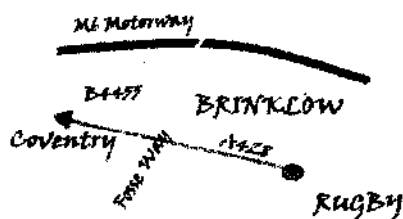


BRINKLOW

Village Design Statement



2005

BRINKLOW VILLAGE DESIGN STATEMENT

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ACKNOWLEDGEMENTS

A Village Design Statement is a consensus document adopted as Supplementary Planning Guidance by the local planning authority, developed by the residents of Brinklow village.

Following an initial meeting held for the village at which Linda Ridgeley from Warwickshire Rural Community Council explained the idea behind a VDS, a project group was formed. This group first met in March 2001, and organised a Workshop Day in May 2001 to gather ideas, photographs, and enthusiasm and to initiate a questionnaire, which was sent to everyone in the Parish.

Members of the group collected information, took photographs, prepared material, and presented the next stage of the VDS at two exhibitions in the village as part of the Jubilee celebrations, at which further suggestions comments and views were invited. The final draft document was presented at an exhibition in the Church Room for final comments from the village.

The following is the result of this work, to which many people have contributed. Support from Linda Ridgeley of the Warwickshire Community Council, Robert Parker- Gulliford of Rugby Borough Council, and Brinklow Parish Council has also been invaluable. The final draft has been drawn up after consultation with the people who live in Brinklow and their comments and suggestions and objections have been included.

The project has been funded by The Countryside Agency.

The following residents have been involved in drawing up this document:

Helen and Roger Brittain, Val Banks, Colin Cook, Richard De Boer, Les Mawson,
Jenny McVicar, Helen Gillespie, Margot and Mike Robson, Tony Super,
Carol Tipper, Paul and Esme Russell and Lesley Veit.

It is envisaged that it will be used to enhance change, and allow local residents, planners, developers, builders and architects to make decisions.

AIMS AND OBJECTIVES

The purpose of the Village Design Statement (VDS) is to inform the planning process so that any further development and change in the village and surroundings will be decided and managed in a way that reflects the distinctive characteristics of the village environment.

It takes into account local knowledge, history, views, needs and ideas. It seeks to retain aspects of the village that make it unique, whilst acknowledging what has already happened in terms of growth and development.

It is envisaged that it will be used to enhance change, and allow local residents, planners, developers, builders and architects to make decisions that are appropriate to the village and its environs.

HISTORY

The name Brinklow is thought to derive from two Old English words; the personal name *Brynca* and *hlaw* meaning hill. This suggests that there was some kind of significant structure well before the Norman castle on the site of what is commonly known in the village as "The Tump". It is also likely that the line of the Roman road took account of its significance possibly as an earlier sacred site.

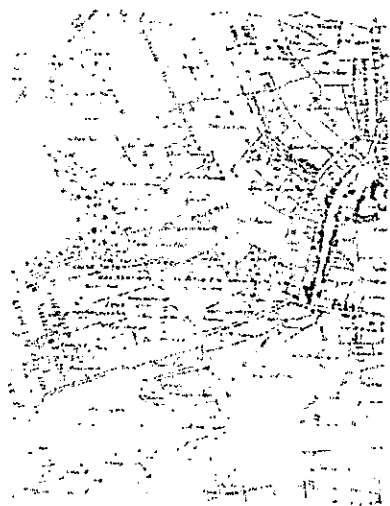
Although the mound on which the castle stood has never been excavated, there is some evidence that the area was settled before the Roman occupation. Brinklow Village is not mentioned in the Domesday Book but Smite nearby was, and it is likely to have been an area of occupation with surrounding agriculture. A castle was probably built of timber at the end of the 11th century, and in 1218 the owner of the manor was given the right to hold a weekly market and an annual fair. Courts were held confirming Brinklow's importance in commerce and local administration. A map of Warwickshire from 1844 mentions Brinklow as one of the few places in the county where Polling Stations may be placed.

The advent of the Brinklow arm of the Oxford canal which was finished in 1772, briefly made a commercial change to the village, with the canal crossing Broad Street in two places. This arm was used until 1834 when a more direct route was opened, and then as a wharf until the 1920s.

Details of local census and the school records show that apart from agriculture, there was a silk mill, a candle factory and many pubs. There were of course, shops to serve the local population, the school, St John the Baptist Church and the Chapel. Many people were employed in service. The Parish Rooms were built in 1902 and intended for educational as well as social purposes. The building of the 'estate' on the Coventry Road was for housing for the nearby Binley Colliery, though most people living in the village now, work in nearby towns.

There have been relatively few changes in the structure of the village. This can clearly be seen when the series of Ordnance Survey maps for 1838, 1925 and 2004 are viewed. The phases of change can be seen as outlined on the maps.

Most recently the land on which one of the pubs stood has been developed for housing, but Brinklow has escaped large-scale development and the history is still reflected in its current linear outlines.



Brinklow 1838

Brinklow 1925



Brinklow 2004



DESIGN GUIDELINES IN RELATION TO HISTORICAL CONTEXT

- *Sites and housing of Historical and Archaeological interest should be protected and preserved as appropriate.*
- *Care should also be taken to include and protect more recent sites; the demolition of the Candle Factory in the 1980's is an example of a significant loss to the village.*
- *Appropriate conversion of buildings no longer used for their original purpose, for example redundant farm buildings should be considered when possible.*
- *The few examples of ridge and furrow land and old field patterns, remaining in and around the village should be conserved.*
- *New developments should be encouraged to use names that are related to the village and its history, and to put the dates of building on the houses.*

Post Office



The Surgery



Chinese Fish & Chips



Hairdressers



DEMOGRAPHICS AND ECONOMICS

Brinklow has been a large village for some time. The granting of a market charter in 1218, and the record of courts being held twice a year in 1275 confirm this. In 1730 a population of more than 300 was recorded. It rose to 810 in 1871.

In 2001 there were 1041 people recorded in the census, which suggests a relatively small increase in population during that time. Brinklow remains an agricultural village, with three working farms within the village boundaries still in existence in 2004, situated at the southern and western edges. They affirm the rural aspect of life in Brinklow so often mentioned by residents in the questionnaire.

There are numerous reminders of past employment and industries in the village in the names of houses, and streets. For example, Tallow Cottage reminds us of the loss of the Candle Factory, Dock Yard of the use of the Brinklow arm of the canal until the 1920s, and in field names such as Great Balance and Rocks Nest.

There are still three Pubs and a British Legion Club in the village, which also attract visitors from nearby towns. There are four shops, though they no longer all reflect the everyday needs of the village. As the largest village in the Revel area, Brinklow has two establishments selling takeaway food, a general shop which combines post office and newsagents, a Doctor's surgery, a key stage one school which is an annexe to the Revel School in Monks Kirby, a playgroup, a children's nursery, a hairdressing establishment and two further shops one selling bridal wear and the other antiques.



The church of St. John the Baptist dominates the northern end of the village setting,

The United Reform Chapel at the southern end of Broad Street has recently had much sympathetic renovation work.



