

A Guide to Conservation Areas

Conservation Areas: Are designated under Section 69 of the 1990 Planning Act which defines Conservation Areas as “Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”

There are many different kinds ranging from whole town centres to squares, terraces and village centres as is evident from the different characteristics of each conservation area within Warwick District.

Conservation areas may be designated by Local Authorities, the Secretary of State and English Heritage in London. Local residents can apply to local planning authorities to have their areas designated.

The designation of a conservation area has several formal consequences as set out below. These are designed to protect the best qualities of the Conservation Area for the benefit and enjoyment of everyone.

The demolition of most buildings is controlled, requiring conservation area consent from the local authority. It is always preferable to consult the Local Authority before carrying out demolition in a Conservation Area. Partial demolition is not always controlled and advice can be given on this by a Planning Officer at the local authority.

- Notification of Trees Works. Notification must be made to a local authority if works are proposed on a tree with a trunk of 75 mm diameter, or greater, at a height of 1.5 metres from the ground. If tree removal for thinning purposes is proposed then the diameter raises to 100 mm. The Act does refer to trees and not shrubs as this applies to timber which is 1.5 metres high with the requisite diameter trunks. All shrubs and hedges lower than 1.5 metres can be cut back without the requirement to make a notification. Any overhanging branches or hedges onto a highway can be cut back under the Highway Act without the requirement for notification. Pruning fruit trees within the bounds of good horticultural practice is permitted without the need for notification.
- Once notification has been made the Local Planning Authority may do one of three things, make a tree preservation order in the interests of the amenity of the area, decide to do nothing within a six week period after which the proposed works may be carried out or decide not to make a tree preservation order and inform the applicant.

It is an offence to carry out works to trees which fall within the category of notification without first going through this process.

- The amount of “Permitted Development” which can be built without Planning Permission is more limited, although some minor extensions are still permissible without planning approval. The Local Authority Planning Department should always be contacted before carrying out any development.

Article 4 Directions gives the local planning authority the power to restrict, selectively, certain permitted development rights in conservation areas and could cover:- the painting of external facades, replacement of roofs, replacement of rainwater goods, replacement of windows, replacement of doors, external boundary treatment. Where Article 4 Directions have been designated Planning Permission will be required to carry out works covered by the designation.

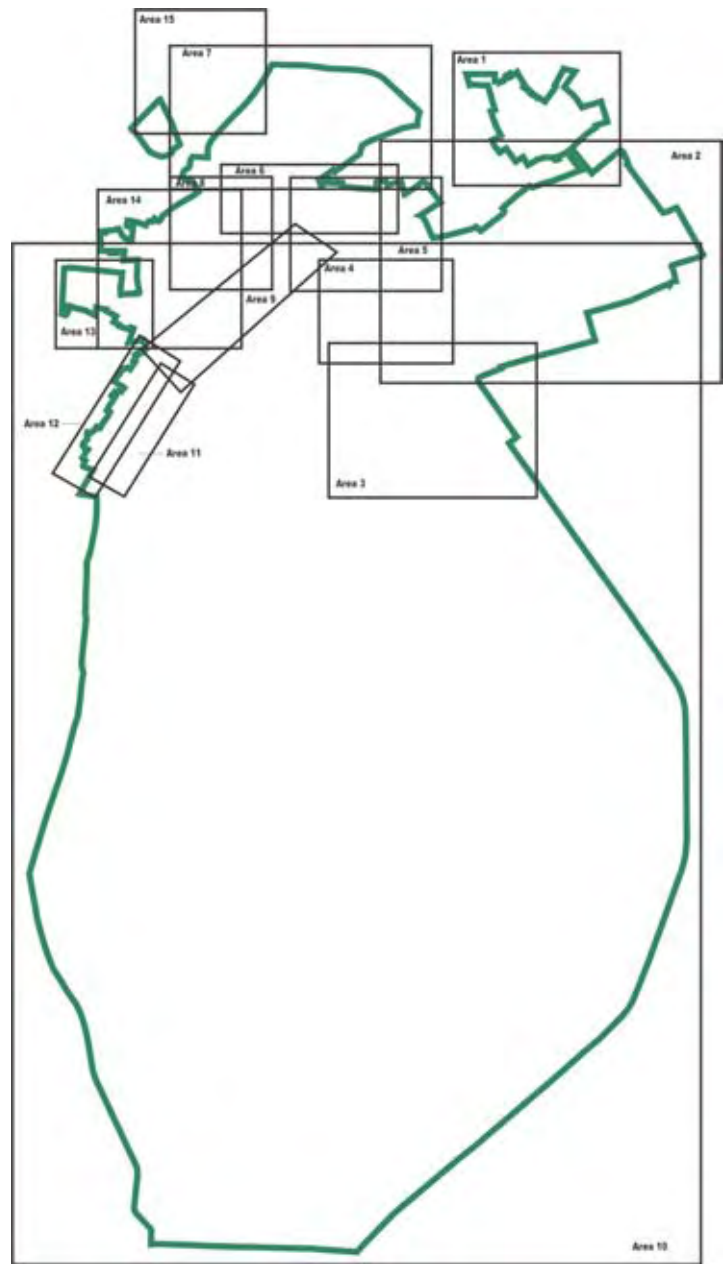
- A Local Authority may apply to the Secretary of State, to designate a conservation area as an area of special control of advertisements. Which largely effects commercial properties in the conservation areas.
- A Local Authority Planning Department must give special consideration to any new developments or alterations to existing buildings or requests to demolish a building, to ensure that the proposal will enhance and not detract from the quality of the Conservation Area.

