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Heritage Supplementary Planning Document

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1. Introduction

1. This document has been created in order to implement one of the delivery mechanisms of the Borough Plan, which is to prepare a supplementary planning document on design and the preservation and enhancement of the borough's heritage. The purpose of this document is to address issues identified as having affected heritage assets within the borough in recent years. These issues are made up of statements of heritage significance; heritage shopfronts; adverts on heritage assets and within their setting; heritage related planning breaches; and the local list. The context to each of these issues is set out at the start of each section.

Policy context

National Planning Policy Framework

2. The National Planning Policy Framework (December 2024) sets out that in determining applications, the council require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The National Planning Policy Framework (NPPF) goes on to set out that the level of detail should be sufficient to understand the potential impact of the proposal on their significance, which is what this SPD aims to clarify.
3. As part of describing the significance of heritage assets, the NPPF states that the relevant historic environment record should be consulted, which for the borough is managed by Warwickshire County Council. In addition to this, the heritage asset should be assessed using appropriate expertise where necessary.
4. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the NPPF sets out that the deteriorated state of the heritage asset should not be taken into account in any decision, and therefore the undeteriorated state of the asset should be assessed within a statement of heritage significance.

Borough Plan

5. "Policy BE4 – Valuing and conserving our historic environment" within the Borough Plan sets out that as part of any statement of heritage significance, if the proposal falls within or is adjacent to a conservation

area, the Conservation Area Appraisal and Management Plan SPDs should be referred to. This policy also sets out that applicants should take account of a heritage asset's communal, aesthetic, evidential and historical values.

6. Policy BE4 also makes it clear that great weight will be given to the conservation of the borough's heritage assets, and that any harm to the significance of a designated or non-designated heritage asset must be justified.
7. The supporting text to Policy BE4 also sets out that the council's list of non-designated heritage assets is in need of review, and that the council will undertake a comprehensive review of places of local architectural and historical interest, which this document will address. Additionally, one of the delivery mechanisms of this policy is to prepare a supplementary planning document on design and the preservation and enhancement of the borough's heritage, which is the overall purpose of this document.

2. Statements of heritage significance

Context

8. The purpose of setting out what a statement of heritage significance should contain, is to ensure that all statements submitted along with planning applications affecting heritage assets are written to a high standard, including sufficient information to enable the Planning teams to make informed decisions on the proposals put forward. This document should therefore ensure that high standards are achieved in the production of all statements of heritage significance.

Overall structure

9. Statements of heritage significance should be structured as follows.
 - Introduction
 - The heritage asset and its significance
 - Impact on the significance
 - Avoid harmful impacts
 - Justification for harmful impacts
 - Recording
10. Further information is provided below as to the suggested contents of this structure.

Introduction

Purpose

11. A short note of the objective in preparing the statement, most often to support/explain an application for planning permission and/or listed building or other consent for certain works is useful.

The nature of the proposal

12. Brief description of the proposal which forms the basis of the application. This might set out a short outline of the proposed works, noting their scope and what they are expected to achieve –

repair/alteration/extension – and whether they are internal or external.

Designation records for the heritage asset

13. The following records should be checked for each heritage asset.
 - National heritage list for England
 - Local list, as set out within this document
 - Related designations, such as registered historic park and garden or scheduled monument
 - Archaeological interest sites which are not nationally designated, however may have equivalent significance to sites which are designated

References in the local Historic Environment Record

14. The site or building may be mentioned in the local Historic Environment Record. If the reference is relevant to the heritage asset, or is potentially affected, it should be mentioned here.

Archaeological potential

15. Where separate archaeological desk-based assessment and/or archaeological field evaluation have been carried out, or where an archaeological field evaluation is proposed in the light of the desk-based assessment, reference should be made here.

Planning history

16. A brief overview of the planning history of the heritage asset is likely to be useful, but this should be restricted to the context of the current application.
17. A brief resume of the nature of any related discussions with the council would be useful in setting the scene for the application.
18. Where a heritage asset is locally listed, it is useful briefly to note our local planning policy background for its protection, e.g. the Borough Plan (2011-2031), Conservation Area Appraisals and Management Plans, this Heritage SPD, etc.

Consultations undertaken

19. Consultations with expert bodies may have been undertaken. These may usefully be mentioned here, noting how responses received have informed the development of the proposal.

Approach and methodology

20. It would be useful to add a short section outlining how the statement has arrived at the assessment. This could note the following.
 - How the assessment of significance has been carried out
 - Literature and documentary research review
 - How the contribution to significance of setting and views have been assessed, where applicable

The heritage asset and its significance

Understanding the form and history of a heritage asset

21. Set out an understanding of the heritage asset, including for instance the historical development of the heritage asset, and an analysis of its surviving fabric. An analysis of the setting of the heritage asset is only needed where changes to the setting by the proposal would affect the significance of the heritage asset or how that significance is appreciated.
 - Following a site visit, carry out, where necessary, documentary research, architectural history and archaeological investigation, including, where necessary, fabric and comparative analysis, desk-based assessment and, if necessary, a field evaluation.
 - Photographs, both new and historic, of the heritage asset, and drawings including elevations for buildings, and detailed photographs of the features concerned, would be helpful. Plans and elevations, including historic drawings, showing historical development may also be useful, perhaps more often in more complex cases, photographs being likely to suffice in simpler cases.
 - An understanding of the proposal – the changes which the owner wishes to make – is important at this point to ensure that the information provided to the council in the statement of heritage significance is directed only towards those matters crucial in terms of the changes proposed, and therefore the impact on significance.

- In the development of proposals, investigative works may be carried out which increase the understanding of the heritage asset. Such further understanding may usefully be noted here.

Assess the significance of the heritage asset

22. For each heritage asset, describe the various interests.
- Archaeological interest – there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - Architectural and artistic interest – these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - Historic interest – heritage assets can illustrate or be associated with past lives and events (including pre-historic). Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place, and can symbolise wider values such as faith and cultural identity.
23. Having described the various interests, assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal, or of its setting if it, too, is affected by the proposal.
24. In the development of proposals and during works, more information may become available which increases the understanding of the heritage asset, and of its significance. The opportunity may be taken to re-appraise significance in such cases.

Impact on the significance

25. The following impacts on the significance of the heritage assets should be considered.
- Where the proposal affects the historic fabric of the heritage asset, specify the effect on that fabric including loss or concealment of

historic features and fabric which contribute to significance, both inside and out, proposed removals and demolitions and the impact of alterations and extensions, where proposed.

- In some cases, condition and structural surveys may usefully be quoted, to explain why a particular course has been chosen.
- Where the proposal affects the setting, and related view, of a heritage asset, or assets, clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated. This may include the impact of the location of new development within the setting, of the impact on key views, the impact on the relationship of the heritage asset to its setting, etc.
- Where the proposal impacts both on the heritage asset directly and on its setting, a cumulative assessment of impact will be needed. Impacts both harmful and beneficial should be noted.

Avoid harmful impacts

26. The following consideration should be taken into account in trying to avoid harmful impacts.
- The NPPF stresses that impacts on heritage assets should be avoided. Therefore, show how the impact is to be avoided or minimised, for instance by the proposal being reversible.
 - In some circumstances, the ability to appreciate significance may be enhanced or otherwise revealed by the proposal; this should be outlined here. As this may be a matter of the way the proposal has been designed, reference in the design and access statement (where appropriate) is likely to be useful.

Justification for harmful impacts

27. This is the opportunity to describe the justification for the proposal.

Recording

28. Where there would be an impact on the significance of the heritage asset, detail any further archaeological analysis and recording proposed.

3. Heritage shopfronts

Context

29. This guidance outlines the council's expectations for high quality design for heritage shopfronts which preserves and enhances both designated and non-designated heritage assets. This section is also designed to highlight the kind of unsympathetic alterations and additions that damage the character of a historic building or area, which should not be permitted.
30. The background to this issue is that the loss in terms of character and proportions to older buildings by poor shopfront design can eventually lead to the destruction of the street scene itself, and to the attractiveness of the area to visitors. In this context, shopfront design should reinforce the shop's identity and position in the street scene by echoing the style of the building above. As a general principle of this guidance, where the existing shopfront represents a good example of an earlier style, it should normally be retained and refurbished rather than replaced.

Good heritage shopfront design

31. Figure 1 below sets out the elements which make up a traditional classical shopfront, which should be used as the basis for good heritage shopfront design.

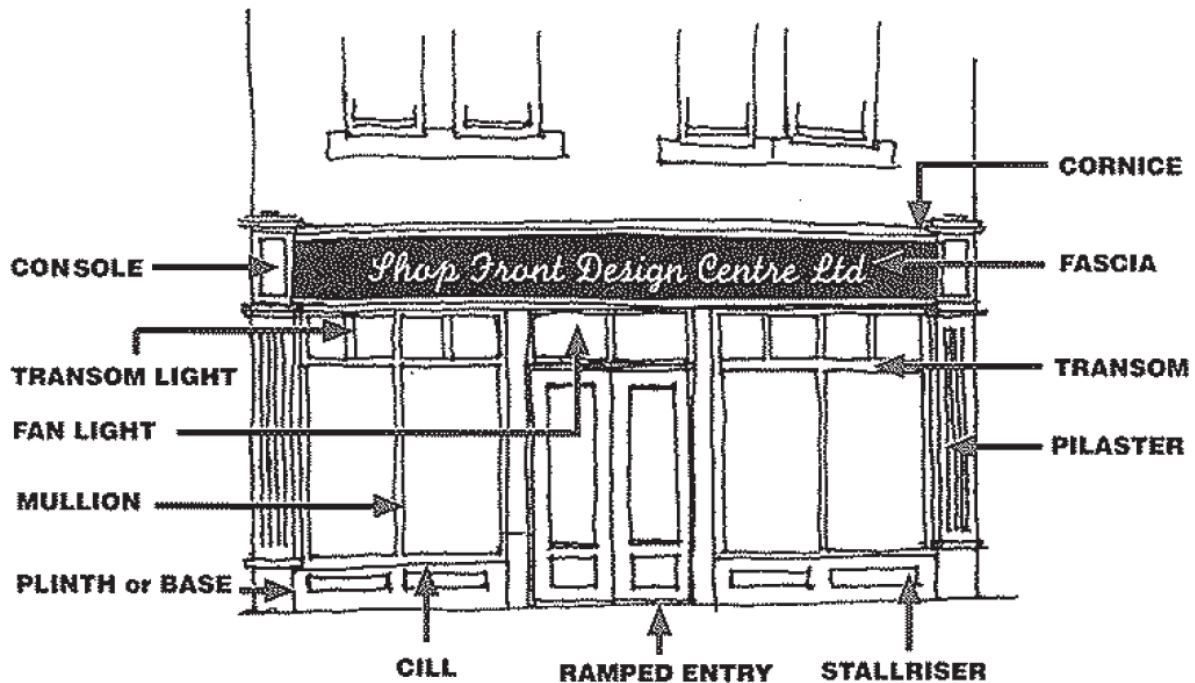


Figure 1: Good shopfront design

32. In relation to the retention or replacement of existing shopfronts, where the existing shopfront represents a good example of an earlier style appropriate to the character of the area and the host building, it should be retained and refurbished rather than replaced. Where proposals are submitted to replace or re-model an existing shop front, planning permission will normally be required. Listed Buildings will also require listed building consent. Within any application, the council will expect the design and detailing to be of a particularly high standard and sympathetic to the host building. With regard to the removal of a historic shopfront or the insertion of a shopfront into a historic building where there has not been a shopfront previously, the council wish to make clear that permission will not be granted.
33. There are general principles of design for heritage shopfronts, and a good design in a conservation area or on a historic building will need to achieve the following.

- Reflect the age, character, design and proportions of the building to which it is attached.
- It should not try to divorce the ground floor from the upper storeys of the building, but rather treat the building as a unified whole.
- Where a proposed shopfront would span across more than one building, the individuality of each building should be retained.

Fascias

34. A traditional fascia is rarely more than 400 mm deep, and only on larger Victorian or Edwardian shopfronts would a fascia be up to 600 mm deep. In this regard, new fascia panels which do not fit into the frame of the original fascia board, or which overlap or conceal architectural details, will not be permitted. Similarly, where an existing shop front is replaced, a reduction in the depth in the new fascia design will be required where the existing depth is more than 600 mm deep, or is considered excessive and detrimental to the appearance of the building. Currently too many modern shopfronts are top heavy, disregarding the need to keep all of the shopfront in proportion. Further to the size of fascias, the positioning of fascias should be kept well below the first floor window sills.
35. Whilst very deep fascias will result in a heavy, clumsy appearance, very wide ones will over-emphasise the horizontal. Measures to visually break up very long fascias should be introduced into the design of new shopfronts for buildings with wide frontages. In order to achieve this, fascia panels spanning more than one building which do not retain the individuality of each building, will not be permitted.
36. In relation to materials, modern shopfront box fascias do not blend well with traditional buildings comprised of brick, timber, plaster or other hand-made finishes. Consequently, the materials used in fascias should match those used in the construction of traditional buildings.
37. On the design of fascias, applicants should be prepared to compromise on matters of corporate design where it is unsuitable in a particularly sensitive area, for example on and around heritage assets. Modifications may therefore be required to enable corporate images to be satisfactorily inserted into a particular location, whilst still being instantly recognisable by the shopper.

Security shutters

38. The character of a shopfront can be dramatically altered by the attachment of external security shutters which is why they require planning permission. Even when raised or removed, roller boxes and side rails can remain clearly visible. When lowered or fixed, the whole ground floor of a building may be obscured. Care is needed to ensure shopping areas do not present a boarded-up appearance, as this creates an unwelcome atmosphere for people wishing to use the area's facilities at night, and undermines town centre and other environmental improvements.
39. Alternatives to inappropriate security measures, such as the installation of laminated glass, internal or removable shutters and the introduction of additional glazing bars, which can strengthen an otherwise vulnerable expanse of glass, should first be investigated. Strong, well-designed mullions can reduce damage incurred by ram-raiders. The latter can be designed to make the shopfront stronger whilst not detracting from the visibility of the goods on display. Where strengthened glass is used, attention should be drawn to their presence, as that in itself is a deterrent. Another option is resilient transparent shutters which prevent the boarded-up appearance which occurs with some shutters. With regard to heritage assets, the most important objective is the retention and enhancement of the character of the building and the area.
40. All external security shutters and grilles require planning permission and will not normally be granted for listed buildings, locally listed buildings or properties within conservation areas. Listed buildings would also require listed building consent.
41. Where external shutters are proposed, care must be taken to integrate them with the shopfront and the building as a whole, in addition to minimising their impact on the street or shopping area. Security shutters will not normally be permitted unless the shutter allows views into and light out from the interior of the shop. Similarly, security shutters will not normally be permitted unless the colour of shutters, their boxes, channel guides and accompanying fittings reflect the original character of the building.

Canopies and blinds

42. The use of plastics, wet-look or stretch fabrics will be strongly discouraged on traditional shopfronts which are faced mostly with matt and non-reflective materials. Similarly, Dutch blinds, balloon canopies and plastic canopies will not normally be permitted on traditional shopfronts. In these areas external blinds should be of canvas, with the traditional flat roller or fan mechanism where it can be integrated into the overall design. Additionally, wherever possible, canopies should be retractable, whilst the colour, materials, storage and size should be in keeping with the scale and character of the building. As part of this, canopies should be capable of being fully retracted into a recessed blind box behind the shopfront fascia.
43. Most important for heritage assets, any new shopfront canopies or blinds should not obscure any important architectural features, and in any case, should enhance rather than detract from the appearance of the building.

Doors/entrances

44. Where steps, doors and staircases form an important feature of an historic building and merit retention, movable ramps should be used to increase accessibility whilst respecting the character of the building. Similarly, recessed entrances should be reinstated where they have been removed as they give the design depth, and draw customers into the shop. Recessed entrances are also another method to increase accessibility, as they offer a sympathetic way of incorporating ramps for disabled access, particularly when there is a narrow pavement outside. As these recessed areas often had decorated tile floors, this should also be incorporate into any submitted designs.
45. Considering the shopfront as a whole, totally glazed areas create a confusing environment for the partially sighted who find it difficult to distinguish the position of the shopfront threshold. The use of stallrisers and glazing bars on windows provide a useful visual cue. Doors should therefore be framed, have a glazed panel which provides good visibility when entering and leaving the shop, and have a solid base panel (including kick plate) which reflects the height of the window stallriser. In this respect, wholly glazed doors which do not incorporate a solid base panel to match the height of the window stallriser will not normally be permitted. Similarly, new shopfronts

which do not satisfactorily incorporate features to meet the needs of disabled shoppers in general will also not normally be permitted. Looking above the door, a fanlight should also be incorporated as was common on traditional shopfronts.

Materials

46. Only traditional materials should be used on historic buildings. In most cases the use of painted solid timber is preferred. A well-seasoned, good quality softwood is appropriate for most shopfronts and will be adequate for all weather conditions if correctly designed and painted. Hardwoods can also be used, but must be treated with a suitable primer and painted as a varnished finish, however a mix of painted and varnished timber would not be appropriate. The use of plywood, MDF or chip-board is not acceptable as it can become saturated when used outdoors, and is not robust enough. The use of plastics and metal sheet will not usually be permitted.
47. Specifically in relation to stallrisers, where appropriate, glazed bricks or traditional glazed tiles should be used, as they provide an attractive feature which is robust and requires little maintenance.

Shop window

48. Long undivided areas of plate glass can give a shopfront an overly horizontal emphasis which is at odds with the character of a street of narrow individual buildings. A vertical emphasis in keeping with the host building can be achieved by dividing up the window with moulded timber mullions and pilasters. The windows were sometimes also horizontally divided by transoms, often near the top and above the door, to allow a row of shallow windows above the main shop display windows, known as transom lights. These may have incorporated some top-hung opening lights for ventilation, which often featured small panes of leaded glass. Where appropriate for the style of building, transoms lights should be included in any submitted designs.

Colours

49. The sensitive use of colour offers scope for improving the street scene, but overtly bright, glossy finishes should not be used. Rich dark colours are often more appropriate as they harmonise well with the historic building materials, without drawing attention away from the

shop window. The painting of a Listed Building in a way that changes its appearance would require listed building consent. It is unlikely that consent would be granted for inappropriate colour schemes.

Upper storey windows

50. Original windows should be retained where they survive in the upper storeys of buildings. Rarely are they completely beyond repair, and once refurbished can give thermal performance that is often as good as modern double glazed units. Where original windows cannot be repaired or have already been lost, they should be replaced/reinstated with heritage appropriate materials and not with modern UPVC windows, which fail to accurately replicate their historic appearance. UPVC sash windows are now available and may be acceptable in some circumstances, however not on listed buildings.
51. Alterations to windows that affect the appearance of a building in a conservation area will require planning permission. Permission will not be granted for proposed changes that detract from the original appearance or character of the building. Changes to listed buildings will also need listed building consent.

Rendering and painting of walls

52. Brick work and stonework should not be rendered, gravel-dashed or painted. As well as damaging the appearance of a building by obscuring architectural details, they can also damage the fabric of the building by trapping moisture behind them, causing frost damage to masonry and damp inside the building. In most cases changing the external appearance of a building like this will need planning permission, and this would not be granted where the changes have a negative impact on the appearance of the building.

Satellite dishes

53. No satellite dishes should be attached to the front elevation of a building in a conservation area where they are visible from the highway. Satellite dishes should be carefully located so that they are not prominent in roof valleys, behind parapets, on flat roofs or on outbuildings. Where a building contains several residential units, a single dish should be installed to serve all residents rather than erecting a dish for each. When a dish is redundant or no longer

needed it should be removed. In most cases the erection of a satellite dish in a conservation area requires planning permission, while listed building consent is also needed to attach one to a listed building.

Roofing materials

54. Roofing materials should be plain clay tiles or slates. The use of interlocking concrete tiles has a negative visual impact on the appearance of the historic building, and the extra weight of the concrete can potentially cause damage to the internal timber roof structure.
55. Chimneys are important features of conservation areas and historic buildings, therefore they should be repaired and retained. Planning permission or listed building consent is required for their removal in most cases.

4. Adverts on heritage assets and within their setting

Context

56. This guidance outlines the council's expectations for appropriately designed adverts which preserve and enhance both designated and non-designated heritage assets. This section is also designed to highlight the kind of unsympathetic alterations and additions that damage the character of a historic building or area, which should not be permitted.
57. The background to this issue is that there has been substantial loss in terms of character and proportions to older buildings as a result of poor advert design, which has detrimentally affected many historic street scenes. In order to rectify this issue, advert design should reinforce the building's identity by echoing the style of the building itself. As a general principle of this guidance, where the original advertising proportions and style represent a good example of an earlier style, any new advert should reflect these aspects of design.
58. In most cases businesses will need to apply for advertisement consent before erecting any new signage or new means of illumination of existing signage. Listed building consent will also be required for signage on listed buildings.

General principles

59. There are some general principles which apply to shops as they do to offices and other business premises, in that advertisements should respect the character and scale of the buildings on which they are located. In light of this, consent will not normally be given for advertisements which are of a size that does not respect the character, scale and proportions of the building onto which they are to be mounted.
60. Additionally, it needs to be taken into account that even where advertisements may be appropriate on an individual building, a proliferation of advertisements in any area will however have a detrimental impact on visual amenity. Similarly, too much information provided on advertisements can diminish the appearance of heritage

assets. Consequently, in order to prevent the proliferation of signs and the information they contain, consent will not normally be given for advertisements for purposes other than identifying the business or other activity carried out at the premises; the goods for sale or service available; and/or the name and qualifications of the firm or person providing the service.

Fascia signs

61. The materials, detail and proportions of a fascia sign must be well-related to the background (not merely the surface the sign is set out on, but the larger backcloth of the building as a whole) in order to avoid a disruptive and uncoordinated appearance.
62. The colours and material finishes for a box fascia should match or relate to those of the shopfront, with particular attention being paid to the detailing of the edge of the box, which should act as a frame to set off the advert. On similar grounds to materials, internally illuminated light-box type signs are not acceptable in conservation areas or on listed buildings under any circumstances.
63. In terms of the location of signage on historic buildings or within conservation areas, they should be restricted to the fascia above the shop window. No signage should be externally displayed on the upper storeys of a building or on the side or rear elevations. The signage should state the name of the business, the type of business and a street number and nothing else, whilst the use of traditional signwriting with clear painted lettering is preferred. The use of individually cut letters attached to a fascia is also acceptable, however glossy vinyl fascia signs or aluminium tray signs are not acceptable, and would not be permitted.

Projecting box signs

64. Projecting box signs and signs forming a projecting part of the fascia will not be appropriate on traditional shopfronts and should not be used on the upper storeys of any building. Additionally, consent will not normally be given for hanging signs which detract from the character, scale and proportions of the building to which they will be attached, or where the cumulative effect of such signs creates clutter.
65. In relation to the number of hanging signs on one building, there should not normally be more than one hanging sign per building, and

it should be positioned taking into account the architectural design of the building. The most appropriate form of illumination is an external picture light with a metal shade attached to the top of the sign, or a discreet spotlight attached to the host building.

66. It should be noted that internally illuminated projecting signs are not appropriate for conservation areas or for historic buildings, and will not be permitted.

Wall signs

67. Wall signs are difficult for applicants to design because of the temptation to use large areas, which then lose the simple message that should be conveyed. Their use will therefore only be permissible if they are suitably framed, and they respect the proportions of the building as a whole.
68. The selective use of mounted signs will be acceptable on traditional buildings where they are incorporated within a frame and their size, design, colouring and position do not detract from the appearance of the individual building or the overall street scene.

Window vinyls

69. The use of graphic window vinyls which cover the whole or the majority of a shop window should not be used, and will not be permitted on listed buildings. Vinyls turn a shop window into little more than an advertising hoarding; it detracts from the character of the area and the appearance of the building. Vinyls also separate the activity in the shop from the street, which damages the vitality of an area, as well as disrupting natural surveillance.
70. It should also be noted that listed building consent is required to attach a window vinyl to the window of a listed building.

