rowington
Parish Council

Parish Design Statement

December 2017

ROWINGTON PARISH COUNCIL

Local communities are uniquely placed to understand and appreciate the area in which they live.

That is why Rowington Parish Council has placed so much emphasis on consultation and engagement in the preparation of this Parish Design Statement.

This document is based on both the views of local people as well as the deliberations of a voluntary sub-committee of the Parish Council. Their work, and the views of the local community - gathered and considered over a 12 month period - are fundamental in developing a Parish Design Statement that not only reflects and is appreciative of the special character of the Parish, but is also mindful of the new housing requirements as determined by Warwick District Council (WDC) as it prepares a new local plan for Warwick District.

The importance of a statement such as this cannot be underestimated - for not only does it reflect the past (especially the origins and characteristics of the Parish) but also the community's aspirations and wishes for the future. It sets out a framework for the future of the Parish and how it might be developed in order to meet local and regional needs while still retaining those elements that so many people hold dear. As the report shows, this is largely a stable community - although one that is not averse to change.

This Parish Design Statement is intended to be a living document - one that is consulted and referenced frequently. It is not intended to simply sit on a shelf. That is why Rowington Parish Council trusts that WDC and others will take into account and adopt the conclusions and suggestions when having to make decisions that impact on the Parish - whether they relate to planning or infrastructure.

This statement is, after all, a reflection of the views of the community and the work of the dedicated volunteer subcommittee. The Parish Council is extremely grateful for all the hard work that has been given so freely.

Nicky Clarke   Chair, Rowington Parish Council 2011 - 2014
John Gaffey   Chair, Rowington Parish Council 2014 to date

December 2017

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KEY FINDINGS

A Survey Validity and Representation

A 26% rate of return was achieved from the 446 households in the Parish. The results are therefore considered valid.

B Profile of Respondents

The average age of respondents was 56 and over one third of the respondents have lived in the parish for over 25 years. The respondents also showed a strong preference to remain in the parish if possible.

C Reaction to New Developments

15% of respondents were against any type of new housing development. By inference, 85% were not against development and some 58% of respondents suggested possible sites for new housing subject to the criteria set out below.

All suggestions for new dwellings were for infill of existing housing areas. With one exception, no respondent wishes to see large stand-alone developments.

D New Development Criteria

1.   Under the existing planning laws, this Design Statement can only become a mandatory part of the planning process when incorporated within either a Neighbourhood Plan or a Supplementary Planning Document, both of which would need to be developed in conjunction with, and approved by, Warwick District Council. Nevertheless, it can provide valuable guidance for Warwick District Council on the views and opinions from within Rowington Parish.

2.   All new development should be designed with the intention of preserving and enhancing the unique physical characteristics of the parish, namely architectural styles, open spaces and access to rural amenities.

3.   Individual buildings and groups of houses should be designed with community architecture principles in mind in order to preserve and enhance the existing sense of community within the parish and with provision of access to community activities, including the church, the village halls and sports facilities.

4.   There is a strong desire to maintain the open-space character of the area.

5.   Where infill developments are considered, they should reflect the general character of the surrounding buildings and the parish in general.

6.   High wooden gates and fences are spoiling the visual appearance of many fine buildings. Preference would be for more sympathetic alternatives which would provide good security whilst allowing good visibility.

7.   There is a need to provide the opportunity for current residents of the parish to downsize when circumstances change. Provision of smaller houses (of which, currently, 40% must be affordable if in a group of three or more) is therefore a priority.

8.   Inherent in 7 above, there is the need to provide properties which are affordable for young families in order to maintain a properly balanced community.

GUIDE TO USING THE PARISH DESIGN STATEMENT

This is a comprehensive document based on large quantities of data collected from residents of the parish and analysed in some detail. As such, there are several levels at which it can most usefully be read and understood.

The first level is to look at the Key Findings at the front of the Statement. These encapsulate the outcome of the Design Statement.

The next level of detail is to look at the Introduction, Objectives and Policy Considerations, together with the Design Features, Conclusions and Recommendations, where it is possible to determine a fuller explanation of the intentions of the Design Statement and also some additional background to the Recommendations.

Finally, the remaining sections can be read to provide detail of the collected data, its analysis and how it is used to justify the recommendations arising from this Statement.

INTRODUCTION

The purpose of a Parish Design Statement (PDS) is to provide guidance that will help to conserve the valued aspects of a parish and the land within it, by managing the changes that the future may bring. Working from a consideration of the past and present, it describes the distinctive local character of a place, especially those features that the people of the area value. Based on this, the Design Statement lays out design guidance and aspirations, which, if respected and applied in conjunction with planning legislation, will help conserve the area for the future and enable appropriate development to take place.

This Design Statement sets out clear and simple guidance to be considered in the design of all development in the parish, based on its character. It is an advisory document produced by the parish community, not by the local planning authority. It will not stop change from happening, but it can help affect how any proposed development fits into the parish.

A Design Statement is unlike any other planning document. It gives planning advice directly applicable to the statutory planning system and is entirely community based.

(*Adapted from the Natural England/Countryside Agency website*)

The Parish Design Statement is intended for use by:

- Planning functions within local authorities
- Statutory and commercial providers of services
- Landowners and businesses considering development
- Architects, planners and builders
- Local residents considering alterations to their property

OBJECTIVES

The objectives of this Parish Design Statement are:
- To give local residents an opportunity to influence future planning decisions in a constructive way.
- To focus on the special character and design features that should be applied within Rowington Parish,
- To set out Design Principles that can be applied appropriately.

POLICY CONSIDERATIONS

One of the drivers for this Parish Design Statement is the declared policy of the government to build more houses to cater for future projections of population growth and also as a means of stimulating the economy.

At the present time, final planning decisions are informed through a structure with four levels as follows.

1. The National Framework
2. The Local Plan
3. The Neighbourhood Plan (NH) and/or the Supplementary Planning Document (SPD) on the Built Environment, BE1
4. Non-mandatory documents such as the Parish Design Statement (PDS).

The Parish Design Statement can form a significant building block for either of the Level 3 plans, both of which are much more demanding documents to create and both of which are required to go through a process of adoption by the parish by referendum, followed by formal approval by Warwick District Council. The Parish Council is at the level which best understands the needs of each local community and is thus able to initiate and complete both Level 3 and Level 4 documents.

In the case of this design statement, it has made extensive enquiries through a questionnaire to determine the views of the community itself to ensure that these form the basis of the statement.

It is specifically outside the scope of this statement to consider the suitability or otherwise of sites for development within the parish. Accordingly, this PDS will not consider the site allocation data in anything but the most general terms.

HISTORICAL BACKGROUND

The Parish of Rowington

The parish of Rowington contains two villages, Rowington and Lowsonford, and a number of hamlets, which include Turners Green, Mousley End, Holywell, High Cross and Pinley Green. In the past, the population has largely been made up of people involved in agriculture and related industries.

Rowington Village

Rowington was originally established by Anglo Saxon settlers, some time after the sixth century, when it was called *Hrocingatum*, meaning *the village* or *homestead of Hroca's people*. At that time the area was covered by dense deciduous woodland of oak, ash and hazel and the early settlements

were located in natural woodland clearings in lowland areas. The woodland formed part of what was later known as the Forest of Arden, which covered almost the whole of Warwickshire north of the River Avon.

It is thought that the construction of the present, Grade 1 listed, stone Church of St. Laurence was started early in the 12th century, although a simple wooden church may have existed before this.

