

**Bulkington
Conservation Area
Appraisal and
Management Plan**

2021

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1. Statement of Special Interest

1.1 This section provides a concise summary of the special architectural and historic interest of the Bulkington 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.

1.2 The features which contribute positively towards the Conservation area:

- St James Parish Church is Grade II* listed and is the village's oldest standing structure with fabric surviving from the 13th century.
- Chest tombs in the churchyard to St James Church listed Grade II. A pair of rare 17th century sandstone chest tombs.
- The alignment of Church Street which is focused upon the parish Church of St James.

- The earliest surviving standing secular building in the Conservation Area is 3-4 Church Street which is of early 17th century date.
- Number 3 and 4 Church Street is Grade II listed¹. A late 16th or early 17th century timber-framed house built in the West Midlands vernacular tradition.
- 25-28 Church Street - A row of 18th century cottages amalgamated and re-fronted in chequer-pattern brickwork in the early-mid 19th century to give a unified appearance. The chimneystacks make an important skyline contribution.
- 29 Church Street. Probably late 18th or early 19th century in origin and, on the evidence of the large ground floor windows, built as a silk weaver's cottage.
- 10 and 10a Church Street. Probably originally a pair of late 18th early 19th century cottages. The southerly unit was converted to a shop and retains a mid to late 19th century shop front and door case.

¹ [3 AND 4, CHURCH STREET, Nuneaton and Bedworth - 1365050 | Historic England](#)

- 24 Church Street. Late 19th century house in red machine-made bricks with terracotta eaves detailing and stone lintels and sills to windows.
- 1 School Road. Probably originally a pair of late 18th /early 19th century semi-detached houses now combined to form one.
- 23 Church Street. Late 19th century house.
- 30 and 31 Church Street. - most likely date from the late 18th or early 19th century.

1.3 The issues or vulnerabilities which affect the Conservation Area's character:

- The 17th century chest tombs have been substantially altered since the last review of the Conservation Area in 2008.
- The presence of the B – Road separates Church Street from St James Church.
- Access roads off Church Street erodes the sense of enclosure.
- The new vicarage which has a modern suburban appearance not in keeping with historic buildings and breaks up the green setting to the church.

- Old timber windows have been removed and replaced with often poorly designed frames in unsympathetic materials.
- Good quality brick elevations have been rendered over, often to mask changes to window openings or to identify and reinforce ownership of amalgamated cottages, and traditional roof materials (natural slates and plain clay tiles) have been replaced with cheaper substitutes.
- The repair and maintenance of the listed railings around the churchyard should be a high priority.

1.4 The appraisal identifies areas of open and green which contribute towards the setting of the Conservation Area. These are: the churchyard and grounds to the old vicarage which are within the Conservation Area, together with the recreation ground located outside of the Conservation Area.

2 Introduction

2.1 Bulkington Conservation Area

- 2.1.1 The Bulkington Conservation Area was originally designated in 1985. A review of the Conservation Area was undertaken in 2008. It is one of five conservation areas designated by Nuneaton and Bedworth Borough Council.

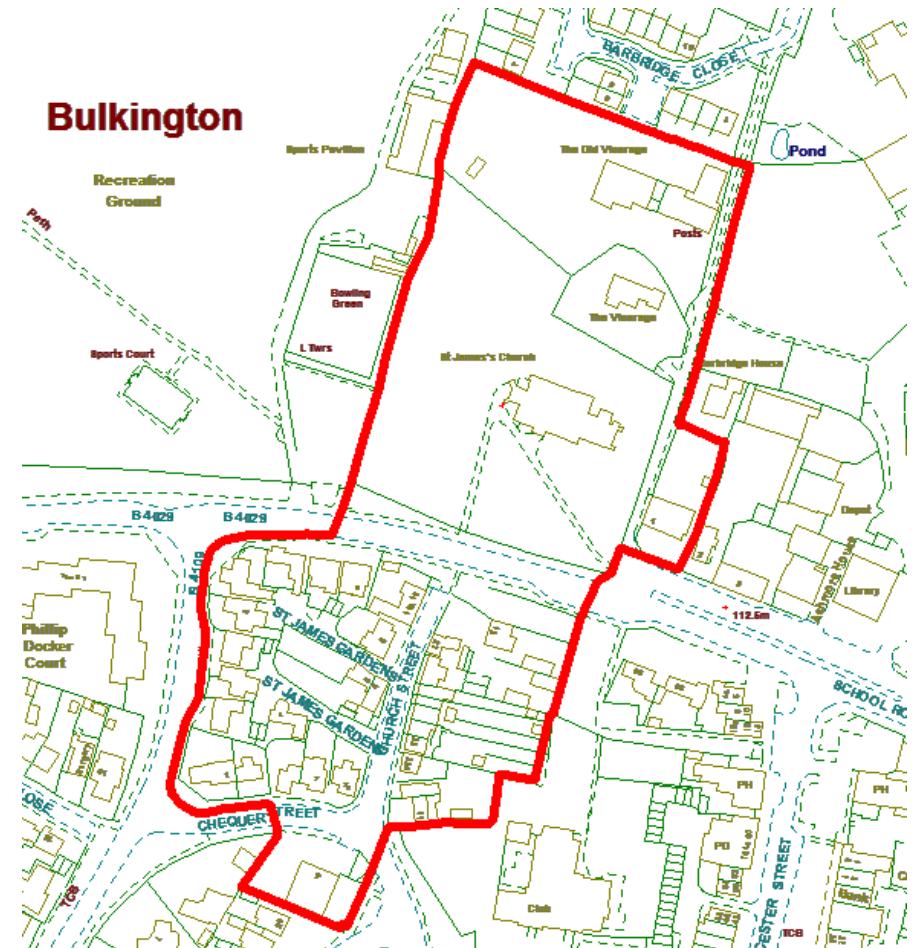


Figure 1: Bulkington Conservation Area Boundary.