Various guidance leaflets relating to Conservation Areas are available on request from Warwick District Council and some are available on the Council’s website www.warwickdc.gov.uk and Planning Officers at the District Council are always happy to discuss any issues relating to Conservation Areas in the District.

Further information concerning land uses within the Conservation Area is available within Warwick District Councils Local Plan which is also available on the Council’s website.

Warwick Conservation Area

1. Coton End - Emscote Road
2. Saint Nicholas Park
3. Bridge Street / Bridge End
4. Mill Street
5. Saint Nicholas Church St / Gerrard Street
6. Smith Street / Chapel Street
7. Priory Park
8. Church Street / Northgate Street
9. Castle Lane
10. Castle / Castle Park
11. Castle Close
12. West Street
13. Linen Street
14. Theatre Street / Swan Street
15. Cape Road / Victoria Street / Edward Street



Conservation Area Background History

Warwick was founded by Ethelfleda, a daughter of Alfred the Great, in circa 914, when a 'burgh' was established. The town flourished in the Middle Ages under the patronage and protection of the Beauchamp Earls of Warwick, who at times became arguably more powerful than the King himself; not for nothing Richard Neville (killed at the battle of Barnet in 1471) was referred to as "the King Maker".

Much of the historic medieval core of the town was destroyed by fire in 1694. Its subsequent rebuilding in brick and stone with key buildings designed in a classical style contributes to the unified townscape that we see today.

The Greville Earls had a critical impact on the urban form of the Town by taking a large area of streets into the Castle Grounds in the 18th Century and by building a new bridge to take the realigned road into the Town. The former 'old road' that ran directly from the centre of the Town, past the entrance to the Castle was shut off and the medieval fortress into the grand stately home, most notably re-modelling the range of out buildings on the south side of the inner courtyard into an extensive sequence of state rooms.

Castle Park originally known as Temple Park, created in 1743, forms an important and extensive area to the south of the town, with the River Avon flowing through from north to south-west Capability Brown was responsible for the design 1749-60.

Geographically Warwick stands on a low hill strategically above the River Avon, and comprises of a cross of streets known as Jury/High Street running from east to west, cut in the middle by Northgate, Church and Castle Streets running north/south. Parts of the Town Walls that formed a semi circular enclosure to the medieval historic core survives, as well as two notably gated at either end of the High/Jury Street axis.

