

# Harborough Magna



## Village Design Statement

Revised March 2015

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Some time has elapsed since the Harborough Magna Village Design Statement was prepared and changes have been implemented in national and local planning strategies. The VDS document has been updated to encompass these revised strategies.

The Parish Councillors feel that the residents views, captured in composing the original document, remain valid and represent the community view of what is important regarding design and development in the village.

This revision, therefore, is mainly concerned with the inclusion of references to appropriate national and local planning strategies which must be considered for all new development. There is no conflict between the Rugby Borough Council core planning strategies and the design guidelines formulated from the original survey of residents which are included in this document.

The opportunity has also been taken to include changes which have occurred in recent years. New information has been inserted into the original text in appropriate places.

We are grateful for the assistance given by Lizzie Beresford, Nathan Lowde and Victoria Chapman of Rugby Borough Council Planning Department for their help and guidance in updating the document.

### Reference Documents

#### National Planning Framework

The following sections are relevant

Achieving sustainable development

3. Supporting a prosperous rural economy

7. Requiring good design

9. Protecting Green Belt land

11. Conserving and enhancing the natural environment

12. Conserving and enhancing the historic environment

#### Rugby Borough Council Core Strategies

CS 16 Sustainable Design

See Also RBC LOCAL DEVELOPMENT FRAMEWORK Supplementary Planning Document RBC Sustainable Design and Construction Appendix B. This supports the policies set out in the adopted Rugby Borough Core Strategy and is an excellent guide and source of advice for householders and professionals on the main principles of extending a dwelling, without unduly affecting neighbours and respecting the character of the area and existing property.

CS 17 Sustainable Buildings

#### Landscape Massing

Warwickshire County Council Landscape Assessment of the Borough of Rugby

**Harborough Magna VDS**  
March 2015

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## INTRODUCTION

A **Village Design Statement** is a document written entirely by residents of a village which sets out the features of the village which they see as unique, characteristic and important to preserve. It is used by Planning Departments as additional or supplementary guidance.

The present VDS was originally mooted by the parish council and a committee was formed to co-ordinate the stages towards a final document. In April 2001 a questionnaire was sent to all the houses in the village and 69 were returned, representing the views of the majority of villagers. A workshop was held on 19<sup>th</sup> May 2001 in which villagers were given the chance to hear about Village Design Statements, learn about the history of the village and participate in a walk around the village to take photographs and discuss the important features of the village.

Results of the questionnaire were collected and analysed and published at the Village Fete in July 2001. The original committee then worked on various drafts in consultation with Robert Parker-Gulliford of the Urban Conservation and Design Department of Rugby Borough Council and village residents. The present document has the approval of the majority of the population of Harborough Magna.

## **Our aim in writing this Statement is:**

- To describe the distinctive character of the village of Harborough Magna as seen by its residents
- To recommend various design principles agreed by the residents which will enhance the character of the village as described in the Statement
- To influence any future development in a positive way by ensuring that it is in harmony with the stated preferences of the present residents
- To show that the ideas presented in this Statement are compatible with local planning policies
- To demonstrate local commitment to high quality design and appropriate development

Barry Biggs, Gordon Brady, Andy and Tilly Harrison, David and Maureen Holvey, Michael and Carole Mead, Lou O'Toole and Howard Richards compiled this document on behalf of the residents of Harborough Magna

We are grateful to

- Rugby Borough Council Planning Department-Rob Parker-Gulliford for his support and advice
- Harborough Magna Parish Council for their support throughout the compilation of this Report
- Warwickshire County Council for their assistance with the Landscape Guidelines and the Countryside Commission for their assistance
- Aileen Wright (author of 'Changing Years in Harborough Magna') who provided much of the information about the history of the village
- All who live in Harborough Magna-village and parish-for their patience through the long period of preparation of this document and their support for the consultation process to which we have subjected them

The Map of the village is "Reproduced from the Ordnance Survey map with the permission of Her Majesty's Stationery Office, Crown Copyright, NC/01/576"

The aerial view of the village is reproduced with the consent of Getmapping.

## Foreword

By Councillor Hazel Bell, Chair of The Rugby Borough Council Planning Committee

September 2002

### LETTER OF SUPPORT FROM RUGBY BOROUGH COUNCIL

**It gives me very great pleasure to commend the efforts made by all concerned to produce this document, which is certainly a credit to them and to the village as a whole.**

**It has been my privilege to represent Harborough Magna on the Borough Council for more than twelve years and both in this capacity and as the Chairman of the Planning Committee I am delighted that this Design Statement has been completed.**

**There is no doubt at all that good design is of paramount importance and, in my view, becomes more so in villages. It is essential that the standard of design and the density of housing are in keeping with a rural setting. No one can judge the merits of such considerations for a village better than those living in it.**

**This Village Design Statement is welcomed and endorsed by me; it is an expression of interest and opinion by local people and will provide an excellent guide to the members of the Planning Committee when they are considering future applications for the village.**

*Hazel Bell*

**Chairman of the Planning Committee**

## THE VILLAGE CONTEXT

### A Short History of the Village

The village of **Harborough** (or **Herdesberge** meaning 'the hill where flocks are kept' as it was originally named) has existed from ancient times. It probably evolved from an ancient settlement of the Coritani tribe, on land south of where the church is now, and a Romano-British habitation near the Wash brook. Its position was favourable for the evolution of a small agricultural village due to its siting on sheltered land north of the River Avon, with forest, plenty of water and fertile soil.

The Domesday Book records two manors at Herdesberge. The Norman King William appropriated both, giving one to Richard the Forester, and one to Anesis who also had land at Newnham Paddox. Ownership passed through many families, passing to Sir Grey Skipwith of Newbold Revel in 1806 and in 1900 to his grandson's widow Mrs Boughton –Leigh. This family still holds the Advowson of the village church. The Domesday Book also lists the village as having a mill and a priest. In 1305 a church was built where the present church now stands and the tower dates from this period.

In the sixteenth century the village was named **Great Harborough**, as opposed to the smaller hamlet nearby **Little Harborough**. These two parts are now known (and signposted) by the Latin equivalents: **Harborough Magna** and **Harborough Parva** respectively.

The enclosures of the eighteenth century signalled the end of the old feudal system of farming bringing many changes to the patterns of fields and their hedges and causing the loss of much of the Common Land. This affected the village in 1759 when an Enclosure Act for 945 acres in Great Harborough was passed. In 1812 the turnpike road to Hinckley opened, leaving the main village as a loop off this road, a feature which is still very much a defining characteristic of the layout of the village today.



Canal Bridge at the Newbold Arm displaying the wrought iron work

The transport networks which developed in the nineteenth century brought their own changes to the area. Although no canal or railway runs through the village they are close by. The London Midland and Scottish railway line runs along the north east boundary near Harborough fields and the Oxford Canal, constructed in 1852, cuts along the southern boundary. In its time the latter brought considerable business to the local public house with trade from navvies and bargees.

A thriving timber industry was created in the area by a local businessman William Ivens whose family members are buried in the local graveyard. The heavy equipment was kept at Harborough Parva, and the sawmill was sited near to the canal at Cathiron, an area which is to this day referred to as Cathiron Old



**Cathiron Old Sawmill site as it is now**

Sawmills. Later, more use was made of the local railway, and special machinery was installed at Rugby Railway Station for the purpose of cutting heavy loads to size before transportation. This industry continued on these sites until the 1930s and was the major employer of local labour.

The school was built in 1845 as a Church of England National School on land donated by the Skipwith family for the purpose. It catered for up to 90 children from the ages of 5 to the school leaving age which was then 13

or 14. When in 1944 the school leaving age rose to 15 it became a Junior and Infants school up to the age of 11 and older children travelled out of the village to secondary school. In 1958 the 'top room' was added as a second classroom. In the 1960s numbers increased dramatically with the building of Meadow Way and the construction of the M6. However, in the 1980s it was made into a First school with children up to the age of 8 only. It finally closed in 1996 when the numbers were down to 20 with 2 full time members of staff.

The Village Hall was built in the 1930s and was the centre of social events and gatherings. During the Second World War it served as the classroom for the evacuees from London (Stoke Newington) and Coventry. It was also a First Aid post and Home Guard Unit. It continued to be well used until the 1990s but gradually the combination of disrepair and lack of use resulted in the Parish Council Committee as Trustees needing to make a decision about its future. It was finally sold by auction in the Old Lion Public House to a private buyer in July 2001.

The village itself has seen slow evolution. Many photographs exist of the village at the turn of the 20<sup>th</sup> century and there have been very few changes since. The biggest changes recently have been the building of 36 council houses in 1969 and the demolition of farm buildings in the village centre for the construction of eight new homes in 1999.

