

Nuneaton and Bedworth Borough
Council

Bedworth Conservation Area Appraisal and Management Plan

Supplementary Planning Document
2022



Contents

1.	Summary of Special Interest.....	7
2.	Introduction	9
2.1	Bedworth Town Centre Conservation Area.....	9
2.2	Planning Policy Context.....	9
2.3	What is a Conservation Area?.....	10
2.4	Purpose of Conservation Area Appraisal and Management Plan	10
2.5	Consultation	11
3.	The Conservation Area Boundary.....	12
4.	Historic Development	13
4.1	Religion and Development	13
4.2	Ribbon weaving and Textile Industry.....	14
4.3	Coal mining	15
5.	Character Assessment	18
5.1	Location, Topography and Geology.....	18
5.2	Architectural Interest and Built Form.....	21
5.3	Residential Buildings	24
5.4	Open Space	24
5.5	Late Twentieth Century	26
5.6	Street Plot and Layout	27
5.7	Building Scale.....	28
5.8	Building Materials	29
5.9	Materials Palette	30
5.10	Architectural features and details	30
5.11	Boundary treatments.....	34
5.12	Important Views	37
5.13	Setting	39
6.	Character Area and Zones.....	41
6.1	Character Area 1: Mill Street, Chapel Street and Almshouses.....	42
	Principal features.....	42
	Location and Topography.....	42
	Townscape and Architectural Character	42
	Landmark Buildings.....	43
	Street by Street Assessment	45
	Mill Street	45
	Chapel Street	45
6.2	Character Area 2: Cemetery and Civic Area	47
	Principal features.....	47
	Location and Topography.....	47
	Townscape and Architectural Character	47
6.3	Character Area 3 Miners Welfare Park, Rye Piece, King Street	
	Principal Features.....	51

Location and Topography51

Townscape and Architectural Character.....51

7. Audit of Heritage Assets56

7.1 Introduction56

7.2 Listed Buildings56

7.3 Positive buildings.....57

7.4 Neutral and Negative Contribution.....58

8. Assessment of Condition60

9. Conservation Area Management Plan62

9.1 Building Works62

9.2 New Development62

9.3 Residential Development.....63

9.4 Commercial Premises Fronts64

9.5 Advertisements and Signage.....65

9.6 Advertisements and Signage Guidance.....66

9.7 Click and Collect Facilities67

9.8 Street Furniture67

9.9 Trees.....67

9.10 Bedworth Cemetery.....67

10. Article 4 Directions69

Proposed Article 4 Directions69

11. Bibliography of Sources.....70

Figure 1: Bedworth Conservation Area Boundary. Scale 1:5000 ...	12	Figure 19: Winding Wheel, Bedworth Miners Park.....	25
Figure 2: The old church at Bedworth, built in 1606.....	13	Figure 20: War Memorial, Bedworth Cemetery	26
Figure 3: The Old Meeting Church, of Chapel Street Bedworth	14	Figure 21: Bedworth, High Street, 1900s.	26
Figure 4: Three Storey Top Shop, Mill Street,	14	Figure 22: Bedworth Health Centre, High Street.....	27
Figure 5: Three Storey Top Shop off Rye Piece Ringway.....	15	Figure 23: Bedworth Police Station, High Street	27
Figure 6: Newdigate Colliery from the main entrance. Taken after the colliery had been closed by the National Coal Board.....	16	Figure 24: Building Storey Height in the Conservation Area.	28
Figure 7: Parish Church of All Saints.....	16	Figure 25: White Horse, Rendered White, Mill Street,.....	29
Figure 8: The Nicholas Chamberlaine Almshouses – Listed Grade historic buildings. A focal point of the town.....	19	Figure 26: Recent Development, Leicester Street.....	30
Figure 9: Bedworth Town Centre Conservation Area. Photo Image 2020. Scale 1:5000	20	Figure 27: Materials Palette.....	30
Figure 10: The Old Meeting Chapel, Bedworth. Built 1726, the roof raised in 1808. On left is the Manse (demolished in late 1950s) 1900s.....	21	Figure 28: Window Types.....	31
Figure 11: Old Meeting Church, Grade II Listed	21	Figure 29: Shop Fronts, Mill Street	32
Figure 12: Parsonage to Nicholas Chamberlain Almshouses	22	Figure 30: Bedworth Almshouses, All Saints Square	32
Figure 13: All Saints Parish Church.....	22	Figure 31: Distinctive Brickwork, Croxhall Street	33
Figure 14: St Francis RC Church, Rye Piece	23	Figure 32: Decorative Details	33
Figure 15: Shop Corner Mill Street, 1940s	23	Figure 33: Gabled Dormers, Chapel Street.....	34
Figure 16: Bakery on corner of Mill Street. 2021.	23	Figure 34: Roofs.....	34
Figure 17: St Francis Terrace, King Street	24	Figure 35: Boundary Treatment on Mill Street	35
Figure 18: The gates of the Miners' Welfare Park at Bedworth. 1930s.....	24	Figure 36: Low Lying Walls, Rye Piece Ringway	35
		Figure 37: Boundaries of the Almshouses	36
		Figure 38: Bedworth Cemetery Boundary, Church Walk.....	36
		Figure 39: Bedworth Cemetery Boundary, Coventry Road	37
		Figure 40: Miners Welfare Park Entrances	37
		Figure 41: View 1	38
		Figure 42: View 2	38

Figure 43: View 3.....	39
Figure 44: Bedworth Conservation Area Character Areas.....	41
Figure 45: Bedworth Almshouses. 1910s.....	43
Figure 46: Old Meeting United Reformed Church.....	44
Figure 47: Terraced houses Chapel Street, 1920s.....	46
Figure 48: Chapel Street, Original Brickwork in the Middle Property.	46
Figure 49: Long Walk in Bedworth Cemetery. 1920s.....	49
Figure 50: Bedworth Cemetery.....	49
Figure 51: Bedworth Cemetery.....	50
Figure 52: Miners Welfare Park. 1930s.....	52
Figure 53: Miners Welfare Park.....	52
Figure 54: Entrance to the Miners Welfare Park.....	53
Figure 55: Miners Welfare Park.....	53
Figure 56: Former Top Shop.....	54
Figure 57: St Francis RC Church.....	55
Figure 58: Listed Buildings in the Conservation Area.....	57
Figure 59: Individual Building Contribution to Character of Conservation Area.....	59
Figure 60: Solid Shutters on Exterior of Buildings, Mill Street.....	60
Figure 61: Satellite Dishes, Exposed Wires, Cladding.....	61
Figure 62: All Saints Church, High Street.....	61

1. Summary of Special Interest

- 1.1 This section of the document provides a concise summary of the special architectural and historic interest of the Bedworth Town Centre Conservation Area. The area's character and appearance are deemed desirable to preserve or enhance and so the following assets and features will need to be considered when assessing new development proposals within the Conservation Area. More detailed information is available within this document.
- 1.1 Bedworth Town Centre features little evidence of occupation prior to the 18th century. All Saints Church is a rare example which features building elements from the fourteenth century. Most buildings of interest are from the 18th, 19th, and early 20th century. It is desirable to preserve or enhance elements which are derived from these time periods.
- 1.2 The features which contribute positively to the Conservation Area's character are:
- All Saints Parish Church, fourteenth century tower and graveyard (Grade II listed).
 - The Nicholas Chamberlain Almshouses (Grade II* and II listed) – A distinctive collection of buildings associated

with a local historical figure which has a continued resonance in Bedworth. English bond brick with blue brick plinth and sandstone dressings.

- Mill Street 18th and 19th century commercial buildings featuring elements of original shop frontage. Shop fronts include some traditional features.
- Top Shops on Mill Street (locally listed) and Rye Piece – Representative of the town's textile industrial heritage. These are taller buildings with evidence of larger top floor windows. Rye Piece features diaper brick work.
- Terrace houses in King Street, and Chapel Street – Example of terrace houses associated with the town's industrial past. King Street features distinctive blue brick and diaper pattern. Chapel Street is of uniform design including boundary wall.
- Former Chapel in Chapel Street – Example of importance of religion in the town's development. Converted to residential, the basic form of the chapel is unaltered.
- Old Meeting United Reform Church – Dating from 1726, restored in 2012, in Flemish bond brick featuring a string course with dentil course brickwork.

- Bedworth Cemetery (Grade II listed) - Funerary monuments, trees shrubs, and meandering footpaths provide a contemplative space near the town.
- Bedworth Miners Welfare Park dating from 1921 from reclaimed colliery land. Strongly associated with the town's mining heritage. Landscaped gardens, benches with footpaths following the early layout.
- Former Co-op now Jobcentre on High Street, dating from 1929. The frontage has been altered but the building retains detailing and presence on the street.

1.3 The issues or vulnerabilities which affect the conservation area's character:

- Rye Piece Ringway – wide busy road isolates the Miners Park from the town centre.
- Windows and doors on many properties are inappropriate featuring modern uPVC materials.
- Fascia signage - glossy reflective materials in use which are not in keeping with the character of the building.
- Solid bar shutters in use in commercial buildings – creates a hostile street scene.
- Unmanaged trees and street furniture – obscures views of historic buildings.

- Full height glazing used in some historic commercial buildings – impacts negatively on the character of the building.
- Alteration of low-lying boundary walls on some terrace buildings disrupting the uniform look of the buildings.

1.4 The appraisal identifies three character zones in the Conservation Area. The details are set out in the relevant sections.

- Character Area 1: Mill Street, Chapel Street and Almshouses.
- Character Area 2: Bedworth Cemetery.
- Character Area 3: Bedworth Miners Welfare Park.

2. Introduction

2.1 Bedworth Town Centre Conservation Area

2.1.1 The Bedworth Town Centre Conservation Area was originally designated in 1986. It is one of five conservation areas managed by Nuneaton and Bedworth Borough Council. A revised management plan for the Conservation Area was published in 1996.

2.2 Planning Policy Context

2.2.1 Conservation areas are governed under the Planning (Listed Buildings and Conservation Areas) Act 1990¹.

2.2.2 The National Planning Policy Framework (NPPF)² (2021) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (Section 16).

¹ <https://www.legislation.gov.uk/ukpga/1990/9/contents>

² https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

2.2.3 Planning Practice Guidance³ provides further details on conserving and enhancing the historic environment.

2.2.4 The Nuneaton and Bedworth Council Borough Plan⁴ sets out the policies for guiding development within the Borough, including that within conservation areas.

2.2.5 The Council has produced Supplementary Planning Documents⁵ in support of the Borough Plan which should be referenced in relation to applications in the Bedworth Town Centre Conservation Area.

2.2.6 General guidance relating to conservation areas is published by Historic England and has been used in the preparation of this document. A list of relevant documents is presented in Section 11.

³ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

⁴ https://www.nuneatonandbedworth.gov.uk/downloads/file/1788/d11_-_borough_plan_2011_-_2031_publication_2017

⁵ https://www.nuneatonandbedworth.gov.uk/downloads/21055/adopted_borough_plan

2.3 What is a Conservation Area?

2.3.1 A conservation area is defined as an “area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”⁶.

2.3.2 Conservation areas recognise the unique quality of an area and protect and manage the special architecture and historic interest of a place.

