

RUGBY BOROUGH COUNCIL

**STRETTON ON DUNSMORE
CONSERVATION AREA APPRAISAL**



June 2010

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INTRODUCTION

Stretton on Dunsmore is located seven miles from Leamington Spa on the Fosse Way. The Conservation Area is a relatively small designation which occupies approximately one fifth of the village and is accessed from the east, south and west. It is situated in the south west of the settlement and concentrates on the historic area. It includes a farm, pubs, shops, village hall and dwellings.

Despite the later development surrounding the Conservation Area the designation retains its own identity. There is a strong sense of enclosure with buildings generally set close to or abutting the road. Outside the Conservation Area the buildings prevent views beyond the immediate 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. Stretton on Dunsmore 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.

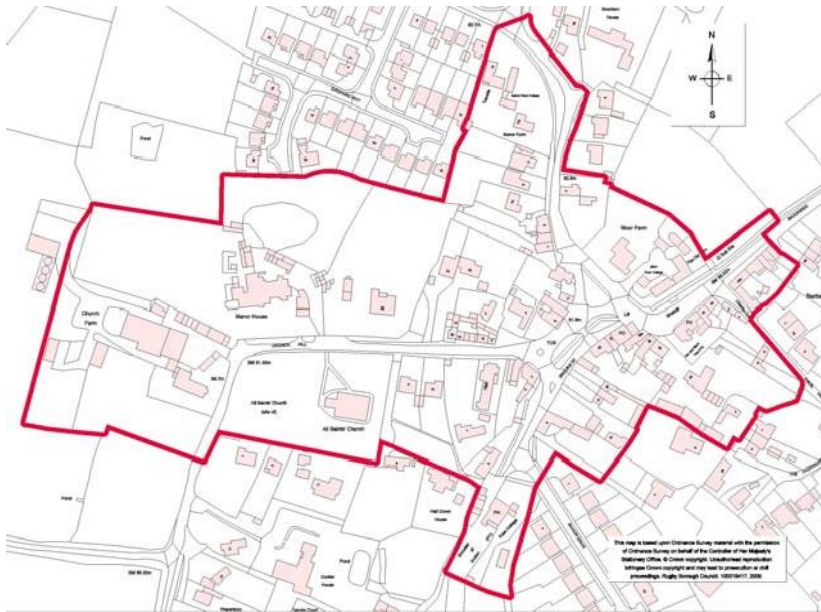
This document is an appraisal of Stretton on Dunsmore Conservation Area. It is based on guidelines issued by English Heritage, the Government's advisor on the historic built environment, and has been prepared by Rugby Borough Council. The principal objectives of the appraisal are to:

- define and record the special interest of Stretton on Dunsmore 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

The village is surrounded by countryside with the A45 to the north. To the west lies farmland and winding lanes leading to the Oxford road. The landscaped setting largely prevents views of the village on the approach with only occasional glimpses of buildings, such as the church tower. The Conservation Area is accessed via Brookside and Knob Hill from the east, School Lane from the north and Church Hill from the west. The village has extended significantly to the east and north with housing although parts of the Conservation Area to the north, south and west directly border the countryside.

The majority of the buildings are in residential use. However, the Conservation Area incorporates All Saints Church, Church Farm, the village hall, two pubs and the village shop. One empty shop also remains with a characterful Edwardian shop front. The area contains the central hub of the village. The village centre acts as a link between the two large elements of the village to the east and north as all the main roads lead to the central core.

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 or 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 has an individual quality and identity. Within the designation there is a sense of enclosure that belies the extent of the surrounding development. The area centres on the historic hub of the village with a series of village greens and the stream running through. Stretton Brook rises in the village at Well Head to the west of the junction of Brookside and the Fosse, flowing alongside Brookside through the centre of the village and then along a valley to the south. Around these greens the buildings abut the road limiting views beyond the immediate environment. Buildings in the eastern and central part of the Conservation Area are generally smaller with larger buildings on the eastern side of School Lane and in the upper section of Church Hill.

The northern side of Brookside abuts the countryside, to the south terraced housing lines the highway. This pattern of development continues with the block including the Oak and Black Dog which lead to the buildings forming the central cluster including the village shop. With buildings abutting the road to the north there is a sense of enclosure around the village greens. This is echoed by further terracing on the western side of School Lane and to the east of Church Hill. Larger buildings, such as the timber framed dwellings on School Lane and Manor House and Stretton House on Church Hill, illustrate the historic wealth and age of the settlement. The importance of farming on the development of the village is demonstrated by the existing farm, Church Farm, and the former farms, Moor Farm and Manor Farm. Limited modern development has taken place and this is generally low key in character, often being set back from the highway behind front gardens.

LANDSCAPE SETTING, GREEN AND OPEN SPACES AND TREES

Landscaping and open green spaces are an important characteristic of the Conservation Area. The village occupies a countryside location with fields on all sides and from the A45 only limited glimpses of the church tower and other buildings are possible. The settlement has a well landscaped outer edge which results in the village nestling in its countryside location with limited views into the village.

Although the Conservation Area is set well within the village the countryside borders the designation on the northern side of Brookside. This boundary hedging prevents clear views from the village into the rural landscape. Along the western side Church Farm is surrounded by countryside and is read more as part of the rural environment than as part of the village.

The Conservation Area occupies low lying land; the surrounding land rises to the north, south and west. Buildings on the higher land are shrouded in mature trees which act as a backdrop to buildings within the Conservation Area. These trees,

together with the buildings, result in a strong sense of enclosure within the designation and prevent views beyond.

