ROWLEY PARK

THE OWNERS OF ROWLEY PARK · STAFFORD



INFORMATION FOR OWNERS

Welcome to Rowley Park

Enclosed is some useful information which we hope will help you to settle into your new home in Rowley Park.

ROWLEY PARK OWNERS COMMITTEE

Survey Committee

This committee is the main body looking after the interests of the owners. Their responsibilities include the collecting of the park rates, the maintenance of the roads, ensuring that the park **covenants** are observed and generally maintaining the upkeep of the park.

The Trustees

They are the legal owners of the park and have responsibility for all areas of the park that do not come under the ownership of the owners themselves, e.g. the Pleasure Gardens and the Spinney.

Covenants

The covenants already referred to above are part of the deeds of each property and will, or should, have been outlined to you during the conveyancing of the property by your solicitor. The covenants are binding on each owner and, briefly, prohibit the building on back land, ensure that perimeter fences are properly maintained and that the operating of any business or trade is likewise prohibited.

Read the Covenant at rowleypark.net/covenant

Property Alterations

Owners are respectfully reminded of their obligation to submit plans for any property alterations which they may wish to make to the Survey Committee for approval.

This action is to ensure that the provisions of the Park Covenant are not being breached. This request is not part of the Council Planning application process.

A bond (currently £1000) is also required to be paid to the Survey Committee and will be held whilst work is being done. This is to cover any reinstatement costs to damaged footpaths, kerb or roadway. Provided that no damage has occurred to these areas on the completion of the work, the bond will be returned.

Please contact **secretary@rowleypark.net** to submit an application.

Park Rates

The current Park Rate is £184 per household per annum and is payable to the Treasurer. An additional payment of £30 is for those houses who overlook the Pleasure Gardens. The rates are due in September each year. Any voluntary contributions towards the upkeep of the Pleasure Gardens are always welcome.

treasurer@rowleypark.net

OWNERS COMMITTEE

Pleasure Gardens

The Pleasure Gardens are here for everyone to enjoy, and we warmly encourage you to make use of them. Please be mindful of your neighbours and help maintain a pleasant environment for all. Responsible dog ownership is expected at all times. Kindly ensure you clean up after your dog and dispose of any litter appropriately.

The gardens are not to be used for private functions. They are used at your own risk, and for safety reasons, climbing should be avoided. Keys are available from Tim Venables, subject to a small charge. The gardens are supported by an active Pleasure Gardens sub-committee, led by Roisin Chambers, who coordinates their development and oversees ongoing maintenance and upkeep.

More at rowleypark.net/gardens

Barrier Operation

Rowley Park's barrier uses an Automatic Number Plate Recognition (ANPR) system. To register vehicles for ANPR, or if you do not wish to use the ANPR system and would like a barrier fob, contact **barrier@rowleypark.net**

Answers to common questions: rowleypark.net/barrier-faq-s

Park Closure

This happens once a year to prevent a public right of way being established. Residents and those on official business are, of course, allowed through. A security guard is in attendance.

Back Lane Security Gates

Keys should have been handed to you from the previous owner if your house backs onto the lane.

Please get in touch with Tim Venables for replacement keys:

Crescent Road	**2 keys, £12.00**
Lawn Road	**2 keys, £12.00**
St John's Road	**1 key, £6.00**
Pleasure Gardens	**1 key, £12.00**

It is important that replacement keys are cut from the originals. This will ensure locks are maintained and not damaged because of poor copies.

Neighbourhood Watch

A very active Neighbourhood Watch exists in the Park. New co-ordinators are very welcome.

More at rowleypark.net/neighbourhood-watch

Deliveries to your Home

Please ensure that courier companies are clearly informed of your address in relation to the barrier, to prevent them attempting access from the incorrect end of Crescent Road. There have been instances where couriers have caused damage by trying to force the barrier open, for which they are liable.

If you are unlikely to be available to receive a delivery, we recommend making use of parcel lockers or alternative delivery options.

COMMITTEE MEMBERS

CONTACT DETAILS

ROLE	NAME	EMAIL
Chairman	Mike Hudson *(Trustee)*	
Treasurer	Tim Venables *(Trustee)*	treasurer@rowleypark.net
General Secretary	Leigh Willotts	secretary@rowleypark.net
Minute Secretary	Graeme Cull	
Communications	Graham Naylor	
Neighbourhood Watch	Jenny Webb	
Barrier	Brett Phillips & Ross Andrews	barrier@rowleypark.net
Pleasure Gardens and Grounds Chair	Roisin Chambers	

ORDINARY MEMBERS

Anthony Rogers
(Trustee)

Tony Webb
(Trustee)

Dot Wills

PAPERLESS COMMUNICATIONS

Owners are asked to provide their email addresses to the Secretary: secretary@rowleypark.net

Should Owners and Residents not have an email address, we operate an ‘opt-in’ policy in order that they are able to receive correspondence by paper. Various information and matters of interest are sent out from the committee from time to time.

GDPR PRIVACY NOTICE

To view our GDPR Privacy Notice please visit

rowleypark.net/communications

COMMITTEE

Up-to-date committee details and the ORP Constitution

rowleypark.net/committee

NEWS / EVENTS

Notices and updates from the committee

rowleypark.net/news

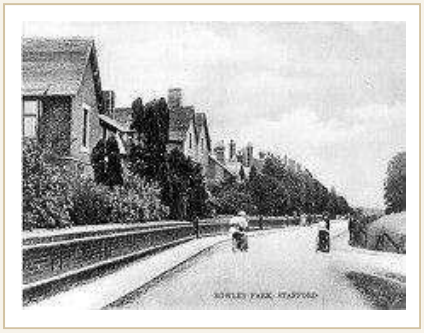
FACEBOOK

The informal Facebook group associated with the park

facebook.com/groups/RowleyPark

A BRIEF HISTORY OF ROWLEY PARK

A private Victorian estate







In the 13th Century, four or five families settled on uncultivated land between Burton Manor and Stafford and created a small hamlet around a green called Rowlowe (rough land).

In 1529 a tenant of Rowlowe called Thomas Stanford was elected MP for Stafford and over a period of years the Stanfords began to acquire all the land and the hamlet that was now known as Rowley.

After leasing Stafford Castle for a number of years from Lord Stafford, he built Rowley Hall and by the mid-16th Century, the Rowley estate ran from Forebridge Green to Rising Brook and as far as what is now Friars Terrace.

In 1808 the Rowley Hall estate was auctioned at the Swan Hotel and bought by a prominent local solicitor, William Keen, who demolished the old, and by then dilapidated, hall and built a new Regency-style Hall in its place. He bought back land and established grand landscaped gardens before he died suddenly from a riding injury.

The estate was inherited by his brother and in turn his son Robert Hand who needed capital if he was to continue to develop the estate. Unable to attain a good price through auction, he devised a plan to continue living in the hall by dividing the estate into small plots, selling it to his own development company and then raising capital by selling shares in the company.

In 1867 the Staffordshire Land and Building and Improvement company started building in Rowley Park with local shareholders as diverse as Michael Bass (the Burton Brewer), Maria Butler (a laundry maid at Tixall Hall) and many Stafford businessmen.

The complexity of having to buy a plot of land and then to design and build your own home put off potential buyers and by 1868 only 12 of the 144 building plots had been sold. Robert Hand bought back the Hall, the development company was dissolved, and the building plots were allocated to the shareholders.

In the deeds of each plot a series of covenants were incorporated to protect the private nature of the park. These covenants still apply today and set out how Park Residents would manage the upkeep of the estate and therefore protect its premium residential status.

Read more at rowleypark.net/history