2.2 Planning Policy Context

- 2.2.1 Conservation areas are governed under the Planning (Listed Buildings and Conservation Areas) Act 1990².
- 2.2.2 The National Planning Policy Framework (NPPF)³ (2019) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (section 16).
- 2.2.3 Planning Practice Guidance⁴ provides further guidance on conserving and enhancing the historic environment.
- 2.2.4 The Nuneaton and Bedworth Council Borough Plan⁵ sets out the policies for guiding development within the Borough, including that within conservation areas.

² <https://www.legislation.gov.uk/ukpga/1990/9/contents>

³

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

⁴ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

- 2.2.5 The Council has produced Supplementary Planning Documents⁶ in support of the Borough Plan which should be referenced in relation to applications in the Bulkington 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.

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 is it desirable to preserve or enhance”⁷.

⁵ https://www.nuneatonandbedworth.gov.uk/downloads/file/1788/d11_-_borough_plan_2011_-_2031_publication_2017

⁶

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

⁷ Section 69 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

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 a 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 conservation areas within their jurisdiction, and that these proposals are reviewed from time to time.⁸

2.4.2 Time to time is not defined in legislation, however Historic England recommend a review every five years as ‘ideal’.⁹

2.4.3 Over time the special interest may evolve and see a decline in the qualities which make an area special. Conversely, well thought out design may improve an area. Wider social and economic changes may also 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 The proposals which affect conservation areas are normally published in a conservation area appraisal document which defines the special interest of the area. An accompanying management plan sets out the framework for the protection and enhancement of the area.

2.4.5 To provide a framework to the review of the Bulkington Conservation Area the following questions are asked as part 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?

⁸ Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

⁹ [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))

- 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?

Explicit answers are not provided to these questions in this document; rather they are used to guide the research and management plan.

2.4.6 The review has involved:

- Individual building evaluation
- Review of the setting
- Review of planning applications
- Historic photographs

2.4.7 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 by consultees.¹⁰

2.5.2 A draft of the Bulkington Conservation Area Appraisal will undergo public and stakeholder consultation from 11th June 2021 to 6th August 2021.

¹⁰ Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

3. Historic Development

3.1 Bulkington Development

3.1.1 The origins of Bulkington are probably Anglo-Saxon. The manor is recorded in The Domesday Survey of 1086 as being of 4 hides and 1 virgate¹¹, and held by the Count of Meulan (Robert de Beaumont, Earl of Leicester) over his tenant Salo¹² a Saxon who had held land at nearby Bramcote before the conquest.

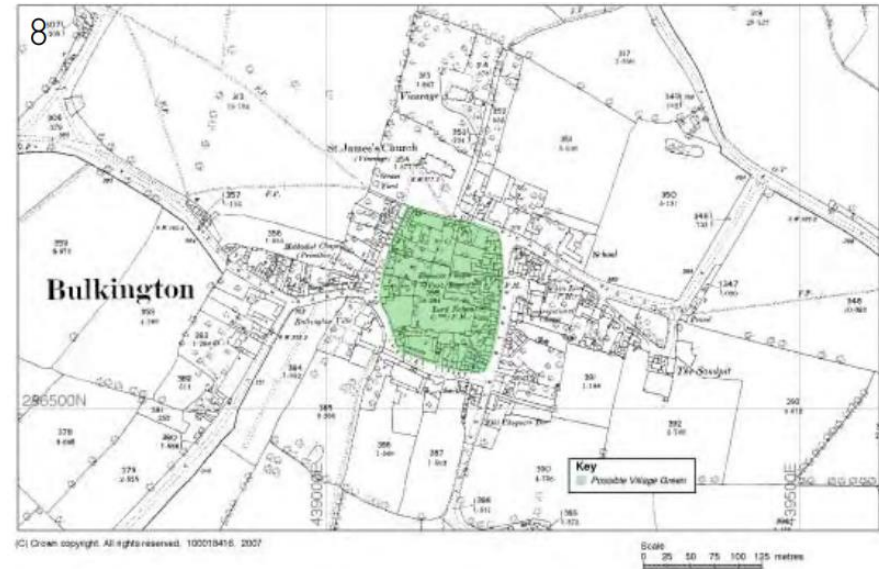


Figure: 1 1:2500 OS map series 1886

3.1.2 The earliest surviving accurate plan of the village is recent – part of the first 1:2500 OS map series for 1886 (Figure 1) – it is not possible to infer much about the earlier form of the settlement from this with any certainty. This is because village boundaries, unlike those in towns, are known to be subject to radical change over relatively short periods of time. The 19th century plan is of interest in that it shows a

¹¹ Hides and virgates are measures of land. The size of a hide was as much as would support one free family and dependants - from 60-120 acres depending on locality. There were four virgates to one hide.