Flags and banners

71. Flags and banners create visual clutter which can be avoided by the careful design of permanent signage. Banners are of particular concern because they are often temporary, made of flimsy materials, and in colours which draw attention away from the heritage asset's architectural/historic interest. As a result of this, permission will not normally be granted for flags or banners which due to their design,

size, colour or material are out of keeping with the character of the building or structure with which they are associated.

72. Similarly, flags and banners are unacceptable where they obscure important architectural features, and therefore permission will not normally be granted for flags or banners which obscure important architectural features of a heritage asset.

Street furniture advertisements

73. These advertisements, generally found in town centres, mainly take the form of double-sided panels or information boards, and are often internally lit. Their modern styling can be out of keeping in areas with predominantly traditional shopfronts. They can also cause obstruction and a nuisance to blind people on narrow pavements. These types of advertisements should not be randomly located, but should be used in conjunction with well-designed landscaping or street furniture which complement existing features and buildings.
74. In light of this, consent will not normally be given for free standing advertisement features which have a detrimental impact on the visual amenity or the historic character of an area; which are randomly located or are not sited to complement existing features or buildings; and/or which obstruct pedestrians.

A-boards

75. The display of large unattractive signs or A-boards can give a street a cluttered appearance and may also cause obstructions or tripping/collision hazards for pedestrians who may be blind, partially sighted or disabled. It is therefore important that any A-boards do not obstruct the pavement relating to a heritage asset.

Advertisement hoardings

76. Hoardings are entirely inappropriate to the scale and character of residential areas, predominantly rural settings and public open spaces where there are heritage assets present. Consequently, in order to avoid creating an inappropriate feature in their setting, free standing and wall mounted advertisements exceeding 4 sheet size will not normally be permitted in predominantly rural, residential or open areas containing heritage assets. Similarly, consent will not normally

be given for the display of freestanding hoardings where the rear structural elements of the display are not screened from the view of occupiers of residential properties which are heritage assets, or from users of the public highway, public footpaths, rights of way, public open space areas and public parks within heritage assets or their settings.

77. It can also be inappropriate to have hoardings on heritage assets in non-residential areas. In predominantly commercial areas, consent will not normally be given for the display of posters on the gable wall of buildings where the display is not sited centrally on the wall, or it obscures significant architectural features on the building. Similarly, by reason of their inappropriate appearance and scale to their surroundings, consent will not normally be given for the display of advertisement hoardings in conservation areas; on land adjacent to a conservation area; on statutory or locally listed buildings, or within their curtilages, or on land adjacent to them.

5. Heritage related planning breaches

Context

78. This section sets out the duties upon the council in respect of dealing with planning breaches relating to heritage assets, and how the council can respond to these types of breaches. With regard to the duties of the council, the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that in considering whether to grant planning permission for development which affects a listed building or its setting, the council must have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest. Whilst this covers applications for planning permission, the principles still apply when dealing with planning breaches, as in these instances, applications for planning permission should have been submitted in any case, and therefore the planning breaches will be held to the same standards.
79. Similar to the council's duty in respect of listed buildings, the Planning (Listed Buildings and Conservation Areas) Act 1990 also states that with respect to any buildings or other land in a conservation area, in the exercise of enforcement action, the council must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Local Enforcement Plan

80. The council already have a Local Enforcement Plan, which sets out in which circumstances the council will take action. This section is merely in place to clarify how the Local Enforcement Plan will be implemented in relation to heritage buildings. In summary, the plan sets out on page 16 that "The Council aims to fully investigate and assess all breaches of planning control, and to take enforcement action where it is considered expedient to do so".
81. In terms of deciding whether enforcement action is expedient, i.e. convenient and practical, page 12 of the Local Enforcement Plan clarifies that "In deciding whether to take enforcement action the council will have regard to the development plan and to any other

material considerations including national policies and procedures.” In order to make this decision on heritage related buildings, the Borough Plan (2019) states that “Development affecting a designated or non-designated heritage asset and its setting will be expected to make a positive contribution to its character, appearance and significance”. This statement applies to both planning applications, and development carried out without planning permission where it is required. Consequently, if development does not make a positive contribution to the character of a heritage asset, enforcement action should be taken in line with this provision in the Local Enforcement Plan.

82. In relation to having regard to other material considerations such as national procedures, the decision must consider the Planning (Listed Buildings and Conservation Areas) Act 1990 in relation to having special regard to the desirability of preserving listed buildings and their settings, and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. These considerations reflect the way the council will take enforcement action, as set out again on page 12 of the Local Enforcement Plan, where it states that, ““In considering whether it is expedient to take enforcement action the decisive issue for the Council will be whether the breach of planning control unacceptably affects public amenity, existing land uses and buildings which merit protection in the public interest or the natural environment”. Clearly, it is therefore expedient to take enforcement action where it relates to heritage assets, as development negatively affecting heritage assets will unacceptably affect public amenity and buildings which merit protection in the public interest.

National policy and guidance

83. The National Planning Policy Framework (NPPF) sets out at paragraph 60 that, “Effective enforcement is important to maintain public confidence in the planning system”. Planning Practice Guidance also sets out that effective enforcement is important to tackle breaches of planning control which would otherwise have an unacceptable impact on the amenity of the area, which is particularly the case with planning breaches in relation to heritage assets.
84. Further to the above, heritage assets are one of the most notable forms of development where it is obvious if planning breaches have taken place which negatively affect development. Additionally, if

planning breaches to heritage assets are not challenged, particularly in conservation areas, it can give the impression that unauthorised development is acceptable. This can then lead to other properties of heritage value being damaged, as it creates a mentality where owners see unacceptable development on other heritage assets and believe they can do the same. This can either be in the form of the owners presuming the development is acceptable, or knowing the development has been carried out without permission, yet thinking it won't be challenged.

Forms of enforcement action

85. The actions set out below include various types of enforcement action which can be taken to remedy unauthorised developments affecting heritage assets. It should however be noted that this is not a definitive list.

Planning contravention notice

86. A planning contravention notice can be used to obtain information the council needs for enforcement purposes from the landowner about any operations being carried out, any use of, or any activities being carried out on the land. These notices can also be used to invite the landowner to respond constructively to the council about how any breach of planning control can be remedied.
87. This type of notice should be used when it appears that a breach of planning control may have occurred, and where the council wants to find out more information before deciding what enforcement action to take. Whilst this notice can be issued by the council, if it is considered convenient and practical to issue an enforcement notice or to take any other appropriate enforcement action, a planning contravention notice need not be issued beforehand. A planning contravention notice is essentially in place to help the council establish if a planning breach is taking place where the council are unsure if this is the case.

Enforcement notice

88. An enforcement notice sets out exactly what in the council's view the breach of planning control is, and what steps must be taken to remedy the breach. This should be issued where the council are satisfied that there has been a breach of planning control, and it is convenient and

practical to do so, taking account of the policies in the Borough Plan and any other material considerations.

Listed building enforcement notice

89. A listed building enforcement notice can be used by the council to specify the contravention, and require any steps which need to be taken to achieve the desired outcomes. This can be to restore the building to its former state, alternatively, the council can require the building to be brought into the state in which it would have been if the terms and conditions of any listed building consent which has been granted for the works had been complied with.

Temporary stop notice

90. A temporary stop notice requires a landowner to immediately stop an activity which is a breach of planning control. As part of issuing this type of notice, any person contravening its instructions can be prosecuted for an offence, therefore this is a powerful tool at the council's disposal. The advantage of a temporary stop notice is that it allows the council to act quickly to address breaches of planning control, such as unauthorised activities. This is particularly advantageous with heritage assets, as the repair/replacement of historic features can be very expensive, therefore it is better to stop any damaging work as soon as possible, in order that the council can meet its duty to preserve heritage assets of all forms. This type of notice also has the benefit that unlike a stop notice, a temporary stop notice doesn't have to wait for an enforcement notice to be issued, and the temporary stop notice comes into effect immediately.
91. In terms of deciding whether to issue a temporary stop notice, the council must be satisfied that there has been a breach of planning control, and that it is convenient and practical that the breach is stopped immediately. In the context of breaches relating to heritage assets, it is highly likely that it will be convenient and practical to issue a temporary stop notice, primarily due to the duty on the council to have special regard to the desirability of preserving listed building, and to pay special attention to the desirability of preserving conservation areas.
92. As part of the decision to issue a temporary stop notice, the council do not need to carry out a detailed cost/benefit assessment, however the assessment should examine the benefit to amenity in the vicinity of

the site which is likely to result from a temporary stop notice. Again, as the amenity benefit will relate to a heritage asset, the benefit will be higher than any general amenity benefit that may exist for non-heritage related enforcement matters. The council will also ensure when issuing a temporary stop notice, that it prevents irreversible harm as a result of any damage to heritage assets, for example the removal of historic elements of a building which are original to the construction of the building.

93. In relation to who a temporary stop notice can be served upon, this can be to the person who appears to be executing the works or causing them to be executed; the person who appears to have an interest in the building; or the person who appears to be an occupier of the building. As part of this, the council will display a copy of the notice on the building, specifying the date on which it is first displayed. The temporary stop notice will then take effect when the copy of it is first displayed.

Advertisements enforcement

94. Advertisements are treated differently from other forms of development when it comes to enforcement, and this means that anyone who displays an advertisement in contravention of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 commits an offence. This could be by displaying an advert without the necessary consent, or without complying with the conditions attached to that consent.
95. As this is an offence, the council can then inform the offender that the council are immediately open to bring a prosecution in the Magistrates' Court for an offence under section 224 of the Town and Country Planning Act 1990. The offender should also be informed that the penalty conviction for the offence is a level 4 on the standard scale, with a current maximum penalty of £2,500. In addition to this, in the case of a continuing offence, i.e. the advertisement not being removed or amended appropriately, the offender can be fined an extra £250 per day until the contravention ends.
96. The offender should further be informed that where the council achieves a successful conviction for failure to comply with an enforcement notice, the council can then apply for a Confiscation Order under the Proceeds of Crime Act 2002, which gives the council the power to recover the financial benefit obtained through the

unauthorised development. Additionally, the offender should be informed that the council has the powers to remove any advertisement (and any structure used for its display) which in the council's view is displayed in contravention of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. Local list

Context

97. The purpose of this section is to update the local list from the last published version in the Local Plan 2006, which following the adoption of the Borough Plan 2011-2031 was revoked, and therefore it is necessary to update the list. By updating the list, it will highlight all non-designated heritage assets that the council is aware of outside of conservation areas, as well as those non-designated heritage assets within conservation areas which act as landmarks. This in turn will allow easier identification of these assets when planning applications are submitted, and will provide a starting point for assessing the heritage impacts of any applications. Additionally, the more detailed assessments of the locally listed buildings outside of conservation areas will help property owners gain an understanding of the heritage features which are significant in relation to the property they own.

Historic context of the borough

98. A key aspect of updating the local list is to understand the historic context of the borough. In order to achieve this, both the Nuneaton Historic Character Assessment and Bedworth Historic Character Assessment were reviewed to help set the context for the historical development of the borough, as well as aiding in identifying specific aspects of the borough's history which are significant.

Nuneaton's context

99. The early development of the town was driven by the medieval priory of St. Mary's, which obtained a market charter in 1170. A mixture of commerce and speculation by the priory drove the town's subsequent medieval growth and the town centre continues to be underpinned by its medieval plan form. Despite the town's rapid late 19th and 20th century growth and development, this underlying pattern was never completely lost.
100. From the late 19th century onwards the town's growth absorbed a number of historic rural settlements, such as Attleborough, Stockingford and Chilvers Coton. Historic features and buildings associated with these settlements still remain.

101. Despite the town's long history, its built environment largely dates from the late 19th and 20th century. The town's commercial vitality at the turn of the 20th century resulted in the development of middle class and working class areas outside the town centre. In particular, the medieval remains of St. Mary's priory attracted late Victorian middle class development along Manor Court Road.
102. Architecturally these new middle class dwellings borrowed heavily from popular revivalist styles of the time with their use of red brick, pebble-dashed walls, mock timber gables, hanging red tiles and terracotta decoration. In a more limited way these stylistic movements also influenced houses built for the working classes.
103. Beyond this are areas of late 19th and 20th century residential and industrial growth with the main roads leading out from the centre lined with houses built during the 1920s and 1930s. The influences of earlier revivalist styles are still obvious on houses from this period. However, unlike many towns, Nuneaton still possesses a number of distinctive public and commercial buildings dating from this period.
104. Dotted throughout the townscape are examples of Nuneaton's industrial past. These buildings are not just relics from an earlier period; their scale, quality and setting offer real opportunities, and consequently they could be used to drive approaches to regeneration within the town and maintain local distinctiveness.
105. Post-war development within the town removed much of the town's historic buildings. The result has been a significant loss of local distinctiveness in parts of the town. Of equal detriment to the town has been the impact of traffic planning. The ring road built around the town centre in the 1960s has detached the centre from the rest of the town, in addition it cut through the historic village of Attleborough. Despite this, Nuneaton contains a number of important heritage assets that testify to its development since the medieval period and its continuing commercial vitality.

Nuneaton's specific areas of interest

Silk ribbon weaving

106. By 1851 half of the recorded workforce were engaged in the town's principle industry – silk ribbon weaving. This expanded in Nuneaton from the mid-17th century, moving out from the main centre of

production in Coventry. It had become a sizeable component of the local economy by the end of the 18th century, but it went through a number of slumps in the 19th century. The industry finally collapsed as a result of cheap foreign imports in the 1860s, and much of Nuneaton's industrial workforce, consequently suffered much hardship.

Mining

107. Nuneaton's development changed radically with the coming of the railways and improved mining methods that allowed for the exploitation of deeper coal measures after the mid-19th century. Coal had been exploited in the area for centuries, though on a very small scale. The development of a national rail network and the building of a direct line to Birmingham in 1862 opened up new markets for coal, clay and its derivative manufactures – brick and tile. This together with local entrepreneurship and increasing mechanisation led to the late-Victorian and Edwardian town boom in the 1890s and 1900s.

Railways

108. Areas of 19th and 20th century development are intersected by the railway (both active and former). The presence of these routes partly influenced the spatial development of the town's suburbs, demonstrating very clearly how even comparatively recent landscapes are conditioned by earlier features.

Reginald Stanley

109. One of the town's most important political and industrial figures, Reginald Stanley's legacy was made through the manufacturing and trading of bricks. He owned brickyards, collieries, and an engineering firm, with many of the buildings in Nuneaton having been built with his bricks. Due to this success, Stanley went on to become the biggest philanthropist in Nuneaton at his time. Along with his philanthropy, Stanley also invested in the construction of various buildings in the town, which further evidence his importance within Nuneaton.

Bedworth's context

110. Bedworth is really a collection of settlements which were separate until recently. These are, with the exception of the old town of Bedworth: Collycroft, Mount Pleasant, Bedworth Heath, Coalpit Field, Goodyers

End, Hawkesbury and Exhall. In part this is a result of the area's industrial past and tendency for settlements to develop around industrial activities.

111. Coal had long been mined in the area with records showing continuous working since the sixteenth century. However, Bedworth's urbanisation really began in the late eighteenth century when the opening of the Coventry to Bedworth canal in 1769 stimulated output, and subsequent canal construction made Warwickshire coal competitive in London. Rapid railway development from the mid-nineteenth century onwards increased demand still further so deeper mines were exploited. At this time the town also became a centre for silk and ribbon weaving.
112. The town's domestic building stock largely dates from the late nineteenth century onwards. Good examples of late Victorian and Edwardian terraced housing can be seen on the margins of the town centre, while houses built during the 1920 and 1930s can be found lining the main roads leading out from the centre.

Bedworth's specific areas of interest

Mining

113. The development of Bedworth during the early modern period is closely connected with the development of the Warwickshire coalfield. By the late sixteenth century coal mining was an important part of the local economy. Towards the end of Queen Victoria's reign the full potential of the Warwickshire Coalfield was realised, and the area witnessed a rapid increase in coal production. As a result, the population of the town rapidly expanded around the turn of the nineteenth century.

Silk ribbon weaving

114. Bedworth became a centre for silk ribbon production in the eighteenth century after French Protestants, fleeing persecution, sought refuge here and set up their hand looms in their homes.

Railways

115. The tramway running between Coventry and Bedworth went along Coventry Road. The ease of access to trams for those living along the

street would have driven up land values and rents. Furthermore, it would have attracted those who may have worked within Coventry, and these individuals may have held clerical or professional positions.

Significant building types in the borough

116. In addition to the contextual overview of the history of the borough, and the specific areas of interest to consider when identifying buildings to locally list, specific types of buildings were also considered. These are made up of buildings that typically have some form of historic and/or architectural interest, and are set out in the following paragraphs.

Historic farmsteads

117. These type of buildings represent remnants of former rural settlements or early phases of urbanisation. Bedworth's and Nuneaton's rapid expansion from the late 19th century onwards led to the absorption of a number of rural settlements, isolated farmsteads and cottages scattered across the landscape. In general these dwellings and associated buildings (agricultural buildings, etc.) tend to be vernacular in influence, and on the whole date from before the early 20th century.

118. These heritage assets provide what are otherwise relatively bland suburban landscapes a historical and visual richness often found in contemporary rural settlements. Their aesthetic value is reinforced by their vernacular traits that are often in contrast to the repetitious character of modern dwellings.

119. They (in particular where they cluster) provide communities with a natural focus. They are also highly important in reinforcing local identity, and in particular serving as an important reminder that the communities in which they are found have their own histories.

Early industrial housing

120. A relatively rare type within both towns. These houses generally date from the early to mid 19th century, and predate the enforcement of the Public Health Act (1875) which forced local authorities to impose minimum standards in regards to housing. They are usually found in small rows of two or three dwellings, and are usually constructed from

handmade redbrick. The layout of these buildings is typically two up and two down.

121. Often found in close proximity to former sources of employment (canals, industrial works, etc.), their spatial distribution and numbers echo areas of industrial activity between the late 18th to late 19th century. The diminutive scale of this type of dwelling often gives them an aesthetic quality more often associated with historic rural dwellings. Visually attractive, they often inhabit the historic nucleus of former settlements scattered across the townscape. Consequently, they are vital components in reinforcing local distinctiveness for these areas.

Early industrial townhouse

122. Amongst the earliest buildings to survive within Nuneaton and Bedworth are its town houses within the centre. The earliest examples appear to date from the mid 19th century, although there is the potential for earlier fabric. Examples of this type of building are generally three or two storied. They are typically externally rendered in white. Architectural detailing tends to be simple.
123. Townhouses were once ubiquitous across the historic centres of Bedworth and Nuneaton. However, more recent development has removed the majority of this type. Consequently, within Bedworth only a few examples survive along part of Mill Street, while in Nuneaton, where they have survived, they have tended to preserve the underlying pattern of burgage plots.
124. The few remaining examples within the town are important in visually reminding the community that the town has a long and distinctive history.

Suburban villas

125. The housing was built for the town's expanding middle class, with the design of the streets and houses reflecting their aspirations. Consequently, the development was of low density, with houses of grander architectural styling set within wide tree-lined streets.

Engineering works, industrial textiles mills and top shops

126. Post-war development had expunged the town of much of its industrial heritage. However, the two towns still retain a number of historic assets related to its industrial past, such as surviving top shops,

industrial works, etc., that continue to make a positive contribution to the town and its identity. Such assets provide the town with a visual narrative of its development and reinforce local identity. Consequently, opportunities should be sought to enhance this resource, and there should be a presumption in favour of retaining this resource.

127. In Bedworth a few buildings within the town, known as top shops, still reflect the former importance of textile working within the town during the 19th century. They have (or had) large windows on the top floor to let good levels of daylight in and/or to control ventilation. Some examples use chequered brick patterning, which is a feature evident on terraced houses within the town.

Public houses

128. Public houses are some of the oldest buildings found within the two towns. Dating from the 19th century onwards, earlier examples tend to be found within the towns' historic cores. Their form and styling can still tell us much about changes in tastes and fashion, however they also reflect wider changes in society. Furthermore, their spatial patterning within the townscape reflects the manner in which the towns evolved. However, their significance goes beyond just simply their evidential or historical value; they are important assets in sustaining local identity.

Educational buildings

129. Some early school buildings within the borough reflect a high degree of architectural embellishment, which makes them stand out from the plain housing that often surrounds them. Significant schools reflect educational thinking and legislation from the time.

Commercial and leisure buildings

130. The late-Victorian, Edwardian and Inter-war periods (1880-1939) contributed significantly and positively to the urban architectural character of Nuneaton Town Centre. Shops, banks, pubs, restaurants and cinemas represent some of the most locally distinctive and interesting architecture of the borough.

Law and government buildings

131. Buildings of law and civil authority are among some of the most architecturally impressive in the borough. Built at a time when the town was booming in the late 19th and early-mid 20th century, examples convey messages of authority, service and civic pride.

Canal and railway buildings

132. Canals and railways have played a crucial role in the development of the borough and form key elements in the historic environment. Buildings and structures that are related to these forms of transport are important examples of local heritage.

Identification process

133. The starting point for the selection process was the local list from the Local Plan 2006, as this was the most recently adopted list of local heritage assets. In addition to this, buildings which had previously been assessed for inclusion on the local list at a high level were re-assessed using the new detailed assessment outside conservation areas, and on the landmark status criteria for those within conservation areas.
134. In order to expand the list upon previously identified buildings, both the Nuneaton and Bedworth Historic Character Assessments were used to identify significant buildings/roads mentioned, which were then reviewed for assessment. Additionally, historic maps were used to select significant buildings highlighted in the borough, dating back to 1886. Further to this, knowledge of potential non-designated heritage assets by planning officers was used to supplement the selection process.
135. One specific group of buildings which were selected for inclusion were the miners' cottages in Bermuda Village, as they are protected under Article 4 Directions, and therefore meet the criteria of non-designated heritage assets.

Assessment process

136. The assessment process for the local list has been split into two different levels of assessment. The first, most basic level of assessment was for those buildings within conservation areas, where

the character of the areas has already been established as having heritage value. For these buildings, a simple process has been undertaken to assess the landmark buildings within the conservation areas, using the criteria set out below for landmark status. It should however be noted that this only highlights those buildings that serve as landmarks, and does not constitute a list of all non-designated heritage assets within those conservation areas. For example, the vast majority of buildings within Abbey Conservation Area are non-designated heritage assets, however many have not been added to the local list as this would merely list most of the buildings within the conservation area.

137. The second level of assessment was more detailed, as these buildings fall outside conservation areas, and had not yet been assessed for their heritage value in the way that conservation areas have, i.e. through the designation of conservation areas, and through their respective conservation area assessments and management plans. In order to select heritage assets outside conservation areas to keep on the local list, and add to it, a set of assessment criteria have been used. These were based on criteria set out by Historic England in Advice Note 7: Local Heritage Listing (2021). The criteria used to assess each asset is provided in Table 1 below.

Criteria	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural and artistic interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials,

	construction and craft techniques, or any other distinctive characteristics.
Group value	Groupings of assets with a clear visual design or historic relationship.
Archaeological interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
Historic interest	A significant historical association of local or national note, including links to important local figures, groups or events, may enhance the significance of a heritage asset. Blue plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets... can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity and distinctiveness.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

Table 1: Assessment criteria

138. The asset type; rarity; architectural or artistic interest; group value; and landmark status were assessed by visual inspection, with the architectural interest making reference to an architectural guide.
139. The age of each building was established mainly using map regression, which is a technique whereby historic maps are used to discern when a building was first built. Where however the building has a date on the building, this was used, or where research highlighted the date, this was used.
140. For the archaeological and historic interest criteria, various sources were used. Two very useful resources were Warwickshire County Council's Time Trail, as well as their website Our Warwickshire, both of which contain the county's online database of the Historic Environment Record. Further to this, evidence was gathered from local history groups' websites, which hold a substantial amount of photographic evidence, as well as documentary evidence.
141. Once the above assessments were concluded, those without sufficient significance to be added to the local list were omitted from the list, whilst those which had sufficient significance were added to the local list.

