

RUGBY BOROUGH COUNCIL

DUNCHURCH
CONSERVATION AREA APPRAISAL



June 2010

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INTRODUCTION

Dunchurch is a large village to the south of Rugby, three miles from the town centre. The Conservation Area occupies the historic core centring on the cross roads and includes the commercial centre, large areas of open space and a modern housing estate to the north. As the history of the settlement is linked to transport the roads play a major role in the designation. There are a number of defining characteristics and architectural styles and the Conservation Area comprises a high quality environment.

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. Dunchurch 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.

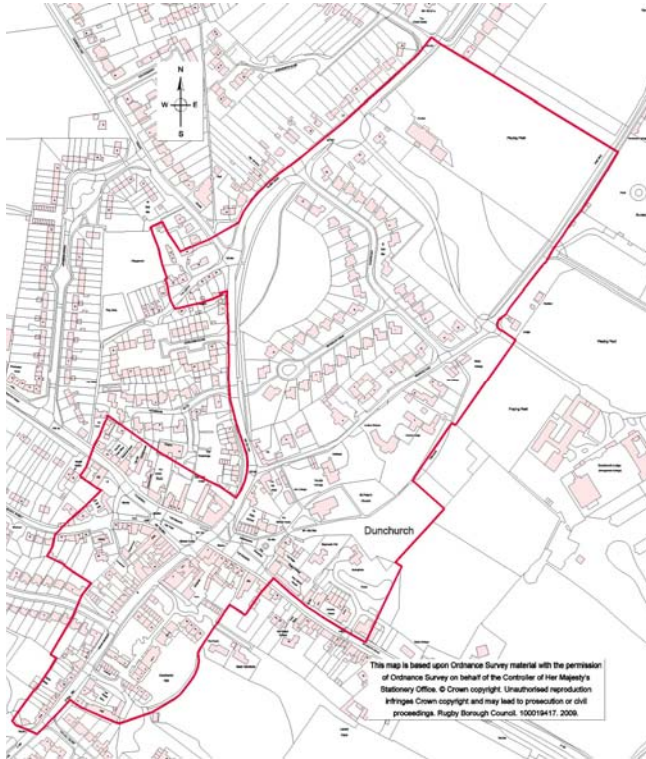
This document is an appraisal of Dunchurch Conservation Area. It is based on guidelines issued by English Heritage, the Government's advisor on the historic built environment, and has been prepared by Rugby Borough Council. The principal objectives of the appraisal are to:

- define and record the special interest of Dunchurch 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

Dunchurch lies within an area known as Dunsmore. The landscape is characterised by interplay of low ridges and valleys. The character of Dunsmore is strongly influenced by the underlying geology and physical form of the land. The region lies across the junction between Mercia mudstone and Lower Lias clay and for the most part these beds are masked by deposits of sands, clays and gravels. Only along the clay floored valley of the nearby Leam do the rivers cut to the underlying bedrock. The plateau on which Dunchurch lies was formed by glacial deposits and the village is located on the highest point of the plateau.

The human development of the landscape is clearly related to the underlying physical character. The patterns of the settlement and enclosures exhibit features which are clearly distinctive. Much of the area was cleared and settled relatively early and signs of prehistoric occupation are becoming more obvious from archaeological work. The plateau to the north and west of Dunchurch had reverted to rough grazing land (heath) and waste by late Anglo-Saxon times and appears to have been an area of intercommoning at the period of the parish formation. Parishes extend from the highest point on the plateau and

arrangement made it possible for each parish to include a portion of meadowland, arable land and rough pasture. Each parish also had a frontage on a main river. In the early medieval period the needs of livestock were met by grazing on the fallow fields and on waste, supplemented by the provision of hay from alluvial water meadows. Enclosure of fields took place in the eighteenth and nineteenth centuries and today former heathland around Dunchurch is characterised by straight roads, large geometric fields with closely cropped hawthorn hedges and mature hedgerow Oaks.

In the east and south of Dunchurch the land falls away rapidly to form a plateau fringe area. This area is characterised by intensive farming and large arable fields.

GENERAL CHARACTER AND FORM

Within the designation there are a number of defining characteristics. Around the crossroads historic buildings are clustered in a relatively high density of development. The commercial core centres on this area with dwellings on the outer edges. The northern part has a lower density with large areas of formal and informal open spaces and open plan development from the latter part of the twentieth century.

The Conservation Area broadly falls into three character areas. The historic origins of the village around the cross roads forms the first area. This can be further divided up into a series of distinctive spaces; the eastern square, the southern portion of Vicarage Lane, the western square and Southam Road. This area contains buildings of all ages including timber framed, terracing, Dunchurch Hall, the church and the Almshouses.

Photograph 2 Guy Fowkes House, grander architecture close to the church



The second character area is the northern part of Vicarage Lane, the open plan housing development and the large open spaces. The landscape dominated setting of the housing incorporates the formal open spaces to the west and north and more informal woodland areas on the approach to Dunchurch Lodge.

Photograph 3 Landscaped setting in the northern part of the Conservation Area



The third character area is the smallest and is the pocket of historic development on The Heath. The buildings comprise thatched cottages from the seventeenth century and occupy a relatively isolated position within the Conservation Area.

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.

LANDSCAPE SETTING, GREEN AND OPEN SPACES AND TREES

Landscaping plays a key role in the Conservation Area. Dunchurch has a countryside location with a rural setting on all approaches. The Conservation

Area is set well within the village and the only glimpse of this countryside setting is to the east along Daventry Road.

However, within and adjoining the Conservation Area there are a number of large green open spaces which contribute to the character and appearance of the designation. The northern section of the area comprises a formal playing field. A line of Scots pine runs along the southern boundary of this field. Immediately to the south the character becomes less formal with a woodland area surrounding the access to Dunchurch Lodge. This area is read in conjunction with the walled garden and avenues leading east from the Conservation Area. The northern avenue is composed of holly and lime, the southern avenue comprises Limes. The wood includes spruce, horse chestnut, Norway maple, holly, oak, beech and lime. The access to Dunchurch Lodge on Rugby Road provides a green approach to the wooded area.

A further important open space is to the west of the open plan housing. This large area is bordered by silver birch and limes by the road and contains further mature trees including oak, field maple and willow. The open plan housing occupies a landscaped environment with sycamore, silver birch, elm, copper beech and willow featuring prominently.

Within the historic core the key open spaces are the greens and the square. The western square is a large hard-surfaced open space which is used as a road and car parking. This harms the setting of the adjacent buildings. The village green provides a welcome feature with red oak, sorbus and beech adding to the green character. The green accommodates the village stocks, thatched bus shelter and village notice board.

The eastern area contains two village greens. The first accommodates the statue of Lord John Douglas Scott, the second a silver birch. However, all the greens have a rather cluttered appearance with plant pots, bins, telegraph poles and highway signs.

Although not as prominent due to its siting, the churchyard is also an important open and green space, providing the setting to the building and complimenting the surroundings.

In addition to the trees detailed above parts of the Conservation Area benefit from a well landscaped setting. Limes line the southern approach along Southam Road and the boundary wall around Dunchurch Hall has a series of lime trees on the eastern side. Within and adjacent to the Hall and grounds are beech, holm oak, hornbeam, yew, ash, weeping ash, mulberry and holly trees. A mature horse chestnut tree provides the setting to 2 Rugby Road.

Along Vicarage Lane yew trees are prominent in the churchyard and oak, poplar, copper beech, Japonica maple, sycamore and limes feature within the street scene.

Photograph 4 Open and landscaped space



MAP 2 IMPORTANT LANDSCAPING AND OPEN AND GREEN SPACES



HISTORIC DEVELOPMENT

The name of the village is considered to derive from the old English Dune for a hill and cerce for a church, therefore church on the hill. The village was included in the Marton Hundred in the Domesday Book, as Done Cerce.

Dunchurch was a primary Iron Age settlement set in the ancient network of local roads. There is evidence in surrounding areas of Iron Age activity and there are two important Roman roads in the vicinity, Fosse Way and Watling Street, the A5. By the medieval period Dunchurch would have been an established village with life based around the church and manor. There is a list of Lords of the Manor dating from the Norman Conquest. However, the absence of a manor house suggests that there was an absent landlord.

In the Domesday Book Dunchurch belonged to William of Osbern, a Norman noble. Following a period of the lordship changing between the crown and local nobles it was granted to Sir Francis Leigh, of Stoneleigh Abbey, in 1639. Over the next 200 years it passed through his descendants and through marriage into the Montagu family and then the Buccleuch family. In 1917 the entire village and Dunchurch Estate were put up for sale. A statue of Lord John Scott, an earlier Lord of the manor, was erected in his memory by his grateful tenants.

During the early times villagers would have lived in cottages scattered around the church and the crossroads. The village would have been agriculturally based but with a large amount of passing traffic due to its location.

Dunchurch is situated on a major historic road running along the dry plateau towards Coventry. The village was therefore strategically placed with good communications, within a day of Coventry and with good water resources and access to arable and grazing land.

The village is clearly concentrated along Coventry Road. The earliest plan of 1717 illustrated that Dunchurch was separated by a crossroads and the village was polyfocal. It is possible that the crossroads pre date the village. Properties butted up to two triangular spaces located at the eastern and western extremities.