The White Lion



The Bulls Head



The Raven



British Legion



**DESIGN GUIDELINES IN
DEMOGRAPHICS AND**

Fire Station



School House



**RELATION TO
ECONOMICS.**

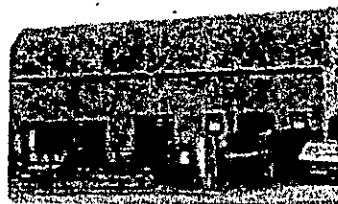
As mentioned in other aspects of this document, Brinklow remains a village that has changed relatively little over many centuries, and most people living here value highly its rural nature:

- *Thus, further development should be kept within the village boundary, and Green Belt policies should be vigorously defended.*
- *Local businesses of an appropriate scale should be supported, especially those which provide important local services; examples are shops, post office and opportunities to buy local produce, etc.*
- *Businesses should not result in a significant increase in commercial traffic or parking. Any changes in commercial activity nearby should be carefully regulated to avoid similar increases in heavy goods vehicles in particular.*
- *Changes in the use of redundant farm buildings should be made in keeping with existing architectural character and attempts made to convert rather than remove.*

Manor Farm



Brierley Farm



Home Farm



LANDSCAPE AND SETTLEMENT PATTERNS

Geologically, Warwickshire is in the "mid-land" from the hard rocks of the west and north and the softer ones of the south and east. Brinklow sits a little away from the Upper Carboniferous coal measures and "superficial deposits" of the ice sheets of more than 10,000 years ago dominate its topography. The bedrock is covered by sand and gravel, which varies in thickness. The pattern of villages and ancient settlements appears to have been based on finding glacial sand deposits in the clay-based areas where reliable water supplies could be obtained from shallow wells. This would appear to be the case in Brinklow, where there is no main watercourse. However there is much evidence of old wells and a high water table, with unstable sandy areas.

The village is itself dominated by the effects of the transport systems, the Fosse Way, Coventry Road and the pattern of the Brinklow Arm of the Oxford Canal.

From the South up the Fosse Way one is presented with a clear view of the Motte and Bailey. By turning the sharp bend to the west on entering the village, it demonstrates how the present road deviates from the straight line of the Fosse and provides the strong linear pattern of the village.

From the North entering the village also along the Fosse, this straight road comes down from the slight rise of the landscape and presents a view of the village pressed up against the Motte and Bailey.

From the west on entering the village via the Coventry Road, it similarly shows how the older housing is grouped close to the Motte and Bailey, and that view also includes the church.

The building development along the lines of the Fosse Way and the Coventry Road have been adhered to, including the housing along the old drover's road from Brandon Heath which is now called Heath lane. This applied until the Great Balance estate off the Coventry Road was developed. This change also applies to the housing where the 'prefabs' built just after the war was placed. The density and frontage of the building patterns varies; thus the western side of the main street is much more densely built up than the eastern edge, for reasons that are not clear.

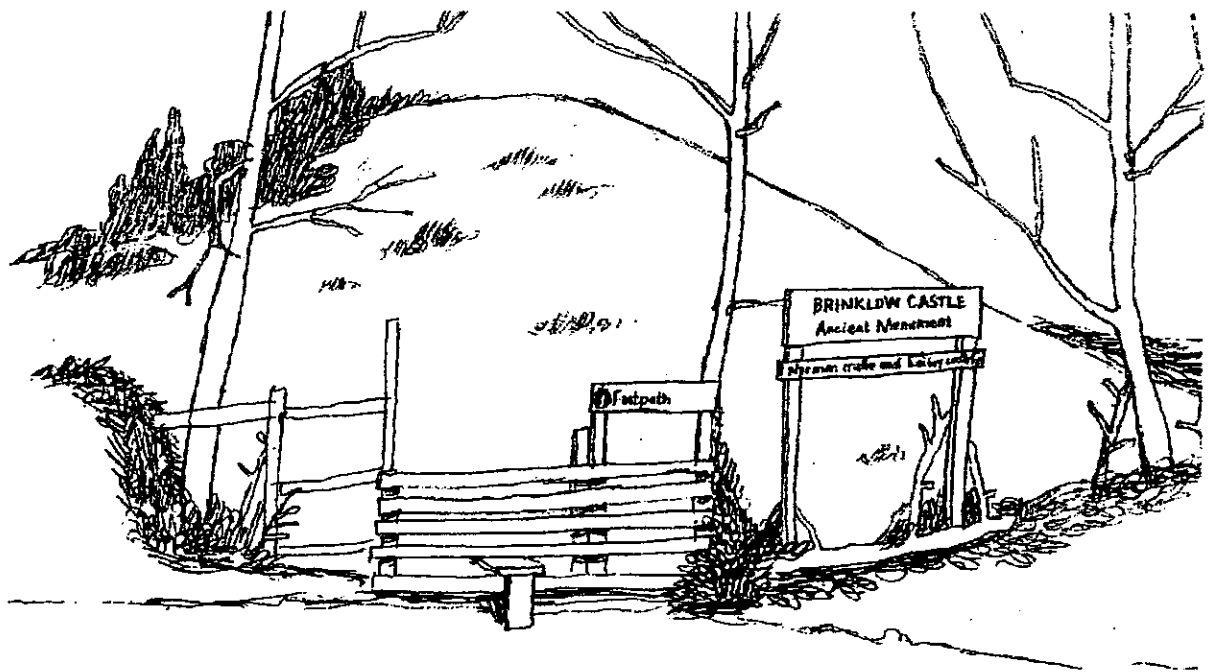
From the East the village was dominated by the rise of the Motte and Bailey and a small road around its perimeter defines the edge of the village. This has not been developed for housing other than some small cottages for agricultural purposes.

The arm of the canal opened in 1797, crossed the main road twice and there is evidence of its importance in the shape of the village in the small areas of housing that had commercial applications related to the canal.

Surrounding the village is agricultural land in which the mediaeval ridge and furrow is clearly visible especially in the fields to the east and southeast of the Motte and Bailey. The current field patterns immediately around the village probably reflect the change brought by the enclosures of the 18th century.

It is also important to recognise the fact that at the edge of the village approaching from the west and east, there are working farms.

The significance of this linear building pattern in the village, which reflects the history so clearly to current living, is seen in the fact that most houses have a clear view of open countryside to the front or rear of their dwellings. It is only in the estate development off the Coventry road, and the area between that and Heath Lane and part of that in Brays close, where this is not so.



*Motte and Bailey
"The Tump"*

DESIGN GUIDELINES RELATING TO LANDSCAPE AND SETTLEMENT PATTERNS

- *Any developments should take into account the sense that the relation between the surrounding countryside and the dwellings is very close, and is often mentioned in the comments in the questionnaire*
- *New development should respond to contextual layout and historical neighbouring precedence.*
- *The building density patterns should be preserved, and any attempts to fill in 'significant' gaps where views are important, to be actively resisted.*
- *To retain the feeling of the village, any new development should be limited in size, and the introduction of any further 'estate' type developments, with large sites of standard housing, is strongly to be discouraged.*
- *The preservation of the Green Belt is of great importance in maintaining the character and 'shape' of the village.*
- *Any new building should harmonise with the existing views of the village, especially the impact as the descent is made from Woodhill to the west, the Lutterworth road from the north and the view approaching up the Fosse Way from the south.*

BUILDINGS

There are a number of listed buildings in Brinklow but in general the village is a mixture of styles and building materials, which demonstrate the changes over the centuries. All listed buildings are grade II except the Church which is II*.