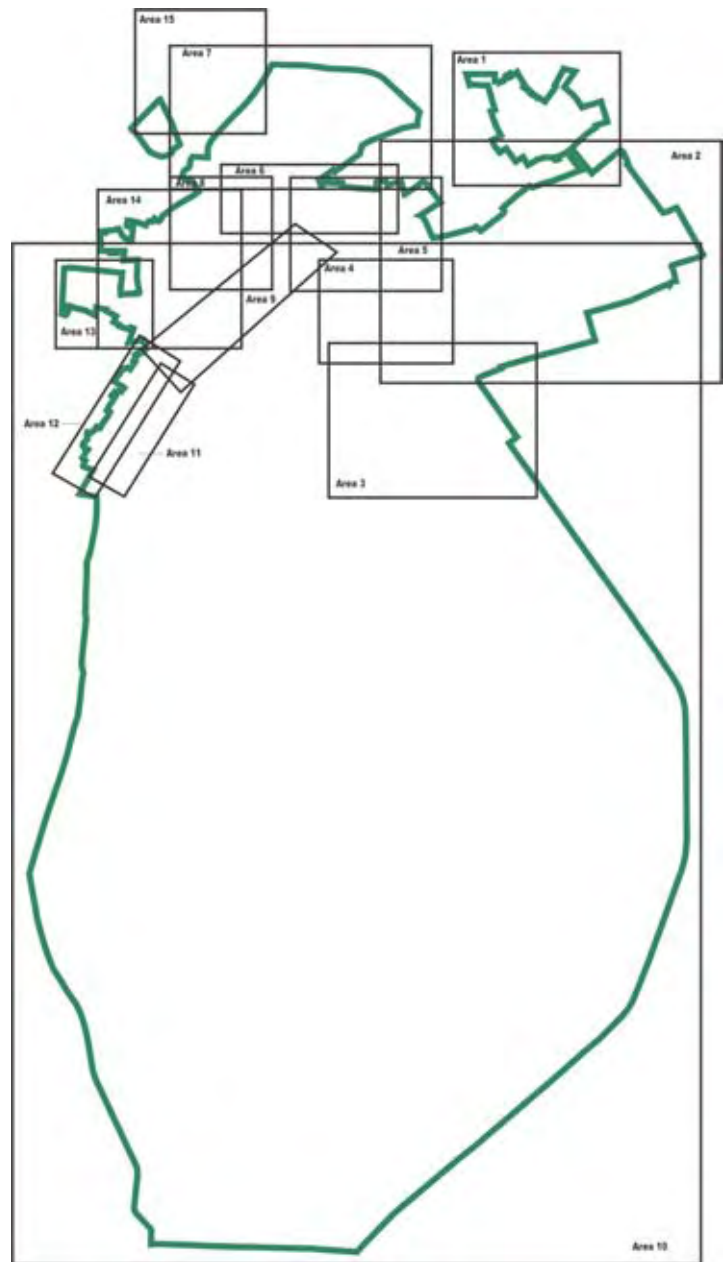
From a distance the tower of St. Mary's Parish Church forms a notable landmark, assisted by being located on the highest point of the ridge on which the town is built.

The large, open Market Place is a slight anomaly, being located away from the east/west north/south road axis in the north west area of the Old Town.

There was limited industrial development following the introduction of the canals from 1790-1800. However poor communication and competition from Coventry, Birmingham and Stratford prevented the Town from developing beyond a County Market Town. 19th Century development was also constrained by the Castles encirclement, to the limited developments of Victorian Villas on Emscote and Coventry roads.

Few historic towns present, in so small an area, such a rich diversity of character and form; ranging in scale from modest dwellings to the most architecturally prestigious of buildings; still retaining enough of its essential compactness to be enclosed, certainly on three sides by open countryside.