### **The Village Today**

Harborough Magna is still an agricultural village although few people are now employed on the land. An agricultural equipment company, vehicle service and repair garage and a carpet warehouse are located on the edge of the village and provide some employment. The majority of village residents are either retired or commute to work in nearby Rugby, Coventry or much further afield. In recent years there has been a growing tendency for people to be self employed or to freelance. This and the practice for companies to allow employees to work from home using the new communication technologies, is changing working patterns,

and in future it is likely that more and more people will work in the village, if not in the traditional sense.

### **Geographical Context**

Harborough Magna is a small Warwickshire village, situated on relatively high ground some four miles north-west of Rugby, ten miles east of Coventry and some thirteen miles to the south-west of Hinckley. The main road from Newbold to Pailton (B4112) runs through the village dividing the main part of the village (largely to the west) from some of the newer parts to the east. According to the Warwickshire Landscape Guidelines Booklet, Harborough Magna lies on the edge of the High Cross Plateau Regional Character Area, with the open Plateau landscape being to the north and east, and the Dunsmore Parklands lying to the west and south. The village together with Harborough Parva is classed as High Cross Plateau-Village Farmlands. The High Cross Plateau is an area of wide rolling ridges and valleys forming the south western section of the Leicestershire Wolds. It is an upland region separating the drainage basin of the Upper Avon tributaries from those of the River Soar. A thick layer of glacial drift masks the underlying Mercia mudstones and Lower Lias clays. This drift deposit comprises clays, gravels and sands with various amounts of rocks, flint and chalk.

## **LANDSCAPE SETTING**

### **Surrounding countryside**

Visually the area surrounding the village is reflected in the pattern of large fields, a nucleated settlement pattern and a strong feeling of “openness”. The village is surrounded by open farmland, particularly grazing pasture for sheep and cattle. The landscape undulates gently giving higher and lower ground but no particularly prominent peak. The village church is on the top of a small hill and thus is one of the most prominent buildings in the area.

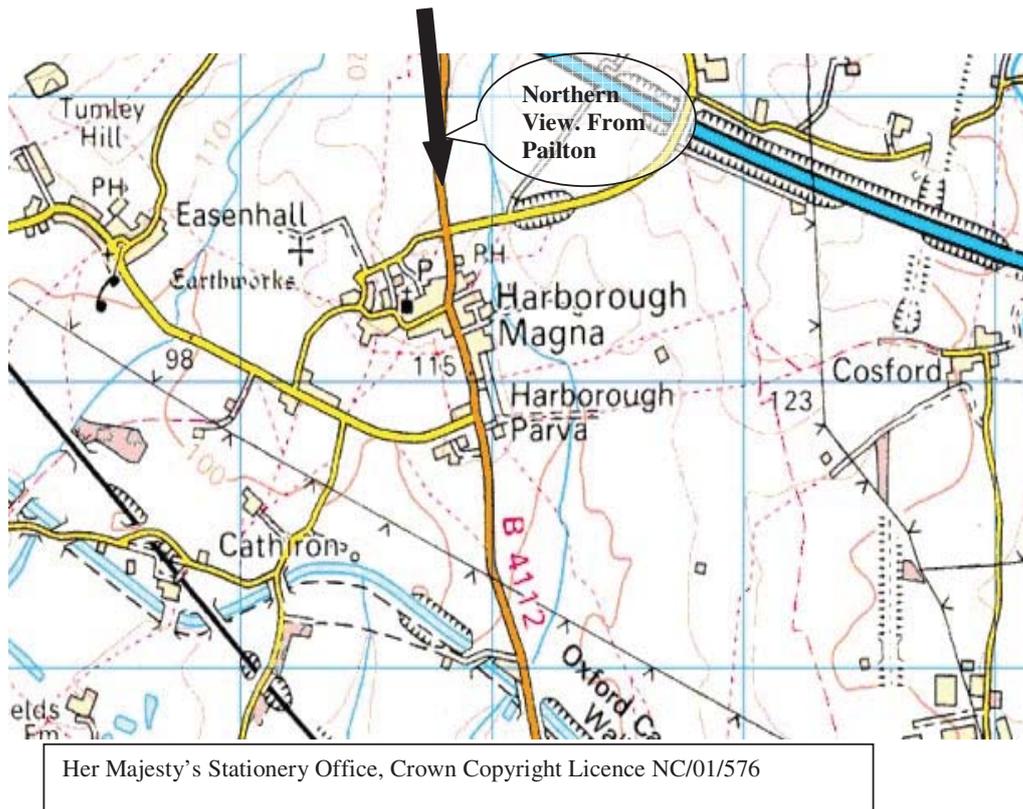
The interlinking of rural and residential in the village is part of its heritage and history. Dwellings and farmsteads were intimately mixed together. Main Street until recently had three working farms along its length. Harborough Magna is one of only six Village Farmland classifications within the region.

For more detail see Appendix 2:- extract from Warwickshire County Council Landscape Assessment of the Borough of Rugby

### **Approaches**

Views into Harborough Magna from approaching roads are important since they give visitors their first impression of the character of the village. Residents also value these views as the sight of the familiar features of home when returning. All approaches are from roads in open countryside in the Green Belt. Trees and hedges are an important feature in the views.

## Northern Approach



Approaching Harborough Magna from the north (Hinckley and Pailton), one travels along the B4112 which winds between open fields where low hedgerows are set with the occasional mature tree. The first signs of habitation are seen from high ground just before the village. On the right hand side, there is an indistinct view of the church tower and the irregular rooftops of red tiled houses and a farmhouse. Just before the junction where Back Lane and Montilo Lane meet the main road, one can see a series of farm outbuildings and an imposing farmhouse (The Croft) on the right hand side. After this on the same side there is a row of red brick period Victorian cottages on high ground (The Bank). On the left-hand side a small white cottage and a large newly built brick house can be seen across a field. In the foreground before the village boundary is reached there is a wooden building, the former Village Hall. A fenced green space opens out on the left-hand side with a group of mature trees (silver birch and horse chestnut) at the far end. The road then approaches a sharp bend. The end of the Old Lion Public House in painted brick is clearly seen on the bend.

**Buildings reflect the landscape**



**View along the Northern Approach from Pailton showing the former Village Hall on the left.**



**View along the Northern Approach from Pailton showing the Croft and the Bank cottages on the right.**



**The Village Green, Cottages and Farm Outbuildings ringed with Horse Chestnut and Silver Birch Trees**

## Eastern Approach



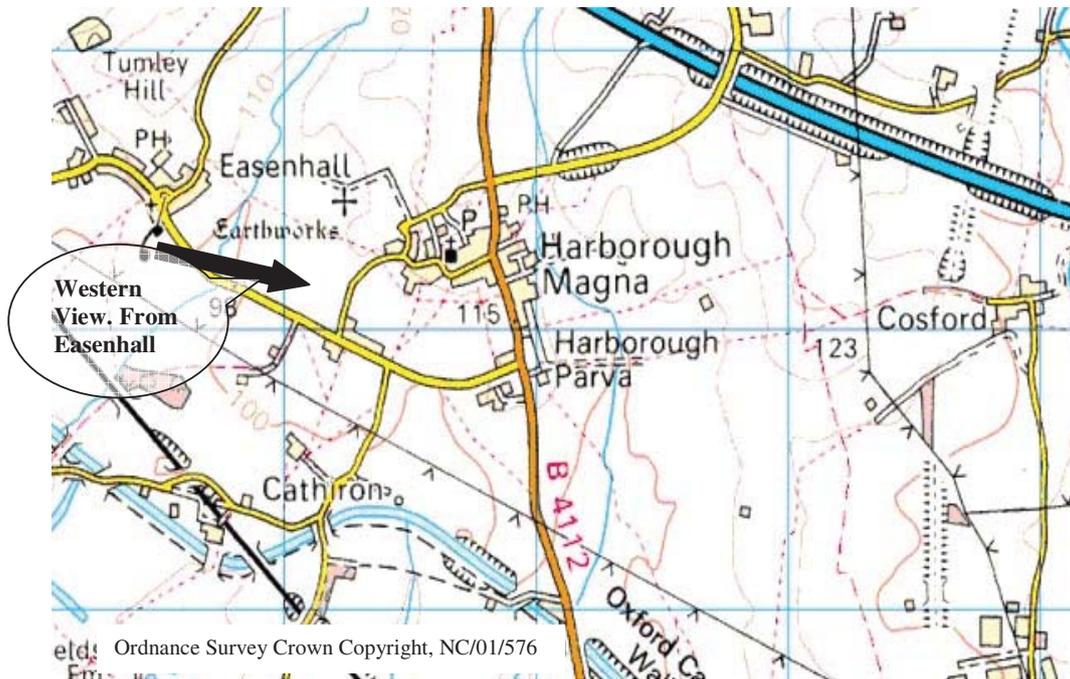
The road coming from the east (Lutterworth and Churchover), Montilo Lane, was realigned due to the construction of the M6. It crosses the motorway about half a mile before the village and from this higher ground, one can see across open pastures to the rear of a farm house with its outbuildings, behind which is a small estate of mainly terraced houses. Further across towards Rugby, a wooded area can be seen which is the copse of trees on the Rugby Road/ Easenhall Road corner. Montilo Lane drops down between short hedges towards a junction with Pailton Road and has a regular field pattern of pastureland on either side. There are no mature trees planted along this straight stretch of new road, a fact which was commented upon at the Village Design Workshop.