The list

142. The list itself can be found in the appendices to this SPD. Appendix A contains the locally listed buildings within conservations areas, Appendix B contains the locally listed buildings outside conservation areas, whilst Appendix C contains the assessments of the locally listed buildings outside conservation areas. Please note that Appendix C has been separated from the main document, as this enables a table of contents to be included with this appendix, which will facilitate easier use of the document for finding specific assessments.

Appendix A: Locally listed buildings within conservation areas

Former building name	Building no. / name	Street	Town/locality	Postcode	Conservation area	Landmark?
	74	Duke Street	Nuneaton	CV11 5PX	Abbey	Yes
	109	Earls Road	Nuneaton	CV11 5HP	Abbey	Yes
	144	Earls Road	Nuneaton	CV11 5HP	Abbey	Yes
	136 & 138	Earls Road	Nuneaton	CV11 5HP	Abbey	Yes
	Nunscroft 139	Earls Road	Nuneaton	CV11 5HP	Abbey	Yes
Daintree Villa and Villa Real	2	Manor Court Avenue	Nuneaton	CV11 5HX	Abbey	Yes
Gardener's Cottage	3	Manor Court Avenue	Nuneaton	CV11 5HX	Abbey	Yes
Cottage Hospital	5-6	Manor Court Avenue	Nuneaton	CV11 5HX	Abbey	Yes
	Jepson House, 4	Manor Court Avenue	Nuneaton	CV11 5HX	Abbey	Yes
	100	Manor Court Road	Nuneaton	CV11 5HQ	Abbey	Yes
	106	Manor Court Road	Nuneaton	CV11 5HQ	Abbey	Yes
	115	Manor Court Road	Nuneaton	CV11 5HQ	Abbey	Yes
	123	Manor Court Road	Nuneaton	CV11 5HQ	Abbey	Yes

Former building name	Building no. / name	Street	Town/locality	Postcode	Conservation area	Landmark?
	137	Manor Court Road	Nuneaton	CV11 5HG	Abbey	Yes
	140	Manor Court Road	Nuneaton	CV11 5HG	Abbey	Yes
	Lansdowne Terrace, 108-124 (evens)	Manor Court Road	Nuneaton	CV11 5HQ	Abbey	Yes
	Manor Court	Manor Court Road	Nuneaton	CV11 5HU	Abbey	Yes
	28	Chapel Street	Bedworth	CV12 8PY	Bedworth Town Centre	Yes
	24-36 (evens)	Chapel Street	Bedworth	CV12 8PY	Bedworth Town Centre	Yes
	12 & 14	Croxhall Street	Bedworth	CV12 8JB	Bedworth Town Centre	Yes
	12 Greens Yard	King Street	Bedworth	CV12 8HX	Bedworth Town Centre	Yes
	10-14 (evens)	High Street	Bedworth	CV12 8NF	Bedworth Town Centre	Yes
	53-59 (odds)	King Street	Bedworth	CV12 8JD	Bedworth Town Centre	Yes
Bear and Ragged Staff Public House	26 & 28	Leicester Road	Bedworth	CV12 8BU	Bedworth Town Centre	Yes
Silk-weavers Top Shop	9	Mill Street	Bedworth	CV12 8JX	Bedworth Town Centre	Yes

Former building name	Building no. / name	Street	Town/locality	Postcode	Conservation area	Landmark?
	23 & 25	Rye Piece Ringway	Bedworth	CV12 8JH	Bedworth Town Centre	Yes
	10	Church Street	Bulkington	CV12 9NL	Bulkington	Yes
Weavers Cottages	25-29	Church Street	Bulkington	CV12 9NL	Bulkington	Yes
	No. 32 Sutton Stop	Waterside	Longford	CV6 6DF	Hawkesbury	Yes
	4	Abbey Gate	Nuneaton	CV11 4EH	Nuneaton Town Centre	Yes
Gate Temperance Hotel	The Schoolwear Centre	Abbey Gate	Nuneaton	CV11 4EH	Nuneaton Town Centre	Yes
	10	Abbey Street	Nuneaton	CV11 5BP	Nuneaton Town Centre	Yes
	16	Abbey Street	Nuneaton	CV11 5BT	Nuneaton Town Centre	Yes
	1 & 3	Abbey Street	Nuneaton	CV11 5BP	Nuneaton Town Centre	Yes
Scala Theatre	Scala House	Abbey Street	Nuneaton	CV11 5BZ	Nuneaton Town Centre	Yes
	25	Attleborough Road	Nuneaton	CV11 4HZ	Nuneaton Town Centre	Yes
Conservative Club	Saints Nuneaton	Bond Gate	Nuneaton	CV11 4AG	Nuneaton Town Centre	Yes
	5	Bridge Street	Nuneaton	CV11 4DY	Nuneaton Town Centre	Yes

Former building name	Building no. / name	Street	Town/locality	Postcode	Conservation area	Landmark?
Bull Hotel	George Eliot Hotel	Bridge Street	Nuneaton	CV11 4DZ	Nuneaton Town Centre	Yes
	2	Chapel Street	Nuneaton	CV11 5QH	Nuneaton Town Centre	Yes
Gaol	Jail House Bistro	Chapel Street	Nuneaton	CV11 5QH	Nuneaton Town Centre	Yes
Congregational Church	United Reformed Church	Chapel Street	Nuneaton	CV11 5QH	Nuneaton Town Centre	Yes
	Nuneaton Library	Church Street	Nuneaton	CV11 4DR	Nuneaton Town Centre	Yes
	24a	Coton Road	Nuneaton	CV11 5TW	Nuneaton Town Centre	Yes
	33 & 35 Coton Chambers	Coton Road	Nuneaton	CV11 5TW	Nuneaton Town Centre	Yes
	37-39	Coton Road	Nuneaton	CV11 5TW	Nuneaton Town Centre	Yes
	Anker House	Coton Road	Nuneaton	CV11 5TG	Nuneaton Town Centre	Yes
	Museum & Art Gallery	Coton Road	Nuneaton	CV11 5HA	Nuneaton Town Centre	Yes
	Riversley Park Clinic	Coton Road	Nuneaton	CV11 5TY	Nuneaton Town Centre	Yes
	The Gurkha Corner, 24	Coton Road	Nuneaton	CV11 5TJ	Nuneaton Town Centre	Yes

Former building name	Building no. / name	Street	Town/locality	Postcode	Conservation area	Landmark?
	Town Hall	Coton Road	Nuneaton	CV11 5AA	Nuneaton Town Centre	Yes
Former Police Station and Magistrates Court	Warwick House	Coton Road	Nuneaton	CV11 5TL	Nuneaton Town Centre	Yes
	York House No. 1 & 1a	Coton Road	Nuneaton	CV11 5TQ	Nuneaton Town Centre	Yes
	7-15 (odds)	Coventry Street	Nuneaton	CV11 5TD	Nuneaton Town Centre	Yes
	George Eliot Building, 4-12 (evens)	Coventry Street	Nuneaton	CV11 5SZ	Nuneaton Town Centre	Yes
	4	Market Place	Nuneaton	CV11 4EA	Nuneaton Town Centre	Yes
Boots The Chemist	11	Market Place	Nuneaton	CV11 4EE	Nuneaton Town Centre	Yes
	19	Market Place	Nuneaton	CV11 4EF	Nuneaton Town Centre	Yes
	21	Market Place	Nuneaton	CV11 4EG	Nuneaton Town Centre	Yes
	24	Market Place	Nuneaton	CV11 4EG	Nuneaton Town Centre	Yes
Former Town Hall	25a & 26	Market Place	Nuneaton	CV11 4EG	Nuneaton Town Centre	Yes
	28 & 29	Market Place	Nuneaton	CV11 4EG	Nuneaton Town Centre	Yes

Former building name	Building no. / name	Street	Town/locality	Postcode	Conservation area	Landmark?
	8-9	Market Place	Nuneaton	CV11 4EA	Nuneaton Town Centre	Yes
Westminster Bank	Fountain House, 25	Market Place	Nuneaton	CV11 4EG	Nuneaton Town Centre	Yes
	Cambridge House, 2 & 2a	Newdegate Place	Nuneaton	CV11 4EZ	Nuneaton Town Centre	Yes
	12	Newdegate Place	Nuneaton	CV11 4EZ	Nuneaton Town Centre	Yes
	29	Newdegate Street	Nuneaton	CV11 4EJ	Nuneaton Town Centre	Yes
	31	Newdegate Street	Nuneaton	CV11 4EJ	Nuneaton Town Centre	Yes
J. C. Smiths	37	Newdegate Street	Nuneaton	CV11 4ER	Nuneaton Town Centre	Yes
	61	Newdegate Street	Nuneaton	CV11 4ED	Nuneaton Town Centre	Yes
Nuneaton Co-operative	23, 23a & 23 b	Queens Road	Nuneaton	CV11 5JT	Nuneaton Town Centre	Yes
	Park House	Riversley Road	Nuneaton	CV11 5QS	Nuneaton Town Centre	Yes
	1, 1a & 1b	Stratford Street	Nuneaton	CV11 5BS	Nuneaton Town Centre	Yes

Appendix B: Locally listed buildings outside conservation areas

Former building name	Building no. / name	Street	Town/locality	Postcode	Landmark?
Plough and Ball Public House	11	Abbey Green	Nuneaton	CV11 5DR	
	111a	Abbey Street	Nuneaton	CV11 5BX	
	114-114a	Abbey Street	Nuneaton	CV11 5BX	
	115-116	Abbey Street	Nuneaton	CV11 5BX	
	117-118	Abbey Street	Nuneaton	CV11 5BX	
	23a	Abbey Street	Nuneaton	CV11 5BT	Yes
	23c-f	Abbey Street	Nuneaton	CV11 5BT	
Woodland Cottage	Woodlands Farm	Ansley Road	Nuneaton	CV10 8LR	
	12	Arbury Road	Nuneaton	CV10 7NA	
	Abbey C of E Junior and Infant School	Aston Road	Nuneaton	CV11 5EL	
	2	Attleborough Road	Nuneaton	CV11 4HY	
Albion Works	64-122	Attleborough Road	Nuneaton	CV11 4JJ	Yes
Bulkington Station	270	Bedworth Road	Bulkington	CV12 9LG	
Bermuda Village	20-118 (evens) and 39-117 (odds)	Bermuda Village	Nuneaton	CV10 7PN	Yes

Former building name	Building no. / name	Street	Town/locality	Postcode	Landmark?
The Old Black Bank	4	Black Bank	Exhall	CV7 9NY	
	15	Black Bank	Exhall	CV7 9NX	
The Gables	47	Black Bank	Exhall	CV7 9NX	
	Exhall Cottage and Exhall House Stables	Blackberry Lane	Ash Green	CV7 9AL	
Hawkesbury Lane Station	37	Blackhorse Road	Longford	CV6 6DP	
	103	Blackhorse Road	Longford	CV6 6DP	
	The Boat Inn	Blackhorse Road	Longford	CV6 6DL	
The Crown Hotel	10	Bond Street	Nuneaton	CV11 4BX	
	41	Bond Street	Nuneaton	CV11 4DA	
	Nuneaton Trent Valley Station	Bond Street	Nuneaton	CV11 4BU	Yes
Jepson Modern Houses	12 & 14	Bulkington Lane	Nuneaton	CV11 4SA	
	Dovedale House, 17	Bulkington Road	Bedworth	CV12 9DG	
Chilvers Coton Canal Wharf Boatyard and Cottage	Star Line Boats and Boot Wharf Cottage	Bull Ring	Nuneaton	CV10 7BE	
	14	Bull Street	Nuneaton	CV11 4JX	
Bull Inn	The Smoking Bull	Bull Street	Nuneaton	CV11 4JX	

Former building name	Building no. / name	Street	Town/locality	Postcode	Landmark?
	Lamb and Flag	Church Road	Nuneaton	CV10 8LJ	
	Popworld, 40-41	Church Street	Nuneaton	CV11 4AD	
	Weston Hayes Farm	Coalpit Fields Road	Bedworth	CV12 9HJ	
	15-19 (odds)	Coventry Road	Bedworth	CV12 8NT	
	3-7 (odds)	Coventry Road	Bedworth	CV12 8NU	
	The Griffin Inn	Coventry Road	Nuneaton	CV10 7PJ	
	135 & 137	Croft Road	Nuneaton	CV10 7EH	
	White Lion Inn	Croft Road	Nuneaton	CV10 7DZ	
	Blyth Court	Dugdale Street	Nuneaton	CV11 5QD	
	6 & 8	Exhall Green	Exhall	CV7 9GL	
	Exhall Old School	Exhall Green	Bedworth	CV7 9GL	
Holy Trinity Church Vicarage	4	Fifield Close	Nuneaton	CV11 4TS	
	Yew Tree Cottage	Forders Lane	Bedworth	CV12 9SG	
	Chilvers Coton First School	Frank Street	Nuneaton	CV11 5RB	
	24-64 (evens)	Gadsby Street	Nuneaton	CV11 4NY	
	10	Haunchwood Road	Nuneaton	CV10 8DH	
	201	Heath End Road	Nuneaton	CV10 7HQ	
Free Methodist Chapel	KSD Studio, 161	Heath End Road	Nuneaton	CV10 7JB	

Former building name	Building no. / name	Street	Town/locality	Postcode	Landmark?
The Chase	Chase Hotel	Higham Lane	Nuneaton	CV11 6AG	Yes
	244	Hinckley Road	Nuneaton	CV11 6LN	
Empire Hall and Roller Skating Rink	6	Leicester Road	Nuneaton	CV11 4BW	Yes
	47	Leicester Road	Bedworth	CV12 8AB	
	59 & 61	Leicester Road	Bedworth	CV12 8AB	
	Granville House, 30	Leicester Road	Nuneaton	CV11 6AD	
	Mount Pleasant House	Leicester Road	Bedworth	CV12 8BU	
The Grove	1-6 Grove Lodge	Lionel Close	Nuneaton	CV12 0JG	Yes
	Bramcote Fields Farm	Lutterworth Road	Nuneaton	CV11 6QL	
	The Gables, 31	Lutterworth Road	Nuneaton	CV11 4LE	
Tuttle Hill Mill (formerly Caldecote Mill)	The Windmill House	Mancetter Road	Nuneaton	CV10 0SD	Yes
	Hill Farm	Marlowe Close	Nuneaton	CV10 9NZ	
	Yew Tree Farm	Marston Lane	Bedworth	CV12 9SD	
Stationmaster's House	Abbey Station House and Waiting Room	Midland Road	Nuneaton		
	1-11 (odds) Weston Hall Stables	Mill Lane	Bulkington	CV12 9RU	
	Alties	Newtown Road	Bedworth	CV12 8PQ	

Former building name	Building no. / name	Street	Town/locality	Postcode	Landmark?
Tape Mill	Toye Kenning and Spencer	Newtown Road	Bedworth	CV12 8QR	
	467-471 (odds)	Nuneaton Road	Bulkington	CV12 9SB	
Park Avenue School	Aim 4, Freeway Building	Park Avenue	Nuneaton	CV11 4PQ	
	2	Park Road	Bedworth	CV12 8LF	
	4	Park Road	Bedworth	CV12 8LF	
	Plough Hill Farm Cottage and Barns	Plough Hill Road	Nuneaton	CV10 9NZ	
	31	Princes Street	Nuneaton	CV11 5NW	
	33	Princes Street	Nuneaton	CV11 5NW	
	Queens Hall, 75	Queens Road	Nuneaton	CV11 5LA	
	51	Rugby Road	Bulkington	CV12 9JQ	
	The School House	School Lane	Bedworth	CV7 9GG	
	30	School Road	Bulkington	CV12 9JD	
Congregational Chapel	Bulkington Congregational Church	School Road	Bulkington	CV12 9JD	
Rose Cottage Farm	45	The Long Shoot	Nuneaton	CV11 6JG	
Tollgate House	284	The Long Shoot	Nuneaton	CV11 6JN	
	2	The Square	Nuneaton	CV11 4JY	
Beehive Kiln		Tuttle Hill	Nuneaton	CV10 0HU	
Haunchwood Institute	Haunchwood Sports and Social Club	Valley Road	Nuneaton	CV10 9NH	

Former building name	Building no. / name	Street	Town/locality	Postcode	Landmark?
	Valley Farm	Valley Road	Nuneaton	CV10 9NJ	
	1	Withybrook Road	Bulkington	CV12 9JN	

Appendix C: Assessments of locally listed buildings outside conservation areas

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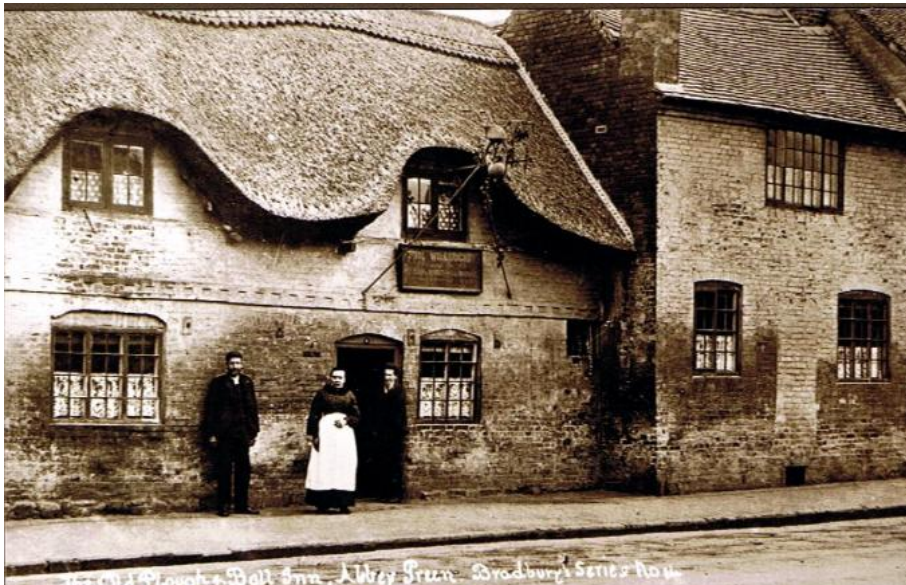
Abbey Station House and Waiting Room, Midland Road, Nuneaton (Former Stationmaster’s House and Waiting Room).....	201
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Haunchwood Sports and Social Club, Valley Road, Nuneaton (Formerly Haunchwood Institute)	240
Valley Farm, Valley Road, Nuneaton	242
1 Withybrook Road, Bulkington	245

11 Abbey Green, Nuneaton (Former Plough and Ball Public House)



Photo: Google (2023)

Criteria	Description
Asset type	Building (public house)
Age	Built between 1906 and 1913.
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative roof tiles on the ridges • Decorative shaped Dutch gables • String courses on multiple levels • Black painted quoins and lintels around first and ground floor windows • Round arched windows on ground floor • Round arch porch in front of the main entrance • Pilasters either side of the main entrance, including column with wooden carved figures (Atlas), supporting the small porch • CAMRA description: "A typical old town pub, dating back to the Edwardian period, with an ornate Dutch gabled parapet front, comprising of a main bar and games room with terraced beer patio and car park to the rear. (CAMRA, n.d.)"

Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	<p>Reputedly the site of a public house dating as far back as the 16th Century.</p> <p>The Golden Ball Pub was a favourite retreat in the early 19th Century for cock fighters and bull baiters when there was a bull ring on Abbey Green. The iron loops for tethering bulls were a feature of Abbey Green.</p> <p>The pub was renamed the Plough & Ball when the old Plough was pulled down in the Market Place in the 1840s and the licence combined.</p> <p>The Old Plough & Ball pub in Abbey Street, before 1905</p>  <p><i>Image: The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.)</i></p> <p>The previous building had very low ceilings (5'10" or 6'0" high) and collapsed in 1905 during work to try and raise the ceiling heights.</p> <p>The pub was then entirely rebuilt as a modern tavern, and some years ago was renamed the Town Talk. Fred Carris was the landlord in 1938/9. (The Nuneaton and North Warwickshire Local and Family History Web Site, n.d.)</p>


Landmark status	None
References	<ul style="list-style-type: none"> • The Nuneaton and North Warwickshire Local and Family History Web Site (n.d). <i>Our "Down Your Street" project</i>. Available from http://www.nuneatonhistory.com/townscapes---nuneaton.html • CAMRA (n.d.). <i>Town Talk, Nuneaton</i>. Available from https://camra.org.uk/pubs/town-talk-nuneaton-158304

23a Abbey Street, Nuneaton



Photo: Google (2019)

Criteria	Description
Asset type	Building
Age	1928
Rarity	Creates a group value and shares similar architectural characteristics (pilasters, window surrounds, dating plate, pediments) with other town centre buildings.
Architectural and artistic interest	<ul style="list-style-type: none"> • Brown brick in Flemish bond • Ashlar stone used for architectural details (pilasters, window surrounds, dating plate, pediment) • Pediment above second floor windows • Concealed roof • Pilasters on the second and first floors, supported by consoles

	<ul style="list-style-type: none"> • Dentilled cornice • Colonettes between the windows on the second and first floors • Ornate string course above the first floor windows • Garland stonework beneath first floor windows
Group value	Forms coherent architectural group with neighbouring 23 c-f
Archaeological interest	Subject to future assessment
Historic interest	<p>In the early 19th century, the town was primarily composed of a single lengthy thoroughfare, Abbey Street, complemented by seven shorter streets including Church Street and Bond Street.</p> <p>It is likely that the building was designed to architecturally harmonise with earlier structures at No's 17-22 (now demolished), and 23 c-f in the row, sharing similar architectural features such as a string course, pilasters and brickwork.</p> <p>Abbey Street, Nuneaton, 1960s</p>  <p><i>Image: Warwickshire County Record Office</i></p>
Landmark status	The building possesses aesthetic value and is notably taller than the surrounding buildings. As an end of terrace building, it acts somewhat as a landmark into Abbey Street. Its flank wall detracts from its overall contribution and weakens its status as a landmark.
References	<ul style="list-style-type: none"> • The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.). <i>Our "Down Your Street" project</i>. Available from http://www.nuneatonhistory.com/townscapes---nuneaton.html

	<ul style="list-style-type: none">• Warwickshire County Record Office
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23c-f Abbey Street, Nuneaton

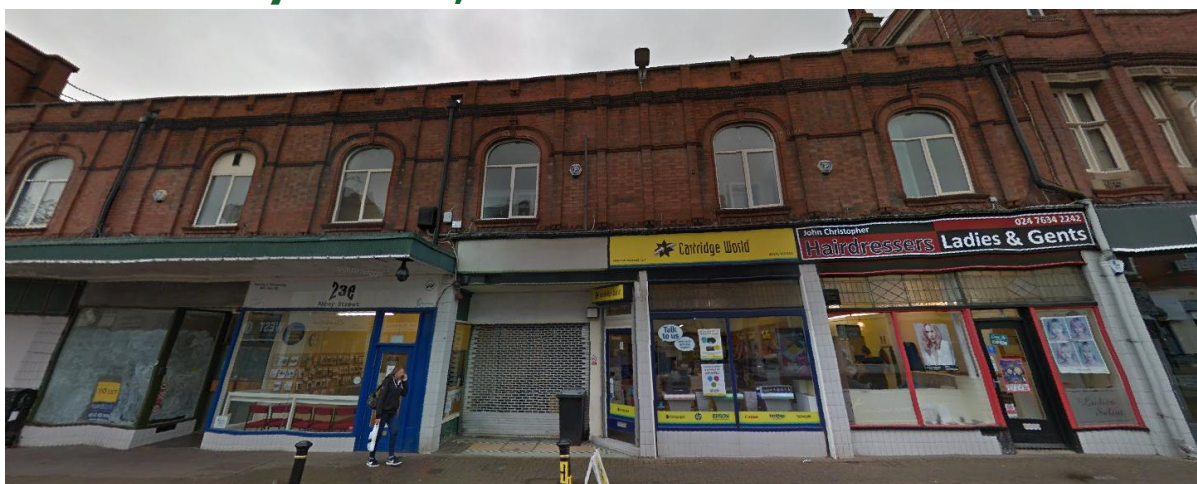


Photo: Google (2019)

Criteria	Description
Asset type	Building
Age	Built between 1903 and 1928
Rarity	Creates a group value and shares similar architectural characteristics (pilasters, window surrounds, dating plate, pediments) with other town centre buildings
Architectural and artistic interest	<ul style="list-style-type: none"> • Brown brick in Flemish bond • Pilasters along the first floor supported by consoles • Dentilled cornice • Keystones above first floor windows • Hood mouldings above first floor windows • Round arched windows on first floor • String course along first floor windows • Garland stonework below first floor windows • Original glass windows at the top of the frontages of 23c-d <p>The modern fascia detracts from its significance.</p>
Group value	Form coherent architectural group with neighbouring 23 a, 22-17 Abbey Street.
Archaeological interest	Subject to future assessment.
Historic interest	It is likely that the row was designed to architecturally harmonise with earlier structures at No's 17 - 22 (now demolished) in the row (share similar architectural features: string course, pilasters, brickwork).