2.3.3 The quality of an area includes (but is not limited to) individual buildings, monuments, topography, materials, detailing thoroughfares, street furniture, open spaces and landscaping, overall scale, and massing.

2.4 Purpose of Conservation Area Appraisal and Management Plan

2.4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that all local planning authorities “formulate and publish proposals for the preservation and enhancement of conservations areas within their jurisdiction, and that these proposals are reviewed from time to time”⁷.

2.4.2 The term ‘time to time’ is not defined in legislation or policy, however Historic England recommends conservation areas are reviewed every five years.⁸

2.4.3 The special interest may evolve and see a decline in the qualities which make an area special. Conversely, well thought out design may have improved an area. Wider social and economic changes may also have an impact upon the conservation area. It is therefore necessary to undertake a review to ascertain if the character of an area remains special and that the management proposals are appropriate.

2.4.4 When initially drawing conservation area boundaries areas which add to the overall character can be overlooked or areas which are peripheral to the special character can be included. Boundaries are therefore examined as part of the overall process to review areas.

2.4.5 The proposals are normally published in a Conservation Area Appraisal which defines the special interest of the

⁶ Section 69 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

⁷ Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

⁸ [conservation-area-appraisal-designation-and-management.jpg \(220x311\)](https://www.historicengland.org.uk/conservation-area-appraisal-designation-and-management.jpg) ([historicengland.org.uk](https://www.historicengland.org.uk))

area. An accompanying management plan sets out the framework for the protection and enhancement of the area.

2.4.6 To provide a framework to the review of the Bedworth Town Centre Conservation Area the following questions were asked of the appraisal:

- What has happened to the Conservation Area since the last review?
- How effective have the Conservation Area documents been in guiding development?
- What are the current issues in the area and do the current documents provide a reasonable base for either exploiting positive opportunities or resisting dramatic or erosive change?
- What issues are not addressed in wider policy areas and will need to be dealt with through reviewed documentation for the conservation area?

2.4.7 Explicit answers are not provided to these questions; rather they were used to guide the research and management plan.

2.4.8 The review involved:

- Individual building evaluation.

- Evaluation of the setting.
- Review of planning applications.
- Review of historic photographs.

2.4.9 The omission of any building, structure, feature, or space in this review does not imply that it is not significant or does not positively contribute to the character and special interest.

2.5 Consultation

2.5.1 It is a statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 for conservation area guidance produced by or on behalf of Local Authorities to be subject to public consultation, including a public meeting, and for the local authority to have regard to any views expressed.⁹

2.4.1 A draft of the Bedworth Town Centre Conservation Area Appraisal and Management Plan was subject to a public and stakeholder consultation from 11th June 2021 to 6th August 2021.

⁹ Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

3. The Conservation Area Boundary

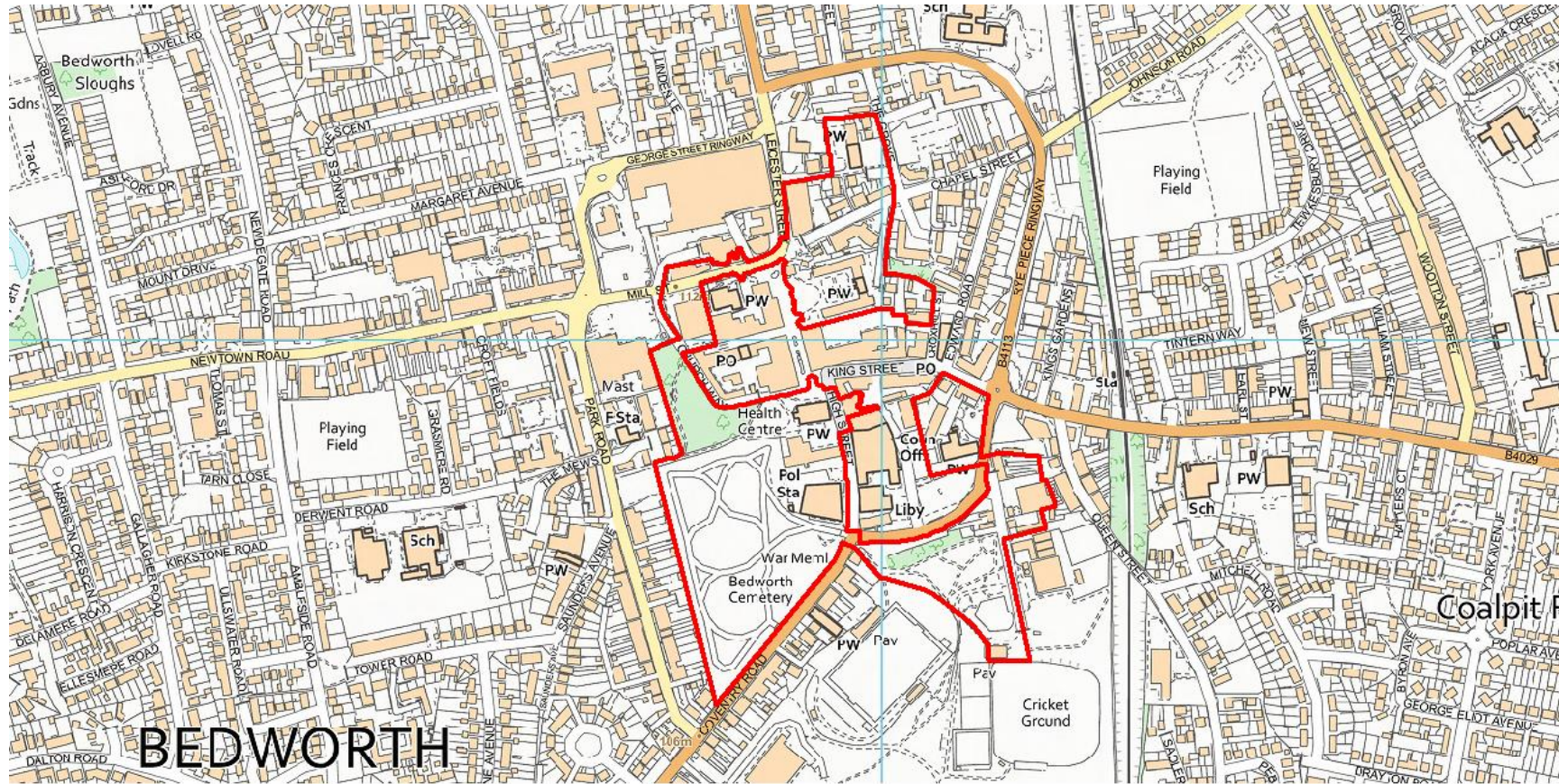


Figure 1: Bedworth Conservation Area Boundary. Scale 1:5000

4. Historic Development

4.1 Religion and Development

- 4.1.1 There are records of Bedworth dating back to 1086 with the first priest mentioned in records in the year 1297. Religion has been influential in the development of Bedworth and continues to have resonance today. All Saints Church is situated in a prominent location in the town centre, and there have been at least three other churches on the same site, the list of rectors dating back to c.1300¹⁰.

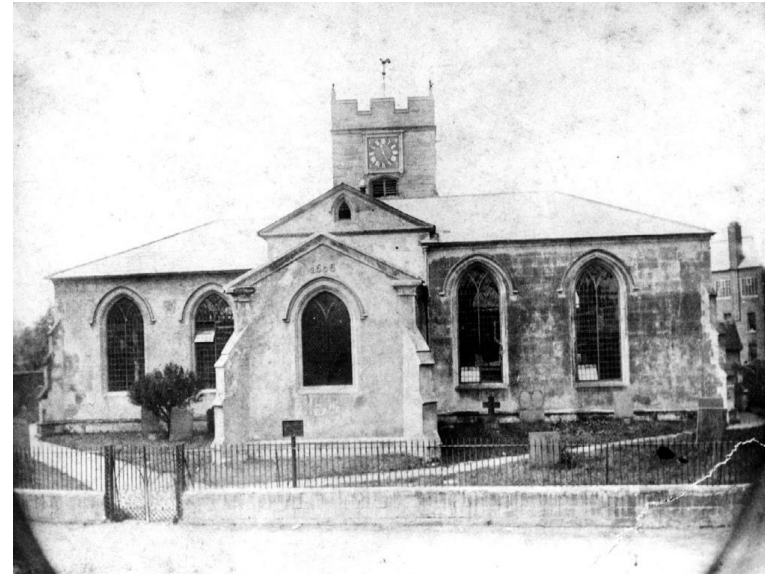


Figure 2: The old church at Bedworth, built in 1606.¹¹

- 4.1.2 Different strands of Christian worship have further influenced the development of Bedworth. Non-conformist protestants were attracted to the town to worship and eventually to build chapels for that purpose. This was because of a particular piece of legislation associated with opposition of reform of the Church of England, the "Five

¹⁰ 'Parishes: Bedworth', in *A History of the County of Warwick: Volume 6, Knightlow Hundred*, ed. L F Salzman (London, 1951), pp. 26-30. *British History Online* <http://www.british-history.ac.uk/vch/warks/vol6/pp26-30> [accessed 5 February 2021].

¹¹ "Reproduced from the "Our Warwickshire" website © "Warwickshire County Council

Mile" Act of 1665. The Act prevented assembly of non-conformist church goers from worshipping and preaching within five miles of corporate towns such as Coventry. The act led to non-conformist congregations meeting in Bedworth, the northern part of the centre being five miles from Coventry and so an area where non-conforming worship could take place. Several chapels remain but have been converted to residential or commercial use whilst others have been re-built on their original sites. The Old Meeting Church is the most prominent of these non-conforming chapels.



Figure 3: The Old Meeting Church, of Chapel Street Bedworth

4.2 Ribbon weaving and Textile Industry

4.2.1 In the eighteenth and nineteenth centuries the local ribbon weaving and textile industry became prominent in the area and an important influence on development. A particular type of three storey building known as a 'Top Shop' was in use from the mid-eighteenth century. These had workshops for small industry on the top floor, living space below and sometimes shops on the ground floor. The workshops are easily recognised by their large windows allowing light into the working area. Examples of Top Shops are in evidence in Bedworth today, in Mill Street and off the Rye Piece Ringway.



Figure 4: Three Storey Top Shop, Mill Street,



Figure 5: Three Storey Top Shop off Rye Piece Ringway

4.3 Coal mining

4.3.1 Perhaps the greatest influence on the development of Bedworth has been the coalmining industry. Coal was first extracted in the 13th Century. Continuing through the centuries development for mine workers evolved, in the early 17th century there was a system of free houses for pitmen in operation. In 1769 Sir Roger Newdigate, who owned production of coal in Bedworth, opened the Coventry to Bedworth Canal which increased the market for coal from

the area¹². The increased industrialisation further increased the demand for coal. In 1850, there were 20 small mines which generated 500,000 tons of coal. By 1909, there were 30 pits which generated 4,000,000 tons of coal. At the peak of production in 1939 there were 20 pits which generated 5,800,000 tons of coal. The mines attracted many people to live and work in Bedworth¹³.

