

Pailton Village Design Statement

Pailton, near Rugby, Warwickshire, UK

Revised November 2008



This document is for:

- Rugby Borough Council Planners – see section 5 in particular
- Home owners
- Developers
- Builders

This document was produced by the Pailton Parish Plan Committee with the people of Pailton on behalf the Parish Council. To contact members of the committee please email parish.plan@pailton.org.uk

Copies of this document are available from the Parish Council or electronically at www.pailton.org.uk

This page has intentionally been left blank

1 Contents

1	Contents	3
2	Pailton Village Design Statement.....	5
2.1	Introduction.....	5
2.2	Capturing views	5
2.3	Updates to this document	5
3	Pailton Village.....	6
3.1	Setting.....	6
3.2	Village Centre	6
3.3	Approaches.....	8
3.4	Key historic buildings	9
3.5	Listed buildings	9
4	Architectural Features.....	11
4.1	Historical	11
4.2	Workers Cottages	11
4.3	Detached Cottages	12
4.4	Farmhouses.....	12
4.5	Windows	12
4.6	Porches.....	14
5	Guidance for new designs	15
5.1	General.....	15
5.2	Render and Colour Washes.....	15
5.3	Roofing	15
5.4	Frontages and Parking	16
5.5	Garages.....	17
5.6	Canopies.....	17
5.7	Street furniture	18

5.8	Windows	18
5.9	Walls and Brickwork	19
5.10	Paved Surfaces	21
5.11	Extensions	21
5.12	Trees	21

2 Pailton Village Design Statement

2.1 Introduction

The Village Design Statement defines the village character, buildings and landscape to ensure they are preserved and developed in the best way possible. In addition, it provides specific guidelines for future developments and alterations.

2.2 Capturing views

An event on Saturday, April 9th, 2005, based around the village was held to help to capture the views of parishioners. This entailed a presentation about the Parish Plan process and a photo session where people presented photographs of the village considered to represent the village. Disposable cameras were supplied to anyone who did not possess a camera on the day. The information was then collated and the results fed back on Friday, April 22nd, 2005 at an event held in the village hall.

2.3 Updates to this document

Since its original production, the document has been continually updated with this version being published in November 2008. It is intended that no more than five years will pass without an update being published.

3 Pailton Village

3.1 Setting

Pailton lies in a leafy setting, geographically independent from other villages. The village is set slightly higher than the surrounding area at around 110m, with the highest point at the nearby Pailton Radio Station at 139m. Despite this, it is difficult to see the village from a distance as the actual centre and most of the houses are located in a central bowl which gives the village an enclosed, secure, comfortable feel. Any development outside the bowl would certainly change the character of the village.



Pailton viewed from the south east, showing how it is situated within a natural bowl

The boundaries have now been further defined by the recent traffic calming scheme which installed chicanes on the Coventry and Lutterworth Roads.

The village can be entered by only three roads, i.e. the Rugby, Lutterworth, and Coventry Roads. The Rugby Road approach is particularly pleasing. It twists to the right and falls away downhill to the village centre after passing swathes of green foliage and attractive old houses to the right.

3.2 Village Centre

At the centre of the village is a green with a triangle at the junction of the three aforementioned roads. On the triangle is a war memorial. Strong feelings were expressed regarding the triangle at the initial public meeting to launch the Parish plan. The debate was around two counter posed views. The first was that some people consider the triangle dangerous as vehicles need to make a blind right turn from the Coventry Road into the Rugby Road.

Opponents of this view regard the triangle as a historic part of the village which clearly defines its character. They also said that there have been no serious accidents and that concerned drivers have the opportunity to make their right turn at the second entrance to the triangle by the old Post Office.

All agreed that the war memorial triangle does define the centre of the village and there was potential for it to be improved. As a result, plans were made to carry out these improvements and these have now been completed leaving the village with an extremely attractive centre piece. In late 2007 bollards were installed to protect the triangle from heavy goods vehicles and lighting in the centre of the village has been improved by a new street lamp which has been installed adjacent to the village triangle.



