

# Barford

## Conservation Area

Areas of Special Architectural or Historic Interest



CONSERVATION AREAS

### General Introduction

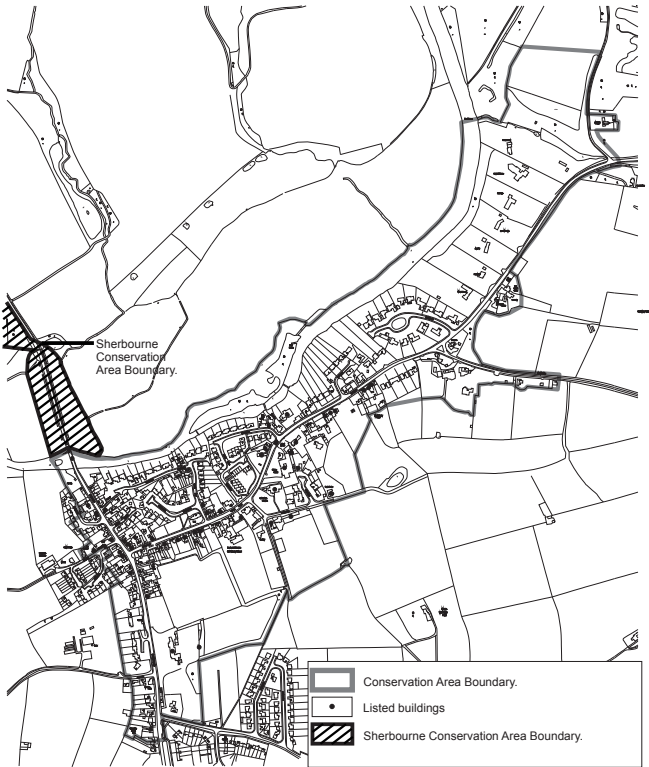
Old buildings and their settings are an important part of our local and national heritage. It is important to preserve them both as a historical and social record, together with a pleasant environment to be enjoyed both by those who live in them and for the enjoyment of others. To assist with the proper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



## Barford 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.

## Barford Conservation Area

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

## Listed Buildings

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

**Bridge Street** - Barford Bridge, 1,2 (Cedar House) and railings, 3,4,6 (Bank House), 7 (Josephs Arch Public house), 8, 16 (Bridge House), Barn adjacent to 17 (New House).

**Church Lane** - 2 (Dragons Yard), 4,5 Dovecote to rear of 7, 17 (Barford Lodge).

**Church Street** - Church of St Peter, The Glebe Hotel, 11 (Gables Cottage), 18 (Sun Cottage), The Malt Barn, 24 (Ivy House), 25,29,31 (Jasmine Cottage), 38,40, 44, 56.

**High Street** - 1 (Avonside House and Avonside Cottage), 2 (The Old Mill House), 8 (Watchbury House), 10 (Little Watchbury), 12, 18 (Wheatsheaf Cottage), 20,22.

**Keytes Lane** - 2,4,5,21,23.

**Mill Lane** - The Cottage.

**Wellesbourne Road** - 6,15,17, (Barford House), Gazebo to east of Barford House, 52 (Granville Arms Public House).

## Areas included within the Conservation Area

The following streets/roads are included within the Barford 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.

Avon Close, Barford Hill (part), Bridge Street, Carter Drive, Church Street, Church Lane, Elliotts Orchard, Fairfax Close, Hareway Lane (part), Keytes Lane, Mill Lane (part), Ryland Road, Verdon Place, Wellesbourne Road, Wilkins Close (part), Westham Lane (part).

## 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 Barford Conservation Area. However, the nearest areas designated as such to Barford are in the parish of Sherbourne.

