

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 Lapworth 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.



Listed Buildings

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

Listed Buildings :

Church of St Mary the Virgin, Chest Tomb-3 metres south of St Marys Church, Church Yard Wall to West End of St Marys Church and Rectory Cottage-Church Lane.

Areas included within the Conservation Area

The following streets/roads are included within the Lapworth 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 Lane and part of Tapster Lane.

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 Lapworth Conservation Area.

Historical Background

The village of Lapworth lies at the heart of The Forest of Arden, a feature which accounts for its characteristic scattered settlement. In Roman times, its accessible supply of sand, clay and water made it a prime location for a tile making factory. The earliest record of Lapworth is 816, and in 1086, it was recorded as a permanent settlement with three families.

Lapworth, known as Lappwurthin, was given to the Bishopric of Worcester by Kenulph, King of Mercia in 800 AD. Prior to the Conquest, Lapworth was held by the Baldwins. It is then recorded in the Domesday Book "Lapeforde", and owned by Hugh de Grentemaisnill, it contained one "hide", ie. containing woods which extended two miles in length and a mile in breadth. It was later held by the earls of Leicester by the descendants of Henry Pipard during the reign of Henry III. At one time Lapworth was held by the Catesby family. The instigator of the Gunpowder Plot, Robert Catesby, was born and lived for a time in the village of Lapworth.

The village contains numerous fifteenth and sixteenth century farmhouses, barns and a manor house. The Church of St Mary the Virgin dates back to 800 AD. The church has had several extensions, and was described by late Dean Hutton as "a combination of a church and a castle, dominated by a tower embattled like a nave". The advowson was held by Merton College, Oxford for 700 years, providing the church with its many rectors. From 1783, local children were provided with schooling in one of the cottages, and in 1828 the village acquired its own school house. In early 1800's the Stratford-Upon-Avon and Grand Union Canal was completed, converging in Lapworth at The Kingswood junction lock, boosting the village economy with the corn, coal and lime industries. By 1891, six hundred and nineteen people lived in Lapworth

Character of Conservation Area

The village of Lapworth is itself a very scattered settlement being made up of many large houses within their own grounds. The area around the Parish Church of St Marys does contain some original village properties which, together with the Parish Church and views into the surrounding countryside, do define the character of this small Conservation Area.

Passing through the Conservation Area from north to south, the former vicarage now Broomfield House is a large late Victorian House set in its own grounds defining very much the entrance

into the Conservation Area. Around the Parish Church is an open area with a war memorial. Beyond the Parish Church is the former village school and a number of other traditional properties together with the entrance to Green Acre. Part of the grounds are included within the Conservation Area for their leafy character which defines the southern entrance into the Conservation Area up Church lane. The maintenance of both the north and south leafy lane entrances into the Conservation Area are particularly important. As the Conservation Area is very small, the character of the boundary treatments to each property and the maintenance of traditional appearance of each property is very important to the quality of the area. Similarly the maintenance of large gardens as the setting of each property. It should be noted that there are a number of significant 1960's/1970's houses adjacent to the boundaries of the Conservation Area the qualities of which, do impinge upon the setting of the Conservation Area and alterations to these properties should not compromise the setting of the Conservation Area.

Important Views

There are significant views out of the Conservation Area from the Churchyard and southward from Church Lane. The maintenance of the rural character of this area is particularly important

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.



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Where can I find out more information about Lapworth Conservation Area?

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