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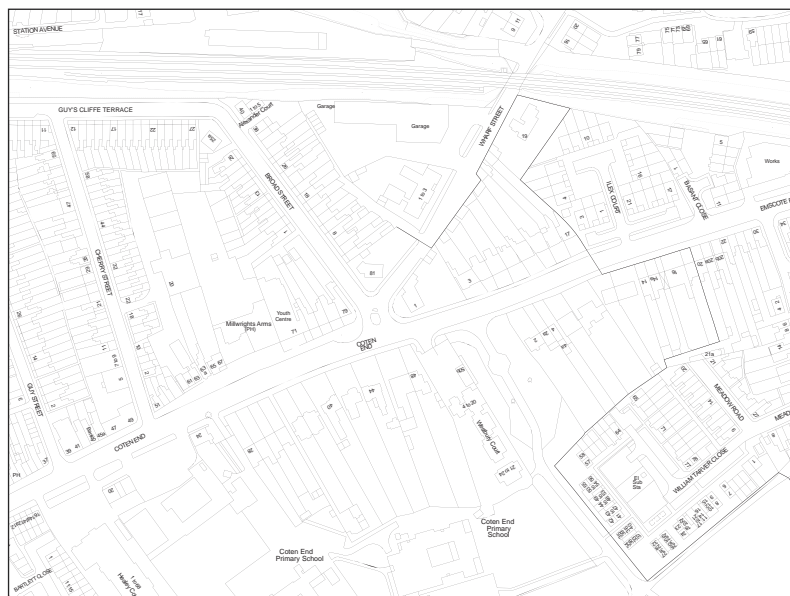




- Coten End formed part of a medieval agricultural settlement outside the historic core of Warwick. The area saw substantial mid Victorian urbanisation.

- Largely residential

- Substantial terrace and villa development fronting Coten End and Emscote Road with large front gardens. Smaller scale, typically Victorian terraced properties along Broad Street and Guy's Cliffe Terrace.



- Domestic plots from 5-20 m wide.
- Generally two-four storeys, including basements and attics.
- The timber framed Millwright Arms Public House forms a notable landmark building.
- Medieval origins but generally mid Victorian, Edwardian. Modern 20th Century additions, extensions.
- Timber framed, brick, tile and slate. Interesting use of dark grey facing bricks to 3-17 Emscote Road.
- Includes ten Listed buildings.
- No Scheduled Ancient Monuments.
- Between 50 Coten End and 2 Emscote Road a wide landscaped strip forms a physical and visual link with St. Nicholas Park.
- Coten End and Emscote Road form a major vehicular link and connection with Leamington and experience high traffic levels. Loss of enclosure and poor visual quality to the forecourt and car park (to the side) of the Millwright Arms. Loss of enclosure and poor visual quality looking west along Coten End. Poor urban quality looking north east along Wharf Street; the railway embankment forms a significant edge barrier.



- St. Nicholas Park is a 20th Century municipal creation. Until 1925 the area consisted of a series of fields in different ownership, with 'common meadow rights' that were extinguished in 1928.
- Municipal park, recreation area, open space.
- Essentially a rectangular open space divided by the River Avon that runs as a spine east/west. Banbury Road forms a significant western edge. Municipal park pavilions and boating facilities.
- Castle bridge carrying Banbury Road over the Avon forms a significant landmark.
- One Listed building.
- A mixture of formal memorial avenues and mature trees with more 'natural' grassland areas. Along the main east-west path traces of earlier ridge and furrow remain.
- Overall visual quality extremely high. The view west from Castle Bridge towards Warwick Castle forms one of the country's great 'set piece' views.
- Links and connects are provided at the north eastern end to Coten End (Conservation Area 1) and at the north western edge via St. Johns Brook through to St. Johns House and St. Nicholas Church Street (Conservation Area 5).
- The public entrance and car park off the Banbury Road, with a tarmacadam surface is a visual weakness; especially the clutter of signage and notices. The riverside walkway and public activity adds vitality to the area.



Warwick Conservation Area



AREA
2



- Area established extremely early, in the lee of the castle walls leading down to the Mill and former river crossing.

- Residential.

- Relatively narrow, curving street, with a continuous building frontage.

- Variety of plot widths from no more than 2.5 m to 30-35 m.

- General two storey building height; often with an attic level.

- In a fine streetscape, there is no one individual property that can be considered a specific landmark; the whole street is deemed Listed Grade II* for its group value. Three properties are Listed Grade II*, No. 39 east side (Allen's House), 41, east side (The Gables) and 43, east side.

- Largely Medieval, Tudor and Elizabethan architectural styles, with later Georgian additions.

- Timber frame, brick, stone, slate, tile.

- 33 Listed buildings.

- The Old Bridge and Castle are Scheduled Ancient Monuments.