## Historical Background

Barford's earliest settlers are believed to have been Anglo Saxons, probably attracted by the existence of its shallow crossing, from which the village derived its name. Recorded in the Domesday Book, it later gained greater significance as a staging post between the market towns of Kineton and Warwick. The manorial ownership of the village passed through successive families. The lords of the manor have included the Verdun family from 1212 to 1385, the Lords Willoughby De Broke and the Earls of Warwick. The Fairfax family has also lived in the Manor House, and one of its members Robert Fairfax opened the "Leamington Spa Courier" in 1828.

A Church is reputed to have stood on the site of St Peter's Church for a thousand years. The present Church was built at the turn of the thirteenth century, incorporating a tower with architectural details similar to the chancel in St Mary's Church Warwick. The shot marks on the Tower are reported to be as a result of a Civil War skirmish between Parliamentary supporters and Royalists soldiers, just prior to the battle of Edge Hill in 1642. A renowned seventeenth century poet, scholar and humanist, Thomas Dugard also served Barford as its rector, becoming very involved in the welfare of its humbler residents. The Village School was founded by William Mills Esq. in 1787, and it was here that the most famous resident of the village Joseph Arch, was educated. Joseph Arch was the founder of the National Agricultural Labourers Union in May 1872, campaigning for the welfare rights of his fellow agricultural workers. He later became MP for North West Norfolk in 1885

## Character of Conservation Area

Barford is a large village, much of which is contained within the Conservation Area and including significant thoroughfares of Bridge Street, Wellesbourne Road, Church Street and High Street.

The character of the village is defined by the diversity of historic properties both listed and un listed which line these four street's. Whilst the majority of the village was at one time owned by the Sherbourne Estate, the majority of houses are now privately owned and restored accordingly. As the character relies on the diversity of historic building types, it is important that each are maintained to high standard, poor quality alterations or extensions should not be permitted, such as UPVC windows. Where properties have front gardens or are set within their own grounds, there are significant brick and stone boundary walls which form part of the character of the village and need to be maintained both in height and quality of material.

There are also a significant number of mid to late 20th century housing developments within the Conservation Area boundary, in particular on the north side of High Street leading down to the river. Some of these are of a high standard of design and this quality should be maintained by the insistence on like for like replacements where works are proposed. Some large properties exist in their own grounds at the site of former Barford Hill House. The maintenance of these as single dwellings is paramount to the character of this part of the Conservation Area. Further infill of new dwellings within the Conservation Area should be strictly limited.

There are significant open areas within the Conservation Area which should be protected. These include:-

- The Village Green
- The Character of The River Frontage
- The Playing Fields, Open Areas and Grounds Around Barford House

There are significant views from Wasperton Lane across the village which depend upon these open areas to maintain the external character of the village.

The junction of Church Street, Wellesbourne Road and Bridge Street is characterised by the large Cedar of Lebanon. Bridge Street has a mixture of important eighteenth, nineteenth and twentieth century properties leading to Barford Bridge and open views across the Avon. Wellesbourne Road has a mixture of different period buildings reflecting its historic growth. There are a number of twentieth century houses with mature gardens which now form a foil to the high walls of the grounds of Barford House on the opposite side of the road. Barford House which is Listed Grade II\* and its grounds- have associations with Evelyn Waugh and form a significant open green space within the Conservation Area

### **Important Views**

There are important views into the Conservation Area from Barford Bridge and Hareway Lane. Within the Conservation Area there are significant views along Church Street and High Street and from Bridge Street also Wellesbourne Road to the junction with Church Street. There are significant views of the Parish Church which is situated on the bend of High Street. There are also fine views along the river frontage on the northern boundary of the Conservation Area and through the wooded approaches to the village from Barford Hill. There are a number of views where mature tree belts form an important part of the Conservation area, particularly on Barford Hill and Wellesbourne Road.

### **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.



**Planning Services**  
PO Box 2178  
Riverside House, Milverton Hill  
Royal Leamington Spa. CV32 5QH  
Switchboard: 01926 450000  
Fax: 01926 456542

- 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 Barford Conservation Area?**

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



INVESTOR IN PEOPLE