Nearer the main road, the ridge and furrow fields on the left side give way to the buildings on the outskirts of the village. One can clearly see the rear of the public house from across the fields. Leading up to the pub along a footpath there is a varied collection of buildings: two new red brick two storied houses, a bungalow and a row of cottages. In the distance one can see the church tower and the rooflines of the red tiled houses. On Pailton Road adjacent to the junction with Montilo Lane stands the small wooden building which was the former Village Hall.

View along the Eastern Approach to the Village showing the village in the distance across open fields



### Western Approach



From the Coventry direction, after the neighbouring village of Easenhall, the rear of the village can just be seen across the fields although one almost has to be looking for habitation to notice it. The church tower is still dominant, which is remarkable, considering that it is a relatively low church tower without a spire, but it certainly is the prominent feature from most directions into the village. There is an irregular roofline to be seen, with a mixture of white rendered

cottages and red brick properties (the buildings at the end of Back Lane and its junction with Main Street). The village from this vantage point can be seen to be on slightly higher ground than its surroundings. Travelling along Easenhall Road towards Rugby one comes to the end of Main Street, outside the village boundaries, with a small green and a signpost indicating to the “Village Only”.



**View along the Western Approach to the Village from Easenhall showing the edge of the village in the distance**

The winding nature of Main Street means that none of the village centre properties can be seen from this sign. A row of semi-detached houses borders Easenhall Road on the left hand side just after this junction. Although technically in Green Belt and away from the village centre, the residents of these houses are counted as part of the village. Turning down Main Street towards the village the road winds between fields until a bend in the road reveals Holly Cottage and the other houses on the outskirts of the village centre, Just before reaching

these houses a well maintained path across a field on the left stretches back to Easenhall village.

## Southern Approach



Approaching from the Rugby direction along the B4112, the countryside opens out on either side after leaving Newbold. About a mile before the village, a small bridge takes the road across the Oxford Canal, reminding the visitor of the



**View into the Village from the Southern Approach (Rugby) showing a distinctive barn on the right hand side and a copse of mature trees on the left**

proximity of the canal to Harborough Magna. There are a number of canal side cottages on the left after the bridge. The road rises slowly along a winding stretch with high hedges before coming to Harborough Parva. There is a large copse of mature trees on the left-hand side on the corner of Easenhall Road, and a farmhouse and outbuildings on the corner opposite. On the right hand side there is an attractive two storey timbered gabled-ended barn, just before the commercial buildings.

The road then bends towards the Public House and widens noticeably as the village boundary is reached, with open grass spaces on either side and a row of mature trees on the left in front of former farm buildings which are now dwellings and a newer property. These are set well back and are generally hidden from sight from the road. On the right hand side after a row of terraced houses there

is the farm complex that could be seen from the eastern approach and the cul-de-sac of former council houses. The Old Lion and its car park are very prominent before the road bends sharply towards Pailton.

## **Design Guidelines**

- **Any development in the village should take account of views into and from the village, particularly to ensure that new developments do not compete with the church tower.**
- **It is recommended that appropriate trees be planted on the side of Montilo Lane towards Rugby, maintaining a suitable margin to allow maintenance of the existing hedges.**
- **New developments should harmonise with existing roof-scape, density and grain.**
- **Trees and hedges reinforce the rural nature of the village and character of the settlement. The loss of trees and hedges should be avoided and any which are removed should be replaced by planting of suitable species. See pg.25 which has been marked up to show some of the most significant trees. Also refer to the aerial view at the back of this document.**
- **RBC CS16 Sustainable Design with RBC Sustainable Design and Construction SPD Appendix B are relevant here together with Warwickshire County Council Landscape Assessment of the Borough of Rugby.**

## **SETTLEMENT PATTERN**

Typically our village has clusters of houses and farmsteads, narrow winding lanes with a varied and intimate landscape. The delightful open spaces are indeed amongst the many benefits of our village. Nowhere is a person unaware of the presence of open fields and a rural outlook. The village is picturesque without being “picture postcard” pretty. A stroll through reveals open areas and clusters of properties with distinct characteristics. For convenience, these identifiably different sections of the village are described below in terms of five areas. Residents of each area also give their view of what it is like to live there. Questionnaires were returned from each area so views from all parts of the village are assured.

### **1) Main Street**

#### **Major characteristics**

- Centre of village
- Winding Road
- Alternating open and enclosed spaces
- Church and cemetery

- Old School
- Oldest properties

**View into Main Street from Rugby Road opposite the Old Lion showing the enclosed entrance between red bricked walls and high hedge lines**



This narrow street twists and turns through the centre of the village and is arguably the heart of the village since most of the major buildings in the village are found on one side or the other. The entrance to Main Street, opposite the Old Lion car park, is set back from the road and encompasses a bus stop and the entrance to a converted barn on the left-hand side. At this point the street is very narrow and there is a sense of enclosure as one is hemmed in between the high red bricked walls of the barn conversion, and the high hedgerow of a cottage on the right hand side. The road here is only wide enough for one vehicle and the

footpath on the left is also narrow. This sense of enclosure is deepened due to the copper beech tree branches that overhang the high traditional brick wall of the Manor House gardens. Further along the road, this changes and the road widens out as it passes the entrance of the Manor House on the left and an access lane on the right giving a sense of space. On the left a high blue brick wall with a distinctive pattern closes off the view again until it opens out into a small courtyard of converted farm buildings. The impression of being confined one minute but then coming to an open view the next is a distinct feature of the road.

Contrasts continue in a similar vein after passing the entrance to Church Close, a cul de sac of new houses, on the right. After a row of cottages on the left, a rural view across fields opens out to the left although to the right a high brick wall abuts the road closing off the grounds of the Old Rectory.



**View of Main Street showing field on one side and Rectory wall on the other**

The road bends and cottages close in on the left, abutting the pavement, whereas the wall to the right is lower and soon the churchyard frontage opens out. The juxtaposition and random nature of the buildings in this area are a valued feature. The church is set back from the road on the right and is reached through a wrought iron gateway. A sharp bend in

front of the church reveals the very long wall of old farm barns edging the road on the right and cottages with some frontage on the left.

The cemetery trees dominate the road after the barn wall but the cottages and fencing to the left drop away to reveal the open view of a front garden and the former school playground area. The road turns again to the right and the confined feeling returns with cottages to the left fronting immediately onto the path and the Old Smithy fronting the road to the right.

However as the road bends again to the left, the Back Lane entrance opens up on the right giving an impression of openness. As the village boundary is reached, the last few cottages on the right give way to open fields stretching towards Easenhall. On the left hedges dominate hiding the field behind.

All along the way there are tantalising glimpses of buildings, passageways and footpaths adding interest to the street scene. The countryside is no more than a building beyond the road,



**View of Main Street showing irregular cottage roof lines**



**View of Main Street after the church showing long barn wall on the right**

with Green Belt fields coming right up to it in places. Many of the buildings are over 100 years old, some much older and this adds to the feeling of a settlement in close harmony with nature. Any new or garish development in this area could threaten the 'time forgot' pastoral charm of the old village.

### Harper's Yard and Beyond

In 2003 The barn shown in the photograph above was converted to a dwelling and three substantial new houses were built in what had been a farm yard forming a new cul de sac. This development is called Harper's Yard having been named after the former farm owner.

Behind this development three more large houses were built in 2004 on a track joining Back Lane. Despite their size these properties have little effect on the visual character of the village as they can only really be seen from the access track and public footpaths which cross adjacent fields.

## **Personal View** (Bob and Cath Bolton of 'Laurel Barn', Main Street)

*We were first attracted to the village and have enjoyed living here since because of the way the houses nestle amongst the trees, hedgerows and the folds of the land. We like the way the houses in the old village are randomly located and how Main Street twists and turns, which is charming, if not conducive to modern traffic! We like the dappled pale red brickwork of the 19<sup>th</sup> century buildings and walls, the low eaves and whitewashed walls of many of the older cottages.*

## **Design Guidelines**

- **Main Street is distinguished by its red bricked properties and rendered cottages. Any new developments should reflect traditional designs in terms of scale, massing, materials, window size and style.**
- **New properties on Main Street should avoid high rooflines, in order that they do not compete with existing houses or the Church. Dormer style roofs appear to be sympathetic to existing properties in that rooflines are lower.**
- **Red brick boundary walls are a particular feature of the Street. The existing high red brick walls and the Manor House high blue brick wall, that are so typical of Main Street should be retained. The barn walls of Church Farm by the church, and the School playground walls are also important features.**
- **RBC CS16 Sustainable Design with RBC Sustainable Design and Construction SPD Appendix B are relevant here together with CS17 Sustainable Buildings.**

## **2) Church Close**

### **Major characteristics**

- Recent development
- Large brick properties

Church Close is a cluster of homes built on the site of the barns and outbuildings of the former Home Farm. The development completed in 1999 consists of seven new four or five bedroom detached houses of three different house types, a

bungalow and the former farm house which itself has been split into two properties. The area slopes up away from Main Street and therefore properties built here are higher and more visible. The construction of a bungalow rather than a house was to avoid overshadowing an existing bungalow on Main Street,



showing some sensitivity on the part of the developers. Similarly the houses fronting Main Street were sunk down and built fronting virtually direct onto the road to ensure the enclosed feel in this area was maintained.