It is not clear why these spaces evolved. One reason may be that a market developed early on in the villages' evolution. When this began to interfere with worship the venue may have been moved outside the church grounds and to the busy crossroads. Market crosses were often placed at the centre of a market by the church as compensation for removal from church premises. The remains of a small market cross as a focal point where two roads intersect suggests the two spaces grew around a market. The earliest record of a market was 1608.

The church must have had an influence on the growth of the village and appears to have led to a number of high profile buildings being erected around the square. These include the Almshouses, the School House and Guy Fowkes House. The affluent architectural quality of these buildings implies that this area was a more formal and desirable space to occupy.

There is evidence to suggest that the village may have extended further eastwards from the church. To the south east there is the remains of a moat which may have surrounded a manor. The fields adjacent contain earthworks which suggest the area was built up in the medieval period, presumably being abandoned as villages declined in the region in the later fourteenth and fifteenth centuries.

The first turnpike road, for which tolls had to be charged to travellers for the maintenance of the road, reached Warwickshire at the beginning of the eighteenth century. The road running from London to Old Stratford was extended as far as Dunchurch in 1706. In 1744 it was connected to Birmingham and eventually led to Holyhead. In 1784 John Palmer introduced the mail carriage along this route. Dunchurch therefore became the posting stage for surrounding villages and towns and until the arrival of the railways after the 1830s the postal address for Rugby was 'Rugby near Dunchurch'. Given the favourable position of Dunchurch it might have developed into an important town.

However, with the advent of the railways Rugby expanded more significantly. The social history of the village is varied. The Holyhead road was used as a main route from London to Ireland from the time of Henry II in the thirteenth century. The road carried troops, officials, armaments and supplies to Ireland and Dunchurch became a favourite stopping place with hospitality at inns and lodging houses. The coaching era reached its peak in the 1830s with 26 hostleries. The Dun Cow accommodated the London to Shrewsbury coaches; other establishments accommodated private coaches, horsemen and waggons. This made Dunchurch an important settlement with 40 coaches passing through daily. Records show that there were two mail coaches from London to Holyhead and two Royal Mail coaches from London to Liverpool. In addition all the necessary associated trades were located in the village including The Smithy on Rugby Road and the Old Forge on the square.

Perhaps the most infamous chapter in the history of Dunchurch was its connection to the Gunpowder Plot. The plan was to restore the Catholic religion to England under a Catholic monarch. A plot was hatched to cause an enormous explosion at the Houses of Parliament on the state opening. There were at least 13 known plotters, many from Warwickshire, the most remembered being Guy Fowkes. Part of the plan was to abduct the daughter of James I who was being educated at Coombe Abbey and Dunchurch occupied an advantageous position on the route from London to Coombe Abbey. The Lion Inn, once an old pack

horse inn and now Guy Fowkes House, was chosen by the plotters as their meeting place where they would await news of events in London.

Photograph 5 The church and cluster of adjacent buildings



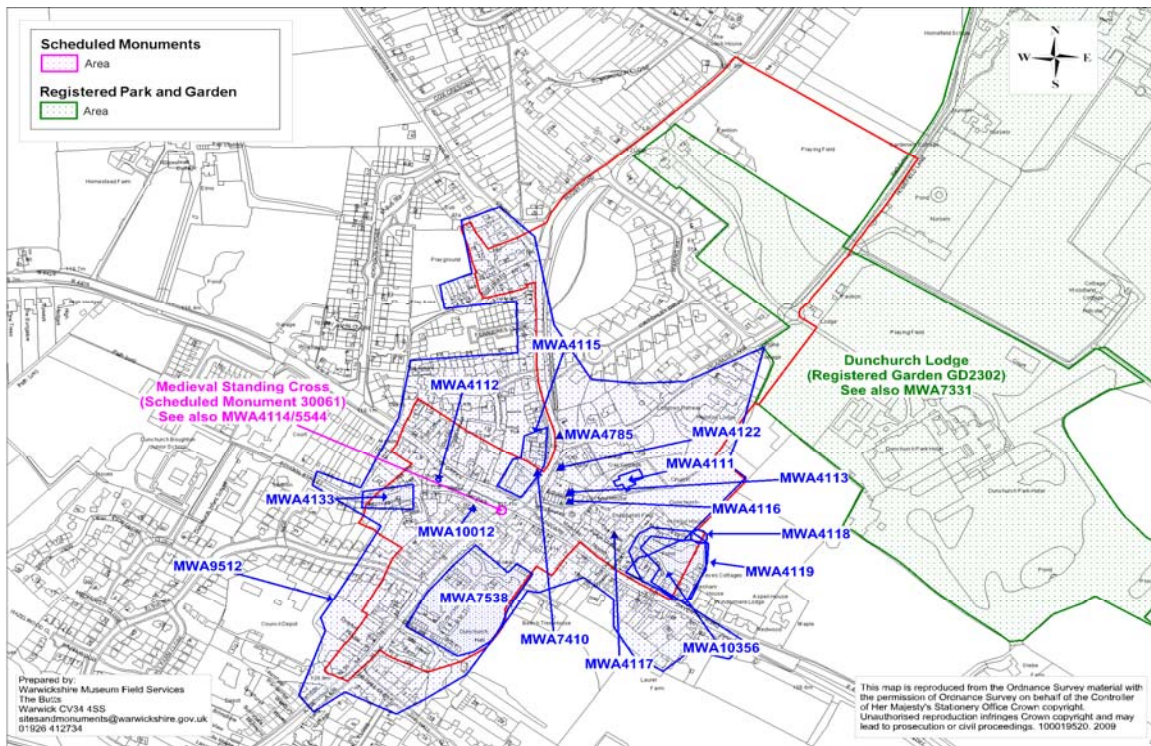
ARCHAEOLOGY

The southern extent of the Conservation Area is entirely within the area recorded as the probable extent of the medieval settlement of Dunchurch based on map and aerial photograph evidence. A medieval moat partially survives as an earthwork to the south-east of the Church. Excavations have recorded its use from the 13th century until well into the post-medieval period.

Part of the Registered Park and Garden of Dunchurch Lodge extends across the northern extent of the Conservation Area. The southern extent of the Conservation Area is centred on the Church and Market Square. The Church of St. Peter is Medieval in origin, and was restored in 1908.

Guy Fawkes House, adjacent to the churchyard, dates to the 16th century building. The Warwickshire conspirators are said to have waited here to receive the results of the Gunpowder Plot in 1605. The Market Cross is a Scheduled Monument in recognition of its national importance. The base is Medieval but a milestone was placed on top in the 19th century. The stocks, also in the Market Place, possibly date to the 18th century, but have been restored.

The Dun Cow Inn is built on the site of an earlier 17th century coaching inn. The building is 18th century with 19th century alterations. The Almshouses in Rugby Road were originally built in 1693. The current buildings were built in 1818.



MAP 3A ARCHAEOLOGY RECORDED ON THE HISTORIC ENVIRONMENT RECORD

HER Records

- MWA4116 Boughton Endowed School
- MWA4117 Guy Fawkes House, Daventry Road, Dunchurch
- MWA4122 Forge, Rugby Road, Dunchurch
- MWA4785 Turnpike Road from Dunchurch towards Crick
- MWA4113 Almshouses, Rugby Road, Dunchurch
- MWA7538 Arch Eval at Winton Hall School
- MWA4119 Moat to SE of Church
- MWA4114 Market Cross, Dunchurch
- MWA5544 Milestone and Market Cross, Dunchurch
- MWA4112 Stocks in Market Place, Dunchurch
- MWA4133 Site of the Dunchurch Lock-up, School Street
- MWA4118 Site of Dovecote 80m SE of Church, Dunchurch
- MWA4115 The Dun Cow Inn, Dunchurch
- MWA7331 Dunchurch Lodge and Gardens
- MWA9512 Dunchurch Medieval Settlement
- MWA10012 ARP Sign
- MWA4111 Church of St Peter, Dunchurch
- MWA10356 Dunchurch; Ditches

MWA7410 Post-Medieval well at The Dun Cow, Dunchurch

Part of the Registered Park and Garden of Dunchurch Lodge (GD2302) lies to the North-East of the Conservation Area. The Medieval Standing Cross in the centre of the conservation area is a scheduled monument (National Number 30061).

The Historic Core of Dunchurch lies in the southern extent of the Conservation Area, with development in the 20th century to the north.

