

North Warwickshire Heritage Forum

Buildings at Risk

Members of the Forum have expressed concerns about buildings in their areas and the risk of development and demolition. This list consists of buildings where concerns have been raised and is not exhaustive.

The list is split into four categories; some buildings fall into one or more of them.

Buildings at immediate risk of demolition

No entries

Buildings at risk of unsympathetic development

Beech House, 19 Market Street, Atherstone. This is a Grade II* Queen Anne-style merchant's house, built in 1708. Inside it retains many of its original features, including doors, fitting, a bolelection-panelled room on the first floor and attic bedroom that remain as original. The house has been empty for ten years and is owned by Arragon Properties who wish to convert it to flats. English Heritage will understandably not allow this and the owner will not compromise so the building is gradually deteriorating, and the once-beautiful garden is no more.

Britannia Work, Coleshill Road, Atherstone. This is a Grade II listed industrial building dating from the early 19th c. It was the home of Wilson and Stafford, hat manufacturers from 1871 until its closure in 1999. Since then it has been owned by two developers, the last of which (Benford of Warwick) submitted a planning application in 2011 for the conversion to flats, etc. but then went out of business. The buildings have been severely vandalised but no action appears to have been taken by NWBC to secure them.

8 Church Street, Atherstone (former Jane Stafford's dress shop). Grade II dating from 16th century, this retained many of its original features but has been empty since 2004, when the Friends of Atherstone Heritage put in a bid to buy it, having first commissioned a condition survey with a grant from the Architectural Heritage Fund. They were outbid by Arragon Properties who have since left the building empty and deteriorating for ten years.

6 Church Street, Atherstone. (The Thatch) is in a similar position to 8 Church Street above.

Hartshill Barn subject to planning application PAP/2014/0452. This barn which is listed, played an integral part in the history of Quakers in this area. In the 17th and early 18th centuries the Newton family of the Grange were amongst the first generation of Quakers in the 1650s and had personal links with George Fox who founded this religious movement. During the second half of the 17th century, when Quakers were persecuted for their beliefs, they gathered for Meetings and Worship at this barn. Because of this it represents a scarce example of a non-conformist place of worship from the period. It attracts many visitors from the UK and beyond because of its role in

early Quaker history. In 1707 the barn became the site of Hartshill's first school and still contains pegs the children used when they were educated there.

Castle Farmhouse, Fillongley. This house dates back to the 1500s and was the home of Isaac Pearson 1744-1827 and Ann Baker born 1747, grandparents of George Eliot; and the home of her mother Christina Pearson 1787-1836. It is listed in the Historic Environment Record as an original building. Recently planning permission has been granted to build a large porch onto the Victorian extension which will block the view of brickwork and windows to the rear of the building and was strongly opposed by many conservation and historical groups but was granted nevertheless. It is in the Fillongley conservation area and has international importance regarding the George Eliot connection. There is also concern about the development of the surround area which may detract from the historical significance of the building.

Buildings in urgent need of repairs

Beech House, 19 Market Street, Atherstone. This is a Grade II* Queen Anne-style merchant's house, built in 1708. Inside it retains many of its original features, including doors, fitting, a bolection-panelled room on the first floor and attic bedroom that remain as original. The house has been empty for ten years and is owned by Arragon Properties who wish to convert it to flats. English Heritage will understandably not allow this and the owner will not compromise so the building is gradually deteriorating, and the once-beautiful garden is no more.

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Bodmoor Heath Victory Hall. This is a building previously used to house prisoners of war in a nearby village during WWII. Building was donated to the village by a local farmer after the war and has been used for village events ever since. The building is of concrete structure and the steels within the supporting pillars have corroded and caused the concrete to 'blow' which can be fixed but is quite labour intensive. Estimates are in the region of £25.000 upwards.

Atherstone Parish Church. The church of St. Mary's in the Market Square, Atherstone is a Grade 2 * listed building and at a recent quinquennial inspection a third of a million pounds worth of necessary and urgent repairs have been identified. A further third of a million plus is also required to install heating, rewiring and lighting and upgrading facilities to enhance this major community asset for the town.

68 Coleshill Road, Atherstone, the Queen Anne house Grade 2 listed building built around 1780 as a wharfinger's office when the canal ended at Atherstone. Has stood empty for some years and its condition is deteriorating.

Buildings that warrant listing

Victor Works, Station Street, Atherstone. Unlisted but in the Atherstone Conservation Area, this is the remains of the JL Vero slipper works, including boiler house and chimney (1930s).

The older buildings, which comprised the 18th century Willday hat factory, were demolished without planning consent after the neighbour complained that they were in a dangerous condition. A retrospective planning application for demolition in 2011 was never formally granted. A planning application had been submitted in 2010 for the repair and conversion of all the buildings on the site, but the developer went out of business. More recently the same owner (a SIP pension fund) has drawn up new plans but they have not yet been submitted. The buildings on Station Street benefitted from a grant from the fairly recent AWM/EH/NWBC Townscape Heritage Initiative, but this was for the facade only.

Hattons Hat Factory, Atherstone. Behind 51 Long Street, Atherstone.

Buildings behind Phoenix House, Atherstone. Buildings in the cartilage of a listed building.

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Queen Elizabeth Grammar School building. From September 2014 this building is no longer in use and it is believed that the Trustees will be putting this all up for sale. Only the Headmaster House and railings are listed and sits two thirds of the way down the site although the hall is probably the nicest part of the building.

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