— NUNEATON CO-OPERATIVE SOCIETY, LTD. —

Central Stores:—13 to 19 ABBEY STREET.
 Branch No. 2, NEW BUILDINGS, ANSLEY. Branch No. 4, WHITTLEFORD.
 Branch No. 5, STOCKINGFORD. Branch No. 6, EDWARD STREET.



Workingmen are INVITED to JOIN the above Society and to PURCHASE their GOODS from the Shop where they will
 Share the Profits.
It is Mainly upon CO-OPERATION that you must rely for the Improvement of your Social Position.

Images: The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.)

The building was the Nuneaton Co-operative Society store in the early 20th century.

According to the archival image, the building lost its ornate brick gables. This subsequently partially diminished its architectural significance.

Landmark status	None
References	The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.). <i>Our "Down Your Street"</i>

	<p><i>project.</i> Available from http://www.nuneatonhistory.com/townscapes---nuneaton.html</p>
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111 Abbey Street, Nuneaton



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	1907
Rarity	Creates a group value and shares similar architectural characteristics (window surrounds, dating plate, pediments) with other town centre buildings
Architectural and artistic interest	<ul style="list-style-type: none"> • Red brick in Flemish bond • Decorative roof tiles on the ridges • String courses on multiple levels

	<ul style="list-style-type: none"> • Stone window sills • Bay window at first floor, complete with dentilled cornice and original windows featuring dentilled cornice and ornate coloured glass panes to the upper fanlight <p>The modern fascia detracts from its significance.</p>
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	An attractive building demonstrating the Edwardian development in the town.
Landmark status	None
References	None

115-116 Abbey Street, Nuneaton



Photo: Google (2019)

Criteria	Description
Asset type	Building
Age	Built before 1904
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Corbel table (modillions) • Pilasters topped by capitals surrounding second and first floor round arched windows • Off-white render • Passageway to the courtyard in the middle
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	In the early 20 th century, No. 116 was a dispensing chemist shop named "Slinn", which was replaced by "Lesters Chemist" by the 1920s.

116 Abbey Street: chemist and post office, early 20th century



Image: The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.)

**Abbey Street, Nuneaton,
showing shops, pedestrians
and horse-drawn vehicles,
1920s**



*Image: Warwickshire County
Record Office (n.d.)*

1950s: No. 116 Abbey Street as Wilkinson & Son shop



Image: The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.)

The shopfronts have been altered on multiple occasions, detracting from the building's heritage interest.

Landmark status

None

References

- The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.). *Our "Down Your Street" project*. Available from <http://www.nuneatonhistory.com/townscapes---nuneaton.html>
- Warwickshire County Records Office (n.d.). *Abbey Street, Nuneaton, showing*

	<p>shops, pedestrians and horse-drawn vehicles, 1920s. <i>Our Warwickshire</i>. Available from https://www.ourwarwickshire.org.uk/content/catalogue_wow/nuneaton-abbey-street-5</p>
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117 and 118 Abbey Street, Nuneaton



Photo: Google (2019)

Criteria	Description
Asset type	Buildings
Age	Built before 1904
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<p>117</p> <ul style="list-style-type: none"> • Decorative red and yellow brick façade • Dutch gable with decorative pedimented dormer • Decorative dentilled cornices • Keystones above third and second floor round arched windows • Hood mouldings above second floor windows • Egg and dart string course above first floor window;

	<p>string courses below the first floor and above the second floor levels</p> <ul style="list-style-type: none"> • Brick pilasters with decorative bases and capitals • Historic adverts painted onto the walls (ghost sign) <p>The shopfronts have been altered on multiple occasions, detracting from the building's heritage interest.</p> <p>118</p> <ul style="list-style-type: none"> • Painted brick façade (unpainted in 1981) • Dutch gable with pedimented dormer • Decorative dentilled cornices • Keystones above third, second and first floors round arched windows • Hood mouldings above third, second and first floor windows • String courses at various levels; egg and dart string course above first floor windows • Pilasters with decorative bases and capitals • Colonette topped by a decorative capital between two of the first floor windows • Passageway to the courtyard in the middle
Group value	These buildings have a clear visual design and historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	1920s images below depict the building used as shops on the ground floor. The upper floors seem largely unaltered.



Image: Warwickshire County Record Office (n.d.)



	<p><i>Image: Warwickshire County Record Office</i></p> <p>No. 118 Abbey Street was a S&U Stores furniture shop up until the 1970s.</p>
Landmark status	None
References	<ul style="list-style-type: none"> • Warwickshire County Records Office (n.d.). Abbey Street, Nuneaton, showing shops, pedestrians and horse-drawn vehicles, 1920s. <i>Our Warwickshire</i>. Available from https://www.ourwarwickshire.org.uk/content/catalogue_wow/nuneaton-abbey-street-5 • Warwickshire County Record Office


Woodlands Farm, Ansley Road, Nuneaton (Formerly Woodland Cottage)



Photo: Google (2018)

Criteria	Description
Asset type	Buildings
Age	Built before 1842
Rarity	Rare in comparison to local characteristics. This is a regular U-shaped farmstead.
Architectural and artistic interest	<ul style="list-style-type: none"> Historic maps show three sides since at least 1842 in U-shape. Southern side has been replaced with unsympathetic modern wing. Northern and western buildings have been rebuilt circa 2009-2012. Only the farmhouse is original. The historic farmstead has interest as it evidences the local farming region, as well as advanced agricultural regimes. Additionally, the farmstead

	<p>was an essential component of the former more rural landscape (Historic England, 2017).</p> <ul style="list-style-type: none"> • Keystones above ground and first floor windows of cottage; modern windows and doors; skylights inserted in the roof. • The farmstead courtyard buildings completely rebuilt as per Google images below (2009 vs 2012)   <p><i>Images: Google (2009) and Google (2012)</i></p> <p>Only the farmhouse is locally listed, however the U-shape courtyard layout is of significance.</p>
Group value	Planned U-shape of farmstead of significance, although only the farmhouse is original.
Archaeological interest	Subject to future assessment
Historic interest	According to the Tithe Map 1842 and Nuneaton Millenium Project "The History of the Nuneaton area", the farmhouse and the surrounding land belonged to Thomas Hood, who owned 72 acres of land in 1873. Most likely, he built the farmhouse.


	<p>1842 Tithe Map</p> 
<p>Landmark status</p>	<p>None</p>
<p>References</p>	<p>Historic England (2017). <i>Agricultural Buildings: Listing Selection Guide</i>.</p>

Abbey C of E Junior and Infant School, Aston Road, Nuneaton



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Main building built before 1886. Extended in 1896 to northwest. Further extended to north and west in 2009.
Rarity	Typical of late Victorian suburban schools, this building is rare in comparison to local characteristics, especially with many schools of this period demolished or heavily altered.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative roof tiles on the ridges • Red brick with brown brick patterned brickwork in English bond • Transom and mullion brown brick windows • Brown brick string course • Chimney trunk to the southeast side removed • Extended to the rear • Windows replaced with UPVC
Group value	n/a
Archaeological interest	Subject to future assessment



<p>Historic interest</p>	<p>Typical of late Victorian suburban schools, this building is rare in comparison to local characteristics, especially with many schools of this period demolished or heavily altered.</p> <p>Abbey Green School, 1980s</p>  <p><i>Image: Nuneaton Local History Group (2019)</i></p>
<p>Landmark status</p>	<p>None</p>
<p>References</p>	<p>Nuneaton Local History Group (2019). Nuneaton & Bedworth Local & Family History – Notes & Queries: Memories of Abbey Green School about 50 years ago (Colin Yorke Collction). <i>Facebook</i>. Available from https://www.facebook.com/groups/nuneatonhistory/posts/2161573437427825/</p>

2 Attleborough Road, Nuneaton



Photo: Google (2024)

Criteria	Description
Asset type	Building
Age	Built before 1887
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Flemish bond; brickwork to the south elevation looks older • Keystones above windows • Shallow porch above the main entrance, supported by consoles, on top of fluted pilasters • Rectangular fanlight above main entrance
Group value	n/a

Archaeological interest	Subject to future assessment
Historic interest	<p data-bbox="470 280 1145 315">Attleborough Road, Nuneaton, 1910s</p>  <p data-bbox="470 920 1273 956"><i>Image: Warwickshire County Record Office (n.d.)</i></p> <p data-bbox="470 999 1362 1111">Attleborough Road with King Edward Road to the left. Detached houses and an industrial chimney. Nuneaton, 24 June 1977.</p>  <p data-bbox="470 1868 1166 1904"><i>Image: Warwickshire County Record Office</i></p>
Landmark status	None

References	<ul style="list-style-type: none">• Warwickshire County Record Office (n.d.). Attleborough Road, Nuneaton, 1910s. <i>Our Warwickshire</i>. Available from https://www.ourwarwickshire.org.uk/content/catalogue_wow/nuneaton-attleborough-road-3• Warwickshire County Records Office
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64-122 Attleborough Road, Nuneaton (Former Albion Works)



Photo: Google (2024)

Criteria	Description
Asset type	Buildings
Age	Built before 1858 (Cook, A.F., 2021)
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Round arched windows on ground and first floors • String course below first floor windows • Double round arched doorways surrounded by dressed stone surrounds • First floor rebuilt extensively; second floor demolished in the 1960s
Group value	These buildings have a clear visual design and historic relationship at ground floor.
Archaeological interest	Subject to future assessment

<p>Historic interest</p>	<p>This building has a significant association of local note, as it was formerly a ribbon weaving factory. (Timetrail, 2021)</p> <p>The looms were connected to a rotating armature that threaded the whole of the top of the building and was powered by a steam engine. It was an early form of mechanisation designed to speed up the silk manufacturing process, which was a staple trade in the Nuneaton, Attleborough and Chilvers Coton parishes at the time. However, it was too late, as the trade was in serious decline by then and gradually the top floor was abandoned, although the premises did remain used for silk manufacturing until the end of the 19th century at least. (The Nuneaton and North Warwickshire Local and Family History Web Site, n.d.)</p> <p>In 1883 A.W. Phillips, manufacturers of lawn tennis balls and football casings commenced business at the Albion Works, (Albion buildings) Nuneaton.</p> <p>The business continued to trade under the name A.W. Phillips Ltd until March 1914. In 1914 a new brand name for the tennis balls called Tuftex was created, which is the name the balls carry today.</p> <p>By 1970 A.W. Phillips manufactured one and a half million tennis balls per annum, a third of which were exported to the United States. At that time, they employed 40 people. The business continued from the Albion Buildings until recently. (Lee, P., 2024)</p> <p>The cottages were still used as such until the 1950's. The second floor was demolished in the second half of the 20th century. (The Nuneaton and North Warwickshire Local and Family History Web Site, n.d.)</p>
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Image: Roger Fifield (n.d.)

Demolition has started of the upper floors of the Albion Buildings in May 1968



Image: The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.)



Image: Roger Fifield (n.d.)

The rear of the Albion Buildings before demolition



Image: Roger Fifield (n.d.)

<p>Landmark status</p>	<p>This building has strong historical associations and has an especially striking aesthetic value, therefore it serves as a landmark within the local scene.</p>
<p>References</p>	<ul style="list-style-type: none"> • Timetrail (2021). <i>Albion Works, Attleborough Road, Attleborough.</i> • Cook, A.F. (2021). <i>Nuneaton Millennium Project: The History of the Nuneaton area.</i> • The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.). <i>Villages, parishes, churches, estates.</i> Available from

	<p>http://www.nuneatonhistory.com/villages-parishes-churches--estates.html#:~:text=An%20old%20photograph%20of%20the,Road%20as%20the%20parade%20Approaches.%20</p> <ul style="list-style-type: none"> • Lee, P. (2024) Nuneaton & Bedworth Local & Family History - Notes & Queries: The Albion Buildings. <i>Facebook</i>. Available from https://www.facebook.com/groups/nuneatonhistory/posts/3544770835774738/ • Roger Fifield (n.d.). Multiple images. <i>The Nuneaton and North Warwickshire Local and Family History Web Site</i>. Available from http://www.nuneatonhistory.com/villages-parishes-churches--estates.html#:~:text=An%20old%20photograph%20of%20the,Road%20as%20the%20parade%20Approaches.%20
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270 Bedworth Road, Bulkington (Formerly Bulkington Station)



Photo: NBBC (2025)

Criteria	Description
Asset type	Building
Age	1847 (The Nuneaton and North Warwickshire Local and Family History Web Site, 2021)
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative gables • Stonework coping stones topping gables • Finials topping pinnacle of gables as well as ends • Dentilled cornice
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	<p>When the Trent Valley Railway was built, the Trent Valley Railway commissioned the architect John William Livock (1815-1883) to design a unified series of station buildings and level crossing gate keepers' cottages for the line.</p> <p>This building has a significant historical association of local note, as it was designed by the architect J. W. Livock, and is one of the remaining examples of London North Western Railway's Trent Valley buildings. (The Nuneaton and North Warwickshire Local and Family History Web Site, 2021)</p>

Image of the station from before 1909



Image: Warwickshire Railways (n.d.)

Bulkington station's main building provided accommodation for the stationmaster as well as providing the passenger facilities. (Warwickshire Railways, n.d.)

Bulkington Station was closed in May 1931. After its closure, the station building was converted into a house and was still present in 1935, with the nameboard preserved. There are traces of the train station sign on the façade.

The railway station with steam engine, 1910s



The remains of the station in 1961



Images: Warwickshire County Record Office

The station's plan form and façade remain almost the same as they did originally; however, the station building now lacks chimney breasts, access from the tracks side, a bay window and roof finials. Additionally,

	the roof with ornamental cornices and the extension to the south side have evidently been replaced.
Landmark status	None
References	<ul style="list-style-type: none"> • The Nuneaton and North Warwickshire Local and Family History Web Site (2021). <i>London & North Western Railway</i>. • Warwickshire Railways (n.d.). <i>Bulkington Station</i>. Available from https://www.warwickshirerailways.com/lms/bulkington.htm • Warwickshire County Record Office

20-118 (evens) and 39-117 (odds) Bermuda Village, Nuneaton



Photo: Google (2023)

Criteria	Description
Asset type	Buildings (row of terraced houses)
Age	1893 (The Nuneaton Society, 2007)
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Flemish bond • Decorative roof tiles on the ridges • Decorative cornices • Round arched windows on the first and ground floors, topped with brick lintels • Round arched doors, topped with brick lintels. • Industrial Monuments Survey description: "Isolated and little altered late 19th century "model" colliery village of some 130 terraced brick built cottages." (Our Warwickshire, n.d.)
Group value	These buildings have a clear visual design and historic relationship.

Archaeological interest	Subject to future assessment
Historic interest	<p>These buildings have a significant historical association of local note, as they were purpose-built for an influx of new miners to the area, and would have provided first class accommodation for the miners (The Nuneaton Society, 2007), which serves as an important example of a mining village (Warwickshire County Council, 2015).</p> <p>The village was built over the period of twelve weeks. (The Royal Gazette, 2010)</p> <p>Additionally, the village was named after the managing director of Griff Collieries, Lieutenant General Sir Edward Newdegate, who was the Governor of Bermuda from October 1888 – June 1892. (The Nuneaton Society, 2007).</p>
Landmark status	These buildings have strong communal and historical associations, and therefore act as a landmark within the local scene.
References	<ul style="list-style-type: none"> • The Nuneaton Society (2007). <i>A Trip to Bermuda</i>. • Warwickshire County Council (2015). <i>Nuneaton Historic Character Assessment</i>. • The Royal Gazette (2025). <i>The Other Bermuda</i>. Available from https://www.royalgazette.com/general/lifestyle/article/20250109/the-other-bermuda/ • The Royal Gazette (2010). <i>Just how did Bermuda Village in Warwickshire get that name?</i> Available from https://www.royalgazette.com/other/lifestyle/article/2010210/just-how-did-

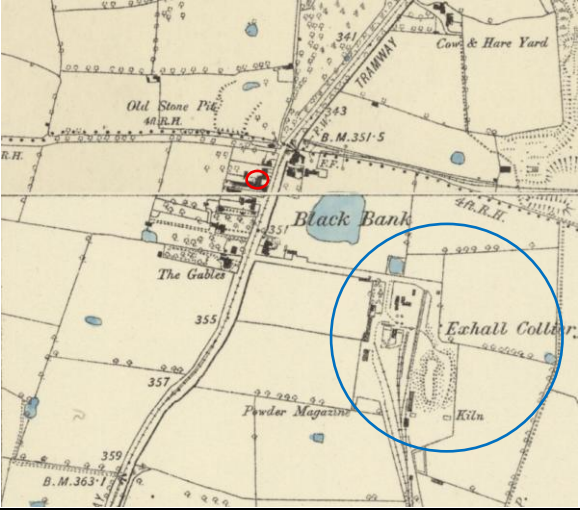
	<p>bermuda-village-in-warwickshire-get-that-name/</p> <ul style="list-style-type: none">• Our Warwickshire (n.d.) <i>Colliery Village, Bermuda.</i> Available from https://www.ourwarwickshire.org.uk/content/catalogue_her/colliery-village-bermuda
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15 Black Bank, Bedworth



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built before 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Dentilled cornice • Chequer-board pattern brickwork • Round arched gateway
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	Most likely associated with historical Exhall Colliery at Black Bank, Bedworth, which was a site of coal mining during the industrial revolution.

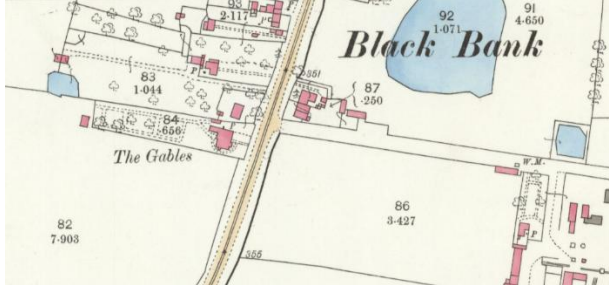
	<p>OS Map, 1886</p> 
Landmark status	None
References	None

47 Black Bank, Bedworth (Formerly The Gables)



Photo: Google (2020)

Criteria	Description
Asset type	Building
Age	Built before 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Off-white stucco • Decorative roof tiles on the ridges • Decorative gables • Dentilled cornice • String courses between first and ground floors • Dentilled cornice above ground floor bay window • Gable porch to entrance
Group value	n/a
Archaeological interest	Subject to future assessment

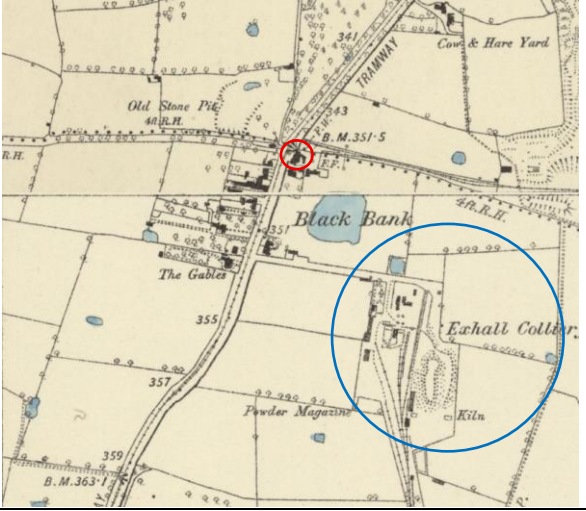
<p>Historic interest</p>	<p>According to the 1886 OS Map, The Gables was formerly accompanied by an extensive landscaped rear garden.</p> <p>1886 OS Map</p> 
<p>Landmark status</p>	<p>None</p>
<p>References</p>	<p>None</p>

4 Black Bank, Bedworth (The Old Black Bank)



Photo: Google (2024)

Criteria	Description
Asset type	Building (public house)
Age	1899
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative roof tiles on the ridges • Decorative gables • Pilasters on the first floor, supported by consoles • Round arched windows on the first floor • Stained glass fanlight above main entrance
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	Most likely associated with the historical Exhall Colliery at Black Bank, Bedworth, which was a site of coal mining during the industrial revolution.


	<p>OS Map, 1886</p> 
<p>Landmark status</p>	<p>None</p>
<p>References</p>	<p>None</p>

37 Blackhorse Road, Longford (Former Hawkesbury Lane Station)



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Opened along with the line on 2 September 1850 (Warwickshire Railways, 2021)
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative chimneys • Closers around windows • White stucco walls • Tiled roof
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	The building has a significant historical association of local note, as it was constructed by London and North Western Railway (Warwickshire Railways, 2021), which until 1923 was the largest railway in Britain (London & North Western Railway Society, 2021). This association links the building to an important chapter in the nation's industrial and transport history.

	<p>This single-storey building originally served as the station master's house. At the time of the station's opening, the station master also held responsibility for operating the level crossing gates.</p> <p>The marshalling yard was a significant part of the station, serving as a hub for sorting coal trains from various collieries in the area. Historically, it was a busy station, supported by a signal box that was commissioned in 1896 and remained in use until 2009. The station was closed to passengers on January 18, 1965 (Warwickshire Railways, 2021).</p> <p>In a document published by the West Midlands Rail Executive, the potential reopening of Hawkesbury station to passenger services was identified as part of a long-term, 30-year strategic plan for the region. The proposed timeframe for reopening is between 2034 and 2047.</p> <p>Image, looking towards the level crossing and on to Coventry from the Nuneaton end of Hawkesbury Lane station's down platform</p>  <p><i>Image: Warwickshire Railways (2021)</i></p>
Landmark status	None
References	<ul style="list-style-type: none"> • Warwickshire Railways (2021). <i>Hawkesbury Lane Station</i>. Available from https://www.warwickshirerailways.com/lms/hawkesburylane.htm

	<ul style="list-style-type: none">• London & North Western Railway Society (2021). <i>About the London & North Western Railway Co.</i>• The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.) <i>On London North Western Railway Lines</i>. Available from http://www.nuneatonhistory.com/on-london--north-western-railway-lines.html
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103 Blackhorse Road, Longford



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built before 1890
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Chequer-board pattern brickwork • Round arched lintel to ground floor window
Group value	n/a
Archaeological interest	Subject to future assessment

Historic interest

Most likely associated with historical Exhall Colliery at Black Bank, Bedworth, which was a site of coal mining during the industrial revolution.