HLC Records

HWA7185 Hotel

HWA7376 Historic Settlement Core

HWA7453 Post 1955 Detached

HWA7462 Post 1955 Detached

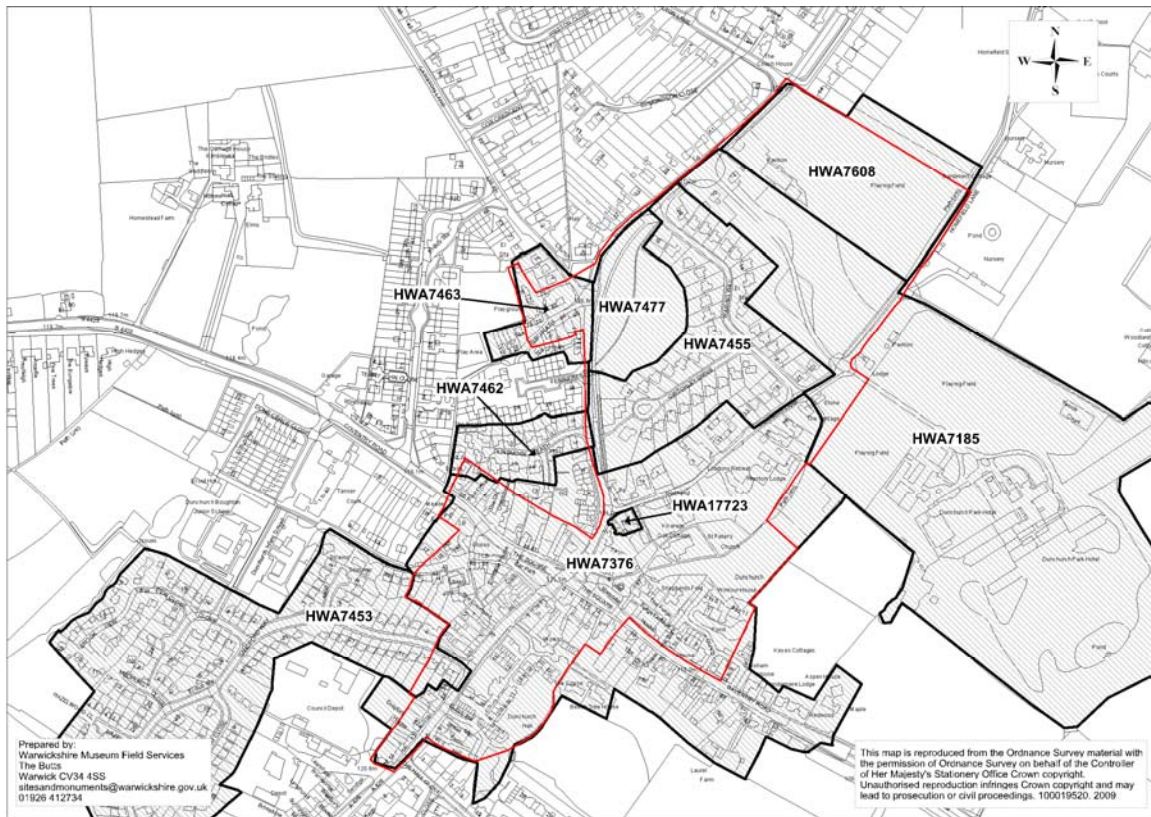
HWA7455 Post 1955 Detached

HWA7463 Historic Settlement Core

HWA7477 Public Open Space

HWA7608 Sports Field

HWA1772 Farm Complex pre 1880s - Historic Farmstead



MAP 3B ARCHAEOLOGY HISTORIC LANDSCAPE CHARACTER

ARCHITECTURE, BUILDING MATERIALS AND FEATURES

Buildings within the Conservation Area vary from the late twelfth century to the current time. The oldest building is the Church of St Peter. This dates from the late twelfth/early thirteenth century although it was largely rebuilt in the fourteenth century. The tower dates from the fifteenth and further additions, including the chancel and vestry, from the nineteenth century. The church was restored in 1908 and comprises sandstone ashlar.

Guy Fowkes House and Forge Cottage date from the sixteenth century and was formerly The Lion Inn. The building is timber framed with a jettied first floor and plastered infill. The Almshouses date from 1693 although they were rebuilt in 1818 and extended in 1946. They comprise Flemish bond buff brick under a slate roof with stone dressings to the elevations.

The expansion of the village during the seventeenth century has resulted in a large number of thatched buildings remaining. The Old Forge, a timber framed building with brick infill is one such example. Others from that century are smaller and on a less grand scale and include 65 to 70, 75 to 78 and 80/81 The Heath. These mostly comprise single storey buildings with attic accommodation. Thatch was still being used, above elevations comprising brick or roughcast into the eighteenth century. Buildings from this period include 26 to 27 and 29 to 32 Southam Road and 44 and 45 School Street.

The eighteenth century provided Dunchurch with a more classical form of architecture. The School House dates from 1707 and was formerly a church school. The building incorporates a hipped roof above stone quoins, sash windows and a stone string course. The Dun Cow and buildings fronting the highway to the east are from a similar period and include more formal elevations.

Nineteenth century terracing and buildings feature in Daventry Road. An Arts and Crafts element is provided by the North and South Lodges leading to Dunchurch Lodge.

There has been infill development in the twentieth century, including the open plan estate to the north, the Springfields development on Daventry Road and the erection of a new lodge on Vicarage Lane.

The Conservation Area also accommodates a number of statues and interesting features. The village stocks possibly date from the eighteenth century, the market cross has a medieval base and steps and an upper part was added in 1813. The statue and war memorial are located on the eastern greens. The bus shelter and village notice board have thatched roofs and a series of attractive gates and screen walls adorn the entrances to Dunchurch Lodge.

Architectural Detailing

Many of the older roofs in Dunchurch are clad in hand-made clay plain tiles at a pitch of more than 45 degrees. Tiles have a rough surface and a pronounced curve in section. These give a rich texture and varied weathering pattern. The slate in Dunchurch has a grey colour and is used on slopes of 30 to 35 degrees. Thatch is the oldest form of roof material and is on roofs with a pitch of 50 degrees. Chimney pots and stacks are integral elements of a historic building design and contribute to the visual appeal of the village.

Doors

Many doors in the village are of the original design and are important features. There is a hierarchy of design with formal or high status properties having panelled doors and workers cottages have simple vertical boarded doors.

Windows

Windows are significant features of the buildings in the village. The arrangement of openings in a wall of a building gives an attractive and well ordered appearance.

The high status buildings have sash windows with small panes. Sash windows are an English invention from the seventeenth century and those in the village date from the eighteenth century. An alternative form of sash windows are on the almshouses with horizontal sliding sashes (Yorkshire sash).

For yeoman cottages or subservient housing windows would mainly have had side hung casements of metal or timber. Metal casements usually had leaded lights such as that over the coach entrance adjacent to 2 The Square.

Windows in the village generally fall within two types which are influenced by the sub-medieval and Renaissance period. The sub-medieval phase was a transition between the earlier period of long horizontal runs of windows of narrow mullioned lights and the later period of tall, balanced sash windows. It lasted in minor domestic work until the mid-nineteenth century. The characteristic window shape in this period was square. Casements close flush within the frame and panes are small.

Shopfronts

In Dunchurch they are a relatively modern addition as the village was not a major historic shopping area. The village therefore does not contain good examples of shopfront development or design. The ones that exist generally date from the

1960 to 70s and little architectural style or detailing has been incorporated. Large areas of glass do not provide a good frame.

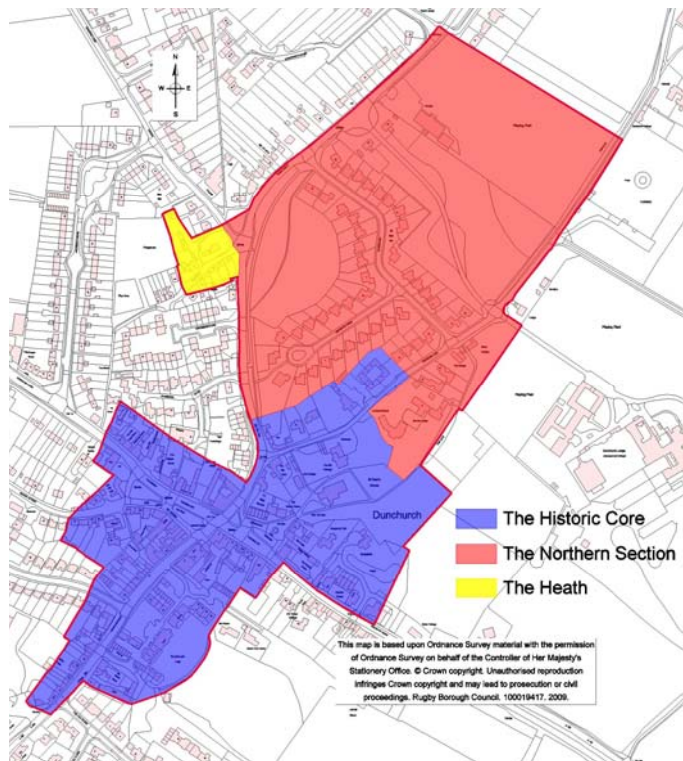
DETAILED ARCHITECTURAL ASSESSMENT

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

- Area 1: The historic core (Eastern Square, Western Square, Southam Road and Vicarage Lane/Rugby Road).
- Area 2: Northern Section (upper part of Vicarage Road, Critchley Drive and Waring Way)
- Area 3: The Heath

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 The Historic Core

Eastern Square

The main entrance into the square is formed by the enclosure created by nine important buildings. There is no dominant architectural style however brick walling (sometimes rendered), steep tiled roofs and shallower slate roofs dominate. Number 87 has a more vernacular roof covering of thatch which provides an interesting contrast with other materials. Most buildings possess their original chimneys which break up the scale of the roof plans and give a dynamic and interesting skyline. The predominant use is residential.

Guy Fowkes House is probably the oldest building (early sixteenth century). Its close studding and continuous jetty with tension braces were often used in buildings of high social status. Brick and tile probably did not dominate the village until the eighteenth century except for high status buildings. The side elevation of Guy Fowkes House is of brick with limited openings and provides a robust sense of enclosure along Daventry Road. 87 may have been timber framed and dates from the eighteenth century. This was probably a common type of yeoman house for the village being one and a half storey with cheaper materials used for its construction.

