

**RUGBY BOROUGH COUNCIL**

**WOLSTON  
CONSERVATION AREA APPRAISAL**



**June 2010**

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## INTRODUCTION

Wolston is a village five miles east of Coventry off the Fosse Way. The Conservation Area covers a relatively large area; however, the majority of the designation is free from buildings. Land to the north and west is mostly undeveloped. In contrast buildings are clustered to both sides of the southern part of Main Street. Buildings continue on the eastern side of Main Street leading towards the River Avon.

The southern end the Conservation Area is approached by Warwick Road from the west and School Street from the east. The long Main Street runs north-west towards Brandon and a further road branches off to the school and church.

Conservation Areas were introduced by the Civic Amenities Act in 1967. A Conservation Area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as an 'area of special architectural or historic interest, the character of which it is desirable to preserve or enhance'. Section 69 of the Act places a duty on the Local Authority to review its Conservation Areas, Section 71 requires the Authority to formulate and publish proposals for their preservation and enhancement. Wolston is one of 19 Conservation Areas in the Borough.

Local Authorities have a duty to identify, designate, preserve and enhance Conservation Areas within their administrative area. The aim in a Conservation Area is to preserve or enhance not merely individual buildings but all those elements, which may include minor buildings, trees, open spaces, walls, paving, and materials etc., which together make up a familiar and attractive local scene. The relationship between buildings and spaces within Conservation Areas creates a unique environment, which provides a sense of identity and amenity for residents and an irreplaceable part of our local, regional and national heritage.

The positive identification of areas for designation helps focus attention on its qualities and encourages a sensitive approach to any proposed development. The Local Planning Authority will exercise particular care to ensure that change, where it occurs, will preserve or enhance the character of an area. The designation of a Conservation Area ensures the quality of design and context are considerations in determining Planning Applications.

There are different planning controls in Conservation Areas and anyone proposing development should seek advice from Rugby Borough Planning Authority. In addition to planning controls that govern alterations and extensions Planning Permission would be required for the following development in Conservation Areas:

- The cladding of any part of the exterior of a dwelling with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

- An extension extending beyond a wall forming a side elevation of the original dwelling;
- An extension having more than one storey and extending beyond the rear wall of the original dwelling;
- Any enlargement of a dwelling consisting of an addition or alteration to the roof;
- The provision of a building, container, enclosure, swimming or other pool where it would be situated on land between a wall forming a side elevation and the boundary of the dwelling or to the front of the original principle elevation;
- The installation, alteration or replacement of a chimney, flue or soil and vent pipe which fronts a highway and forms either the principal elevation or a side elevation of a dwelling;
- The installation, alteration or replacement of a microwave antenna on a dwelling, or within the grounds, on a chimney, wall or roof slope facing onto and visible from a highway or on a building greater than 15 metres in height.

In addition Conservation Area consent is required where in excess of 115 cubic metres of buildings are to be demolished. Conservation Area designation also protects trees within the boundary by requiring owners to give the Local Planning Authority six weeks notice of their intention to carry out any work on trees that have a trunk in excess of 75mm in diameter measured 1.5 metres from the ground.

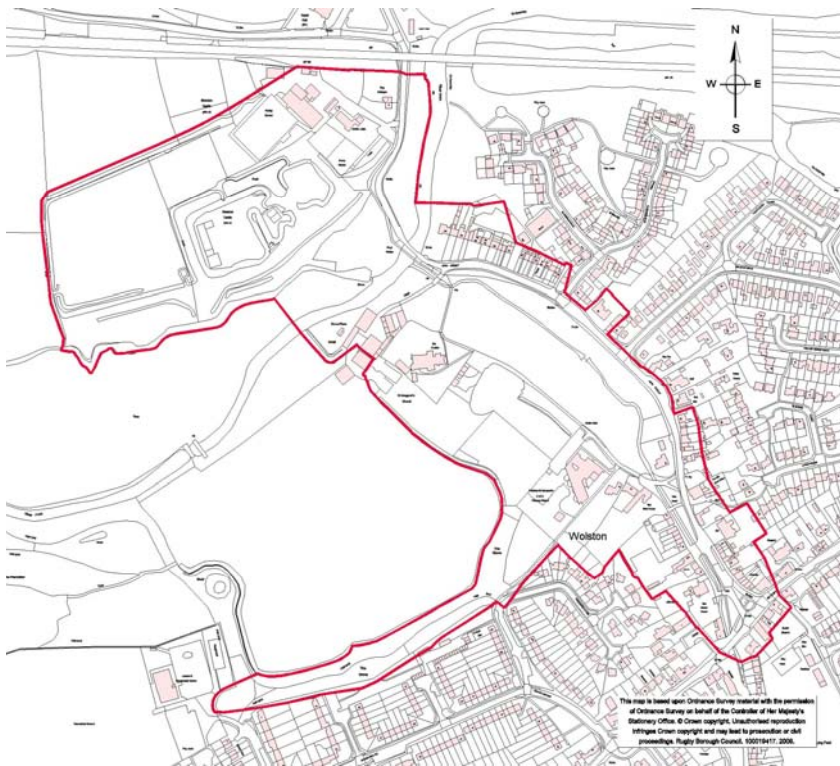
All Planning Applications for development which would affect the character of a Conservation Area must be advertised in the local press and site notices posted.

This document is an appraisal of Wolston Conservation Area. It is based on guidelines issued by English Heritage, the Government's advisor on the historic built environment, and has been prepared by Rugby Borough Council. The principal objectives of the appraisal are to:

- define and record the special interest of Wolston Conservation Area to ensure there is full understanding of what is worthy of preservation;
- increase public awareness of the aims and objectives of Conservation Area designation and stimulate their involvement in the protection of its character and to inform decisions made by Rugby Borough Council, the Parish Council and local residents;
- reassess current boundaries to make certain that they accurately reflect what is now perceived to be of special interest and that they are readable on the ground;
- assess the action that may be necessary to safeguard this special interest and put forward proposals for their enhancement.

It is however not intended to be wholly comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest. This assessment should be read in conjunction with the Rugby Borough Local Plan 2006 saved policies, submission Core Strategy, and national policy guidance particularly Planning Policy Statement 5 Planning for the Historic Environment and its practice guide. These documents provide more detailed information on local and national policy relating to Conservation Areas.

## MAP 1 CONSERVATION AREA DESIGNATION



## LOCATION AND CONTEXT

Wolston Conservation Area covers only a limited part of the village. Bordered by countryside to the north and west the designation sits adjacent to later twentieth century housing to the south and east. At its northern tip the railway bridge separates the village from Brandon although some of Brandon Parish is within the area. The undeveloped land north of the river includes the remains of the former castle; to the south of the water the open land has more of a paddock appearance. The majority of the buildings are to the south of the River Avon and on the eastern side of Main Street.



**Photo 2 The River Avon and a rural setting**



The land and buildings within the Conservation Area are generally of good visual quality and well maintained. There is however pressure for future development. This includes unsympathetic extensions or alterations to historic buildings, the removal of native planting, the planting of inappropriate species and the erection of alien boundary treatments such as close boarded fencing. Incremental changes to windows and doors, loss of original brick through rendering or the loss of original slate or tile roofs would also erode the character.

### **GENERAL CHARACTER AND FORM**

The Conservation Area comprises one dominant road, Main Street. This runs from the junction at the south with Warwick Road and School Street until the railway bridge where Wolston joins Brandon. At the southern tip a triangle shape accommodates the divergence of the road bordered by a series of village greens. Buildings abut the highway on the eastern side and generally comprise narrow fronts with occasional larger buildings. To the western side the buildings are more mixed in character and are set behind a secondary highway. The village greens run parallel to Main Street and are divided by a stream and a series of bridges. This gives the buildings a grander setting compared to the more predominantly terraced architecture to the eastern side.