OS Map, 1886



Landmark status

None

References


None

The Boat Inn, Blackhorse Road, Longford



Photo: Google (2019)

Criteria	Description
Asset type	Building (public house)
Age	Built before 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Lintels with keystones above first and ground floor windows • Sash windows • Two entrances with wooden six-panelled doors topped by fanlights • Consoles supporting small porches with coving • Pilasters either side of front entrances • The façade has since been painted

	 <p><i>Image: Google (2023)</i></p> <ul style="list-style-type: none"> • CAMRA description: "This old village pub was knocked into 1 room during the 1980s, but still gives the impression of 4 separate rooms all served by 1 bar." (CAMRA, n.d.)
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	<p>By the 1840s Francis Sephton was running a boatyard, 'The Dockyard', at Hawkesbury Junction, where the Oxford and Coventry Canals meet, and in 1857 he built the Boat Inn in Blackhorse Road.</p> <p>The census of 1881 records, Jim's son Francis Sephton was a boat builder. There is no pub name recorded on the census and the road name was given as Green Lane, an early name for Blackhorse Road.</p> <p>On his death in 1892, his sons Francis, William and Andrew took over the business (and their sons inherited afterwards). (Canal & River Trust, n.d.)</p> <p>As well as serving the boat trade, the pub's customers included miners from the Victoria, Exhall and Hawkesbury Collieries (Historic Coventry Forum).</p>
Landmark status	None
References	<ul style="list-style-type: none"> • CAMRA (n.d.). <i>Boat Inn, Exhall</i>. Available from https://camra.org.uk/pubs/boat-inn-exhall-158167

	<ul style="list-style-type: none">• Canal & River Trust (n.d.) <i>BW119, F W & A Sephton, Boat Builders</i>. Available from https://collections.canalrivertrust.org.uk/bw119• Historic Coventry Forum (2013). <i>Longford (inc. The Red Hills)</i>. Available from https://www.historiccoventryforum.co.uk/main/forum-posts.php?id=1828&s=75&show_cats=all
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10 Bond Street, Nuneaton (Formerly The Crown Hotel)

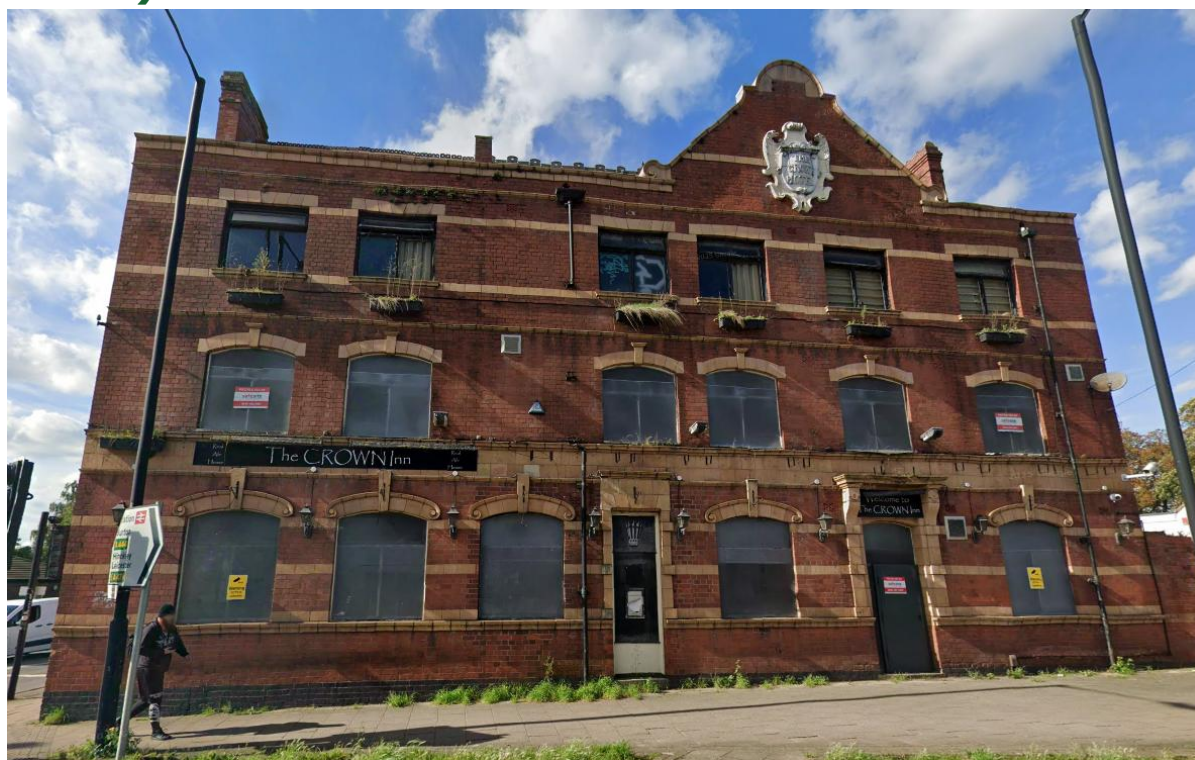


Photo: Google (2024)

Criteria	Description
Asset type	Building
Age	Rebuilt in 1905
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Attractive red brick façade in English bond with decorative stonework • Decorative roof tiles on the ridges • Decorative gable • Stonework emblem displaying the name of the building "The Crown Hotel" • String courses on multiple levels • Stone lintels with keystones above first and ground floor windows; lintels adorned with volutes at the ground floor • Stone lintels above second floor windows

	<ul style="list-style-type: none"> • Decorative canopy above main entrance supported by consoles • Fanlight above main entrance
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	The original building, dating back to the early 19th century, was fully rebuilt in 1905 to its present appearance. This rebuild was designed by local Nuneaton architect Arthur Moreton.
Landmark status	The building possesses aesthetic value and is taller than the surrounding buildings. As a corner building, it acts somewhat as a landmark of Bond Street and Back Street. Its plain flank wall detracts from its overall contribution and weakens its status as a landmark.
References	Nuneaton Local History Group (2019). Nuneaton & Bedworth Local & Family History – Notes & Queries: The Crown Inn, Bond Street Nuneaton – old and new! <i>Facebook</i> . Available from https://www.facebook.com/groups/nuneatonhistory/posts/2329225690662598/

41 Bond Street, Nuneaton

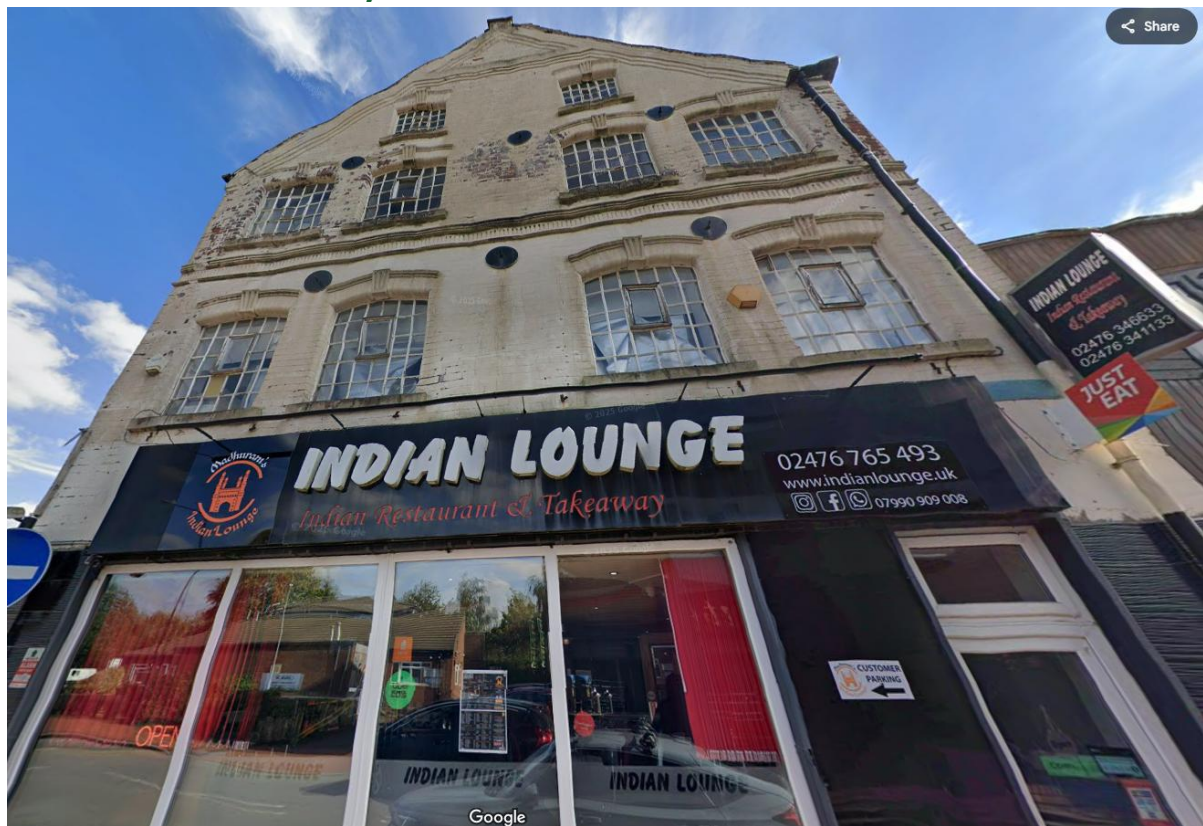


Photo: Google (2024)

Criteria	Description
Asset type	Building
Age	Built between 1886 and 1902 (according to OS Maps)
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Round arched windows topped with keystones on first, second and third floors • Sash windows on first, second and third floors (the windows look original with some modern ventilation vans crudely inserted in the middle) • String course between first and second floors • Modern shopfront to the ground floor, detracting from overall historic appearance
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	The area once featured an attractive ensemble of buildings, including the early 20 th century theatre building called the Hippodrome (formerly the Prince of Wales) to the right, and the Hollybush Inn next to it. However, all the buildings have since been demolished, except for those located at 41 Bond Street and 10 Bond Street.

**Bond Street with the Hippodrome theatre
(formerly the Prince of Wales) and the Hollybush
on the right**



Image: The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.)

Landmark status	The building possesses aesthetic value and is taller than the surrounding buildings.
References	The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.). <i>Our "Down Your Street" project</i> . Available from http://www.nuneatonhistory.com/townscapes---nuneaton.html

Nuneaton Trent Valley Station, Bond Street, Nuneaton



Photo: Google (2023)

Criteria	Description
Asset type	Buildings (train station)
Age	1915 (Warwickshire Railways, 2025)
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<p>Station building frontage</p> <ul style="list-style-type: none"> • String courses above first floor windows and between first and ground floor • Fanlights above doorways • String course at ground floor level • Garland stonework around the top of the clock tower • Decorative clock face • Round arched doorway to enter clock mechanism • String course above ground floor level on southern building <p>Platforms 1 to 3</p> <ul style="list-style-type: none"> • Decorative chimneys

	<ul style="list-style-type: none"> • Decorative original guttering systems • Metal columns with decorative capitals and bases • Stonework columns • Stonework surrounding doorways • Original panelled doors • Stonework corners • Original sash windows • Fanlights above doorways • String course below windows <p>Platforms 4 and 5</p> <ul style="list-style-type: none"> • Decorative chimneys • Decorative roof trusses • Metal columns with decorative capitals and bases • Cream brickwork • Arched windows • Pilasters either side of windows, topped with capitals and supported by bases • Decorative cills to windows • Fanlights above doorways • Original panelled doors • String course
Group value	These buildings have a clear visual design and historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	<p>The station was opened on 15th September 1847 when the London North Western Railway (LNWR) commenced, opening the Trent Valley Railway in order to avoid the congested areas of Birmingham and Coventry on the route to London (Warwickshire Railways).</p> <p>In 1913 a contract was awarded to Eli Kelley, a Coventry contractor, to replace Trent Valley's second station with the third attempt we see today. Due to the onset of</p>

	<p>WW1, the work was considerably slowed down, and new buildings were erected in the station concourse, whilst the old "Bay Lines", Platforms 1 & 2 and the north end bays, were cut through to form continuous through running. (The Nuneaton and North Warwickshire Local and Family History Web Site, n.d.)</p> <p>Network Rail constructed new platforms 6 & 7 on the far lines in the early 2000s.</p>
Landmark status	This large building has townscape value and therefore it serves as a landmark within the local scene.
References	<ul style="list-style-type: none"> • Warwickshire Railways (2025), <i>Nuneaton Trent Valley Station</i>. • The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.). <i>On London North Western Railway Lines</i>. Available from http://www.nuneatonhistory.com/on-london--north-western-railway-lines.html

Dovedale House, 17 Bulkington Road, Bedworth



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built between 1886 and 1902 (date stone suggests 1899)
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative roof tiles on the ridges • Decorative gables • String courses at multiple levels • Masonry surrounding first and ground floor bay windows • Keystones above both round arched doorways to the front of the building • Masonry surrounding main entrance • The central window on the first floor and the entrance to

	the left have been bricked up.
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	<p>The building has a significant historical association of local note, as it was the home and office of William Johnson MP (Lee, P., 2016), who was the General Secretary and Agent of the Warwickshire Miners' Association. He was also Treasurer of the Midland Miners Federation from 1886-1919, and became the Member of Parliament for Nuneaton in 1906.</p> <p>The Warwickshire Miners' Association was significant, as it was a founder constituent of the Miners' Federation of Great Britain, the predecessor of the National Union of Mineworkers (Our Warwickshire, 2021). William Johnson was known as the town's "miners' MP" for his work with Bedworth's poorly paid colliers at the turn of the last century (Coventry Telegraph, 2006)</p> <p>The second Warwickshire Miners' Association (WMA) was established on 26 September 1885, with offices in Church Street, Bedworth.</p> <p>In 1899 the union opened a purpose-built central office in Bulkington Lane, Bedworth. At a cost of £2,000, the building in an acre of land had an office for the General Secretary, a general office, a strong room and a thirty-five foot square assembly room. There was living accommodation for Johnson and out offices, toilets and a shed in the yard at the rear. The land at the rear was said to be</p>


	<p>large enough for 10-20,000 people, and at the opening ceremony thirteen lodges brought their banners and bands to hear speeches from national miners' leaders (Anney, T., 2013).</p> <p>The progression of OS Maps indicate that the semi-detached house to the east has been demolished. The 1950 OS Map also labels the demolished building as "Miners Office". The Bedworth Street Directory 1912 confirms this with the following, "Warwickshire Miners Association offices, 19 Bulkington Road, office hours 8 'til 12.30 and 2 'til 6. Payment of Sick Pay etc., on Tuesdays and Thursdays, from 10 'til 12.30 and from 5 'til 6, Saturdays 10 to 12."</p>
Landmark status	None
References	<ul style="list-style-type: none"> • Lee, P. (2016). <i>Nuneaton & Bedworth Local & Family History – Notes & Queries: The Bedworth Street Directory 1912 (Spennells)</i>. • Our Warwickshire (2021). <i>A Brief History of Warwickshire Miners' Association: Part One</i>. • Coventry Telegraph (2006). <i>MP Billy celebrated</i>. • Anney, T. (2013). <i>Death on the Warwickshire Coalfield: an examination of the contribution of miners, coalowners and the State to the decline in mining fatalities in the British coal industry in the period of expansion 1840 to 1913</i>. Available from https://independent.academia.edu/ThomasAnney

Star Line Boats and Boot Wharf Cottage, Bull Ring, Nuneaton (Former Chilvers Coton Canal Wharf Boatyard and Cottage)



Photo: NBBC (2025)

Criteria	Description
Asset type	Buildings
Age	Built before 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Original stonework, topped a with brick gable. • Multiple changes to the façade over 100 years • Front façade second floor window partially bricked up. • Porches added to the side elevation and the extension • Bay window added • Chimneys removed

	<p>Chilvers Coton Canal Wharf before World War One</p>  <p><i>Image: Jean Lapworth (n.d.)</i></p>
Group value	These buildings have a clear historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	<p>The site of a canal wharf dates back to the early days of Coventry Canal, where vessels would have loaded and unloaded goods. It was situated on the north side of Bridge Street, Chilvers Coton, and it is marked on the first edition Ordnance Survey map of 1886. (Warwickshire County Council, n.d.)</p> <p>Originally established as a bustling hub for trade and transportation, the wharf played a crucial role in the economic development of the region. Over the years as the nature of canal use shifted from industrial to recreational, Boot Wharf evolved into the popular boat hire service it is today.</p> <p>The Coventry Canal is one of England’s historic waterways, stretching over 38 miles from Coventry to Fradley Junction, where it meets the Trent and Mersey Canal. Completed in 1789, the canal was originally built to transport coal and other goods between the Midlands and the wider country.</p>
Landmark status	As a relatively tall stone building by the river and a significant contributor to canal history, it stands as a landmark and a testament to the legacy of the canal.
References	<ul style="list-style-type: none"> • Warwickshire County Council (n.d.). Site of Canal Wharf in Chilvers Coton. <i>Timetrail</i>. Available from

	<p>https://timetrail.warwickshire.gov.uk/detail.aspx?monuid=WA5768</p> <ul style="list-style-type: none">• Jean Lapworth (n.d.). Chilvers Coton Canal Wharf before World War One. <i>The Nuneaton and North Warwickshire Local and Family History Web Site</i>. Available from http://www.nuneatonhistory.com/canals.html
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14 Bull Street, Nuneaton



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built before 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative framing to first floor • Keystones above windows on ground floor • Sash windows on ground floor • Original door surround and front door • Best preserved example within the row
Group value	n/a
Archaeological interest	Subject to future assessment

Historic interest

An earlier view of Bull Street, Attleborough in the 1950's



Image: The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.)

Bull Street, looking toward Attleborough Green, Nuneaton, 1969



Image: Warwickshire County Record Office (1969)

As of 2023, Google maps shows the row is still largely preserved, apart from No. 15 Bull Street which has been demolished.



Image: Google (2023)

Landmark status

None

References

- The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.) *Villages, parishes,*

	<p><i>churches, estates.</i> Available from http://www.nuneatonhistory.com/villages-parishes-churches--estates.html</p> <ul style="list-style-type: none">• Warwickshire County Record Office (1969). Bull Street, looking toward Attleborough Green, Nuneaton, 15 April 1969. <i>Our Warwickshire</i>. Available from https://www.ourwarwickshire.org.uk/content/catalogue_wow/nuneaton-bull-street
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The Smoking Bull, Bull Street, Nuneaton (Former Bull Inn)



Photo: Google (2019)

Criteria	Description
Asset type	Building (Public House)
Age	Built before 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Dentilled cornice • Original sash windows on first and second floors replaced with UPVC throughout • Lintels with keystones above first floor windows



Image: Google (2024)

Group value

n/a

Archaeological interest

Subject to future assessment

Historic interest

The Bull Inn at Attleborough, c. 1900



Image: Warwickshire County Record Office

This early 1900s photo depicts the Bull at Attleborough with the toll gates in front locked open after the old toll road system was abandoned in the 1870's (Nuneaton & Bedworth Local & Family History, n.d.).

	<p>It is believed to date back to the 18th century and was mentioned in George Eliot’s novel <i>Silas Marner</i> (Lee, P., n.d.).</p> <p>The front entrance featured an attractive ornate porch in a classical style. The first-floor middle window has already been blocked but not yet bricked up.</p>
Landmark status	<p>Attleborough’s pub culture is deeply tied with its working-class quarrying history. The Smoking Bull serves as a physical and symbolic reminder of that heritage.</p>
References	<ul style="list-style-type: none"> • Warwickshire County Record Office • Nuneaton & Bedworth Local & Family History (n.d.) Available from https://www.facebook.com/groups/nuneatonhistory/posts/2122427031342466/ • Lee, P. (n.d.). <i>Attleborough Walking Tour: History & Landmarks</i>. <i>StudyLib</i>. Available from https://studylib.net/doc/7830269/attleborough-stone-quarries---nuneaton-and-bedworth-history

Lamb and Flag, Church Road, Nuneaton



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built between 1886 and 1902
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative chimneys • Decorative roof tiles on the ridges • White and dark blue painted string courses at multiple levels • Pilasters either side of second floor dormer windows • Arched decorative lintels with keystones above first and ground floor windows • Round arched windows at first and ground floors • Pediment above main entrance • Stained glass fanlight above main entrance

	<ul style="list-style-type: none"> • Stained glass windows on ground floor • White stucco fascia above the ground floor, framed with moulded strings painted dark blue
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	CAMRA description: Former M&B pub which has been run under community ownership recently. Beautifully restored and imposing 3-storey building, which comprises of a main bar area, pool room (2 tables), function room and lounge/bar. The pub has a large garden area to the side of the pub with tables also at the front. (CAMRA, n.d.)
Landmark status	The building possesses aesthetic value and is taller than the surrounding buildings. It acts somewhat as a landmark of the Church Road.
References	CAMRA (n.d.). <i>Lamb and Flag, Nuneaton</i> . Available from https://camra.org.uk/pubs/lamb-flag-nuneaton-158286

Popworld, 40-41 Church Street, Nuneaton

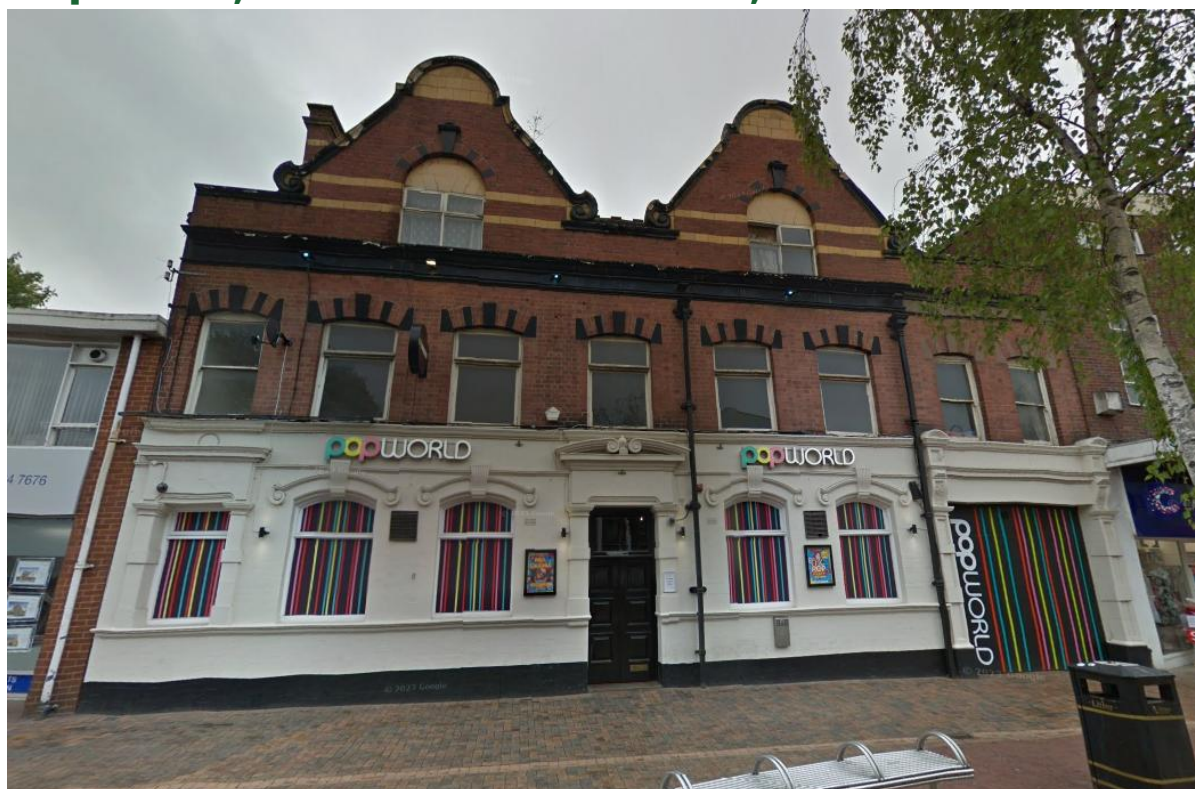


Photo: Google (2019)

Criteria	Description
Asset type	Building
Age	Built between 1886 and 1913.
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative chimney • Shaped gables • Keystones above round arched windows on all floors • String courses at multiple levels • Pilasters topped by decorative capitals either side of former doorway • Hood mouldings above ground floor windows • Broken pediment above main entrance • Pilasters either side of main entrance, topped by decorative capitals • Fanlight above main entrance • Consoles above pilasters topped with decorative capitals at the former shopfront section
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	According to the OS Maps, there has been a pub on the site since the 18th century. The current building is from

the 20th century, with CAMRA stating it was rebuilt after the Second World War.

CAMRA description: "Before being turned into a nightclub known as Reflex and now Popworld around 2010, it was the Pen & Wig and previously the Queens Head. Rebuilt after the Second World War as the building you see today, previously a cottage type building stood in the same location that houses the pub dating back into the 1800s."

However, a historic image from the early 1900s indicates that the building was already in its current form at that time.

Church Street, early 1900's



Image: The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.)