¹² Victoria County History for Warwickshire vol vi p50

roughly rectangular shaped area of land immediately to the south of the Church, defined on three-and-a-half sides by Church Street, Chequer Street, Leicester Street and School Lane (Figure 1 above). The backs of house plots lining the east side of Church Street and the west side of Leicester Street - the village's two principal streets - do not directly abut each other but instead have a strip of open ground between them terminating in a larger open space to the south (now occupied by Bulkington Working Men's Club). The alignment of Church Street is focused upon the parish Church of St James; the village's oldest standing structure with fabric surviving from the 13th century.



Figure 2: St. James Parish Church

The earliest surviving standing secular building in the street, on the west side, is 3-4 Church Street of early 17th century date.



Figure 3: 3 and 4 Church Street

3.1.3 Leicester Street is historically Bulkington's principal street. Before redevelopment in the 1960s, it was lined mostly with late 18th century and early 19th century houses and cottages¹³ but with one or two 16th century timber-framed buildings amongst them.

3.1.4 Linking these two parallel streets at the south end of the village is Chequer Street. The detour this ancient lane makes around what was Bulkington Villa (now a modern health clinic) in the late 19th century is interesting. It suggests the presence at a much earlier period of a feature of some importance lying on the axis of the Church and Church Street that necessitated the circuitous diversion of the old road from Bedworth.

3.1.5 Until enclosure of the open field system around the village in 1770, the livelihood of most of the population was agriculture, though there is now little evidence of the pre-enclosure farmhouses that were located in the village. Following enclosure and the loss of common grazing rights, incomes from agriculture for many of the village population were supplemented or replaced by ribbon weaving. This cottage industry had spread from the major centres of production at Coventry and Bedworth in the late 18th to early 19th centuries¹⁴. Associated with it were characteristic buildings, often of three-storeys, in which the loom-shop located just beneath the eaves in the top storey was lit by

¹³ VCH vol vi p48 and Around Bulkington in Old Photographs by John Burton

¹⁴ Ibid p48

large 'weavers windows'. These however were the exceptions in the village, most weaving being carried out on handlooms in ground-floor rooms of cottages and houses such as those at 25-29 Church Street, no three-storey buildings with loom-shops survive today.



Figure 4: 25 to 28 Church Street



Figure 5: 29 Church Street

- 3.1.6 The last half of the 18th century and the first half of the 19th century was a period of growth for the village, with the population trebling in size from c. 750 people to over 2000 between 1751 and 1851.¹⁵ While the population grew, the local economy experienced a series of peaks and troughs. The last years of the Napoleonic war in the second decade of the century saw prosperity in the weaving industry, while the immediate post-war years brought a slump that hit the

¹⁵ The 18th century figure is an estimate by Peter Wyman in 'Bulkington Through the Ages'

village particularly hard. The 1830s were a difficult time for cottage ribbon weavers, partly because of the introduction of factory production at Coventry, and because of competition from cheap imports. The 1840s however were again a boom time and, judging from earlier 20th century photographs, many houses were either re-fronted or rebuilt then. Their chequer-pattern brick facades (a feature of North Warwickshire buildings of the period) were highly characteristic of the village buildings up until the middle of the last century. Continuous rows of them lining the back edges of pavements imparted a harmonious, locally distinctive, and cohesive appearance to the village.



Figure 6: Chequer patterned brickwork 25 Church Street

- 3.1.7 The 1860s saw the collapse of ribbon weaving and a depression in agriculture that led to a fall in population of some 30% by 1891 - this at a time when the national population was increasing substantially. Many left for Coventry, while others emigrated further afield, some leaving empty houses behind them. Not surprisingly there

was some poverty¹⁶ and work to do for the Local Board of Health established in the parish in 1850. Ribbon weaving nevertheless continued well into the 20th century though on the basis of small factory production rather than cottage industry. The last factory to close was in Arden Road in the early 1950s.

3.1.8 From 1894 to 1932 Bulkington functioned as an independent Urban District despite its small size. The late 19th century and early 20th century saw some new building but even by the 1920s the village had barely expanded beyond its historic limits.

3.1.9 The 1930s however saw the beginnings of major change. Bulkington lost its independence as a Local Authority when it became part of Rugby Rural District in 1932, and then Bedworth Borough in 1938. The decade also witnessed the start of speculative private housing development that by the 1960s would surround the village with extensive suburban areas.

3.1.10 During the 1960s green field development around the Bulkington was accompanied by the redevelopment of much of the village itself. The majority of its distinctive traditional chequer-board brick houses were replaced with standard house types of the period together with a small shopping precinct in Leicester Street - the heart of the old village. The latter is typical of the uncompromising style and poor visual quality of many 1960s developments that paid little or no attention to the traditional scale, form, and materials of existing buildings in the surrounding area. The Church and its precinct were separated from Church Street in 1978 when a new east-west distributor road linking School Road and Bedworth Road replaced an ancient footpath. This was connected to Coventry Lane to the south by another short new link road -the B4109- running parallel to, and west of, Church Street. By the 1980s only the latter was left as a street with any sense of historic continuity. The threat of further losses led to the designation of the Bulkington Conservation Area in 1985. New housing development has continued both within and adjacent to its boundaries resulting in the further erosion of the character and setting of this small surviving remnant of the historic village centre.