The focal point of the Conservation Area is the series of village greens at the centre. These are dissected by the stream and provide the foreground to the buildings which frame the centre. A number of mature trees are accommodated on the greens and include Hawthorn, Lime and Beech.

Photo 2 One of the village Greens



The most prominent green space is the churchyard. Bordered by a brick wall the land is on a higher level than the adjacent pavement and provides an open setting to the north and west of the church. Yew trees are prevalent within the churchyard. The green setting of the church is enhanced by the grass verge adjacent to the pavement, planted with cherry plum trees.

The Conservation Area accommodates important trees which provide the green setting. These include trees on School Street such as pine by Manor Farm, willow to the north of Moor Farm, yew and sycamore to the south and west of the Oak and Black Dog, beech in the grounds of Manor House and yew and hornbeam on Church Farm. Trees also form the backdrop of the designation and include ash on Knob Hill, robinia to the rear of Manor House and wellingtonia, cedar yew and poplar adjacent to The Paddocks.

MAP 2 IMPORTANT LANDSCAPING, TREES AND OPEN/ GREEN SPACES.



HISTORIC DEVELOPMENT

The village was in the Domesday book of 1086 and may have existed for some time prior to this publication. The village name is Anglo Saxon, the name being formed from the words street tun on dun mor, meaning village on the road on the hill on the heath. The wedge shape, surrounded by fields, is typical of such settlements. An earlier settlement was possibly beside the Roman Fosse Way. The first settlers would have cleared the forest to create open spaces for grazing and agriculture and the siting of the village would have been influenced by the spring of fresh water that rises in a field north of the settlement and continues as the brook through the village.

The earliest physical evidence of human settlement in Stretton is found close to the spring. Humps in the field to the west of Brookside and north of the village are probably the sites of old buildings. The village expanded southwards and the current centre was established near the original manor house.

In the seventeenth century increasing prosperity led to the building of fine half timbered houses such as Moor Farm. Older houses were improved around this time including Yew Tree Farm. The house is reputedly constructed in four phases, the earliest being 1550 and 1600.

Common land in Stretton was enclosed in 1704. This had a major impact on the layout of the countryside with the creation of smaller fields. The farms and fields established are still in evidence through Church Farm, Manor Farm and Moor Farm. This rearrangement affected the shape of the modern village. Many of the buildings from that time remain and the positions of the roads, paths and trackways closely reflect the early layout.

In 1763 the Duke of Buccleuch, who owned much of Stretton, had an estate map drawn up showing details of the village in that year. This shows the village layout to be largely similar to the current situation. The brook meanders across the green adjacent to the buildings on the opposite side although there are no bridges.

In the mid eighteenth century Moor Farm with a range of thatched barns, was the dominant feature of the green. On the site of the current Hallmarks shop was a shoemakers shop, the frontage was added later at the end of that century. On the other side of the green on the 1763 map there was a house which is now Brookside stores, it was L shape but detached from the neighbouring buildings. Facing the green there was only one house in the present row, forming part of the present Brook House.

Significant changes took place on Church Hill during the preceding century. Church Farm had grown into one of the largest buildings in the settlement and at the bottom of the hill only two of the present row of cottages is shown.

During the nineteenth century three noticeable changes took place in Church Hill. The vicarage was enlarged with the addition of its present Georgian front (it ceased to be a vicarage in 1973 and is now called Stretton House), the front of Manor House was altered to its present appearance and by 1837 the old church had been demolished and replaced with the current building. Church Farm had grown to its current size and the terracing on Church Hill had expanded.