A manor house (subsequently replaced by Rowington Hall) and vicarage were built

near to the church. Later, a large area of land to the south of the manor house was transformed into a game park for the use of the Abbey and Abbott and was known as Rowington Park.

Over the centuries, most of Rowington's inhabitants have earned their living from the land. Between the 14th and 17th centuries, farming practices in Rowington changed and new timber-framed houses were erected by the most successful farmers. The growing of crops increased in importance and a patchwork of fields enclosed by hedges, ditches and fences developed, much of which can still be seen in the landscape today.

The industrial revolution resulted in the building of the Grand Union canal and the Stratford-upon-Avon canal through the parish in the early 19th century, both of which transported raw materials and goods to and from Birmingham. Later in the century, the railway arrived and stations were built in the neighbouring villages of Lapworth and Hatton. Now, there is the M40 motorway diagonally bisecting the parish from north west to south east.

During the Victorian era a number of significant buildings were erected including a new red brick vicarage in 1830 to replace the original timber framed building, an independent chapel in Lowsonford in 1841, a new school opposite St. Laurence Church in 1861 and St. Luke's Church in Lowsonford in 1877.

Rowington has been a popular residential area for well over 100 years. The green belt has, so far, protected the village from large scale post-war development, although some new local authority houses were built in the 1960s, nine new almshouses were built in 1973 and two more in 2006. The village school, which closed in 1984, has been converted into a row of cottages.

In recent times, a number of farms have ceased to operate, with their land being sold off and the farmhouses converted to pure residential use. The vicarage was sold by the church in 1978. The Blacksmith's Forge closed in the 1960s and the Coal Wharf on the Grand Union Canal closed in the 1950s. The Parish has had 13 public houses in its time but now only has three, together with the Rowington Club.

The area in the vicinity of the church was designated a Conservation Area in 1969 and extended somewhat in 2001. There are also a number of listed buildings within the village.

Lowsonford Village

The history of Lowsonford has been closely linked with its neighbouring village of Rowington. Although similar to many small villages, much of its history has gone unrecorded. The area was settled by the Anglo Saxons between the 5th and 6th centuries, initially at High Cross, where a system of open field farming was established.

Lowsonford began as a hamlet settlement, later developing in the 16th century as a cottage settlement, located along the end of open common land. Evidence of ridge and furrow exists by the church, possibly on the site of old common land.

Lowsonford Village Hall was built on the side of the canal in 1936 on land donated by a local businessman.

An area in Lowsonford was designated as a Conservation Area in 1979 and this was extended in 2001.

A number of properties in the village are listed buildings, including the Old Post Office and the Fleur de Lys public house.

The Hamlets

The hamlets of Turners Green, Mousley End, Holywell, High Cross and Pinley Green were formed to serve the same needs as the villages of Rowington and Lowsonford and are representative of the conditions within Rowington Parish, and more widely within Warwickshire.

The three main influences determining the formation of the hamlets were, most probably, the need to feed the surrounding population, the politics of the age, and religion.

From before the Norman Conquest up to the industrial revolution, the vast proportion of the workforce worked on the land. After the industrial revolution, the proportion of the labour force in England working on the land in 1850 was about 22%, whereas, presently, it is less than 2%. These farms were spread across the parish, and were frequently owned by the major landowners. They still exist, of course, although not necessarily as working farms and farmhouses.

THE PARISH TODAY AND AREA ANALYSIS

Introduction

The Area Analysis is based on a small number of groupings of houses within the parish. These clusters have been identified by inspection of the parish map, where the principal groupings of buildings can be easily seen amongst the more even distribution of houses in the remainder of the parish. The selected clusters are:-

- Rowington Church   comprising Mill Lane and Saint Laurence Church
- Rowington Green   comprising The Avenue, Beech Close and Rowington Club
- Lowsonford
- Kingswood
- Pinley Green

These will be considered in detail in the following sections.

The formation of these clusters will have been influenced by factors such as religion (Pinley Abbey and Holywell), the growth of the canal network, and the provision of services for the canal traffic. Although the new rail network being built in the early 1800s passes through the parish, this seems to have relatively little impact in the provision and style of housing.

There are other clusters of houses within the parish, but they are considered to be too small or diffuse for a meaningful analysis to be made.

There is also the question as to whether these clusters really represent the core of the parish, which was, and still is, based on its agricultural heritage. There are 26 or so buildings designated as farms on the map and these are, in general, surrounded by farmland rather than forming a recognisable grouping. There is also the small number of buildings owned by the wealthier landowners which might be considered, although a number of these will be included, where appropriate, in the clusters defined above.

It is difficult to create anything other than a very general analysis for these buildings, but they do represent a historical base of what might be recognised as typical of Rowington Parish and this part of Warwickshire. A brief analysis is included in *Other Parish Buildings* towards the end of this section.

Rowington Church

General

The village of Rowington is unusual in that it is spread over two distinctly separate yet identifiable settlements approximately 400 metres apart. There are other housing clusters, at varying distances from these two larger settlements, but these are generally found along the many narrow lanes which are common in rural areas. The two areas of Rowington Green and Rowington Church form the village, yet without a real discernible village centre. The features of both could lead either of the two to claim this title; however the area surrounding Rowington Church could arguably claim the crown of being the historic centre of the village.

Rowington Conservation Area.

Rowington

Conservation Area Boundary.　　●　Listed buildings
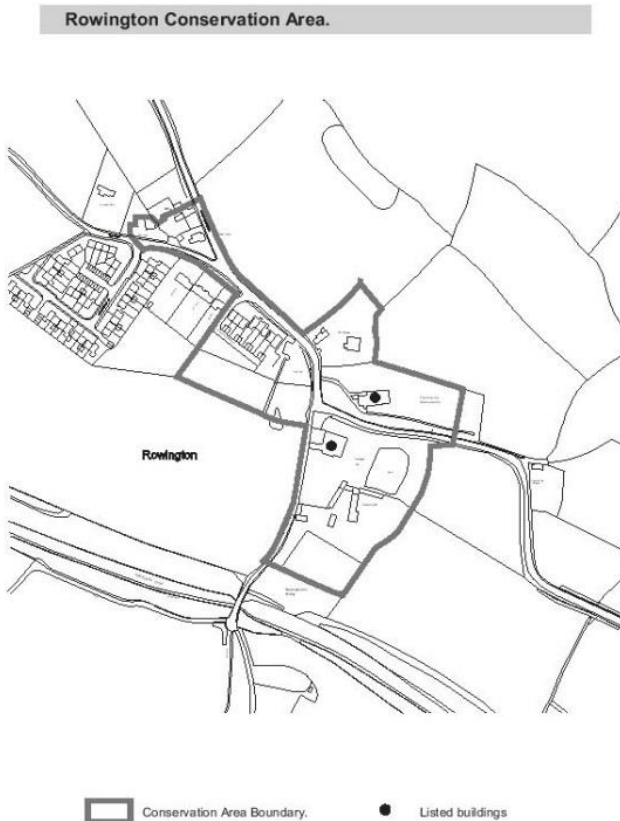
Rowington to the south along Old Warwick Road incorporates the Rowington Conservation Area (see diagram) and the cluster of houses in St. Laurence Close as well as that part of Mill Lane that intersects with Old Warwick Road. A Conservation Area is defined as *"an area of special architectural historic interest, character or appearance which it is desired to preserve or enhance"* and the historical significance of the Conservation Area, designated in 1969 and extended in 2001, is well documented with St. Laurence Church and Rowington Hall being Grade 1 and 2 listed respectively.