50 Broad Street C17 house.
 46 Broad Street Late C17 house.
 71 Broad Street Early C18 house.
 69 Broad Street C16 house.
 17 Broad Street Early C18 house.
 13 Broad Street C17 house.
 15 Broad Street C17 house
 Dunsmore House Broad Street Mid C18

The Rectory Coventry Road Early C19 house
 25 Coventry Road Early C17 house
 The Lodge Coventry Road Early C19 House.

K6 Telephone Kiosk on The Crescent, designed
 in 1939 by Sir Giles Gilbert Scott.

44/46 The Crescent Early C17 house.
 5 The Crescent C17 house.
 7 The Crescent C17 house.
 37 The Crescent C18 house.
 31 The Crescent C16 house.
 33 The Crescent C16 house.
 35 The Crescent C16 house.
 29a The Crescent C17 house.
 17 The Crescent C17 house.
 19 The Crescent C17 house.
 21 The Crescent C17 house.
 1 The Crescent Early C19 house.

The Church of Saint John the Baptist
 Late C15 with C19 restorations
 Chest Tomb dated 1804.
 Headstone dated 1806 and 1820 depicting
 tools of trade "Maltster and Brickmaker."

St. John the Baptist Church is the only stone building in the village, and dominates the gradual rise of Broad Street to The Crescent from its raised site on the side of the Motte and Bailey. Examples of Brinklow's traditional buildings can all be seen close to it. 'Black and White' timbered cottages are evident, but less obvious behind modern brick frontages are timbered frames with brick noggins for example Ivy Cottage.



Ivy Cottage

A few houses in the village retain thatch, but it is possible to deduce others from their steep roof pitch, now clad in tiles, slates or corrugated iron.

Watson's Cottage



50 Broad Street



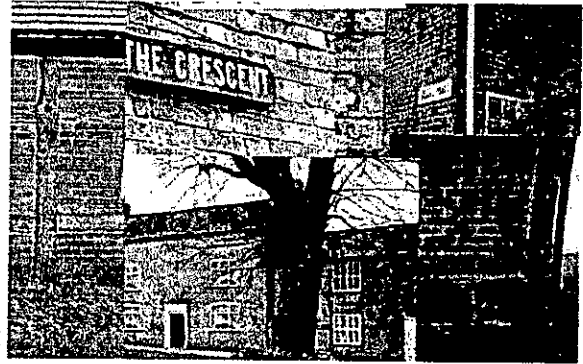
Broad Street and The Crescent show many examples of the farm labourers' cottages, which once predominated: Two bay, two story, red brick in small terraces. Gable ends are brick without tumble-in.



Brick Work

Flemish Bond brickwork is often chequered or less often diapered in a slightly lighter colour.

Uniquely in the village, the Revel School annex brickwork is laid in contrasting horizontal bands.



Windows

Windows are square, with curved brick lintels sometimes flat at first floor level, set symmetrically.

Glazing is commonly 9 paned, with a central opening casement.

Old photographs show many sash windows, and occasionally the 'Yorkshire Sash'

Doors

Roofs are of plain red clay tiles or of slate; often there is a row of dentilation (plain and dog tooth are both used) below the eaves.

Doors are plain, of narrow vertical planking, without decorative door furniture.



There are several larger houses, which follow these general rules, thus emphasising their higher status when built: they are with panelled doors and have elaborate supports to pitched roof porches.

By contrast, some of the smaller houses were built economically with shallow pitched roofs, which lack overhanging eaves. Importantly to the general appearance of the village, these houses generally abut onto the wide main street, but monotony is avoided by groups set back from the road, such as those between the White Lion Pub and the Church, and also by the occasional house built gable end on to the road.

A mixture of buildings of different age and style is unified by materials and scale. The occasional larger 'important' buildings emphasise the basic scale by contrast, and infilling, and replacement of older houses by new, provide further variety, generally without jarring although there are some unfortunate exceptions. 'Dock Yard' is a good example of replacement building, showing a well-mannered combination of materials and scale. Its arched opening echoes the older arch at 9 Broad Street, and shows a practical and acceptable visual solution to the problem of vehicle access for terraced housing.

Frontages

Crook House and Post Office Yards tuck small houses behind the main building line

*Crook House
Yard*



*Post Office
Yard*



Approaching Lutterworth Road, late Victorian and twentieth century houses are set back behind a variety of boundaries – high and low brick walls, many with moulded blue brick copings, old hedge lines and metal palings.



There is an even greater variety on the south side of Coventry Road at the opposite end of the village, where can be seen picket fencing, concrete screens, 'open plan', vertical timber lap,.



At the Crescent the pattern changes, with houses set behind a wide green, though they still abut the pavement



Along Heath Lane there are extremely wide grass verges

Twentieth century housing on Lutterworth Road and to the south of Coventry Road has in general been erected in larger tranches than the piecemeal building of the older parts of the village, where individual changes produce less impact. Unlike earlier buildings, they reflect time rather than place, with less emphasis on local material and style, and more on contemporary finishes and features such as pebbledash (when it was fashionable), pantile roofs, large windows, and applied details. However, unlike earlier housing, they do take into consideration modern demands for vehicle access, and the safety of freedom from through traffic.

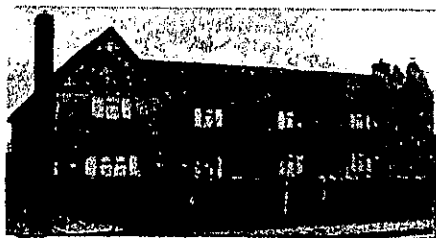
Colledge Close



Skipwith Close



Harmony Farm



Former farm houses like Harmony Farm, Manor Farm and Dove House Farm are scattered along the main street, and working farms still feature.

Brinklow is fortunate in having a number of attractive traditional shop frontages even though, unfortunately there is often no functioning shop behind them.



DESIGN GUIDELINES IN RELATION TO BUILDINGS

There are strict planning controls on Listed Buildings, and buildings, trees and structures within the Conservation area. Breaches in these controls can lead to enforcement, and the Planning office should be contacted before changes are carried out.