- Hard urban landscape. Mill House Gardens, privately owned are a particular cottage garden; with the remains of Warwick's Medieval bridge (Conservation Area 10) and spectacular views of the southern castle facade.

- Extremely high visual quality; Caesars Tower dominates the streetscape at its southern end.



St Nicholas Church Street / Gerrard Street / Smith Street



- Smith Street is a former Medieval suburb; St Nicholas Church Street slightly later development; both were well established by 1610.

- Smith Street mainly retail, residential use elsewhere.

- A triangle of land to the east of the former town walls, and bounded to the south by St Nicholas Park relatively narrow streetscape with properties fronting directly onto the pavement.

- Variety of plot widths; some narrow reflecting Medieval origins but wider and infill plots.

- Generally two to three storey building heights; with the exception of modern residential apartment development at corner of Castle Hill and St Nicholas Church Street and Castle Gate Mews, St Nicholas Church Street that are up to four storey high developments.

- A number of key landmark buildings East Gate, Landor House, St John's House, St Nicholas Church and The Bowling Green Public House are important key buildings, both Grade II* Listed. Castle Hill Baptist Church forms an important contemporary landmark building on Castle Hill.

- Medieval, Tudor/Elizabethan, Palladian, Classical, Georgian, Victorian, Modern.

- Timber frame, stone, brick, slate, tile.

- 67 Listed Buildings.

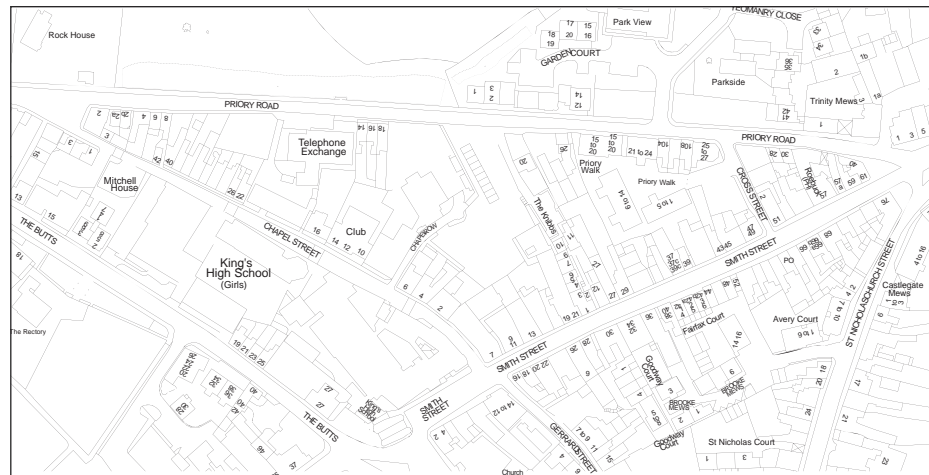
- One Scheduled Ancient Monument.

- Generally hard urban landscape, contrasting by soft landscaping around St Nicholas Church and St John's House.

- Mixed visual quality, especially along Smith Street; visual clutter and a variety of shop frontages. Some loss of street enclosure along Gerrard Street. Extremely high visual quality around St John's House, with links to St Nicholas Park. Extremely busy traffic edge to Castle Hill.



Smith Street, Chapel Street



- Triangular area between the line of the former town walls and the edge of Priory Park; Area established by 1610 was mainly open in character with the only built development fronting Smith Street. (Area 5).
- Mainly residential, mixed and education use elsewhere; The Kings High School for Girls has a significant presence in the area.
- Mixed urban quality with some unfortunate modern infill. Priory Park provides a green edge to the north.
- Variety of plot widths reflecting evolution and infilling of the area over the ages.
- Buildings vary in height between 2 to 4 storey's.
- The Telephone Exchange and Kings High School buildings provide the landmark buildings. The Telephone Exchange is of little architectural merit.
- Medieval, Georgian, Victorian, Modern.
- Stone, brick, timber frame, curtain wall, slate, tile.
- 48 Listed buildings.
- No Scheduled Ancient Monuments.
- Most hard urban, with Priory Park providing a landscaped edge. Sports facilities and open space around Kings High School buildings. Good visual and physical links from The Butts through to St Mary's Church.
- Narrow alleyways originally part of the Town Pound.
- Overall visual quality is extremely mixed; later 20th Century infill development has resulted in a loss of urban enclosure. Lack of enclosure and mixed visual quality to the eastern end of Priory Road. Small runs of traditional terraced property remain in Chapel Street and The Butts.