Building Spacing

The settlement has grown organically around the church along Old Warwick Road. Building distribution in this old and unplanned settlement appears to have been determined by the spacing of the very early buildings. Where these buildings become the focus of the settlement, in this case the church and Rowington Hall, the organic growth then appears to be predominantly infill and then organic, spreading radially along the Old Warwick Road.

The infill growth becomes random when land of varying size is developed. Larger and smaller areas of land are found adjacent to one another, governed by the mix of landowners and those providing labour to the local community.

In Rowington, there are properties with significant land area incorporating a sizeable proportion of garden, adjacent to smaller properties close to the road, thereby giving the impression that housing is dispersed amongst areas of denser planting screened from view by hedging, along with views of open countryside.

The later mid-to-late 20th century housing in St. Laurence Close follows the modern town planning principles for medium density developments. Although the urban spacing of these dwellings appears to be totally incongruous with the style of the remainder of the settlement, their location off the Old Warwick Road allows them to blend into the landscape without impacting on the small rural-village character which is apparent as drivers approach this area from either direction along Old Warwick Road. The extent of development is indeterminate to the driver passing through the settlement.

Landscaping and immediate surroundings

The landscape surrounding Rowington is typical of many small rural settlements that are located between areas of green belt. The majority of land surrounding Rowington is gently undulating and comprises mostly farmland.

Local features

The most noticeable feature is the Church of St. Laurence, which has its origins in the 12th century and is constructed from locally-quarried sandstone. Also within this area is Rowington Hall, a manor house of predominantly Georgian architecture.

Near to the church is the old Rowington School which now provides residential accommodation. Also close by is the Grand Union Canal, which has been constructed in both cut and embankment construction and offers a pleasant walking route between Rowington and the adjoining villages of Lapworth and Shrewley

Building properties

An eclectic mix of building types can be found in Rowington, where there are numerous examples of differing architectural styles. This area includes a two-storey detached Georgian house, the white-render-finished former school house, numerous examples of the Victorian style of building utilising the traditional and commonly-used Warwickshire red brick and clay roof tile, and the occasional Tudor timber-frame building incorporating brick and wattle-and-daub infill. These dwellings contrast with the houses in St. Laurence Close which consist of an interesting mix of groups of mid-20th century, two-storey brick-and-rendered through terrace houses and single storey terraces, which were originally constructed for the purpose of providing local authority housing.

Rowington Green

General

Rowington Green is situated approximately 1.5km from Lapworth, 2km from Lowsonford and approximately 3km from Shrewley. Although Old Warwick Road passes along the south eastern perimeter of Rowington Green, the majority of the settlement is centred on Rowington Green, Queen's Drive and The Avenue.

The settlement of Rowington Green has the cricket ground as its focal point presenting a typical village green setting. The cricket ground is adjacent to Rowington Club providing a very important social focus for many residents of the northern and south western areas of the parish. During the summer, the focus is mainly around the local cricket team with games available to spectators most Saturdays and Sundays. Along with the annual Game Fair, Beer Fest, children's Christmas Party and a host of other welcoming social functions, there is an occasion to suit everyone. The success at bringing together many of Rowington's parishioners is reinforced by the many regulars who visit the club from outside the Parish.

The Village Hall is also located opposite Rowington Club and is a very important part of village life. The hall is extensively used by local residents for wedding receptions and other social functions, including musical and theatre evenings, and meetings of local and special interest groups. The properties surrounding the cricket ground in Queen's Drive, The Avenue and Rowington Green are an eclectic mixture of residential dwellings.

Building spacing

As with the area of Rowington Church, the motorist driving along Old Warwick Road would be oblivious to the extent of the village to the north east, which is concentrated around the precinct formed by Rowington Green, Queen's Drive and The Avenue.

Rowington Green and Queen's Drive are characterised by larger houses with significant areas of garden surrounding the dwelling. Many of these houses are shrouded from the road through densely grown gardens or high hedges. This reinforces the sense of sparsity of the housing and enhances the sense of openness, despite the fact that views beyond the boundary are screened by hedges. The Avenue provides a slightly higher density of housing, approximating that of a suburban residential street. The cricket ground also fronts The Avenue and this helps to break down that suburban feel and provides a clue to the surrounding countryside.

Landscaping and immediate surroundings

Beyond the perimeter of the developed area of Rowington Green lies a mixture of farming land and fields attached to larger farmhouses. A number of the fields are part of working farms, whilst others simply provide what appears to be a lawned buffer from the nearest public road.

A number of the larger properties have hedgerows planted along boundary lines and utilise this to screen the property from view from the public road. Hedgerows are also commonly used in all sizes of properties as a means of defining the boundary with the adjoining property.

Local features

Other noteworthy features of Rowington Green include the Almshouses run by the Rowington Almshouse Charity. The Almshouses consist of 19 terraced bungalows, six of which front The Avenue with the others forming the cul-de-sac of Beech Close. The original eight bungalows were constructed in 1907. In 1973 nine newer bungalows were built and in 2006 two additional Almshouses were constructed in Beech Close, each time maintaining the same red brick and tile-hipped roof features.

Building properties

There are a number of large detached farm houses located on both working and non-working farms. Located on these farms there are, in some cases, smaller dwellings which have traditionally been used as farm workers' accommodation. Where farmhouses are no longer part of the working farm, these smaller dwellings are sometimes sold separately to convert into separate residences. The majority of these farmhouses are constructed from Warwickshire red brick and incorporate the traditional hipped roof with red clay tiles. A number of these residences have been extended over their life either through an increase in their original footprint but also by connecting outbuildings which were within close proximity of the original dwelling. Although resulting in an increased dwelling size, the latter method can lead to building sprawl which potentially unbalances the appearance of the original house.

There are also numerous examples of original Tudor style buildings and the incorporation of elements of this style into some new build properties. One of the most prominent examples of the Tudor style is found at Shakespeare Hall which is timber framed, filled with both wattle-and-daub and red brick.

As with many rural areas throughout the UK, there are a number of examples of disused farm outbuildings being converted into dwellings. The external distressed features are maintained as much as possible with additional windows inserted, along with the conversion of the large internal volume into both cellular and open plan living space.

Rowington also has its share of unusual dwellings. As Rowington is situated on relatively high ground, a number of windmills were constructed during the 18th century and, although almost all are now gone, Rowington Mill remains. This unused cluster of buildings was converted into a residential dwelling in the 1970s. This unique residence consists of a number of individual circular buildings, each with either a mono-pitch or hipped roof with no overhang. Along with this there are the odd examples of mid-to-late 20th century architecture with a very small number of traditional detached and two-storey semi-detached dwellings, again utilising a red brick, but with a more modern cement

based tile. There is also the very occasional example of a modern-built house replacing an older dilapidated dwelling or one that was uneconomic to refurbish.

The mixture of styles of dwellings clearly demonstrates that the character of Rowington cannot be simply described in terms of its architecture. There almost certainly exists a corollary between this lack of sameness of this particular aspect, to that of the character of the parishioners. When combined, these give Rowington its unique character.

