

Baginton

Conservation Area

Areas of Special Architectural or Historic Interest



CONSERVATION AREAS

General Introduction

Old buildings and their settings are an important part of our local and national heritage. It is important to preserve them both as a historical and social record, together with a pleasant environment to be enjoyed both by those who live in them and for the enjoyment of others. To assist with the proper protection of these areas, the designation of areas of special architectural and historic interest as Conservation Areas was first introduced in 1967.

The village of Baginton has been selected as a place with special characteristics worthy of designation as a Conservation Area. The maintenance of the character of this area is an important working partnership between those who live in the Conservation Area, the Parish Council and the District Council, with a view to householders and visitors to the village enjoying its special characteristics.

In many ways, Conservation Areas are a fragile environment which can soon be destroyed by unsympathetic changes or lack of maintenance. It is, therefore, important that all the partners involved are aware of, and appreciative of, the qualities which exist in the Conservation Area and also the controls that may be used to assist in its maintenance.



Baginton Conservation Area.



Conservation Area Boundary.



Listed buildings

This small publication has been designed to give a brief introduction to the Conservation Area by looking at its historical background, its characteristics and identifying those areas which need to be preserved or enhanced. General information is also given in the leaflet to enable those who live in the Conservation Area to both enjoy this privilege and also to understand how to seek further advice when it is needed.

Baginton Conservation Area

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

Listed Buildings

The following properties are statutorily protected as Listed Buildings within the Baginton Conservation Area. Because these buildings are of high architectural and historic interest, they are among the top 2% of buildings in England statutorily protected. Any works to a Listed Building which affect its character or appearance will require Listed Building Consent. Certain repair works may be eligible for grant aid. Further information concerning Listed Buildings may be obtained from the District Council's Conservation staff.

Church Road - Church of St John the Baptist, Link Cottage, Lucy Price House, Oak Farmhouse, No 2, The Old Rectory (the former farm barns to Oak Farmhouse have now been converted to dwellings and are considered to be within the curtilage of the listed building).

Areas included within the Conservation Area

The following streets/roads are included within the Baginton Conservation Area. If you are unclear whether or not your house is included in the Conservation Area please contact the Conservation staff at Warwick District Council.

Church Road, The Row and Pool Cottages, Kimberly Road (part), The Green.

Scheduled Monuments, Historic Parks and Sites of Special Scientific Interest

There are no Scheduled Ancient Monuments, Historic Parks or Sites of Special Scientific Interest with the Baginton Conservation Area. However, the nearest areas designated as such are as follows:-

The Medieval settlement adjacent to Baginton Castle and The Lunt Fort which occupies the site of a Roman Military Camp.

Historical Background

A Roman Military camp occupied a site overlooking Coventry, on an area of land which came to be known as the Lunt from about 1840. This area was excavated in the 1960s to reveal the military camp which has now been reconstructed as an example of this type of defensive structure.

Baginton Castle was acquired by William Bagot in 1381. In 1389, Henry Bolingbrook, later Henry IV stayed at the castle before riding to Coventry to meet Thomas Mowbray, Duke of Norfolk, in the lists before Richard II at Gosford Green. Both were accused of treason and both were banished, however Henry returning as King within a year. The Earl of Northumberland was also held captive in Baginton Castle in 1403 after the battle of Shrewsbury. There is a fine brass to William Bagot who died in 1407 in St John the Baptist Church. In the 17th Century, the castle was replaced by Baginton Hall on a new site, close to the Church. This was the seat of the Bromleigh family from 1618. Here William Bromleigh, later speaker of the House of Commons, was born in 1644. The 17th century brick house was much altered, however it was destroyed by fire in 1706 and rebuilt, but was again destroyed by fire in 1889 and never rebuilt. The site of the hall has never been fully redeveloped and this has had an effect on the way in which the village has developed. A series of early 20th century bungalows were built around the side of the hall site, some using an early form of concrete block. Most of these properties have now been altered and modernised, however boundary walls and gate piers from the hall do still exist within the village.

St John the Baptist Church is 13th century and has a unique pair of chancel arches and some box pews. There are some fine monuments to the Bromleigh family as well as the brass to William Bagot and his wife Margaret. The church has an octagonal bell turret with a square base chaffered out on the east and west sides of the nave wall above the chancel arches. The village school was originally established as a charity by Lucy Price.

