

Stoneleigh

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 Stoneleigh 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.



Stoneleigh 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.

Stoneleigh Conservation Area

The area designated as a Conservation Area in Stoneleigh is outlined on the map above. The Conservation Area in Stoneleigh was designated in 1969 and extended in 2001.

Listed Buildings and Article 4 Directions

There is an Article 4 Direction in place in Stoneleigh Conservation Area which requires the majority of properties in the conservation area to obtain planning permission for any alterations to the properties, including those which would normally be permitted under permitted development rights. This is to protect the character of all the buildings whether listed or not within the Conservation Area. It is therefore important to check if planning permission is required for any proposed alteration to a property if it is within the conservation area.

The following properties are statutorily protected as Listed Buildings within the Stoneleigh 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 Bank, Nos : 1,2,3,4,5,6,7,8,9.

Birmingham Road,
2,3,4,5,6,7/8,9,10,11,16,17,18,20,21,22,23,25,26.

Church Lane, 3+4. (**Bridge Cottage**) **Coventry Road**, 1,2,5,6,7,10,11,12. **Motslow Hill**,The Cottage. **Vicarage Road**, Stoneleigh Village Club. **New Almshouse**, 1,2,3,4. **Manor House**,1+2. 5 Pear Tree Cottage, High Beams, No 10 The Cottage, Church Meadow Cottage, School House, **Vicarage Road**. The Smithy, nos 1-10 Old Almshouses and Chestnut Cottage, the **Village Green**. Stoneleigh Bridge, Church of St Mary (Grade I).

Areas included within the Conservation Area

The following streets/roads are included within the Stoneleigh 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.

The Green, Birmingham Road (part), Vicarage Lane, Church Lane, Coventry Road (part) and Walkers Orchard.

Scheduled Monuments, Historic Parks and Sites of Special Scientific Interest

There is one Scheduled Ancient Monument, and no Historic Parks or Sites of Special Scientific Interest within the Stoneleigh

Conservation Area. Stoneleigh Bridge is a Scheduled Ancient Monument at the entrance to the village. The nearest other areas designated as such to Stoneleigh are as follows. Stare Bridge, and the deserted medieval village at Kings Hill which are scheduled Ancient monuments. Stoneleigh Abbey grounds are listed Grade II and Stoneleigh Abbey Deer Park is listed Grade II in the English Heritage Register of Historic Parks and Gardens. 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

Originally known as Stanley, the Stoneleigh village once lay within the Forest of Arden. The manorial estate continued as crown property after the Conquest, until 1154, when the Cistercian Order of monks at Radnor petitioned Henry II to move them to the manor of Stoneleigh, where they built the Abbey. Domesday Book recorded the estate as possessing two prosperous mills and approximately four miles of woodland, sufficient for the provision of 2000 swine. One of the mills was later used as fulling mill or "walke" for the cloth industry in Coventry. The estate remained under the tenure of Catholic Church until the Dissolution when it reverted to the crown. Of Stoneleigh Abbey, the gatehouse, which was constructed in 1346 by Adam Hackelia, and other medieval remains are incorporated into the western portion of the present country house. In 1561, the estate was acquired by the Leigh family. It is now owned by Stoneleigh Abbey Limited, a trust established from its preservation. The parish church of St Mary was erected in the late twelfth century, being drastically rebuilt in the mid 1300s. Under the direction of Lord Leigh, a vestry was added in 1665, and then a mausoleum for the Leigh family was further added in the 19th century. The ten Almshouses were built for the estate through the beneficence of Sir Thomas and Dame Alice Leigh, for the provision of five poor men and five poor women, together with two wardens. The village school was first endowed by Lord Leigh in 1710 and opened on its present site in 1743.

Character of Conservation Area

Stoneleigh Village has a clearly defined centre around The Green with the Old Forge in the centre with a number of roads leading into the village which help to define its character. Stoneleigh village has maintained a distinctive character, possibly largely due to it being the main estate village associated with Stoneleigh Abbey. Many of the cottages belonged to the estate and are characterised as such. The village is largely brick with some timber framed cottages with brick infilling and a number of sandstone properties. These building materials do clearly define the character of the Conservation Area together with the small scale of many of the cottages within the village. A number of late 20th century houses have been built within the boundaries of the Conservation Area and whilst they have mellowed into the Conservation Area, it is important that any future development should maintain the small scale of the buildings of the area. It is also important that future infilling should be strictly limited within the Conservation Area, as further new properties will begin to destroy the character of the existing mix of buildings.

Entering the village across the river bridge there are attractive timber framed cottages on both sides of the road leading to the Village Green with cottages on The Bank opposite, which is characterized by timber framed cottages with stone Alms houses on the southern side. Vicarage Road is characterised by the fairly spaced out nature of the original dwellings with hedges between, which has been filled by the limited new developments in this part of the village. Manor Farmhouse is an attractive black and white timber framed building visible from the approach roads into the village. Vicarage Road terminates as a cul-de-sac at Wentworth House and there are a number of distinctive properties set in their own grounds in this part of the lane. The boundary treatment of all these properties is important to the maintenance of the character of the Conservation Area, together with the open views across Motslow Hill to the south from Vicarage Road.

Birmingham Road leading from the green is characterized by timber framed cottages on the west side and high retaining walls on the east side. There are some modern developments not included in the Conservation Area on the west side.

Church Lane contains the former village school at the junction with Vicarage Road, a large building of distinctive character, together with a series of much smaller cottages with distinctive front gardens and hedges, the character of which should be maintained in the Conservation Area.

Important Views

Stoneleigh Conservation Area is a series of distinctive open spaces following the line of the river which are extremely important to both the views out of the village and into the village and should be retained as open agricultural land. The boundaries to these spaces are important, both the rear garden boundaries of the properties abutting the open spaces which can be viewed from the roads into the village, and also the boundaries within the village itself. Wherever possible, these should be retained as soft planted boundaries or simple field boundary treatments. There are important views across the Conservation Area from the southern approaches to the village. Similarly there are important views out of the village in a southerly direction. Within the village itself there are important views both into and out of the Green which should be maintained. The meadow land towards the river is held in a village trust called the "Meadow Society" which was set up to stop development of these important areas.

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".



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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 Stoneleigh Conservation Area?

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