Lowsonford

General

Lowsonford Conservation Area.
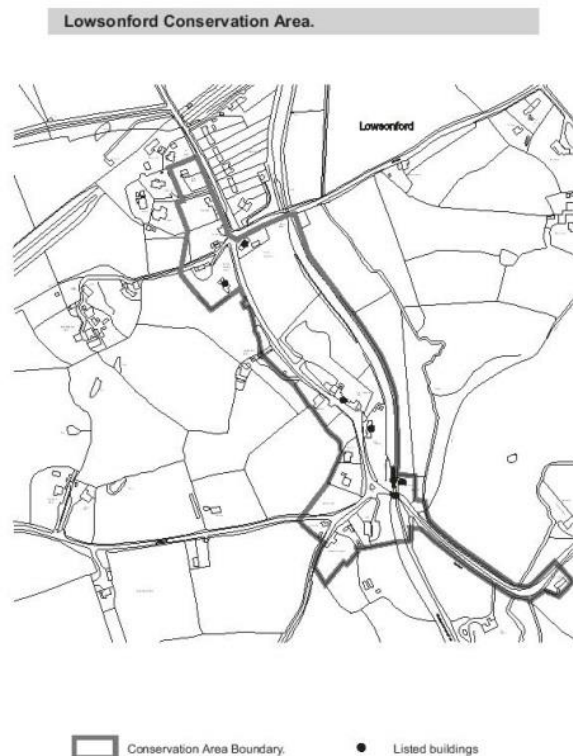
The Lowsonford Conservation Area covers all of the central part of the village and includes six listed buildings (see diagram). The Conservation Area was designated in 1979 and extended in 2001.

Giffard Terrace in the centre of the village consists of twelve dwellings, all originally local authority housing, but now with several privately owned.

Building spacing

The village is a hamlet of some seventy five houses centred around road junctions and the Stratford-upon-Avon canal. Like Rowington, Lowsonford has no real discernible village centre, but the Fleur de Lys public house, with the Village Hall nearby, is generally considered to take that role.

The Village Hall, situated alongside the Stratford-upon-Avon Canal, is a venue for the local arts society and holds regular village functions.

☐ Conservation Area Boundary. ● Listed buildings

Landscaping and immediate surroundings

Lowsonford provides a complex range of footpath and lanes for the enjoyment of walkers and cyclists.

Local features

A landmark property in the village is Lowsonford Post Office. The building is constructed utilising a timber frame with brick infill panels. It is no longer a post office and shop and is now a private residence.

The Fleur de Lys is a traditional old English public house in a picturesque setting alongside the Stratford Canal and is particularly popular with visitors during the summer period. It is also a gathering point for social occasions by local residents.

St. Luke's Church was established in 1877 to serve those living on the south side of Rowington Parish and in the present day holds a monthly evensong service.

Construction of the Stratford-upon-Avon canal began in 1793 during the heady days after the French revolution. Its investors did not foresee the credit squeeze that would follow the opening of hostilities against Napoleon, thus bringing problems to the funding of the canal construction. The

southern stretch of the canal that includes Lowsonford was completed by a local land agent called William James, who was able to cut costs dramatically. His engineers were more accustomed to building bridges than houses and simply adapted the techniques they knew best in order to house the men who worked on the canal.

Lengthsman's Cottage is one such building deriving its name from the men who maintained not just the lock, but also a stretch of canal. The cottage was built in circa 1812, its simple lime-washed finish and complete absence of foundations reflecting the uncertain, but vigorous days of its construction.

Adjacent to the cottage are also towpaths, lock and small road bridge, in all a complete ensemble of the canal builder's art.

Lengthsman's Cottage is now preserved by the Landmark Trust as a rare example of the expedients adopted in those years when the Industrial Revolution was changing the face of Britain.

Building properties

Most of the houses in the village have been built in the last century, either by converting or totally rebuilding farm houses and cottages. They are built of red brick with cement based tiles and a number of the houses have white painted exteriors. At the time of writing, there are a number of older traditional houses being demolished and much larger detached properties being built on these sites.

Kingswood

General

The manor of Kingswood was partly in Lapworth and partly in Rowington. The latter area, divided from the former by Kingswood Brook, measured 144 acres in the seventeenth century and consisted of Kingswood Cottages, Kingswood Farm, Kingswood Manor House (now known just as The Manor House) and a farm opposite, which has since been demolished.

Today the area would appear to be delineated by the Grand Union Canal on its eastern boundary and the Lapworth Link on its southern boundary and is dissected by the Old Warwick Road.

Building spacing

Kingswood comprises eighteen residential properties, the majority being brick-built with tiled roofs. The remainder of the properties are timber-framed and rendered; seventeen of the properties form a ribbon development to either side of the Old Warwick Road, with one set one hundred metres back from the road. There is a terrace of five cottages, a terrace of four, six semi-detached houses and three detached houses.

Landscaping and immediate surroundings

There is wasteland and fields to the north of the area bounded by the canal. To the south there is a paddock and a former commercial garden centre, nursery and landscape depot.

Local features

There are towpath walks along the Lapworth Link and the Grand Union Canal. The Navigation Inn stands to the east of the canal.

Building properties

Kingswood Farm and Kingswood Cottages are Grade 2 listed and most probably constructed in the early 17th century. The Farm was originally a hall and cross-wing type house with timber and brick, plus rendering and a central chimney stack; in the 1930s, the title deeds name it as Kingswood Pleasure Farm and it possessed a licence to serve teas by the side of the canal. Kingswood Cottages, almost certainly one house of a similar type but since divided into five, with two cottages adjacent having been demolished, are also timber framed and rendered brick with much timbering internally and low beams.

The remaining houses are brick built and have been constructed in the period circa 1930 to 2007. It is worth noting that No. 2 Hereford House was once a butcher's shop.

Pinley Green

General

Pinley Green, the largest of the hamlets in Rowington Parish, encompasses Pinley Green and Great Pinley and borders Little Pinley and Pinley Hill. It straddles The Cumsey, the main road between Shrewley and Claverdon, which are distant 1km and 2km respectively.

Building spacing

The area comprises approximately twenty six residential properties, all brick-built, many of which are painted white. Pinley Abbey is the only timber built house in Pinley. Within the area there are also three small farms, one being used for a storage business and one being used for Arab horse breeding. There is a smallholding with livery business and several letting cottages.

The main residential area of Pinley is centred on top of a small incline with houses set behind tall hedges with long front gardens and substantial areas of garden to the rear. The majority of gardens back on to fields which are used for horse grazing. Agricultural use has diminished with only pastoral farming being a feature. Nonetheless, the rural character remains and, as it name suggests, the area is set with many pine trees.

Landscaping and immediate surroundings

The road dissecting the hamlet is a single track lane, but is used as a cut through from the nearby Hatton estate. In recent years the M40 motorway has been built into a cutting bordering Pinley.

Pinley Green has a small triangular village green where the road splits to give access to two separate areas of Pinley. A number of houses linked to the Pinley Green area have been developed in a linear direction along The Cumsey towards Claverdon, but these too, are well spaced, large and set behind high hedges or fences with a large amount of land surrounding them. All back on to fields used for grazing.

Local features

There are a number of footpaths criss-crossing the area leading to all the surrounding villages and providing a delightful area for walking. The Grand Union canal passes nearby, thereby providing another walking amenity.

Pinley is a hamlet with no public house or shop and residents are very reliant on their own vehicles due to a very limited bus service. However, Hatton Station is just within walking distance and Parkway Station in Warwick, adjacent to the A4141 and A46, has a regular service to Birmingham and London.