War memorial before restoration, also note the old road signs



After restoration – the memorial was raised and centred, the railings were restored, the signposts were replaced with a finger post, paving and grassed areas added, a post with integrated watering for hanging baskets was added, and lastly, bollards were installed to protect the triangle from HGVs.

There is a small green adjacent to the triangle where it has been suggested trees are planted to soften the appearance of the village centre. These would need to be of sufficient size and shape e.g. acer to avoid blocking drivers' sight lines. This work has since been completed.

It has also been suggested that similar trees would enhance the area on the left hand side of the Lutterworth Road as it exits the village.

3.3 Approaches

The character of the approaches varies with the proximity of houses to the roads. In general the older properties were built close to the road which is typical of Warwickshire villages. Number 5 Rugby Road is a modern example how this style can be maintained. Properties with longer front gardens have taken various approaches to their layout. Those bordered by softly coloured picket fences were seen to be desirable as they maintain the village feel without looking obtrusive.



Lutterworth Road approach



Rugby Road approach - entering the Pailton bowl



Coventry Road approach

The view above contains many features which are typical of the village which we would like to preserve, viz.:

- A dynamic variety of buildings
- Gables
- Chimneys
- Grid windows
- Vertical emphasis

3.4 Key historic buildings

There are a number of key historic buildings which help define the village character:

- The Village Church of St. Denis
- The Village Hall (formerly the Mission Hall / Reading Room)
- The White Lion public house
- The village's listed buildings are itemised in the next section

3.5 Listed buildings

There are 11 grade II listed buildings in the village:

- Pailton Hall – Coventry/Rugby Road
- Greenway Farmhouse and attached barn – Rugby Road
- Midsummer's Cottage – Rugby Road

- Blakeney House – 25 Rugby Road
- Pailton House – Coventry Road
- The White Lion – Coventry Road
- 5 – Coventry Road
- 7 – Coventry Road
- 36 – Coventry Road
- Manor Farmhouse – Coventry Road
- Church of St Denys – Rugby Road

4 Architectural Features

4.1 Historical

The older stock of housing can be broadly split into three categories:

- Worker's cottages, generally part of a terrace
- Detached Georgian/Victorian cottages
- Farmhouses of three floors, making a statement of their owner's status

The first two categories exhibit quite different styles architecturally, whereas the farmhouses, in the main, borrow their style from the workers cottages. The first two fit comfortably within the village environment, the farmhouses however could be overbearing if there were too many.

4.2 Workers Cottages

The basic style is that of unadorned brickwork, windows tend to be comprised of three lights, side hung, and wider than they are high. Both door and window openings are surmounted by shallow brick arches, normally single brick on edge, to shed the load onto the adjacent walls. There is no real overhang at the eaves, just sufficient to discharge into wall mounted Ogee guttering.

Accommodation was mainly 'two up two down'. Roofs seldom spanned more than one room width, accommodation at the rear being covered by a roof running at right angles to the frontage. This meant that where gables could be seen from the road, they were not extensive.



Note the paving in front of these workers cottages. Also, rather unusually, they are positioned at right angles to the main road as with several other properties in the village.

4.3 Detached Cottages

These are characterised by relatively plain but high quality brickwork to the walls. The front elevations very much conform to the Georgian / early Victorian classical style, i.e. the building being symmetrical, windows of sash type and height greater than width. Door and window openings are characterised by fanned, flat, brick lintels or by the use of decorative bricks for arch work. The departure from simple arches presumably reflects the readier availability of skilled bricklayers and the depth of purse of the prospective owners. Again there is no real overhang at the eaves, however guttering tends to be fixed to timber bargeboards.

The layout of these is still comparable to that of the previous cottages in that roof spans tend to be limited to one room width.

4.4 Farmhouses

Architecturally these do not depart in style and construction from the cottages other than having an extra storey.