#### **Personal View** (David Holvey of Church Close)

*We were attracted to our house in Church Close because it offered the benefits of a modern home, but in a distinctive country cottage style which we think suits the rural location. The setting allows us to enjoy views of the countryside and All Saints Church. We feel part of the village, with a sense of community and belonging amongst our neighbours. From across the fields the jumbled rooflines of the houses fit well into the village landscape nestling below the Church tower. I think once the trees and gardens become established the development will soften and have a more established look from Main Street.*

### **Design Guidelines**

As a new development the design guidelines here are retrospective i.e. these are ways in which Bloor Homes attempted to harmonise with the local area. Any future development would do well to consider some of the points incorporated.

- **Houses were given two chimneys each**
- **Dormers were built to reduce the height of both roofs and walls**
- **Elevations have many smaller windows of varying frame size rather than fewer but larger ones**
- **Front doors are wooden with only a small glazed window unit**
- **The jumble of pitched roofs and chimneys surrounding the Church tower blend well into the landscape**

**Other features of the development are:**

- **Open porches with pitched roofs**
- **Oak beams above certain window openings and brick arches above others**
- **Small pane windows with cream painted wooden frames**
- **A variety of boundary treatments: some open, others with brick walls and some with picket fencing**
- **Provision for parking and garaging to the side and back rather than to the front wherever possible**
- **Houses hug the road with paving on one side only.**
- **Planting in the development to reflect the existing landscape**
- **The former farm house, although regarded by some as now a little out of scale for its reduced space, was seen as a key building.**
- **RBC CS16 Sustainable Design with RBC Sustainable Design and Construction SPD Appendix B together with CS17 Sustainable Buildings are relevant here.**

### 3) Pailton Road and The Green

#### Major characteristics

- Bordering the B4112
- Village Green
- Large red-brick properties
- Pub

The B4112 which runs through the village is named Pailton Road from the Old Lion Public House onwards towards Pailton. The Old Lion is a large colour-washed building built on a sharp bend in the road. Apart from a narrow strip of pavement the building abuts the road making this blind corner seem very



View of the cottages, the Green

confined. The area immediately after the pub on the right of Pailton Road is the Green. A small loop of road around a grassy central area allows for limited parking. A glorious Horse-Chestnut tree next to a group of Silver Birch dominates the area. There is a small grassy paddock next to Pailton Road which is fenced, and on which sheep are occasionally put to graze. This is a protected open area.

Opposite the Green there is a red brick terrace raised somewhat from the level



View of the Bank cottages

of the road (The Bank) which used to house the village Post Office and shop. It is all now residential. Next to this terrace is a working farm, the farmhouse of which is a large redbrick building with white windows (The Croft). Opposite the Croft at the exit to the village is a small wooden building which used to be the Village Hall. Between this building and the Green, a gate opens onto a paddock and a drive leads down to a very

large newly built property which can be clearly seen on any approach from this side of the village. There is a small white cottage on one side of this house and on the other side, leading back to the main road there are bungalows and a terrace of cottages dating back at least 100 years. Behind this terrace is a complex of buildings, stables and fields reached by a six bar farm gate off the Green behind the Old Lion.



**Entrance to Hall Farm**

This area is characterised by traditional red brick buildings and smaller cottages and bungalows around an open green space. Being on the edge of the village, most properties have good views of open sheep-grazed fields towards the north east. The M6 motorway can be glimpsed on the horizon.

#### **Personal View** (Andrew Harrison of 'Endswell', The Green)

*Living on the Green makes me feel that I am part of a small community because of the shared footpaths and parking, which means I often come across my neighbours and can interact with them socially. The views outwards make me feel unconfined even though the building I live in (Endswell) is rather small. While being on the outskirts of the village it is still only a short walk to all the essential amenities (pub, church, nursery school / community centre) and there is easy access to the countryside for walking, jogging or cycling. I am glad I moved to Harborough Magna!*

#### **Design Guidelines**

- **Any future development should harmonise with the existing character and scale of the area.**
- **RBC CS16 Sustainable Design with RBC Sustainable Design and Construction SPD Appendix B are relevant here together with Warwickshire County Council Landscape Assessment of the Borough of Rugby.**

#### **4) Rugby Road and Meadow Way**

##### **Major characteristics**

- Working Farm
- Estate of terraced houses
- Highest concentration of population



**Rugby Road with its wide grass verges and hedges**

## Description

From the entrance to the village from Rugby as far as the Old Lion pub, the B4112 is known as the Rugby Road. This area of the village has the highest concentration of population due to the small estate of terraced and semi-detached houses on Meadow Way, a cul-de-sac off Rugby Road. Built in 1969, the houses are of a simple modern design, each with a small garden in front. Garages for the residents are situated in a block at the bottom of the estate. Pedestrians can access the area via a small hedged path behind the bus stop on Rugby Road. This opens out into an area of well kept gardens and shrubbery at the top of the cul-de-sac. At the bottom of the road is a small recreation ground where village activities such as Guy Fawkes Night bonfires and the Queen's Jubilee celebration take place. ***The play park has been improved in recent years***

On Rugby Road opposite the entrance to Meadow Way there is a large horse chestnut tree on a wide grass verge. One new and two 19<sup>th</sup> century farm building conversion dwellings are set behind hedges on this side of the road.

Further down Rugby Road towards Rugby on the left there is sheltered housing for elderly residents known as Primrose Court. After this, a sign announces the



**Primrose Court**

presence of a cattle farm with a famous herd, one of the working farms in the village. On the right hand side of Rugby Road there are no more properties but a parking lay-by stretches up to the sign for Harborough Parva. The residents who use this live in Hawthorn Terrace a row of terraced houses along Rugby Road, each with long front gardens and views of fields behind. At the end of the terrace there are

commercial buildings having a large forecourt on which vehicles and agricultural equipment is displayed for sale. The sign for Harborough Parva is opposite these buildings.

## Personal Views (Christine and John Clarke of Highfield View, Meadow Way)

*We like living where we do because we were fortunate enough to build the house ourselves. It is right on the job with John's livelihood. Along with many of our neighbours we have excellent views across the fields towards Cosford and Churchover.*

*There is very limited room for improvement with housing in the Meadow Way area. The only way village youngsters could afford to own a home would be to build two bedroom-terraced houses, but there is no space.*

*Parking could be improved on the first part of Meadow Way by converting the wide grass verge on the right hand side of the road into a lay-by. In recent years this has been implemented by the Parish Council.*

(Hilda and Alwyn Thompson, Meadow Way) [*Sadly No longer residents*]

*We came to live in Meadow Way 33 years ago. There are still people living on the estate from that time and we all remain friends.*

*We find that whenever there is a special time to celebrate a majority of the people get together to make it a success. We have a friendly public house and a lovely church.*

*As it is the village is big enough to be a friendly and caring place to live and we hope it will not be spoilt by too much property being built.*

## Design Guidelines

- **Any development on the Rugby Road should be set well back from the verge with the opportunity being taken to plant hedges to further hide away each house in keeping with the existing buildings.**
- **Consideration should be given to parking facilities on Meadow Way. Residents of this area with young families are particularly keen for a play area for children to be built.**
- **Alterations to buildings should be sympathetic, using existing materials, styles, scale and colours as a guide.**
- **RBC CS16 Sustainable Design with RBC Sustainable Design and Construction SPD Appendix B are relevant here.**

## 5) Easenhall Road

### Major characteristics

View of Easenhall Road houses showing wide grass verges and hedge boundaries



- Semi-detached houses
- Away from village centre
- Opposite open countryside

Slightly outside the village boundary, on Easenhall Road there is a group of dwellings which are counted as part of the village.