Landmark status	The building possesses aesthetic value and is taller than the surrounding buildings.
References	<ul style="list-style-type: none"> • CAMRA (n.d.). <i>Popworld, Nuneaton (Reflex)</i>. Available from https://camra.org.uk/pubs/popworld-nuneaton-158296 • The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.). <i>Our "Down Your Street" project</i>. Available from

	http://www.nuneatonhistory.com/townscapes---nuneaton.html
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Weston Hayes Farm, Coalpit Fields Road, Bedworth



Photo: Microsoft (2025)

Criteria	Description
Asset type	Buildings
Age	Built before 1890
Rarity	Rare in comparison to local characteristics. This is the only farmstead located within a park in the borough.
Architectural and artistic interest	<ul style="list-style-type: none"> • Historic farmstead arranged in a loose courtyard plan, with four sides. The historic farmstead has interest as it evidences the local farming region, as well as advanced agricultural regimes. Additionally, the farmstead was an essential component of the former more rural landscape (Historic England, 2017). • Although the farmstead's limited architecture and condition reduces its value, its setting provides some historic interest as the house is in association with the farmland.

	<ul style="list-style-type: none"> • The main farmhouse is in red brick, including its carved brick arched window headers, and has a corrugated iron roof. • The rear building is likely of less historic value, with what appear to be modern roof windows
Group value	These buildings have a clear visual design and historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	Unknown
Landmark status	None
References	Historic England (2017). <i>Agricultural Buildings: Listing Selection Guide</i> .

37-39 Coton Road, Nuneaton



Photo: Google (2024)


Criteria	Description
Asset type	Buildings
Age	Built before 1886
Rarity	Somewhat rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Chequer-board pattern brickwork • Dropped keystones over windows on ground and first floors • Sash windows • Pilasters to the sides of the front doors • Fanlights above the front doors to 38 and 39 Coton Road • Arched alleyway with dropped keystone between 38 and 39 Coton Road
Group value	These buildings have a clear visual design and historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	These buildings have a historical association with local mines, as they were most likely purpose-built as accommodation for the miners.
Landmark status	None
References	None

3-7 (odds) Coventry Road, Bedworth



Photo: Google (2023)

Criteria	Description
Asset type	Buildings
Age	Built between 1886 and 1902
Rarity	Somewhat rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Arts and Crafts style • Decorative roof tiles on ridges • Patterned terracotta tiles between ground and first floor bay windows with a cornice above • String course between ground and first floor • Pitched gables with timber bargeboards, roof tiles including a finial detailing and mock timber framing • Painted arched doorways and white painted detailing to lintels, cills and bargeboarding to the pitched gables • Fanlights above front doors


	<ul style="list-style-type: none"> • Brickwork to ground floor and detracting pebble-dash to first floor, with brick quoins at either end of the terrace. • Character of the single storey bays impacted by the two-storey bay at No. 7
Group value	These buildings have a clear visual design and historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	<p>Related to the late 19th/early 20th century residential development along Coventry Road.</p> <p>c. 1900s Coventry Road</p>  <p><i>Image: Warwickshire County Record Office (n.d.)</i></p>
Landmark status	None
References	Warwickshire County Record Office (n.d.). <i>Coventry Road, Bedworth. Street scene with children and adults walking along pavement, 1900s</i> . Available from https://www.ourwarwickshire.org.uk/content/catalogue_wow/bedworth-coventry-road

15-19 (odds) Coventry Road and 2 Park Road, Bedworth



Photo: Google (2020)

Criteria	Description
Asset type	Buildings
Age	Built between 1886 and 1902
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Arts and Crafts style • Decorative roof tiles on ridges with finials • Brick quoin detailing around windows • Round arched windows on the first and ground floors • Mullioned windows on first floor • Symmetrical character of two adjoining pitched gables, with roof tiles and bargeboards, and two storey bay windows beneath this. Additional hipped roof detailing on either side of the pitched gables and single storey bays. • String course below the first floor windows • Decorative terracotta tiling on bay windows between first and ground floor windows • Stained glass windows on the ground floor • Mullion and transom windows on ground floor • Fanlights above front entrances • Side pitched entrance porch to No. 2 Park Road • Original outbuildings • Rear dormer windows

Group value	These buildings have a clear visual design and historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	<p>Related to the late 19th / early 20th century residential development along Coventry Road.</p> <p>c. 1900s Coventry Road</p>  <p><i>Image: Warwickshire County Record Office (n.d.)</i></p>
Landmark status	None
References	Warwickshire County Record Office (n.d.). <i>Coventry Road, Bedworth. Street scene with children and adults walking along pavement, 1900s.</i> Available from https://www.ourwarwickshire.org.uk/content/catalogue_wow/bedworth-coventry-road

The Griffin Inn, Coventry Road, Nuneaton



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built before 1886, various extensions and alterations to historic core throughout the 20 th century.
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative roof tiles on ridges • Original lead-work windows with gently arched lintels at ground floor • Canopy above main entrance, supported by consoles • Pilasters either side of main entrance with porch above • Plastered façade character
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	Historic public house for the village of Griff.
Landmark status	None
References	None

135 & 137 Croft Road, Nuneaton



Photo: Google (2023)

Criteria	Description
Asset type	Buildings
Age	Built between 1842 and 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Arts and Crafts style • Decorative terracotta roof tiles on ridges including finials • Decorative terracotta bargeboard detailing to the pitched gable • Rosette terracotta lintels above windows on ground and first floors • Red brick detailing between ground and first floor, as well as around windows • Corbel table beneath windows of 137 Croft Road • Decorative terracotta front wall • Timber porch with half pitched tiled roof
Group value	These buildings have a clear visual design and historic relationship.
Archaeological interest	Subject to future assessment

Historic interest	A semi-detached building pre-dating the former Sunnyside terrace development. Terracotta detailing provides a historic associative interest with the former Midlands Tileworks (tile and brick works) located nearby to the southwest.
Landmark status	None
References	None

White Lion Inn, Croft Road, Nuneaton



Photo: Google (2024)

Criteria	Description
Asset type	Building
Age	Built between 1886 and 1901
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Arts and Crafts style • Decorative chimneys

	<ul style="list-style-type: none"> • Decorative timber framing on front facing gables and first floor, including timber bargeboards • Painted quoin detailing around first floor central window with a timber framed addition above, topped by a pitched red tiled roof and finial detailing. • Fanlight above main entrance with mullions • Pointed arch main entrance • Sash windows on the ground floor • Red hanging tile detailing to left side of the facade • Red brick character to the side and rear of the building
Group value	None
Archaeological interest	Subject to future assessment
Historic interest	Rebuilt in the late 19 th century to replace the former White Lion Inn.
Landmark status	None
References	None

Blyth Court, Dugdale Street, Nuneaton



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built between 1886 and 1902
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Highly decorative terracotta cornice • Dentilled cornice above the ground floor bay windows • Decorative pilasters topped by capitals on the ground floor windows • Shallow porch with dentilled cornice, supported by consoles over decorative pilasters • Fanlight above main entrance


	<ul style="list-style-type: none"> • Plain lintels to existing windows
Group value	None
Archaeological interest	Subject to future assessment
Historic interest	The building was constructed as part of the late 19 th / early 20 th century residential development of the area.
Landmark status	None
References	None


4 Fifield Close, Nuneaton (Former Holy Trinity Church Vicarage)



Photo: NBBC (2025)

Criteria	Description
Asset type	Building
Age	Built between 1842 and 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative chimneys • Red and blue brick detailing as string courses • Arched windows built with two colour brick pattern • Original window including mullions and transoms, complete with glazing bars

	<ul style="list-style-type: none"> • Arched doorways • Original front door with decorative metalwork • Decorative tiled floor within porch • Overhanging eaves with black timber bargeboard
Group value	Group value with the nearby Grade II listed Church of the Holy Trinity and the Former Vicarage School (170 Attleborough Rd)
Archaeological interest	Subject to future assessment
Historic interest	<p>The building was constructed as the Vicarage for the Holy Trinity Church. This was constructed following the 1842 Tithe Map. The building would have involved the increased plot of the Church, as it is located on Plot 818, which was owned by the Garrett family and occupied by Thomas Green in 1842. The neighbouring plot (Plot 817) was already owned by the church in 1842, and by 1886, the Vicarage School was constructed on this plot.</p> <p>This building has social and communal interest, as it symbolises faith in the local area due to the vicarage’s relationship with the church.</p> <p>1842 Tithe Map</p> 

	<p>1886 OS Map</p> 
Landmark status	None
References	None

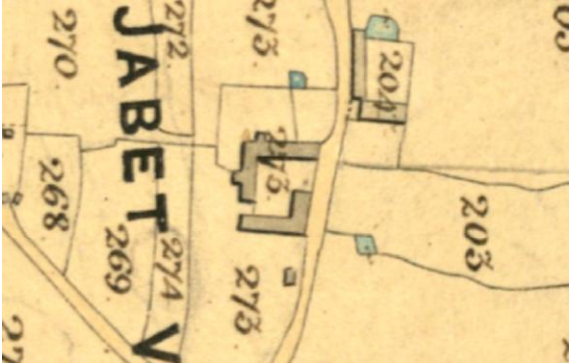
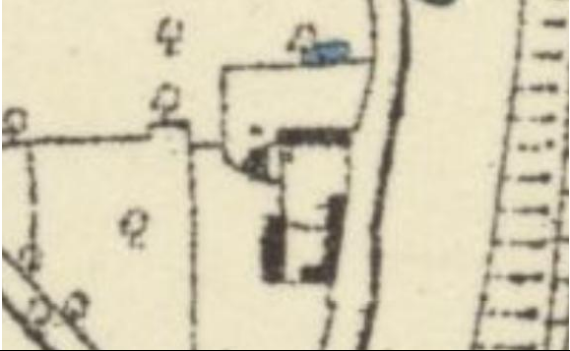
Yew Tree Cottage, Forders Lane, Bedworth



Photo: Google (2023)

Criteria	Description
Asset type	Buildings
Age	Built before 1890
Rarity	Rare in comparison to local characteristics. This is one of only two village farmsteads within the borough.
Architectural and artistic interest	<p>All buildings</p> <ul style="list-style-type: none"> Historic farmstead arranged in a full regular courtyard plan, which has interest as it evidences the local farming region, as well as advanced

	<p>agricultural regimes. Additionally, the farmstead was an essential component of the former more rural landscape. (Historic England, 2017)</p> <ul style="list-style-type: none"> • The largest barn directly south of the cottage has interesting diamond brickwork detailing to the south gable end and east elevation. • Historic brickwork and roof tiles to ancillary farm buildings. <p>Cottage</p> <ul style="list-style-type: none"> • Arched windows on ground floor • Arched doorway at the front • Brick detailing to form a simple cornice and black brick detailing to the bottom of the façade • Historic brickwork and roof tiles
Group value	These buildings have a clear historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	<p>This plot was historically owned by The Trustees of Saint Albans Hospital (London) and part of a farm occupied by William Power in 1842. There may have been some reconfiguration of the buildings (including the cottage), but a farm is evident on this plot from 1842 onwards.</p> <p>This farmstead is part of the historic Marston Jabbett Hamlet associated with the nearby Marston Hall (which has connections to George Eliot and the novel <i>The Mill on the Floss</i>).</p>

	<p>1842 Tithe Map</p>  <p>1886 OS Map</p> 
Landmark status	None
References	<p>Historic England (2017). <i>Agricultural Buildings: Listing Selection Guide</i>.</p>

Chilvers Coton First School, Frank Street, Nuneaton



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built between 1886 and 1913.
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Sash windows on first and ground floors • Roofscape provides significant interest with decorative chimneys set between the symmetrical gables throughout the existing elevations • Contrasting use of pitched and hipped roofs • String courses on multiple levels • Round arched windows topped with keystones • The historic plot form has been conserved • Use of red brick and rows of stone provide architectural interest
Group value	n/a
Archaeological interest	Tile kilns found just south of the site in a 1967 archaeological excavation (Warwickshire County Record Office).
Historic interest	The school was constructed as part of the wider residential

development of Nuneaton to the southeast of the centre. This can be seen in comparisons of the 1886 OS Map, which only shows agricultural fields, with the 1913 OS Map, where the existing roads have been laid out with new terraced residential development and the large school site.

The association with the wider late 19th / early 20th century development of this area provides historic interest.

There is also historic interest in the continued use of the site as a school.

1886 OS Map



1913 OS Map



Landmark status	None
References	Warwickshire County Record Office (n.d.). <i>Chilvers Coton, tile kilns.</i> Available from

	https://www.ourwarwickshire.org.uk/content/catalogue_wow/chilvers-coton-tile-kilns
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24-64 (evens) Gadsby Street, Nuneaton



Photo: Google (2023)

Criteria	Description
Asset type	Buildings
Age	Built between 1886 and 1902
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Some decorative timber bargeboarding conserved • Painted stonework window and door surrounds • Grey/yellow coarse stonework front elevation • Grey/yellow coarse stonework front boundary walls • Historic roof tiles conserved <p>The materiality and remaining conserved features provide architectural interest in this terrace, making this terrace unique in comparison with the similar historic context of the surrounding residential terraces.</p>
Group value	These buildings have a clear visual design and historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	Some historic interest as the site is related to the residential development of this part of south Nuneaton between the late 19 th and early 20 th century.


Landmark status	None
References	None

10 Haunchwood Road, Nuneaton



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	1928
Rarity	Creates a group value and shares similar architectural characteristics (pilasters, window surrounds, dating plate, pediments) with town centre buildings
Architectural and artistic interest	<ul style="list-style-type: none"> • Pedimented frontage with keystone and 1928 date • Two identical stonework inscriptions are mirrored each side of the first floor window, with the inscribed "NCS" denoting the Nuneaton Co-operative Society • String courses at multiple levels • Pilasters between first floor windows, topped with fluted capitals • Faience shopfront and cornice detail to ground floor • First floor in red brick in Flemish bond on the front elevation • Fenestration to western elevation with brick flank wall to east

Group value	Although there is no group value in the immediate area, there are several other buildings in Nuneaton with shared architectural language.
Archaeological interest	Subject to future assessment
Historic interest	<p>Haunchwood Brick and Tile Works, aerial view</p>  <p><i>Image: Daniel Taylor (n.d.)</i></p> <p>Before the building's construction in 1926, the land was owned by John MacTaggart Williams, and occupied by Thomas Bull as seen in the 1842 Tithe Map. The building can be seen in the undated image above, located adjacent to the railway line and the Haunchwood Brick and Tile Works which closed in 1970.</p> <p>The "NCS" plaques on the façade denote the Nuneaton Co-Operative Society, first established in 1844 as the East Mercia Co-Operative Society. Following several mergers, it became the Heart of England Co-Operative Society in 2000. The building would have originally been a branch of the NCS, providing economic, social, cultural and commercial needs to the local community</p>

	as a jointly-owned and democratically controlled enterprise.
Landmark status	None
References	<ul style="list-style-type: none"> • Daniel Taylor (n.d.). Haunchwood Brick and Tile Works, aerial view. <i>Our Warwickshire</i>. Available from https://www.ourwarwickshire.org.uk/content/catalogue_her/site-of-haunchwood-brick-and-tile-works-ne-of-whittleford • Thames and Field (n.d.) <i>Bricks H-N</i>. Available from https://www.thamesandfield.com/thames-bricks/bricks-h-n • Heart of England Co-operative Society (n.d.). Co-op branch located on Haunchwood Road. <i>Our Warwickshire</i>. Available from https://www.ourwarwickshire.org.uk/content/catalogue_wow/nuneaton-co-op-haunchwood-road

KSD Studio, 161 Heath End Road, Nuneaton (Former Free Methodist Chapel)



Photo: Google (2024)

Criteria	Description
Asset type	Building
Age	1903
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative roof tiles on ridges • Predominantly red brick in English bond with cream stucco dressings • Arched stonework above first floor central windows, with cornice, naturalistic foliage stonework and consoles • Columns and capitals with volutes on the first floor corners • Arched hood mouldings over ground floor windows • Arched windows along the sides of the building • Blocked keystone above front entrance

	<ul style="list-style-type: none"> • Fanlight above front door • String courses between ground floor and first floor, and at ground floor level • Behind the modern KSD Studio sign is a keystone with "Free Methodist Chapel" engraved.
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	<p>This building has social and community interest as it formerly symbolised faith in the local area.</p> <p>Designed by architect Frederick J. Yates as one of his final projects in Nuneaton. Construction started in 1903, when methodists were celebrating the laying of the first stones for the new chapel on Heath End Road.</p> <p>The building was originally managed by Mr George Smith of Chilvers Coton.</p> <p>Original foundations for the chapel were started by Isaac Gunn, John Flood and William Broadway. The land was purchased in 1900 to accommodate the growing group of Methodists in the area. It was therefore built to replace a previous chapel, which was too small for the congregation at the time.</p> <p>In 1941, the chapel was hit by a German bomb, significantly destroying the schoolroom, and consequently the whole building was deemed unsafe for use. The congregation soon helped restore the chapel.</p> <p>The chapel was converted into the KSD Studio between 2016 and 2018</p>

The plans by F.J Yates of the Free Methodist Church (n.d.)

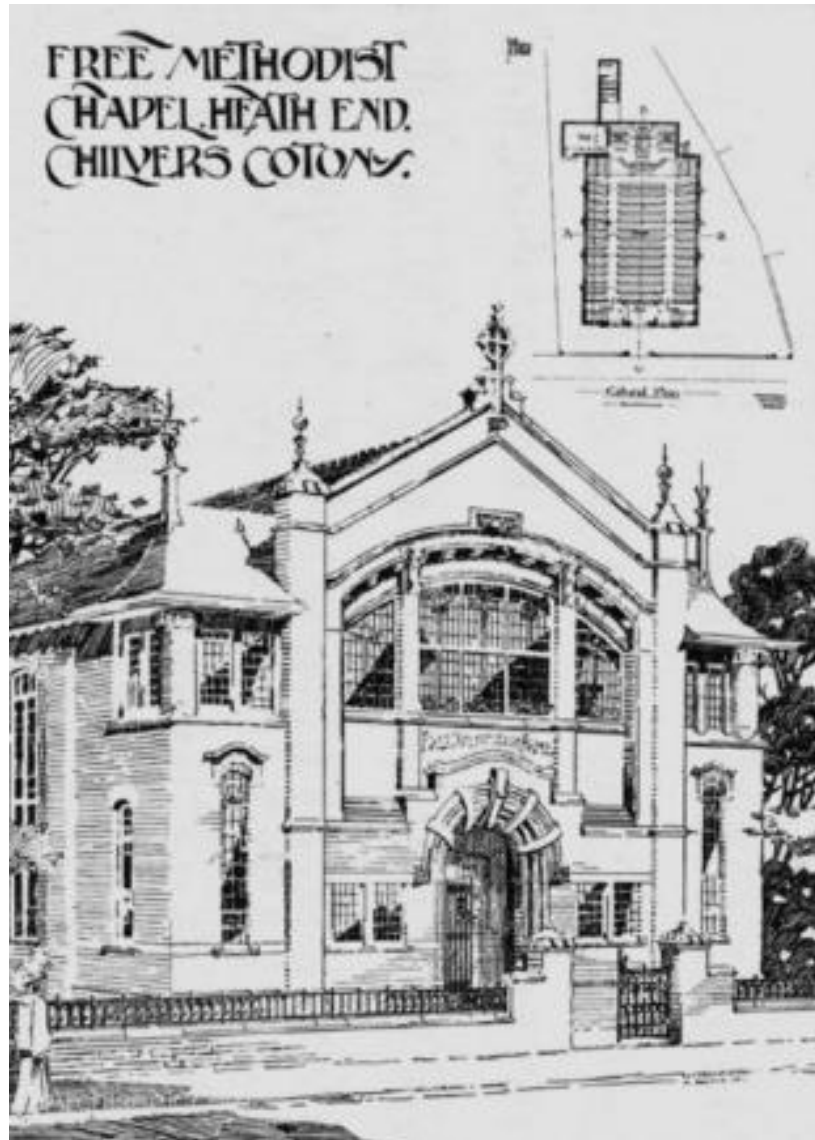


Image: Reginald Stanley (n.d.)

Photograph of Methodist Conference Booklet (n.d.)

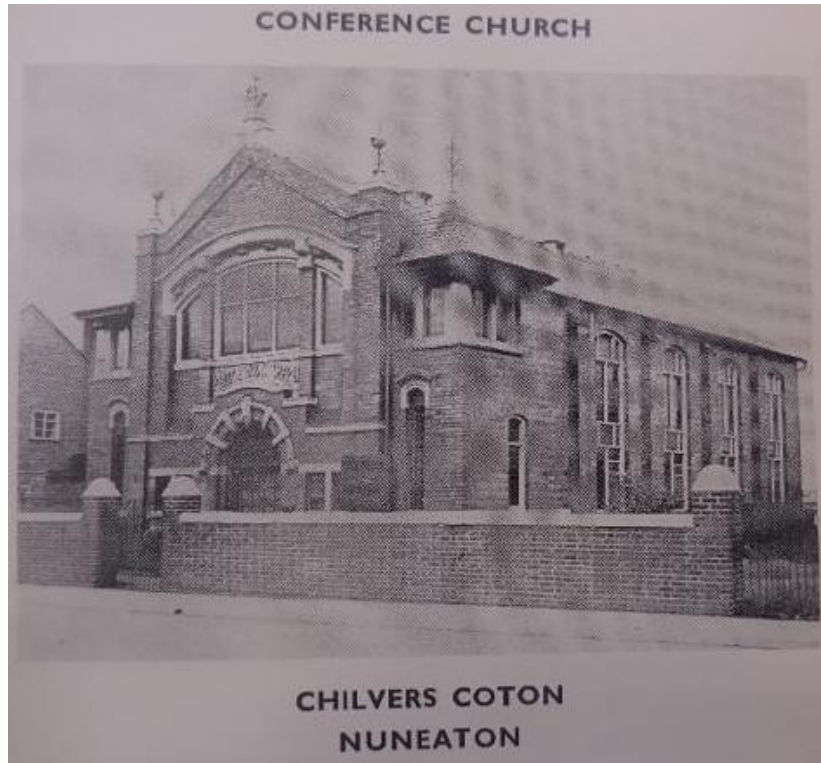


Image: Reginald Stanley (n.d.)