¹² [Parishes: Bedworth | British History Online \(british-history.ac.uk\)](https://www.british-history.ac.uk/parishes/bedworth)

¹³ [The Bedworth Society - About Bedworth \(bedworth-society.co.uk\)](https://www.bedworth-society.co.uk/about-bedworth)



Figure 6: Newdigate Colliery from the main entrance. Taken after the colliery had been closed by the National Coal Board.¹⁴

4.3.2 Housing was grouped around courts developed by the subdivision of large medieval plots. The decay of these houses

¹⁴ 1982 Reproduced from the "Our Warwickshire" website © Warwickshire County Council

into slums prompted a comprehensive redevelopment of the Centre during the 1960's and early 1970's. The new development took the character of a new town with the building of new shopping areas of All Saints Square, King Street and High Street, with the Parish Church and Almshouses as their focal points. These streets and the Square therefore became the key setting for the historic buildings.



Figure 7: Parish Church of All Saints

4.3.3 Today, town centres are under increased pressure from wider societal and economic change. Structural change in

town centre economies is occurring in town centres throughout the country. Bedworth Town Centre will have to adapt again to meet these challenges. The prevailing economics represent a potential force for change which it is important the Conservation Area can withstand and also embrace future opportunities.

5. Character Assessment

5.1 Location, Topography and Geology

- 5.1.1 Bedworth is located approximately 3 miles south of Nuneaton and 5 miles north of Coventry. Bedworth is connected to these larger population settlements by the A444 which runs to the west of the town. The Coventry and Nuneaton rail line and Coventry Canal are located to the east of town. Bedworth Railway Station is within proximity to the centre of town. Bedworth is bordered by the neighbouring parishes of; Chilvers Coton in the north, Bulkington on the east, Exhall and Corley to the south, and Astley on the west.
- 5.1.2 Bedworth is the source of the River Sowe, a 12 mile stretch of river which flows easterly to Coventry via Exhall. The river is relatively shallow and is not a major feature in the central area of the town. The 'solid' bedrock geology of the Borough is formed by the Warwickshire Coalfield, partly equating to the Warwickshire plateau. The Warwickshire Coalfield comprises of relatively old rocks, running from Warwick in the south, through the centre of Nuneaton and Bedworth, to the Staffordshire border near Tamworth in the north. The

surface geology is dominated by Upper Carboniferous mudstones and sandstones, roughly 300 million years old. A narrow strip of older rocks up to 600 million years old is along the eastern side of the coalfield from Bedworth to near Mancetter, it is known as the Nuneaton Inlier. The surface geology includes Precambrian volcanic rocks, Cambrian sandstones, and shales of Ordovician intrusive igneous rocks¹⁵.

- 5.1.3 Bedworth lays on an area of flat land at an elevation of 360ft on the eastern edge of the East Warwickshire Plateau. The plateau is a rural, rolling upland area of dispersed settlement covering North Warwickshire and forming part of the historic Arden to the west. It has been important to the town's past industrial economy providing a source of coal¹⁶.
- 5.1.4 The Conservation Area lies at the heart of the town, itself at the centre of the settlement comprising of large areas of late 19th/early 20th century red brick urban terraces; and post-war and later 20th century suburbs.

¹⁵ Nuneaton and Bedworth Landscape Character Assessment (2012)

¹⁶ Nuneaton and Bedworth Landscape Character Assessment (2012)

5.1.5 The area surrounding and within the Conservation Area comprises of traditional urban streets with continuous frontages. Because of this, and because of its flat topography, there are no views or vistas of note within, into, or out of the area.

5.1.6 Much of the Conservation Area is managed open space and many of the surrounding buildings are modern, several having been built since the designation of the Conservation Area in 1986. Three major old buildings are nationally listed as of historic interest: All Saints Parish Church, The Almshouses, and the Old Meeting Church. The Top Shop at Mill Street is locally listed.



Figure 8: The Nicholas Chamberlaine Almshouses – Listed Grade historic buildings. A focal point of the town

5.1.7 There are distinct characters of space in the Conservation Area. These are formally landscaped areas of Bedworth Cemetery and the Miners Welfare Park; and historic urban areas such as Greens Yard and the surroundings to the Old Meeting Church. The contrast between spaces is often extreme, for instance the modern open space at All Saints Square is only one hundred metres from Greens Yard which is entirely late 18th Century in fabric and character.



Figure 9: Bedworth Town Centre Conservation Area. Photo Image 2020.

Scale 1:5000

5.2 Architectural Interest and Built Form

- 5.2.1 One of the oldest buildings in the conservation area is the Old Meeting Church, built 1726 and restored in 2012. The building is Grade II listed.



Figure 10: The Old Meeting Chapel, Bedworth. Built 1726, the roof raised in 1808. On left is the Manse (demolished in late 1950s) 1900s.¹⁷



Figure 11: Old Meeting Church, Grade II Listed

- 5.2.2 The Nicholas Chamberlain Almshouses and Parsonage built in 1840 and renovated in the 1980s are the most impressive buildings in the Conservation Area.

¹⁷ Reproduced from the "Our Warwickshire" website © "Warwickshire County Council"



Figure 12: Parsonage to Nicholas Chamberlain Almshouses

5.2.3 All Saints Church was rebuilt between 1888 and 1890 of red Runcorn sandstone with slate roofs. The tower dates from the 14th century although has been much refurbished.¹⁸



Figure 13: All Saints Parish Church

5.2.4 St Francis RC Church dates from 1883 and is built in traditional Victorian red brick. The church has experienced several phases of development and was consecrated in 1924.¹⁹

¹⁸ [Parishes: Bedworth | British History Online \(british-history.ac.uk\)](https://www.british-history.ac.uk/parishes/bedworth)

¹⁹ [About Us \(olshweston.org\)](https://www.olshweston.org/about-us)



Figure 14: St Francis RC Church, Rye Piece

5.2.5 The north west of the Conservation Area features Mill Street, the location of the locally listed Top Shop, bakery shop; the characterful, White Horse Public House and the new Market Hall. These buildings are an integral part of the setting for the Almshouses and the street has an attractive character.



Figure 15: Shop Corner Mill Street, 1940s²⁰



Figure 16: Bakery on corner of Mill Street. 2021.

²⁰ Reproduced from the "Our Warwickshire" website © Warwickshire County Council

5.3 Residential Buildings

- 5.3.1 There are a few interesting residential buildings in the Conservation Area. St Francis Terrace located in King Street has been built using a Flemish bond (headers and stretcher laid out alternately) with blue brick stretchers creating a distinctive diaper pattern.



Figure 17: St Francis Terrace, King Street

5.4 Open Space

- 5.4.1 The majority of the Conservation Area features the formal spaces of the parkland and the cemetery. The Miners

Welfare Park is in the south east of the Conservation Area and Bedworth Cemetery to the south west.

- 5.4.2 The Miners Welfare Park ensures the industrial heritage of the town has continued resonance. The park was purchased by the Bedworth Miners Welfare Committee in 1921 and is a popular feature today.



Figure 18: The gates of the Miners' Welfare Park at Bedworth. 1930s²¹

²¹ Reproduced from the "Our Warwickshire" website © Warwickshire County Council

The park features well tended flower beds, shrubs, sports fields, and cricket pavilion. There are timber benches sited within both the playing fields and public gardens. The park is of significant amenity value, as a large public open space near the town centre. In recognition of the mining heritage, a winding wheel from Newdegate Colliery was erected in the park in 1986.



Figure 19: Winding Wheel, Bedworth Miners Park

5.4.3 Bedworth Cemetery (Coventry Road Cemetery) is Grade II listed²². It covers an area of approximately three hectares and features the Bedworth war memorial where a silence is observed as part of the November remembrance. The November remembrance parade marches through the streets of Bedworth on the day of remembrance and is a source of civic pride.

²² [BEDWORTH CEMETERY \(COVENTRY ROAD CEMETERY\), Nuneaton and Bedworth - 1001592 | Historic England](#)



Figure 20: War Memorial, Bedworth Cemetery

5.5 Late Twentieth Century

5.5.1 Later additions to the Town Centre add little to the character of the conservation area. The police station opened in 1991 and is located on High Street. The building is distinctive, but necessity

requires the absence of an active frontage to the building. The tinted windows create a blank façade which results in a lack of engagement between the building and street users. The Bedworth Health Centre was constructed in 1996, and similarly to the police station, has privacy requirements which reduce integration between building and street. The building is also positioned away from the established building line which reduces the intensity of the street. Figure 25 shows High street in the 1900s the building on the left is the former Bedworth Central C of E School replaced by the Health Centre.



Figure 21: Bedworth, High Street, 1900s.²³

²³ Reproduced from the "Our Warwickshire" website © Warwickshire County Records Office



Figure 22: Bedworth Health Centre, High Street



Figure 23: Bedworth Police Station, High Street

5.6 Street Plot and Layout

- 5.6.1 Mill Street is the main commercial street in the Conservation Area. The street features many of the most characterful retail buildings in Bedworth, the majority of which are aesthetically pleasing, if a little tired. Mill Street historically centred at a junction to neighbouring Bulkington and Bedworth Heath. Modifications to the road system and the economic and social orientation of Bedworth towards Nuneaton and Coventry have eroded the importance of Mill

Street as a road intersection. Today, Mill Street is an important hub for busses providing connection to the neighbouring areas.

5.6.2 The main retail centre in Bedworth featuring All Saints Square was regenerated in the late 1960s and 1970s and is outside of the recommended Conservation Area boundary. The Alms Houses and All Saints Parish Church are notable exceptions in a space occupied by featureless 1970s commercial buildings. The Church is accessible off All Saints Square/Church Street, gardens and green space surround the Church and provides needed variety at this point.

5.6.3 High Street is the civic centre of the town and features the Health Centre and Police Station. The former Co-op building dates from 1929 and is rare example of historical building in this area. The Health Centre and Police station are recent additions and are located on historical sites of the previous Alms House and Central School.

5.7 Building Scale

5.7.1 Most buildings in the Conservation Area are two storeys in height, in central areas the height increases to three storeys.

There are a few key buildings, such as All Saints Church, which due to the tower are considered greater than three storeys.

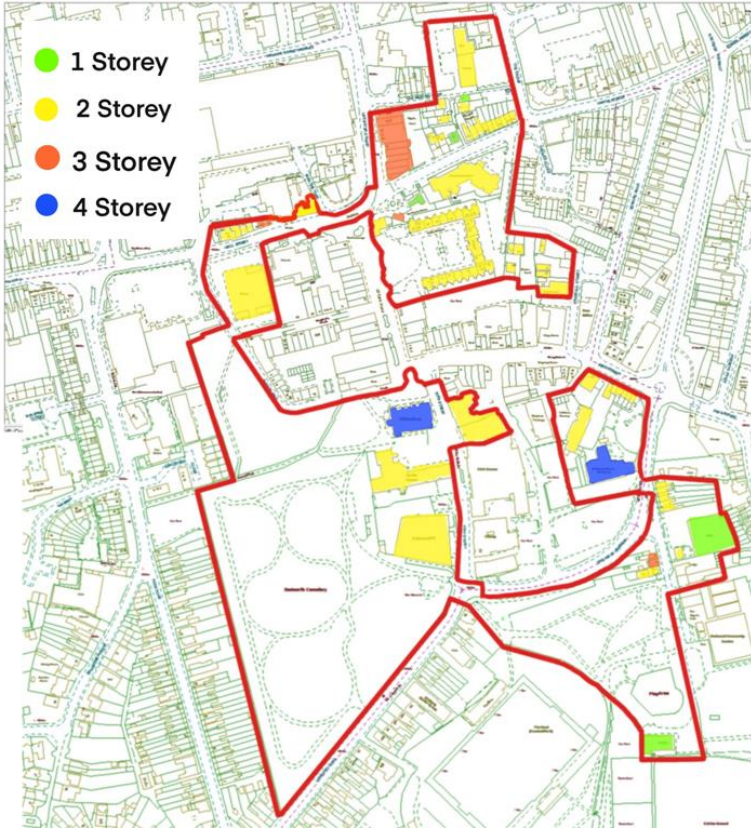


Figure 24: Building Storey Height in the Conservation Area.