**Photograph 3 Village greens providing the foreground to buildings**



As the series of greens end Main Street runs to the east of The Beeches. A narrow drive lies to the west and runs along the western side of the paddock, serving a small number of houses, the school and church. Buildings continue on the eastern side of Main Street, with two long terraces dominating, set behind long front gardens. North of the River Avon the countryside character dominates with only occasional buildings.

The overall character is therefore of a linear village with large areas of relatively undeveloped spaces. The Conservation Area mostly comprises dwellings. However, there are a number of shops at the southern end and pubs are situated on both sides of Main Street. The area includes two churches, the chapel is the first building on the eastern side of Main Street; the Church of St Margaret is to the west behind the open space. To the north of this church is Grove Farm, a working farm.

### **LANDSCAPE SETTING, GREEN AND OPEN SPACES AND TREES**

Landscaping and open space play a major role in the Conservation Area. The designation borders countryside on the west with views of a gently rolling rural landscape with mature trees sporadically sited. Further from the village denser tree planting form a boundary. This includes the Grove Plantation. To the north of this the countryside character continues with the archaeological remains of Brandon Castle. Beyond this the land rises to meet the raised level of the railway line. In the foreground the riding school comprises a series of small fields.



#### Photograph 4 Open space in the foreground of the church



A paddock provides the foreground to the end terrace on Main Street and results in a green approach to the village north of the river. To the south of the river the paddock on the western side of Main Street is a large green space surrounded by park style railings. Occasional mature trees provide limited cover, however the main character is of open grassland.

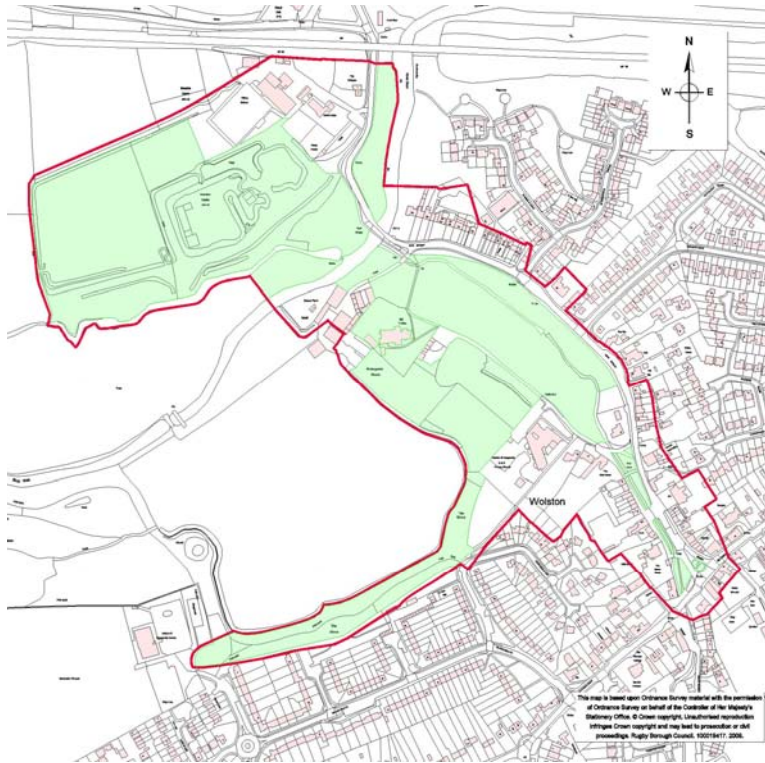
The terracing on the northern part of Main Street is set well back from the highway behind long and narrow front gardens. Although some of this land is used to park cars the overriding character is of green spaces as a foreground to the buildings. Further south the series of village greens provide the setting to buildings. The foreground of The Beeches is provided by village greens as the road divides to the east and west of the house. On the western side the green spaces run parallel with Main Street and are separated by the stream. At the southern end of Main Street the green spaces on the western side are complimented by a central green area between the diverging highways.

Mature trees are an important element in the Conservation Area. On the village greens around the southern triangle lime, beech, willow and red cedar feature. On the greens further north cherry, robinia, and silver birch contribute. A line of cherry trees border the paddock on the eastern side and sporadic trees on the paddock include copper beech, horse chestnut, sycamore and ash. Ash and



sycamore are sited around the site of Brandon Castle and the Grove Plantation accommodates sycamore, yew and beech.

## MAP 2 IMPORTANT LANDSCAPING AND OPEN AND GREEN SPACES



## HISTORIC DEVELOPMENT

Until the link was broken in the fourteenth century by the 100 years war the Abbey of St Pierre-sur-dive in Normandy had a cell from Wolston. Beyond a housing estate Wolston Priory, a mid-sixteenth century building, occupies the Benedictine priory site which was founded in the eleventh century.

On the northern side of the River Avon are extensive earthworks that mark the site of Brandon Castle. This was built in the twelfth century and was the seat of the Verdun family. It was said to have been pulled down by the baronial troops from Kenilworth Castle in 1265 because John de Verdon was an active supporter of the king. Reportedly it was repaired and used as a holding castle and park and was still a residence in 1309. Only earthworks and a few small fragments of rubble remain. Excavations however proved that the castle would have had an oblong keep.

## Photograph 5 Remains of Brandon Castle



The history of the village has also been shaped by transport. The parish is crossed from east to west by the Rugby to Birmingham railway. The Roman Fosse Way runs through the parish from south-west to north-east and must have crossed the Avon at, or very close to, the present Bretford Bridge.

The village lost Wolston Manor in the early part of the twentieth century. The building was home to the Wilcoxes and was reported to date back to 1667. The three storey red brick building was set in extensive grounds. Evidence of its importance remains in the village with the Grove Plantation and pedestrian and vehicular access stone gate piers. The stable building remains, now converted into a dwelling.

In the twentieth century the village expanded significantly to the east and south of the Conservation Area, the scope of which dwarves the designation.

