

Leek Wootton

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 Leek Wootton 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.



Leek Wootton 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.

Leek Wootton Conservation Area

The area designated as a Conservation Area in Leek Wootton is outlined on the map above. The Conservation Area in Leek Wootton was designated in 1969 and extended in 2002.

Listed Buildings

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

The following properties are listed :

Warwick Road - Gypsy Cottage, The Old Post House, The Rock, Holly Cottage, Church of all Saints, Reading Room Cottage off Church Lane), Wootton Paddox, No 83 (The Cottage), and No 84, Stone Edge, Forge Cottage, Quest Cottage and Ivy Cottage.

Areas included within the Conservation Area

The following streets/roads are included within the Leek Wootton Conservation Area. Home Farm and parts of Warwick Road, Church Lane, Woodcote Lane, Hill Wootton Road and Tink a Tank. 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 the Leek Wootton Conservation Area. However, the nearest areas designated as such to Leek Wootton are at Guys Cliffe House

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

Archaeological evidence suggests that Leek Wootton was settled during the Anglo Saxon period. The village name is believed to be derived from the Anglo Saxon meaning of "wooded hamlet". The history of Leek Wootton is rather obscure. Originally, the village was known only as Wootton. In the twelfth century, Wootton, was recorded as one of the estates that were bestowed upon Geoffrey De Clinton by King Henry I. The village was then later bequeathed, together with other lands, towards the foundation of Kenilworth Priory. In 1279, the Prior of Kenilworth was noted as one of the village's four landlords, with the land being valued at 2 plough lands in the demesne, four freeholders and ten bond tenants. Two decades later, the land was valued at £2.10.s, with a stock worth 20.s. From the thirteenth century onwards, Wootton is recorded with the prefix of Leke to its name.

Leke Wootton experienced a similar fate to many English villages during English Reformation in the sixteenth century. The tenure of the village lands passed from church to secular ownership. It was leased to Elizabeth and Andrew Flammock in 1541 and later sold to John Dudley, Duke of Northumberland in 1553. The ownership later passed to the Leigh family.

The village church of All Saints was built in 1122 and was later demolished and rebuilt in 1789. The church bells, which were made by the renowned Johannes de Stafford, were originally installed in the fourteenth century. Some of the graves within the village churchyard are the victims of the battle of Edgehill.

The village was also witness to the horrible murder of the favourite of King Edward II, Piers Gaveston, who was beheaded by the Earl of Cornwall at Blacklow Hill, Leek Wootton on July 3rd 1312. There is a monument at this site.

Character of Conservation Area

Leek Wootton Conservation Area comprises the core of the historic village including two areas of land which are in agricultural use which link other significant parts of the village together. The road which runs north-south through the village is characterised by a variety of properties ranging from timber

framed thatched buildings to some twentieth century infill. Below the church is an open space which is still in agricultural use. Beyond the church are the grounds of the Glebe House, which was the former rectory with the tree belt beyond. A number of twentieth century houses were developed in Home Farm which has its own character within the Conservation Area and is bounded by Woodcote Lane which contains a number of nineteenth century and early twentieth century cottages together with Quarry Cottages which form part of the Woodcote Estate. Quarry Cottages are formed by two blocks of early twentieth century estate cottages within their own grounds with significant boundary treatment. Woodcote Lane itself has a number of significant trees which form an attractive entrance into the village. The junction with Warwick Road is characterised by a number of timber framed listed properties and the Anchor Public House. East Lodge on Woodcote Lane is the former entrance lodge to Woodcote House, now the Police Headquarters which terminates the view out of the Conservation Area along Woodcote Lane. Warwick Road to the north-east has a number of early twentieth century houses set in their own grounds which link with the tree belt which then continues out of the village along the road towards Warwick. This section of the road also has the old school and two twentieth century houses which were redeveloped at the closure of the school and form an attractive group. The southern approach to the village is dominated by the paddock and grounds to Stone Edge which is an early twentieth century Grade II Listed house. The maintenance of the attractive but varied traditional boundary treatments along Warwick Road is important to the character of the conservation area. Along the north-eastern section of Warwick Road are a number of rock outcrops as the road runs in a shallow depression until rising to the tree belt which leads out of the village.

Important Views

There are important views into the Conservation Area from the south-west looking towards Stone Edge which is characterised by an open paddock which is still in agricultural use with Stone Edge set above in its own grounds. From within the Conservation Area there are dramatic views from the public footpaths which run towards Stone Edge at the side of the golf course which bounds the Conservation Area. There are also important views within the Conservation Area towards the church along Warwick Road and towards the junction with Woodcote Lane where there are very attractive views of thatched and timber framed buildings. The entrance into the village along Woodcote Lane is also characterised by the sense of enclosure created by the trees and boundary treatment leading to the junction with Warwick Road.



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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.

Where can I find out more information about Leek Wootton Conservation Area?

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



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Where possible, information can be made available in other formats, including large print, cassette tape, CD and other languages if required. Tel. 01926 450000.