- 5.7.2 Most buildings in the northern part conservation area are two storeys high.
- Mill Street is composed of buildings mostly two storeys high, the Top Shop has three storeys.
 - Rye Piece features buildings of varying height; residential buildings that are two and three storeys high, the Bedworth Ex-Serviceman's Club is a modern addition and is single storey. St Francis RC Church is greater than three storeys.
 - High Street is generally occupied with buildings two storeys high; the exception is All Saints Church.
 - Chapel Street is mostly two storeys high with one storey dwelling.
 - King Street is two storeys high.
 - The Miners Welfare Park contains one storey building.

5.7.3 The maximum building height in the Conservation Area is 19 metres, 46% of buildings in the Conservation Area are between 10 - 19 metres in height, whilst 54% of buildings are less than 10 metres high²⁴.

²⁴ [Building Heights in England from Emu Analytics \(emu-analytics.net\)](https://www.emu-analytics.net/)
(Accessed 18.01.2021)

5.8 Building Materials

5.8.1 The predominant building materials in the Conservation Area are mainly brick of varying colour; older buildings often have some stone dressings to window heads and sills. The older buildings in Mill Street are rendered white.



Figure 25: White Horse, Rendered White, Mill Street.

5.8.2 Post war development fronting the Conservation Area tends to follow the use of brick materials. However, they often lack architectural detailing of earlier buildings.



Figure 26: Recent Development, Leicester Street

5.9 Materials Palette



Figure 27: Materials Palette

5.10 Architectural features and details

Windows

- 5.10.1 Windows in the Conservation Area are generally square-headed although there are examples of arched windows, they are generally timber-framed windows, older buildings having multiple smaller panes.

5.10.2 The window reveals in the Conservation Area are generally simple but there are also examples of brick detailed surrounds, and stone lintels and sills.

5.10.3 There are many examples of sash windows on the upper floors of buildings. The sash windows are generally timber-framed casement windows. The timber-frames are generally painted white, although there are some exceptions painted with darker colours.

5.10.4 Modern buildings have uPVC windows, also several historic buildings have had their windows inappropriately replaced with uPVC units. Where opportunities arise, this replacement should be reversed.



Figure 28: Window Types

Shop fronts and entrances

5.10.5 The main commercial section of the Conservation Area is located on Mill Street. Many of the shop fronts have retained traditional features such as stall-risers and mullion windows. The use of roller shutters detracts from some frontages and has a negative impact on the street. Standardised corporate signage is not prevalent in the Conservation Area.



Figure 29: Shop Fronts, Mill Street

Decorative details and signage

5.10.6 The most ornate structure in the Conservation Area is the Chamberlain's Almshouses. The buildings feature English bond brick with blue brick plinth and sandstone dressings.



Figure 30: Bedworth Almshouses, All Saints Square

5.10.7 Some residential dwellings feature Flemish brickwork with a diaper effect. Examples can be found in King Street and Greens Yard. Historic photographs show this technique was used in many other buildings in the area.



Figure 31: Distinctive Brickwork, Croxhall Street

Name and function plaques can be found on some buildings in the Conservation Area. The details contain the date built, or the name of the building. Brick detailing can be found in residential properties.



Figure 32: Decorative Details

Roofs and Chimneys

The Conservation Area contains a variety of form and pitch of roofs. The Almshouses feature plain-tile roofs which have ridge cresting and stone-coped gable parapets with kneelers. Hip roofs are and gable roofs are most prevalent in the Conservation Area. Most of the roofs have slate or clay tiles. Most are simple in appearance such as those in

Mill Street. Chapel Street features examples of gabled fronted dormers which are visually appealing.



Figure 33: Gabled Dormers, Chapel Street



Figure 34: Roofs

5.11 Boundary treatments

- 5.11.1 Boundary treatments refer to where private buildings meet the public realm. The buildings located in Mill Street and Leicester Street are commercial and are situated with direct access to the street and do not have a boundary.



Figure 35: Boundary Treatment on Mill Street

5.11.2 Public and private spaces are generally well defined in the Conservation Area. Private dwellings are found mostly in Chapel Street and Rye Piece. These buildings are bounded by low brick walls. These walls are pleasingly intact and provide a uniform appearance to the boundary.



Figure 36: Low Lying Walls, Rye Piece Ringway

5.11.3 The frontage of the Almshouses at All Saints Square features a low-lying brick wall with railings and landscaping to screen the buildings from the street. The side of the Almshouses is surrounded by a brick wall and railings in the car park adjacent to Green's Yard.



Figure 37: Boundaries of the Almshouses

5.11.4 The cemetery is bounded from Coventry Road on the eastern boundary by a low brick wall and shrubbery. Church Way features a similar wall and shrubbery as Coventry Road but also features visible railings.

5.11.5 Brick walls with engineering brick copings and iron railings are normal features of Bedworth. Iron railings have been painted black.



Figure 38: Bedworth Cemetery Boundary, Church Walk



Figure 39: Bedworth Cemetery Boundary, Coventry Road

5.11.6 The Miners Welfare Park at the entrance off Coventry Road features a high brick wall and ornate iron gates. The surrounding boundary is comprised of fencing behind landscaped areas and shrubbery.



Figure 40: Miners Welfare Park Entrances

5.12 Important Views

5.12.1 Views are an important aspect of the Conservation Area as heritage assets can gain significance from their setting. This section of the appraisal considers how the townscape contributes towards the significance of heritage assets in the Conservation Area.

View 1

5.12.2 The view from All Saints Square is an important gateway to the Conservation Area. The key buildings of the Grade II listed Almshouses and associated buildings are situated here. The surrounding retail buildings are from the 1970s redevelopment they are not in the proposed Conservation Area boundary but detract from the setting. Landscaping provides privacy for the residents of the Almshouse but also

obscures the details of the buildings. The Parsonage is adjacent to the footpath and provides a clearer view of the building from street level. The view from Mill Street is obscured by street furniture and overgrown street trees.



Figure 41: View 1

View 2

5.12.3 All Saints Parish Church is located on High Street, and in close proximity to the junction connecting King Street and All Saints Square. The Church is Grade II* listed and is surrounded by landscaped gardens and wooden benches which provides a pleasant back drop for people to stop and meet.



Figure 42: View 2

View 3

5.12.4 The War Memorial is located in Bedworth Cemetery and is a focal point for remembrance in the town. The Bedworth Armistice Day parade marches through the town every November, with the two-minute silence observed at the Memorial. The parade is a source of civic pride for many Bedworth residents. The Cemetery is Grade II listed and provides a contemplative space within close proximity to the town centre.



Figure 43: View 3

5.13 Setting

5.13.1 Setting is an important contribution towards the special interest of an area. The National Planning Policy Framework (NPPF) describes a setting as; “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements

of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”²⁵.

5.13.2 Mill Street contains some of the oldest commercial premises in Bedworth. The southern part of Mill Street is outside of the Conservation Area but negatively impacts on the setting. More recently built buildings such as the Methodist Church and Bedworth Market are set back from the street which reduces the intensity of the street scene.

5.13.3 The Almshouses and All Saints Parish Church are key buildings which front onto All Saints Square. The square is a result of the redevelopment of the town which occurred in the 1960s and 1970s. The area is largely fronted by bland flat roofed buildings of the time which lack visual interest and so impact negatively on the setting.

5.13.4 The Miners Welfare Park and Bedworth Cemetery provide important open spaces in the heart of the town centre and provide a positive contribution to the Conservation Area. However, the Rye Piece Ringway cuts through the south

²⁵ National Planning Policy Framework pg. 71 [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/431142/NPPF-2019.pdf)

east section of the Conservation Area and separates the park from the rest of the town, and so has a negative effect on the setting. It should be noted that the Ringway diverts traffic away from Mill Street and so has an indirect positive effect on the setting Conservation Area at Mill Street.

6. Character Area and Zones

Character areas are sub-areas of the Conservation Area that are distinguished or defined by various attributes or characteristics derived from past and/or present land uses and their related patterns of ownership. These are reflected to varying degrees in the layout or pattern of the town's buildings and spaces, and in their individual appearance and character.

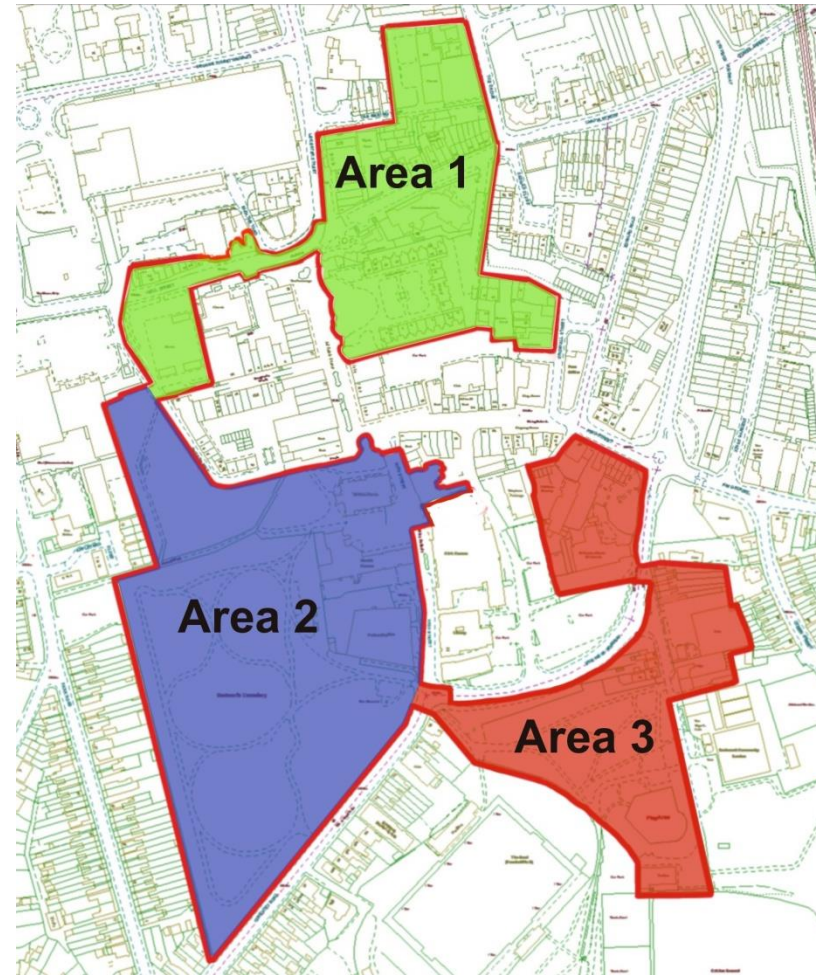
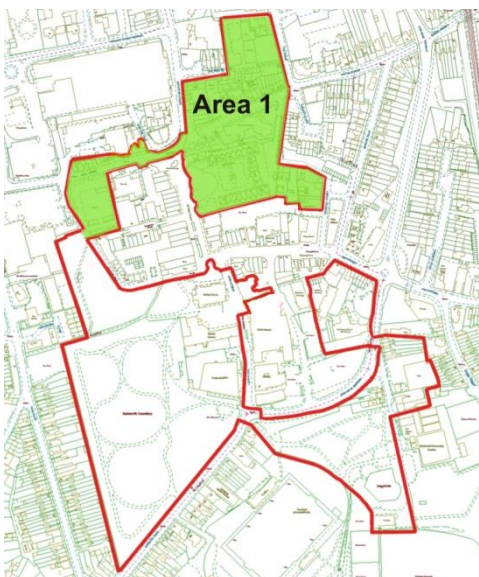