In contrast the school house from 1707 is of an urban or more gentrified style with classical or formal layout. The building comprises Flemish brick bond with stone string course and rusticated quoins to the centre and angles. This building is important in regional terms as it was designed and built by Smith of Warwick. He built many houses in Warwick and other prestigious large country and town houses. The symmetry has been marred by the removal of chimneys and window alterations.

Photograph 6 The School House



The almshouses are smaller in scale with a plainer formal style. The front elevation has a balanced layout of entrances and windows comprising Flemish bond using buff brick with a brick dentil cornice. The heavy chimneys accentuate the terraces smaller scale. Local stone has been used for sills and lintels.

Photograph 7 The Almshouses



The properties on the northern side of the road have small front gardens which soften the remaining hard areas and the picket fence to the almshouses gives a sense of a rural character. The gap between the school house and number 87 frames the church tower and accentuate it as a focal point in the skyline. The Perpendicular tower of three stages has a south-east stair turret and moulded string course.

On the south of Daventry Road the properties are built right up to the pavement. Numbers 2, 4, 14 and 16 provide a better sense of enclosure to the space than 6 to 12 which are smaller scale.

The houses on the south side give a terrace effect being in close proximity to each other. Numbers 6 to 12 are framed by the more substantial public house to the east and 2 to 4 to the west. Numbers 6 to 12 have undergone a number of changes including rendering, the removal of chimney stacks and alterations to windows and doors. This has disrupted the harmony of the street scene. The public house, Green Man, has changed very little since 1900 apart from window styles on the first floor.

Photograph 8 Buildings on the southern side of Daventry Road



Spatial Character

The main road has probably always been aligned in the present position and circulation around the square is likely to have always been informal. The square is not in the true sense a typical square, with no formal layout or enclosure. A small green existed in the space in 1910 with four mature trees. More recently the green space has been reduced and replaced with a hard surface. There are two main focal points within the space; the Scott structure and the war memorial cross. The two grassed areas relieve the expansion of tarmac but each is affected by unco-ordinated street furniture and planting. This clutter detracts from the overall scene. Unobtrusive quality or simplicity in the design of a foreground to dominant buildings can complement and enhance the main attraction of a space. At present informal parking arrangements add to the sense of clutter and exacerbates the visual damage caused to the square.

Western Square

The makeup of this area differs from the first in that the buildings and spaces are generally larger. The building around the square is now predominantly commercial with some residential accommodation on the upper floors. The architectural style is mostly Georgian. Buildings on the north and south side front the pavement giving the observer the opportunity to encounter each building. There is greater compactness on the south side but less architectural continuity. The separation between buildings on the north side accentuates the individualistic style of each building.

Photograph 9 The prominent Dun Cow



The north side is dominated by three relatively large buildings i.e. the Dun Cow, the Old Post Office/Deerhurst and 57 to 59 The Green. These were probably associated commercially with traffic using the road to Coventry. Each has a long frontage with large regimental windows dominating the first floor. Only the Dun Cow retains its historic sash windows entirely. The shopfronts are not traditional or unduly well co-ordinated with the buildings overall character. The curved Dutch blinds appear incongruous and assertive against the flatness of the wall and roof planes. The Dun Cow and Deerhurst form visual stops at each end of the northern edge of the road which retains more or less its original character. The Estate House gives an architectural contrasting less imposing scale to the streetscene. The south side of the main road has historically been a public space with more intensive use around the existing car park where the old prison and stocks were once sited.

Photograph 10 Buildings on the northern side to the west of the Dun Cow



The buildings step up in height at the entrance to Southam Road. Two modern buildings, the social club and Elmdene, echo classical buildings from the past but are plainer than their contemporaries. The lack of a roof form affects the overall streetscape where roofs run parallel to and dominate the street scene. The car park and street furniture including signs are poorly set out and of poor quality. The setting of the market cross is severely detracted from by a clutter of highway paraphernalia.

The residential properties on the south and west side of the green vary in style from the medieval, Georgian and Victorian period. Their simple forms are made more interesting by the composition of historic features such as windows, doors and chimneys. The properties varied appearance around the green adds interest to the space by illustrating that the area has made a slow transition over time.

School Street has a terrace of houses as a point of historical and architectural interest. Numbers 37 to 40 comprises two storey red brick cottages under a slate roof with planked timber doors and simple fenestration. A different form of terracing runs further west. Numbers 43 to 46 School Street are single storey and attic with swept dormers under thatched roofs. These buildings are read as a loose group with The Old Halt. Dating from the seventeenth century the building is timber framed with infill under a thatched roof. The building benefits from a front garden setting, an unusual feature in this part of the Conservation Area.

Photograph 11 Cottages on School Street



Spatial Character

The Green provides a more tranquil rural-type setting for the surrounding buildings while the mature trees give more interesting glimpses of the village's architectural form. The trees provide a sense of shelter. The grassed area has been degraded by the intrusion of several small hard surfaces and by uncoordinated street furniture. Some furniture is excessive and competes with other antiquities and feature of the space.

The rustic bus shelter contributes to the rural character of the village and to the interest of the space. The stocks and market cross also contribute to the village's historic identity.

Southam Road Approach

Commercial activity is concentrated at the northern end of the street. The remainder is given to residential use. There is a greater sense of enclosure in this street than in the other character areas due mainly to the continuous built up frontage over a significant distance. Most buildings are painted white. The west end of the street has a roofscape which is almost constant in height broken in scale by the varying roof materials and chimneys. The street scene is made more attractive by the thatched roofs and eyebrow dormers, rustic porches, old windows and gable dormers. The architecture along this street is relatively

denser and smaller in scale than elsewhere in the village. This probably reflects the lower value placed on this highway in relation to the Coventry Road and the importance placed on living close to a highway. Being close to the highway gave security to the rears and maximised the plot within which to grow food or raise animals. This compares with the large properties on the northern side of Coventry Road where the plots are deeper. The southern edge beyond Sandford Way is more varied architecturally. The long wall on the eastern side of the road accentuates the sense of enclosure to the street and the long frontage of the buildings opposite. The trees in front of the wall help to soften the impact of the linearity of the built forms.

Photograph 12 The western side of Southam Road



From Sandford Way southwards the architectural composition of the street is more varied. A number of gables front onto the road and there is an almost continuous built up frontage on the western side with more segregated buildings on the eastern side. The dominant stable block to Dunchurch Hall helps to terminate the long stretch of boundary wall to Southam Road and gives the impression of the Halls previous importance.

The hall itself is an imposing formal classical building of the early eighteenth century commanding a spacious setting. The trees within its grounds contribute to the setting of the Hall and enhance views across the site from Southam Road. The new development also creates an interesting setting to the Hall by creating a main formal landscaped space in front of the hall.

Spatial Character

The space here is essentially linear created by predominantly terraced houses and the boundary wall to Dunchurch Hall. The avenue of trees in front of this wall enhances the appearance of the street. On the western side occasional gaps between buildings provides rare views behind to accesses and outbuildings.

Vicarage Lane

Rugby Road has two main historic buildings; the Forge of medieval origin and Phoenix Cottage from the Georgian period. The forge is a focal point along the road due to its dynamic roof form and dominant structural framing. The building comprises a single storey with attic and a two storey element under a thatched roof. Phoenix Cottage comprises brick and thatch, dormers and half swept dormers. The new properties opposite pick up on the scale of traditional features and materials of the historic buildings and compliment the local scene. The mature Chestnut adjacent to the Forge helps to fill in gaps in the skyline and adds variety to the street scene.

Photograph 13 The landscaped and walled setting of Vicarage Road



The Old Dairy, a white washed brick structure under a tile roof, completes the group of buildings and turns Rugby Road into Vicarage Lane. The buildings are complimented by Oak Cottage, a modern building successfully integrating into

the historic environment. To the side the tall brick wall provides a sense of enclosure leading to the church. Along Vicarage Road the wall largely masks the buildings behind; these include the Old Vicarage, a large scale building set in grounds.

Vicarage Lane in comparison to other roads in the village has a more tranquil feel, characterised by mature trees and high walls which give a greater sense of enclosure. White Lodge, the old stables and the various walls contribute to the historic make up of this lane. White Lodge comprises a three storey building with a hierarchy of fenestration. The cast iron gates to the front provide an unexpected point of interest along Vicarage Lane.

Area 2: The Northern Section

This sub-area combines a historic element and modern housing. The ornamental gates, screen walls, posts and chains date from 1906 to 1908 and form the principle approach to the Dunchurch Lodge Estate. Wrought iron double gates are flanked by side gates with four openwork iron piers with finials. Square brick piers with stone caps and ball finials provide decoration.

This entrance provides the foreground to the North and South Lodges. The buildings are a pair intended as gardeners cottages and comprise brown brick with stone dressings and hipped Westmoreland slate roofs with prominent coped ridge stack. The ground floor windows have stone surrounds and mullions, the first floor windows are wooden through eaves hipped dormers.

The drive leading towards the second Lodge (with a new lodge under construction) is tree lined. Grass verges and the trees provide a rural setting and a strong sense of enclosure. To the north of the drive the woodland continues until the more formal open space of the playing fields. Beyond avenues of trees glimpses of other elements of the estate, including the walled garden, are possible. These provide visual evidence of the scale and affluence of the estate.

The landscape dominated environment continues to the south with the open plan housing development. The suburban character of detached dwellings, with large front gardens, drives and prominent garages has retained much of its integrity. Alterations have taken place including minor extensions. However, more harmful are the changes to front gardens such as extensive hardstanding. While the estate retains its character it is very much of its time and does not make an unduly positive contribution to the Conservation Area.