Photo 3 Stretton House

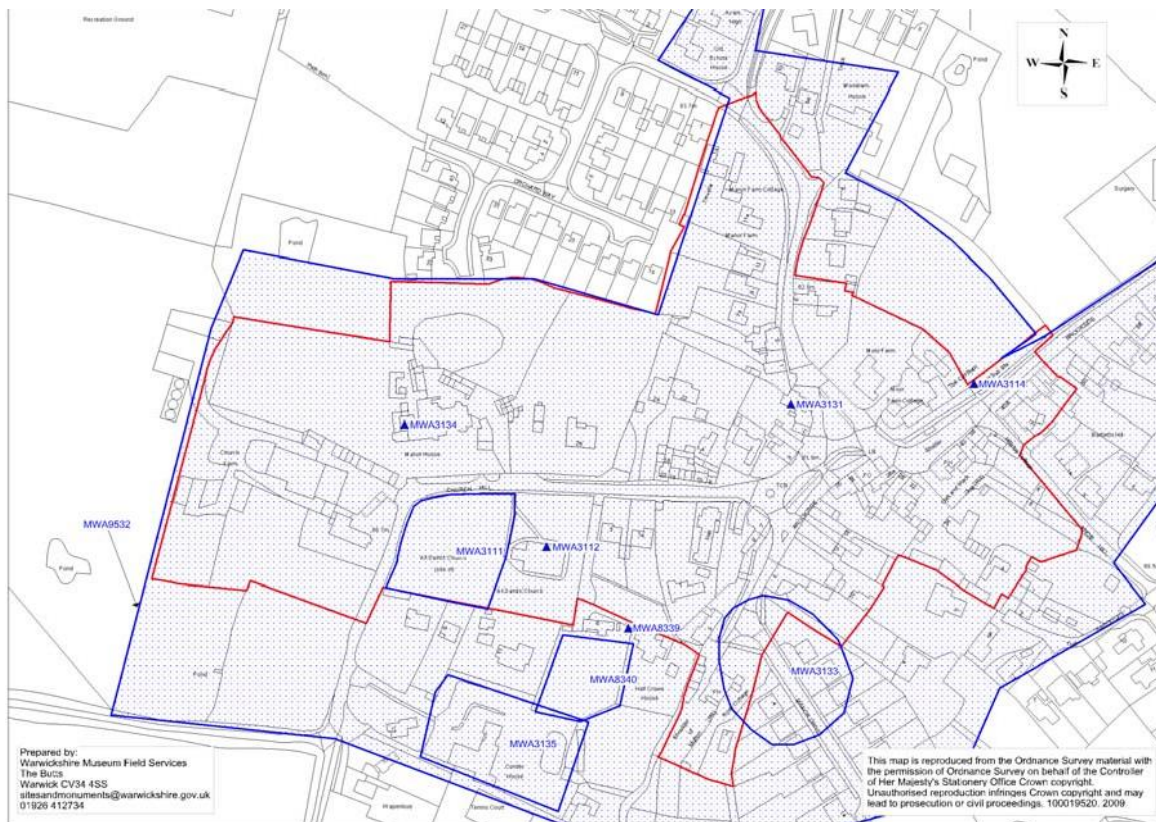


In the twentieth century the village expanded significantly to the north, east and south of the Conservation Area, the scope of which dwarves the designation.

ARCHAEOLOGY

The Conservation Area is entirely within the area recorded as the probable extent of the medieval settlement of Stretton on Dunsmore based on map and aerial photograph evidence. Other monuments recorded in the Conservation Area include the 19th century All Saint's Church which has the remains of the earlier medieval church in the graveyard to the west.

Other possible medieval settlement earthworks have been found to the south east of the church while to the south is a recorded moat which may also date back to the medieval period but which has largely 19th century remains. The site of a manor house is recorded in the location around the end of Manor Drive which should not be confused with the fine 16th/17th century building with later alterations, called the Manor House located north east of All Saint's church. Other buildings also recorded include Moor Farmhouse dating back to the 16th/17th century and the site of a 19th century smithy.



MAP3A Archaeology recorded on the Historic Environment Record

- MWA3112 Church of All Saints, Stretton on Dunsmore
- MWA3131 Smithy at Stretton on Dunsmore
- MWA3114 Moor Farmhouse, Brookside, Stretton on Dunsmore
- MWA3134 The Manor House, Church Hill, Stretton on Dunsmore.
- MWA8339 Watching brief at 5 Church Hill
- MWA3133 Site of Manor House 100m SE of Church
- MWA8340 Possible Medieval earthworks at 5 Church Hill
- MWA3135 Moat 100m S of Church

MWA3111 Medieval Church at Stretton on Dunsmore
MWA9532 Stretton on Dunsmore Medieval Settlement

Historic Landscape Character

The Conservation Area broadly reflects the Historic Settlement Core identified in the HLC including two Historic Farmsteads; Moor Farm and Church Farm which both date back to at least 1884. Small paddocks and fields are also shown within and next to the Conservation Area. Other HLC records adjacent to the Conservation Area reflect the post 1955 expansion of the village with mainly detached housing.



MAP 3B ARCHAEOLOGY HISTORIC LANDSCAPE CHARACTER

Historic Landscape Character Records
HWA8416 Historic Settlement Core
HWA8417 Post 1955 Detached
HWA8419 Post 1955 Detached
HWA8430 Farm Complex pre 1880s
HWA8431 Farm Complex pre 1880s
HWA8437 Paddocks and Closes
HWA8438 Paddocks and Closes
HWA8441 Paddocks and Closes

ARCHITECTURE, BUILDING MATERIALS AND FEATURES

Stretton on Dunsmore has buildings dating from the medieval period to the late twentieth century. Timber framed buildings can be found on Brookside and School Lane. Large houses such as Manor Farm and Moor Farm demonstrate wealth at the time of construction. Other timber framed buildings are more modest, likely to have been built for farm workers, such as part of the terraces on Brookside. Many timber framed buildings are in the Conservation Area although much altered and refaced during the Georgian period. Examples include Stretton House which now has a classical facade of symmetry and grandeur.

Buildings from the eighteenth century include nos.6 and 14-16 Brookside. The former demonstrates a larger house, the latter terracing. Victorian development includes terracing on Brookside, School Lane and Church Street. This terracing is generally simple in character with limited embellishment. Gardens to the rear would have allowed the occupiers to keep animals and grow food. Later development comprised infill dwellings during the second half of the twentieth century. This development is relatively low key and has a limited impact on the Conservation Area, often single storey and set further into the site compared to the traditional buildings.

Farmhouses are an important element in the Conservation Area. Moor Farm and Manor Farm are former farmhouses which would, when built, have occupied an edge-of-village location. Church Farm remains a working farm and borders the countryside. Traditional farm buildings within a well landscaped environment are a defining characteristic on the western side of the designation.

Photo 4 Example of timber framed building



Overall the Conservation Area is characterised by an irregular style of architecture. There is no defining architectural form with large scale buildings mingling with small terraces. However, many of the smaller scale buildings share a number of elements. The front building line tends to abut the road, providing a strong sense of enclosure. Red brick is the dominant wall material with render also featuring. Tile is the most common roofing material. Many buildings from the pre Victorian period retain the original handmade tiles which provide greater variety in colour and profile. Later buildings or buildings altered in the eighteenth century and beyond have slate roofs.

Roofs are traditionally punctuated by chimneys and dormers feature on buildings such as 34 Brookside and the Oak and Black Dog.