Figure 44: Bedworth Conservation Area Character Areas

6.1 Character Area 1: Mill Street, Chapel Street and Almshouses.



Principal features

- 6.1.1 Principal features of special interest of this area and its characteristics include:
- Nicholas Chamberlain Almshouses, Parsonage, Pump House and Nurses House.
 - All Saints Parish Church.

- St Francis Terrace, Kings Street, terrace housing featuring blue brick diaper pattern.
- Old Meeting United Reform Church.
- A small group of late 18th and 19th century commercial buildings including former Top Shop on Mill Street.

Location and Topography

- 6.1.2 This character area occupies the northern third section of the area enclosed by Rye Piece Ringway. It includes the Almshouses and associated buildings, parts of Mill Street, Chapel Street, Leicester Road, Croxhall Street, and the Old Meeting Yard.

Townscape and Architectural Character

- 6.1.3 Within the character area buildings form rows with continuous frontages lining sides of its constituent streets, and are a mix of two, and three storey buildings.
- 6.1.4 There are few buildings dating before the twentieth century remaining in Bedworth Town Centre. Many of the buildings do not have a unique special heritage value other than their multi-colour diapering brickwork. Historic photographs show

diapering was a style used in many other buildings in the area which have since been lost.

6.1.5 The presence of red brick terrace housing means there is a uniform design within plots, although individual alterations have weakened the character of some of these buildings. The buildings are generally set close to the road and share a common building line.

6.1.6 Recent residential development generally emulate the brick design of the earlier buildings. They follow the existing building line, or establish a line where one did not exist, set close to the road.

Landmark Buildings

6.1.7 The most architecturally accomplished buildings in the town are indisputably the Nicholas Chamberlain Almshouses. They are on the Statutory List of Buildings of Special Architectural Interest. The Almshouses are not open to the public and are set back from All Saints Square, making it difficult for passers-by to appreciate the architecture. The Parsonage is set adjacent to the footpath and is therefore much more accessible to the casual viewer. The buildings are in English bond brick with stone dressing and were

probably designed by Thomas Larkin Walker and built in 1840 by John Toone²⁶.



Figure 45: Bedworth Almshouses. 1910s²⁷

6.1.8 The Old Meeting United Reformed Church has less presence in the Conservation Area than the Almshouses due to its location, hidden in the Old Meeting Yard off Leicester Street. Nonetheless, it is a key building dating

²⁶ [CHAMBERLAINE'S ALMSHOUSES, Nuneaton and Bedworth - 1035003 | Historic England](#)

²⁷ Reproduced from the "Our Warwickshire" website © Warwickshire County Council

from 1726 possibly altered or raised in 1808. The building in Flemish bond brick features a string course (a horizontal decorative band of masonry) with dentil course brickwork²⁸. The "Five Mile" Act strongly influenced non-conformist congregations to develop in Bedworth. Several chapels remain in Bedworth such as one in Chapel Street but have been converted to residential or commercial use whilst others have been re-built on their original sites. The Old Meeting Church is the most prominent of these non-conforming chapels.



Figure 46: Old Meeting United Reformed Church

6.1.9 Among other buildings particularly worthy of mention for their historic interest is the former Top Shop on Mill Street. Top shops relate to the town's silk weaving industry of the past and were located in Bedworth, Bulkington, Coventry and Nuneaton²⁹. They are composed of three storeys with the first two used for domestic living and the top floor used for industry. The top floor featured large windows to provide more natural light required for intricate tasks.

²⁸ [OLD MEETING UNITED REFORMED CHURCH, Nuneaton and Bedworth - 1034948 | Historic England](#)

²⁹ [Top Shops in Coventry and Bedworth - Our Warwickshire](#)

Street by Street Assessment

Mill Street

6.1.10 The north side of Mill Street is in the Conservation Area and retains a row of 18th century and 19th century buildings. They are notable in Bedworth Town Centre as rare examples of commercial buildings of this period. The buildings are built at a human scale using traditional materials. The size of the signage is respectful of the original fascia, the shop windows feature stallrisers and mullion windows which are in keeping with the character of the building.

6.1.11 The buildings are negatively impacted by several features; window shutters are in use and of the solid bar type which are not in keeping with the building and can create a negative impression for town visitors. The negative impact is increased when the business serves the night-time economy and is closed in the daytime. Signage and paintwork on some buildings uses colours which do not work for the buildings as whole. Some signage uses cheap looking plastic materials which do not respect the character of the building.

6.1.12 The Iceland shop is outside of the Conservation Area but negatively impacts on the setting. The building is not in keeping with the other buildings on the north side of Mill Street, has no architectural merit, and does not follow the established building line.

6.1.13 The south side of Mill Street is mostly outside of the Conservation Area, with the exception of Bedworth Market. The market has been recently redeveloped and serves as an important commercial and social location in the town.

Chapel Street

6.1.14 The most notable building, in terms of scale, is Chamberlaine Court, recently built but attempts emulate the older surrounding buildings. There is some detailing to the building which elevates the quality compared to other recent additions. Building of heritage value can be found at the former Erza Chapel (now terrace housing comprised of nos.18, 20, 22) and nos. 24-36 Chapel Street. 24-36 was known as "Pretty Brick Terrace" and was built by a Mr Bunney who also built the chapel³⁰. The buildings add character and coherence to the street, however, there has

³⁰ Our Warwickshire [Bedworth. Terraced houses - Our Warwickshire](#)

been some unsympathetic development including inappropriate rendering and replacement windows not in the style of the original. Nevertheless, interesting brickwork is still visible in places and the dormers add to the visual interest.



Figure 47: Terraced houses Chapel Street, 1920s³¹

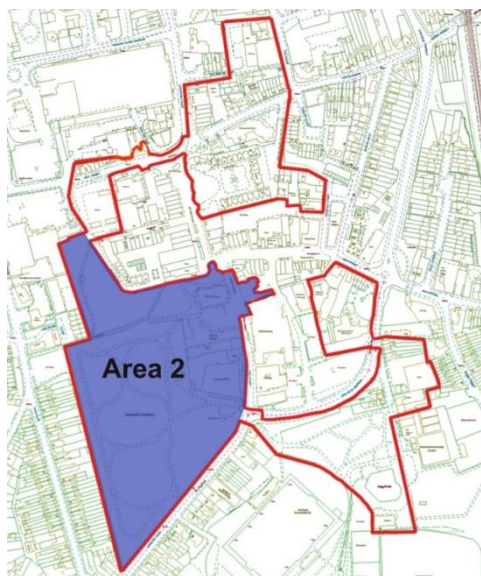


Figure 48: Chapel Street, Original Brickwork in the Middle Property.

6.1.15 There are several new residential dwellings located on Chapel Street. The architectural quality of these modern buildings is generally indifferent both in terms of design and choice of materials. They tend to follow national fashionable commercial architectural trends that date quickly and weaken local distinctiveness.

³¹ Reproduced from the "Our Warwickshire" website © Warwickshire County Council

6.2 Character Area 2: Cemetery and Civic Area



Principal features

- The Parish Church of All Saints is a focal point of the town and is closely related to the main streets.
- Late 19th century Bedworth Cemetery, featuring funerary monuments, footpaths, trees, and shrubbery.
- High Street features a rare example for the town of inter-war architecture in the town.

Location and Topography

- 6.2.1 This character area forms a broadly triangular area to the south west of the town, bounded by residential properties to the west, High Street and Coventry Road to the east and Church Walk to the north.

Townscape and Architectural Character

- 6.2.2 Much of the character area is occupied by Bedworth Cemetery. The site is approximately 250 metres south west of the town centre and covers an area of circa 3 hectares.
- 6.2.3 The cemetery is Grade II listed, designed by the architect and surveyor, George Taylor in the late 19th century and was consecrated November 1874.
- 6.2.4 The cemetery is bordered in the north with the graveyard associated with All Saints Parish Church and the pedestrian pathway of Church Walk. The border at this point is marked by a late 19th century low blue brick wall with railings.
- 6.2.5 The east of the cemetery is bordered by Coventry Road, the Police Station and Health Centre. The Coventry Road border is composed of a 19th century blue brick wall, original railings have been removed and complemented by a

hawthorn and privet hedge. Coventry Road marks the entrance to the cemetery and features blue brick quadrant wall and low iron railings.

- 6.2.6 The west of the site is mostly bordered by residential properties with separation achieved by late 19th century railings and holly hedges.
- 6.2.7 The layout of the cemetery features pathways which follow flowing and informal curved lines. Within the pathways are areas of burial ground of triangular and oval shape. The pathways are linked by broader pathways which circle the boundary of the cemetery.
- 6.2.8 The cemetery is planted with ornamental trees and conifers including copper beech, cypress, and Irish yew. There are also flowering cherries and mature oaks which predate the cemetery. Grass verges are planted with evergreen and flowering shrubs.
- 6.2.9 Cemeteries often utilise a wider range of building materials than those used in graveyards. In Bedworth Cemetery there are significant funerary monuments dating from the late 19th

century made of black and red granite and enclosed with cast iron bollards³².