¹⁶ Around Bulkington p. 8

3.2 Archaeology

- 3.2.1 The Historic Environment Record (HER) kept by Warwickshire Museum Services holds data on archaeological sites and finds of cultural heritage interest in the County. The record for Bulkington notes the possible extent of medieval settlement surmised from the 1887 OS map and existing hedge boundaries. Other records relate to standing buildings – the medieval parish church of St James, and the Congregational Chapel of 1811 in School Road outside the Conservation Area.

4. Character Assessment

4.1 Location and Setting

- 4.1.1 Bulkington is an amalgamation of three settlements: Western in Arden, Ryton and Bulkington itself. The present formation is due to the development of mostly 20th century suburban housing that has merged the once separate (but historically closely related) neighbouring small settlements.
- 4.1.2 Bulkington is surrounded by greenbelt that acts to separate it from the larger built-up areas of Bedworth. The village is located less than a mile to the east of Bedworth, and one mile south east of Nuneaton.
- 4.1.3 The Conservation Area is comprised of in the south by a short historic village street, and in the north by a parish church and burial ground, along with its present and former vicarages and their grounds. The churchyard and grounds to the old vicarage are within the Conservation Area, together with the recreation ground located outside of the Conservation Area; contribute to an open and green setting to the church. A 20th century B-Road, the B4029, runs east-west through the area, and separates the church from

Church Street. The northern and southern parts of the area also contain two small modern suburban housing estates. Though neither of these possesses any intrinsic interest, they do not intrude into views from Church Street or the church grounds.

- 4.1.4 The immediate and wider setting of the Conservation Area is a 20th century suburban landscape of housing estates, 1960s shopping centre, new roads, and municipal recreation ground.
- 4.1.5 The flat topography of the surrounding area, and the nature of the road pattern, means there are no significant approach views into the Conservation Area.

4.2 Architectural Interest and Built Form

- 4.2.1 Historically the most important uses are those that are still represented – the church use of lands to the north of School Road, and the small houses and cottages of villagers along the street itself.
- 4.2.2 The most significant and locally distinctive influence for the Conservation Area is that of the 18th and early 19th century

local silk weaving industry on the appearance of front elevations of some surviving cottages of the period (25-29 Church Street – see below)



Figure 7: 25 to 29 Church Street

- 4.2.3 Evidence of a departed 19th century village shop is provided by the surviving Victorian shop front to 10&10a Church Street.



Figure 8: 10 and 10A Church Street

4.3 Street Plot and Layout

- 4.3.1 Church Street orientates north to south and was the dominant street in Bulkington. The development of the B4029 Bedworth Road/School Road which runs past the church is on the line of an ancient path running east to west. The road has cut off the northern end of Church Street, leaving an artificial gap in the old development and results in a turn of the visual axis of Bulkington ninety degrees.

4.4 Building Scale

- 4.4.1 The key heritage buildings in the Conservation Area are two storeys high, except for St James Church which is greater than two storeys. Modern development includes a mixture of two storeys and one storey.

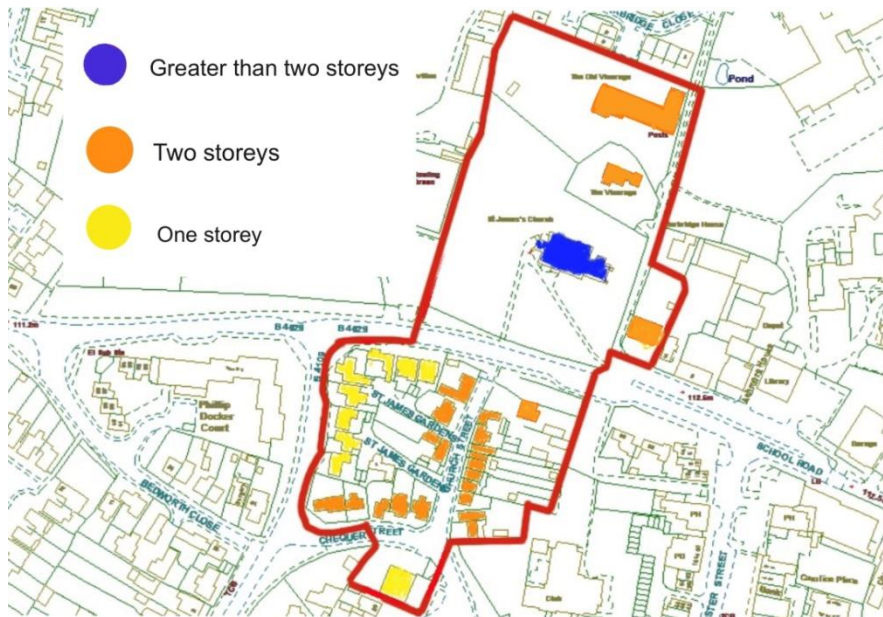


Figure 9: Building Storey Height

4.5 Building Materials

- 4.5.1 The predominant building style of key buildings in the Conservation Area feature Flemish-bond brickwork. The

area has a special local vernacular character given by the consistent use of lighter header bricks and darker stretchers. This means that the wall has a dark tone with lighter ends of bricks making a diaper pattern. The local bricks are a light brown. Some buildings have been rendered.