Photograph 14 Open plan development



Area 3: The Heath

The Heath comprises a small group of cottages occupying a relatively isolated position. Later infill development separates the area from the historic core of the village and the collection of buildings is something of a surprise. The group of cottages result in a self contained area set in a landscaped environment.

The cottages date from possibly the seventeenth century and comprise elevations of plastered puddle clay, whitewashed brick and some timber framing. The buildings are one storey plus attic other than number 70 which has a first floor element. All are under thatched roofs with the skyline punctuated by brick chimney stacks.

Although gables feature prominently on Rugby Road the hedges mask the majority of elevations resulting in a secluded environment.

Photograph 15 Thatched cottages on The Heath



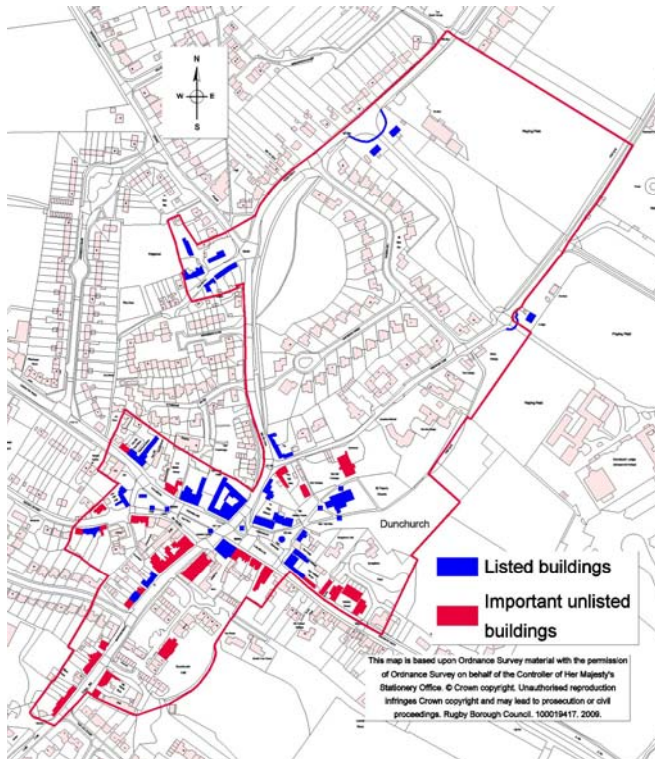
CONTRIBUTION OF UNLISTED BUILDINGS

Such is the collective quality of the prevailing architectural form that a large number of buildings falling within the designation are important unlisted buildings. The majority of the terracing along the western side of Southam Road provide a sense of enclosure and are read as a group leading into the central core of the Conservation Area. The red brick terracing fronting onto the western green form an attractive group and the unlisted buildings to the west of the green compliment the adjacent listed structures.

The buildings to the north of The Green make a positive contribution maintaining the street scene through the siting of the buildings abutting the highway. To the east of the crossroads the terracing on the southern side leading to the centre again maintain the street scene and provide a successful approach. At the entrance to Vicarage Lane The Old Dairy and The Old Vicarage form a group with the adjacent listed buildings.

Modern buildings also make a positive contribution to the Conservation Area. These include the new cottage adjacent to the church and the Springfields development on Daventry Road.

MAP 5 LISTED BUILDINGS AND IMPORTANT UNLISTED BUILDINGS



STREET FURNITURE

Street furniture is an important element in the Conservation Area reinforcing local identity. Dunchurch benefits from features that make a positive contribution and form a sense of place. The village stocks are set on the village green. Adjacent the bus shelter with its thatched roof is read in conjunction with the thatched village notice board. The K6 telephone kiosk was designed by Sir Giles Gilbert Scott and occupies a prominent location on the green. The Market Cross is important in understanding the history of the settlement and is sited on the western square.

On the eastern green the statue of Lord John Douglas Scott and the War Memorial provide attractive features.

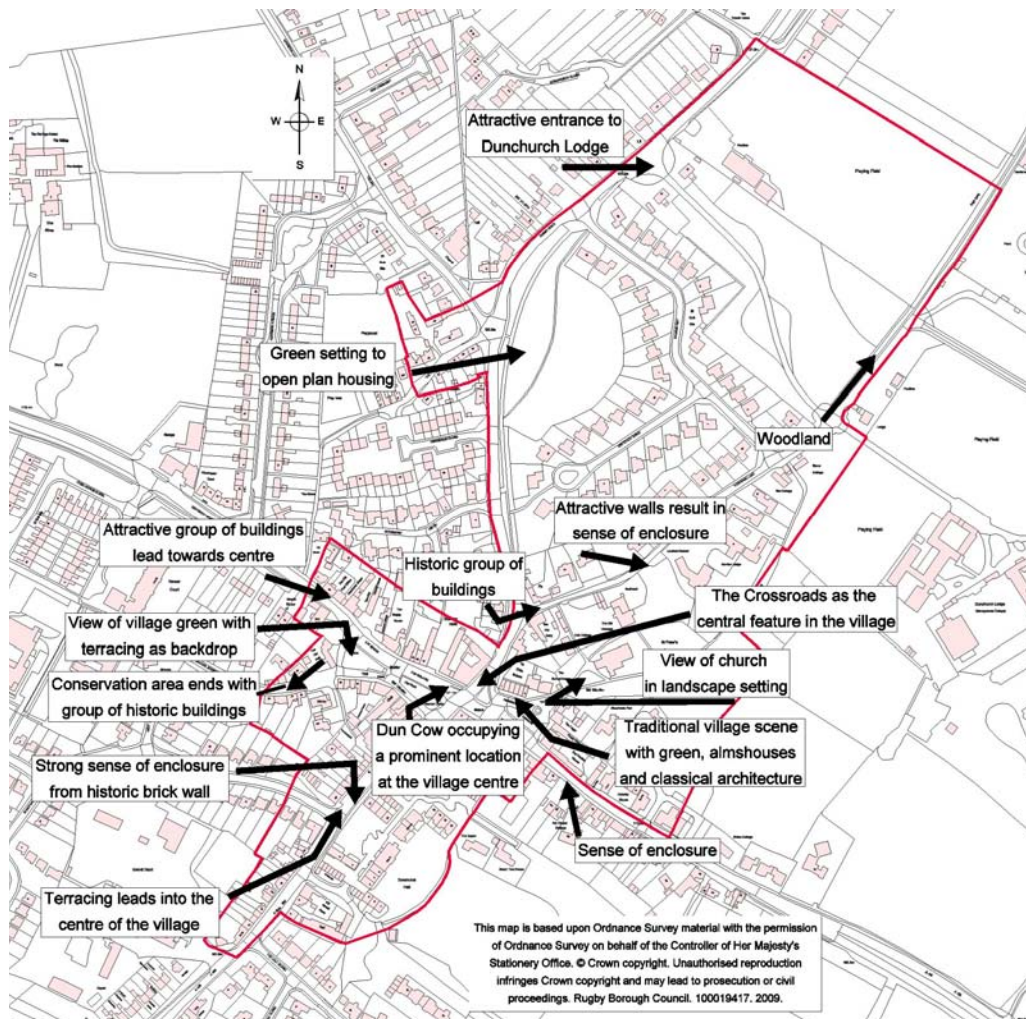
Other individual pieces of street furniture such as seats, planters, signs, lighting etc. may have a useful purpose, however when viewed with other objects they can give an overall impression of clutter which can blur the individuality of the area. All items must be assessed in their entirety. Those surplus to requirements should be removed. New furniture should have a visual quality which reinforces the sense of place and should be co-ordinated and form part of a composed scene. Clutter around the Scott statue should be reduced to emphasise the statue.

A sense of co-ordination and identity can be achieved by painting street furniture one colour. Each item can then appear as other pieces of furniture to give a tidy foreground to buildings. Where possible street name signs should be fixed to buildings using case metal patterns i.e. with embossed lettering of traditional style to match historic precedents found in the village. Where this is not possible the sign could be fixed to a timber post set into the pavement. Such posts should be set against a building and not in open space to reduce the impact.

Traffic signs are dominant and should be as small and as few as possible. Redundant signs should be removed. New signs should be visible but not over assertive, they should take into account quality of the foreground to buildings or background to spaces and content. Clutter should be avoided.

Where possible traditional lanterns and brackets should be directly fixed onto buildings. Where columns are essential its position in relation to other surrounding features should be considered.

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, including telegraph poles, highway signs and clutter on the village greens, detract from the character and appearance of the Conservation Area. The siting underground of the wires and replacement street lighting with more sympathetic illumination, such as small lights fixed to buildings, would benefit the area. A rationalising of street furniture would allow the village greens to have a more structural appearance.

Shopfronts and shop signs are mixed in character. A more minimalist and traditional approach would result in a more consistent and positive visual impact. Shop canopies add to this neutral visual affect.

The area of hardstanding on the western square is used for car parking. This results in a cluttered appearance and detracts from the setting of the attractive buildings that front onto the square. Alternative car parking should be considered and a hard and soft landscaping scheme implemented.

A number of buildings on the western square date from the last century. Some of these lack the quality of the earlier buildings, though many maintain the street scene through their siting, and have a neutral impact.

Along Vicarage Lane a number of later twentieth century developments have a neutral impact. However, the retention of the brick boundary walls minimise the effect on the street scene and retain the sense of enclosure.

