

Wasperton

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 Wasperton 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.



Wasperton 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.

Wasperton Conservation Area

The area designated as a Conservation Area in Wasperton is outlined on the map above. The Conservation Area in Wasperton was designated in 2002.

Listed Buildings

The following properties are statutorily protected as Listed Buildings within the Wasperton 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 properties in Village Road are Listed Grade II - Church of St John The Baptist, Elm Cottage, Wasperton House and Old Manor House (Manor House Farm) which is Grade II* Listed.

Areas included within the Conservation Area

The following areas are included within the Wasperton Conservation Area; significant parts of Village Road and Manor Farm Buildings. 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 within the Wasperton Conservation Area. However, the nearest areas designated as such are, Enclosures and Drove Road 90m south of Manor House Farm, Enclosure 550m south south west of Manor House Farm and Enclosures and pits north of Hail End Bridge.

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

Archaeological evidence suggests that the village of Wasperton had a pre-Saxon settlement. The earliest record of Wasperton exists as one of the original endowments of the Benedictine Monastery of Coventry, founded by Lady Godiva's husband, Leofric, Earl of Mercia. The Domesday Book recorded the village with a population of ninety-one people, a mill, with a rent of 20/- and thirty acres of meadow and land for eleven ploughs, four loads of salt and 1000 eels. It remained under ecclesiastical ownership until the sixteenth century Reformation, apart from a period during the twelfth century when it was held by the Lucys of Charlotte Park. The first record of the parish exists in 1279, recording the ministrations of Geoffrey de Hulle. It is believed that the Manor Hall was also built towards the end of the thirteenth century. After the dissolution, the manorial estate of Wasperton was granted to the Walter family, under whose control it remained until 1632, when it passed into the hands of Sir Simon Fanshawe and Sir John Sackville through marriage. In 1660, the two landlords enclosed part of the village land. After successive changes, it was held by Dr Richard Rawlinson, a famous antiquary and benefactor of the Bodleian Library Oxford, who granted it to St Johns College of Oxford in 1775. The parish church of St John The Baptist was completely rebuilt in a Gothic style by Sir Gilbert Scott in 1843.

Wasperton never came under the direct influence of a resident lord of the manor, so village social life tended to be dominated by the leading farming families of the period. The population of the village reflected the demographic changes of the country. In 1665 Wasperton's inhabitants numbered 89, in 1790 the number had risen to 212, and by 1851, the population totalled 292 to fall to 200 by the end of the nineteenth century.

Character of Conservation Area

The Wasperton Conservation Area boundary follows the pattern of the historic core of Wasperton Village. The character is one of original cottages where they still exist, linked by open spaces along the village street and some modern infill, some of which is

not within the Conservation Area boundary. The entrance to the village is dominated by the grounds of Wasperton House with the Jubilee Oak on the corner of the main road. There are several more recent developments included within the Conservation Area which are early 20th Century estate cottages which form a link with the open space on the opposite side of the road, across which are views across to the tree belt leading from the churchyard. Also included in this open area is College Farm which is said to be designed by Basil Spence. Following the road round the corner, there is a strong hedge line in front of the twentieth century houses on the east side of the road and in this area the character of the Conservation Area is defined by more traditional properties on the west side of the road leading down to the significant group with the Church and former Rectory, with their mature grounds. There is then a linear link to the Manor Farm complex; this includes the Grade II* farmhouse of medieval origins together with the associated barns which have now been converted into dwellings. There was originally an octagonal dovecote in the paddock however, sadly this has now been demolished. At this part of the Conservation Area there are views into the open countryside.

Important Views

There are important views at the entry to the village by the Jubilee Oak to the main street. There are also significant views across the farmland in the centre of the village towards the tree belt running to the churchyard. There are views out between houses towards the river and more significantly across open countryside from Manor Farm buildings

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.



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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.

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

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