Building properties

Pinley has gradually evolved over the years with the buildings around Pinley Abbey being the oldest and most historic dating back to the 13th century and the old gamekeeper's cottage to Claverdon Manor being built in the 1890s. Most of the land was privately owned by Claverdon Manor or Pinley Abbey, but over the years has been sold off for private development. All the properties are well spaced and stand in their own grounds. There is a mixture of single-storey and two-storey buildings, including a cluster of semi-detached houses built in the inter-war years and mostly having large front and rear gardens. Many of the houses have been modernised and updated, but such improvements do not detract from the area.

Other Parish Buildings

A significant source of information is available on the web site of the Rowington History Group (Reference 1) which contains over 1000 photographs of local houses and places within the parish.

Nikolaus Pevsner (1966) gives an immense amount of expert detail on the houses he describes. Given here is a simple summary of what may be gleaned from the two references used for this section.

There is considerable variation in the styles and construction methods used in Rowington Parish up to late Victorian times. This is partly because of the range of house sizes and also because of the period of time over which the houses have been constructed, that is between the 16th century and the 20th century.

As mentioned elsewhere, construction methods are generally based on timber framing or fully brick built, particularly for the smaller houses. Brickwork is predominantly red, as mentioned in the other area analyses and as also identified in the neighbouring Barford Village Design Statement, for example.

In some cases the brickwork is rendered and then painted white, but little use overall is made of the stone quarried in Rowington.

Roofs are generally constructed from tile, but there are some cases where slate is used and there are also instances of thatch being used. Roof heights are normally low, with upper storey rooms having dormer windows inset into the roof. Windows are not large, but become larger in later houses.

Nikolaus Pevsner (1966) picks on Pinley Abbey, Shakespeare Hall, Mousley End Farmhouse, and High Chimneys as meriting comment.

Summary

Houses in the parish have a range of styles and sizes, depending on when they were built and who was the original occupant. Many of the smaller houses have subsequently been extended and enlarged as the ownership has changed and the general standard and amenity of housing has improved in recent years. In most cases, modifications have been in keeping with the original architecture, although there has always been the danger of developments becoming unbalanced in relation to their neighbours, through excessive extension.

The context in which any new buildings ought to be considered is, of course, the existing building stock.

Building spacing and density is generally very low by present-day standards. This reflects the rural nature of the parish, the small number of people living in the parish, and the availability of land in the past which permitted house owners to have space to keep a small quantity of livestock and to grow their own produce. More modern housing built in the last fifty years or so is built at much higher densities and reflects both the present pressure on space for housing development and the high cost of building land.

This leads to compromise for the amount of land required for each new building, but the approach required is to maintain a balance between the more spacious houses and the higher density associated with new build and infill.

A number of timber-framed houses have been built in the parish over the years, generally being houses which are larger and older. However, in recently-built houses, care must be taken to avoid an artificial appearance when emulating Elizabethan building methods such as exposed timbers.

Many houses are built with Warwickshire red bricks or with bricks rendered and painted white. Rooflines are low and upper storey rooms generally have dormer windows to create extra interior space without raising roof heights or allowing houses to dominate any adjacent houses. Roofs are generally tiled, either with traditional clay tiles or more modern cement-based tiles. Thatch is unusual and can appear out of context. Window sizes may need to be larger than those fitted in the past, but should remain acceptably in proportion.

The feeling of space and access to the many paths, including those along the canals, are significant features which give the parish its character. Any new house building and developments need to conserve these characteristics, both in single and multiple new-build formats, or in replacement and extension. This will be a challenge for architects and developers, but high-quality proposals would be expected to meet these requirements.

There is very little, if any, striking contemporary architecture in the parish. Again, it would be a challenge for an architect to fit such a building into the environment described as being characteristic of Rowington Parish. Furthermore, restrictions arising from the Green Belt and availability of suitable sites make such opportunities unlikely. However, the purpose of this Design Statement is not to discourage such proposals, but merely to ensure that such proposals fit comfortably into the environment in which they will exist.

THE QUESTIONNAIRE

The methodology employed in this statement is similar to that employed in the drawing-up of the original parish plan. It consists of a survey of all members of Rowington Parish by means of a questionnaire, together with the subsequent analysis of the resulting data.

The content of the questionnaire draws upon the experience of other villages and parishes, which have been through this process, but matches the content to the perceived needs of Rowington Parish.

This analysis of the results then provides an evidence base, which can be combined with the information in the preceding chapter on *The Parish Today & Area Analysis* and the following chapter on *Design Features* to create the *Conclusions* and *Recommendations* that will complete the report.

The questionnaire was delivered to 446 households within Rowington Parish and 115 responses were received back through the postal system. This gives a response rate of 26%, which is considered to be good and lies between the response rates of two adjacent parishes.

The principal results from the questionnaires are given below, under the three headings of *Topics*, *Features and Amenities*, and *Improvements within the Parish*. There are also short sections on *Downsizing* and *Other Comments.* Information gathered on the profile of the respondents to the questionnaire can be found in Appendix 2.

The results are given in the same order as the questions in the questionnaire and are presented in tabular form. The sequence of results within each individual question differs from those in the questionnaire, so that the most popular choices are given at the top of each table and the least popular choices are given at the bottom of the table.

Results from free-form responses are only presented if they were supported by at least one other respondent. This reduces the amount of data to be presented and effectively eliminates individual views, unsupported by the wider community.

Topics

Question 1

The first question requested information on which topics the Parish Design Statement should concern itself. The responses are given in Table 1 below.

Table 1 - Topics to be considered in the Parish Design Statement

Responses, %	Topic to be considered
81	Extensions
69	Listed Buildings
68	Change of use
68	Conservation areas
50	Ancillary buildings
46	Gateways and entrances
45	Garages
45	Shops and offices
43	Outside lighting
40	Materials and colours
38	Front garden boundaries
37	Driveways
34	Doors and windows

The parish contains a wide variety of architectural styles from the 13th century up to the present day. Under these conditions, it is not sensible to make suggestions in detail, but architectural designs must be sympathetic to their surroundings and any proposed development must fit in with the common architectural style of the local environment. The earlier chapter on Design Features considers this in more detail.

A significant concern, which can be identified in the responses, is related to permission granted for extensions to houses. Even though planning permission will have been granted, extensions are perceived, in a number of cases, to be excessively large for the base building, thus leading to a final result which is disproportionately large for the site. In all cases, proposed extensions are governed by current planning law.

Other suggestions for areas that the Design Statement should address were Change of Use, Listed Buildings, and Conservation. The choice of these topics appears to indicate the concern that respondents have to prevent inappropriate change to the built environment in Rowington Parish.

Consideration of the detail design of buildings and out-buildings was also noted as relevant and should be included within the overall consideration of the need for new buildings to integrate with their local surroundings.

Appropriate guidance for shops and offices will also be contained within the more general guidance for buildings and would, in any case, constitute a very small proportion of Rowington Parish.

Residents' perceptions of the need for security have led, in a number of instances, to a reduction in visibility of, and accessibility to, houses. This arises from the high and strong entrance gates, walls and hedges which have been installed to improve property security or privacy. However, the resultant sense of security, perhaps coupled to a desire for privacy, may also lead to isolation within the immediate community.

Whilst there is recognition of a genuine need to secure individual premises, consideration should be given to the design and material composition of these fences and gates such that views to the properties and countryside behind are not totally obscured.

Question 2

Question 2 asked respondents to provide suggestions for locations of potential sites for housing development within the parish.

This is clearly an important question when considering the broader aspects of parish design, particularly when the government is committed to increased house building and imposing requirements on local authorities to develop plans on where these houses will be built.