The leisure building and the formal playing field, whilst providing a generally undeveloped setting to the Conservation Area, represent a neutral impact.

The open plan housing estate comprising Waring Way and Critchley Drive have retained the integrity of a low density development from the latter part of the twentieth century. However, although an example of an estate from that period, the area has a neutral impact on the designation.

CONCLUSIONS

The overall historic character of Dunchurch Conservation Area has been well maintained and most architectural details in the older buildings have been preserved. The settlement character can be divided into three sections, the historic core, the open plan development in the northern part and The Heath. The historic core centres on the crossroads with further sub areas formed by the eastern and western squares and the approaches from Daventry Road and Southam Road. The Conservation Area accommodates a variety of buildings including timber framed, thatch, classical and terracing. Landscaping plays an

important role and the centre of the settlement is partly defined by the commercial activity in the historic environment.

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. 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.

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.

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;
- replace concrete roof tiles with slate, thatch or tile using the original as reference;
- relocate the car parking from the western square to a less conspicuous location and redefine the central space as a landscaped area;
- place overhead wires underground;
- use consistent approach to street lighting, i.e. lamps on buildings, traditional lampposts that reflect the age and rural location of the village;
- use consistent approach to street signs in a style to reflect the rural location, i.e. traditional metal signs on buildings;
- rationalise street furniture on the greens;
- replace any non native trees with native species;
- replace shop fronts with more traditional shopfronts, use simple and uncluttered shop signs to reflect the rural character of the Conservation Area;
- remove canopies from shops and restaurants;
- establish a management plan for the woodland adjacent to Dunchurch Lodge.

APPENDIX 1

Summary of listed buildings in Dunchurch Conservation Area

Statue of Lord John Douglass Scott, Grade II, 1867. By J Durham in limestone. The statue is approx. 2 metres high. Pedestal with moulded plinth and cornice approx 2 metres high. Erected by his tenantry. Included for group value.

4 & 4A Daventry Road, Grade II. House, now shop and dwelling. Dated 1743. Colourwashed roughtcast brick. C20 tile roof, brick ridge and right end stacks. 4 unit plan, with probably later wings to rear. 2 storeys and attic, 4 window range. 2 bay C20 shop front on right has 2 canted bays and glazed door, all with glazing bars, under continuous canopy. String course band raised in centre, possibly over former doorway. Painted datestones below it has initials BBR. 3 light casements with glazing bars throughout, all but fourth bay have segmental arches. Four C20 box roof dormers.

7 The Square, Guy Fowkes House & Forge Cottage, Grade II. Shown on Ordnance Survey map as Guy Fowkes House. 2 houses, formerly the Lion Inn. C16, and C20 alterations and additions. Timber framed, close studding with jettied first floor and tension braces and plastered infill. Small areas replaced with plaster. Tight return side and rear range to Daventry Road of brick. Old tile roofs, old internal brick stack. 4 unit plan through passage with cross wing on right, extended to L plan to rear. 2 storeys and attic, 5 window range. Irregular front. Forge Cottage on left has late C20 glazed door and flanking window. Plank door to passage to rear. Guy Fowkes House on right has plank door. C19 and C20 two and 3 light casements with glazing bars throughout. Rendered gable has small 2 light casement. Right return side is a one window range. 3 light casements with brick segmental arch to ground floor. Long lower windowless range to right. The Warwickshire conspirators are said to have waited in The Lion Inn to bear the results of the Gunpowder Plot.

87 The Square, Grade II. Cottage, probably formerly two. C18 with mid C20 alterations, left part possibly C19. Flemish stretcher bond brick. Thatched roof, brick ridge and left end stacks. 2 unit, extended to 3 unit plan. One storey and attic, two window range. C20 ribbed door on left has hood with iron brackets. 2 light casement. To right 2 large C20 four light canted bays have leaded lights and flat roofs. Casements, of 2 lights with segmental arch to left, and 3 and 2 lights to swept dormers, have glazing bars.

War Memorial, The Square, Grade II. C1919. Sandstone, Perpendicular style, octagonal with 4 stops, blind tracery, panelled pedestal with inscription, tapering shaft with moulded base and leaf capital, and ornamental cross.

1-6 The Almshouses, The Square, Grade II. Founded 1693 under the will of Thomas Newcombe. Rebuilt 1816, partly at the expense of the Duchess of

Buccleuch and Queensberry. Porches added mid/late C19. Flemish bond buff brick with brick dentil cornice. Slate roof, brick ridge and end stacks. Each is one unit plan. 2 storeys, 6 window range. Angles and projecting gabled centre have pilaster strips. Centre has paired doors. Large sunk stone panel above has moulded cornice and long inscription recording the history of the building. Nos. 1 and 2 and 5 and 6 have paired open fronted porches of red brick with some blue brick and tile roofs. Chamfered Tudor arches. Mid C20 plank doors throughout. All openings have stone flat arches with keystones. Newcombe was printer to Charles II, James II and William III. His monument is in the church.

The School House, The Square, Grade II. House, now 2, formerly a church school. 1707. Considerably altered C19 and C20. Designed and built by Smith of Warwick at the expense of Francis Boughton. Flemish stretcher bond brick with stone string course and rusticated quoins to centre and angles. Tile hipped roof, brick ridge stacks. U plan with wings to rear. 2 storeys and attic. Originally 2:3:2 bays, now 4 window range. Shallow projecting centre has entrance to The School House in third bay. Fielded 6 panelled door and overlight in moulded wood surround. Ground floor of centre and right part has altered brickwork and a 16 pane sash with moulded frame and gauged brick arches inserted between 2 bays. First floor has most openings bricked up. Centre has central sash, with remains of a stone panel and volutes below. Right part has sash to right. Gauged brick flat arches with keystones. Left part forms to Ye Olde School. Entrance in small one bay addition has C20 ribbed Tudor arched door and overlight, mostly blocked. 16 pane sash inserted between first 2 bays on ground floor. Third and fourth bays on first floor have sashes. To rear gabled wings have C19/C20 range between.

2 chest tombs, 3 m west of tower, Church of St Peter, Grade II. Late C18. Sandstone, each has moulded plinth and top and square corner balusters. That to the north has 2 fielded panels to each side. The other is dated 1779. One large and 2 small shallow fielded panels to each side. Inscription to William Burke.

5 chest tombs, 3.5 m south of vestry, Church of St Peter, Grade II. Early C19. Moulded sandstone, all have moulded plinth and top. Left, 1821 etc. Sides have 2 fielded shaped panels. Ogee stop chamfered corners. Inscriptions to William Sutton. Right, 1831 etc. Shallow pitched top. Slate panels with carved arrow head ornament to each corner. Inscriptions to Sarah Bower etc. Inscribed Alcott, Rugby at base. Tomb approximately 5 m south. 1835. Running foliage band to top and bottom and square corner balusters with leaf scroll panels. Sides divided into 2 by square moulded fielded panel. Moulded top. Inscription to Thomas Sutton. Fourth and fifth tombs have 2 shallow fielder panels and gadrooned corners. The fourth has inscription to the Mason family.

Chest tomb, Grade II, Church of St Peter. 1737. Moulded sandstone. Splayed top and base. Plain sides. Inscriptions to Davies family.

Church of St Peter, Grade II*. Late C12/early C13 origins, largely rebuilt C14,. Tower early C15. Mid C19 chancel north aisle, mid/late C19 vestry vestry has some old work. Restored 1908. Sandstone ashlar. Chancel has C12.C13 south wall of limestone rubble with sandstone plinth and cornice. Tile roofs have coped gable parapets with kneelers, some with weatherings. Aisled nave, chancel and north aisle, west tower and south vestry. Decorated and Perpendicular styles. 2 bay chancel, 3 bay nave. Splayed plinths. Diagonal and other buttresses of 2 offsets throughout. Moulded cornice. Windows, mainly renewed, have hood moulds. Chancel has moulded plinth. Limestone 3 light east window with curvilinear tracery. South window has Y tracery with inner trefoiled lancets. Small chamfered low side window. Chancel aisle has 3 light east window with reticulated tracery. North side has large gabled buttress. Door in roll moulded segmental pointed arch. Gothic wall monument above has inscriptions to William Smith, 1810, and Ann Smith 1827. Small chamfered straight headed north east light. 2 windows have Y tracery similar to chancel. North aisle has 3 buttresses. North west doorway, said to be early C14 of 3 moulded orders with hood mould continued across wall. Mid C19 ribbed door. Two 2 light windows have curvilinear tracery with central mullion. West window has cusped Y tracery. South aisle has 2 south 2 light windows with curvilinear tracery. South west buttress continued up into C19 octagonal stack with cornice. West end has small plank door in angle. Small quatrefoil window high up. Wall monument of 2 slate panels with sandstone cornice, urn, volutes etc. has inscriptions of Mary Johnson 1828 etc. vestry has south gable with gablet kneelers. 2 light window with reticulated tracery. West door. Perpendicular tower of 3 stages has south east stair turret and moulded string courses. Double leaf west door in elaborate but eroded doorway of 3 orders with inner moulded order, multi cusped arch and outer arch with alternating trefoil and trefoiled lancet panelling. Deep set 3 light window above has splayed sill and remains of panelling to jambs. Hood mould continued as string course. Second stage has remains of small ogee canopy. 2 small ogee lancets under straight head with hood mould flank clock face. Third stage has remains of carvings to buttresses. Deep set renewed paired 2 light bell openings have blind tracery below and continuous hood mould. One opening only to north. Frieze of quatrefoils. Moulded embattled parapet has octagonal south east stair turret rising above.

