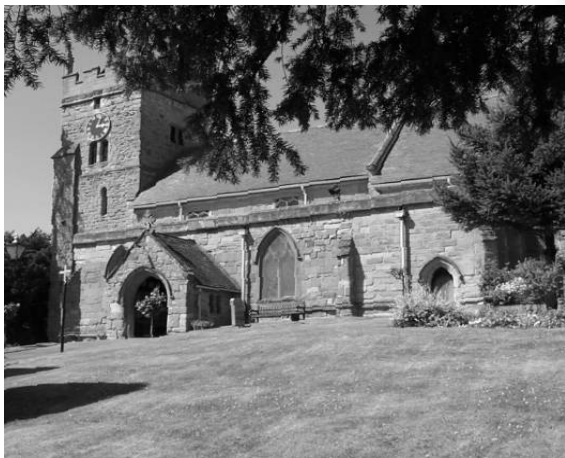


Cubbington

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 Cubbington 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.



Cubbington 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.

Cubbington Conservation Area

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

Listed Buildings

The following properties are statutorily protected as Listed Buildings within the Cubbington 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 - Church of St Mary, Churchyard wall and gates. Church of England School.

Church Lane - No's 2,4,6,8, Manor Cottage, The Manor House.

High Street - The Old Manor House, No 19. **Queen Street** - No 54.

Areas included within the Conservation Area

The following streets/roads are included within the Cubbington Conservation Area. Church Hill, Church Lane, Church Terrace, High Street (part), and Queen Street (part). 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 Cubbington Conservation Area.

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 Cubbington is recorded in the Domesday Book under a variety of different spellings, such as Cubitone, Cobintone and Cumbynton. It is argued that the correct spelling for the village is Cobynton, which means "the town of the decedents of Coba. However, a more popular name is Cumbynton meaning "the town in the hollow", as the villages location. In Anglo Saxon Britain, the ownership of Cubbington was jointly held by : The Church, Lewin and Chetelbern, and Tabern. After the Norman Conquest, the Saxon secular ownership of the estate passed to Count of Meulan and his sub tenants. These lands were to the monks of Stoneleigh during the middle ages. The ownership changed again with the Dissolution of the Monasteries in the 1530s and the ecclesiastical land reverted back to the crown. The Cubbington manorial estate owned by Coventry Priory was given jointly to Sir Ralph Sadleir,

Master of the Great Wardrobe, and his heirs, and Laurence Wennyngton. In 1546, another portion of the crown land was then passed to Edward Watson of Rockingham then sold to Richard Fawkenor. The estate was held by successive families, including the Greswolds, the Prews, and the Wise family. By the seventeenth century, the estate was owned by the Murcott family, passing in 1834 to the Knightleys of Offchurch.

It is generally accepted that a Saxon Church predated the Norman Church of St Mary's, although no Saxon remains survive. The Church, dedicated to "The Nativity of Our Lady", was considerably improved in 14th century, after the Church received its vicarage status from Pope Clement VI in 1346. The parish had numerous clergy, one of whom was, James Austen, Vicar of St Mary's 1792-1820, the brother of Jane Austen, the famous novelist. In the 19th century it underwent further improvements, and remains as it was today. Two Wesleyan Chapels were also erected in the second half of the nineteenth century. Cubbington once had a windmill, which was first recorded in ecclesiastical papers in 1335. It was a typical open village, with the source of water being drawn from a spring in the main street. It was not until 1950 that public sewerage was laid. The population of Cubbington has increased gradually over the centuries, from 88 people in 1086, 257 people in 1665, 614 in 1821 and by 1931 the figure stood at 1,264.

Character of Conservation Area

Cubbington Conservation Area is centred around the Church of St Mary and its churchyard. Church Lane forms an important entrance into the Conservation Area which is bounded by a series of small cottages which are grade II listed and leafy banks rising on either side of the road. There are then important views across the slope of the churchyard and the field adjacent to Manor Cottage on the opposite side of the Lane. The northern side of the field is bounded by Church Terrace, which are an interesting collection of nineteenth century cottages with only pedestrian access. There are important views across the greensward of the field and churchyard from Church terrace.

There is an important group of buildings at the junction with High street and church Lane, which includes the Manor House, The Old Manor House, and the Public House, this area is also characterised by the high retaining wall of the Manor House garden signifying the change in level along the length of Church lane. This character is maintained along the south front of the churchyard with views into the village school on the south side of the road.

The character of the conservation area changes as the High Street curves away from the Manor house. This area is characterised by the variety of small scale late eighteenth century buildings. It is important to the maintenance of this character that the correct historic detailing, such as windows, doors and roof coverings, are maintained or restored.

The character of small scale buildings is maintained via High Street and past the junction with Queen Street and also includes the nineteenth century Ledbrooke Hall, a key building in the street scene, now a house.

There are a number of traditional retail premises which open onto the square which was redeveloped in the 1970's and is not included in the Conservation Area. It is important that the character of these buildings is maintained and where possible, enhanced.

Important Views

There are important views into the conservation area down Church Lane, through the tree lined section of the road and across the churchyard. From the vicinity of Church Terrace there are important views across the field adjacent to manor Cottage and across the Churchyard and from the junction of High Street and Church Lane there are important views northwards to St Marys Church and the remains of the grounds of the former vicarage. The open space adjacent to Church Terrace is an important area of open land in the Conservation Area.

In High Street there are glimpses between buildings and over garden walls which are important to the character of this part of the Conservation Area. The view up the High Street to the junction with Queen Street, following the sweep of the road is also an important view.

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 Cubbington Conservation Area?

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