³² [BEDWORTH CEMETERY \(COVENTRY ROAD CEMETERY\), Nuneaton and Bedworth - 1001592 | Historic England](#)



Figure 49: Long Walk in Bedworth Cemetery. 1920s³³



Figure 50: Bedworth Cemetery

³³ Reproduced from the "Our Warwickshire" website © Warwickshire County Council

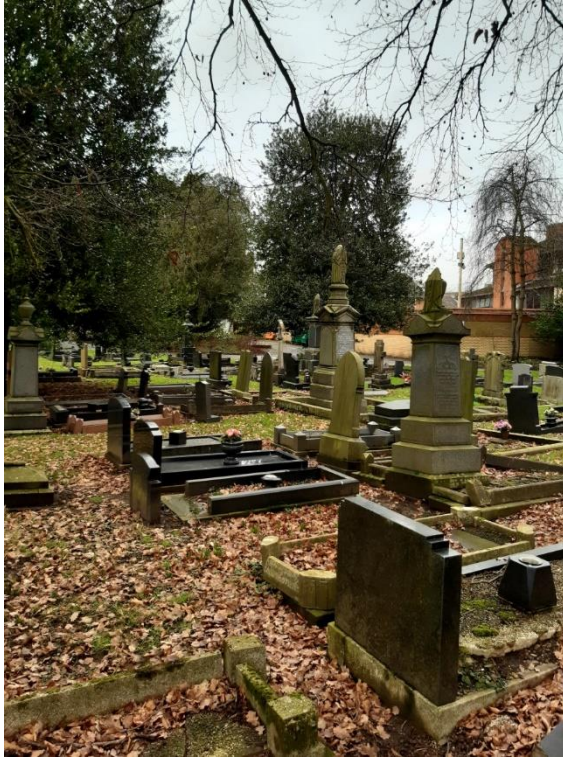


Figure 51: Bedworth Cemetery

High Street

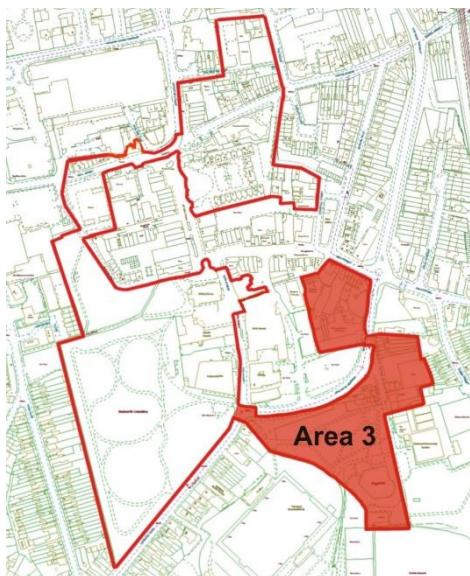
6.2.10 All Saints Parish Church overlooks the corner of All Saints Square and High Street. The tower faces away from High Street but is still a prominent feature in the town. The churchyard, boundary walls, surviving monuments, and

mature trees make an important contribution to the amenity of High Street and to the Conservation Area as a whole.

6.2.11 The Health Centre and Police Station are recent additions to High Street. They are located on historical sites with strong emotional resonance to some residents of Bedworth; the previous Almshouses, Central School, and buildings associated with Bedworth Cemetery.

6.2.12 There are few other buildings on High Street with a strong heritage value, the exception being nos. 10-16. Whilst not particularly imposing, it has character and is of brick and with stone dressing which gives the structure a strong presence and permanence.

6.3 Character Area 3 Miners Welfare Park, Rye Piece, King Street



Principal Features

- Miners Welfare Park features formal gardens and play areas.
- Surviving rows of terrace housing.

- Top shops associated with the town's industrial heritage.
- St Francis RC Church and contemplative garden area.

Location and Topography

- 6.3.1 An irregular area of land lying south east of the town centre mostly composed of the formal gardens of the Miners Welfare Park. The northern section features relatively intact residential terrace housing. The area is bounded by Rye Piece Ring Way, King Street and the hedges and fences of the Miners Welfare Park.

Townscape and Architectural Character

- 6.3.2 This is an area of well-treed, landscaped, parkland of the Miners Welfare Park. The park has associations with the town's past as a mining community. The park was established c 1925 on reclaimed colliery land. The main pedestrian entrance is off Rye Piece Ringway/Coventry Road and features red brick gateway pillars with ornamental iron gates.
- 6.3.3 The park comprises of a series of formal and informal spaces articulated and adorned by trees and shrubs linked

by an intricate network of footpaths. The layout of footpaths appears to be unchanged since the park was established.



Figure 52: Miners Welfare Park. 1930s³⁴



Figure 53: Miners Welfare Park.

- 6.3.4 The formal gardens with traditional planting beds are laid out at the north end. The southern area features a play area, car park and a brick cricket pavilion which has been recently extended. The informal open space beyond lies outside of the Conservation Area.

³⁴ Reproduced from the "Our Warwickshire" website © "Warwickshire County Council"



Figure 54: Entrance to the Miners Welfare Park



Figure 55: Miners Welfare Park

- 6.3.5 Adjoining the vehicle access road to the park there is an example of a Top Shop, an important aspect associated with the town's industrial heritage. The original large, oversized windows on the upper floors have been bricked over and replaced with conventionally sized smaller replacement windows. The upper floor window space is still recognisable in the brick work. There are signs of unsympathetic improvements around the doorways. Nevertheless, the houses are a good example of this type of building.



Figure 56: Former Top Shop

6.3.6 On the opposing side of the road is the Bedworth Ex-Servicemen's Club. The building is featureless and adds little to the Conservation Area. The club is surrounded by a car park which erodes the enclosure of the street. Further north there is a row of terrace houses.

6.3.7 North of the Miners Park is St Francis RC Church and associated garden. The red brick church tower, whilst not particularly tall, is a prominent feature in the townscape at this location. It features a stepped angle buttress with twin bell openings at the top and a steep roof. The tower immediately adjoins the footpath. The church is a collection of buildings of red brick with stone dressings and slated roofs with red clay dressings. The chancel and nave are the oldest parts of the building and feature blue brick courses and sills. Later 1960s additions are not entirely in sympathy with earlier designs; however, they are not unduly prominent.



Figure 57: St Francis RC Church

6.3.8 The widening of Rye Piece from a narrow cul-de-sac off King Street to a main traffic route creates a separation between the church and the surrounding residential streets. The church grounds border with the rear of the residential properties on King Street. These buildings feature the distinctive diapering effect which was a common feature in Bedworth and can also be seen in properties in Croxhall Street and the Top Shop neighbouring the Miners Park.

7. Audit of Heritage Assets

7.1 Introduction

7.1.1 The Bedworth Town Centre Conservation Area is a heritage asset in its own right. The Conservation Area contains listed and unlisted buildings which contribute towards the special interest. There are also some buildings and structures that make no contribution or detract from the character of the Conservation Area.

7.1.2 This section considers the buildings in the Conservation Area, and defines them within the following categories:

- Listed Buildings
- Locally Listed Buildings
- Positive Buildings (those that are not designated but add value to the Conservation Area)
- Neutral Buildings
- Detracting Buildings

7.1.3 The audit has been carried out by a visual examination from public roads and paths. The audit is not a detailed assessment of each individual building. It should not be

assumed that the omission of any information is an indication that a feature or building is not important. The audit provides information as to the state of the buildings in the locality at the time of the review conducted in 2021. The ascribed values do not supersede any requirements set out in the NPPF or national guidance in relation to heritage assets. A detailed assessment of significance specific to a building or site within the Conservation Area should always be carried out prior to proposing any change.

7.1.4 A full gazetteer of the heritage value of buildings in the Conservation Area is located in Appendix A.

7.2 Listed Buildings

7.2.1 Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated for their architectural or historic interest.

7.2.2 Alterations, additions, or demolitions to listed buildings require Listed Building Consent, which allows local planning authorities to make decisions that have been informed by an understanding of the building or the site's significance.

7.2.3 Outbuildings associated with listed buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a listed building and has been since before July 1948. The curtilage listed structure is considered to be part of the listing and subject to the same Listed Building Consent procedures.

7.2.4 National and local planning policies recognise changes to other buildings or sites in the setting of a listed building can affect its special interest. Preserving or enhancing the setting of a listed building is a material consideration in planning decisions.

7.2.5 In the Conservation Area there are two Grade II* listed buildings; four Grade II listed Buildings, Bedworth Cemetery is also Grade II listed; there is also one locally listed building.

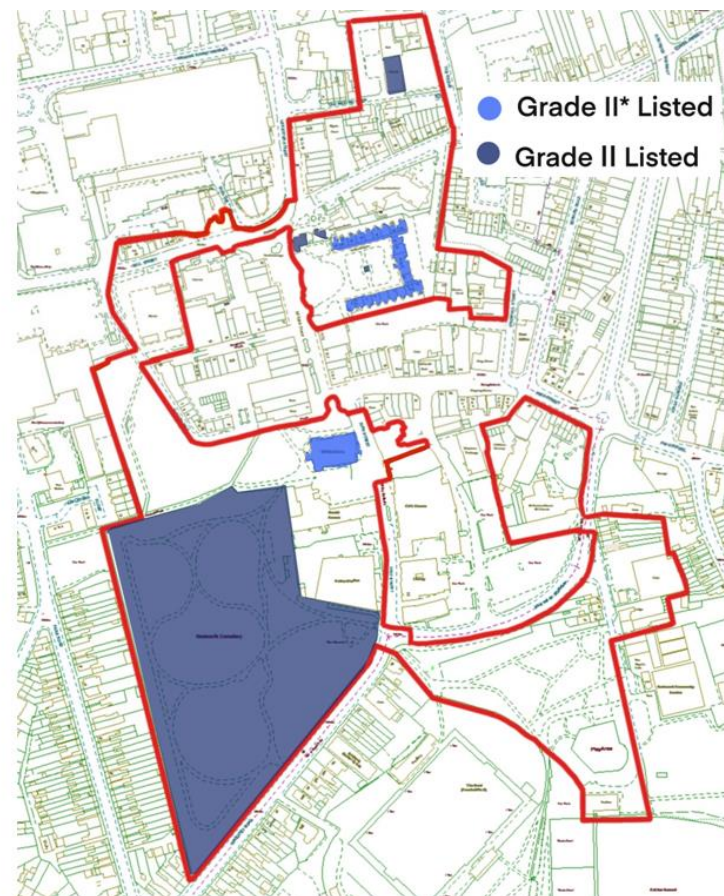


Figure 58: Listed Buildings in the Conservation Area.

7.3 Positive buildings

7.3.1 Buildings which do not meet the criteria for inclusion on the Local List but still make a positive contribution to the overall

character and appearance of the Conservation Area are categorised as positive buildings.

7.3.2 Criteria for identifying positive contributors include:

- Position and presence within the streetscape.
- Use of materials, architectural motifs or detailing.
- Scale and massing.
- Relationship with neighbouring buildings, both physical and historical.
- Associations with notable architects or other historical figures.
- Historical uses.

7.3.3 The locations of the positive buildings in the Conservation Area are shown on Figure 63 the details are found in Appendix A.

7.4 Neutral and Negative Contribution

7.4.1 Buildings which do not make a positive contribution to the character and appearance of the Conservation Area are categorised as either neutral buildings or negative buildings.

7.4.2 Neutral buildings are those which neither make a positive or negative contribution to the character of the Conservation Area. Proposals which affect neutral buildings could enhance the Conservation Area through high quality design and use of quality building materials.

7.4.3 Negative buildings are considered to detract from the character and appearance of the Conservation Area. This may be due to their scale and massing, design, materiality, condition or use, or a combination of the above. Negative buildings have potential to enhance the Conservation Area through refurbishment, demolition and/or replacement.

7.4.4 The location of the neutral and negative buildings in the Conservation Area is shown on Figure 63 the details are found in Appendix A.