- A wide range of building materials have been used in the village, and new building could reflect that (different brick types and mortar patterns, rendering, timber frame etc).*
- The wide range of brick types used, especially chequered patterns, should be preserved and not covered by inappropriate material. Pointing should be unobtrusive. Brick arches are common in the village and should be used rather than stone.*
- Windows should be appropriate to the house, and changes to older houses should retain the overall original size and glazing pattern. The scale should relate to the overall design of the house.*
- There are many types of roofs, though generally slate and muted red tiles are most suited to the character of the village. Pantiles are not a local feature.*
- Most houses are set parallel to their road, and gable ends are not common and would present a very different feel to the village if they became common.*
- Dormers should have pitched not flat roofs and should be functional, rather than a 'decorative' feature. Fretwork eaves, gable and bargeboards, are not often seen and should be avoided.*

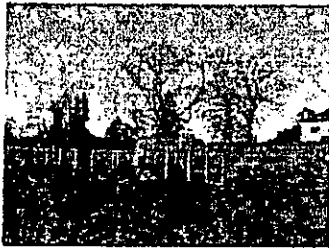
- *New houses with chimneys look better, especially when viewed from afar. Any large houses do not dominate the overall silhouette of the village, and there should not be any changes that seek to challenge the effect of the church tower set against the castle mound.*
- *New development should not consist of many houses that all look the same.*
- *Any new houses should have sufficient off-road parking space to reflect modern demands. Changes to properties already in the village should be carried out so that they do not encourage more parking on the road with unobtrusive garaging where possible.*
- *Older buildings should be retained and altered or extended in a style that retains the existing rural character. Where alterations or extensions are built, the materials and details should reflect what is already in existence. Where possible, local and natural materials should be used.*
- *The new developments should seek to retain the variations of local architectural themes to both front and rear. Local patterns of housing density and gardens should be maintained.*
- *Extensions should be subservient to the existing structure, being no longer than the original depth of the building, and reflect the pitch of roof and exterior character.*
- *New building that reflects modern architectural practise that is in keeping with the scale of the surrounding area is to be encouraged, since the village already demonstrates a pattern of building throughout its history. There could be some acknowledgement of local building style and detail, but an overabundance of 'period' details should be avoided.*
- *The pressure to build as many new properties as possible on one site should be resisted, so that there is space for garaging and parking of cars, and also to provide reasonable sized gardens in this rural area.*

OPEN AND CONNECTING SPACES

The value of space in the village is clear. The main street, appropriately called Broad Street, is indeed just that. Other developments in the village have maintained the feeling of wide roads. The only place in the village where there is a sense of a narrow road is on the approach from Rugby, past the entrance to Home Farm. In addition the village has many areas characterised as "greens", with the spaces on the Crescent being the most obvious. There are however many other places in the village where wide verges exist to serve as a welcome space between housing and traffic.

This design was adhered to even when the houses in Heath Lane were built, with generous areas of grass in front. This is so for the mixed houses on the Coventry Road where there are large front gardens, though not technically greens.

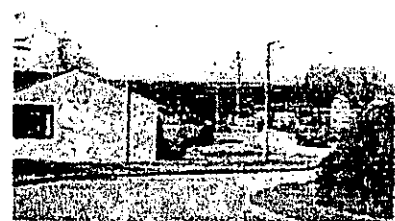
The village has been identified as a "limited infill village" in the Local Plan and the village boundary is drawn quite tightly around the edges, with the conservation area sitting inside that envelope where the older parts of the village are identified.



The existence of the village playing field and recreation area also serves to preserve the feeling of space, which many enjoy in Brinklow.



There are also open spaces established amongst the houses on the estate off the Coventry Road, providing further opportunities for recreation areas. At many points in the village, there are opportunities to see open countryside and fields. For example the field next to the Church, has been identified by many as a significant feature in the village.



The view across to Brandon Heath opposite Home Farm, and behind Heath Lane, the opportunity to see fields from the back of houses at the end of the green on the Crescent are also important openings in the village envelope.

There is a complex network of footpaths around and through the village, which are important connecting spaces for those who live here and are extensively used by local walkers, and many from elsewhere. The grassed triangles of land at the road junctions in Heath lane and Ell lane are important signs of ancient byways and should be preserved.

THE NATURAL ENVIRONMENT

Trees within the conservation area require consent from the planning authority before any changes can be carried out. The loss of many Elm trees has of course changed the look of the landscape, and a number of Beech trees have also died recently.

We have identified a number of trees in the village, which are of significance:

- Horse chestnut trees on the western side of the Lutterworth Road
 - Copper Beech at Park Gates and Ell Lane
 - Turkey Oaks, Hornbeams and mature Limes in the Old Rectory Garden
 - A large Willow in the front of No.61 Heath Lane
 - Lime tree on the Crescent Green
 - Mature conifers in the garden of Mapledown, Rugby road
 - Larch tree opposite the southern end of Broad Street
 - Various trees at the base of the Motte and Bailey mound
 - Oak trees throughout the village, along Green lane etc.
 - A Monkey Puzzle at Brierley's Farm
 - The Millennium Oak planted on the wide verge at the southern entrance to the village in the year 2000.
- New planting on the recreation playing field

DESIGN GUIDELINES FOR THE NATURAL ENVIRONMENT AND OPEN SPACES

- *The existing hedges, trees, wild areas and ponds should be protected and enhanced.*
- *The new planting of indigenous species in appropriate areas should be encouraged, and the opportunity to develop more planted areas should be considered. One such area might be along the edges of Broad Street where there are few trees at present, other than on the village greens.*
- *New developments should incorporate as many existing natural features including trees and hedges, as possible, with information to new owners about ways of encouraging wildlife (ponds, bird and bat boxes etc.).*
- *Over-cutting of verges and open areas, as well as excessive use of pesticides and herbicides should be discouraged.*
- *The overall linear nature should be preserved with the opportunity for most people to have a view of the surrounding countryside.*
- *New planting should be undertaken as outlined in the landscape guidelines.*

Surveys of local hedges suggest that many are ancient. There has been a significant loss of hedgerows in many of the fields surrounding the village, where local farming practice has extended the size of the fields with the subsequent loss to the flora and fauna. Recent "set-aside" has restored some of the indigenous growth. **It is against the law to remove most countryside hedgerows without permission.**

IMPORTANT HEDGEROWS: THE CRITERIA

The Regulations specify in detail how the criteria are met. This is a summary guide.

1. Marks a pre-1850 parish or township boundary.
2. Incorporates an archaeological feature.
3. Is part of, or associated with, an archaeological site.
4. Marks the boundary of, or is associated with, a pre-1600 estate or manor.
5. Forms an integral part of a pre-Parliamentary enclosure field system.
6. Contains certain categories of species of birds, animals or plants listed in the Wildlife and Countryside Act or Joint Nature Conservation Committee (JNCC) publications.
7. Includes:
 - (a) at least 7 woody species, on average, in a 30 metre length;
 - (b) at least 6 woody species, on average, in a 30 metre length and has at least 3 associated features;
 - (c) at least 6 woody species, on average, in a 30 metre length including a black-poplar tree, or large-leaved lime, or small-leaved lime, or wild service-tree; or
 - (d) at least 5 woody species, on average, in a 30 metre length and has at least 4 associated features.

The number of woody species is reduced by one in northern counties. The list of 56 woody species comprises mainly shrubs and trees. It generally excludes climbers (such as clematis, honeysuckle and bramble) but includes wild roses.

8. Runs alongside a bridleway, footpath, road used as a public path, or a byway open to all traffic and includes at least 4 woody species, on average, in a 30 metre length and has at least 2 of the associated features listed at (i) to (vi) below.

The associated features are:

- (i) a bank or wall supporting the hedgerow;
- (ii) less than 10% gaps;
- (iii) on average, at least one tree per 50 metres;
- (iv) at least 3 species from a list of 57 woodland plants;
- (v) a ditch;
- (vi) a number of connections with other hedgerows, ponds or woodland; and
- (vii) a parallel hedge within 15 metres.