Warwick Conservation Area

AREA
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- The area formed part of the estate of a small Medieval monastic establishment on the top of the hill. After the dissolution it was acquired by Thomas Fisher, who built a house that was eventually pulled down in the 1920's.
- County Records Office; Recreational.
- Open space, urban recreational parkland.
- The County Records Office and associated buildings are 1 and 2 storeys in height.
- The County Records Office; remains of the former Abbey.
- Northgate House is the only significant landmark building on the south western edge of the area.
- Medieval, modern.
- Where applicable; stone, brickwork, tile.
- 3 Listed buildings.
- One Scheduled Ancient Monument.
- Overall visual quality good, comprising of a mature tree landscape; as a building, the Police Station is of little architectural merit.

Church Street / Northgate Street



- Part of Warwick's historic core most likely formed part of Ethelfleda's Burgh founded in 914.
- Largely residential, with a mixture of commercial, retail and office.
- Relatively, early narrow plot widths remain, but there are some areas of later infilling and redevelopment
- Largely three storey building height.
- Key landmark buildings, St. Mary's Church, The Athenaeum, No. 10 Church Street, The Crown Court and County Council Offices.
- Medieval timber frame, Palladian, Classical, Georgian, Victorian, Edwardian.
- Timber frame, stone, brick, render, slate and clay tiles.
- 35 Listed buildings.
- No Scheduled Ancient Monuments.
- Generally a hard urban landscape with the exception of St. Mary's Church churchyard; Tink.a.Tank and Church House Gardens.
- Extremely high urban quality to Church Street and Northgate Street.

Warwick Conservation Area

AREA
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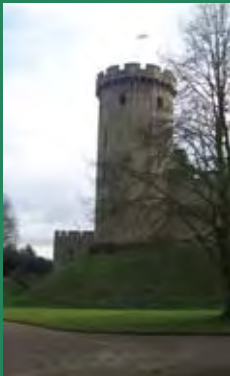
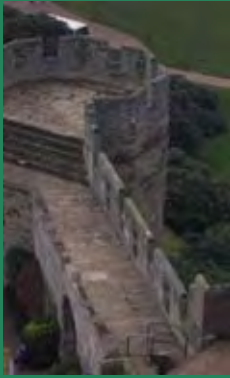
Castle Lane / High Street / Jury Street




- Small scale mid late 19th Century terraces.
- Medieval and earlier origins at part of Ethelfleda's bugh; High Street/Jury Street forms the north/south spine through and from Warwick.
- Mainly residential, but some retail/commercial along High Street and Jury Street.
- Mostly rebuilt after the fire of Warwick. Pageant Gardens provides a small amount of public open space. Properties fronting Castle Lane tend generally to be more recent infill.
- Varying plot widths; those fronting High Street and Jury Street are generally narrow and long.
- Varying building height; generally two/three storey to the east, Eastgate Mews has higher three and four storey additions, as has the new infill to the rear of 22-26 Jury Street.
- Oakens House, No. 20 Castle Street , No. 1 Jury Street (The Courthouse) and No. 1 High Street (The Aylesford) are Listed Grade II*, Grade I and Grade II* respectively, and are key buildings in the area.
- Medieval, Georgian, Victorian and Modern architectural styles.
- Timber frame, stone, brick, render, tile and slate.
- Some 49 Listed Buildings.
- No Scheduled Ancient Monuments.
- Generally a hard urban landscape with Castle Park and Pageant Gardens providing a prominent walled edge with treed greenery over.
- Good to high visual quality.