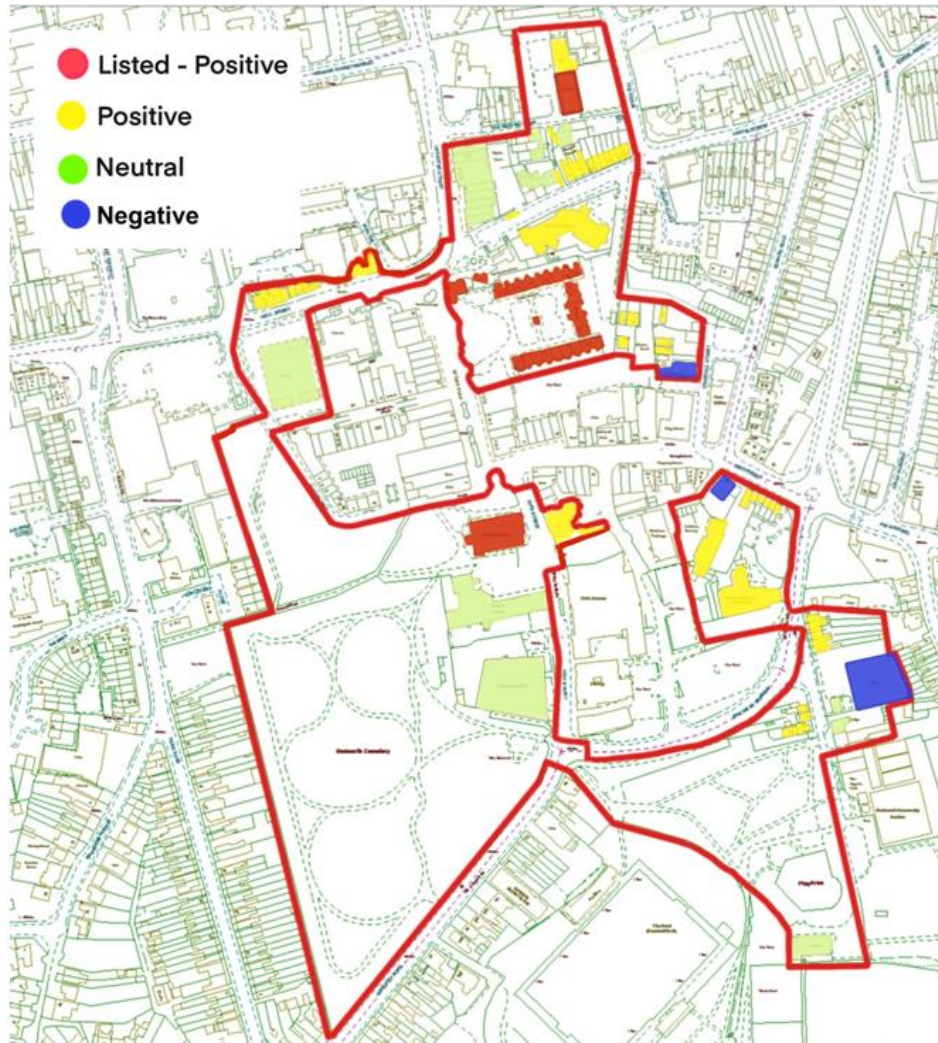


Figure 59: Individual Building Contribution to Character of Conservation Area

8. Assessment of Condition

- 8.1.1 Key buildings in the Conservation Area are in good condition; however, there are several buildings in need of maintenance and repair. There are examples of; peeling paint work, pavement weeds, and rotting window and door frames which have a negative impact on the Conservation Area.
- 8.1.2 Mill Street is the main commercial street in the Conservation Area; it is also a transport hub for local bus services. For many visitors to the town, it is the gateway to the Conservation Area and the wider town centre. There are several buildings in this location which use solid shutters on the outside of the building; which have a negative impact on buildings at a key location. The signage on some buildings uses modern plastic materials which are not in keeping with the character of the building.



Figure 60: Solid Shutters on Exterior of Buildings, Mill Street

- 8.1.3 There are several features which are attached to the exterior of buildings which detract from the Conservation Area. Satellite dishes are a modern design and detract. They are often left in situ when no longer in use. The removal of satellite dishes is encouraged; alternatively, the dishes should be situated to the rear of the property. There are

several buildings which feature exterior wiring, as with satellite dishes redundant wiring is often not removed and impacts negatively on buildings. Although not prevalent there are examples of external wall cladding on residential properties. The use of cladding in the conservation area is not considered to be appropriate.



Figure 61: Satellite Dishes, Exposed Wires, Cladding

8.1.4 Unmanaged trees and street furniture can look unsightly and obscure the views of key buildings which make a positive contribution towards the Conservation Area. This is notable on the south of Mill Street where views of the Almshouses

are obscured and views of All Saints Church off High Street which are obscured by both trees and street furniture.



Figure 62: All Saints Church, High Street

9. Conservation Area Management Plan

9.1 Building Works

9.1.1 Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015³⁵ sets out where development rights are permitted or not permitted in relation to conservation areas. The Order does not mean development cannot occur in the conservation area but planning permission should be sought. Guidance in this management plan will be a material consideration with regards to planning applications in the Conservation Area.

9.1.2 Further advice can be obtained at the Planning Portal website: [Planning Portal](#) alternatively contact Nuneaton and Bedworth Borough Council's Planning Department.

9.1.3 In determining applications there will be a strong presumption in favour of retention of all buildings identified in this appraisal as making a positive contribution to the Conservation Area.

³⁵ [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 \(legislation.gov.uk\)](#)

9.1.4 In proposals to alter buildings there will be a strong presumption in favour of retention of original features and materials. Efforts should be made to reinstate important period details, particularly windows where they have been lost.

9.2 New Development

9.2.1 Negative buildings provide opportunity for development in the conservation area (see Section 7).

9.2.2 Demolition of buildings that detract from the Conservation Area may be beneficial. However, gap sites can also detract, therefore demolition of whole buildings may only be permitted where rebuilding or an alternative open space scheme is proposed.

9.2.3 New development proposals should consider:

- The significance of any building to be demolished.
- The significance of any relationship between the building to be demolished and adjacent structures and spaces.
- The potential impact of the new design on the setting of any listed buildings, locally listed buildings, and positive buildings.

- The scale and grain of the surrounding area, including historic plot boundaries.

9.2.4 The building materials and architectural detailing characteristic of the area should be a key point of reference to inform the choice of materials and detailing of the new design.

9.2.5 Contemporary designs may be acceptable in the conservation area although cues should be taken from the positive buildings of the Conservation Area.

9.3 Residential Development

9.3.1 The cladding of any part of the exterior of the dwelling house with stone, artificial stone, pebble dash, render, timber, plastic, or tiles is not permitted development in a conservation area. Cladding is not considered appropriate in Bedworth Town Centre Conservation Area and its use is discouraged.

9.3.2 Dwelling houses in the Conservation Area are predominantly two storeys high. The enlargement of a dwellinghouse by construction of additional storeys or

additions to the roof is not considered appropriate in the Conservation Area.

9.3.3 Roofs make an important contribution towards the skyline and character of the Conservation Area. The character of a building can be enhanced by the reinstatement of handmade tiles. Where a building traditionally has a handmade clay tile roof, these tiles should be used in restoration or replacement work. Where slate tiles are laid, they should be restored in the same manner and using identical materials. In all cases materials should be selected to ensure an even colour throughout the entire roof.

9.3.4 Chimneystacks on buildings in the Conservation Area should maintain their original height. Where chimneys have been reduced in the past it may be appropriate to reconstruct to the original height with appropriate string course and pots. Uniformity of stacks and pots should be maintained.

9.3.5 Boundary walls often have historic and architectural value and make a positive contribution towards the character of the Conservation Area. Repair to boundary walls is better than replacement.

- 9.3.6 UPVC or plastic windows and doors are not a traditional or vernacular material and are unsuitable for use in historic buildings. The replacement of of uPVC windows and doors with timber products is encouraged.
- 9.3.7 Steel or Aluminium windows - the appearance and detailing of these windows is not usually in character with most historic buildings. Their use is discouraged unless used in the original building design.
- 9.3.8 Porches on the front elevation of property can spoil the appearance of a property and the Conservation Area as whole. The erection of a porch to the elevation of a property facing a highways or open space is not considered appropriate.
- 9.3.9 Satellite dishes and ariels should be sited to be as inconspicuous as possible, normally to the rear of the property. The design of dish should blend in the background.

9.4 Commercial Premises Fronts

- 9.4.1 In determining applications regarding development to a historic shop front or parts of one, there will be a presumption in favour of retention. Where traditional features of interest remain, they should be retained.
- 9.4.2 Full height glazing does not reflect the character of historic buildings. Smaller windows with stallrisers (the base of the shop window), transoms (bar over the window segregating main glazing panel) and mullions (vertical beam that divides a window into smaller panes) are typical traditional window features. Traditional and characteristic materials, such as painted timber, will best enhance the historic character of the buildings.
- 9.4.3 Fascias should be in proportion to the rest of the shop front and not overly large. They should be below the sill of the window (not above the cornice if one is present) and not extend beyond the vertical framework of the building on either side. Fascias carried across more than one building should be sub divided to reflect the separate integrity of the building.

9.4.4 New shop fronts set in existing buildings should take account of the character of the building in which they are located and the wider street scene. Designs should consider the original building framework set by structural and decorative features within the elevation. Where a unit extends across more than one building it is important that the vertical division between the buildings is retained or reinstated. Signage may need to be divided in two or more parts.

9.4.5 New shop fronts on modern buildings should adopt the basic principles of traditional shop front design, consideration should be given to the vertical aspects of the building.

Canopies and Non-Retractable Blinds

9.4.6 Canopies can provide space for pavement cafes which can be a positive contribution in the Conservation Area. However, non-retractable blinds and canopies can be visually intrusive and permanently conceal large parts of buildings to which they are attached. Canopies should not conceal historical features and should be retractable. Where businesses occupy more than one building, the canopy should respect the individual integrity of the building.

Shutters

9.4.7 Solid shutters can have a harsh, unwelcoming appearance and can encourage vandalism. They can have a negative impact on the Conservation Area and enhance the perception of a fear of crime. Solid shutters and perforated shutters should be avoided. Grille shutters are more acceptable.

9.5 Advertisements and Signage

9.5.1 Advertisements are governed under the Town and County Planning (Control of Advertisements) Regulations 2007³⁶

9.5.2 An advertisement is defined as, “any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction³⁷”

9.5.3 There are some advertisements that have deemed or express consent under the Regulations. Advertisements not

³⁶ [The Town and Country Planning \(Control of Advertisements\) \(England\) Regulations 2007 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2007/1483/contents/make)

³⁷ [Town and Country Planning Act 1990 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/1990/16/contents/make)

falling within these classes will require advertisement consent.

- 9.5.4 When considering applications for advertisements that require consent, there are two considerations: amenity and public safety. Amenity refers to visual appearance and the general characteristics of the locality including any feature of historic, architectural, cultural, or similar interest³⁸.
- 9.5.5 The 1990 Act requires the Council to pay special attention to the desirability of preserving or enhancing the character of appearance of the Conservation Area.
- 9.5.6 Local planning authorities are required to consider if parts of their area should be an area of special control for advertisements because of the need to protect amenity³⁹. Currently the Council does not deem it necessary to designate the Bedworth Town Centre Conservation Area as an area of special control for advertisements.