HIGHWAYS, ARTEFACTS AND STREET FURNITURE

The main highways through the village are the Fosse Way, running from north to south, and the Rugby to Coventry Road from east to west, forming a powerful basic structure. South of this, the line of the drovers road across the heath is a smaller road, but as has been often mentioned, other than in small housing developments, the pattern is ancient and clear.

There are examples of small lanes and paths that reflect the canal access Crook House Yard, Barr Lane or the influence of the castle Town Yard, Ell Lane but these all articulate with the main highways.

Brinklow artefacts are varied and span many centuries, though they are often curiously difficult to see. The village sign at the bottom of Broad Street depicts some aspects of the village history, but is itself a recent reworking of a sign erected some time ago.

Other examples are;

The coaching arch at 9 Broad Street, where horses were changed on the old coach route to Leicester.

There is a Yeoman's sign on the west side of Brierley's farm which depicts a member of a class of freeholders who cultivated their own land. This one dates from 1924.

Both old and new homes scattered round the village show us some of their previous trades and history, including local landowners and field names:

Tallow Cottage
The Old Surgery
Dove House Farm
Dock Yard
Butchers Close
Heath Lane

George Birch Close
Great Balance
Colledge Close
Skipwith Close
Rooks Nest
Post Office Yard



There is little street furniture that seems specific or enhancing to the village. In particular, the presence of an overhead electricity supply in parts of the village, and the street lighting more suited to a major thoroughfare are inappropriate to the rural nature of this village. They add to light pollution.

The Gilbert Scott phone boxes have been preserved, whilst the box on the Crescent Green is preserved as a listed building. There is a plethora of styles of signs both for traffic and for businesses. Some of these are visually intrusive in form and colour. An attempt has been made recently to introduce visually pleasing litter bins on the green near the village sign for example, but the general appearance remains very cluttered.



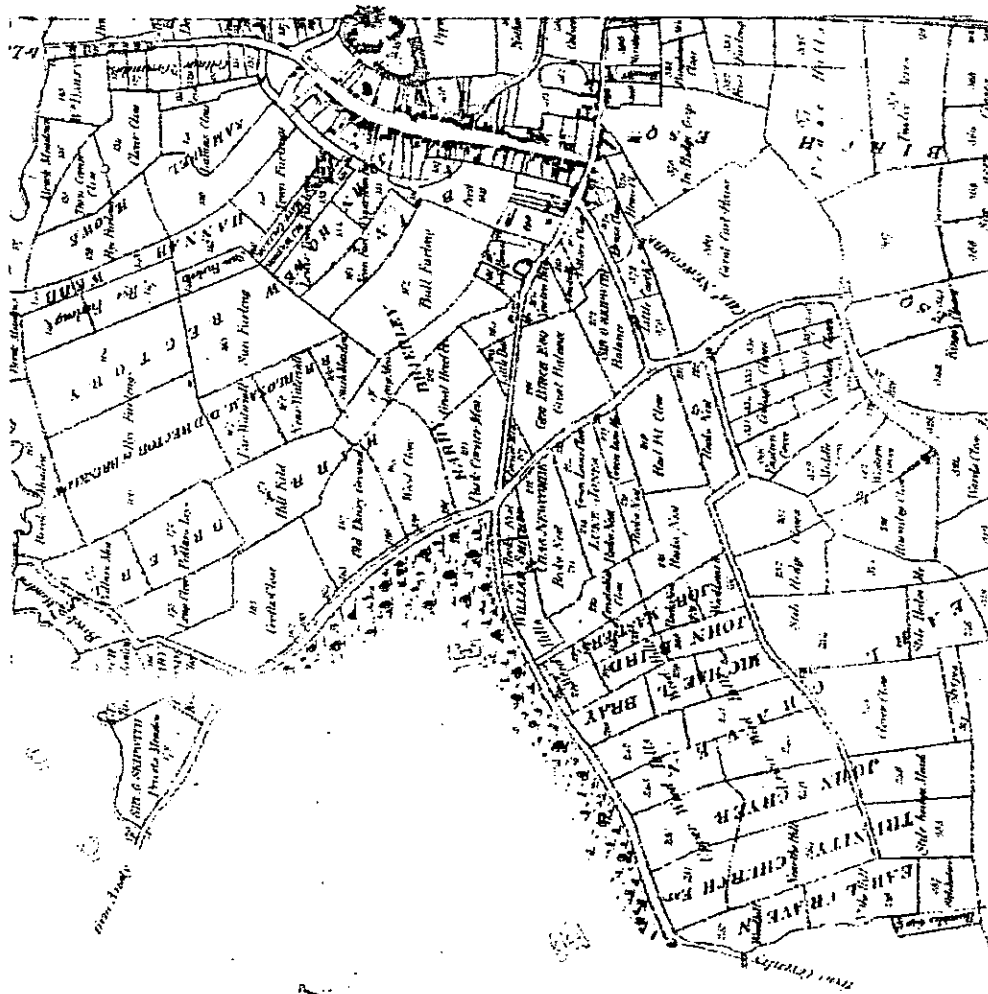
DESIGN GUIDELINES FOR HIGHWAYS, STREET FURNITURE AND ARTEFACTS

- *If possible, in accordance with safety, street signs and traffic signs should be kept to a minimum.*
- *Suitable sign posting of footpaths as they traverse the village will encourage their use and maintain the sense of connection with the surrounding landscape.*
- *Businesses should adopt signs that are not visually too intrusive and are of appropriate styles and colour, This should apply equally to all street furniture.*
- *Roads, verges and footpaths should be maintained in keeping with the rural environs. Grass verges should be kept where possible, and where more solid edges are needed, these should be of old stone (as in the edging of greens).*
- *Pavements should not be added where they are currently not in place (Ell Lane). Emphasis should be placed on using materials for surfaces on drives and pavements that are in keeping with surrounding structures i.e. cobbles, gravel rolled into tarmac drives etc.*
- *If possible, existing overhead cables should be put underground, and services to new developments should also be buried.*
- *Light pollution at night should be minimised, taking safety into account. Any new street lighting should be in keeping with the rural nature of the village, and low intensity, low energy timed devices should be used where possible for street lights and home security lights.*



BRINKLOW 1838

Showing field patterns and their names that are reflected in some of the modern street names.

