

General Introduction

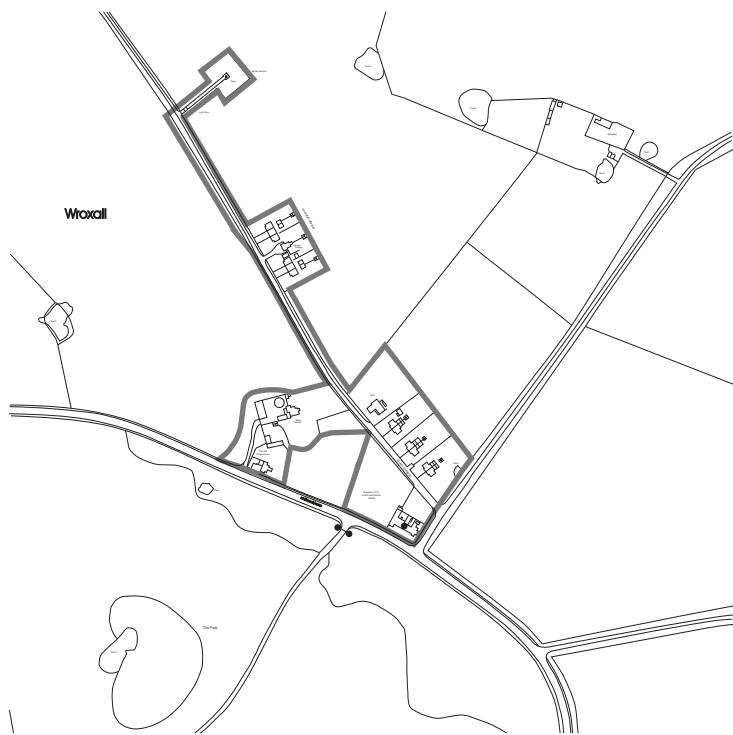
Old buildings and their settings are an important part of our local and national heritage. It is important to preserve them both as a historical and social record, together with a pleasant environment to be enjoyed both by those who live in them and for the enjoyment of others. To assist with the proper 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 Wroxall 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.



Wroxall 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.

Wroxall Conservation Area

The area designated as a Conservation Area in Wroxall is outlined on the map above. The Conservation Area in Wroxall was designated in 1993 and extended in 2001.

Listed Buildings

There is one property which is statutorily protected as Listed Buildings within the Wroxall Conservation Area. This is Wroxall Village School (now Wren Hall) and School House. Because this building is of high architectural and historic interest, it is 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. This however does not mean that the buildings are not of significant interest as a whole group. Although the houses provided by Wroxall Abbey Estate do not fall within the present criteria for listing they are considered to be of significant merit to warrant a level of protection to ensure that as a group their original features are maintained. This level of protection is to be provided in the form of an Article 4 direction, whereby planning permission is required to change any windows in the properties covered by the direction together with other specified modifications to the properties. All buildings within the Wroxall Conservation area are to be covered by the direction and further information is available from the Conservation and Design Section of Warwick District Council.

Areas included within the Conservation Area

The following areas are included within the Wroxall 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.

Wren Hall, The Old forge House, Grass House, The Cemetery, School Cottages and Laundry Cottages.

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 Wroxall Conservation Area. However, the nearest areas designated as such to Wroxall

Is Wroxall Abbey Grounds which are listed grade II in the English Heritage register of parks and gardens and the remains of St Leonards Priory in grounds of Wroxall Abbey, which is Scheduled Ancient Monument.

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 parish of Wroxall was originally owned by the church. There is no reference to the village in the doomsday book. The Abbey was founded by Hugh Fitz Richard towards the end of Henry I's reign. The exact date of the foundation has been obscured by its reputed origins. It was believed to have been founded in gratitude to Saint Leonard, whose holy intercession resulted in the miraculous transportation of Hugh Fitz Richard from his incarceration by the Saracens in the holy land, back to his home. Historians, using various contemporary charters, believe that the legend holds a certain degree of truth, and are able to place the foundation as 1141, as suggested by Dugdale and Leland, and point to that a charter of 1150 that reveals a more accurate reference to its origins. The Village remained under control of the church until the dissolution, when the land was granted by Henry VIII to Richard Andrews and Leonard Chamberlain, who subsequently passed the ownership over to Robert Burgoyne in 1542. Part of the Priory was pulled to construct a mansion during Elizabeth I's reign. The Burgoyne family then held Wroxall manorial estate for 169 years, during time which its decedents fought under the royalist banner during the civil war, and held positions as High Sheriff of Warwickshire in 1631, and MP for Warwick in 1641. The premature death of the heir in 1713 saw the Wroxall estate pass to the famous architect Sir Christopher Wren, although the Wrens did not live in the house until the fifth Christopher Wren returned from India in 1812, and extensively restored both Church and House. The estate was further improved by his son-in-law Chandos Hoskyns Wren, who enhanced the park to its current landscape. On his death, the estate was sold to James Dugdale, who demolished the old house and built a new one in 1861. In 1863, the village was also rebuilt, together with the estate workers cottages. From 1936 to 1995, the Abbey was used as a private girls' school. Lady Millard, a descendant of James Dugdale is the present owner of Wroxall Estate. The Abbey buildings are now used as a hotel.

Character of Conservation Area

The character of Wroxall Conservation Area is very much defined by the 19th century estate village developments, by the Wroxall Abbey estate. None of the houses in the village are listed and therefore, the maintenance of the character of these buildings is paramount to the character of the conservation area. The introduction of UPVC or modern windows would soon destroy this important character. The village is wholly constructed of brick with decorative polychromatic features. The cottages have distinctive windows and doors and chimney details. The Conservation Area bounds the single road through the village leading to the cemetery and including Laundry cottages and the cottages around the school, together with the Old forge House.

The boundary treatment on all of the houses is important to the character of the Conservation area, together with field boundaries leading to the cemetery. This road is also characterised by the avenue of Chestnut trees which continue beyond the cemetery. The former School and School House form an important entrance into the Conservation Area and any developments in this area should enhance in particular the later extensions to the school together with the distinctive School House and Wren Hall. The Old Forge House and Gas House have a separate character with their own grounds which again should be maintained. Laundry Cottages form a separate group of cottages away from the main groups of cottages but are of equal importance in historical terms. The small cemetery beyond is an interesting 19th century detached village cemetery provided by the Wroxall Abbey Estate and necessitated by the Village Church being within the grounds of the Abbey, therefore, not easily accessible by villagers. There is a distinctive Lych Gate and small stone cross, together with important tree groupings within the cemetery. The former playground to the school is an important open space across which the village cottages are viewed from the main road.

Important Views

The groupings of the cottages form the most important views within the Conservation Area, together with the view across the fields to The Old Forge House. The important views out of the Conservation area are past the cemetery down the avenue of chestnuts and across the main road to the tree belt which form the boundary of the Wroxall Abbey grounds.

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 Wroxall Conservation Area?

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