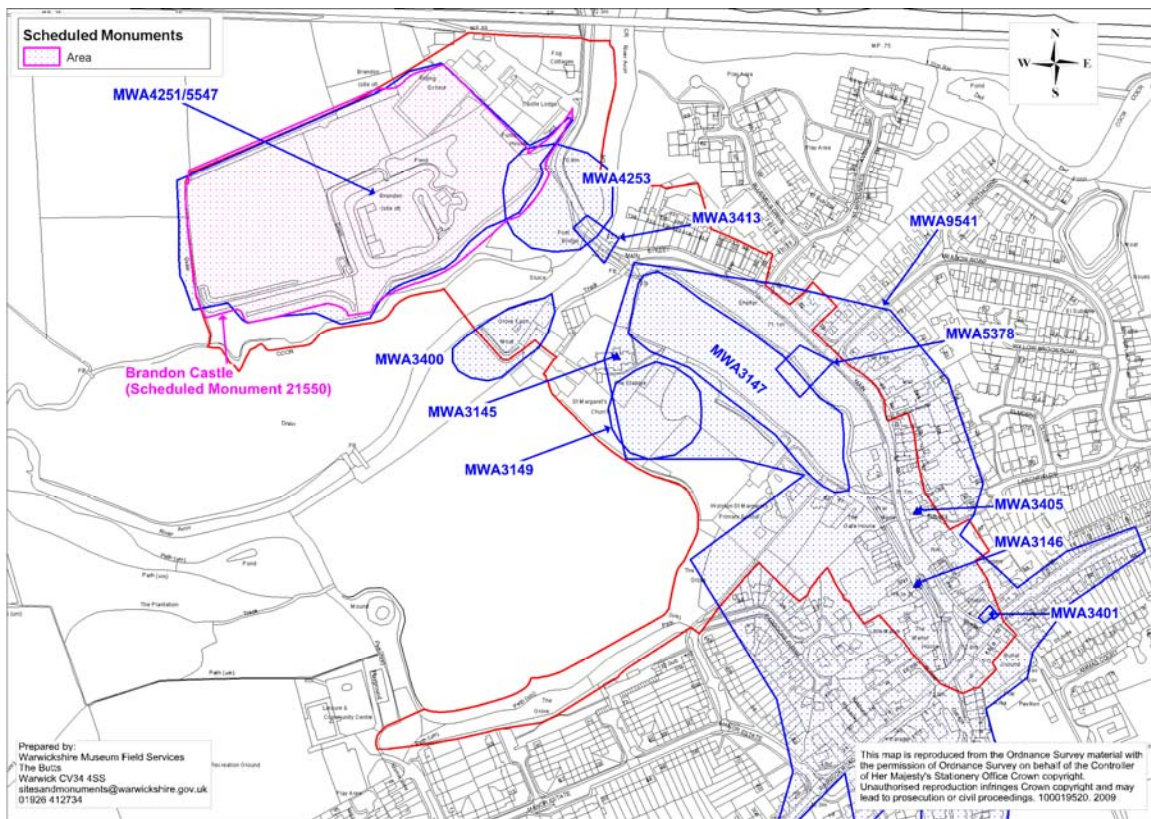
### **ARCHAEOLOGY**

The extent of the Medieval Settlement at Wolston, recorded from cartographic and aerial photographic evidence, extends across the southern extent of the Conservation Area. An area of settlement earthworks, associated with the shrunken post-medieval settlement at Wolston, also lies within the extent of this

medieval settlement. Local information suggests that the site of the post-medieval manor house at Wolston also lay within this area. A bridge of 17<sup>th</sup> century appearance lies on a tributary of the River Avon. Wolston Bridge itself dates from the 18<sup>th</sup> century.

The Conservation Area incorporates the site of Brandon Castle, which is a Scheduled Monument in recognition of its National Importance. Part of the castle keep has been excavated. A medieval watermill has been suggested from documentary evidence to the east of the Castle. The Conservation Area also incorporates the site of a moat, still visible as an earthwork, 100m north-west of the Church of St. Margaret.

The Parish Church of St. Margaret was originally built during the Medieval period, with restoration work carried out in the 18<sup>th</sup> century. The Baptist Church in Main Street dates from the 19<sup>th</sup> century.

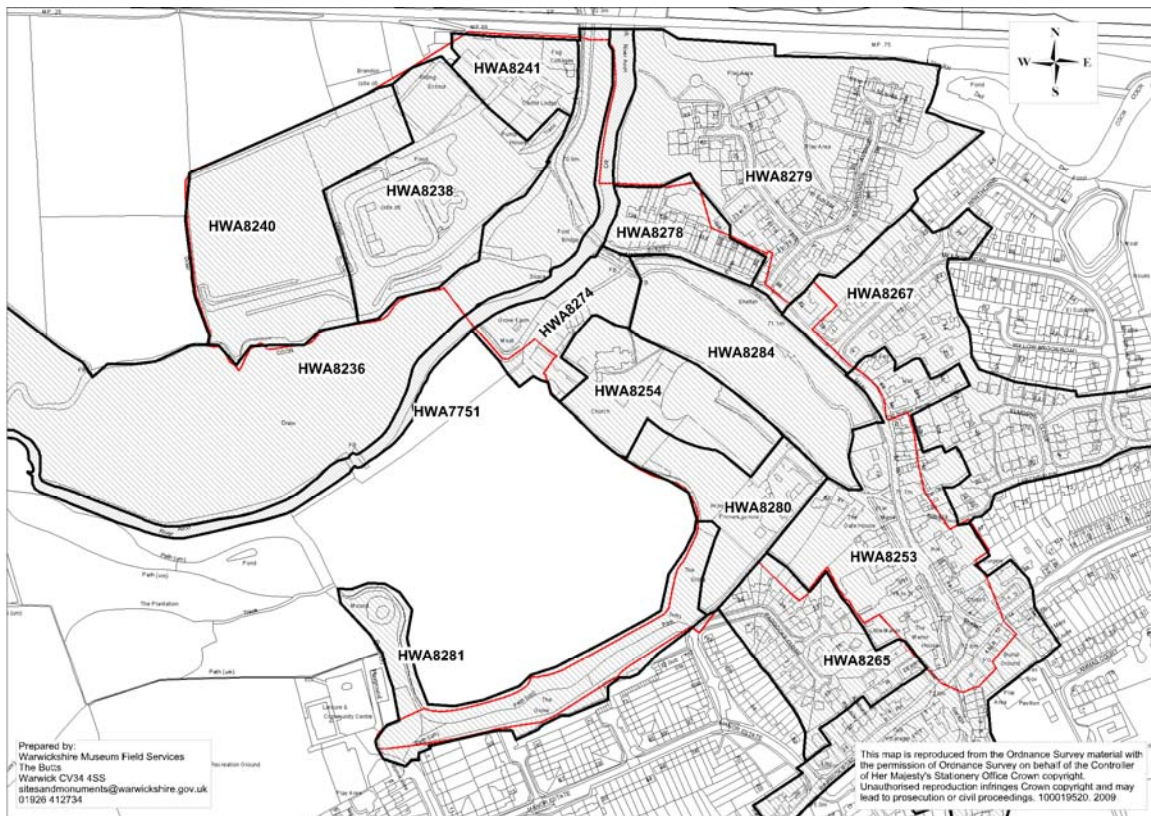


**MAP 3A Archaeology recorded on the Historic Environment Record**



- MWA3145 Church of St Margaret, Wolston
- MWA3405 Smithy 300m SE of Church, Wolston
- MWA3146 The Manor House, Wolston
- MWA4251 Brandon Castle
- MWA4253 Site of Medieval Watermill to E of Brandon Castle
- MWA3413 Wolston Bridge
- MWA3400 Moat 100m NW of Church
- MWA3149 Site of Wolston Manor House
- MWA3147 Shrunken Post Medieval Settlement
- MWA5378 Post Medieval Bridge, 200m E of Church
- MWA9541 Wolston Medieval Settlement
- MWA3401 Baptist Church, Main Street, Wolston

The Historic Core of Wolston lies in the southern extent of the Conservation Area, with development in the 19<sup>th</sup> and 20<sup>th</sup> centuries to the North. Grove Farm is an historic farmstead, marked on the Ordnance Survey First Edition onwards. The Grove, an area of broad-leaved plantation, is also marked on the Ordnance Survey First Edition. It is possible that this area was once part of the grounds associated with Wolston Manor.





## **MAP 3B ARCHAEOLOGY HISTORIC LANDSCAPE CHARACTER**

HWA7751	Natural Open Water
HWA8236	Floodplain
HWA8240	Paddocks and Closes
HWA8238	Paddocks and Closes
HWA8241	Farm Complex pre 1880s
HWA8253	Historic Settlement Core
HWA8254	Pre 1880s Detached
HWA8265	Post 1955 Semi-Detached
HWA8267	Post 1955 Detached
HWA8274	Farm Complex pre 1880s
HWA8278	Pre 1880s Terraced
HWA8279	Post 1955 Industrial Complex
HWA8280	Educational
HWA8281	Broad-leaved Plantation
HWA8284	Public Open Space

## **ARCHITECTURE, BUILDING MATERIALS AND FEATURES**

Wolston has buildings or remains dating from the twelfth century to the late twentieth century. Other than Brandon Castle the oldest and only stone building is the Church of St Margaret. The chancel was built around 1300 and the remainder of the building was rebuilt in the fourteenth century. The clerestory was added in the fifteenth, the tower rebuilt in 1760 and the church was restored in 1860. Wolston Bridge, crossing the River Avon, was built in the eighteenth century. One arch was renewed in the nineteenth century and the bridge was partially rebuilt in the mid to late twentieth century.