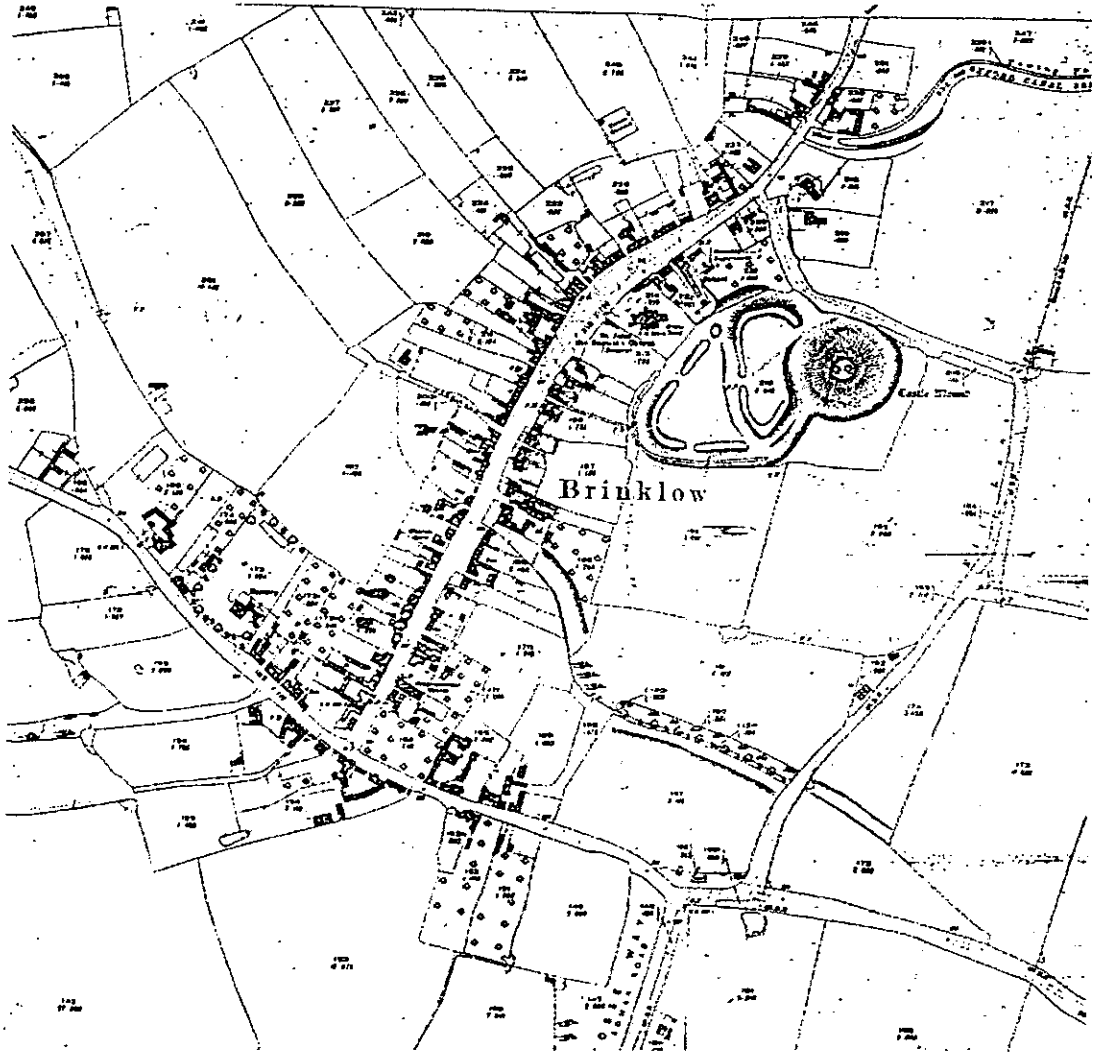


MAP
of the Parish of
BRINKLOW
in the County of
WARWICK

1838

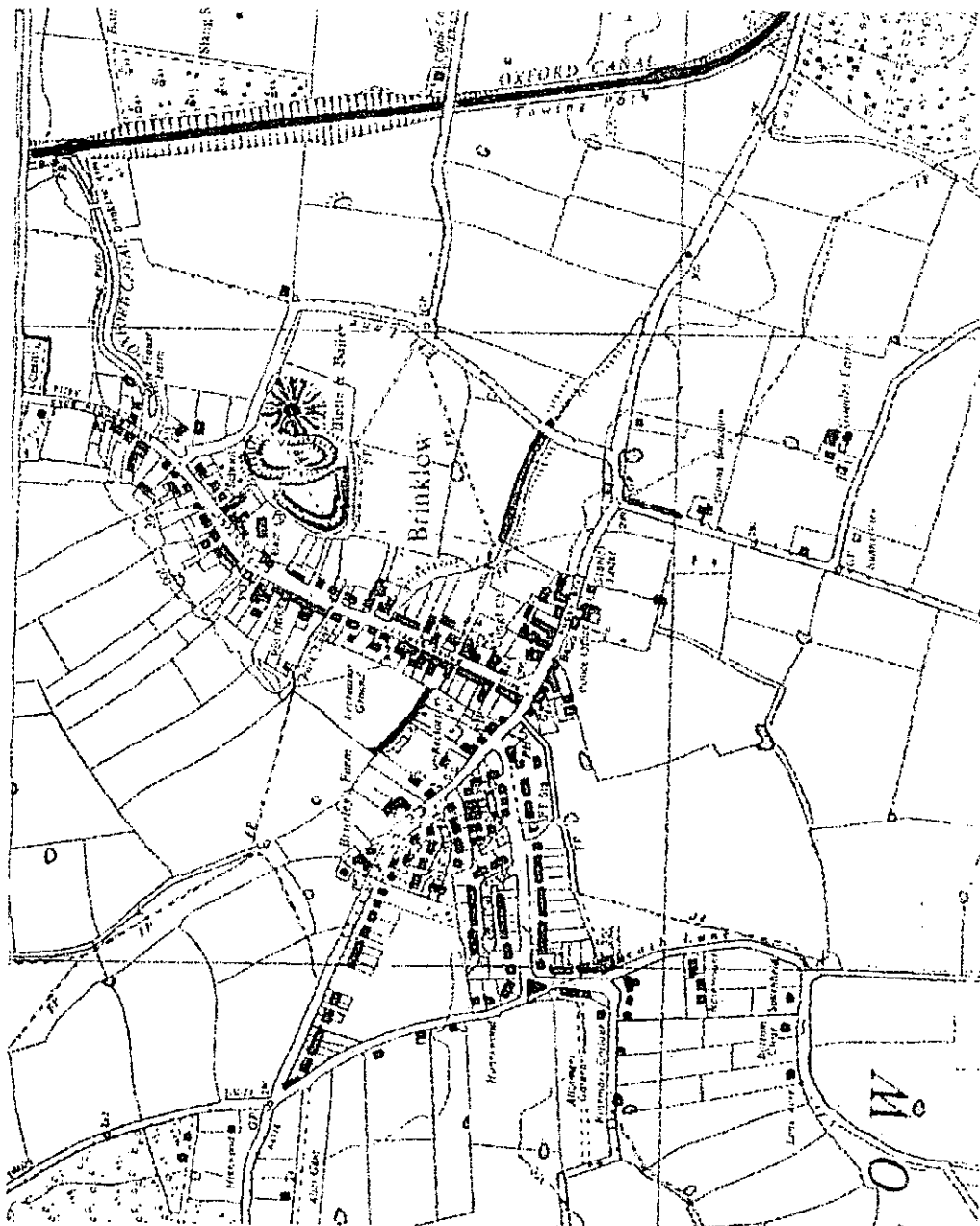
BRINKLOW 1925

Showing residential development still following the two main roads and how the pattern of field ownership has changed.