Unlike the winding nature of Main Street with houses of all styles on either side,

this area is characterised by a stretch of straight road with a row of similar semi-detached houses on one side only, set back from the road. Each house has a good sized front and back garden. There is also a wide verge and pavement before the road. The boundary between the gardens and the verge is mostly marked with hedges, but low walls and fences are also used. A path leads from after the last house across two fields (necessitating the use of three kissing gates) to the centre of the village, coming out opposite the Old Rectory. It gives agile pedestrians access to the village but is not suitable for all. Otherwise access to the village centre is via Main Street which connects to these houses at

**View of Lodge Farm with its distinctive brick work which has been repeated in extensions and alterations**



one end of the row. There are a few houses along Main Street here which are not part of the terrace. As on Rugby Road opposite Hawthorn Terrace, there is a long stretch of lay-by for parking on the opposite side of the road. A farm building conversion and a single, larger dwelling, Lodge Farm, are also found on the left side of the

road, just before the slight hill on the road out towards Easenhall village.

**Personal View** (Sheila and Ian Kempe of 'Neidin', Main Street)

*We like living in the area known by the old Harborough Magna villagers as "The West End" because of its rural setting. We have some of the nicest views of the countryside with bridleways, public footpaths and the canal towpath very close enabling us to take advantage of some of the lovely walks of the area, yet we are in close enough proximity to enjoy all the amenities of the village. We are a small community, to a degree on our own, all keeping an eye open for one another.*

**Design Guidelines**

- **Properties should be set back from the road with long open front gardens**
- **Alterations and extensions to buildings should blend with existing materials, styles, scale and colours.**
- **Any future development should harmonise with the existing character of the area.**

- **RBC CS16 Sustainable Design with RBC Sustainable Design and Construction SPD Appendix B are relevant here together with CS17 Sustainable Buildings and Warwickshire County Council Landscape Assessment of the Borough of Rugby.**

## FEATURES OF OUR VILLAGE

### **Buildings**

Harborough Magna has just over one hundred properties within the village boundary and a further quantity of about twenty within the parish. There are five listed buildings, one of which is All Saints Church. The others are: The Smithy, Croft Field, The Manor House and Wild Croft all of which are located in Main Street. The Pub was apparently listed before being rebuilt after the fire.

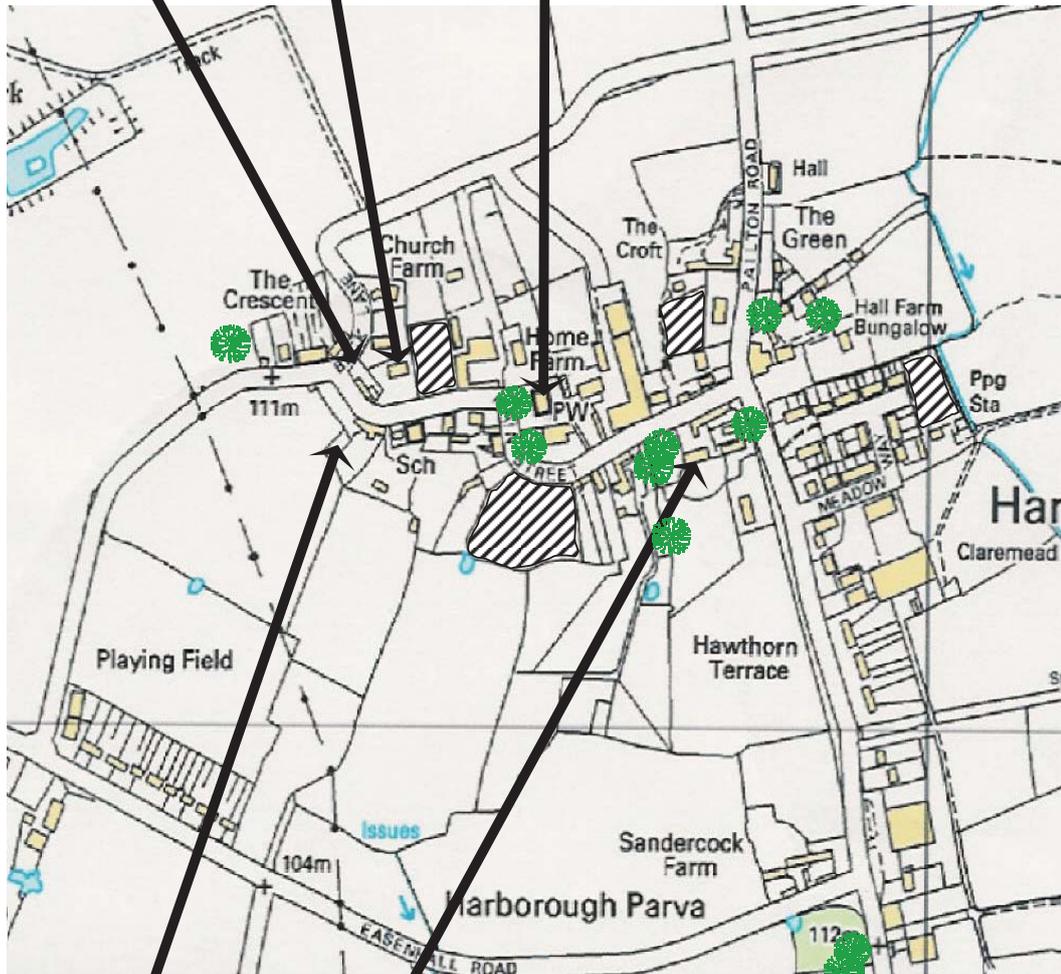
## Listed Buildings

There are five grade II listed buildings in the village. In addition some of the structures on the Oxford Canal close to the village are listed. These include the Newbold Arm Bridge, Ferris Field Bridge and the Newbold Tunnel Northern Entrance

The Smithy  
See Pg. 29

Croft Field  
See Pg. 29

All Saints  
Church  
See Pg. 26



Wild Croft

Manor  
House  
See Pg. 30

Important Spaces

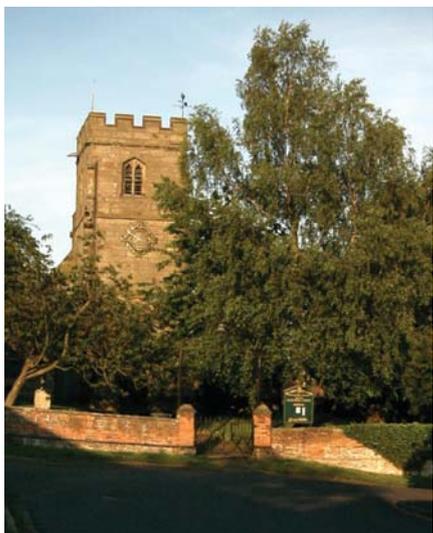


Significant Trees



In responses to the questionnaire, many villagers identified the public house and the old school, as well as the church, as the features they most value.

### **All Saints Church surrounded by mature trees**



### **Old Lion Public House**



### **The old school and its playground**

The buildings in the village span a period of nearly five hundred years, and reflect different architectural preferences over the years by builders and, in the instance of the larger properties, architects. Many properties are also barn conversions. As such there is a certain lack of uniformity, with houses having been built progressively over the years to suit the surroundings and requirements of the time.



### **A good example of a successful barn conversion in Main Street**

## Design Guidelines .

- Older buildings should be retained and only altered or extended, in styles that retain the existing character.
- As much use as possible should be made of existing unused farm buildings.
- Garages within the village are not generally obtrusive. Whilst it is important that new properties have garages, they should ideally be behind the properties and not at the front. Designs for garages should reflect existing rural buildings.
- New buildings and alterations should respect local vernacular buildings in massing, scale and materials.
- The traditional scale of window design should be used responding to the scale of the surrounding density.
- To avoid the tensions of too rapid growth and to ensure that new development is integrated with the old, the scale of development should be tailored to meet local needs and should be sympathetic to the character of the village.
- RBC CS16 Sustainable Design with RBC Sustainable Design and Construction SPD Appendix B are relevant here.

## Spaces



### The cemetery framed by cherry trees and dotted with yew trees

The village is identified as “a limited infill village” under the terms of the Rugby Local Plan (June 1997). A village boundary has been drawn reasonably tightly round the main developments in the village. Outside the boundary lies the Green Belt, which forms part of the eastern fringe of the West Midlands/Warwickshire Green

Belt that surrounds Coventry and Birmingham. Here restraint policies apply, which means that planning permission for residential development will normally not be given. The village within the boundary is exempted from the Green Belt

restrictions and so development may be acceptable subject to meeting other policies and standards.

There is no regimentation of spaces between properties. Some are terraced but not necessarily built at the same time, giving differing rooflines. Others have been built in clusters to suit the requirements of the time, possibly the proximity

**View of the paddock edging Main Street showing how the countryside comes into the heart of the village**



of a local well. In many places the open countryside comes right into the residential heart of the village.

There is one protected open space, the small green opposite The Bank cottages, adjacent to the Village Hall. In the responses to the questionnaire it was clear that the open spaces and rural aspects of the village are among its most highly prized features.