Timber-framed buildings from the seventeenth century remain. 30/32 Main Street was formerly two cottages with the right portion being a shop. The building has nineteenth century additions and alterations.

More formal architecture dates from the early and mid to late-eighteenth century. The Manor House is a Flemish bond brick two storey detached building with a prominent hipped roof with dormers. The building comprises an early Georgian style. The Beeches is of a similar design. These buildings share the Queen Anne style. Rosedale House, 39 Main Street and The Old Post Office have a formal appearance on a lesser scale.

A less formal, more cottage style of architecture is perhaps the most prevalent in the Conservation Area. Dating from the mid- to late-eighteenth century to the Victorian period these terraces are generally of simple decoration with red brick or render with tile or slate. This form is evident in the northern-most terrace on

Main Street. Informal, cottage style terraces mix with a more formal style of Victorian terracing.

Limited infill development and community buildings, such as the school and church annexes, were built in the latter part of the twentieth century.

Although the Conservation Area is characterised by a number of different architectural forms many of the buildings share common elements. In the southern part of the designation buildings generally front onto the highway. The northern terracing is all set well back from the road, behind long, narrow front gardens. Materials are generally red brick with slate or tiled roofs. Fenestration is often sash with a more horizontal emphasis in the cottage-style terraces. Dormer windows are restricted to the taller, more formal buildings. Chimneys punctuate the majority of roofs.

The relative affluence of Wolston and the surrounding area, together with its proximity to larger settlements such as Rugby and Coventry, has ensured that the vast majority of the building stock is in good order and virtually all buildings are occupied.

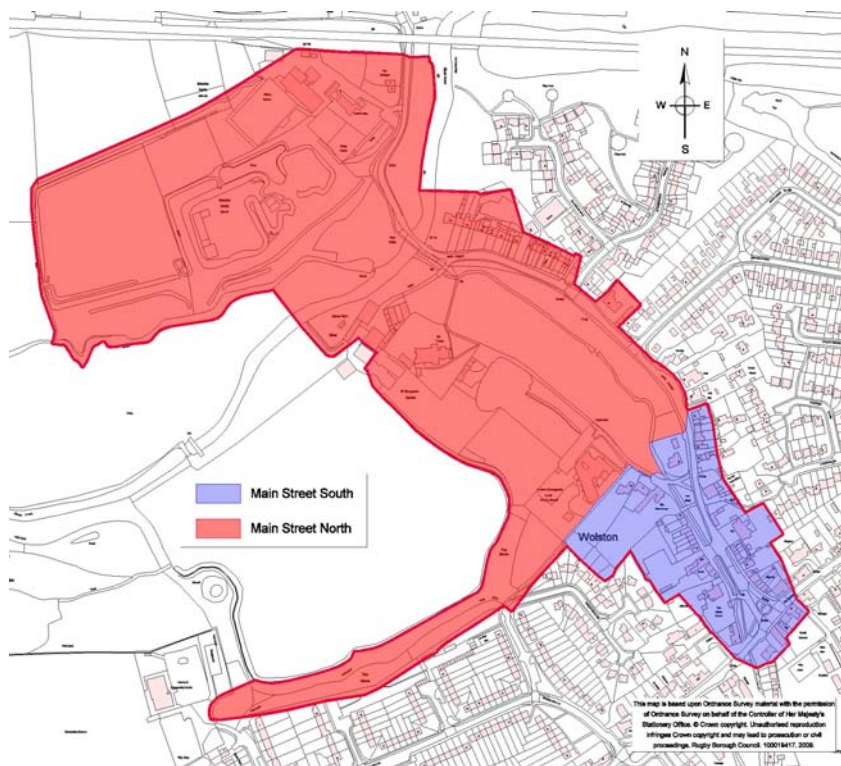
## DETAILED ARCHITECTURAL ASSESSMENT

In order to make the appraisal more accessible the detailed assessment of the architectural and historic character has been divided into two smaller areas (see map below) and comprise:

- Area 1: Main Street North
- Area 2: Main Street South

The zones are used as a tool to analyse and understand the area rather than to define whole areas as separate entities.

### MAP 4 SUB AREAS



#### Area 1: Main Street North

This sub area is characterised by two elements. A sweeping terrace dominates the eastern side of Main Street providing an almost unbroken wall of development, set behind long narrow front gardens. In contrast the open spaces of the paddocks, equestrian centre, Brandon Castle and the churchyard, provide large areas of undeveloped land with occasional buildings.

The approach from Brandon is under the stone railway bridge. With grass verges to both sides, hedging on the western side and park style railings to the east, the approach has a leafy, rural character. The built form is limited to a pair

of semi detached cottages, rendered with a slate roof, which sit in the foreground of the equestrian centre.

This part of the Conservation Area is characterised by large open spaces with limited buildings. The equestrian centre comprises a number of relatively large scale buildings set in grounds that lead up to the railway line. The land has a more managed appearance with a series of defined spaces. A red brick bungalow sits in the foreground of a collection of buildings of different materials, designs and sizes. The consistent element is the set back from the road. However, the overriding character remains that of a rural land use set in extensive, largely open green spaces.

This runs into the remains of Brandon Castle. A series of humps and bumps, the raised central area is surrounded by trees and shrubs. The area has a backdrop of mature trees which in the distance provide a sense of enclosure after the open foreground of fields.

The rural nature of this part of the Conservation Area is strengthened by the River Avon. The water meanders through the village to the north of the terracing. It flows under the eighteenth century sandstone ashlar bridge. Although partially rebuilt in the mid to late twentieth century the bridge retains the rounded arches with keystones. Brick has largely been used in the rebuilding. The leafy banks and backdrop of mature trees results in a pleasant and rural outlook.

A series of farm buildings border the river to the west. Of red brick, timber and grey sheeting the collection of buildings form a farmstead. Although not of particular merit the buildings are closely related and set in a landscape dominated environment. They characterise this part of the Conservation Area by maintaining the pattern of occasional buildings or groups of buildings in a countryside setting.

The most important of these buildings is the Church of St Margaret. The building has twelfth century origins, a chancel of around 1300 with the remainder rebuilt during the fourteenth century. The clerestory was added in the fifteenth century, the tower rebuilt in 1760 and the vestry built in the eighteenth century and restored in 1860. The chancel, aisles, transepts and nave comprise coursed limestone rubble with red sandstone dressings. The transepts are partly rebuilt in coursed squared limestone with bands of red sandstone ashlar. The clerestory and vestry comprise regular coursed sandstone and the tower of sandstone ashlar.



## Photograph 6 The Church



The church has a fine setting with the paddock to the foreground providing open and attractive views of the church from the village. The rural nature is enhanced by the long paths that lead to the church from Main Street and the backdrop of mature trees. The church appears almost separate from the main part of the village. To the rear are two more modern ancillary buildings. The later, of red brick, has a more sympathetic design, the earlier yellow brick building is set too close to the church. However, both buildings are to the rear and do not unduly affect its setting. The land to the rear has a parkland appearance of undulating grassland with views terminated by the planting on the field boundary.

From the south the church is read in conjunction with the converted stables. The building is single storey of red brick with slate laid in diminishing courses. A red brick wall provides the boundary and prevents clear views into the site. The former stable building is linked to the adjacent pairs of gate piers. Two sets of piers, of stone and brick with stone caps and ornate metal gates, are highly decorated and indicate access to a prominent building. The entrances are now overgrown with shrubs and trees. However, they would formerly have given access to Wolston Manor; part of the site now accommodates the school. To the rear of the school the Grove and Plantations Woodlands provides a further link to the history of the site. The narrow strip of woodland was part of the grounds to

the manor and now acts as a buffer between the twentieth century houses to the south and the adjacent countryside.

**Photograph 7 Gates serving the former Manor and stables**



The farm buildings, church, stables and school are set behind the open space to the west of Main Street. Bordered by park style railings it accommodates occasional trees but is mostly uninterrupted grass with a stream running through. It provides a rural setting for the buildings and relief from the terracing to the east.

