

# Lowsonford

## Conservation Area

Areas of Special Architectural or Historic Interest



CONSERVATION AREAS

### General Introduction

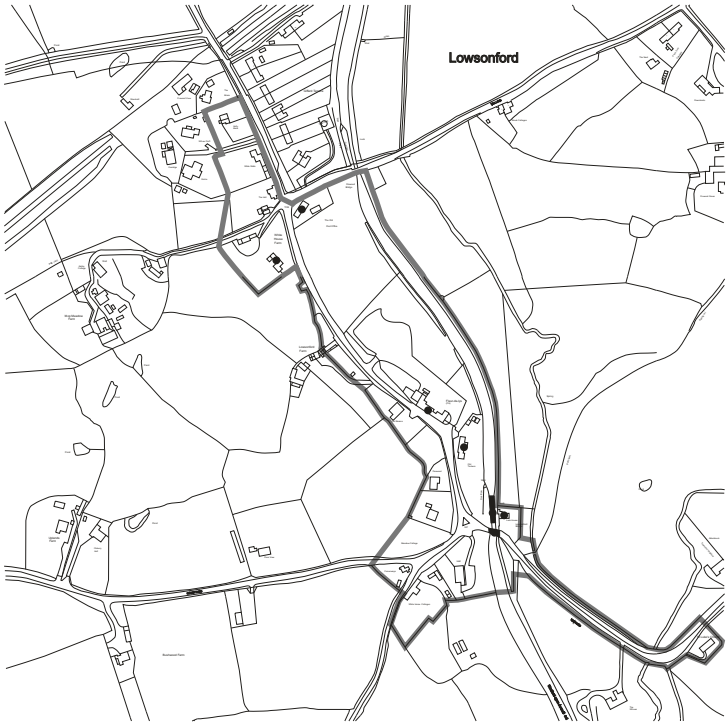
Old buildings and their settings are an important part of our local and national heritage. It is important to preserve them both as a historical and social record, together with a pleasant environment to be enjoyed both by those who live in them and for the enjoyment of others. To assist with the proper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



## Lowsonford 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.

## Lowsonford Conservation Area

The area designated as a Conservation Area in Lowsonford is outlined on the map above. The Conservation Area in Lowsonford was designated in 1979 and extended in 2001.

## Listed Buildings

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

Lawsonford Old Post Office, The Fluer De Lys Public House, Old Tudor's, White House Farmhouse, Lawsonford Bridge, Lock approx 5m north of Lawsonford Bridge Stratford Upon Avon Canal, Lock Cottage approx 5m north east of Lawsonford Bridge Stratford Upon Avon Canal.

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

The following streets/roads are included within the Lowsonford 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.

Parts only of New Road, Henley Road, Rookery Lane, Mill Lane and The Main Street.

## **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 Lowsonford Conservation Area. However, the nearest areas designated as such to Lowsonford are as follows.

A Moated Farm to North East of Old Field Farm and the remains of Pinley Priory.

## **Historical Background**

As part of the parish of Rowington the history of Lowsonford has been closely linked with its neighbouring village of Rowington, although similar to many small villages, much of its history has gone unrecorded. The area was settled by the Anglo Saxons between the mid 5th to 6th century, initially at High Cross, where a system of open field farming was established.

Lowsonford began as a hamlet settlement, later developing in the sixteenth century as a cottage settlement, located along the edge of open common land. Evidence of ridge and furrow exists by the church, possibly on the site of old common land. It is commonly believed that the name Lowsonford is derivation of the Saxon word, "Hlaewonford", meaning "small hill on the ford". The village was recorded as Lowsonford by 1682 spelt in its present form. The village was held under the same manorial ownership as Rowington. Prior to the English Reformation in the sixteenth century, Lowsonford was held by the Catholic Church. In 1541, it was granted to Queen Catherine Parr for the duration of her lifetime, passing to the Duke of Northumberland, John Dudley, in 1553. In the reign of Elizabeth I, it was granted to Ambrose Dudley, Earl of Warwick until 1604. The estate finally passed to the Anglican Church in 1866. The small chapel of ease of St Luke's was built in 1877, costing £670. A covenant of Samuel Gem, donated money towards the costs of its construction and the provision of a stipend for a vicar to preach

## **Character of Conservation Area**

Lowsonford is a hamlet centred around road junctions and the canal. Entering the Conservation Area from the east, passing St Luke's Church, there is a leafy entrance to the junction of New Road with the canal bridge, the character of which is defined by the Lock cottage and associated locks, together with various other properties set within their own grounds. The maintenance of traditional boundary treatments and scale of buildings in these areas is important to the quality of this area.

Moving westwards through the village, the Fluer De Lys Public House and adjacent timber framed buildings form a second important group within the Conservation Area which should be maintained and enhanced, in particular the car park to the Public house and the maintenance of good relationship with the canal running at the back of the Public House. Passing westward beyond the Fluer De Lys Public House, is Lowes Farm which is at right angles to the narrow lane bounded by hedges which very much defines the character of this area until the next road junction at the Old Post office, a distinctive Listed building adjoining the junction with Mill Lane.

The buildings beyond are a mixture of traditional and later developments and maintenance of traditional materials and detailing on all these buildings is important to the character of this part of the Conservation Area. Its quality also depends very much upon sympathetic treatment of any alterations to these buildings and the maintenance of traditional boundary treatments and soft edges to the narrow lanes throughout the Conservation Area. The high hedges between the Fluer De Lys and White House are important to the definition of this area. There is an area of open space to the rear of the Fluer De Lys Public house and the east side of Mill Lane which is significant to the character of the Conservation Area and its relationship to the canal which bounds it on the eastern side.

### **Important Views**

There are important views into the Conservation area along New Road towards Lowsonford bridge and from the approaches along Henley Road and Rookery lane. Within the Conservation area there are important views in both directions along the Stratford canal from Lowsonford bridge eastwards the Fluer De Lys Public House and old Timbers and from Giffords Terrace towards the Old post Office. There are important views out of the Conservation area across the open space adjacent to the canal and out of the Conservation area from Finwood Bridge towards Mill Lane.

### **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 Lowsonford Conservation Area?**

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