### **Design Guidelines .**

- **The spaces which bring the countryside into the village and the wish to retain the rural aspect were identified as important by many villagers. Incursion into these spaces should be avoided.**
- **Important spaces within the village have been hatched on the plan on pg. 23. Of course the views of open fields all around the village are an important and much valued feature which should be preserved.**
- **RBC CS16 Sustainable Design with RBC Sustainable Design and Construction SPD Appendix B are relevant here together with Warwickshire County Council Landscape Assessment of the Borough of Rugby.**

## Building Form and Identity

The majority of houses have been built in red brick; the older ones with slated roofs, others with red tiles. Many of the properties have over the course of time been cement rendered and painted white. Large architect-designed houses are interposed between terraced cottages. The natural bends in the roads and lanes have influenced some of the designs with front doors opening out onto the pavement. Early examples dating from the 15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> centuries are in the form of timber frames with brick infill panels. Some of these properties were originally thatched.



**Croft Field, with wooden frame and brick noggin. Probably the oldest house in the village**

Croft Field, (a listed building) set back next to the cemetery, is perhaps the oldest property in the village, being wooden framed, in-filled with brick (noggin), rendered and painted white. Nearby the Smithy, (also listed) originally a blacksmith's shop, displays all the character of a 17<sup>th</sup> century working residence.



**The Smithy, originally a blacksmith's shop**

It is difficult to attempt to describe the architectural style of our village or to try to stipulate what characteristics of the village should be copied. In fact the individuality of the properties, the streets and open spaces give the village its unique character.

## Design Guidelines

- Any new developments should avoid numbers of similar houses. If it is necessary to build a number of houses in the same area, consideration should be given to the variety of designs.
- The established mixture of different sized buildings should not be compromised by developments of large new houses.
- New buildings should be designed to reflect the colours, textures, materials and the shapes of traditional buildings nearby, whilst still retaining their individuality
- RBC CS16 Sustainable Design and RBC Sustainable Design and Construction SPD Appendix B are relevant here.

The Manor House (listed building), The Old Rectory, Church Farm and The Croft are important buildings and provide examples of period architect designed properties set in large spaces.



Church Farm



The Manor House



The Croft is a working farmhouse



The Old Rectory

## Proportion and Detail

The majority of the traditional cottages are of simple design with little architectural decoration. The row of cottages on the Embankment on Main Street and at the entrance to Back Lane however, have gabled roofs with timbered embellishments.



**Cottages at the end of Back Lane displaying attractive red brickwork, gabled roof lines and timbered ends**

Certain local properties have had very sympathetic extensions built on in recent years. Good examples are the extension to Holly Cottage at the Easenhall end of Main Street and a cottage at the end of The Bank in Pailton Road. In both instances the

properties have had two storey extensions without the addition being very apparent. Holly Cottage was extended using similar materials and then rendered to be in keeping with the original. The cottage on The Bank has been extended



**Holly Cottage with two storey extension**



**Cottages on the Embankment showing distinctive red brickwork and a sympathetic two storey extension**



**Front Facades and porches on village houses in this case The Green.**

and the builder has used old bricks, tiles and other materials to merge the extension in with the original building.

Windows vary in type throughout the village reflecting the period of the property and the proportions of the building. Generally, windows have been made out of wood with glazing bars and small panes. Often windows are taller than they are wide, which is in keeping with the façade of the buildings. The façades of the buildings are almost all flat. Some have had porches added, some are enclosed, others open, but with pleasant little roofs.

Windows vary in type throughout the village reflecting the period of the property and the proportions of the building.



Village cottages with irregular rooflines

Barn conversions built within the village have blended in with surrounding houses very well.



Example of Barn Conversion in Main Street



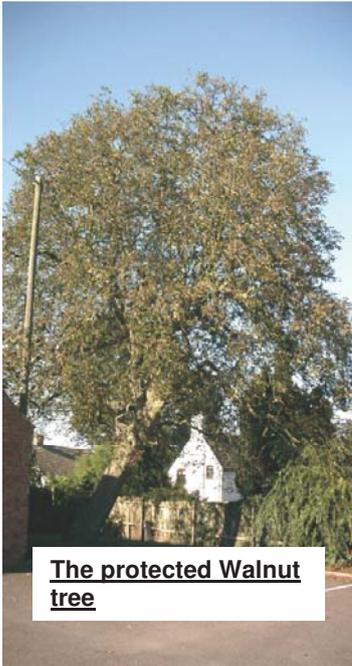
Properties set well back from the road in Rugby Road

## **Design Guidelines**

- **Alterations and extensions to older buildings should repeat the traditional characteristic details where appropriate. There may also be opportunities to draw upon and reflect them in new developments close to older buildings.**
- **Detail in new properties including, doors, porches, chimneys, materials, corbelling and brickwork detailing should be in keeping with traditional examples.**
- **The scale of buildings in new developments should take account of the existing structures.**
- **Mounting of utility metre boxes on front elevations should be avoided.**
- **RBC CS16 Sustainable Design and RBC Sustainable Design and Construction SPD Appendix B are relevant here.**

## Flora

The unimproved pasture and hay meadows are predominantly neutral to calcareous in nature and have a fine sward of grasses such as crested dogs tail, meadow barley, fescue, timothy and foxtail. The delightful open spaces are indeed amongst the many benefits of our village. Nowhere is a person unaware of the presence of open fields and a rural outlook, for example, half way along Main Street there is an unimproved pasture field, with open views across the fields to Rugby. It was clear from the questionnaire that this field is particularly valued by villagers.



The protected Walnut tree

The only designated protected tree is the Walnut tree which can be seen from the Old Lion car park. However, tree preservation orders can also be sought to safeguard existing trees anywhere in the village, if they are considered of amenity value and at risk. This perhaps should be considered, as there are many fine trees within the village. The copse of mature trees on the corner of Rugby Road and Easenhall Road is of particular importance to villagers, for as



Horse-chestnut in Rugby Road

well as being a sanctuary for wildlife, it is a very effective screen for the Rugby Cement Works. Recently an Elm has been planted near the Montilo Lane - Pailton Road junction. It is hoped that this tree will prove to be resistant to Dutch Elm Disease

## Design Guidelines

- The recommendations in Warwickshire Landscape Guidelines 1993 should in general be followed “restoring or strengthening primary linear features combined with a programme of large scale woodland planting”
- In particular, it is important to conserve primary hedge lines alongside roads, bridleways, foot paths and parish farm boundaries. Primary hedge lines form the essential structure of the landscape and they should be managed more positively as landscape features.
- Encouragement should be given to the planting of small-scale woodlands in the corner of fields to create small spinneys and coverts.

- **Suggested trees are Ash and Pedunculate Oak (large deciduous oak tree with lobed leaves and stalked acorns). The latter is not commonly found in our village although it is present in the surrounding countryside.**
- **The important trees in the village (for example the Horse-Chestnut trees on Rugby and Pailton Road) should be protected with Tree Preservation Orders.**
- **It is particularly recommended that trees be planted at the top of Montilo Lane, facing Rugby, and in the area opposite the row of ex Council Houses in Easenhall Road.**
- **Warwickshire County Council Landscape Assessment of the Borough of Rugby should be considered here.**

### **Countryside Access**

The fields surrounding the village are a mixture of cultivated arable farmland and pastureland used for grazing, some of which is classed as unimproved pasture in the Warwickshire Landscape Guidelines of 1993. The whole is interlaced by many bridle paths, which are not only used for horse riding but also for walks by residents out with their dogs or popping over to the nearest village on a summer evening. They are also now very popular at the weekends with local ramblers who come from nearby towns to enjoy this open countryside.



**Field off Back Lane**

Back Lane although outside the village boundary provides a convenient 'loop' walk around the village. It is not used by much traffic and as such is an important leisure amenity since it is quiet and safe for walking. The canal also provides opportunities for walking and cycling along the towpath or for leisure boating for the boat lovers in the village.

Villagers are able to enjoy the feeling of open fields, fresh air and a healthy environment, whilst never being far from

the rural sound of cattle and sheep. In spring the sight of frolicking new-born lambs is a pleasure that all can share as nearly all houses have views of grazed fields. Despite this tranquillity we are geographically at the heart of Britain's network of motorways and railways.

### **Design Guidelines**

- **Back Lane is valued by villagers as a quiet, safe country lane providing quick access to the countryside and a circular route around the village. New developments on the land previously known as Ravenswood (now Church Farm) should not be allowed to change this tranquil area.**

- **Back Lane is currently largely in the Green Belt. This should continue to be the case because its rural nature is important to villagers.**
- **Developments which allow safer off-road cycling, walking and horse riding should be encouraged.**
- **RBC CS16 Sustainable Design is relevant here together with Warwickshire County Council Landscape Assessment of the Borough of Rugby**

## HIGHWAYS AND TRAFFIC

### Roads

Walking, horse riding and cycling are popular leisure pursuits in Harborough Magna, for both residents and visitors alike. A safe road network is therefore of the utmost importance. Traffic flow along the main Rugby to Pailton road is uncomfortably high and fast, with through traffic to Pailton, Hinckley and the A5, as well as traffic going to the new Magna Park Warehouse complex. The sharp bend by The Old Lion, with the pub car park exit opposite the entrance to Main Street is of particular concern. Traffic leaving the car park and turning towards Pailton have a totally blind corner on their right. There have been a number of accidents and near misses on this corner. A safety mirror opposite the pub is recommended.