Landmark status	This building has some historical associations with local Methodists, and has an especially striking visual aesthetic, therefore the building serves as a landmark within the local scene.
References	Reginald Stanley (n.d.). <i>Frederick John Yates</i> . Available from https://www.reginaldstanley.com/frederick-john-yates.php

201 Heath End Road, Nuneaton



Photo: Google (2024)

Criteria	Description
Asset type	Building
Age	Built before 1886. Map details indicate the building was either rebuilt between 1901 and 1913, or the northern elevation was demolished.
Rarity	Somewhat rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Predominantly red brick in Flemish bond, with a chequer-board brick pattern • External corners also feature blue brick quoins, extending both storeys. • Hood mouldings above ground and first storey windows • Closers around ground and first storey windows
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	Unknown
Landmark status	None
References	None

Chase Hotel, Higham Lane, Nuneaton (Formerly The Chase)



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	1899 (Lee, P., 2021)
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative chimneys • Combination of red brick in Flemish bond and decorative timber framed cladding, exemplifying the Tudor revival seen at the turn of the 20th century • Studded framing to the first and second floors, and decorative framing to the gables • Original windows on the second, first and ground floors • String courses on multiple levels • Four-centred arch doorway • Mullion and transom windows on the ground floor in stone
Group value	n/a
Archaeological interest	Subject to future assessment

Historic interest

Photograph of The Chase Hotel, Higham Lane, Nuneaton on 6th August 1950



Image: Warwickshire County Record Office (1950)

The Chase Hotel



Image: Nuneaton Local History Group (2019)

This building has a significant historical association of local note, as it is linked to James Knox, an important local figure. James Knox ran the Haunchwood Brick Co., which produced some of the very finest clay products, rivalling products from any other producer in Great Britain or overseas. Additionally, this building was built

	<p>using James Knox’s finest bricks and fittings, and the building stands as a showcase for Haunchwood Brick & Tile company’s products. (Lee, P., 2021)</p> <p>The property was originally built for James Knox himself, including his large family.</p> <p>In 1936, the Chase was occupied by Florence Knox, James’s widow. Following her death, the Chase was sold to Ansells Brewery for £2,500 in 1939. During the war it was rented as offices. After, the building was altered into a hotel and restaurant.</p> <p>A new bedroom block was added in 1972.</p>
Landmark status	<p>This building has strong historical associations and has an especially striking visual aesthetic, therefore the building serves as a landmark within the local scene.</p>
References	<ul style="list-style-type: none"> • Warwickshire County Record Office (1950). Reference PH882/1/19. <i>Our Warwickshire</i>. Available from https://www.ourwarwickshire.org.uk/content/catalogue_wow/photos-of-pubs-and-hotels-in-nuneaton-then-and-now • Nuneaton Local History Group (2019). Nuneaton & Bedworth Local & Family History – Notes & Queries: The story of The Chase Hotel in Higham Lane, Nuneaton. <i>Facebook</i>. Available from https://www.facebook.com/groups/nuneatonhistory/posts/2237877869797381/ • Lee, P. (2021). <i>A History of the Chase Hotel, Higham Lane, Nuneaton</i>. • Wikimapia (2017). <i>The Chase Hotel (Nuneaton)</i>. Available from https://wikimapia.org/17081721/The-Chase-Hotel

244 Hinckley Road, Nuneaton (Formerly Summerhill House)



Photo: NBBC (2025)

Criteria	Description
Asset type	Building
Age	Built before 1890, although remodelled in mid-20 th century
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative chimneys • Decorative ridge tiles to dormer windows • Decorative barge boards to front porch topped with finial, supported by decorative consoles
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	<p>The original Summerhill House site was owned by Henry Slingsby, a silk manufacturer.</p> <p>At one time, most of the houses on the left side of Hinckley Road continuing out of Nuneaton were large mansions (with Summerhill House being one of them).</p>

**Summerhill House, Hinckley Road, Nuneaton.
Home of Mr. Henry Slingsby, silk manufacturer
(n.d.)**



Image: The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.)

Landmark
status

None

References


The Nuneaton and North Warwickshire Local and Family History Web Site (n.d.). *Our "Down Your Street" project*. Available from <http://www.nuneatonhistory.com/townscapes---nuneaton.html>

6 Leicester Road, Nuneaton (Former Empire Hall and Roller Skating Rink)



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	1909 (Cinema Treasures, 2021)
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Stucco on ground floor façade, with upper floors predominantly in red brick of English bond. North, east and west elevation is of limited architectural significance with white painted brick and blocked in windows. • Pediment above second storey • Sculpted faience pediment within the triangular pediment, including naturalistic foliage • String courses at various level • Shaped gables • Several pilasters along the east-facing side • Blocked keystone above central second storey window • Hood mouldings above second storey windows

	<ul style="list-style-type: none"> • Consoles supporting string course between ground and first storeys • Rusticated ground floor masonry
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	<p>This building has a significant historical association of local note, as it was built as a roller skating rink in 1909, and was designed for easy conversion to a music hall due to the owners being aware that the popularity of roller skating might be short-lived. (Cinema Treasures (2021))</p> <p>In 1910, it was converted to the Empire Theatre and had become a cinema named Vint's Picturedome by 1914. By the end of the First World War, the cinema had closed owing to a lack of success.</p> <p>By 1953, the building was utilised as a spring mattress factory. By 1961, the building was used as a warehouse. The building has since been used as a nightclub venue, and most recently as a gym.</p> <p>Former Empire Hall and Roller-Skating Rink (c. early 1940s)</p>  <p><i>Image: Nuneaton Museum & Art Gallery (2021)</i></p>

Aerial Photo (10 May 1949)



Image: Historic England (1949)

Madison's Night Club (n.d.)



Image: Nuneaton Memories (n.d.)

Landmark status

The building has an especially striking visual aesthetic value, and serves as a landmark within the local scene.

References

- Cinema Treasures (2021). *Vint's Picturedrome, Leicester Road, Nuneaton, CV11 4BW.*
- Nuneaton Museum & Art Gallery (2021). Nuneaton Museum & Art Gallery's post. *Facebook.* Available from

	<p>https://www.facebook.com/nuneatonmuseum/posts/heres-the-answer-for-this-weeks-photo-quiz-this-building-opened-as-the-empire-ha/3799720746740728/</p> <ul style="list-style-type: none"> • Historic England (1949). <i>Aerial Photo – raf_540_206_pffo_0037: RAF photography</i>. Available from https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_540_206_pffo_0037 • Nuneaton Memories (n.d.). Madison’s night club, Leicester Road. <i>Coventry Live</i>. Available from https://www.coventrytelegraph.net/whats-on/whats-on-news/incredible-history-landmark-nuneaton-building-29100262
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47 Leicester Road, Bedworth



Photo: Google (2024)

Criteria	Description
Asset type	Building
Age	Built between 1886 and 1902
Rarity	Relatively rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative crown chimney pots • Decorative chimneys • Decorative roof tiles on the ridges in trefoil shape • Decorative cornice • Colonette between first floor windows

	<ul style="list-style-type: none"> • Colonettes either side of the main entrance, topped by decorative capitals • Fanlight above main entrance • The north elevation, to the side of the property, features a red brick façade with stucco window lintels and cills. However, the south side elevation is a grey plastered wall, potentially suggesting the house was originally planned to be adjoined by a mirrored property.
Group value	<p>Although there is no group value in the immediate area, the house shares many architectural similarities seen elsewhere in Bedworth, particularly with its distinct cornice and stucco dressings around the door and windows (see below on 92 Coventry Road, Bedworth).</p>  <p><i>Image: Google (2023)</i></p>
Archaeological interest	Subject to future assessment
Historic interest	The 1911 Census indicates that several coal miners occupied the house, relating to the area's industrial activity.
Landmark status	None
References	None

59 & 61 Leicester Road, Bedworth



Photo: Google (2023)

Criteria	Description
Asset type	Buildings
Age	Built before 1923
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative roof tiles on the ridges • Decorative gables with swan neck terracotta finials above both barge boards • Decorative cornice • String course above ground floor • Decorative metalwork supporting canopy above main entrance • Exposed brick to left hand side and rendered to right

Group value	These buildings have a clear visual design and historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	Unknown
Landmark status	None
References	None

Granville House, 30 Leicester Road, Nuneaton



Photo: Google (2024)

Criteria	Description
Asset type	Building
Age	Built before 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> Decorative roof tiles on the ridges Dentilled cornice Bay windows with stonework surrounds String courses at multiple levels Pilasters either side of main entrance Fanlight above main entrance Dark brick quoins
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	Unknown
Landmark status	None
References	None

Mount Pleasant House, Leicester Road, Bedworth



Photo: Google (2024)

Criteria	Description
Asset type	Building
Age	Built before 1877
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Corbel table • Quoins • Hood mouldings above first floor windows • String courses above ground floor and below ground floor windows • Fanlight above main entrance • Pilasters either side of main entrance
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	An 1877 newspaper indicates that Mount Pleasant House was occupied by the John Walter Byrne Land & Mining Surveyor Company.

Landmark status	None
References	None

1-6 Grove Lodge, Lionel Close, Nuneaton (Formerly The Grove)



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Circa 1818 (Weddington Castle, 2021)
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative fascias • Corbel table • Hood mouldings above some windows • Mullion and transom windows • Finials to roof pitches
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	Records state that the house was built in c. 1818. Mapping from 1814 shows a building on the same site.

The 1901 census shows the numerous domestic cooks, lady's maids, kitchen maids and butlers. This implies the property's use as an upper-class domestic home.

The Grove was originally a large residence on the former Weddington Castle estate, sharing a historical association. The castle was demolished in 1928 to make way for a housing estate.

In the 1930s the building was known as The Weddington Hotel. The building was a public house for seventy years from 1934, and received several name changes such as 'The Fox and Crane' (1996-2009). The name was inspired by the discovery of a tile during the building's renovation in 1996, which depicted a fox and crane; a connection to one of Aesop's Fables. The Grove has since been converted into apartments.

The Weddington Hotel, Postcard (1938)



Image: Weddington Castle (n.d.)

Fox and Crane (n.d.)



Image: Flickr

Landmark status

This building has strong historical associations and has an especially striking aesthetic value, therefore it serves as a landmark within the local scene.

References


- Weddington Castle (2021). *The Grove, aka the Fox and Crane*.
- Weddington Castle (n.d.) *The Weddington Hotel. This postcard used to be sold at the 'Fox & Crane' when it first opened. It is dated 1938.* Available from <https://weddingtoncastleuk.weebly.com/the-grove.html>
- Flickr (n.d.) Available from <https://www.flickr.com/photos/colinpaterson/2261520870/>

Bramcote Fields Farm, Lutterworth Road, Nuneaton



Photo: Microsoft (2025)

Criteria	Description
Asset type	Buildings
Age	Built before 1813
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> Historic farmstead arranged in a loose courtyard plan, with three sides. The historic farmstead has interest as it evidences the local farming region, as well as advanced agricultural regimes. Additionally, the farmstead was an essential component of the former more rural landscape (Historic England, 2017).
Group value	These buildings have a clear visual design and historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	In 1939, the Air Ministry informed Mr Bryan Elson of Bramcote Fields Farm that their land would be required along with the other locally owned farmlands. This was to support the new RAF aerodrome at Bulkington.

	<p>Bramcote Fields Farm (1989)</p>  <p><i>Image: The British Newspaper Archive (1989)</i></p>
Landmark status	None
References	<ul style="list-style-type: none"> • Historic England (2017). <i>Agricultural Buildings: Listing Selection Guide</i>. • The British Newspaper Archive (1989). <i>Rugby Advertiser, 28th September 1989</i>. Available from https://www.britishnewspaperarchive.co.uk/viewer/b1/0001934/19890928/274/0028

The Gables, 31 Lutterworth Road, Nuneaton



Photo: Google (2019)

Criteria	Description
Asset type	Building
Age	Built before 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative roof tiles on the ridges, as well as finials • Decorative timber framing on the second floor and gables • Quoins on the first and ground floors • Round arched windows in the centre of the front of the building • Decorative bargeboard on north-western elevation • The 1920s photograph below shows the front elevation of the property, including the original

roughcast wall colour which has since been painted white to match the quoins.

Workmen repairing a wall at the junction of Lutterworth road and Highfield Road, Nuneaton. 1920s



Image: Nuneaton Library (n.d.)

Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	Unknown
Landmark status	None
References	Nuneaton Library (n.d.) <i>Workmen repairing a wall at the junction of Lutterworth Road and Highfield Road, Nuneaton, 1920s</i> . Available from https://www.ourwarwickshire.org.uk/content/catalogue_wow/attleborough-lutterworth-road-highfield-road-junction

Tuttle Hill Mill, Mancetter Road, Nuneaton (Formerly Caldecote Mill)



Photo: NBBC (2025)

Criteria	Description
Asset type	Building
Age	1821 (Heritage Gateway, 2021)
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Domed roof • Original arched windows to ground, first and second floors • Arched doorways to ground and first floor • Red brick (restored following period when rendered)
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	<p>The mill was purposefully built on top of a windy hill, 450 feet above sea level in 1821. The mill and associated farm were part of the Caldecote estate. The estate once rented out the mill, along with a watermill and a steam mill. Before 1821, a previous mill stood on the site and was originally erected one hundred years prior.</p> <p>In 1905, one of the sails was damaged by severe wind, but it was soon rebuilt. The original sails were deemed to be too long and almost touched the floor, resulting in shorter sails being installed. This was also done to improve the safety of those entering the mill. In 1936, another gale damaged one of the five sails. It was the last working windmill in north Warwickshire.</p> <p>The mill continued to grind corn by electric motor until February 1976. Various maps indicate that the corn mill became disused between the 1930s and 1950s. In recent years, the windmill was topped by a grey metallic dome.</p>

Tuttle Hill Windmill (1905)



Image: Nuneaton Local History Group (2018)

Tuttle Hill Windmill (c. 1920)



Image: Nuneaton Local History Group (2018)

Tuttle Hill Windmill (1936)



Image: Nuneaton Local History Group (2018)

Tuttle Hill Windmill (n.d.)



Image: Nuneaton Local History Group (2018)

Landmark status

This building has strong historical associations and has an especially striking aesthetic value, therefore it serves as a landmark within the local scene.

References

- Heritage Gateway (2021). *Tuttle Hill Windmill*.
- Nuneaton Local History Group (2018). Nuneaton & Bedworth Local & Family History – Notes & Queries: Tuttle Hill Windmill. *Facebook*. Available from <https://www.facebook.com/groups/nuneatonhistory/posts/2105933272991842/>
- Warwickshire County Records Office (n.d.) Tuttle Hill Windmill, Nuneaton, 1920s. *Our Warwickshire*.

	Available from https://www.ourwarwickshire.org.uk/content/catalogue_wow/nuneaton-tuttle-hill-windmill-2
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Hill Farm, Marlowe Close, Nuneaton

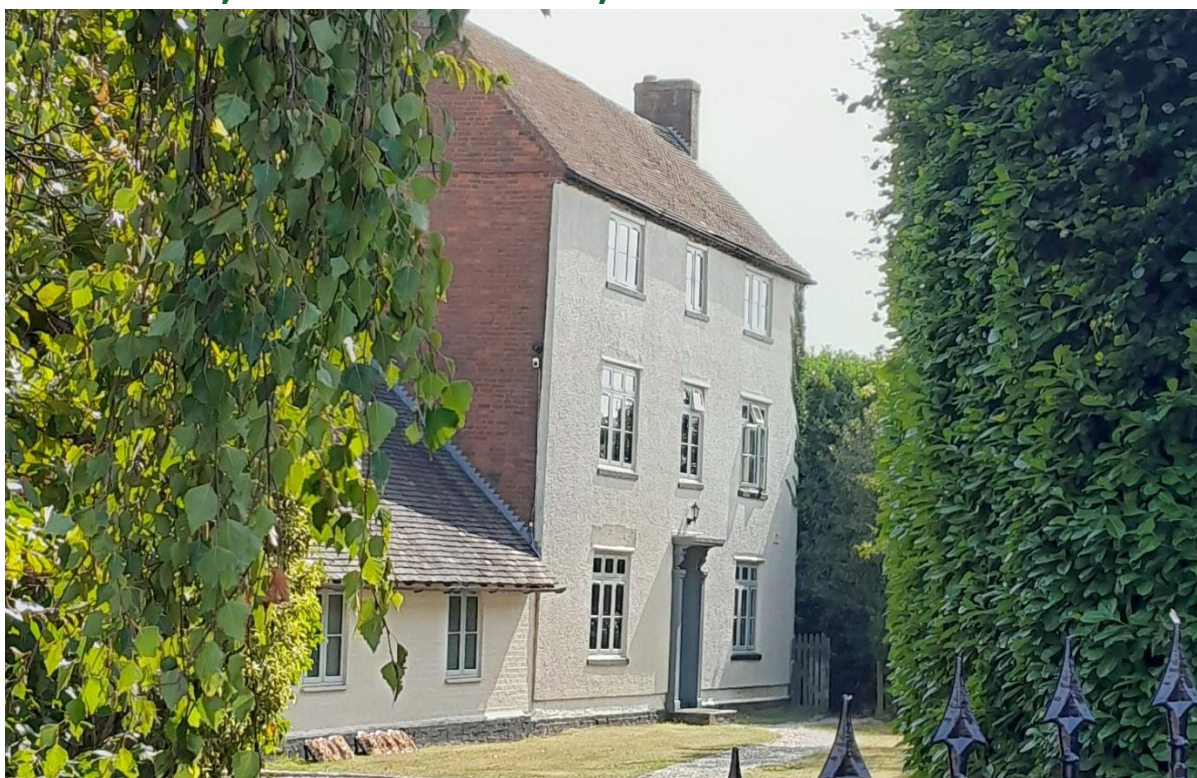


Photo: NBBC (2025)

Criteria	Description
Asset type	Buildings
Age	Built before 1817
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<p>All buildings</p> <ul style="list-style-type: none"> Historic farmstead arranged in a full regular courtyard plan, however one side of the courtyard has been demolished. The historic farmstead has interest as it evidences the local farming region, as well as advanced agricultural regimes. Additionally, the farmstead was an essential component of the former more rural landscape. (Historic England, 2017) <p>Main house</p> <ul style="list-style-type: none"> Dentilled cornice


	<ul style="list-style-type: none"> • Decorative porch supported by consoles • Pilasters either side of front door, supported by bases and topped with capitals • Stucco front elevation with exposed red brick to side elevations and gables
Group value	These buildings have a clear visual design and historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	<p>The property served as the farmhouse for the surrounding lands, which has since been built on by residential units between the 1960s and 1990s.</p> <p>In 1907, Hill Farm held the Atherstone Hunt Steeplechases.</p>
Landmark status	None
References	Historic England (2017). <i>Agricultural Buildings: Listing Selection Guide</i> .

Yew Tree Farm, Marston Lane, Bedworth



Photo: Microsoft (2025)

Criteria	Description
Asset type	Buildings
Age	Built before 1813
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Historic farmstead arranged in a full regular courtyard plan, which has interest as it evidences the local farming region, as well as advanced agricultural regimes. Additionally, the farmstead was an essential component of the former more rural landscape. (Historic England, 2017) • Red brick courtyard farmstead with grey slate roofing • The west wing of the courtyard has particular architectural interest, with a full-length barn door and distinct iron brackets on the wall. The full courtyard has a striking aesthetic with its red brick façade.


	<p>Yew Tree Farm</p>  <p><i>Image: Google (2011)</i></p>
Group value	These buildings have a clear visual design and historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	The 1843 Tithe Map indicates that the land was owned by the trustees of St Albans Hospital (London). The farm itself is situated adjacent to Marston Jabbett village, which was referenced in the Domesday Book.
Landmark status	None
References	Historic England (2017). <i>Agricultural Buildings: Listing Selection Guide</i> .

Abbey Station House and Waiting Room, Midland Road, Nuneaton (Former Stationmaster's House and Waiting Room)



Photo: NBBC (2025)

Criteria	Description
Asset type	Buildings
Age	Built before 1873 (according to railway diagrams and OS Maps)
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<p>Abbey Station House</p> <ul style="list-style-type: none"> • Decorative cornice • Stonework lintels and cills • Stonework surround bay window on ground floor • Northern elevation is characterised by four chimney flues, two of which have been blocked off at roof level <p>Waiting Room</p> <ul style="list-style-type: none"> • Stonework surround doorway

	<ul style="list-style-type: none"> • Keystone above doorway
Group value	These buildings have a clear visual design and historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	<p>These buildings have a historical association of local note, as they are examples of early railway development, which opened up new markets for coal, clay and its derivative manufacturers in Nuneaton, leading to the late-Victorian and Edwardian town boom of the 1890s and 1900s. (Warwickshire County Council, 2015)</p> <p>Originally the station master's house.</p> <p>Former waiting room of Abbey Station, Nuneaton - now in private garden (2018)</p>  <p><i>Image: Nuneaton Memories (2018)</i></p> <p>The station opened in 1873, some 150 yards from the original station that opened nine years prior. The passenger facilities at the station were modest, with two short platforms. In June 1924 the station was renamed from Nuneaton Midland to Abbey Street. The station closed in March 1968.</p>

Nuneaton Abbey Street Station: mrna1920

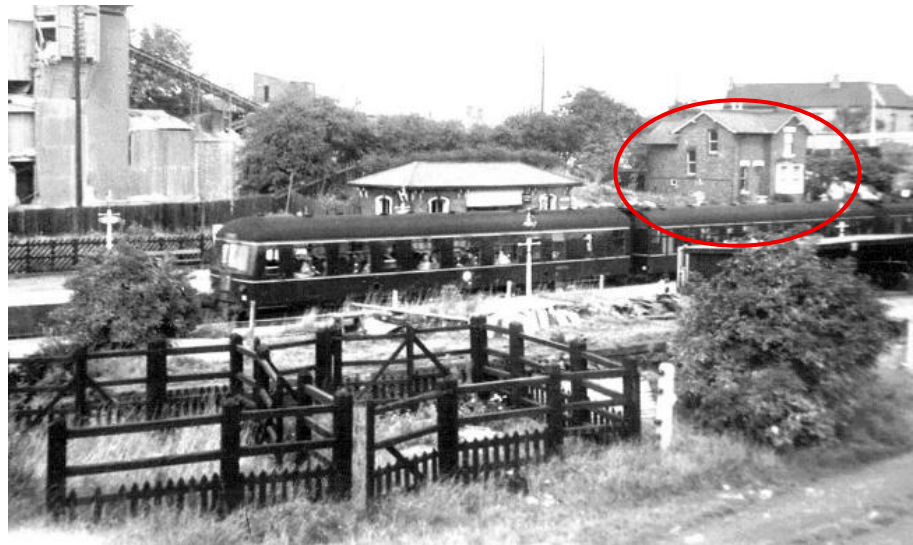


Image: Warwickshire Railways (n.d.)

The station masters house at Abbey Street Station (1967)



Image: Mirrorpix (1967)

Landmark status

None

References

- Warwickshire County Council (2015). *Nuneaton Historic Character Assessment*.
- Nuneaton Memories (2018). Former waiting room of Abbey Station, Nuneaton – now in private garden, 2018. *Our Warwickshire*. Available from <https://www.ourwarwickshire.org.uk/content/cata>

	<p>logue_her/site-of-abbey-station-s-of-abbey-junction-nuneaton</p> <ul style="list-style-type: none"> • Warwickshire Railways (n.d.) <i>Nuneaton Abbey Street Station: mrna1920</i>. Available from https://www.warwickshirerailways.com/lms/mrna1920.htm • Mirrorpix (1967). The station masters house at Abbey Street Station, with its gardens overgrown and windows boarded up to keep put vandals. <i>Memory Lane</i>. Available from https://shop.memorylane.co.uk/mirror/1200to1299-01253/station-masters-house-abbey-street-station-21843460.html?srsId=AfmBOoptp24SzzNU24WM1vtU8JYLPG8-xMo4PVE45meHBkU8yr09ZrmM
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1-11 (odds) Weston Hall Stables, Mill Lane, Bulkington

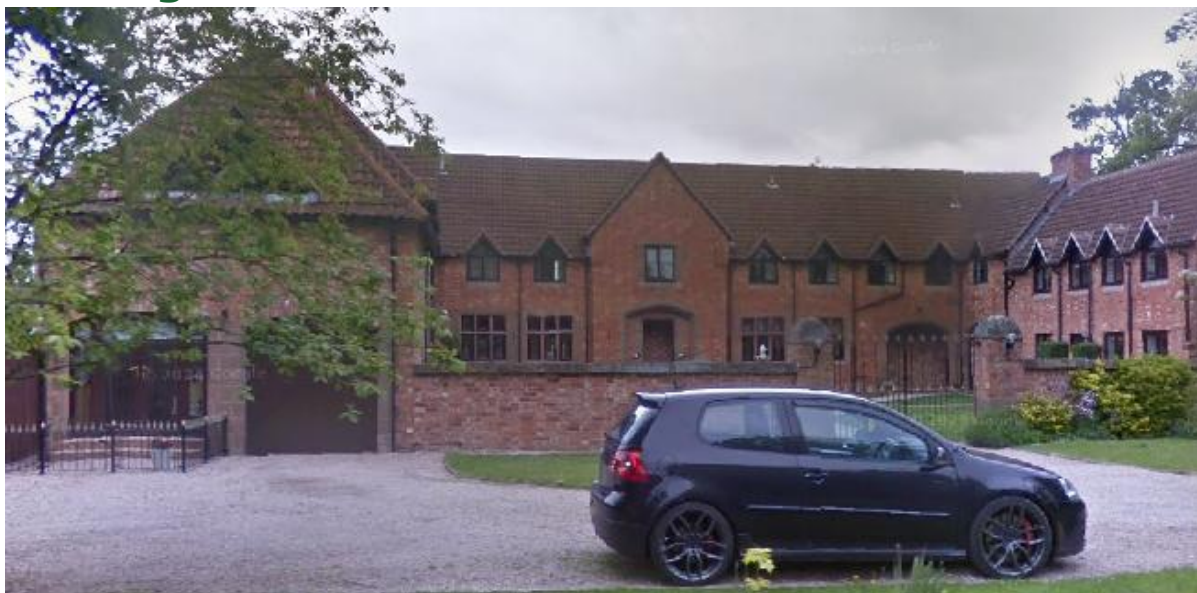


Photo: Google (2019)

Criteria	Description
Asset type	Building
Age	1893 (Weston Hall Hotel, 2021)
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative gables and dormer windows • Closers surrounding first floor windows on decorative gables • Multiple round arched doorways • Mullion and transom masonry on ground floor windows • String course below first floor windows on eastern range • Main red brick building arranged in a three-sided courtyard formation
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	The stables were built c. 1893 to accompany the adjacent Grade II listed Weston Hall, built in the late sixteenth and early seventeenth century. The stables have since been converted into housing.
Landmark status	None

References	Weston Hall Hotel (2021). <i>The History of Weston Hall Hotel.</i>
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The Alties, Newtown Road, Bedworth



Photo: Google (2024)

Criteria	Description
Asset type	Building
Age	Built before 1890
Rarity	Rare in comparison to local characteristics. This is one of only two surviving remnants of the industrial suburb of New Town. (Warwickshire County Council, 2015)
Architectural and artistic interest	<ul style="list-style-type: none"> • String course between first and ground floor • Dentil cornice beneath first floor string course • Pilasters either side of ground floor windows

	<ul style="list-style-type: none"> • First floor windows topped by carved painted brick lintels • Stained glass windows on the ground floor • Predominantly rendered with exposed red brick to western elevation
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	Previously known as the Queen's Head. The pub was renamed to the Alties in memory of Altie Twigger, who ran the pub from 1931 to 1966.
Landmark status	None
References	Warwickshire County Council (2015). <i>Bedworth Historic Character Assessment</i> .