In the earlier section on *Policy Considerations*, it is explained why answers to this question must be deferred for consideration in this PDS and covered in detail in a Supplementary Planning Document which the parish council proposes to create in due course.

Question 3

Question 3 explored the reasons why some respondents had made no suggestions regarding suitable sites for development.

Consideration of these responses will also be deferred to the Supplementary Planning document.

Features and amenities

Question 4

In Question 4, respondents were asked to give information on the features of Rowington Parish which they considered as defining its essential characteristics. The results are given in Table 4 below. Many of the responses included more than one feature, leading to total percentage figures well in excess of 100%.

Table 4 - Features defining the Parish

Response, %	Feature
40	Open spaces
27	Individual property characteristics
26	Views
24	Rural aspect and character
14	Village activities, facilities and community
13	Canals
10	Footpaths and walks
10	Churches
9	Woods and trees
4	Lanes
3	Public houses
2	Wildlife
2	M40 and Transport links

All of the most numerous responses are characteristics of rural life which are clearly of great importance to respondents. There is a clear weighting towards the traditional values of rural life and it is clear that future development projects should be mindful of the perceived requirement for open spaces, for building design which blends in with the existing adjacent housing stock, and for the preservation of this full range of rural values.

Question 5

In Question 5, respondents were asked about which amenities of the parish were considered to be the most important. Some 83% of respondents answered this question and Table 5 below gives the results.

Table 5 - The most important parish amenities

Response %	Amenity
39	Village Hall
26	Club, sports facilities and the community
24	Walks and footpaths
21	Public houses
18	Church
14	Local shop
9	Transport (bus, roads and train)
8	Canal and towpath
6	Peace, quiet and the countryside
5	Post Office

4	Mobile Library
3	Allotments
2	Surgery

Inspection of the list shows that some of the amenities mentioned by respondents do not actually exist within Rowington Parish, thus indicating that residents are not fully aware of the parish boundaries. For example, there is neither a shop nor a Post Office in the parish, although shops exist in Lapworth and Shrewley and there are Post Offices in Lapworth and Shrewley. Whilst there is no doctor's surgery in the parish, there are convenient surgeries in Claverdon and Lapworth, and this should be taken into account when examining the responses to Question 6.

All the most important items listed are community-based amenities and it may be concluded that they are valued because they foster a sense of community. Creation and preservation of community links should therefore be a major consideration in future development.

This can potentially be achieved through community architecture to promote positive interaction between neighbours. It is important to maintain and create, within any future development, convenient access to the valued amenities listed in Table 5, such as the village green, the public houses, the churches and the village halls. This can also be seen as an antidote to the increasing pace of life with which the more mature residents of Rowington Parish must contend.

Question 6

Question 6 requested respondents to provide information on which additional amenities would be welcomed within Rowington Parish. Some 62% responded and the results are given in Table 6 below.

Table 6 - Desirable additional amenities

Response %	*Desirable additional amenities*
23	Shop
8	More footpaths
8	Children's play area
6	Improved public transport
5	Bus Service
4	Post Office
3	Tea room or cafe
2	Road gritting

A large number of responses were individual in nature, and thus without a second proposer. They are therefore eliminated from Table 6 above.

There is a strong body of opinion that a shop would be a desirable additional amenity. Such a facility would provide access to convenient purchasing of the basic requirements of day-to-day life, but would also act as an additional social hub in the parish. This could be provided as a community shop, as in Claverdon or Lapworth; however, it is recognised that a shop is a commercial enterprise and that there must be a sufficiently large market to support it.

There is a good play area in Rowington, which is available for all residents of the parish and is currently under-utilised.

Question 7

Question 7 requested respondents to indicate which infrastructure items they wished to see the Parish Design Statement address. The results are given below in Table 7, again excluding features with only a single response.

Table 7 - Other features	
Response %	*Feature*
89	Roads and footpaths
70	Tree preservation/maintenance
55	Street lighting
52	Traffic calming
47	Signs and other street features
33	Visible renewable energy systems
33	On-street parking
17	Other
6	Ditches, hedges/road maintenance

Many of these are items are maintained by Warwick District Council. There is clear concern that roads, footpaths and trees should be properly maintained. It should be noted that landowners are responsible for their trees and ditches, and there may be a safety issue here relating to tree branches which overhang roads.

Regarding traffic calming, this significant level of concern was highlighted as being more specific to Lowsonford, rather than elsewhere in the parish.

Traffic, parking and road furniture are also mentioned, but at a relatively low level. All of these items (apart from road names) are dealt with through Warwickshire County Council.

However, sustainability is clearly an important factor for the future. This is largely covered through regulation and incentives emanating from central and local government. Within Rowington Parish, the most obvious evidence of attention to this topic is through visible renewable energy systems, which are some way down the list in Table 7.

These relate mainly to roof-top solar panels, since the parish is unlikely to become a popular site for windmills and wind turbines. Such systems are likely to become more prevalent in future depending on the level of government subsidy. These will become a significant concern if they begin to affect the visual aspect of the traditional buildings within the parish. It may be beneficial to emphasise the use of invisible, or less visible, means of reducing energy consumption, such as ground-source and air-source heat pumps and biomass, rather than encouraging the use of highly-visible, sustainable energy generation.

Improvements within the parish

Question 8

Question 8 requested information on parishioners' views on potential improvements within the parish. Some 51% of respondents replied to this question and made suggestions on potential improvements to the amenities of the parish as given in Table 8 below.

Table 8 - Potential Improvements

Response %	Potential Improvement
14	Road maintenance
10	Footpaths
3	M40 noise
3	Traffic calming, principally in Lowsonford
2	Flood relief, ditches and drainage
2	Lighting

Where there was only a single response, the suggestion has been eliminated from Table 8 above. Of those that remain, attention to roads and footpaths predominate.

Inadequate road and footpath maintenance is clearly seen as a problem. A footpath from Rowington to Kingswood was a suggestion that would be considered both valuable and well-used given the proximity to the amenities in Lapworth Village. This has been investigated in the past, but was previously rejected on grounds of cost and other practical considerations.

Noise insulation, where noise is considered to be a problem, can and should be incorporated in the basic building design, at least to minimum regulatory standards.

Whilst there is concern about M40 noise, speeding traffic and flooding, these issues appear to be at a low level over the parish as a whole.

Downsizing

The last specific question was asked in order to determine whether residents would prefer to stay within the parish if they were looking to downsize. The response indicated that a majority of 63% would prefer to stay within the parish, rather than investigate alternatives elsewhere. Only 17% of respondents indicated that they intended to move away from the parish if down-sizing, whilst the remaining 20% did not respond to this question. The answers to this question indicate that this stated requirement by existing residents needs to be fully addressed in any plans for development within the parish.

Other comments

These were also collected at the end of the questionnaire. The majority of these comments served to reinforce points already made, but there was also a noticeable desire expressed to see more affordable housing available within the parish, which would make it easier for young families to move into the area and thus create a more balanced community. This is in agreement with the responses to Question 3.

DESIGN FEATURES

The architecture found in Rowington Parish, not surprisingly, largely reflects that of rural Warwickshire. There are, however, certain trends which contribute towards a unique character that residents strongly wish to preserve.

The PDS survey determined clearly that people in Rowington Parish value highly the open and rolling countryside; they thus consider that any further development should be limited to infill of existing villages and hamlets. Furthermore, in wishing to preserve the existing character of the parish, residents expect new housing to fit into the style of the neighbouring houses, rather than differ significantly from them.