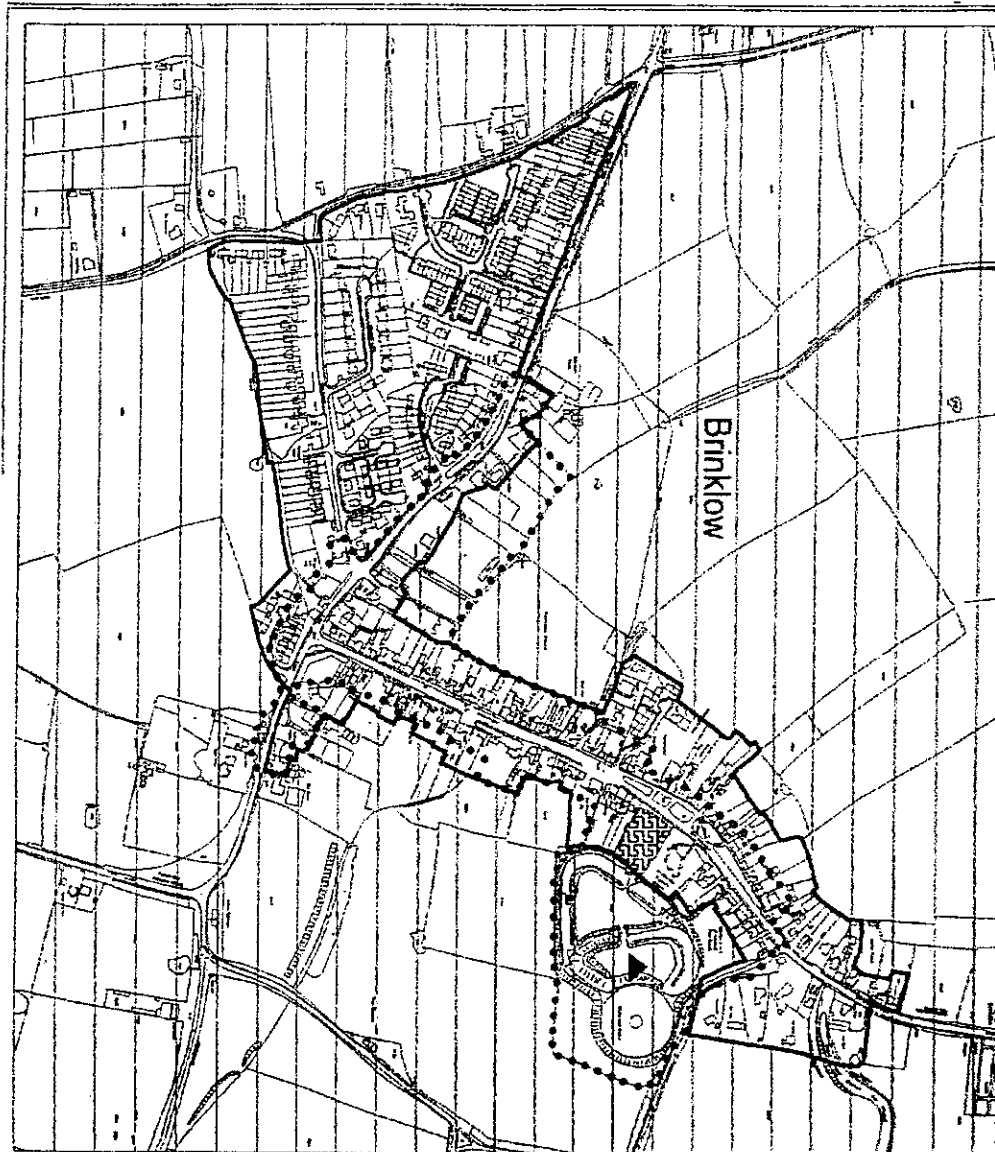


BRINKLOW 2004






More roads have been added for example in the Heath Lane area and the new estate. Footpaths are shown and the close links with the canal can clearly be seen. The Norman Motte and Bailey stands out as a dominant feature in the village.



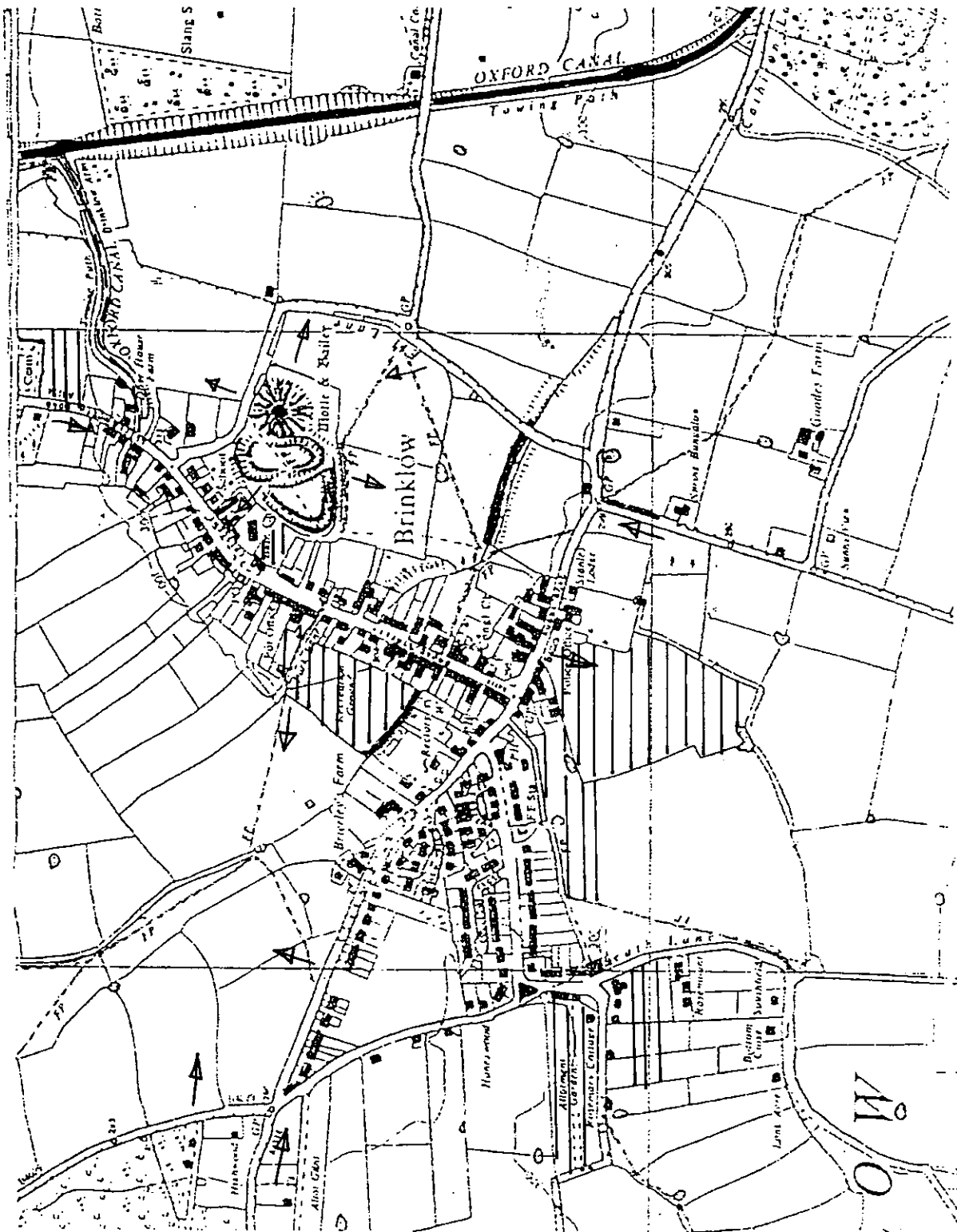
Showing the tightly drawn village boundary and the conservation area.