4.6 Materials Palette



Figure 10: Materials Palette

4.7 Architectural features and details

Windows

- 4.7.1 Windows in the Conservation Area are generally square-headed or feature segmental arches. The cottages in Church Street feature large ground floor windows which reflect the historic usage for weaving. Some have been bricked over to fit modern sized windows, although evidence of the original openings can be seen in the brickwork. There are examples of stone lintels and sills to windows. 19th century casement windows are also in evidence.
- 4.7.2 Modern buildings have uPVC windows, also several historic buildings have had their windows inappropriately replaced with modern timber stained or uPVC units. Where opportunities arise, this replacement should be reversed.



Figure 11: Types of Windows

Roofs and Chimneys

- 4.7.3 Gables are a commonly used architectural feature in the Conservation Area. The examples of ribbon weaving houses feature roofs which are all gable ended and of steep pitch suited to plain tiles which were locally made.

4.7.4 There are examples of old buildings with modern concrete roof tiles, which are not in keeping with the building and are an adverse presence in the Conservation Area.

4.7.5 The chimneystacks also make an important skyline contribution. There are examples of short chimney stacks in red brick materiality, and end chimneystacks in blue-brick.

4.8 Boundary Treatments

4.8.1 Boundary treatments refer to where private buildings meet the public realm. Most of the important heritage buildings in the Conservation Area are in Church Street. Some of these dwellings are situated with direct access to the street and do not have a boundary. Other buildings are variously bounded by low brick walls, privet hedges or railings. The boundary treatments of properties on Church Street are low in height and not above the lower floor windowsill.



Figure 12: Church Street Boundary Treatments

4.8.2 St James Churchyard southern boundary on School Road is marked by a low-lying hedge; a low retaining wall can be found on the eastern boundary; iron railings can be found amongst the hedge on the western boundary - the railings are nationally listed; uncharacteristic modern concrete fence posts with wooden fencing panels are in use on the north west boundary.



Figure 13: Churchyard railings and fencing



Figure 14: Churchyard low hedge; low retaining wall

4.9 Important Views

4.9.1 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.

4.9.2 The most important views are those looking northward along Church Street from its southern end towards the tower of St James. It is from here, with 3 and 4 Church Street and 25-28 Church Street flanking the foreground on the left and right, there is the impression of an historic village street. The townscape of curving street bounded by houses and cottages leading the eye towards the church tower and offering gradually unfolding sequential views of buildings that terminate with the Church as a focal point.



Figure 15: Church Street - A narrow curving street aligned on the church tower

4.10 Setting

- 4.10.1 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”¹⁷.

- 4.10.2 There are two principal types of space within the Conservation Area. The first is the gently curving corridor space of Church Street, still relatively well defined by buildings in parts along its edges and whose axis is centred on the church (Figure 15).
- 4.10.3 The second is the green space associated with the church and former vicarage into which a modern suburban-style vicarage has intruded.

¹⁷ 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/431414/NPPF-2019.pdf)



Figure 16: St James Church



Figure 17: Modern Vicarage

4.10.4 Cutting across and separating the two is a third type of ill-defined space created by the construction of the recent east-west distributor-road that has no intrinsic interest, and which detracts from the integrity of the Conservation Area. It has severed the previously intimate historical and physical connection between the street and church precinct and removed houses that once provided greater enclosure and definition of the street edges. Before the 1960s the spatial enclosure of Church Street was much more strongly defined by almost continuous rows of houses to both sides and with

houses built either directly on, or very close, to the back edges of the footpaths.

enclosure in the form of boundary walls or hedges so that cars can be parked in forecourt areas.



Figure 18: Houses in Church Street, Bulkington with church at the end of the road. 1930s¹⁸

4.10.5 Today there are several gaps resulting from redevelopment with the front elevation of the new building set well back behind the historic building line. Where this has occurred, there is generally an absence of compensatory street

¹⁸ “Reproduced from the “Our Warwickshire” website © Warwickshire County Council

5. Audit of Heritage Assets

5.1 Introduction

- 5.1.1 The Bulkington Conservation Area is a heritage asset in its own right. The area contains listed and unlisted buildings which contribute towards the special interest of the Conservation Area. There are also some buildings and structures that make no contribution or detract from the character of the Conservation Area.
- 5.1.2 This Section considers every building in the Conservation Area, and defines them within the following categories:
- Listed Buildings.
 - Positive Buildings (those that are not designated but add value to the Conservation Area).
 - Positive Buildings despite adverse alterations.
 - Buildings that do not contribute positively.
- 5.1.3 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. 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.

- 5.1.4 A full gazetteer of buildings in the Conservation Area is in Appendix A

5.2 Listed Buildings

- 5.2.1 Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated for their architectural and/or historic interest.
- 5.2.2 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.
- 5.2.3 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.

- 5.2.4 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.
- 5.2.5 The Church of St James, School Road is listed Grade II*. The high west stone tower dating from the mid to late 14th century forms the focal point and landmark feature of the Conservation Area on which Church Street is aligned. Its earliest surviving fabric comprises parts of the nave and aisles that date from the 13th century, while its chancel dates from the 14th century. The architect GT Robinson heavily restored these elements in the Victorian era, and the tower was restored in the early 20th century.