Main Street, despite its name, is a narrow winding road that only serves the village. It was until recently little used, except by villagers and service vehicles. However, in recent years regular bus services including those taking children to and from school (particularly since the closure of the local school) has made this little road too busy at times.

Back Lane which runs from the corner of Main Street between the Smithy and the Embankment and the intersection of Pailton Road opposite Montilo Lane, is a picturesque country lane. It is single-track, not really suitable for motor traffic at all, certainly not for heavy vehicles. It has surrounding high hedgerows for most of its length, with arable fields on the one side and cattle sheep and horses on the other. Much of its length is outside the village boundary. It is a very popular walk for villagers with dogs or those merely out having a leisurely stroll.

Church Close is a cul-de-sac with a number of new houses built in the farmyard of an original farm. The demolished out buildings were relatively modern and of steel construction. The original farmhouse, a much older building, is still part of the setting. Meadow Way is also a cul-de-sac, but off Rugby Road. This is the estate of former council houses that were built in 1969. Most are now owner occupied. One of the working farms in the village is an attractive part of this village setting.

## Design Guidelines

- New development should not result in existing roads being widened or straightened.
- New road design and layouts should be subservient to building design and respect local hierarchy and pattern.

## Recent Changes

- In recent years Rugby Road, Pailton Road and part of Main Street have been designated 30 MPH areas. This was only offered by WCC on condition of the installation of a chicane on Rugby Road and vehicle activated warning signs.
- The speed limit on the B4112 north and south of the village has been reduced to 50MPH and a 40 MPH limit has been applied to part of Easenhall Road
- A map showing the current speed limits in and around the village follows.



## Boundaries

The boundaries used for marking out land ownership are traditionally hedges, fences or low brick walls. These forms should be continued with any new properties, as they are sympathetic to the rural surroundings and add greatly to the street scenes and to the overall attractiveness of the village.

## Design Guidelines

- **Boundaries should be marked with hedges, wooden fences, brick walls or railings.**
- **Front boundaries are high profile and particular care should be taken to follow the patterns established in the appropriate area of the village.**
- **RBC CS16 Sustainable Design and RBC Sustainable Design and Construction SPD Appendix B are relevant here.**

## Street Furniture and Utilities

The majority of the street signs are unobtrusive. The one on Easenhall Road pointing towards the 'village only', is of the old finger style. Those on the main road are modern but not out of keeping with the village.





Rear entrance to the church showing wrought iron gateway and cobbled path

The old style telephone box by the red brick wall of the farm buildings outside Ravenswood, is a feature of the village, as is the post box in the wall at the end of the Bank on Pailton Road.

Around the old village the street lights, whilst being modern and cost effective, are set on wooden telegraph poles and are not out of place. The village bus shelter has replaced one that was damaged, and is situated on the Rugby Road. It is modern and “vandal proof” but is green and blends in with the surroundings.

The rear entrance to the church from Main Street is entered through wrought iron gates with an overhead iron support. This leads on to a cobbled walkway to the rear of the church itself. Similarly there are wrought iron gates at the front entrance which have an overhead light incorporated in the arch.

## Design Guidelines

- **The old style telephone box in Main Street and the post box in the wall between the Bank and The Croft should be retained and maintained.**
- **All new street furniture should reflect rural style in colour and materials and be as unobtrusive as possible, integrating with existing installations.**
- **Where additional or replacement street lighting is needed, it should be rural in design (not oversized columns or sodium) in keeping with existing lights in Main Street. Care should be taken to minimise light pollution.**
- **RBC CS16 Sustainable Design and RBC Sustainable Design and Construction SPD Appendix B are relevant here.**

## **PREPARE YOUR OWN ASSESSMENT**

If you are considering altering the exterior of your property in any way then:

- Look at the frontage from some distance. Note down the distinctive features, particularly those that seem to be more recent and out of character with the building and surrounding properties. The taking of photographs is recommended as these can often give a more objective view of the property.
- Study the detail of the windows, doors, eaves etc. from each elevation.
- Study the ideas in this Design Statement.
- Consider the changes you had in mind, and consider whether they would prejudice the distinctive characteristics and details that you have noted. If so examine other means of meeting your requirements, which still conform to your heritage.
- Check again to ensure that your new changes do not contradict your design requirements.
- Finally go to your builder or architect, and ask whether they agree with your conservation assessment or perhaps they have a better idea on how to achieve your objective.

Remember that even the simple installation of double-glazing can have a major effect on the appearance of your property.

**Thank you for helping to preserve the character of Harborough Magna.**

## **Harborough Magna Village Design Statement**

### **Distribution**

Harborough Magna Parish Council  
Rugby Borough Council

This document may be downloaded in PDF form from [www.harboroughmagna.org](http://www.harboroughmagna.org)

## Harborough Magna Village Design Statement

### Summary of Questionnaire findings

The questionnaire was distributed to all houses in the village in April 2001. Sixty-nine were returned by 12<sup>th</sup> May 2001 representing the views of at least 90 people. Six questions were asked:

- ✓ How would you describe Harborough Magna to a stranger?
- ✓ What would you like to see in our village to improve it?
- ✓ Are there any special architectural features you like e.g. window and brickwork styles, etc. in the village?
- ✓ Are there any other features, e.g. buildings, views or vegetation in the village that are important to keep?
- ✓ Are there any features immediately outside or approaching the village that are important to you e.g. views, footpaths etc.?
- ✓ Have you any other comments you would like to give?

#### **Results**

##### Question 1)

The most frequently used adjective to describe Harborough Magna by those who responded to the questionnaire was 'small'. This for most people was a positive thing as it usually accompanied 'peaceful', 'quiet' or 'pleasant'. For some though, the lack of facilities was an issue ('no shop', 'no school') and this was echoed by many, although the facilities we do have (the church, the pub, the nursery school) contributed to many people's description. However the proximity of the village to Rugby and transport networks is mentioned as a positive factor. Another feature that characterises the village for many is its rural nature as it is surrounded by countryside and still has working farms in and around it. Many also think of the village as pretty, pleasant even idyllic. However the fact that Rugby road divides the village was also mentioned by many, often as a negative aspect. There are a range of other attitudes to the village some positive ('friendly', 'historical', 'traditional') some negative ('nondescript', 'no focal point') and many reflect the changing nature of the housing and residents.

##### Question 2)

There was no shortage of suggestions for improvements to the village although a small group emphatically asked for 'no change please'. The one feature that most people seem to want is a shop possibly including or as well as a Post Office. Another feature that residents feel is lacking is a play area for children. In fact the lack of facilities for young people or community activities is mentioned by many in the questionnaire. An aspect that would improve the village for many people is a safer, slower road dividing the two halves. Some felt that more cottage style houses would improve the village. For some it was important that

new housing was affordable for first time buyers. For others that it was in keeping with the existing buildings. More greenery was also requested, for example flowers at the entrances to the village, or more trees. There were also many individual ideas for improvement, reflecting that the village has residents with a wide range of views and tastes.

#### Question 3)

When asked what architectural features villagers most valued, the overwhelming majority mentioned the old, traditional styles that are visible in the village centre, particularly emphasising the old brickwork which is evident everywhere. For many, the fact that the village has a mixture of styles is a feature that is valued. Many picked out individual buildings that they valued, with the church, the Manor House and the village centre cottages getting the most mentions. For many it was important that features of modern housing are limited or avoided, with new housing remaining in keeping with the styles already in the village. This tied in with a request from some to favour conversion of existing barns / farm buildings rather than build new housing. Other factors people value are low-rise housing, white rendering and the individuality of each dwelling. Again there were many individual responses to this question.

#### Question 4)

The feature of the village which is overwhelmingly important to the majority is its open rural aspect with about 30% of the replies mentioning their wish that this should be maintained. Just over a fifth of the replies mentioned the trees in the village as being important, many naming specific examples such as the horse chestnut trees on Rugby Road. Next in importance was the Church followed by the School, which was valued equally with the paddock opposite the Old Rectory which contributes to the openness and countryside feel of the village. Also receiving several mentions were the Village Green, the Public house, the Church yard and the old barns. A number of other features were mentioned by three people or less, some relating to the countryside (footpaths, animals grazing, Back Lane views, quiet lanes, farm buildings) and others to buildings or man-made features (traditional buildings, brickwork, red phone box, Holly Cottage, cemetery, grass verges, war memorial, Village Hall, Bank cottages and the old style bins and lamp posts).