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

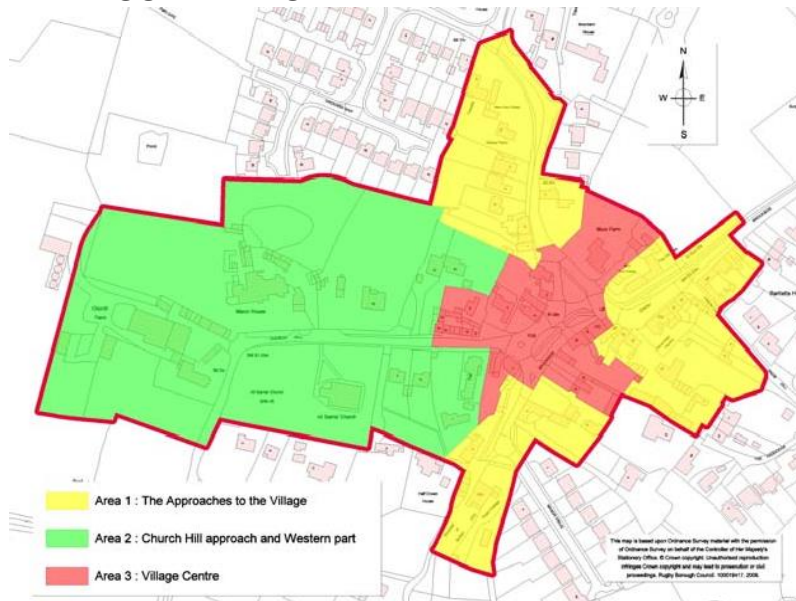
DETAILED ARCHITECTURAL ASSESSMENT

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

- Area 1: The approaches to the village centre
- Area 2: Church Hill
- Area 3: Village Centre

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 approaches to the village

The approach from the A45 provides only glimpses of the village with the church tower visible through the landscape setting. Along the northern side of Brookside the countryside is bordered by hedging and the stream which runs into the centre of the village. Although open beyond the Conservation Area the landscaping along the boundary limits views into the surrounding fields.

The approach from the east is characterised by traditional buildings on the southern side of Brookside and on the southern end of Knob Hill. The countryside leaks into the settlement on the northern side. The buildings provide a strong sense of enclosure, prevent views beyond the immediate environment and comprise a mix of red brick, timber frame and render. They sit on slightly elevated land as levels generally rise further from the village centre.

The built form of this area is characterised by terracing set abutting the road. The first terrace, 40-48, comprises a mix of architecture from medieval origins to Victorian development. No. 48 is a relatively simple Victorian terrace of red brick and tile whereas 40A is a timber framed and former thatched end terrace. The buildings comprise brick, render and timber framed facades and varying eaves and ridge heights. However, they form a cohesive terrace and are read as a group.

Photo 5 Terracing on Brookside



The sense of enclosure from the siting of the buildings continues as the structures return along the southern part of Knob Hill. Two and one-and-a-half storey buildings are set close to the road and comprise functional and cottage style elevations. The relative narrowness of Knob Hill and the backdrop of mature trees beyond the Conservation Area accentuate the sense of enclosure.

Unusually views of the rear of the terracing to the west are possible on the approach into Brookside from Knob Hill. Rear projections, outbuildings and the roofs are visible.

Two further groups of buildings continue the theme of variation within an established layout. The first group is dominated by the Oak and Black Dog. Of two tall storeys the building is characterised by larger scale fenestration and dormers. The verticality is emphasised by the dormers and chimneys protruding beyond the tile and slate roofs. The two elements of the building, with part comprising lower eaves and ridge, demonstrate the irregular appearance of the built form in the Conservation Area.

The pub leads to the focal point on the approach into the village centre from the east. Oak Cottage and Carlton Cottage comprise two storey timber framed and painted render and brick buildings which act as a visual stop. The buildings are on a lower scale compared to the public house and are given added cohesion by the blue engineering brick and cobble path running the length of the facade. The appearance is an uncluttered, simple elevation.

This characteristic development is deviated from by Yew Tree Farmhouse and Moor Farm Cottages. Of red brick the former is set well back into its site between the terracing and is framed by Victorian outbuildings. The building fulfils another characteristic of the wider Conservation Area by infilling spaces between buildings to prevent views beyond the designation. Moor Farm Cottages occupy the prominent corner to the north and continue the sense of enclosure.

The approach to the village centre from School Lane has a suburban character with dwellings from the latter part of the twentieth century set back from the highway behind front gardens. They are open plan and comprise one and two storeys. The northern section of the Conservation Area includes unobtrusive houses from this period. The siting of the more traditional buildings and the gentle curves in the road allow the centre of the village to gradually emerge into view.

The dominant characteristic is the older buildings guiding the views into the heart of the village. The agricultural origins of the village are illustrated by Manor Farm. Of red brick and slate, there are a range of now-converted buildings to the north. Dunsmore House is a two-storey timber framed building with brick infill, the dominant gable abutting the road. Depth to the site is provided by the collection of outbuildings and lower scale later additions, many of brick. It provides a key focal point from both directions with the collection of different roofs a feature. The building has a fine setting with land to both maintained by the backdrop of mature trees. The building is read in conjunction with Moor Farm to the south.

Opposite terracing provides a sense of enclosure. Cream painted under a slate roof the cottage style is simple and cohesion is provided by the granite setts that run across the frontage of the terrace. The group clearly contrast with the adjacent timber framed buildings but compliment each and illustrate the

economic diversity of the settlement. Overall the approach comprises a mix of architecture with no overriding style or language.

Photo 6 Terracing on School Street



From the south the characteristic of irregular development with buildings of different character complimenting each other continues. However, unusually, the approach into the centre provides clear views of the buildings that border the series of village greens, trees and a bridge over the stream. The area has a landscaped setting with no pavements, grass verges and trees dominate. The countryside leaks into the village with the buildings breaking up the spaces.