Figure 19: St. James Church from the east

5.2.6 The chest tombs in the churchyard to St James's Church are listed Grade II. A pair of rare 17th century sandstone chest tombs which featured corner balusters standing in front of the church they are a very important part of the Conservation Area value. The tombs have been substantially altered since the last review of the Conservation Area in 2008.¹⁹



Figure 20: Chest Tomb



Figure 21: Chest Tomb

5.2.7 The wrought iron railings to the churchyard, are Grade II listed²⁰. In addition to their intrinsic architectural and historic interest, the railings define important historic boundaries to the church precinct. They are in poor condition and largely obscured from view by hedging.

¹⁹ [2 CHEST TOMBS APPROXIMATELY 30 METRES SOUTH OF CHANCEL OF CHURCH OF ST JAMES, Nuneaton and Bedworth - 1186141 | Historic England](#)

²⁰ [RAILINGS BOUNDING CHURCHYARD TO SOUTH AND WEST OF CHURCH OF ST JAMES, Nuneaton and Bedworth - 1034988 | Historic England](#)



Figure 22: Church Railings



Figure 23: 3 and 4 Church Street

5.2.8 Number 3 and 4 Church Street is Grade II listed²¹. A late 16th or early 17th century timber-framed house built in the West Midlands vernacular tradition. Its exterior makes a very important historical and architectural contribution to the streetscape despite some adverse changes such as the painting of timbers in brown gloss paint and infill panels that project forward of the framing.

5.3 Positive Buildings

5.3.1 Buildings in this category are considered to make an important contribution to the special interest of the area.

5.3.2 25-28 Church Street - Outwardly this appears to be a row of 18th century cottages amalgamated and re-fronted in

²¹ [3 AND 4, CHURCH STREET, Nuneaton and Bedworth - 1365050 | Historic England](#)

chequer-pattern brickwork in the early-mid 19th century to give a unified appearance. There are indications externally that part of the group may originally have been timber-framed but an internal inspection would be needed to confirm this. Several of the properties in the row retain features of the period of re-fronting including early-mid 19th century casement windows to Nos. 25-27. The relatively large size of ground floor windows indicates these cottages were used for silk ribbon weaving. These were more pronounced on the elevation at ground floor level to No 28 before it was partially rebuilt in the mid-late 20th century.



Figure 24: 25 to 28 Church Street

5.3.3 This substantial and quite imposing traditional 18th/19th century group with their prominent tall steeply pitched tiled roofs and mellow patterned brick elevations, make a very important contribution to the character of the Conservation Area and the threat of their demolition was the primary reason for its establishment in 1985. The chimneystacks also make an important skyline contribution, whilst the traditional hedge boundaries, though of recent date, provide attractive low-level enclosure to the back edge of the footpath.

5.3.4 29 Church Street. Probably late 18th or early 19th century in origin and, on the evidence of the large ground floor windows, built as a silk weaver's cottage. It has a modern porch, stained timber windows, and an artificial slate roof. The front elevation is important for its evidence of ribbon weaving, its locally distinctive chequer-board pattern brickwork, and its group value with nos. 25-28.



Figure 25: 29 Church Street

5.4 Positive buildings despite alterations

- 5.4.1 Buildings which despite alterations still make a positive contribution to the overall character and appearance of the Conservation Area. .
- 5.4.2 Nearly all of these buildings in this category are late 18th or 19th century houses that have been subjected to significant alteration. Many changes were made in the late 20th century with the benefit of permitted development rights and have undermined the historic integrity and value of these buildings

to varying degrees. They nevertheless still make an important positive contribution to the interest of the Conservation Area because of their overall form, proportions, surviving period detailing and materials. They constitute a small critical mass of older 'background' buildings that still manage to convey the appearance and character of a traditional village street and area.

- 5.4.3 10 and 10a Church Street. Probably originally a pair of late 18th early 19th century cottages. The southerly unit was converted to a shop and retains a mid to late 19th century shop front and door case. It has unsympathetic modern stained windows and concrete roof tiles.



Figure 26: 10 and 10A Church Street

5.4.4 The Old Vicarage. A heavily altered and extended Victorian Tudor-Gothic style former vicarage set in large mature gardens. The grounds make a significant contribution to the open green setting of the Church.



Figure 27: The Old Vicarage

5.4.5 24 Church Street. Late 19th century house in red machine-made bricks with terracotta eaves detailing and stone lintels and sills to windows. Plain clay tile roof with end chimneystacks in blue-brick. Modern windows. Coniferous trees planted dangerously close to the front elevation and hiding some of it from view. Original dwarf brick walls to back of footpath. Group value with 25-29 Church Street.



Figure 28: 24 Church Street

5.4.6 1 School Road. Probably originally a pair of late 18th /early 19th century semi-detached houses now combined to form one. The front elevation has a later central pedimented door-case, and its windows have been replaced with stained timber mock-sashes. The brickwork has been rendered.



Figure 29: 1 School Road

5.4.7 23 Church Street. Late 19th century house. Its original central front doorway has been bricked up to leave a small window opening. The other window openings have been partially bricked up to fit off-the-peg stained modern windows of unsympathetic design. Plain clay tile roof.