29-32 Southam Road, Grade II. Row of 4 cottages, C18. No. 29 has front raised early/mid C19. Whitewashed brick, no. 32 has colourwashed roughcast. Thatched roof, C19 brick ridge and right end stacks. No. 29 on left has timber framed end wall of large framing with whitewashed brick infill. C20 tile roof. Each originally one unit plan. One storey and attic, no. 29 is 2 storey 4 window range. No.29 has C19 4 panelled door on right. 3 light casement to left and 2 light casement above have glazing bars. No. 30 has late C20 door and thatched trellis porch. C20 bow windows. No. 31 has C20 glazed door and thatched rustic porch. Four pane window to left and 3 light casement with horizontal glazing bars to right have shutters. No. 32 has late C20 door and bow window.

Most ground floor openings have brick segmental arches. 3 swept dormers have 2 light casements. Included for group value.

26 & 27 Southam Road, Grade II. 2 cottages, mid/late C18 with C20 alterations. Whitewashed brick. Thatched roof, brick left end and ridge stacks. No. 26 on left is one unit plan, no. 27 is two unit plan. One storey and attic. No. 26 is one window range. Plank door and thatched rustic porch. C20 four light casement in enlarged opening with painted wood lintel and old wood and iron 2 light casement with horizontal glazing bar. No. 27 is a 2 light range. Later C20 thatched porch has double leaf plank doors. 2 light late C20 casements with glazing bars to left and right have brick segmental arches. Eyebrow dormer and truncated swept dormer of right have 2 light casements with cross glazing.

44 & 45 School Street, Grade II. 2 cottages, part of row. Mid/late C18. Flemish stretcher bond brick. Thatched roof, brick ridge and right end stacks. Jasmine Cottage on left is 2 unit plan. Both are one storey and attic with swept dormers. One window range. Central plank door. C20 thatched open porch. C20 leaded 3 light casements, on left with brick cambered arch. Dormer has old part leaded 3 light casement. Plum Tree Cottage is 3 unit plan. 3 window range. C20 part glazed door between first and second bays has brick segmental arch. Old 3 light casements to left and to thatched canted bay to right to right have horizontal glazing bars. C20 three light window to right. Rendered dormers have old wood and iron 2 light casements with glazing bars.

South Lodge, at Dunchurch Lodge Estate, Rugby Road, Grade II. Lodge to country house. One of a pair intended as gardeners cottages. 1908-09, by Gilbert Fraser of Liverpool for John Lancaster. Mid and late C20 alterations and additions. Thin brown brick with stone dressings and hipped Westmoreland slate roofs with a prominent coped ridge stack. Ground floor windows have stone surrounds and mullions, first floor windows are wooden through eaves hipped dormers. All are casements with their original leaded glazing. 2 storeys, 1 x 3 bays. Single bay front has to right a plan doorway with a shouldered half round stone hood. To left, a 3 light window and above, a 3 light dormer. Right return has 2 single light windows and a 4 light dormer above. To right, a slightly projecting bay, extended mid C20, with 2 3 light windows and above, a 4 light dormer. Rear has late C20 patio window, and above a 4 light dormer. Left return has attached single storey outbuildings with yard.

North Lodge, at Dunchurch Lodge Estate, Rugby Road, Grade II. Lodge to country house. One of a pair intended as gardeners cottages. 1908-09, by Gilbert Fraser of Liverpool for John Lancaster. Mid to late C20 alterations and additions. Thin brown brick with stone dressings and hipped Westmoreland slate roofs with a prominent coped ridge stack. Ground floor windows have stone surrounds and mullions, first floor windows are wooden through eaves hipped dormers. All are casements with their original leaded glazing. 2 storeys, 1 x 3 bays. Single bay front has to left a plan doorway with a shouldered half round

stone hood. To right, a 3 light window and above, a 3 light dormer. Left return has 2 single light windows and a 4 light dormer above. To left, a slightly projecting bay, extended mid C20, with 2 3 light windows and above, a 4 light dormer. Rear has late C20 patio window, and above a 4 light dormer. Right return has attached single storey outbuildings with yard. An important part of the important Edwardian design at Dunchurch Lodge.

Gateway and screen walls at Inner Lodge at Dunchurch Lodge, Rugby Road, Grade II. Gateway to Dunchurch Lodge Estate. 1906-09, by Gilbert Fraser of Liverpool for John Lancaster. Wrought iron and ashlar. Double gates with elliptical heads and overthrow with cartouche. Square ashlar piers with plinths, festoons and moulded caps, topped with urn finials. Concave curved flanking walls approx 1.5m high, with moulded coping and square terminal piers and moulded caps. Part of the important garden ensemble at Dunchurch Lodge. An important part of the important Edwardian design at Dunchurch Lodge.

Victorian gateway approx 30m north of Inner Lodge at Dunchurch Lodge Estate, Church Lane, Grade II.

Gates, Screen Walls, Posts and Chains at Dunchurch Lodge Estate, Rugby Road, Grade II. 1906-08, by Gilbert Fraser of Liverpool for John Lancaster, forming the principal entrance to the Dunchurch Lodge Estate. Wrought iron double gates flanked by side gates with 4 openwork iron piers with finials. Square brick piers with stone caps and ball finials. Concave curved screen walls and short return walls with stone coping, approx. 50m long. Wooden posts approx 1m high linked by chains and enclosing elliptical lawns. Included as part of the important group of buildings and registered landscape of Dunchurch Lodge.

6 & 8 Rugby Road, Grade II. 2 cottages, no. 8 on right C18, no. 6 on left probably early C19, Flemish bond brick, no. 8 has thatched roof, C9 brick ridge and right end stacks. 3 unit plan. One storey and attic, 3 window range. C30 ribbed door between second and third bays. 3 light casements with glazing bars. Ground floor openings have brick segmental arches. Swept half dormers. No. 6 has brick dentil cornice. Old tile roof, C20 brick internal stack. 2 unit plan. One storey and attic, 2 window range. Entrance to rear. Four C20 2 light casements have glazing bars and wooden painted lintels. Two C19 2 light dormers.

2 Rugby Road, The Old Forge, Grade II. Cottage incorporating former forge. C17 with later alterations. Timber framed, square framing with brick infill of varying dates. Thatched roof, brick right end stack and ridge stack to wing. One storey range at right angles on right is probably C18/C19. Some framing, but mostly brick. Tile roof. L plan, with wing on right to rear, fronting road. One storey and attic, 2 window range. Entrance in one storey range has ribbed door. 2 small arched lights. Main range has 3 light leaded casement with painted wood lintel and plank shutters on right. C19 two light casements paired on left, with

glazing bars throughout. Swept dormers. Small cross glazed window between floors. Left return side to road has lower wing on left. 2 window range.

69-70, The Heath, Grade II. 2 cottages, possibly C17 origins. Late C18/early C19 alterations and taller range of no. 69. No. 70 has mid/late C20 additions and alterations. Whitewashed brick. No. 70 has roughcast to rear of road. Thatched roofs, brick ridge and right end stacks. 2 unit extended to 3 unit plan. One storey and attic and 2 storey right range, 3 window range. Main front to garden. No. 70 on left has entrance in left return side of large single storey addition. 2 light casements to ground floor and dormer. No. 69 has single storey projection with slate roof on right. 2 windows with glazing bars. Left return side has plank door. Ground floor has 2 light C20 casement on left, 3 light casement with glazing bars and 2 light casement with cross glazing, all under a single blackened wood lintel. Eyebrow dormer has 2 light part leaded casement. Small one light swept dormer on right. One window range to road. No. 69 has 2 light casements, with brick segmental arch to ground floor. No. 70 has small windows. Glazing bars throughout. Included for group value.

65, 66/67 & 68 The Heath, Grade II. Row of 3 cottages, formerly four. C17 with later additions. Plastered puddle clay, return sides and left corner rebuilt in brick, roughcast to right. Whitewashed, thatched roof, brick ridge and left end stacks. Each cottage originally 2 unit plan. One storey and attic, 4 window range with swept dormers throughout. Front to garden. No. 68 of left has part glazed plank door. C20 open fronted porch and small projection casements throughout. Glazing bars. Clare Cottage has central mid/late C20 thatched half glazed porch with double leaf doors and plank door inside. 3 light casements have differing horizontal glazing bars. First floor has old leaded lights to left, C20 window to right. No. 65 has C20 door on right. Leaded mid C20 metal 3 light casements. To rear 6 window range with deep set windows, mostly C20. No. 68 has single and 2 light leaded casements.

80/81 The Heath, Grade II. Cottage, formerly two, C17, right part rebuilt or added C18. Plastered possibly over puddled clay with some timber framing. Right part of white washed brick. Thatched roof, C20 brick left end, old brick ridge and rendered right end stacks. 4 unit plan. One storey and attic, 3 window range. C19/C20 timber framed porch on right has slate roof. Plank door and side light. 3 light casements on right has horizontal glazing bars. Ground floor to left has 5 windows, mostly C20 2 light casements. Second bay has C19 segmental arched cast iron window with glazing bars, third bay has large leaded casements. Swept dormers have 2 light casements, with horizontal glazing bars on left, cross glazing to centre and glazing bars on right. C19 lean to across right return side.