This enclosure and irregularity of architecture is echoed by the Shoulder of Mutton and no. 6 Brookside. Of two storeys the public house has a red brick gable with painted signs as its focal point with the lower scale red brick outbuilding opposite. Landscaping to the foreground and rear provide a rural setting to the buildings. No. 6 is a two storey red brick building dating from the late sixteenth/early seventeenth century and is set close to the road.

Its imposing character, including considerable depth, contrasts with the less demonstrative architecture of the surrounding buildings, which are less formal.

Photo 7 Shoulder of Mutton



Area 2: Church Hill

The approach into the Conservation Area and Church Hill comprises a countryside setting with fields bordered by hedges and grass verges along Fineacre Lane. The land levels rise as the village commences giving greater prominence to the buildings along the upper part of Church Hill. The secular buildings within the village are only glimpsed through their landscape setting with the prominent church tower the dominant built form. The sense of openness on the approach contrasts with the enclosure within the Conservation Area.

This sub section is characterised by larger scale buildings of greater grandeur set in larger grounds. Church Farm, Manor House, Stretton House and All Saints Church conform to this characteristic. The lower density development reflects the significance of the proximity to the church. Closer to the village centre the scale of buildings reduces and views are framed by the terracing which leads the eye towards the historic core of the Conservation Area.

Church Farm dates from the late sixteenth/early seventeenth century and comprises a long building of two storeys with sash windows and of render and tile. The building has grandeur through its size, siting and prominence. It is supported by a range of outbuildings including brick and barrel roofed structures and occupies a traditional edge of settlement location. The unit remains a working farm and the sizeable complex is set in an established landscaped setting. It is the only remaining working farm in a village historically established through agriculture and its retention is important to the understanding of the settlement.

The Manor House originally dated from the sixteenth century but was much altered in the mid to late nineteenth century. The building has a gable at each

end, a rendered facade and a tile roof. The siting of the dwelling, set well back into the site behind a brick wall with hedging above, reduces its visual impact.

The brick boundary wall is characteristic of this section of the Conservation Area continuing to the front of Stretton House. It is the former vicarage and probably timber framed, it has a late eighteenth/early nineteenth century red brick facade and shallow pitched slate roof. The facade is classical with symmetry, keystones and 6/6 sash windows. The porch is topped with a broken pediment on Doric columns.

This pattern of larger buildings is continued through the Church of All Saints. Built between 1835 and 1837 it is limestone ashlar with the roof hidden by a crenellated nave and moulded aisle parapets. The land is elevated above the adjacent pavement to provide additional stature to the building. The setting is open with only yew trees obscuring clear views.

Photo 8 Church of All Saints



To the east along Church Hill domestic infill development from the latter part of the twentieth century is relatively unobtrusive. The siting of the village hall has more prominence, however the dominant element to this part of the Conservation Area is the larger buildings in extensive grounds. These are enhanced by the uncluttered setting with grass verges and trees reducing the impact of the highway.

Area 3: The Centre of the Village

The heart of the Conservation Area is characterised by a series of village greens and mature trees with buildings of different styles framing the open spaces. Roads converge on the centre from the north, east, south and west, however, the highways do not have a dominant impact. The centre has a traditional appearance with historic buildings, village greens and mature trees.

Photo 9 The village green with buildings beyond



The green spaces provide the foreground to the buildings and are a binding element to the structures in the centre of the village. The mature trees offer structure and the setting of the greens, with granite setts and simple timber posts, provide an uncluttered foreground. The red brick bridges and walls to the stream complete the traditional village scene. The greens are interrupted by roads and the stream that runs to the south west; however, the greens are a defining characteristic.

In contrast to this openness the buildings provide enclosure. Buildings are sited on each side of the centre. The group of buildings including the village shop which is two storey, rendered with a tile roof. Brook House is a two storey red brick building of some stature with small paned fenestration. Dormers and chimneys punctuate the roof which is read with mature trees in the foreground. The buildings have a cottage-style and continue the theme of irregular development. Although conforming to a shared siting and height the materials result in a non uniform appearance, a characteristic of the Conservation Area.

Bridge House is a two storey tile roof detached building, its size and height resulting in an imposing structure. The building has a prominent side gable and

a formal porch. In contrast, no.11 is a gable-fronted building of significantly smaller proportions. To each side of these, other buildings are set back from the highway. A two storey outbuilding to the east has a robust appearance and the two storey dwelling to the west dates from the 1700s. As a group the buildings lack cohesion. However, they provide the sense of enclosure that characterises the centre of the village with different styles of buildings mostly abutting the road but infilled with buildings set further into the sites.

The Haven provides the focal point to the west. Of two storeys it comprises painted quoins to contrast with the white front wall with a slate roof. The building has symmetry and is more formal than the surrounding development. This includes the terracing along Church Hill. The buildings are set close to the road and are two storey. They guide the eye towards the centre of the village. Alterations have taken place and the buildings were not all constructed at the same time. Variation within the terrace with brick and render on facades and significant alterations to the original appearance of no.20 emphasise this.

The irregularity in style is demonstrated by buildings on the southern side. A single storey converted outbuildings provides a small scale building in contrast to the neighbouring dwellings. The adjacent terrace (12-16) is two storey but with no.12 being the dominant element given its elevated height.

The final side of the village centre is occupied by Moor Farm. Of two storeys it is a timber framed building with tiled roof. Originally dating from the sixteenth/early seventeenth century it has had minor alterations and additions but remains a landmark building given its prominent siting, size and materials. The stone entrance provides a suitably unusual and grand approach. The building has a suitable setting with land to each side and to the front. The dwelling is a fine example of timber framed architecture.