The open spaces and low density development is in contrast to the development on the eastern side of Main Street. The area is characterised by two terraces. Comprising a mix of late Victorian and an earlier more cottage style the two terraces are broken only by 108 Main Street. Rosedale House is the other building in this part of the area. No. 108 is a detached dwelling set back into the site behind a long, narrow front garden. Rosedale House is a classical building of two storeys, incorporating keystones, bays, a classical porch and prominent chimneys. The building is set behind a brick boundary wall with a single and two storey outbuilding to the side. The rear of the outbuilding is prominent in the street scene on leaving the centre of the village. Although not of the prevailing character the buildings conform to the characteristic of providing a sense of enclosure and preventing views beyond.

The terracing comprises two groups, however, it is read as a single entity. The southern section is typified by more cottage style buildings with narrow facades. The northern part has a greater classical hue with longer and wider front gardens.

The overriding characteristic is of variation on a theme. The terracing shares similar front building lines, setting, materials and heights. Yet within this framework there are a number of variations. In the southern terrace numbers 88 to 90 are set forward with prominent brick porches, stone lintels and a concrete

tile roof. The building has greater prominence due to the siting and is read more as a pair of semi detached properties. Numbers 92 to 96 are read as a group of three. The buildings are of a smaller scale and comprise more of a cottage style with horizontal emphasis fenestration. This contrasts with 100 to 102 which have a more formal appearance. Chequer red brickwork, keystones and stone lintels provide a classical character and have greater prominence compared to the cottage style.

### **Photograph 8 Terracing on Main Street**



The second terrace comprises various elements to make the overall composition. The lower portion, number 112 to 118, varies in character and appearance. Numbers 112 to 116 are rendered or of red brick with small porches and have a cottage style of facade. Number 118 is double fronted but read as part of the group.

Numbers 120 to 134 have more cohesion. Sharing the same building line all have a more classical appearance. Vertical emphasis fenestration, sash windows, stone lintels and keystones result in a symmetrical appearance. All buildings are of red brick with either the original slate or replacement concrete tiles. The pavements curve away from the terrace at its northern point resulting in longer front gardens.

The last in the terrace fronts onto the paddock and faces the River Avon. The facade is symmetrical and comprises two storey bay windows and sash windows. The building has the most prominence appearing from the front to be detached.



**Photograph 9 The end terrace on Main Street**



The cohesive element to the terracing is the front gardens. Long and narrow, they provide a fine setting to the buildings. Parts of the gardens adjacent to the highway have been hardsurfaced to provide off street parking. This has resulted in some large areas of paving or gravel which detracts from the buildings and the setting. The most successful parking areas are those such as nos. 124 and 128 which comprises blue engineering bricks laid in between gravel.

## **Area 2:Main Street South**

This sub area represents a significant change in character from the northern section. The grass verges and broader highway creates a focal point at the southern end of Main Street with buildings on both sides of the road. There is no single characteristic style of architecture, instead there is a mix of buildings in appearance and stature. The built development comprises buildings read as groups, individual buildings of different characters and terraces. Density of development is higher with buildings to all sides.

The approach from the east is through a relatively high density part of the village. Terracing along the north contrasts with the southern side which has more mixed



character with a greater level of landscaping to the foreground. From the west a mix of building styles and sitings lead to the series of village greens.

The southern section is characterised by the village greens. Forming the central focal point at the junction, the greens are prevalent on the western side of Main Street, running from the junction to The Beeches. The greens are an attractive feature, providing the setting to the buildings and creating a sense of space within the village. The stream runs between the greens on the western side and is crossed by bridges between the main highway and the secondary road onto which the buildings front. The buildings benefit from the setting, appearing setback from the highway.

Behind these greens there is no single defining form of architecture. However, the terracing, and adjacent buildings, are read as a group sharing similar characteristics. Behind the village greens they share front building lines and a simple form of architecture. Of two storeys 35 to 37 are semi detached, rendered under a tiled roof. Numbers 29 to 33 are two storey terraces, of white painted brick and a tiled roof. Both buildings have a simple cottage style.

#### **Photograph 10 Buildings set behind village greens**



Although of different characters the Red Lion, Brookside Cottage and 17 Main Street form a further group. The Red Lion is a more imposing building of two storeys. Brookside Cottage comprises a low two storey brick building with thatched roof and limited first floor accommodation. The building has significant

length and contrasts with number 17. This single width two storey red brick and tile building represents small scale architecture. However, despite the differences, the buildings, the earliest dating from the mid- to late-eighteenth century, form a coherent group and maintain the characteristic of buildings abutting the road and forming a sense of enclosure.

This terrace effect is repeated on the southern end of Main Street. The buildings, including the shops, have a mixed appearance with red brick and rendered facades forming the group. There is little cohesion in fenestration and the shop fronts do not reflect the age of the buildings or the rural nature of the settlement. However, the buildings form a focal point at the end of Main Street and benefit from the village green foreground.

In between the terraces there are a number of buildings of non conforming characteristics. Each makes a positive contribution to the Conservation Area and mostly complies with the traditional siting close to the highway.

On the western side The Manor House is an imposing two storey classical building with Flemish bond brick with string course, moulded painted wood dentil and modillion cornice. The hipped roof has a tile covering and brick ridge chimney stacks. Three pedimented dormers punctuate the roof.

The character of The Manor House is continued at The Beeches. The house dates from the mid- to late-eighteenth century and comprises Flemish brick bond with string course and moulded brick cornice under a tiled hipped roof. The building occupies a prominent location as Main Street leads to the east and Church Lane to the west.

Number 39 Main Street does not conform to the Queen Anne style of The Manor House or The Beeches but has status given its facade and prominent siting. The building dates from the mid- to late-eighteenth century with later additions. The colourwashed brick with strong course, bay and sash windows provide an attractive facade. The building also benefits from its setting, behind a brick boundary wall and mature landscaping.

On the eastern side terracing dominates. However, again these are interspersed by buildings of individual merit. The Baptist Church occupies a corner location and has an exposed and prominent red brick side elevation with dominant tall, narrow windows. The facade is painted and added prominence results through the pediment. The Old Post Office continues the classical theme. Of two storeys the building incorporates keystones, projecting window surrounds and string courses. The fenestration dominates with small panes and 6/6 sash windows on the facade.

Number 30 to 32 Main Street was formerly two cottages with the right side being a shop. Dating from the seventeenth century with nineteenth century additions

and alterations the building is timber framed with infill of white painted brick. The side and rear are of red brick. The building is prominent given its materials, length and position abutting the road.

However, the overriding characteristic is the terracing. Numbers 4 to 12 are two storeys of red brick with a tiled roof. Rhythm is provided by the fenestration and the gable of the end terrace is prominent on the street scene. The buildings abut the road and follow the line of the highway.

Following this simple style is 18 to 26. Two storey and rendered, though painted different colours, the terrace again abuts the road and follows a low key cottage style with small and regular openings.

### **Photograph 11 Terracing on the eastern side of Main Street**



A further terrace comprises nos. 52 to 62. The facades are a mix of red brick and cream/white painted brick. Number 56 retains the shop window, illustrating the former use; however the rhythm of the fenestration is maintained through the group. The buildings have rear projections and the roofscape benefits from the regular chimneys.

The eclectic character of the development around the terracing is demonstrated by 42 to 48 Main Street. The terrace is set at a ninety degree angle to the road resulting in a roadside gable. The roof pitch continues to ground floor level on the north with a single storey extension to the south. The terracing is an

interesting group of buildings with a series of roofs and walls resulting in an asymmetrical appearance.