Toye, Kenning and Spencer, Thomas St, Bedworth (Former Tape Mill)



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built before 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative cornice • Round arched windows on first and ground floors • Dark brick window surrounds in a chequer-board pattern • Full length timber warehouse door on first floor, with iron crane above to allow for deliveries and goods to enter and exit the factory by hoist.
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	This building has a historical association of local note, as it was a ribbon weaving factory, and therefore showcases the history of Bedworth as one of the great hubs

	<p>of ribbon weaving in the 18th century. (Our Warwickshire, 2021)</p> <p>The building is visible in the 1886 OS Map, and in 1902 it was labelled as 'Tape Mill'. Between 1938 and 1951 the building was repurposed as a textile works. By 1969, the building was used as a regalia factory. The regalia-making firm, Toye, Kenning and Spencer Ltd, originally weaved silk in the 17th century. The firm occupied the building as of 2009, but mostly in the newer building directly on Newtown Road. The building has sat derelict in recent years.</p>
Landmark status	None
References	Our Warwickshire (2021). <i>Riots and Ribbons: Part One</i> .

467-471 (odds) Nuneaton Road, Bulkington



Photo: Google (2021)

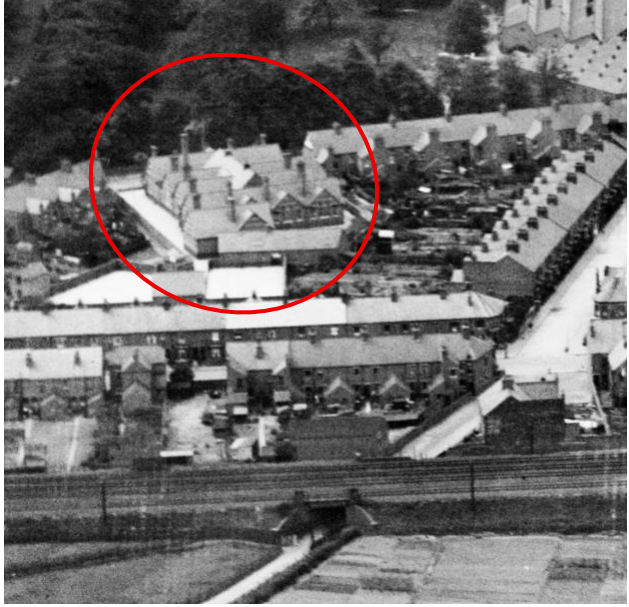
Criteria	Description
Asset type	Buildings
Age	Built before 1843 (according to OS Maps)
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Textured sandstone construction • Smooth stone closers around first and ground floor windows • Masonry surrounding doorways • Slate roof
Group value	These buildings have a clear visual design and historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	Unknown
Landmark status	None
References	None

Aim 4, Freeway Building, Park Avenue, Nuneaton (Former Park Avenue School)



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	1907
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative chimneys • Decorative roof tiles on ridges • Dentilled cornice beneath roof line on gable ends • Decorative gables to the front of the building • Multiple stone string courses • Dentilled cornice beneath ground floor eaves • Sash windows to central gable • Four-centred stonework arched doorways • Fanlights above front entrances • Stone plaque with 1907 inscribed on two small gables • Red brick chimneys extending above roof level with dentilled cornice
Group value	n/a
Archaeological interest	Subject to future assessment


<p>Historic interest</p>	<p>The building was known as Attleborough County First School from 1907 to 1996, before becoming a Freeway Centre.</p> <p>Aerial Imagery (1927)</p>  <p><i>Image: Historic England (1927)</i></p>
<p>Landmark status</p>	<p>None</p>
<p>References</p>	<p>Historic England (1927). <i>Aerial Photo – EPW018440: Attleborough Mills and environs, Attleborough, 1927.</i> Available from https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/EPW018440</p>

4 Park Road, Bedworth



Photo: NBBC (2025)

Criteria	Description
Asset type	Building

Age	Built between 1902 and 1913
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative chimneys • Decorative terracotta roof tiles on the ridges • Mullion and transom windows on the first floor • String courses • Timber balustraded porch over main entrance • Fanlight above main entrance • Stained glass windows on the ground floor • Stone plaque in gable stating "Lincluden" • Rendered window lintels and cills • Wooden bargeboard
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	<p>Park Road, Bedworth (1910s)</p>  <p><i>Park Road, Bedworth</i></p> <p><i>Image: Warwickshire County Record Office (n.d.)</i></p>
Landmark status	None
References	Warwickshire County Record Office (n.d.) <i>Park Road, Bedworth, 1910s</i> . Available from https://www.ourwarwickshire.org.uk/content/catalogue_wow/bedworth-park-road


31 Princes Street, Nuneaton



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built between 1886 and 1903
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative chimney • Decorative ridge tiles

	<ul style="list-style-type: none"> • Decorative gable with ridge tiles and a finial, including intricate tile designs such as terracotta rosettes • Intricate cornices including dentilled pattern • Round arched windows on the first floor, including hood mouldings • Floral tiles on the first floor elevation • Pointed arch doorway, including hood moulding
Group value	This building has a clear visual design and historic relationship with 33 Princes Street.
Archaeological interest	Subject to future assessment
Historic interest	The building was constructed with the wider late 19 th century / early 20 th century residential development of the area, including the construction of this terrace, as shown in the early 20 th century photograph of the building below. This historic photograph also shows the decorative iron railings which were removed later in the 20 th century.

	<p>Early 20th Century Princes Street</p>  <p>Image: Lee, P. (2017)</p>
Landmark status	None
References	<p>Lee, P. (2017) Nuneaton & Bedworth Local & Family History – Notes & Queries: Princes Street. <i>Facebook</i>. Available from https://www.facebook.com/groups/nuneatonhistory/posts/1780074602244379/</p>


33 Princes Street, Nuneaton (Formerly Ivanhoe Villa)



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built between 1886 and 1902
Rarity	Rare in comparison to local characteristics.

Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative chimney • Decorative ridge tiles • Decorative gable with central decorative terracotta detail, intricate terracotta cornice, extending below all of the roof line • Modillion cornice above first floor bay window • String course below first floor window with intricate detailing, and another simpler string course above the ground floor windows • Two-storey bay window with hipped roof • Keystone over round arched doorway leading to an alleyway • Ornate metalwork above alleyway entrance • Ornatly detailed door leading to the alleyway • Fanlight with stained glass above main entrance • Original front door
Group value	This building has a clear visual design and historic relationship with 31 Princes Street.
Archaeological interest	Subject to future assessment
Historic interest	The building was constructed with the wider late 19 th century / early 20 th century residential development of the area, including the construction of this terrace, as shown in the early 20 th century photograph of the building below. This historic photograph also shows the decorative iron railings which were removed later in the 20 th century.

	<p>Early 20th Century Princes Street</p>  <p><i>Image: Lee, P. (2017)</i></p>
Landmark status	None
References	<p>Lee, P. (2017) Nuneaton & Bedworth Local & Family History – Notes & Queries: Princes Street. <i>Facebook</i>. Available from https://www.facebook.com/groups/nuneatonhistory/posts/1780074602244379/</p>

Queens Hall, 75 Queens Road, Nuneaton



Photo: Google (2024)

Criteria	Description
Asset type	Building
Age	Built in 1925
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Two cupolas • Hipped roof with brick parapet including openings and brick piers, with a corbel table below • Sash windows on the ground floor • Indented brick detailing across the building
Group value	None
Archaeological interest	Subject to future assessment
Historic interest	The building was first constructed in 1925, as shown in the article below (Lee, P., 2017). This includes a drawing of the original design of the building.

1925 Article

Supplement to the Midland Counties Tribune and Warwickshire County Graphic, May 22nd, 1925.



NUNEATON'S NEW PUBLIC HALL.

The new Public Hall and Shops which are being erected in Queen's Road, Nuneaton, at the Pool Bank Street corner by Mr. Walter Perkins from designs by Mr. H. N. Jepson, A.R.I.B.A., Architect. The Hall will hold about 350 people, and will be available for Public Meetings, Dances, etc. The building is of fire-proof construction and heated by gas radiators. The general contract has been carried out by Messrs. Taberer & Co., of Nuneaton, and the plumbing and decorating by the well-known Nuneaton decorators, Messrs. T. Perkins & Son, Nuneaton.

Image: Lee, P. (2017)

There is historic interest in the use of the building as an events hall, now a music venue, since the early 20th century. The building consequently provides communal interest.

Landmark status

None

References


Lee, P. (2017). Nuneaton & Bedworth Local & Family History – Notes & Queries: Queens Hall when new, 1925. *Facebook*. Available from <https://www.facebook.com/groups/nuneatonhistory/posts/1895306670721171/>

51 Rugby Road, Bulkington



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built before 1886
Rarity	Relatively rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Dentilled brick cornice • Chequer-board pattern brickwork • Round arched windows on the ground floor with brickwork pattern • Historic T-shaped plot conserved, partially altered with the additional rear pitched extension and single storey extension
Group value	51 Rugby Road and 1 Withybrook Road form a group of pre-1886 chequer-board brickwork houses.
Archaeological interest	The building has a connection to the post-medieval settlement remains relating to the village of Ryton.
Historic interest	This building and No. 1 Withybrook Road are the last two conserved houses from the historic terrace along Withybrook (built before 1886) forming the south end of the historic village of Ryton. This historic connection is shown through their shared architectural character.

	<p>Withybrook in the 1920s</p>  <p><i>Image: Warwickshire County Record Office (n.d.)</i></p>
<p>Landmark status</p>	<p>None</p>
<p>References</p>	<p>Warwickshire County Record Office (n.d.). Houses in Withybrook Road, Ryton, Bulkington, 1920s. <i>Our Warwickshire</i>. Available from https://www.ourwarwickshire.org.uk/content/catalogue_wow/bulkington-withybrook-road</p>

Exhall Old School, School Lane, Bedworth



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built before 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative chimneys • Finial detailing to the gables • Decorative brick cornice • Blue brick string courses at various levels • Round arched windows with blue brick detailing over arches • Round arched doorway to north side of the building • Decorative gable to Exhall Green elevation • Large two storey arched windows on the gable of the School Lane elevation • Main building extended but historic core still conserved

Group value	This building has a clear historic relationship with The School House.
Archaeological interest	Subject to future assessment
Historic interest	The building was built as a school for the local Exhall Green area. The current building is now a community centre. The building has maintained an important role within the local community which provides additional interest.
Landmark status	None
References	None

30 School Road, Bulkington



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built before 1890
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Brickwork dentilled cornice • Chequer-board pattern brickwork • Masonry front door surround and angled lintels • Historic tiled roof
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	This building was constructed before the 1886 OS map, and demonstrates the historic character of the early residential buildings along School Road.
Landmark status	None
References	None

Bulkington Congregational Church, School Road, Bulkington (Former Congregational Chapel)



Photo: NBBC (2025)

Criteria	Description
Asset type	Building
Age	1811 (Restored 1883)
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Brick dentilled cornice to north and south sides • String course between second floor to the front of the building and the above gable end • Chequer-board pattern brickwork on ground and first floors • Round arched windows at first floor level to the front of the building, and on the sides at ground and first floor level, although frames are detracting modern uPVC.

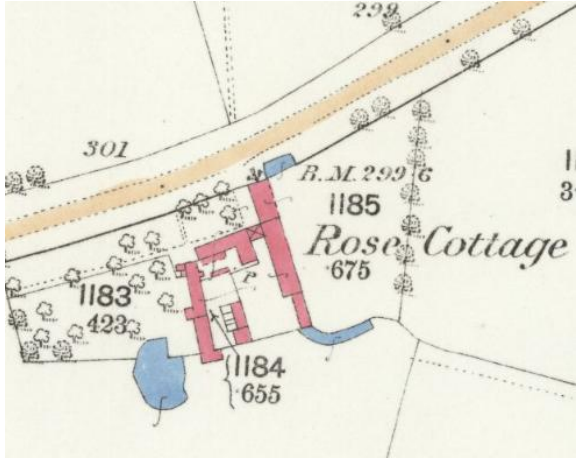

	<ul style="list-style-type: none"> • Large arched main doorway
Group value	The Manse, an adjacent house used in connection with the church, also reflects the same chequer-board brick pattern.
Archaeological interest	Subject to future assessment
Historic interest	The Bulkington Congregational Church was constructed in 1811 and restored in 1883. The building has conserved its use as a congregational church. This demonstrates the long-term communal interest in the building as a religious centre in the village. The building has largely conserved its historic plot form, with an additional extension constructed between 1886 and 1902.
Landmark status	None
References	<ul style="list-style-type: none"> • Timetrail (2021). <i>MWA2436: Congregational Chapel, School Road, Bulkington</i>. Available from https://timetrail.warwickshire.gov.uk/detail.aspx?monuid=WA2436 • Arnold, W. (n.d.). Congregational chapel, Bulkington. <i>Our Warwickshire</i>. Available from https://www.ourwarwickshire.org.uk/content/catalogue_her/congregational-chapel-school-road-bulkington

45 The Long Shoot, Nuneaton (Formerly Rose Cottage Farm)



Photo: NBBC (2025)

Criteria	Description
Asset type	Buildings
Age	Built before 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Historic farmstead arranged in a regular courtyard E-plan, however two sides have been demolished. The historic farmstead has interest as it evidences the local farming region, as well as advanced agricultural regimes. Additionally, the farmstead was an essential component of the former more rural landscape. (Historic England, 2017) • Arched four by four windows to the front elevation, with a

	<p>covered pitched roof porch and ground floor hipped roof bay window</p> <ul style="list-style-type: none"> • Plastered and painted façade • Simple bargeboards to gable ends • Simple corncicing • Various pitched roof extensions to rear
Group value	These buildings have a clear historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	<p>Historically formed Rose Cottage Farm (renamed The Poplars in the 1950s). The historic core seen in 1887 is still evident in the plan form (as shown below).</p> <p>1887 OS Map</p>  <p>Existing Aerial</p> 

Landmark status	None
References	Historic England (2017). <i>Agricultural Buildings: Listing Selection Guide.</i>

284 The Long Shoot, Nuneaton (Formerly Tollgate House)

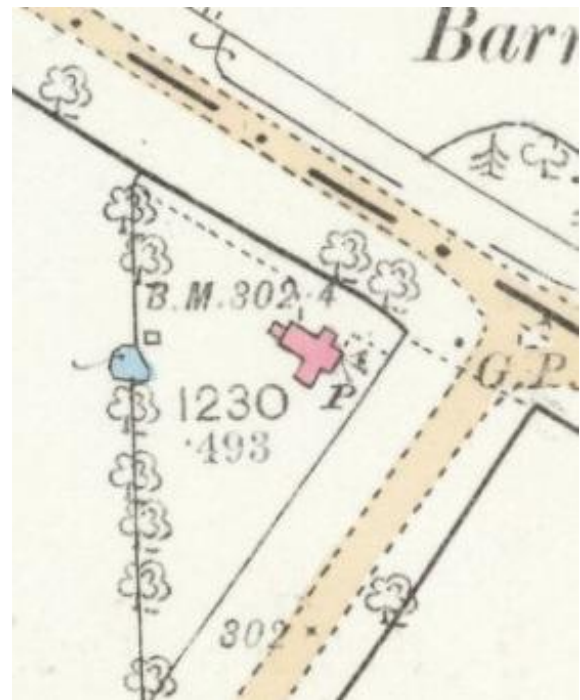


Photo: Google (2024)

Criteria	Description
Asset type	Building
Age	Built before 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative ridge tiles with finials • Quoins • Balustraded parapet balcony to the west of the building • Pedimented porch over front entrance with pilasters • Bargeboards to asymmetrical front gables
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	There may be a significant historical association of local note, as Watling Street used to be a toll road, which travellers would have to pay to use during the Imperial period between 1751 and 1913

(Timetrail, 2021). With Tollgate House being situated on The Long Shoot, which provides access to Watling Street, Tollgate House may have been the building used to toll users of the road. Historic plot form shown in 1886 OS Map is largely retained.

1886 OS Map



Existing Aerial



Landmark status

None

References



Timetrail (2021). *MWA4802: Watling Street, Imperial toll road.*

2 The Square, Nuneaton



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built between 1842 and 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<p>The historic shopfront is of particular interest to this building, including the following.</p> <ul style="list-style-type: none"> • Original fascia • Consoles • Cornice • Fluted pilasters • Stallriser • Fanlight <p>Various extensions to the rear throughout the plot's history, but some historic fabric could be conserved in the historic core.</p>
Group value	n/a
Archaeological interest	Subject to future assessment

<p>Historic interest</p>	<p>The title map of 1842 illustrates that the building was not yet constructed, but the plot was infilled with the commercial plot by 1886. Most of the historic interest in this building is related to its commercial history and the conserved shopfront.</p> <p>1842 Tithe Map</p>  <p>1886 OS Map</p> 
<p>Landmark status</p>	<p>None</p>
<p>References</p>	<p>None</p>

Beehive Kiln, Tuttle Hill, Nuneaton



Photo: NBBC (2025)

Criteria	Description
Asset type	Structure
Age	Built before 1890
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> Round domed brick kiln with structural metal braces
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	This structure has a significant historical association of local note, as it was a brick kiln associated with the brickworks in this location, which was operating at least by 1890. The manufacturing of bricks led to the late-Victorian and Edwardian town boom in the 1890s and 1900s. (Warwickshire County Council, 2015)
Landmark status	None

References

Warwickshire County Council
(2015). *Nuneaton Historic
Character Assessment.*

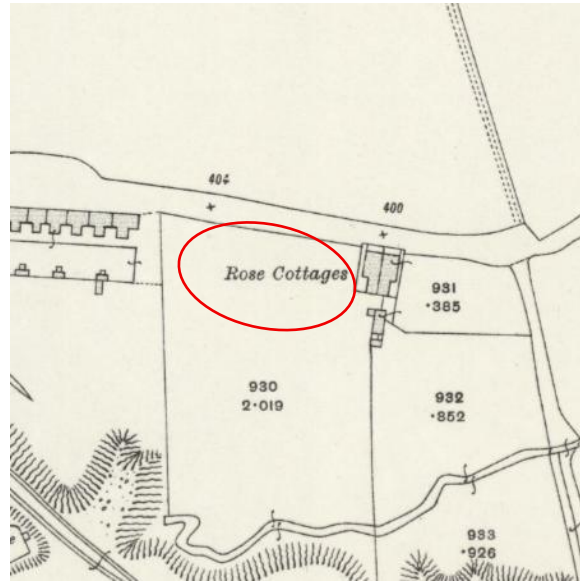
Haunchwood Sports and Social Club, Valley Road, Nuneaton (Formerly Haunchwood Institute)



Photo: Google (2016)

Criteria	Description
Asset type	Building
Age	Built between 1913 and 1923
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative chimneys • Decorative ridge tiles • Four projecting gables to the front of the building, one with a decorative pattern in black, and another with a timber boarded and hipped roof addition above the ground floor bay window • Arched entrance topped with keystone • The historic core is still conserved, although with a single storey flat roofed extension to the rear
Group value	n/a
Archaeological interest	Subject to future assessment
Historic interest	The building was constructed between 1913 and 1923, and is labelled on maps as "The Institute", with a bowling green to the rear. The existing building has retained this sports and community hall use.

1913 OS Map



1923 OS Map



Landmark status

None

References


None

Valley Farm, Valley Road, Nuneaton



Google (2026)

Criteria	Description
Asset type	Buildings
Age	Built in the early 18 th century with additions in the early 19 th century
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Decorative chimneys • Keystone above main entrance • Round arched doorway • Original 18th century structure with part square timber frame and replacement brick infill • Rendered two storey bay to the north dates to the early 19th century • A single storey gabled brick extension with decorative gable, dentilled verges in brick, some retained timber framing and double barn doors • Regular rectangular plan form in line with historic agricultural use • Historic clay roof tiles of interest

	<ul style="list-style-type: none"> • Timber framing internally and externally is of interest • Irregular fenestration throughout • L-shaped outbuilding also historic (shown in 1842 Tithe map) but of less interest
Group value	These buildings have a clear historic relationship.
Archaeological interest	Subject to future assessment
Historic interest	<p>The early 18th century date of the main farm building is of interest. There is documentary evidence (in the 1690 land survey) that the farmhouse could predate this, as the land was already enclosed and divided by 1690, although there is no specific mention of the building in the survey (Timetrail, 2025).</p> <p>The farm buildings are evident on the 1842 tithe map, including the L-shaped outbuilding, as shown below. The main building (plot 240) and surrounding farmland (plots 232, 239, 243, 244, 245 and 259) were occupied at this date by the farmer Thomas Parker, with the southern addition to the farmhouse (plot 241) occupied by Ann Cooper.</p> <p>1842 Tithe Map</p> 


	The OS mapping from the late 19 th century onwards shows small changes including lean-to's and additions, but no major alterations. The surrounding context was altered by the late 19 th century introduction of the Whitacre & Nuneaton branch of the railway, south of the historic brook.
Landmark status	None
References	Timetrail (2025). <i>MWA12424: Valley Farm Agricultural Buildings, Galley Common.</i>

1 Withybrook Road, Bulkington



Photo: Google (2023)

Criteria	Description
Asset type	Building
Age	Built before 1886
Rarity	Rare in comparison to local characteristics.
Architectural and artistic interest	<ul style="list-style-type: none"> • Chequer-board pattern brickwork, most evident at first floor • Bargeboard to front elevation and gables
Group value	51 Rugby Road and 1 Withybrook Road form a group of pre-1886 chequer-board brickwork houses.
Archaeological interest	Connection to the post-medieval settlement remains relating to the village of Ryton.
Historic interest	This building and No. 51 Rugby Road are the last two conserved houses from the historic terrace along Withybrook (built before 1886), forming the south end of the historic village of Ryton. This

	<p>historic connection is shown through their shared architectural character.</p> <p>Withybrook in the 1920s</p>  <p><i>Image: Warwickshire County Record Office (n.d.)</i></p>
Landmark status	None
References	<p>Warwickshire County Record Office (n.d.). Houses in Withybrook Road, Ryton, Bulkington, 1920s. <i>Our Warwickshire</i>. Available from https://www.ourwarwickshire.org.uk/content/catalogue_wow/bulkington-withybrook-road</p>

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