CONTRIBUTION OF UNLISTED BUILDINGS

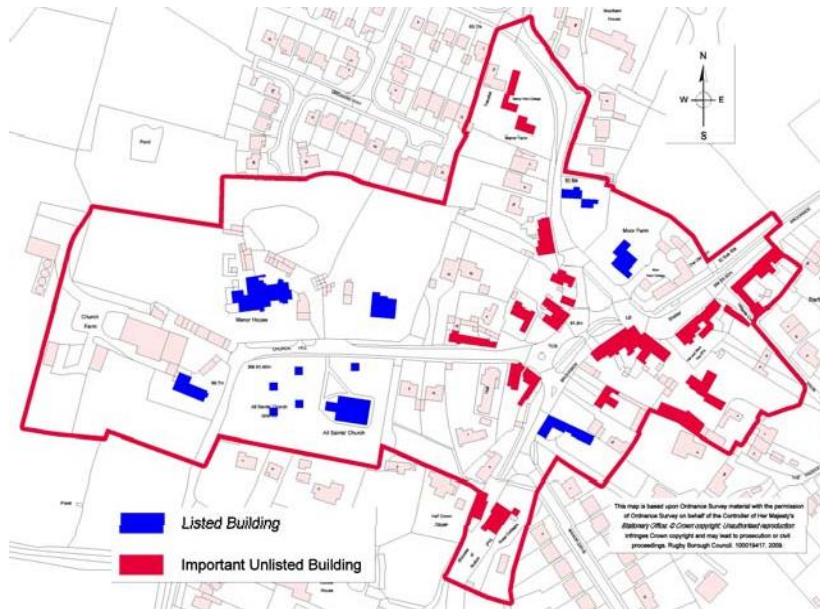
Such is the collective quality of the prevailing architectural form that the majority of buildings falling within the designation are important unlisted buildings. The terraces along Brookside are of different periods, ranging from medieval origins to Victorian but form a group abutting the road and providing a sense of enclosure. The buildings fronting onto Knob Hill at the junction with Brookside and the row of buildings incorporating the Oak and Black Dog continue this theme. They are also read in conjunction with the terracing forming the focal point of Brookside as the road turns towards the series of village greens.

All the buildings fronting onto the greens make a positive contribution. Although of different styles they frame the series of greens and provide enclosure on the wide space of the village centre. The terrace comprising 12-16 Brookside is set back from the road but form an attractive terrace with the characteristic backdrop of buildings on higher levels with mature trees. The Shoulder of Mutton characterises the Conservation Area with the main building and outbuilding demonstrating the irregularity of building style but resulting in enclosure. This

enclosure is also provided by buildings set further back into the site resulting in depth. No. 4 and 34 Brookside achieve this.

The terracing fronting onto Church Hill and School Lane are further important groups of buildings forming part of the prevailing character of the Conservation Area. Manor Farm and the former farm buildings are an example of a historic farm complex on what would have been the outer edge of the village at the time of construction.

MAP 5 LISTED BUILDINGS AND IMPORTANT UNLISTED BUILDINGS



STREET FURNITURE

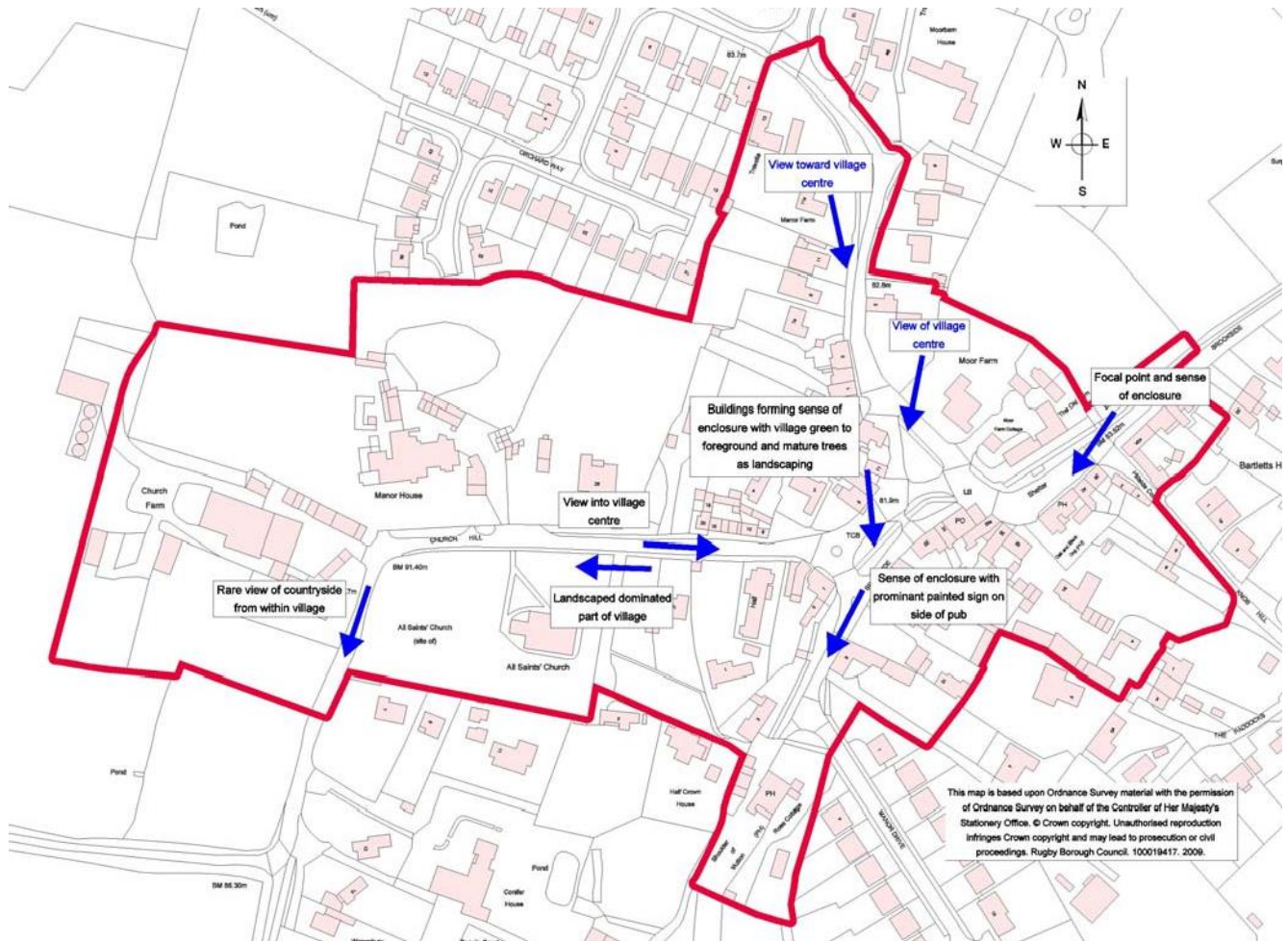
Street furniture is an important element in the Conservation Area reinforcing local identity. Traditional elements such as the K6 telephone box on the village green benefit the Conservation Area. The white railings running parallel to the stream on Brookside are relatively attractive and the timber bollards on the village green are discrete. However there are also metal bollards and a consistent approach should be taken to ensure only one type of bollard is used. Telegraph poles run throughout the village and the visual amenity of the village would be enhanced through placing these lines underground.

