily protected as Listed Buildings within the Rowington 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.

The following listed buildings are in the Rowington Conservation Area :

The Church of St Laurance, Rowington Hall, Gate Piers 1m and 3m north of Rowington Hall.

## Areas included within the Conservation Area

The following streets/roads are included within the Rowington 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. Parts of the following roads are included in the Conservation Area :

Old Warwick Road and Mill Lane.

## 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 Rowington Conservation Area. However, the nearest areas designated as such to Rowington are as follows.

Mounted site to NE of Old Field Farm and Pinley Priory.

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 origins of Rowington can be traced back to its Saxon inhabitants. The scattered hamlet of Rowington was initially settled by a group of Hwicce people, led by a Saxon known as Hroangatun. The manorial succession dates back to the reign of Edward the Confessor, and was held by the Saxon Lord Baldwin. After the Norman invasion, the estate was given to the Abbey of Reading by the widow Adelize d'Ivry, daughter of Hugh de Grentemaisnil, Lord of Lapworth. It was later confirmed as a gift to

the monks by King Henry I. The estate remained under ecclesiastical ownership until it reverted to the crown with the Dissolution of the Monasteries during the English Reformation. Rowington manorial estate remained the property of the crown, but was granted to various people over the centuries. In 1541, it was granted to Queen Catherine Parr for the duration of her lifetime, passing to Duke of Northumberland, John Dudley, in 1553. In the reign of Elizabeth I, it was granted Ambrose Dudley, Earl of Warwick until 1604. Rowington later formed part of Queen Henrietta Maria 's jointure until her death in 1669, although the estate was sequestrated during the English Commonwealth. The estate finally passed to the Anglican Church in 1866. As there where no resident Lord of the manor, the manor tended to be let to the bailiff of the parish; a position of considerable social status before the reformation. The village church of St Lawrence dates from Norman period, although only the font currently survives from that era. The church was extensively rebuilt in the late fifteenth century, with further additions to the building in 1554. Rowington was predominantly an agricultural community, with a small weaving industry. Until 1599, Pinley was part of the village of Rowington. Pinley Priory was founded by Robert Pillerton for the Cistercian Nuns in the reign of King Henry I. Rowington was re known for its quarried stone, some of which was used in the construction of St. Philip's Cathedral in Birmingham and Baddesley Clinton. According to local tradition, Rowington was the home to a branch of Shakespeare family, living there during William Shakespeare's lifetime

### **Character of Conservation Area**

Rowington Village Conservation Area defines the historic core of Rowington parish which includes a number of other named settlements.

The Conservation Area includes Old Warwick Road, and its junction with Mill Lane-a part of which is included in the Conservation Area. The entrance into the Conservation Area is on rising ground between the Church of St Laurence and Rowington Hall. There are particularly fine mature trees to either side of the road on high banks to either side of the wall. The banks are retained by stone walls, all of which are significant to the character of the area.

Rowington Hall and its gate piers are Grade II listed and all of the grounds together with the grounds of Culvers Hill, are within the Conservation Area, containing significant mature trees.

The Parish Church forms an axial point at the change of direction of Old Warwick Road as it continues past the Old Vicarage and the former school buildings, now converted to dwellings. There are views out into the open countryside beyond the Old Vicarage after which the road splits at the junction into Mill Lane and Old Warwick Road. The area between the two roads includes a series of mature houses and gardens. Although none of these houses are listed the maintenance of the traditional character of the properties is important to the quality of the Conservation area, and forms a defining enclosure at the top end of the Conservation Area.

## Important Views

There are important views into the Conservation Area up the hill towards Rowington Hall and the Old Parish Church. There are also views out of the Conservation Area from the Church yard and into the open countryside from Old Warwick Road, beyond the Old Vicarage. The view towards the junction of Mill Lane into Old Warwick Road also forms an important closing view at the top of the Conservation Area.

## 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.



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PO Box 2178  
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Royal Leamington Spa. CV32 5QH  
Switchboard: 01926 450000  
Fax: 01926 456542

## Where can I find out more information about Rowington Conservation Area?

The Local Plan, which determines all land use within Warwick District, will contain certain policies which are relevant to the Rowington Conservation Area. These will be both specific to Rowington 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.



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