Therefore the southern part of the Conservation Area is characterised by the landscaped setting provided by the village greens, terracing and groups of buildings read as terracing interspersed by larger buildings of a mixed character. On the eastern side of Main Street terracing is the most common building type with a range of styles of buildings in between. Most, however, are two storey and abut the road. The area is the commercial hub of the designation accommodating pubs, shops and chapel.

### **CONTRIBUTION OF UNLISTED BUILDINGS**

Such is the collective quality of the prevailing architectural form that the majority of buildings falling within the designation are important unlisted buildings. The chapel has a classical facade and is a feature building occupying a prominent corner location. The side elevation enlivens the approach onto Main Street.

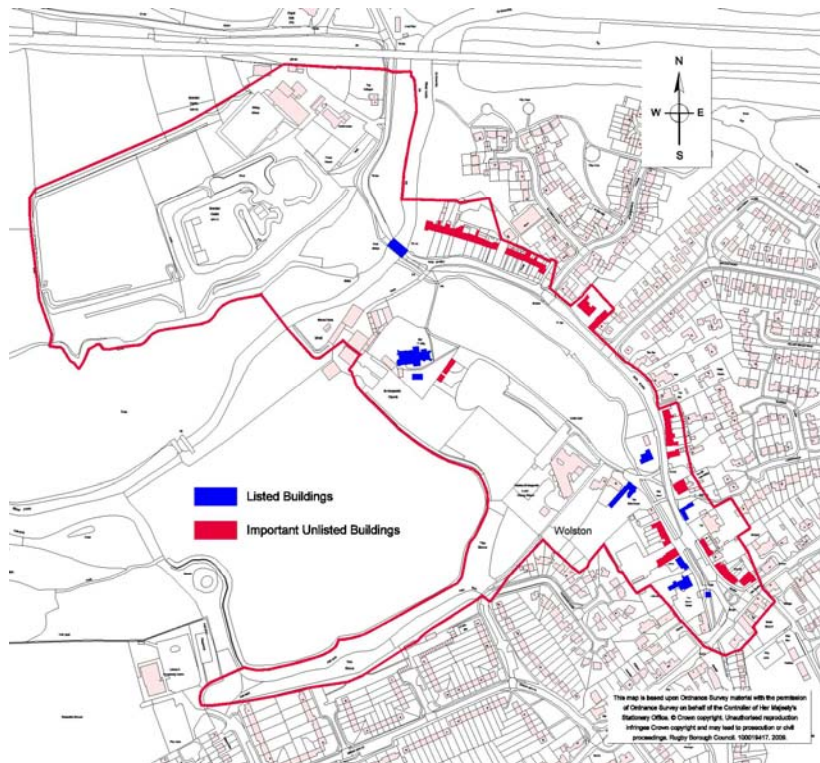
To the eastern side of Main Street are three terraces which are relatively unembellished and functional. Although altered they form cohesive groups of buildings which characterise that part of the Conservation Area. The Old Post Office retains its identity with red painted doors on a facade that incorporates classical elements such as projecting window surrounds and keystones. Adjacent is an eclectic group of buildings with the gable abutting the road. Although this siting is not demonstrative of the prevailing character, the buildings make a visually positive contribution to the Conservation Area. Of a different character Rosedale House is more formal with a classical elevation and a good group of outbuildings to the side.

A further defining group of unlisted buildings is the terracing at the northern end of Main Street. Of two sections the terrace is composed of two forms of architecture; a cottage style and a more formal later Victorian style. The group is read as a whole and the variations within a theme add interest.

On the western side of the Conservation Area the converted stables aid the understanding and importance of the now demolished manor house. Further south the pub and adjacent terracing and semi detached buildings are read as a group and provide a cohesive street scene set behind the series of greens.



## MAP 5 LISTED BUILDINGS AND IMPORTANT UNLISTED BUILDINGS



## STREET FURNITURE

Street furniture is an important element in the Conservation Area reinforcing local identity. Traditional elements such as the K6 telephone box on the village green benefit the Conservation Area.

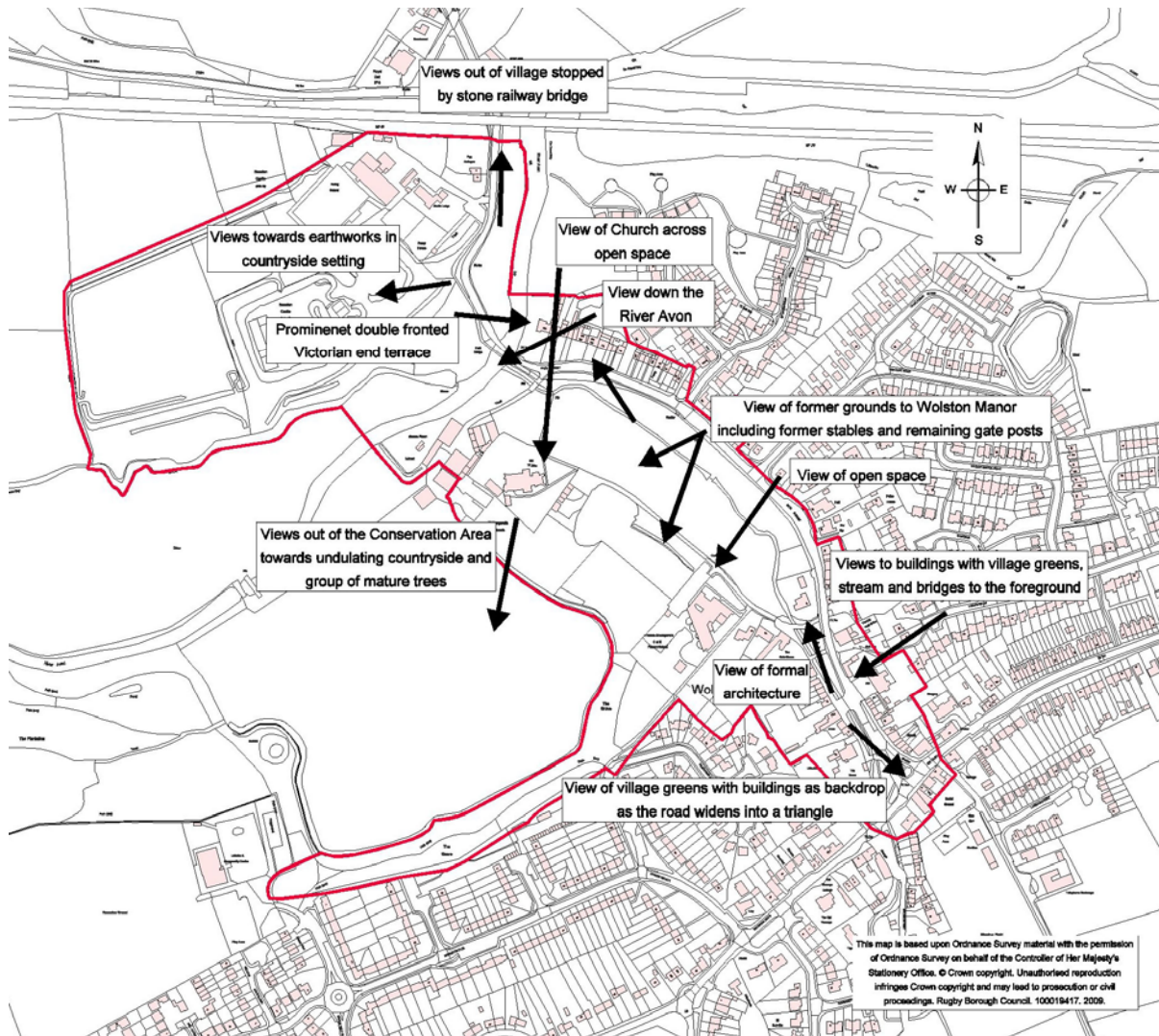
The designation however is affected by street furniture clutter and a lack of a consistent approach. Rubbish bins are coloured yellow, green and black, the village greens are interspersed with a number of information boards that could be less in number and/or smaller, timber and metal bollards are used and benches placed on concrete surfaces. The overall affect is therefore one of clutter which detracts from the series of attractive village greens.