Street lighting has a mixed impact on the designation. On Church Hill the street lamps are subtly placed on buildings, however on Brookside there is a mix of more traditional and utilitarian lighting. Again a consistent low impact approach should be taken.

The most effective street signage is a simple plaque placed on a building. A good example is the Knob Hill sign by the junction with Brookside.

Overall, the impact of the street furniture in Stretton on Dunsmore Conservation Area is relatively small and does not have an unduly negative impact on the designation.

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. The expanse of tarmac and the parking of cars around Brookside and the centre of the village detract from the setting of the buildings and series of greens and have a neutral impact. The Conservation Area comprises a number of buildings from the second half of the twentieth century. These buildings generally do not conform to the prevailing character of structures abutting the road and providing enclosure. However, the siting, set back into the plots, results in a minimal impact and the majority of development from this period is low key.

Incremental changes to older buildings, such as replacing the original windows with uPVC, can have a neutral impact on a building. Replacing the fenestration

using the original as reference would enhance the character and appearance of the Conservation Area.

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

CONCLUSIONS

The overall historic character of Stretton on Dunsmore has been well maintained and most architectural details in the older buildings have been preserved. The built form has little consistency with timber framed buildings mingling with terracing and larger detached buildings from different periods. However, there is cohesion through buildings often abutting the road and the central focal point of the series of village greens. The overriding characteristic is therefore the irregularity of the built form which creates a strong sense of enclosure with the backdrop of outlying buildings and mature trees.

The overall quality of the Conservation Area remains high with the traditional buildings prevailing over some of the less sympathetic later development. This twentieth century development generally has an unobtrusive impact. 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 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. In addition, the siting of buildings within and adjacent to the Conservation Area result in clusters of roofs viewed together. The loss of the original handmade tiles or original slate would adversely affect the roofscape of the area.

Boundary treatment is a further crucial element to the Conservation Area. Removal of the historically and visually important brick walls or hedges would

significantly affect the character. Furthermore, loss of the mature trees weakens 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 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 side of the shop and the foreground of the Oak and Black Dog;
- 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;
- provide hedging on the boundaries of dwellings on the Church Hill approach into the Conservation Area;
- replace any non native trees with native species

APPENDIX 1

Summary of listed buildings in Stretton on Dunsmore Conservation Area

Moor Farmhouse, Brookside, Grade II. Farmhouse. C16/C17, with minor C19 additions and alterations. Timber framed with sandstone plinth and whitewashed brick infill, and some plastered infill to sides and rear; additional of whitewashed brick. Complex old plain-tile double span and other roofs. Partly-rebuilt old brick lateral and ridge stacks. Complex L-plan with wing on right to rear. 2 storeys. 2-window main range has twin gables. Central C20 ribbed doors. 3-light casements with glazing bars. Lean-to on right has similar 2-light casement. Short one-window wing set back on left. C19 outshut across front of one storey and attic. Small dormer has 2-light casement with horizontal glazing bar. Left return side has jowled posts, rear is irregular.

Stretton House, Church Hill, Grade II. shown on Ordnance Survey map as Vicarage. House, formerly vicarage. Late C18/early C19. built for the Reverend William Clarke. Flemish bond brick with string course to front. Slate shallow hipped roof has deep boxed eaves with widely-spaced Ionic modillions. Brick stacks to rear. Rear wing has old tile roof. L-plan, with wing on right to rear. 2 storeys; 5 window range. Symmetrical. Half glazed 6 panelled door has fanlight with decorative glazing. Painted moulded wood Tuscan Doric doorcases of half columns and open pediment. Sashes have gauged brick flat arches with painted keystones. Rear wing has some leaded casements.