Warwick Conservation Area





- Medieval castle established circa 1068, partly on the remains of part of the earlier Saxon burgh.
- Impressive castle complex on high ground to the north, overlooking the River Avon. Castle park lies to the south.
- The castle itself forms the most important landmark building.
- The castle ranges from Medieval to Victorian remodelling. Other buildings in the Area are largely Victorian.
- Stone, brick, tile and slate are the predominant building materials.
- 6 Listed buildings.
- 2 Scheduled Ancient Monuments, including the remains of the Medieval bridge over the River Avon.
- In terms of landscape, the Area is extremely important both locally and on a national scale. They are Listed Grade I in the Register of Historic Parks and Gardens. Mid 18th Century park and pleasure grounds landscaped by Lancelot Brown, with late 18th Century picturesque additions, together with mid 19th Century gardens designed by Robert Marnock and a 20th Century garden by Harold Peto, associated with the Medieval fortress.
- Both the castle and parkland are of exceptionally high visual quality.



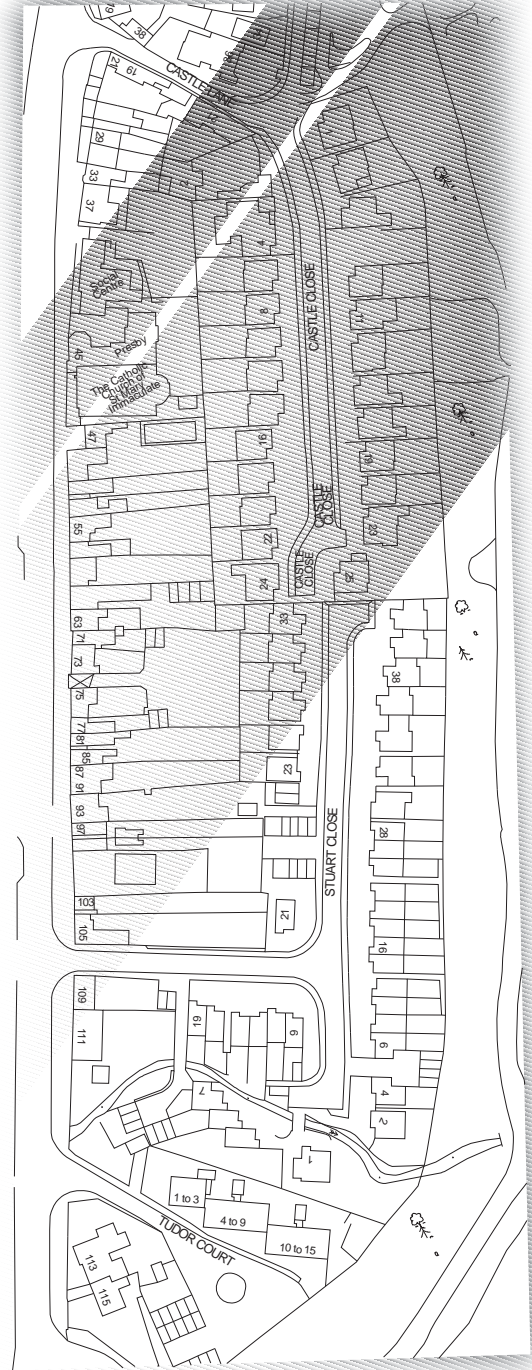
Warwick Conservation Area



**AREA
10**



- Area established in the 1970's.
- Residential land use.
- Suburban infill housing development of the Castle Kitchen Garden.
- Varying plot widths, 12m and greater.
- 2-2½ storeys in height.
- The boundary wall of Castle Gardens to the east provides a prominent edge.
- 20th Century domestic vernacular architectural style.
- Brick, timber, tile building materials.
- No Listed buildings.
- No Scheduled Ancient Monuments.
- Castle Park provides a significant tree lined horizon to the east (over the boundary wall).
- Pleasant visual quality.



