

Bishops Tachbrook

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 Bishops Tachbrook 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.



Bishops Tachbrook Conservation Area.



-  Conservation Area Boundary. ● Listed Buildings (within Conservation Area).

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.

Bishops Tachbrook Conservation Area

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

Listed Buildings

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

Church Hill - No 9 (The Bishops House),15,17,18,(Attwood Cottage), 30.32.

Mallory Road - No3,5,15,19, and The Church of St Chad.

Oakley Wood Road - Nos 12 (Eden Cottage), 26 and The Leopard PH.

Savages Close - No 8 and No 15,(The Old Manor House,two properties).

Areas included within the Conservation Area

The following streets/roads are included within the Bishops Tachbrook 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.

Church Hill, Bishop Close, Savages Close and parts of Oakley Wood Road and Mallory Road.

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 Bishops Tachbrook Conservation Area. However, the nearest areas designated as such to Bishops Tachbrook are as follows: Oakley Wood Camp and Circular detached enclosure SW of Wiggerland Wood Farm. 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 village of Bishops Tachbrook derived the latter part of its name from the old English meaning of a boundary, "Tachbrook". A tributary of River Avon, which runs north to north-east of the village of Bishops Tachbrook, was recorded in 1033 as the boundary between the ancient Saxon dioceses of Worcester and Lichfield. The name "Bishops" is believed to have been derived from the Norman Episcopal ownership of the village. Prior to the conquest, Bishops Tachbrook was held by the diocese of St Chad's in Lichfield. In 1086, it was transferred to the Bishop of Chester, and its rateable value was recorded as 7 hides. The village remained under ecclesiastical ownership until the English Reformation in the sixteenth century, apart from one brief interlude in its history, when Bishop Hugh De Nonant fell from royal favour, following a dispute with King Richard I, the village lands were seized by the crown. Bishops Tachbrook was later restored to the church in 1195. The tenure was sold to Thomas Fisher, passing to Edward Ferrars of Baddlesly Clinton in 1602. It then passed to the Wagstaffe family and their descendants until 1780, when the lands were sold to the Earls of Warwick, where

they remained to the present day.

The village church of St Chad's was originally Norman, built in the mid twelfth century. The north isle was constructed in the fourteenth century and the south isle added in the fifteenth century. A great deal of alterations to the church were carried out during the nineteenth century. The eastern window of the church is engraved with a memorial to the wife of Charles Kingsley, the novelist. There is also a memorial to the poet, Walter Savage Landor. As a boy, he lived in the village with his family during 1770's, residing in "Savage House", which is reputed to be the Manor House, which dates back to 1558.

Character of Conservation Area

Bishops Tachbrook is a village which was extended significantly in the 1960's and 1970's and the Conservation Area gives protection to the core of the original village. It is characterised by a number of road junctions at which there are significant groups of buildings. On entering the village from Leamington the Leopard Public House and its grounds and car park form part of the Conservation Area corridor leading to the junction with Church Hill and Oakley Wood Road. At this junction is the former village school which although not listed is a significant building. Church Hill rises steeply past Bishops Close and the timber framed listed buildings at the junction. The junction with Mallory Road and Church Hill is characterised by cottages on the southern side and the Parish Church and churchyard rising up on the north side. Adjacent to the churchyard is The Green which is now surrounded by mid 20th Century developments which, although outside the Conservation Area, do impact on this area. Mallory Road which follows round from the Green leads to the termination of the Conservation Area.

Savages Close leads to the Manor House and a number of small cottages which, together with the Manor House grounds, form a distinctively separate part of the village separated from the rest of the conservation area by the tree belt along Oakley Wood road. It is important that the character of Savages Close is maintained with its steep banks and mature trees with only minimal access points leading to various houses in the Close. Oakley Wood Road forms an attractive approach road to the village being largely tree-lined in a slight depression. It is important for the maintenance of the character of Bishops Tachbrook Conservation Area that the quality of the various road junctions is maintained and where possible, enhanced in order to maintain and strengthen the unity of this part of the village which is distinctively different from the twentieth century additions to the village.

Important Views

The important views relate largely to the various road junctions within the Conservation Area, these being the junction with Oakley Wood Road and Church Hill, and Church Hill and Mallory Road. There are important views across The Green towards the Parish Church and down Oakley Wood road past the tree belt in the Manor House 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.

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 Bishops Tachbrook Conservation Area?

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

