

Bubbenhall

Conservation Area

Areas of Special Architectural or Historic Interest



CONSERVATION AREAS

General Introduction

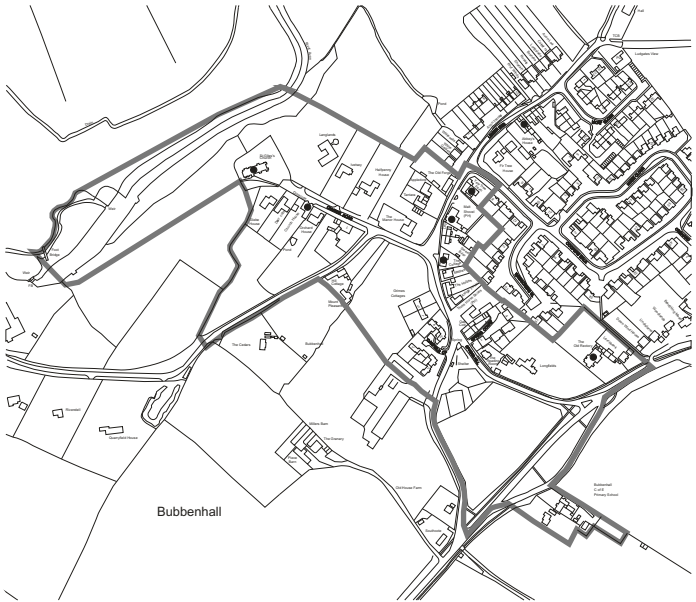
Old buildings and their settings are an important part of our local and national heritage. It is important to preserve them both as a historical and social record, together with a pleasant environment to be enjoyed both by those who live in them and for the enjoyment of others. To assist with the proper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



Bubbenhall 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.

Bubbenhall Conservation Area

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

Listed Buildings

The following properties are statutorily protected as Listed Buildings within the Bubbenhall 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 Road - Church of St Giles, Church House.

Lower End - Abbey's House Yew Tree Farmhouse, Malt shovel Public House.

Spring Hill - The Cottage.

Ryton Road - The Old Rectory.

Areas included within the Conservation Area

The following streets/roads are included within the Bubbenhall 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.

Lower End, Spring Hill, Spring Court, Church Road and Darfield Court.

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 Bubbenhall Conservation Area. However, the nearest areas designated as such are pit alignments to the north of Bubbenhall which are scheduled ancient monuments. 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 ownership of Bubbenhall village was divided between the Church and the Lords of the Manor. The Church of St Giles was initially built in the first 12th century, constructed of the local Keuper's stone, with a substantial number of additions being made during the 14th century. The font in the tower is believed to date back to the 12th century church. The Church and its land was a prebendary of the Cathedral of Lichfield, granted by Roger Prior of Coventry in 1248, and remained under ecclesiastical ownership until dissolution. The first record of a school master in Bubbenhall is in 1777, but in 1635, it was reported that 'our minister teacheth school in his house, without licence, (is) excommunicated. However, it is doubtful that the sentence of excommunication was ever carried out, and no records exist which verify that fact.

At the time of the Norman Conquest, the Manor of Bubbenhall was owned by Robert de Stafford, and Robert Fitz Wyth. Successive different families held the manorial estate until the 16th century. Among these, were the Catesby family. One of the daughters of the family, Joan Beauchamp, was involved in a dispute over the land. In 1362, Joan Beauchamp, daughter of Roger Catesby, was accused of adultery, in a bid to invalidate her claim to the manorial estate of Bubbenhall. In reality, Roger de Careswell had murdered her husband, and then beaten her and carried her off to Southwark. Joan managed to escape, and later the Courts found in her favour, awarding the manorial estate to her and her decedents. From the 1500s, the manorial estate came under the control of the Wootton Family for the next 150 years. After this date, the manorial estate was transferred to various families, usually in the form of a dowry gift.

Character of Conservation Area

The character of Bubbenhall Conservation Area is very much the historic core of the original village together with a series of open spaces which link it together. There are very few listed buildings within the Conservation Area, therefore the character is largely determined by unlisted properties. In order to maintain or improve the character of these properties, unsympathetic alterations such as UPVC Windows should be discouraged.

The character of the Conservation Area is also made up of a series of road junctions, the quality of which needs to be maintained. Leading from the main road, the lane is lined by high hedges which are an important sense of enclosure, leading to the Spout. This is an important junction which has been enhanced by the Parish Council. At the junction with Lower End, further enhancement by the introduction of grass verges was carried out by the District Council in 1995/96. This junction is defined both by the Manor House and Cottages opposite and views into open countryside to the west which are important boundaries to this area which includes the stone wall around The Manor House, estate fencing to the fields and the front garden boundary treatments to the houses on the south side. At the junction with Church lane, a small island has been carefully enhanced by the use of granite setts. Within

Church Lane are a variety of late 20th century infill houses within their own grounds. The maintenance of strong boundaries to these properties is important, together with sympathetic surface treatments to access drives off Church Lane. At the Church are significant views to the countryside and river. The river at this point is within the Conservation Area.

The Malt Shovel and Three Horseshoes Public Houses both have open car parking in the Conservation Area, it is important that the enclosed character of the car parks should be maintained and strengthened. The character of Bubbenhall Conservation Area is very much a series of different spaces, the Spout, the junction of Lower End and Spring Hill, Church Lane and the section of river below the parish church. It is important to the character of the Conservation Area that these areas are maintained and enhanced.

Important Views

There are important views down Spring Hill to the south and across the junction with Lower End to the open fields. Of a different character are the views down Church Road and across the river from the parish church into open countryside.

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 Bubbenhall Conservation Area?

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