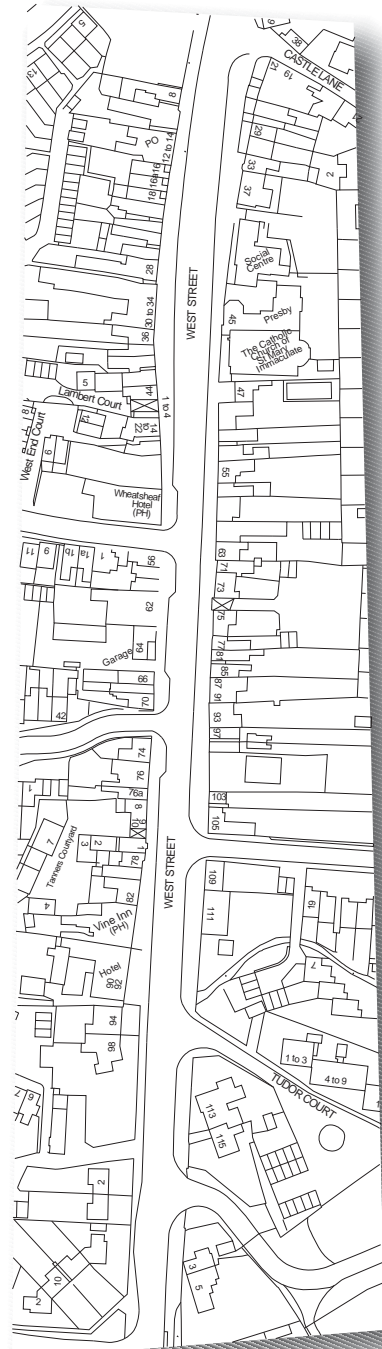
Warwick Conservation Area



AREA 11



- West Street formed part of the Medieval suburb. The area was well established by the 14th Century.
- Mainly residential land use with some retail and commercial to the eastern end.
- Wide urban street, sloping down towards the west.
- Mixed domestic widths, from 4 m burgage plot at no 27.
- Generally 2.3 storey building heights.
- Westgate forms an important landmark and visual stop at the top of the street, to the east. The Tudor House (Listed Grade II); St Mary Immaculate Church and associated Church Hall are distinctive key local buildings.
- Wide range of architectural styles; from Medieval, Tudor, Georgian, Victorian and Twentieth Century Modern.
- Building materials include timber framework, brick, stucco stone, slate and clay tiles.
- Includes Listed buildings and structures.
- There are no Scheduled Ancient Monuments.
- Generally a hard urban landscape.
- Visually high quality.



Linen Street / Hill Close Gardens



- Victorian pleasure gardens at Hill Close - Nationally important gardens. Hill Close Gardens are included in the Register of Historic Parks and Gardens.
- Historic gardens edged by residential properties to the north, south and east. Warwick Racecourse forms the western edge.
- Typically Victorian two storey residential of frontage to Linen Street; tall 3 storey frontage to Saint Paul's Close.
- Includes 5 listed buildings and structures.
- There are no Scheduled Ancient Monuments.
- Good visual quality.
- St Paul's Church - Victorian Cemetery Chapel, abutting the Conservation Area.

Warwick Conservation Area

AREA
13

Theatre Street / Swan Street / Market Place



- Part of Warwick's historic core.
- Principal retail area of the town, with additionally a mixture of commercial, office and residential use.
- Some medieval plot widths remain; considerable rebuilding and re-modelling in the 17th Century. The western area, bounded by Bowling Street was extensively re-developed in the 1960's.
- Largely two three storey building height.
- The Abbotsford and Museum are key Grade II* Listed landmark buildings.
- Medieval timber frame, Georgian, Victorian, Modern.
- Timber, stone, brick, render, glass, steel and concrete frame; slate and clay tiles 20th Century flat roofed building forms.
- 27 Listed buildings.
- Generally a hard urban landscape.
- Bowling Green Street forms an unwelcoming edge to the area. The western area of 20th Century redevelopment presents a mixed to poor visual quality.
- Market Place good townscape quality re ordered in 1990's.

Warwick Conservation Area

AREA
14

Cape Road / Victoria Street / Edward Street



- Mid late Victorian/Edwardian extension of Warwick.
- Originally contained by the railway and Warwick Prison.
- Short terraces of distinctively different designs.
- Significant detailing eg porches, bargeboards, decorative brickwork features.
- Series of original windows, but scope for significant reinstatement of original windows.
- Scope for improving boundary treatments.
- Houses as Cape Road are larger than Victoria and Edward Streets..
- Interesting views up and down Edward Street.
- Mainly brick with slate roofs, scope for reinstating traditional roofs.

Warwick Conservation Area

AREA
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