Figure 30: 23 Church Street

5.4.8 30 and 31 Church Street. Now two, originally three, very heavily altered houses. The white rendered house with roof parallel with the street again appears to be an amalgamation of two cottages that most likely date from the late 18th or early 19th century. The house with gable at right angles to the road appears once to have been part of the cottage range and may have started as such before being extended in front at right angles to the street. The major elevations of both have been rendered, and plastic windows have been inserted. The roof to the house with gable at right angles to

the street has been recovered in concrete tiles. The building is of marginal positive interest based on its still-recognisable historic form, traditional proportions and remaining traditional building materials. It also occupies a prominent corner location at the entrance to Church Street from Chequer Street.



Figure 31: 30 and 31 Church Street

5.5 Buildings Not Making a Positive Contribution

5.5.1 Buildings which do not make a positive contribution to the character and appearance of the Conservation Area can be considered as either neutral buildings or negative buildings.

5.5.2 Buildings not making a positive contribution could enhance the Conservation Area through high quality design and use of quality building materials. They have potential to enhance the Conservation Area through refurbishment, demolition and/or replacement.

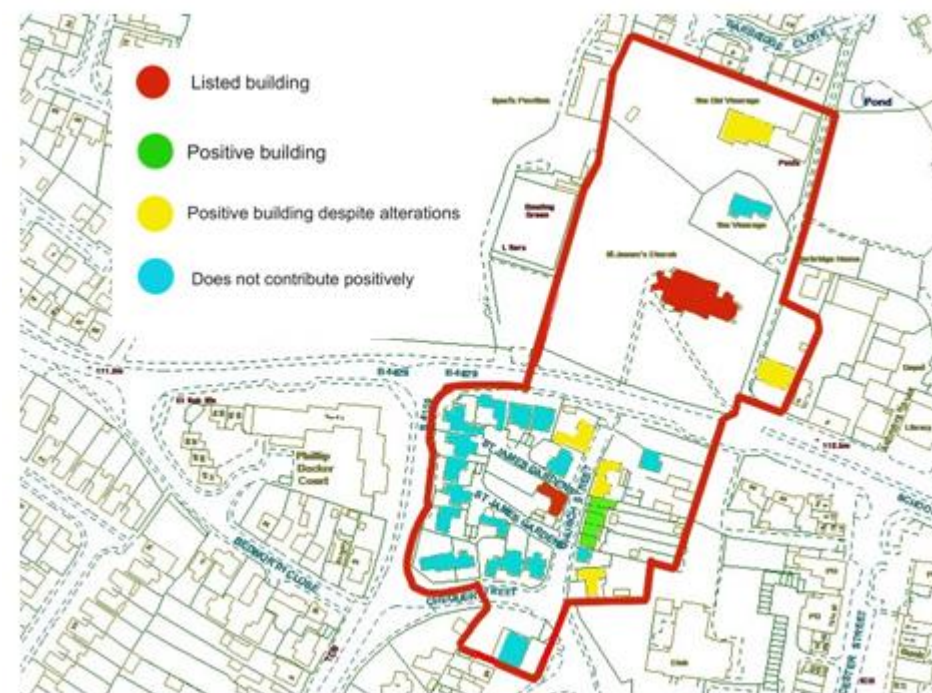


Figure 32: Individual Building Contribution to Character of the Conservation Area

Contribution made by green spaces and trees

5.5.3 The churchyard with its grassed areas, trees and hedgerows makes an important contribution to the character and appearance of the area as do the gardens to the old vicarage.



Figure 33: Trees within churchyard

5.5.4 They provide the necessary space for the establishment of large mature tree groups including yew, cedar, oak, ash, lime, chestnut, and sycamore that form a green backcloth to views northward along Church Street and along the footpath forming the eastern boundary of the Conservation Area.

5.5.5 The trees in the grounds of the Health Clinic situated to the south of Chequer Street on the axis of Church Street were the reason for the inclusion of this parcel of land in the

original designation. They were considered to form “a crucial element in the [southerly] view down the street.”²² A specimen Beech tree at the south end of Church Street has been removed since the Conservation Area appraisal undertaken in 2008. Trees subject of tree preservation orders include the those in the grounds of the Health Clinic and a number in the churchyard

²² Designation Report November 1985 Para. 3.6

6. Assessment of Condition

6.1.1 The most damaging intrusion in the Conservation Area is the presence of the B - Road built before designation, and arguably the housing estate to the west of Church Street constructed shortly afterwards. In mitigation, the houses in the latter were of low height so that they were not visible from most of Church Street. The views from the B- Road within the current area are poor and the access roads off Church Street erode the sense of enclosure. Other intrusions include the modern vicarage which is very suburban in appearance and which breaks up the green setting to the church.

Neutral Areas

6.1.2 19 and 20 Church Street are regarded as having a neutral impact on the area. Although a traditional building originally, it has undergone such substantial remodelling that it appears now as a suburban house of 1960s character.

Problems, Pressures and Capacity for Change

6.1.3 Unlisted houses in the Conservation Area have suffered severely from changes made by owners over the past 60 years. All but a few old timber windows have been removed

and replaced with often poorly designed frames in unsympathetic materials. Good quality brick elevations have been rendered over, often to mask changes to window openings or to identify and reinforce ownership of amalgamated cottages, and traditional roof materials (natural slates and plain clay tiles) have been replaced with cheaper substitutes.