As some of the modern houses in the area show, this can be achieved without deliberately trying to create an artificially old look. The main features of housing design, that are typical of buildings in the parish, are considered below.

Half timbered

Some of the oldest properties are timber framed with the previous wattle and daub now replaced with brickwork, often painted white. Where not painted, a Warwickshire brick has been typically used. Many modern houses still feature outside woodwork in the old style.

Natural Brick

The typical old Warwickshire brick is orange-red in colour and quite distinctive. More modern houses in the parish usually feature a darker colour brick, although machine-manufactured bricks can still achieve a variation in colour similar to hand-made bricks of old. The same colours can often be seen in housing built more recently in the parish.

Rendered finish

A high percentage of houses in the parish, both old and new, feature a rendered or pebbledash finish, traditionally painted white. It is therefore easy, if this treatment is applicable, for new developments to fit into their surrounding environment.

Roof Tiles

Older properties are mainly roofed with clay or slate tiles (used where lower roof slopes apply). Not surprisingly, the clay tiles are similar in colour to the Warwickshire bricks being made from local materials. Whilst new-builds are unlikely to match these colours, modern tiles will usually complement the colour of the bricks used. Where a white rendered finish is applied, new developments should attempt to match roof tile colours of the surrounding properties.

Dormer windows

These feature strongly on many older properties and are a real characteristic of the typical Warwickshire farmhouse. Even today they offer real advantages by allowing lower roof heights and reducing the volume of space to be heated in bedrooms (where internal sloping roofs are best accommodated). Furthermore, they can form an attractive feature of the property, thus adding character.

It is accepted that the adoption of dormer windows can also add cost to a modern property, but this is somewhat offset by the lower roofline that can be achieved.

Security

Unfortunately, security plays an important part in the design of properties these days. Many aspects, like alarm system siren boxes, are not too intrusive, whilst being obvious to potential intruders.

The security-related item that can affect the character of an area most is the design of the entrance gates. A tour of the parish quickly shows that some high wooden gates significantly obstruct the view of many an attractive property. It should be appreciated, however, that the security provided by these gates is a double-edged sword, because, once inside, an intruder is obscured from the roadway outside.

An alternative solution, where gates are required, is the use of wrought-iron or hardwood open-work gates, which retain an element of visibility through the gates, but will still provide the security provided by the solid wooden gates.

Summary

The information above is designed to help potential developers understand the housing design features in the parish and put forward plans which are in sympathy with the areas where they are proposing to build.

When the design principles above are added to the results of the questionnaire, it can be concluded that new development should be designed with the objective of preserving and enhancing the unique physical characteristics of the parish, namely architectural styles, open spaces and access to rural amenities.

It is important that individual buildings and groups of houses are designed with community architecture principles in mind in order to preserve and enhance the existing sense of community within the parish and with provision of access to community activities, including the church, the village halls and sports facilities.

In all cases, discussion with residents in the immediate surrounding area is encouraged.

As an aid to ensuring that these principles are taken into account in planning applications in the parish, it is considered essential that Warwick District Council should request an assessment on how any proposed development will meet the key recommendations contained within this statement.

CONCLUSIONS

All the data presented in this Design Statement has been sourced from the responses to the questionnaire distributed throughout the parish. The recommendations and conclusions which follow are thus representative of the views of local residents, as required by the first of the three objectives defined in the first chapter of this Statement.

Question 1 in the questionnaire asked respondents to provide a list of possible topics to be included in the Design Statement and to suggest other topics, which might be included. These headings are used to help structure this chapter and will ensure that the concerns of the respondents are properly addressed.

Future Planning Decisions

As explained under the main heading of Policy Considerations, it is outside the scope of this Design Statement to consider in any detail the locations of potential development sites within Rowington Parish. Further identification, analysis and discussion must await any publication of a Neighbourhood Plan by the Parish Council.

However, within this PDS, there is an area analysis which provides some information and focus on the various sub-regions of the parish

It is clear that any development must be governed by planning controls in existence at the time of granting planning permission, but ideally would also take into account proper consideration of the recommendations in the final chapter of this Design Statement. From the responses provided on preferred locations for development, there is an inference that respondents would support development in the form of infill rather than stand-alone developments outside of the existing settlements.

The broad parameters of the sort of development which would be considered appropriate by the residents of Rowington Parish are given below.

Special Character and Design Features

The second objective of this Design Statement is to focus on the special character and design features that should be applied within Rowington Parish.

It is, of course, a given that any planning application will meet or exceed any regulatory requirement in force at the time of application. This will include all items such as build standards and sustainability requirements. The features covered here are thus related to the broader and less specific aspects of design.

The principal message arising from the survey carried out in Rowington Parish is that residents have a strong appreciation for the rural characteristics of the parish and wish to preserve them. In particular, the open spaces, walks, canals and buildings are all physical attributes which contribute much to the character of the parish.

In addition, the community-based activity centres such as the church, the social clubs, the pubs and the village halls also help significantly to define the character of the parish.

Residents, in general, seem to be well satisfied with the amenities within the parish, possibly because they have sufficient mobility to travel to adjacent parishes or nearby towns to satisfy needs which cannot be met from within the parish. The principal wish is for a village shop, which would serve the dual purpose of a further social hub as well as providing a source for the purchase of minor items. It is, however, questionable whether such an enterprise would be commercially viable given the proximity to alternative facilities in adjoining villages.

A large proportion of residents expressed the desire to remain in the parish when the time comes to downsize. This will release the larger houses for growing families, which can only occur if the

appropriate smaller housing is available. The existing highly-stable population will inhibit such interchange of housing if suitable retirement housing is not available.

Accordingly, the design features which should be incorporated in any new development will be those features which will preserve and enhance the list of characteristics given above. Some of those below will apply to individual buildings and some will apply to larger groupings of houses, where developers may be required to create and provide additional facilities to ensure this outcome.

Design Principles

The third objective in this Design Statement was to set out Design Principles that can be applied appropriately.

Due to the wide range of architectural styles in the parish, it is not considered appropriate to give detailed design recommendations. However, adherence to the following design principles will ensure that developments will conform to the wishes of the residents of the parish as expressed in the responses to the questionnaire.

1. High quality architectural design is necessary in order to echo and ensure that the existing characteristics of the buildings in the parish are preserved in new developments. In multi-house developments, there should be diversity in architectural styles within the development.

2. Detailed architectural design should go hand-in-hand with broad-brush community architecture in order to preserve and enhance the sense of community within the parish.

3. The external appearance of new building development must be sympathetic to the existing and adjacent building environment, as indicated in the chapter on Design Features.

4. New building development should preserve the existing sense of open space and the convenient access to village or settlement amenities.

5. Building design should also preserve, as far as possible, the views from any new building out into the adjacent spaces of the village or settlement.

6. Provision should be made for housing of appropriate size and quality for existing residents to down-size if they wish.

7. Early assessment of architectural design conformity to the recommendations in the final chapter of this Design Statement will help avoid costly and time-consuming change at the later stages of planning application.

8. High wooden gates and fences are spoiling the visual appearance of many fine buildings. Preference would be for more sympathetic alternatives which would provide good security whilst allowing good visibility.

RECOMMENDATIONS

These recommendations have been developed from the earlier chapters in this Design Statement.