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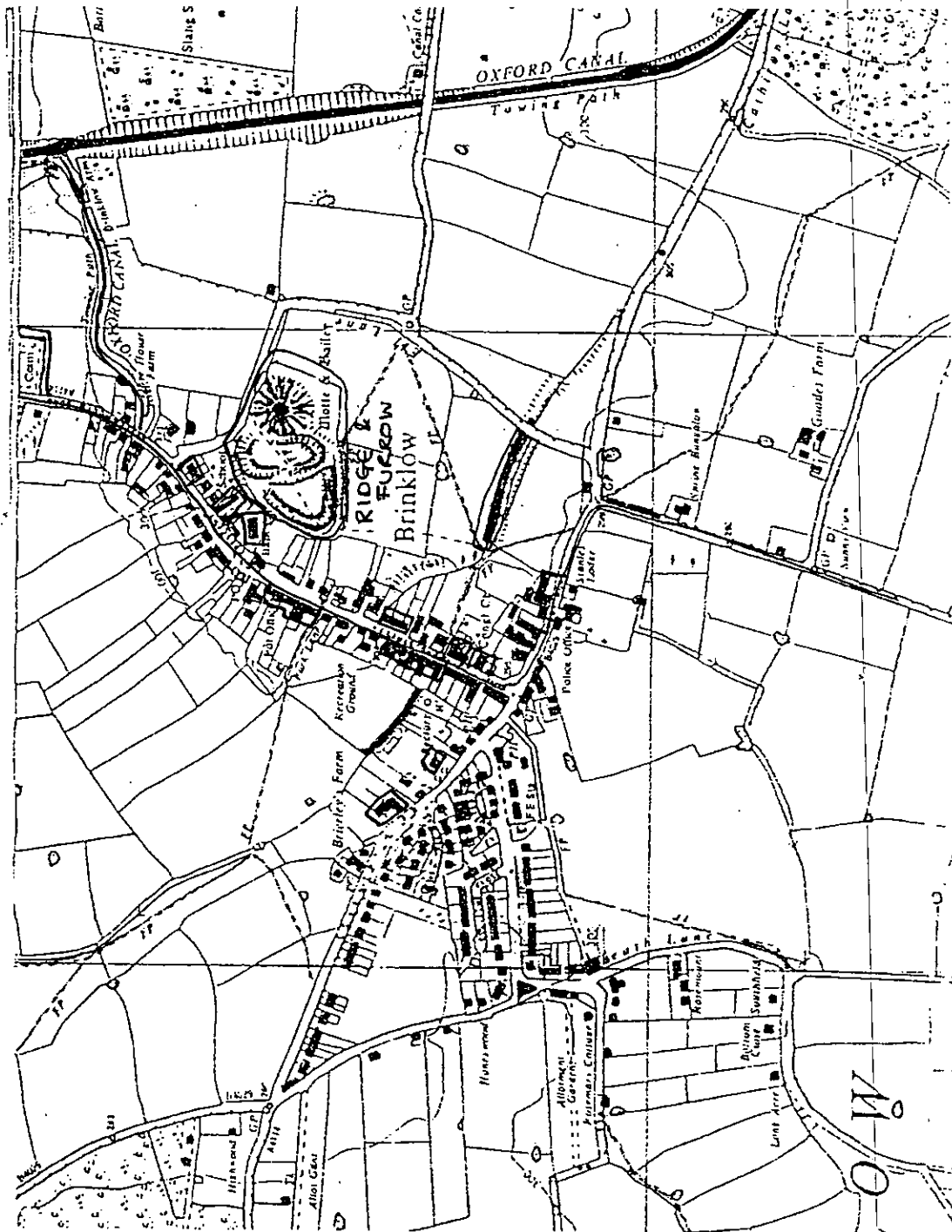
*Notation to be read in relation to North Point		Policy Number		Policy Number
	Village Boundary	R/H5, R/EMPS		Conservation Area Boundary R/E1 - R/E4
	Green Belt	R/E9, R/E10		Protected Open Space R/RL2
	Ancient Monument	R/E16		

Map showing Significant Views & Open Spaces



==== spaces
→ views

Sites of Historical Significance



PREPARING YOUR OWN ASSESSMENT

If you are thinking of improving and altering the exterior of your property in any way you may find it helpful to follow these guidelines:

- Stand back and look at the front of your house. Take note of any distinctive features that you would like to preserve and anything that doesn't look right, particularly those that seem out of character with the building and surrounding properties. It may help to take photographs.
- Imagine the impact the work you are considering will have on the character of your road and how your house relates to its neighbours. Study the windows, doors, eaves etc from each elevation.
- Look at the ideas in the Design Guidelines, together with the alterations you are proposing, and consider if your ideas compliment the positive features you have identified in your property. Do you need to make any changes so there are no contradictions?
- Check again about the impact of your revised proposals on the character of your property, and design in the area.
- Consult an architect or builder, they may have ideas of how to achieve your objective of home improvement that are more sensitive, to the character and setting of your house.
- It is usually helpful to talk through your proposals with your immediate neighbours.
- Finally always remember to consult Rugby Borough Council, Department of Planning, regarding the need for Planning Permission and Building Regulations Approval when considering any alterations to your property, especially if it is listed or lies within the Conservation Area. For further technical assistance contact RBC planning division 01788 533533.

If we were to describe the housing in Brinklow the word to use would be variety. There is variety of age, size and style this is what makes Brinklow unique. Please help to preserve the character of our village in your external home improvements, even a new front door can have a major effect on the appearance of your property.

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Rugby Borough Council 1000019417.2004

Details of the Consultation Process.

A village meeting was called in 2001 at which Linda Ridgeley from the Warwickshire Rural Community Council explained the nature and purpose of A Village Design Statement (VDS). Approximately 150 people attended that meeting.

From that initial meeting a group of twelve villagers convened and began the process of developing the VDS. The group met regularly, and minutes were kept. A questionnaire was distributed to all households, and other groups such as the local School, were also consulted.

A VDS day was held, when villagers were invited to walk round the village, take photos, draw, comment, mark maps, etc.

The beginnings of the VDS were drawn up and presented to the village in a further highly publicised, meeting for comment.

The progress was considerably delayed because of the proposed Airport. It was thought unlikely that people living in the area would wish to draw up a final version of the VDS until this threat was no longer a possibility.

Following the withdrawal of the airport proposal, the group met again, and after consultation with the Conservation Officer, put a 'final' version of the VDS forward at a meeting in the Village Church Room. Notices about this were placed in prominent positions throughout the village, and villagers invited to comment as fully as possible. No changes were suggested at this stage by anyone in the village.

The Parish Council have been fully informed at all stages.