Street lighting is generally utilitarian and does not reflect the rural character and location of the village. Highway signs also have a dominating role. Telegraph poles carrying overhead wires could be removed and the wires placed underground to remove clutter.

The railings on the pedestrian platform to the north of the River Avon are supported by concrete columns. This is a harsh material and could be replaced with a more sympathetic design.

Overall a consistent and minimalist approach should be taken to achieve a cohesive appearance to street furniture to maximise the visual appearance of the village greens and to reduce the impact of necessary furniture such as street lighting and highway signs.

## MAP 6 KEY VIEWS AND VISTAS



## EXISTENCE OF ANY NEUTRAL AREAS

The environmental quality of the Conservation Area is generally good but there are a number of neutral elements. Street furniture, with a plethora of timber bollards, bins, posts and information boards, affects the visual amenity of the series of village greens. A more minimal and consistent approach would benefit the area.

Both public houses are set back from Main Street and have an area of parking to the front. This results in tarmac and parked cars dominating the foreground. Landscaping and alternative surface treatment could reduce the impact of the current hardstanding.

The Conservation Area largely comprises houses built before the twentieth century. The limited numbers built after do not generally conform to the character or appearance of the earlier buildings and have a neutral impact.

A number of the terraces include buildings that have been altered over time. Replacement windows and doors, if not using the original as reference, can affect the overall appearance and rhythm of the composition. Most of the terracing has been affected in this way. The terracing at the end of Main Street, incorporating the Co-operative store, is the focal point on the approach. Although the buildings have merit incremental changes have resulted in a lack of cohesion.

Part of the character of the area is the mature trees. However, the use of non native species, such as leylandii, does not make a positive contribution and introduces a suburban element into the designation. Such planting therefore is considered to be neutral.

## **CONCLUSIONS**

The overall historic character of Wolston Conservation Area has been well maintained and most architectural details in the older buildings have been preserved. The historic form of the area has been retained, following Main Street with the cluster of buildings in the southern part. The northern portion of the Conservation Area is characterised by buildings on the eastern side with the west largely comprising open space with occasional buildings. The architecture is varied with stone, formal brick and informal terracing. Open and green spaces play a major role within the area and as a backdrop beyond the Conservation Area. There is a sense of the countryside leaking into the settlement.

The overall quality of the Conservation Area remains high with the traditional buildings prevailing. Changes have taken place to buildings but the designation retains its integrity despite the scale of the twentieth century development to the east and south. Enhancements could be achieved however with the reduction in the impact of the larger expanses of tarmac and car parking and the reinstatement of missing original features or materials.

## **PRESERVATION AND ENHANCEMENT**

### **General Condition**

The Conservation Area is in a generally good condition in terms of buildings and maintenance of open spaces and landscaping. There are no primary buildings at risk or any in a serious state of disrepair. However, outbuildings, which are an important element in the Conservation Area, require urgent work to ensure their long term survival. These include buildings to the rear of The Old Post Office.

### **Problems, pressure and capacity to change**

Incremental changes to buildings can erode the character and appearance of the Conservation Area. Alterations to roof materials, fenestration and architectural detailing such as chimneys, porches or lintels, would affect the individual building and have an accumulative impact on the group of buildings and Conservation Area. Of these fenestration is perhaps the most important; such is the visual role it plays. The retention of original windows, or replacement using the original as reference, is key to maintaining the character of the buildings.

Boundary treatment is a further crucial element to the Conservation Area. Removal of the historically and visually important brick walls would significantly affect the character. The loss of the mature trees would weaken the appearance of the area as would the further hardstanding of gardens on the northernmost terracing to provide off street car parking.

### **Future management proposals**

The Local Planning Authority has a duty to ensure that proposals for development either preserve or enhance the character or appearance of the Conservation Area. Rugby Borough Council is committed to this duty.

In order to ensure that proposals for development can be adequately addressed the submission of detailed plans and elevations will be required with the submission of any planning application within the Conservation Area. This is likely to require the submission of drawings relating to new building within its context and street scene. 1:50 scale drawings of plans and elevations are considered an appropriate scale. For more detailed proposals and for specific elements of a proposed scheme, for example fenestration details, scale drawings of 1:5 or 1:10 may be required. A Design and Access Statement will also be necessary.



## Opportunities for enhancement

Although the visual quality of the Conservation Area is high there are areas where improvements could take place:

- replace uPVC/non original timber fenestration with timber using the original windows as reference;
- delineate the main highways with areas used for car parking. Blue engineering bricks, granite setts etc. could be used to reduce the expanse of tarmac to the foreground of the pubs and buildings on the western side of Main Street;
- place overhead wires underground;
- use consistent approach to bollards, e.g. all timber;
- use consistent approach to street lighting and road signs in a style to reflect the rural location;
- replace any non native trees with native species;
- enhance the facades of the buildings fronting onto the southern end of Main Street, improve the shop fronts and aim to achieve a more cohesive appearance;
- establish a management plan for Brandon Castle;
- provide further landscaping to the farm and equestrian buildings;
- reduce the impact of hardstanding on the front gardens of the northern terracing. Smaller areas of blue engineering bricks with gravel between reduces the visual impact. Maintain landscaping to the front parts of the front gardens;
- establish a management plan for the Grove Plantation.

## APPENDIX 1

### Summary of listed buildings in Wolston Conservation Area

Wolston Bridge over River Avon, Grade II. C18; one arch renewed C19. Partially rebuilt mid/late C20. Sandstone ashlar. Rebuilding, string course and parapet of C20 brick. On south side are 3 round arches with keystones. C19 brick segmental arch to left. On north side arches and cutwaters are largely faced with C20 brick.

The Manor House, Main Street, Grade II. House. Early C18. C19 additions to rear. Flemish bond brick with string course. Moulded painted wood dentil and modillion cornice. Old tile hipped roof; brick ridge stacks. L plan with wing on right to rear, with additions. Early Georgian style. 2 storeys and attic, 5 window range. Symmetrical front. Half glazed fielded 10 panel door. Sashes. All openings have gauged red brick flat arches. 3 pedimented roof dormers have leaded 2 light casements.

17, 19 and 21 Main Street, Grade II. Row of 3 cottages. Mid/late C18 with C19 alterations. Main range of whitewashed brick with string course. Thatched roof; brick ridge stack. Each is one unit plan. One storey and attic; each is 2 window range. Nos. 17 and 19 have open porches with tile roofs. Half glazed door. No. 21 on right has similar porch but with late C20 glazing and stable door. No. 17 has 2 light C19 casement. Nos. 18 and 21 have 3 light casements with glazing bars in enlarged openings, and swept dormers with cross glazed 2 light casements. No. 17 has mid C19 addition projecting forward on left. Brick, slate roof; brick end stack. 2 storeys, 1 window range. Flush 6 panelled door on right in wood doorcase with pilaster strips. C20 three light casements. Ground floor windows throughout have brick segmental arches. Included for group value.

30/32 Main Street, Grade II. Formerly two cottages; that on right formerly a shop. C17 with C19 additions and alterations to right and rear. Timber framed: large framing with some tension braces; infill and some underbuilding of whitewashed brick. Additions of brick, whitewashed to front. Old plain tiled roof; brick ridge and left end stacks. 3 unit plan extended to L plan, with wing on right to rear. 2 storeys; 3 window range. Casement in place of C19 shop front on right. 3 light ground floor and 2 light first floor casements have glazing bars. Left return side has exposed framing with large tension braces. Recessed part glazed door. Rear wing has dog tooth cornice.