The focus of the recommendations has been to achieve the **Objectives** of the statement, bearing in mind the **Policy Considerations**, both of which are outlined at the beginning of the Statement. In doing so, the reader is taken through the **Historical Background**, which is so important in ensuring preservation of the values on which the present parish is based.

Just as important, the statement then describes the **Parish Today**, to give a starting datum point for deriving the recommendations. Incorporated in this chapter is also an analysis of each of the principal areas within the parish as they exist today.

The data gathered is described and analysed in **The Questionnaire** and this is followed by a description of the **Design Features** to be found in Rowington Parish. Conclusions are then drawn from all of this data to derive the **Recommendations**, which in turn address the original **Objectives**.

1. Conformity of planning applications to the key recommendations contained within this statement should be regarded as a useful adjunct to any assessment of an application by both the Parish Council and by Warwick District Council. Early assessment of architectural design conformity to the recommendations will help avoid costly and time-consuming change at the later stages of planning applications.

2. High quality and diverse architectural design is necessary in order to echo and ensure that the existing characteristics of the buildings in the parish are preserved in new developments.

3. Detailed architectural design should go hand-in-hand with broad-brush community architecture in order to preserve and enhance the sense of community within the parish, with provision of access to community activities, including the church, the village hall and sports facilities.

4. The external appearance of new building development must be sympathetic to the existing and adjacent building environment, as indicated in the chapter on Design Features.

5. New building development should preserve the existing sense of open space and the convenient access to village or settlement amenities, together with the views from any new building out into the adjacent spaces of the village or settlement.

6. Provision should be made for housing of appropriate size and quality for existing residents to down-size if they wish.

7. In multi-house developments, there should be diversity in architectural styles within the development.

8. Sympathetic alternatives should be sought to high wooden gates and fences, thus permitting good visibility whilst maintaining high security.

9. Development should include, where practicable, houses to which couples and individuals can downsize whilst remaining located within the parish.

10. Development should include, where practicable, houses at the affordable end of the market in order to maintain a balanced community within the parish.

11. Developers should be required to state how the materials proposed would be sympathetic to the area surrounding the development.

12. Trees play an important part in providing an attractive outlook for most of the parish. Developments should always take into account the need for preserving and maintaining as many of the existing trees and hedges as possible.

13. In any new houses, outbuildings and extensions, in order to retain sympathy with surroundings, care must be taken with the design of external lighting.

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ACKNOWLEDGEMENTS

DEFINITIONS

Conservation Area

The statutory definition of a Conservation Area is *an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.* A Conservation Area can be of any size and range from whole town centres and villages to terraces or small groups of buildings or open spaces, (*The Planning Inspectorate, 2010*).

Affordable Housing

Housing to be provided to those persons identified by the District Council as being in need of affordable housing as defined in the Warwick District Local Plan 1996-2011 and that will be available

to persons who cannot afford to rent or buy houses generally on the open market within Warwick District. It will comprise housing for rent, shared ownership, low cost or on an intermediate tenure and at all times be allocated to applicants registered on HomeChoice Allocation Scheme. (*Rural Local Lettings Policy, February 2011, Warwick District Council*).

PARISH DESIGN STATEMENT SUB-COMMITTEE

Nicky Clarke	Vice-Chairman of Rowington Parish Council
John Gaffey	Chairman of Rowington Parish Council
Michael North	Pinley Green
Ernest Petrie	Lowsonford

With thanks to Robert Browett and Robert Blyth who participated in the early stages of the work of the sub-committee.

APPENDICES

Appendix 1 Data for the Parish Profile

Data is collected under the following headings.

The March 2011 Census
At the time of writing, no information specific to Rowington Parish was available, although there is information available on areas (Warwick 004A and Warwick 004B) approximating to the parish, (Office of National Statistics, 2012).

Village Halls
Village halls are situated in both Rowington and Lowsonford.

Retail Businesses
There are presently no shops or other retail businesses operating within the parish boundaries. There is no community shop.

Other Businesses
There is little commercial activity, other than farming and related rural businesses, within the parish.

Road Transport
The Old Warwick Road provides good access to Birmingham and the West Midlands to the north and to Warwick to the south. Access to the motorway network is also good from the M40 junction at Warwick Longbridge roundabout and at the M40 junction between Henley-in-Arden and Hockley Heath.

Rail Transport
The West Coast main line provides good rail communications to the north and south from Coventry and Birmingham International stations. Chiltern Railways provides a good, but somewhat slower, link to London Marylebone from Warwick Parkway and Lapworth.

Bus Transport
There is currently only a very limited bus service in operation.

Air Transport
Birmingham Airport is accessible within 30 minutes by car.

Communications
Telephone and internet access is readily available throughout the parish. Although not at the higher speeds presently demanded and available in the larger centres of population via fibre optics, the speed is sufficient for most, if not all, business and pleasure uses.

Schools

There are no schools in Rowington Parish, although good junior and senior schools exist in neighbouring villages and towns.

Appendix 2 Profile of Questionnaire Respondents

Involvement in Parish Matters

The questionnaire asked for some background information on the respondent's household.

The first of this set of questions was aimed at determining the respondent's involvement in parish matters by asking whether they had attended the Parish Design Statement presentation at Rowington Village Hall or visited the Parish web site. Some 36% of responses stated that they had, whilst 61% said that they had not.

Age Distribution of Respondents

The second question was concerned with the age distribution of households within the parish. This information is collected in the Table 9 below, together with some approximate data interpolated from the 2011 census (Office for National Statistics, 2011) and from projections for the whole of the UK (Rutherford, 2012). This indicates that the sample of people replying to the questionnaire seems to differ somewhat, in age terms, from a Census area approximating to Rowington Parish, and from the whole UK.

Table 9 - Age distribution within the responding household

Age range, years	Responses, %	Rowington, %	UK, %
Under 25	15	26	30
25 to 45	13	25	28
46 to 60	25	20	19
61 to 75	30	16	15
Over 75	17	13	8
Approximate median age	56	48	40

From the table above, it can be seen that the population of Rowington Parish appears to have a higher proportion of the older age groups than the UK as a whole, and that the respondents to the questionnaire are an even greater proportion of the older age groups.

The responses, of course, were received from households which self-selected themselves and it is to be expected that they might not be representative of the parish as a whole. Tables 9 and Table 10, below, indicate that the results were weighted towards the views of the older members of the parish, who have also lived in the parish longer than most. This does not necessarily devalue the conclusions which can ultimately be drawn and may even make them of more value as representing parishioners who are particularly experienced and motivated community residents.

Duration of Parish Residence

The third question relates to the period of time during which the respondent has lived in the parish. Results are given in Table 10 below and illustrate the remarkable length of time that the majority of respondents have lived in the parish. It may be inferred from this that they will have a correspondingly greater interest for the future direction of the parish.

Table 10 - Duration of residence in the parish

Duration	% of returns
Less than 5 years	9
5 - 10 years	20
11 - 25 years	31
More than 25 years	37

Location of Respondents

The fourth question was asked in order to determine the location of respondents within the parish. Table 11 below gives the results.

Table 11 - Location of residence in the parish

Location of residence	*%*
Rowington	46
Lowsonford	21
Pinley	12
High Cross/Holywell	7
Kingswood	3
Turners Green	2
Mousley End	2
Lapworth	1

The two villages of Rowington and Lowsonford are, as expected, the two principal centres from which responses were received, with Pinley being the most populous of the hamlets within the parish and thus the third principal centre from which responses were received.

Rowington Parish Design Statement

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