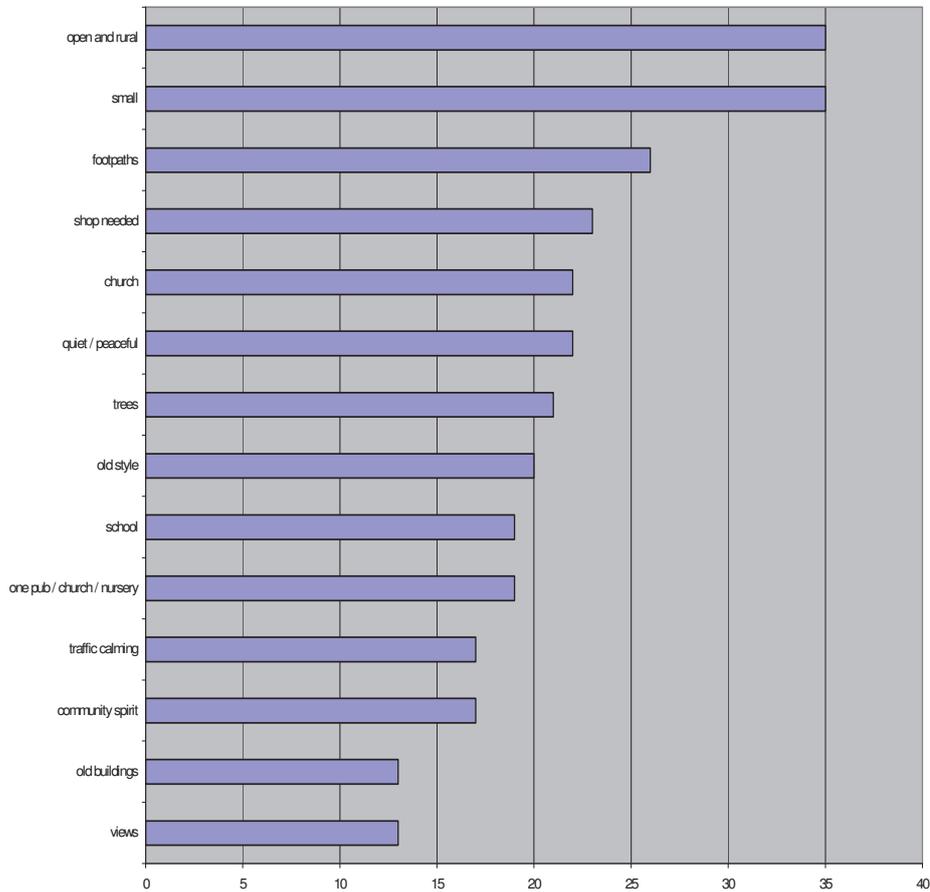
#### Question 5)

Footpaths were mentioned as being important outside the village by the majority. In particular the path to Easenhall was valued. In keeping with the previous question, the feature of the views and approaches which most people like is the open green areas. Also mentioned is the proximity to the canal and its tow path. Again stock in the fields is a valued view, as is the sight of the church tower from most parts of the village. As an approaching feature, the copse of tall trees opposite A & M is valued because it hides the view of Rugby cement works from the village. Other approach views mentioned more than once were: trees in general, grass verges, bridleways,, country lanes such as Back Lane, Harborough Parva, and the view to Easenhall.

#### Question 6)

When asked to comment on anything, there were understandably a lot of one-off replies, some of them very particular and off the point e.g. 'why are there no numbers on Main Street?' However the vast majority felt that they should mention a preference for development on a small scale as large or overpowering buildings can be overwhelming and change the character of the area. Interestingly it was clear that many were not against appropriate small scale development, although overall the comments tended to be fairly conservative. A number of people focused on the need for affordable new housing and an almost equal number stated a wish that new construction should blend in with the existing dwellings. Others wanted the present views to remain the same. Traffic calming was an issue of concern to a number, as was the need for less litter and more of a community spirit to others.

Summary from questionnaire of village features that are most valued



## Appendix 2.

### Landscape Massing

#### Warwickshire County Council Landscape Assessment of the Borough of Rugby

**the following is an extract from this assessment which is most relevant to the area around Harborough Magna. It may be useful to read the full document which includes schematic maps of the landscape character types.**

Landscape sensitivity is a measure of the degree to which the countryside can accept change without causing irreparable, long term damage to the essential character and fabric of the landscape - the term 'change' being used in this context to refer both to potentially beneficial change, such as new woodland planting, as well as change brought about by new development. Sensitivity is closely related to the nature and pattern of key elements that define the character of a particular landscape and any analysis of sensitivity needs to look separately at the **fragility** of the inherent (**natural and cultural**) pattern and the degree of **visibility** within each landscape. The concept of fragility is related to the extent to which change may result in the loss of features, or patterns that cannot be easily replaced. The concept of visibility relates to the degree to which change is likely to cause a visual impact within a particular landscape.

#### High Cross Plateau

High Cross Plateau is a sparsely populated area characterised by wide rolling ridges and valleys. It actually belongs to the south western section of the Leicestershire Wolds with only part of the area extending into Warwickshire - here it forms the region of high ground between Rugby and Hinkley in the north-eastern corner of the county. This rolling plateau is dissected by a series of streams, forming deep but poorly defined valleys separated by broad, round ridges. Sands and gravels, giving light, freely draining soils, often cap the summits of these ridges but for the most part the area is characterised by heavy soils with impeded drainage. Two major Roman roads cross the area; Watling Street and Fosse Way, which meet at High Cross.

The physical nature of the area and the historical development have both had a strong influence on the character of the landscape. This is reflected in the pattern of large fields, the nucleated settlement pattern and the strong impression of "emptiness" in many areas resulting from the early enclosure of this rather marginal agricultural area. Small rural red brick villages are the dominant settlement type. Like Feldon, the farmed landscape also retains many historic features such as remnants of medieval ridge and furrow, and associated deserted medieval village sites. The High Cross Plateau is primarily an agricultural area and the most valuable habitats such as neutral grassland are associated with farmland. Streams, rivers and associated areas of marginal vegetation, unimproved meadow and alder/willow carr, as well as secondary woodland, are also important for wildlife.

The High Cross Plateau can be sub-divided into two different landscape types:

- Open Plateau
- Village Farmlands

#### Open Plateau

This is a remote, large-scale, open, rolling plateau dissected by broad valleys, characterised, for the most part, by wide views and a strong impression of "emptiness" and space. This is reinforced by an absence of roads and settlements, with sparsely populated hamlets and isolated manor farmsteads prevailing. In places there are extensive areas of largely inaccessible countryside, which relates closely to deserted medieval village sites. Field pattern is generally medium to large in scale but is often poorly defined and tends to be a relatively minor element in this landscape, as the eye is naturally drawn to distant skylines rather than to foreground views. In places, however, smaller fields may occur, often associated with pockets of permanent pasture, and ridge and furrow. Shelterbelts may also form prominent features in an otherwise open and featureless landscape.

**Sensitivity – Fragility:** Whilst the Open Plateau is a planned landscape, the cultural sensitivity varies with the central plateau summit having a more consistent pattern than the rest. Ecological fragility is low across the whole LCT.

**Sensitivity – Visibility:** The rolling topography gives rise to a moderate sensitivity, but on the plateau summit the more gently rolling landform, together with the presence of very distinctive shelterbelts, results in reduced visibility. The area between Harborough Magna, and Cosford, north of Newbold on Avon, has a high visual sensitivity due to lack of tree cover.

**Overall sensitivity:** Due to a combination of cultural coherence and rolling topography, the overall sensitivity is rated as moderate. This becomes high to the north of Newbold on Avon where the landscape is rolling but unwooded.

**Condition:** There is an extensive area to the north of Rugby whose condition is considered to be weak. To the north and west of Newbold on Avon, as too with land around Coton House, condition is strong. Elsewhere it is in decline.

### **Village Farmlands**

This is a small scale, mainly pastoral, hedged landscape, closely associated with nucleated village settlements around the plateau fringe. The clusters of houses and farmsteads, narrow winding lanes, small-hedged fields, and in places, the undulating topography typically associated with small valleys, combine to create a varied, intimate landscape which contrasts strongly with the surrounding large scale Open Plateau. The farmed landscape is characterised by a semi-regular pattern of small fields, enclosed by thorn hedges. Where these are well managed they create a strong sense of scale and visual unity. Scattered hedgerow and roadside ash also emphasise this pattern. Permanent pasture is often associated with ridge and furrow, and field ponds, often fringed by trees and scrub, are also a feature in this landscape type.

**Sensitivity – Fragility:** Cultural sensitivity is moderate due to the coherent pattern which exists within this historic landscape. Ecological sensitivity is low since the area is intensively farmed.

**Sensitivity – Visibility:** Visibility is high due to the absence of woodland cover in this rolling landscape. Only at Monks Kirby are there small woods which reduce the visibility rating to moderate.

**Overall sensitivity:** Overall sensitivity is high except at Monks Kirby, due to high visibility and a coherent small-scale historic cultural pattern.

Appendix 3.