³⁸ [dclg-circular.qxd \(publishing.service.gov.uk\)](#)

³⁹ [The Town and Country Planning \(Control of Advertisements\) \(England\) Regulations 2007 \(legislation.gov.uk\)](#)

9.6 Advertisements and Signage Guidance

Fascia Signage

- 9.6.1 Fascia signage should be situated only on the fascia above the shop window.
- 9.6.2 No signage should be positioned on upper storeys.
- 9.6.3 Consideration should be given to the colour palette and lettering of signage to ensure it complements the design of the building.
- 9.6.4 Fascia signage should only contain the business details, images of products should not be on the fascia, or attached to the exterior of the building.
- 9.6.5 Internally lit signage is not appropriate in the Conservation Area. External lighting for signage should be discreet and not intrusive.
- 9.6.6 Glossy and reflective materials should not be used for signage in the Conservation Area. Mat finished boards are considered more appropriate.

9.6.7 The need for the shop front to have an appropriate architectural relationship both to its 'host' building and to the Conservation Area will be judged as more important than the need for corporate identity. Adaptations to the signage of national chains are likely to be required to align with the Conservation Area requirements

Hanging Signs

9.6.8 Hanging signs can be a positive addition to the Conservation Area. They should be positioned to take the design of the building into account. Where hanging signs are already in position a new sign should align with the existing sign to produce a uniform effect. Hanging signs should normally be limited to one per shop. Internally lit hanging signs are not appropriate in the Conservation Area.

Banners

9.6.9 Banners are not considered appropriate in the Conservation Area, as they can obscure architectural details of key buildings. On all building's banners can quickly deteriorate and have a negative impact on the street scene.

9.7 Click and Collect Facilities

9.7.1 Click and collect facilities should be sited to avoid obscuring key historic buildings in the Conservation Area. Paint colour of the facility should not be overly obtrusive to the host building or the surrounding street scene.

9.8 Street Furniture

9.8.1 Street furniture such as signs, refuse bins, seating etc. can appear to be sited in a haphazard manner in the Conservation Area. Care should be taken not to obscure views of positive buildings. Where possible, street furniture should be in conformity with other local street furniture using similar materials and finishes.

9.9 Trees

9.9.1 Trees can make a positive contribution to the Conservation Area. Cutting down a tree or doing any pruning work in the Conservation Area requires notification to the Council six weeks in advance. Trees should be managed to avoid obscuring key buildings.

9.10 Bedworth Cemetery

9.10.1 Historic England provides detailed information regarding undertaking work in cemeteries. Applicants should check the

Historic England website for guidance before preparing a planning application.

9.10.2 Planning applications for carrying out work on funerary monuments in Bedworth Cemetery should include a condition survey. The survey should include the following details of the monument under consideration:

- Location
- Dimensions
- Monument type and description
- Orientation and inscribed faces
- Inscription technique
- Names, dates of death and dedication
- Designer/sculptor/mason
- Construction materials
- Significance
- Structural condition, including previous repairs
- Evidence of previous work
- If emergency stabilisation is required
- Who carried out the inspection
- Date of inspection

9.10.3 Historic England have produced guidance entitled 'Carrying out a monument and memorial condition survey' :

<https://historicengland.org.uk/content/docs/advice/carrying-out-monument-and-memorial-condition-surveypdf/>

9.10.4 Work must be undertaken by competent people; specialist work should be undertaken by qualified conservators or memorial masons.

10. Article 4 Directions

- 10.1.1 Under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the Secretary of State or Local Authority can suspend certain permitted development rights over a defined area.
- 10.1.2 The empowerment to suspend development rights applies to development described in any Part, Class, or paragraph in Schedule 2 other than class DA of Part 4 or Class K, KA or M in Part 17.
- 10.1.3 An Article 4 Direction provides additional control by specifically revoking certain permitted development rights meaning that Planning Permission needs to be sought before work can be undertaken.

Proposed Article 4 Directions

- 10.1.4 The 2021 review identified; 53, 55, 57, 59, King Street, Bedworth, and 24, 26, 28, 30, 32, 34, 36 Chapel Street, Bedworth as buildings where certain permitted development rights should be suspended in accordance with Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015. The Council will keep

the proposed Article 4 Direction under review and implement when there is robust evidence and clear justification to remove permitted development rights.

11. Bibliography of Sources

Emu Analytics [Building Heights in England from Emu Analytics \(emu-analytics.net\)](#) (Accessed 18.01.2021)

Historic England List Entry [BEDWORTH CEMETERY \(COVENTRY ROAD CEMETERY\), Nuneaton and Bedworth - 1001592 | Historic England](#)

Historic England List Entry [CHAMBERLAINE'S ALMSHOUSES, Nuneaton and Bedworth - 1035003 | Historic England](#)

Historic England List Entry [OLD MEETING UNITED REFORMED CHURCH, Nuneaton and Bedworth - 1034948 | Historic England](#)

Our Lady of the Sacred Heart, Bulkington and Saint Francis of Assisi, Bedworth [About Us \(olshweston.org\)](#)

Our Warwickshire [Our Warwickshire | Explore our county's history and landscape](#)

'Parishes: Bedworth', in *A History of the County of Warwick: Volume 6, Knightlow Hundred*, ed. L F Salzman (London, 1951), pp. 26-

30. *British History Online* <http://www.british-history.ac.uk/vch/warks/vol6/pp26-30> (accessed 5 February 2021)

Nuneaton and Bedworth Borough Council, Nuneaton and Bedworth Landscape Character Assessment (2012)

The Bedworth Society: [The Bedworth Society - Welcome To The Bedworth Society Web Site \(bedworth-society.co.uk\)](#)

National Planning Legislation, Policy and Guidance

National Planning Policy Framework (2019) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

Planning (Listed Buildings and Conservation Areas) Act 1990 <https://www.legislation.gov.uk/ukpga/1990/9/contents>

Planning Practice Guidance [Planning practice guidance - GOV.UK \(www.gov.uk\)](#)

Town and Country Planning Act 1990 [Town and Country Planning Act 1990 \(legislation.gov.uk\)](#)

Town and Country Planning (Control of Advertisements) (England) Regulations 2007 [dclg-circular.qxd \(publishing.service.gov.uk\)](#)

Town and Country Planning (General Permitted Development) (England) Order 2015 [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 \(legislation.gov.uk\)](#)

Local Planning Policy and Guidance

Nuneaton and Bedworth Borough Council, Nuneaton and Bedworth Borough Plan (2017)
https://www.nuneatonandbedworth.gov.uk/downloads/file/1788/d11_-_borough_plan_2011_-_2031_publication_2017

Nuneaton and Bedworth Borough Council, Town Centres Area Action Plan: Issues and Options (2020)
[Town Centres Area Action Plan Issues and Options 2020 \(2\).pdf](#)

Nuneaton and Bedworth Borough Council, Sustainable Design and Construction Supplementary Planning Document (2020) [Document downloads - Adopted Borough Plan | Nuneaton & Bedworth \(nuneatonandbedworth.gov.uk\)](#)

Historic England Guidance

Carrying out a monument and memorial condition survey
<https://historicengland.org.uk/content/docs/advice/carrying-out-monument-and-memorial-condition-surveyspdf/>

Conservation Area Appraisal, Designation and Management
Second edition, Historic England Advice Note 1 (2019)
<https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>

Conservation Principles, Policies and Guidance (April 2008):
[Conservation Principles, Policies and Guidance | Historic England](#)

The Setting of Heritage Assets Good Practice Advice in Planning Note 3 (Second Edition) (December 2017): [The Setting of Heritage Assets \(historicengland.org.uk\)](#)

Traditional Windows, Their Care, Repair and Upgrading (2017)
[Traditional Windows: their care, repair and upgrading | Historic England](#)

Valuing Places: Good Practice in Conservation Areas (January 2009): <https://content.historicengland.org.uk/images->

[books/publications/valuing-places/valuing-places-good-practice-conservation-areas.pdf/](#)

Appendix A: Heritage Value Assessment

			
<p>53, 55, 57, 59 King Street Positive</p>	<p>49, 51 King Street Positive</p>	<p>47 King Street Negative</p>	<p>Youth Centre Croxhall Street Negative</p>
			
<p>12, 14 Croxhall Street Positive</p>	<p>Greens Yard Positive</p>	<p>The Parsonage Grade II Listed - Positive</p>	<p>The Nurses House Grade II Listed - Positive</p>



Chamberlain Court, Chapel Street

Positive



8, 10, 12, 14 Chapel Street

Neutral



16 Chapel Street

Neutral



18, 20, 22 Chapel Street

Positive



24-36 Chapel Street

Positive



24-36 Chapel Street

Positive



1-11 Leicester Street

Neutral



13-27 Leicester Street

Neutral



Old Meeting United Reformed Church

Grade II Listed- Positive



Wyatts Court

Neutral



Wyatts Court

Neutral



4, 6, 8, Leicester Street

Neutral



2-4 Leicester Street

Neutral



Unit 3 Mill Street

Neutral



19 Mill Street, White Horse Public House

Positive



15, 17 Mill Street

Positive



13 Mill Street
Positive



9, 11 Mill Street
Local List - Positive



5, 7 Mill Street
Negative



1 Mill Street
Positive



Bedworth Market, Church Way
Neutral



All Saints Church
Grade II* Listed Building -
Positive



Police Station, High Street
Neutral



Health Centre, High Street
Neutral



44 High Street
Neutral



Pavilion, Bedworth Miners Park
Neutral



31, 29 Rye Piece
Positive



25, 23 Rye Piece
Positive



Lodge, Rye Piece
Neutral



22 Rye Piece
Neutral



Bedworth Ex Servicemen's Social Club, Rye Piece
Negative



10 - 20 Rye Piece
Positive

			
<p>St Francis of Assisi RC Church, Rye Piece Ringway</p>	<p>Nursery off King Street</p>	<p>Pump House</p>	<p>Almshouses</p>
<p>Positive</p>	<p>Positive</p>	<p>Grade II Listed -Positive</p>	<p>Grade II* Listed - Positive</p>

A positive rating should not be seen as an endorsement of features which have been detailed in Section X which detract from the conservation area.

Criteria

<p>Is it an important example of an architectural period, style or type nationally, regionally, locally?</p>
<p>Is the building the work of a particular architect of note?</p>
<p>Does it relate by age, materials, style or use to adjacent buildings, particularly those recognised as being historically significant?</p>
<p>Does it reflect the traditional functional character of, or former social or economic uses within the area either individually or as part of a group?</p>

Does it individually or as part of a group, serve as an important reminder of the gradual development of the area, or of an earlier phase of growth?

Does it have significant historic association with established features such as road layouts, burgage plots?

Does it have a landmark quality. and/or contribute to the quality of the public realm?

Does it have significant historic associations with local people or past events?

Does it retain a high degree of Intactness and/or integrity of design including original materials,