39 Main Street, Grade II. House. Mid/late C18 with C18/C19 addition to left, and early/mid C19 rear wing. Late C19 alterations. Colourwashed brick with strong course and dog tooth cornice. Roof of old plain tiles; brick ridge and right end stacks. L plan, with wing on left to rear, fronting drive. 2 storeys; 4 window range. Irregular main front to garden has 4 pane sashes, mostly with gauged brick flat arches. Ground floor has 2 large late C19 canted bays with plate glass

sashes; left bay window has French window. Sash to right. Narrow addition to left has ground floor sash and lean to roof. First floor window on left has rendered flat arch. Right return side has cross glazed fixed light window with brick segmental arch on ground floor. 2 window wing has half glazed flush 6 panelled door on left, in moulded doorcase with pilaster strips and cornice hood. 3 light windows, of fixed lights on ground floor, have glazing bars. Firemark. Dentil cornice.

The Beeches, 47 Main Street, Grade II. House. Mid/late C18 with slight C19 alterations. Flemish bond brick with string course and moulded brick cornice. Old tile hipped roof; partly rebuilt brick ridge stacks. Central staircase plan. 2 storeys and attic, 3 window range. Symmetrical front. Half glazed 6 panelled door and fanlight recessed within painted wood doorcase with pilaster strips and open pediment hood on fluted shaped brackets. C19 four pane sashes in moulded frames have gauged brick flat arches with painted keystones. Late C19 dormers have 2 light casements with horizontal glazing bars and shaped pierced bargeboards. Late C20 single storey addition on left in similar style.

Church of St Margaret, Church Street, Grade I. C12 origins. Chancel C1300. Remainder rebuilt C14; clerestory added C15. Tower rebuilt 1760 by Job Collins. C18 vestry. Restored 1860. Chancel, aisles, transepts and nave of coursed limestone rubble with red sandstone dressings. Transepts partly rebuilt in coursed square limestone with bands of red sandstone ashlar. Clerestory and vestry of regular coursed sandstone. Tower of sandstone ashlar. Chancel, nave and aisles have lead roofs. Transepts, vestry and tower have old plain tiled roofs. Coped gable parapets; chancel, nave and aisles have gablet kneelers; transepts have moulded kneelers. Aisles Cruciform plan with crossing tower and north vestry. 3 bay chancel, 4 bay nave. Chancel has sandstone splayed plinth. Diagonal buttresses of one-offset. Moulded sill course. Moulded 5 light east window has C19 curvilinear tracery and hood mould with return stops. Upper part of wall rebuilt. 19 cross finial. Massive south buttress of 2 offsets. Doorway of 2 moulded orders with hood mould. 2 windows have renewed Y tracery. Low sided recessed chamfered mullioned window of 2 round arched lights. North side has window with Y tracery. Large C17 segmental pointed 3 light mullioned window has pointed outer lights. 2 bay vestry has lean to roof. Recessed chamfered mullioned windows of 2 basket arched lights. South transept has C19 twin south gables. Diagonal buttresses of 2 off sets. 3 light east window has C19 geometrical tracery. 3 light south window has intersecting tracery and still course. Aisle has diagonal and 2 south buttresses of 2 offsets. Romanesque doorway of 2 orders, the outer with shafts and scalloped capitals, zigzag and hood mould with pellet ornament. C19 ribbed double leaf doors. South east and south west windows have cusped Y tracery. Large C19 trefoiled lancet. 3 bay clerestory has straight headed traceried 2 light windows to north and south. North transept has diagonal buttresses of one off set. 3 light east window has restored curvilinear tracery. North window has 3 light mullioned window and label dated 1624 with initials RW, and above it a small 2 light mullioned window

dated 1577, inserted into original arch. Inscription at foot: "Restored AD 1886". Aisle has diagonal and 2 north buttresses. North doorway of chamfered inner and moulded outer orders with hood mould. Early/mid C19 double leafed doors panelled with applied mouldings. Traceried straight headed 2 light and western one light windows. West front has large nave buttresses of 3 offsets. Altered segmental pointed mullioned window of 5 cusped lights. Aisles have windows similar to clerestory. Tower of 2 stages with string course. Bell openings have Y tracery. Shallow pyramidal roof behind parapet.

Row of 7 headstones 3m east of Church of St Margaret, Grade II, Row of 7 headstones, early C18. Carved headstone. All have inscriptions to the Lickorish family. The first headstone, to left, is very eroded. Second headstone dated 1710. Winged head top. Large sunk oval panel with wreath and flower spandrels. Inscription to Jonathon. The third has large scrolled shaped top. Sunk shallow convex panel. Incised leaves and scrolls. Inscription to Joanna. Fourth headstone dated 1712. Scrolled pediment with winged head. Moulded sunk panel with stylised drapery. Inscription to Richard. The fifth is dated 1701. Triangular top. Winged head and stylised drapery. Inscription to Mary. Sixth headstone dated 1720. Segmental top. Winged head. Moulded sunk panel with winged head at base, flanked by strips of lozenge ornament. Inscription to Joshua. The 7<sup>th</sup> is dated 1749. Much eroded. Inscription to Sarah.

Chest tomb 6 m south east of south door, Church of St Margaret, Grade II. Dated 1815, 1826 and 1845. Moulded sandstone. Moulded plinth and top. Moulded and incised panels to sides, and panelled ends. Inscriptions to the Herne family.

Chest tomb 0.5 m south of chancel, Church of St Margaret, Grade II. Mid/late C17. Carved and moulded sandstone. Moulded plinth and top, angular corner balusters. South side has incised panels and remains of carved heads.

2 chest tombs, 4 metres south of transepts, Church of St Margaret, Grade II. Mid/late C18. Moulded sandstone. Moulded plinth and top. The westernmost tomb has square corner balusters. 2 fielded panels to sides and plain ends. The other is dated 1797. 2 fielded panels to sides and plain ends. The other is dated 1797. Broad corner balusters. Incised panel. Inscription to Margaret Winterton.

K6 Telephone Kiosk, Main Street, Grade II. Designed by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.



## **APPENDIX 2**

### **Useful Contacts**

A copy of this appraisal will be available at the Rugby Borough Council offices and on the Council's website at [www.rugby.gov.uk](http://www.rugby.gov.uk).

For specific information about the conservation area and conservation issues please contact:

Forward Planning  
Rugby Borough Council  
Town Hall  
Evreux Way  
Rugby  
CV21 2RR

Tel: 01788 533735  
Email: [conservation@rugby.gov.uk](mailto:conservation@rugby.gov.uk)

Warwickshire County Council kindly provided the Historic Landscape Character information. For further information relating to archaeology including the Historic Landscape Character Analysis contained in the appraisal contact:

County Archaeologist  
Warwickshire Museum Field Services  
The Butts  
Warwick CV34 4SS  
Tel: 01926 412276  
Fax: 01926 412974

For further information relating to listed buildings and conservation areas contact:

English Heritage  
The Axis  
10 Holliday Street  
Birmingham  
B1 1TG

Tel: 0121 6256820  
Email: [westmidlands@english-heritage.org.uk](mailto:westmidlands@english-heritage.org.uk)

For detailed advice on repairing and restoring Georgian houses, contact:



## **GLOSSARY**

**Bargeboards:** board at the gable of a building covering the ends of the horizontal roof timbers and forming a 'V', often pierced and decorated.

**Bay window:** window of one or more storeys projecting from the face of the window at ground level.

**Casement:** window hinged at the side.

**Corbel:** block of brick projecting from a wall.

**Dormer window:** window standing up vertically from the slope of a roof.

**Fenestration:** the arrangement of windows in a building.

**Framed building:** where the structure is carried by the framework.

**Mullion:** vertical member between the lights of a window opening.

**Rendering:** the process of covering outside walls with a uniform skin to protect from the weather.

**Transom:** horizontal member between the lights of a window opening.

**Vernacular:** the traditional local construction style.