The Manor House, Grade II. House. C16 with C19 range to left; altered early C19 and mid/late C19. Colourwashed roughcast, probably over timber framing. Old plain tile roof; old brick ridge stack to centre, and C20 brick ridge and end stacks. Irregular U-plan extended to F-plan with range to left and wing to rear; possibly originally a tall house. 2 storeys; 8 window range. Large gabled late C19/early C20 porch in angle to left. Whitewashed rusticated lower part, possibly of concrete blocks, upper part has sham framing of close studding with roughcast infill. Leaded part glazed for and flanking lights. C19 wood mullioned and transomed windows and some casements, with glazing bars throughout. Centre has 2 tall 2 light casements and 3 light window above. Small one light casement to left and right of porch gable. Right cross wing is one storey and attic. Large 2 storey canted bay has tall 2 light casements. Left cross wing has 3 light window and 2 cross windows above. Gables have plain bargeboards. Left range has large canted bay to ground floor with 2 light casement. 3 light and cross windows above. Small conservatory on left has similar glazing.

Church Farmhouse, Grade II. Farmhouse. Late C17/C18, C19 and late C20 alterations; C19 rear wings. Roughcast, rear wing of brick. Roof of old and C20 plain tiles; brick ridge and left end stacks. 3 unit plan extended to L plan with wing on right to rear. 2 storeys, 5 window range. Main front to garden. First bay has C20 French window with glazing bars. Sashes. Glazed door between third and fourth bays. Fourth and fifth bays have late C20 two light casements; fifth bay has no ground floor window. Right return side to road has large C19 canted bay with 4 pane sash and dentil cornice. Sash above. Main entrance to rear has

C20 door and plain tile hood. C20 glazed door and panel at higher level immediately to right.

Church of All Saints, Church Hill, Grade II*. Church. 1835-37 by Thomas Rickman at the expense of Reverend William Clarke. Limestone ashlar. Roofs hidden by crenellated nave and moulded aisle parapets. Tall narrow chancel and aisled nave in one, west tower, east vestries. Gothic Revival style. One bay chancel, 4 bay nave. Moulded splayed plinth. Buttresses of 4 offsets. Nave and chancel have angle buttresses rising into short square pinnacles with caps. 5-light east window has geometrical tracery and hold mould with head stops, swelling out at apex to enclose a quatrefoil opening and surmounted with finial. Aisles have diagonal buttresses. 2 light aisle and exceptionally tall chancel windows have curvilinear tracery. Hood moulds throughout have foliage tops. Low vestries in angles have traceried straight headed 2 light east windows. North east vestry has segmental arched north door and brattished parapet. South east vestry has moulded parapet. West front has tall central tower of 3 stages with full height angle buttresses, moulded parapet and remains of pinnacles. Decorated style portal has piers with blind tracery and gablets, and large crocketed gable with finial. Doorway of 3 moulded orders. Double leaf glazed doors have cast iron Gothic tracery. North side has 2 small lancets, south side has straight headed traceried window. String courses. Second stage has lancet with mouchettes to all sides, and clock face with hood mould to north. Third stage has tall 2 light bell openings with crocketed ogee hood moulds.

Pedestal tomb, approx. 27m north west of tower of Church of All Saints, Grade II. Pedestal tomb. 1806. Restored 1965. Sandstone with marble panels. Neoclassical style. Case of 2 steps. Large pedestal has moulded plinth and heavy cornice. Stepped top and gadrooned urn with guilloche band. Inscription of 1965 to Joseph Elkington, a pioneer of land drainage. Restored by the Warwickshire Agricultural Society.

Group of 7 chest tombs approx 17m west of tower of Church of All Saints, Grade II. C17 and C18. Moulded sandstone. Inscriptions to the Chamberlayne family. Eastern block of 3: first and third tombs have plain piers, with 2 slabs to sides and one slab to ends, with moulded tops. Southern tomb dated 1689, has inscription to Elizabeth. Northern tomb, dated 1694, 1758 and 1751, has inscriptions to Edward, Mrs Taylor and Mrs Dry respectively. Central tomb has angle piers with moulded bases and capitals. Western block of 4: northern tomb is late C17/early C18. Moulded plinth and top and square angle balusters. Inscription to John. Second and fourth tombs to plain, with chamfered tops. The second dated 1657, and fourth, dated 1658, each have inscriptions to Edward. The third, dated 1658, has moulded top, inscription to Bridget.

Headstone, 25m west of Tower of All Saints, Grade II. 1697, carved sandstone, cartouched with drapery.

Sundial, Church of All Saints, Grade II. Sundial, possibly originally part of a cross shaft. C17 or earlier. Sandstone. Small square shaft with traces of slight moulding. Brass sundial. Included for group value.

2 School Lane, Grade II. Cottage. Dated 1662; C19/C20 alterations. Timber framed with whitewashed brick infill. C20 plain tile roof; rebuilt brick ridge stack. 2 unit plan. One storey and attic; 2 window range. C20 part glazed door in right corner. C19/C20 three light casements with glazing bars. C19/C20 whitewashed brick gable dormers. Irregular C19 single storey brick range to right has gable on right. C20 two light window and C19 three light casement with glazing bars and brick segmental arch. Left return side to road has carved and painted date on gable bressumer.

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:

Development Strategy
Rugby Borough Council
Town Hall
Evreux Way
Rugby
CV21 2RR

Tel: 01788 533 533
Email: localplan@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:

Historic England
The Axis
10 Holliday Street
Birmingham
B1 1TG

Tel: 0121 6256888
Email: midlands@HistoricEngland.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

Stretton on Dunsmore The Making of a Warwickshire Village
Stretton on Dunsmore Village Design Statement

Warwickshire Towns and Villages Geoff Allen

A History of Warwickshire

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.