The photo above shows a typical historic gable which is plain with no features which helps to emphasise the treatment of the front elevation. Also note, the height of the windows on the top floor is smaller than those of the first and ground floors. (Incidentally, a shadow of an old cottage can also be seen on the gable end).

4.5 Windows

Dormer Windows - Only three of the older buildings in the village have this feature. However it is becoming quite frequent for new buildings to use these as a means of reducing the overall height of the building by effectively putting the upper floor in the roof space. Dormers on the old buildings have hipped roofs and are quite small, seldom more than two lights wide.



Above, "The White Lion" demonstrates fine examples of dormer windows and hierarchical window design



Another example of hierarchical window designs

4.6 Porches



This distinctive porch at the centre of the village is an interesting feature

Porches are thought to be a desirable feature of the village. Points to note regarding porch design:

- Variety of design is encouraged
- Detailing can be based on historical precedents
- Scale and style should respond to the building to which the porch is attached
- Poor pastiches of other porches should be avoided

5 Guidance for new designs

5.1 General

In general, villagers liked the older styles and their variety. In particular, their softer, traditional looks were thought to be desirable. The following is a summary of recommended practices to reflect these comments:

5.2 Render and Colour Washes

- Where possible brickwork should be preserved, render, in general, should be avoided
- Colour Wash should not be applied to exposed brickwork, and where used on render, it should be in “traditional” shades

Grain creates a harmonious appearance

Paint and render deadens

5.3 Roofing

Historically, at the turn of the 20th century the village had roofs of slate, clay tile and thatch, most of the humbler cottages being thatched. Now there are only two buildings with thatched roofs, however there is a legacy of steeply pitched roofs which were necessary to ensure shedding of water when they were thatched.

- Slates - Slates used locally appear to have been hand worked and sourced exclusively from North Wales. It is recommended that similar slates be used if at all possible. Machine cut slate and imitation products often present too flat a surface to be in keeping with existing slates. However, consider Cambrian Slate – it is made from around 70% recycled slate and weathers naturally with time.



- Clay Tiles - Clay tiles that have been used in the past have been flat and relatively small in size the nearest modern equivalents being the red “Rosemary” tiles. Blue tiles of similar sizing known as “Dreadnaughts” have also been used in quantity. It is recommended that handmade clay tiles similar to Rosemarys and Dreadnaughts be used. Varieties of tiles will help the overall appearance.
- It is not considered that concrete tiles are appropriate.
- Thatch - As this material can no longer be considered typical of the village its use is more properly employed in re-roofing existing properties. Thatch on new build should only be on a similar scale to existing thatched properties. (i.e. likely to be inappropriate on modern 4-5 bed houses).
- General - It is recommended that new roofs should be in Clay Tile or Slate the choice of material being in context with the overall street scene. Consideration should be given as to whether the choice is to match or provide a needed contrast? Thatch should only be considered if appropriate to the scale and type of building proposed.
- Chimneys characterise the village, many houses have four pots. Designers of new constructions should consider following this approach.
- Roof heights and styles should be consistent with surrounding structures.
- Roof pitches – as presented to the frontages should be normally about 45 degrees.



5.4 Frontages and Parking

- Serious consideration should be given to minimising large areas of hard paving or tarmac on drives to provide a softer image and to support natural drainage (i.e. to avoid overloading the drainage system). Low maintenance alternatives should be sought.

- Front garden landscapes should be retained (rather than replaced with parking).
- A hedgerow between front gardens is preferred to fencing.
- Parking for two cars should be provided and be situated at the rear or side of properties wherever possible. If this is not possible, then parking should be on the road and only as a very last resort, should a front garden be sacrificed.

5.5 Garages

Garages should ideally be situated to the rear of properties. Doors should be of single car opening and timber construction.



Single garage featuring attractive brickwork bonding and wooden doors

5.6 Canopies

Canopies over doorways should be flat roofed and supported on scrolled brackets or similar. The addition of side pillars left as a matter of individual taste. Precise styles should offer some variation and be in scale with the building and its surroundings.