77 & 78 The Heath, Grade II. 2 cottages. C17, partly rebuilt and no. 78 extended C18, early C19. Plastered puddled clay, front wall and part of left return side of brick, addition of stone. Whitewashed. Thatched roof, brick ridge

and end stacks. Each originally one unit plan. No. 78 extended to 2 unit. One storey and attic, 2 window range. No. 78 has brick porch with slate roof in right corner. Late C20 glazed door to left return side and casement to front. Old plank door to left has trellis porch. Entrance to no. 77 to rear. 3 light casement on left and 2 light on right have brick segmental arches and glazing bars. Fire window. Swept dormers have 2 light casements, leaded to left and with cross glazing on right. Left return side has C19 lean to. To rear no. 77 has old plank door and C20 trellis porch on right. Ground floor has three 2 light casements with glazing bars. Each cottage has 2 light eyebrow dormer with horizontal glazing bar to left and leaded to right.

75 & 76 The Heath, Grade II. 2 cottages, C16/C17. Partly rebuilt and altered C18/earlyC19. Plastered, possibly over puddled clay with some timber framing. Centre of front wall and return sides rebuilt in brick. Whitewashed. Thatched roof, C19/C20 brick ridge and right corner stacks. No. 75 on left originally one unit plan, no. 76 is 2 unit plan. One storey and attic, one window range. No. 75 has old painted plank door in simple wood frame with painted rendered keyblock. 2 light C20 casement to left. The late C20 single storey addition to the left is not of special architectural interest. No. 76 has C20 part glazed door under brick segmental arch. 2 light casement to left and 3 light casement to right have glazing bars. Swept dormer has 2 light leaded casement. Return side has casements.

K6 Telephone Kiosk, Grade II. Designed 1935 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.

Bus Shelter/War Memorial, Grade II. A detached timber shelter, dating from 1949, erected as a memorial to the men of the village who fell in World War Two. It was built by local craftsmen to a design by Mr Castle or the Warwickshire Rural Community Council. The shelter is built from local ash and elm timbers, with a thatched roof of native fir thatched with reed. The shelter is a simple rectangular plan. The structure consists of upright rustic ash poles, clad to eaves height to the rear of the shelter with wide, waney edged elm boards, which rise to half height on the front and to the sides of the shelter. The thatched roof is hipped and has a decorative ridge.

The Old Halt, The Green, Grade II. Cottage, C17 with C18/C19 rebuilding, alterations and additions. Timber framed with infill, rebuilding and additions of brick, whitewashed to front. Thatched roof, brick ridge, right end and left external stacks. 3 unit plan, extended to irregular T plan with ranges to rear and at angle to right. One storey and attic, one window range. Front has some exposed framing. Large central late C20 half glazed porch has 6 panelled door to left return side. Glazed door and casement inside. Casements, of 3 lights to left and 2 lights to right have differing glazing bars. Central swept dormer has 2 light window with cross glazing. Low single storey range on right has 2 light casement. Further C19 range, probably originally separate, of whitewashed brick

with tile roof. Window with glazing bars and 2 panelled door have brick segmental arches. Left return side of main range has massive chimney breast.

Dunchurch Post Office & Stores, The Green, Grade II. House, post office and shop. Mid/late C18 with later alterations and additions. Flemish brick bond with string course, right half rendered. Old tile roof, brick left end and ridge stacks. 4 unit baffle entry plan extended to L plan, with wing on left to rear, fronting Coventry Road. 2 storeys, 4 window range. Central fielded 6 panelled door has early/mid C19 moulded wood surround with corner roundels and shallow hood. Mid/late C20 shop windows and glazed door to right. 3 light wood casements with glazing bars throughout. Ground floor to left has C20 casements in slightly widened openings with brick segmental arches. Irregular return side to road.

Market Cross, Grade II. Base and steps medieval, upper part added 1813 as a milestone. Restored 1953. Sandstone ashlar. Octagonal. 4 steps. Obelisk without top. Central square section is inscribed To London 79 Miles, To Holyhead 178 Miles.

Old Post Office, Former Stables and Coach House, Grade II. The Old Post Office, Madame Louise Hairdressers, Deerhurst and attached former stables and coach house. 2 houses, shop and attached former stables and coach house, probably formerly an inn. Mid/late C18 with C19 and C20 alterations. The Old Post Office on left includes one bay of a mid/late C19 range. Flemish bond brick with brickstring course band. Plain wood cornice. Old tile roofs, brick end stacks. T plan with wing to rear. 2 storeys and attic, 6 window range. Second bay has carriage arch with painted wood lintel. The Old Post Office to left and above has entrance to rear. Fixed light window with glazing bars. C19 range to left has dog tooth cornice. 3 light casements with glazing bars. Third and fourth bays have late C19 shop front with half glazed door and overlight, window with glazing bars, fluted wood pilasters, fascia board and moulded cornice. Fifth and sixth bays, part Deerhurst, have tripartite 4 pane sash. Ground floor windows have brick flat arches with keystones. First floor has late C20 top hung windows with glazing bars of 2 different designs, in original moulded frames with brick cambered arches. Central roof dormer has 2 light casement with glazing bars.

Tudor House, Grade II. House, now shop and dwelling. Mid/late C18. Roughcast brick with dentil cornice. Late C20 tile roof, hipped to left, brick ridge stacks, L plan with wing on right to rear forming frontage to The Square. 2 storeys and attic, 5 window range. Entrance in third bay has C20 double leaf glazed doors with fielded 6 panelled door behind in wood doorcase with pilaster strips and hood. Casements with glazing bars throughout. Shop window, possibly old, on left has many glazing bars. 3 light casement. First floor has 2-, 3- and 2 light windows. 2 storey canted bay on right has sashes and dentil cornice. Cart arch on far right has small amount of timber framing with brick infill to rear. Dormer with 2 light headed casement. Separate slightly higher roof. Front to The Square is a 2 window range. 'Mops' and 'Man Alive' on left has

large late C20 bay shop front with glazing bars. Canopy is continued across central part glazed double leaf 6 panelled door in plain wood surround. 'Tudor Tots' on right has C20 three light casement. First floor has 3 light casements. Single 2 light gabled roof dormer to each front has horizontal glazing bars.

The Cottage & Courtyard Wines, The Dun Cow Hotel, Grade II. Hotel, house, and shop, formerly a coaching inn and attached outbuildings. Late C18/early C19 with later alterations. Front of scored rendered brick, right return side to Rugby Road of Flemish bond yellow and red brick with brick dentil cornice. Old tile hipped roofs, hipped to right, have parapet to front, brick ridge and left end stacks. Courtyard plan. 2 storeys, 6 window range. Third bay has wide carriage arch with thin wood pilasters and simple entablature and two 12 panelled doors. Fifth bay has large square C19 painted wood porch over pavement. Square piers. Octagonal panelled entablature. Half glazed door with panelled reveals. Ground floor of fourth and sixth bays has tripartite sashes, 16 pane sashes and 12 pane to third and fifth bays. Rusticated rendered flat arches with key blocks. Parapet has string course and coping and long moulded octagonal panel. Right return side to Rugby Road is a 5 window range. Sashes to gauged brick flat arches. One storey and attic C19 range on right has 4 panelled door and overlight, sash and C20 three light window. To courtyard, irregular ranges, part of left range forms The Cottage. Barn opposite entrance now converted to courtyard wines.

57, 58, 58A & 59 The Green, Grade II. Row of houses, now shops and dwellings. Mid/late C18 with small C19 wing to rear of No. 57 and late C20 alterations. Flemish bond brick with string course. C20 tile roof, brick left end and ridge stacks. U plan with cross wing on right and wing on right to rear. 2 storeys and attic, 7-, formerly 8 window range. No. 57 on left has mid/late C20 half glazed door with panel above and C19 wood pilaster strips and shallow hood. 2 sashes to left. No. 58 and 58A have late C20 shop fronts. No. 59 has ground floor partly rebuilt with late C20 doorway and bow window. First floor has late C20 top hung windows with glazing bars, third bay is blocked. Gauge brick flat arches throughout. No. 57 has small roof dormer with C20 window. No. 59 has gable string course and C20 two light casement with glazing bars.

The Stocks, The Green, Grade II. Date indeterminate but possibly C18. Timber. 2 pairs of holes.

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.

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

For further information relating to archaeology 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

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

The Georgian Group
6 Fitzroy Square
London

W1T 5DX

Tel: 087 1750 2936

Email: office@georgiangroup.org.uk

For “Care for Victorian Houses” leaflet, contact:

The Victorian Society
1 Priory Gardens
Bedford Park
London
W4 1TT

Tel: 020 8994 1019

Email: admin@victoriansociety.org.uk

For a range of technical advice leaflets, contact:

The Society for the Protection of Ancient Buildings (SPAB)
37 Spital Square
London
E1 6DY

Tel: 020 7377 1644.

Email: info@spab.org.uk

APPENDIX 3

Bibliography

The Buildings of England – Warwickshire. Nikolaus Pevsner and Alexandra Wedgewood. Penguin Books

Warwickshire Towns and Villages, Geoff Allen, pub Sigma Leisure, 2000

Dunchurch Conservation Area Statement

A Glimpse into The Past – A Brief History of the Village of Dunchurch

Planning for the Historic Environment (PPS5)

Rugby Borough Local Plan 2006 Saved Policies

Submission Core Strategy

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.

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.