Character of Conservation Area

The village is on an elevated position looking towards Coventry. Outside the village is the Roman earthworks which have been

recreated into the Lunt Fort which is now open to the public on a regular basis and the remnants of a medieval castle at Baggotts Castle, which is also a Scheduled Ancient Monument (both of these sites are outside the Conservation Area and have their own level of protection).

The character of the historic core has been defined by the location of the now long gone Baginton Hall, the site of which has influence on the way in which the village developed. The Green, is at the junction of Coventry Road and Church Road which to the east is linked to a terrace of late 18th century cottages known as The Row. The Smithy is an interesting part timber framed building at the top of the Green (unlisted). To the south west is an extension of the Green with a pond and a series of trees. Church Lane then continues to the junction with Kimberley Road. At this junction is a good group of buildings at the historic core of the village, including Home Farm, Oak Farm, No. 2 Church Road, Lucy Price House, Link Cottage, and the Old School House. Adjacent to the former school is the medieval church of St John the Baptist. These, together with the barn conversion of Oak and Home Farms, form an interesting group. The Old Rectory is a fine 17th century house, set back in its own grounds and has on either side of it the Glebe Barn, and New House which is an interesting house of the 1960s/70s set in its own grounds.

The church which is a grade I listed building of 13th century origin is set in an attractive raised church yard with some old yew trees and an 18th century brick wall to the north side. This would appear to be a remnant of the grounds of Baginton Hall.

To the south of the Old Rectory are Pool Cottages and the stream which forms the boundary with Oak Farm. This is an attractive area adjacent to open countryside.

In terms of the character of the conservation area, the historic core around Church Road and The Green does contain much of the original fabric of the village. There is a particular cohesiveness group around the junction of Church Road with Kimberley Road and the stretch of Church Road running up to the church. There is also a secondary attractive group around The Green with The Row forming a backcloth.

To the north of The Green is a large area of agricultural land now owned by the Parish Council and to be retained as open space for the future. This is a distinctive area between the historic core, the Row and the Green which is also included in the Conservation Area.

Important Views

There are important views in the easterly and westerly direction along Church Road. These views should be respected and the juxtaposition of the buildings which form the historic core area. There are good views both inside and out of the conservation area from the Green. There are attractive views towards Pool Cottages and the stream both within the conservation area and outside into open countryside. There are broader views from the Row across the open field, in the Conservation area, to the historic core and the converted barns of Oak and Home Farms. These are important views to maintain.



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What does Conservation Area Designation Mean?

The formal definition of a Conservation Area within the Planning (Listed Buildings and Conservation Areas) Act 1990 is “an area of special architectural historic interest, character or appearance of which it is desired to preserve or enhance”. The designation of a Conservation Area has several formal consequences which includes:-

- The demolition of all complete buildings and certain parts of buildings within Conservation Areas is controlled, requiring Conservation Area consent from the District Council.
- It is an offence to cut down, uproot, lop, top or wilfully damage or destroy any tree in a Conservation Area, except with the consent of the District Council.
- The amount of permitted development “that which can be built without planning permission” is more limited in a Conservation Area and additional limitations apply to the display of advertisements.

If you are considering carrying out any form of development in a Conservation Area, for example, the erection of a fence, or the alteration of your house, it is advisable to contact the Development Control Section of the Planning Department at Warwick District Council before you start work.

Where can I find out more information about Baginton Conservation Area?

The Local Plan, which determines all land use within Warwick District, will contain certain policies which are relevant to the Baginton Conservation Area. These will be both specific to Baginton and also to Conservation Areas in general and will always need to be taken into account where any form of development is proposed within the Conservation Area. Copies of relevant Local Plan policies can be made available from the Policy, Projects and Conservation Section of the Planning Department at the District Council. Other helpful information may be obtained from the District Council's Design Guidance Leaflets which include general guidance on Listed Buildings and Conservation Areas, specific guidance on windows, roofs, doors and the conversion of agricultural buildings.

Certain buildings within Conservation Areas may be eligible for grant aid for the maintenance of their character and terms of the overall preservation of the Conservation Area. Specific details of the availability of grant aid may be obtained from the Conservation Section at Warwick District Council.

Should you need to fell or lop trees or shrubs within the Conservation Area, written application should be made to the Planning Department.

Where possible, information can be made available in other formats, including large print, cassette tape, CD and other languages if required. Tel. 01926 450000.