5.7 Street furniture

- Clutter has been increasing over the years. It was felt that everything possible should be done to decrease street clutter.
- Designs should be for rural situations, not urban.
- Waste bins – where possible use bins of timber construction to make a soft visual impact.
- Lighting – only use stand-alone, pole mounted lighting as a last resort and wall mounted lighting where possible.
- Benches – designs should be in keeping with the traditional appearance of the village.

5.8 Windows

- Styles of dormers may be gabled (more traditional) or hipped.
- Dormer windows should be restricted in size. With gabled dormer roofs. They should also be the same size as each other. Their sides should be tile or slated. Lead is a less preferable option.
- Away from the frontage, dormers may be sized and constructed according to the requirements of the accommodation.
- Dormer windows should not look too top-heavy.

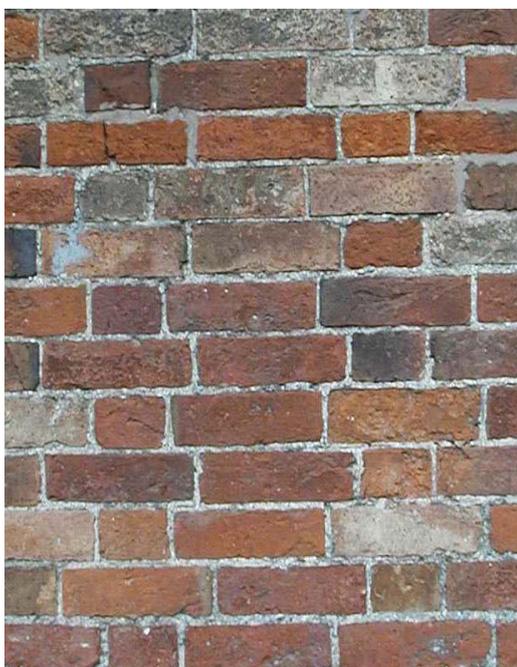


- In addition, dormers should be built from a limited number of style codes. Dormer windows should also be built in groups.
- Where sash windows are used it is probably acceptable to use reconstructed stone trapezoidal lintels although it would be better if skilled bricklayers could be found capable of constructing fanned brickwork.

5.9 Walls and Brickwork

Historically walls were predominantly constructed in locally made bricks. At later dates, in some cases the exposed brickwork has been covered in render or colour washed. There is no evidence of stone or cob ever having been used in the village.

- Bricks – The locally produced bricks (no longer available except as salvage) exhibit a very warm appearance and colour is predominantly an orangey-red with a fairly wide variation in shading between individual bricks. The overall effect gives visual interest. It is recommended that bricks be sourced from suppliers that can match the range of hues present in the local product.
- Bricks should be consistent with surrounding buildings.



Old Local Bricks



Modern Brickwork

- Headers – Older walls employ bonds which rely on “headers” to tie the inner and outer skins of brickwork together. With the modern requirement for cavity walls there is no longer the need for this practice. However vast expanses of “stretcher” bond are relatively bland and featureless. It is recommended that bonds showing “headers” be employed when appropriate (i.e. on frontages).



The building above shows a brick arch typical of buildings in the area. It also demonstrates variety of construction.

5.10 Paved Surfaces

Historically, traditionally paved accesses and yards were surfaced in blue brick paviours, stone setts or cobbles; all these are hard wearing and readily available. More recent materials such as concrete, concrete paviours and tarmac are nowhere near as tough and can be unsightly in large areas.

- It is recommended that serious consideration should be given to minimising areas of hard surface but where necessary to use setts and brick paviours. Cobbles could be used for pedestrian deterrent surfacing. It is also necessary to be careful when choosing brick paviours as some are not fully resistant to frost damage or to oil staining.



Cobbles being used as a natural alternative to tar macadam. They also act to deter pedestrians.

5.11 Extensions

Flat roofs are not desirable as they are out of keeping with traditional construction in the village and often are expensive to maintain.

5.12 Trees

The village has a reasonable number of trees including some large cedars which help define its character.

End of document