6.1.4 Post-war housing development has failed to recognize the importance of maintaining continuous built frontages on the traditional building lines in the street, and the designs of individual properties have until recently failed to reflect the local vernacular styles but instead have employed anonymous suburban styles with bogus 'heritage' features applied superficially.

6.1.5 The repair and maintenance of the listed railings around the churchyard should be a high priority.

7. Conservation Area Management Plan

7.1 Building Works

- 7.1.1 Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015²³ 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.
- 7.1.2 Further advice can be obtained at the Planning Portal website: [Planning Portal](#) alternatively contact Nuneaton and Bedworth Borough Council's Planning Department.
- 7.1.3 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.

- 7.1.4 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.

7.2 New Development

- 7.2.1 There is a strong presumption in favour of retaining all buildings identified as making a positive contribution to the Conservation Area.
- 7.2.2 Buildings which do not contribute positively provide opportunity for development in the Conservation Area.
- 7.2.3 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.
- 7.2.4 New development proposals should consider:

²³ [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 \(legislation.gov.uk\)](#)

- 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.

7.2.5 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.

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

7.3 Residential Development

7.3.1 Dwelling houses in the Conservation Area are predominantly one and 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.

7.3.2 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 roof tiles. Where a building traditionally has a clay tile roof, these tiles should be used in restoration or replacement work. Machine made tiles should only be used on buildings from the mid/late nineteenth century buildings. 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.

7.3.3 The introduction of dormer windows is not considered appropriate on buildings which contribute positively to the Conservation Area.

7.3.4 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.

7.3.5 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 Bulkington Conservation Area and its use is discouraged.

7.3.6 Boundary treatments often have historic and architectural value and make a positive contribution towards the character of the Conservation Area. Repair to boundary treatments is better than replacement. The erection of new boundary walls and fencing should not be greater than the height of the lower floor windowsill.

7.3.7 UPVC or plastic windows and doors are not a traditional or vernacular material and are unsuitable for use in historic buildings. The replacement of uPVC windows and doors with timber products is encouraged in historic buildings.

7.3.8 Original brick, stone and wooden lintels and hood moulds should be retained, segmental arches should not be replaced with flat brick lintels.

7.3.9 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 highway or open space is not considered appropriate in Church Street or School Road.

7.3.10 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.

7.4 Street Signs

7.4.1 An abundance of street signs can lead to a confusing and cluttered street scene. Where possible, signs should be placed on buildings or at the back edge of footways. Placing signs on new posts which add to clutter should be avoided.

7.5 Street Furniture

7.5.1 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 historic positive buildings. Where possible, street

furniture should be in conformity with other local street furniture using similar materials and finishes.

7.6 Trees

7.6.1 Trees can make a positive contribution to the Conservation Area. Cutting down a tree or doing any pruning work requires notification to the Council six weeks in advance.

7.7 Churchyard

7.7.1 Historic England provides detailed information regarding undertaking work in cemeteries. Applicants should check the Historic England website for guidance before preparing a planning application.

7.7.2 Planning applications for carrying out work on funerary monuments 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

7.7.3 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-surveyspdf/>

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

8. Article 4 Directions

8.1 Article 4 Directions - Legislation

8.1.1 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.

8.1.2 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.

8.1.3 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.

8.2 Proposed Article 4 Directions

8.1.4 Revoke the permitted development of Part 1 of Schedule 2 of the Order; Class A - enlargement, improvement or other alteration of a dwelling house fronting a highway or open space. (Appendix B).

8.1.5 Revoke the permitted development of Part 1 of Schedule 2 Class C of the Order, consisting of the alteration to a roof slope of a dwelling house which fronts a highway or open space. (Appendix C).

8.1.6 Revoke the permitted development of Part 1 of Schedule 2 Class D of the Order, consisting of the erection or construction of a porch outside any external door of a dwellinghouse where the external door fronts a highway or open space. (Appendix D).

8.1.7 Revoke the permitted development rights of Part 1 of Schedule 2, Class E – consisting of the provision within the curtilage of a dwelling house of any building or enclosure, required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure where the building or enclosure, swimming or other pool to be provided would front a highway or open space, or where the part of

the building or enclosure maintained, improved or altered would front a highway or open space. (Appendix E).

- 8.1.8 Revoke the permitted development rights of Part 1 of Schedule 2, Class G – chimneys, flues etc on a dwellinghouse, consisting of the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse. (Appendix F).
- 8.1.9 Revoke the permitted development rights of Part 1 of Schedule 2, Class H – The installation, alteration or replacement of a satellite antenna on a part of a dwellinghouse, or on a building within the curtilage of a dwellinghouse, which in either case fronts a highway (Appendix G).
- 8.1.10 Revoke the permitted development of Part 2 of Schedule 2, Class A of the Order consisting of gates, fences and walls etc. Reason: To conserve the character of houses, gardens and street it is proposed to prevent the demolition of the whole or any part of the boundary wall facing a highway or open spacey. (Appendix H)

- 8.1.11 Revoke the permitted development of Part 2 of Schedule 2, Class C – exterior painting - the painting of the exterior of any building or work fronting a highway or open space (Appendix I)

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