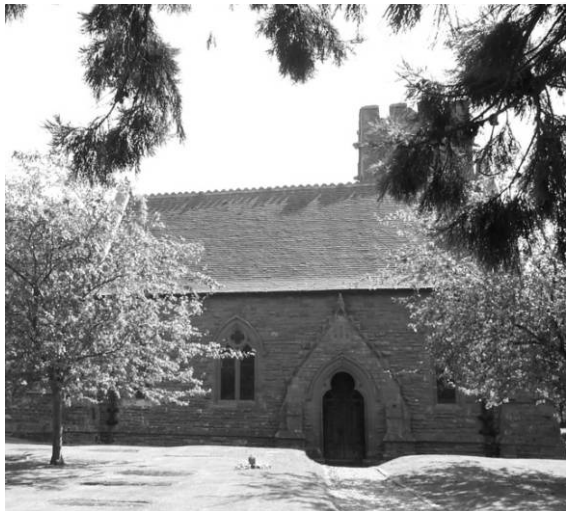


# Wappenbury

## 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 Wappenbury 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.



## Wappenbury 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.

### Wappenbury Conservation Area

The area designated as a Conservation Area in Wappenbury is outlined on the map above. The Conservation Area was designated in 2007.

### Listed Buildings

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

Church of St John The Baptist, Cross in Churchyard 14 yards south of the door of the chancel, Camp Farmhouse.

## Areas included within the Conservation Area

For/roads included within the Wappenbury Conservation Area please refer to the plan. 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

Wappenbury Camp is a Scheduled Ancient Monument within the Conservation Area. There are no Historic Parks or Sites of Special Scientific Interest within the Conservation Area.

## Historical Background

Wappenbury is an ancient settlement and its name comes from Wappa's Burgh. The village sits within the bounds of an iron age hill fort which is now protected as a Scheduled Ancient Monument. Romano-British Pottery has been found on this site including four kilns dating from AD 350. In the 13<sup>th</sup> century, Wappenbury was overrun by the plague; some 200 villagers are said to have died as a result. It is most likely that the village has therefore never regained its original size after that time. There is evidence of a larger medieval village within the earthworks of the camp. The Church of St John the Baptist is of medieval origins, but was heavily restored in 1886 when the nave and south aisle were both rebuilt. There is a 14<sup>th</sup> century cross within the churchyard. There is an unusual monument to Thomas Urnbers inside the church with a woman seated in a cornfield, who, we are told, was a "zealous and scientific agriculturalist", who died in 1849.

There is also within the village adjacent to St John the Baptist churchyard, a Roman Catholic Church of St Anns, which was built in 1849, but has a record of priests dating back to the 18<sup>th</sup> century.

Wappenbury Hall is a late 19<sup>th</sup> century house, possibly replacing an earlier manor house. There are the remains of an interesting 19<sup>th</sup> century foot bridge across the River Leam.

## Character of Conservation Area

Wappenbury is a small settlement, the historic core of which is circled by the medieval earth works at Wappenbury Camp which is a Scheduled Ancient Monument.

The village is located off the Rugby Road between Weston under Wetherley and Princethorpe. From the road junction near the Hall, a lane leads southwards past Camp Farm and divides at St John the Baptist Church to serve other parts of the settlement.

The principal features of the settlement are St John the Baptist Church, which is a medieval grade II listed building, St Anne's Roman Catholic Church and Presbytery which is of mid 19<sup>th</sup> century origin but not listed, Camp Farm house which is a grade II listed building and Wappenbury Hall. Both churches are distinctive properties set in their own well treed church yards and form an unusual grouping in a rural setting being both an Anglican Church and a Roman Catholic Church adjacent to each other.

Wappenbury Hall is a large Edwardian property in its own attractive grounds to the north east of the core of the village. It is possible that the Hall incorporates some earlier building fabric. There are attractive stables and other outbuildings, together with a garden area which is used as a commercial nursery. The garden to the hall is an attractive well treed area with boundary wall and hedge to the road. Wappenbury Hall is not a listed building, but the Hall and grounds form a significant group which contributes to the character of the conservation area.

Other buildings in the village are Leam Bank Farm, which is of 18th century origin with 19th century and later alterations and additions, together with a range of farm barns. These buildings are set in a well treed area to the rear of St John the Baptist Church. Garden Cottage is an attractive thatched cottage of 18th century origin with later additions, opposite the church yard to St John the Baptist Church. The Waterside is a modern house which replaced a 1950s dwelling; it is an attractive single dwelling set in the mature grounds of the former house.

### **Important Views**

There are important views into the conservation area from the Hunningham Road and across the open countryside from the river Leam. Inside the conservation area there are important views of Wappenbury Hall and grounds, St John the Baptist Church and St Annes RC Church. There are important views of Leam bank farm from the footbridge across the Leam and the surrounding fields.

### **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.



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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 Wappenbury Conservation Area?**

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