

# Eathorpe

## 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 Eathorpe 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.



## Eathorpe 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.

### Eathorpe Conservation Area

The area designated as a Conservation Area in Eathorpe is outlined on the map above. The Conservation Area in Eathorpe was designated in 2007.

## Listed Buildings

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

**Main Street** - Myrtle Cottage and Thyme Cottage.

Eathorpe Hall and Gardeners Cottages 10 yards north of Eathorpe Hall (The Lodge House and former stables of Eathorpe Hall are within the curtilage of Eathorpe Hall).

## **Areas included within the Conservation Area**

The following streets/roads are included within the Eathorpe 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.

Main Street, Pens Lane (see map for all roads included).

## **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 Eathorpe Conservation Area. However, the nearest designation to Eathorpe is, Hunningham Bridge which is a Scheduled Ancient Monument.

## **Historical Background**

The name Eathorpe means village near a river. The river Itchen, which is a tributary of the Leam, runs through the village and was originally named after the British Iceni tribe. The Fosse Way originally ran through the village of Eathorpe, but was moved further from Eathorpe Hall in order that a park could be created around the Hall. This created the road arrangement around the village, which was subsequently relieved of traffic by the creation of a new road running to the rear of Eathorpe Hall grounds and the village, thus effectively by-passing it. Eathorpe has no medieval place of worship, however there was a 19th century chapel which has subsequently been converted into a house. Eathorpe Hall is a mid-18th century red brick house, with a 10 bay Georgian façade. There are a range of three 18th century gardeners cottages, adjacent to Eathorpe Hall and 19th century stable range and lodge house to the west of the hall. The Victorian stable range is a substantial 19th century brick building, now converted into dwellings. There is evidence of occupation since the 17th century along Main Street with the two timber framed Myrtle and Ivy cottages. There is also a water mill at the crossing point of the river, which is also possibly an ancient site.

Eathorpe Park is a mid-19th century country house now converted to multiple dwellings, which had a lodge cottage adjacent to Eathorpe Village, now separated from the main driveway by the re-routed Fosse Way. The lodge house, however, remains as an attractive 19th Century building.

## **Character of Conservation Area**

Eathorpe is situated off the Fosse Way which at some stage was diverted to avoid part of the village. There is an area of farmland bounded by four roads all within the conservation area, which is integral to the character and composition of the village.

Main Street consists of a series of houses all of which add to character of the conservation area. On the west side is a good run of 19th century brick cottages largely retaining their original windows. Rose Dale, The Cottage, and Forge Cottage are all traditional buildings with 20th century alterations. On the east side of the road, Park Cottages are a series of cottages probably

built in the late 1920s and retaining much of their original character. Fosse Cottage is a former small non-conformist chapel now converted into a dwelling, but still retaining some of its original character. The Gables is a Victorian house and Poplars Farm is an 18th century house with later additions. To the rear of Poplars Farm the Farm Barns are now all sympathetically converted into a series of dwellings. Mill House is the last dwelling before the river and adjacent is the former mill which still retains the mill race and is a gateway building into Main Street.

Pens Lane running east west is characterised by a high box hedge originally around the garden of Poplars Farm which should be strengthened and retained.

The original section of the main road containing The Plough Public House, has significant views back across the open farmland to the dwellings in Main Street. Eathorpe Park Lodge is a small Victorian lodge house to Eathorpe Park, The Plough Inn is a small rendered village public house with three modern houses adjacent. The road then turns into a deep lane with banking on the south side and high hedges set on a bank on the north side. This forms a very attractive village lane.

Eathorpe Hall is a grade II listed building with gardeners cottages in the grounds which are also grade II listed. The house itself is 18th century with 19th century additions, with further 19th century buildings in the grounds including extensive stables converted into houses and The Lodge which has also been extended. The Hall and its setting are relatively unaltered although additional dwellings have been created.

### **Important Views**

The views around the village do maintain a consistent character, with significant views across the farm land from The Plough Public House to Main Street and the houses there. From the village itself there are few views into open countryside as the village to the south is contained by the Hall grounds and to the north largely enclosed by hedges which form part of the character of Pens Lane. There are views towards the river from the road running out of the village past the Hall.

### **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.



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- 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.

### **Where can I find out more information about Eathorpe Conservation Area?**

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