

## **CABINET - 14TH MARCH 2019**

### **Report of the Head of Planning and Regeneration Lead Member: Councillor Eric Vardy**

#### **Part A**

#### **ITEM 14     CONSERVATION AREAS BOUNDARY REVIEW**

##### **Purpose of Report**

To request formal adoption of the revised conservation area boundaries and the delegated authority to update each Character Appraisal and Management Plan, as identified in each of the Conservation Area Boundary Review reports for:

1. Barkby & Barkby Thorpe
2. Beeby
3. Hathern
4. Queniborough
5. Thurcaston

##### **Recommendations**

1. That the revised conservation area boundaries be adopted (Appendix A).
2. That the Conservation Areas Boundary Review reports (Appendix A) be approved for the purpose of updating the appraisals and management plans, with delegated authority given to the Head of Planning and Regeneration, in consultation with the Lead Member for Planning, Regeneration and Tourism, to undertake that update.

##### **Reasons**

1. To provide adopted guidance that identifies the special character and creates a sound basis for the management of the Barkby & Barkby Thorpe, Beeby, Hathern, Queniborough and Thurcaston Conservation Areas.
2. To allow the Head of Planning and Regeneration to publish up to date Conservation Area Character Appraisals & Management Plans, in accordance with the approved report.

##### **Policy Justification and Previous Decisions**

The Council's Corporate Plan 2016-2020 makes a commitment to our environment, celebrating our rich culture and the significance the environment has for our heritage and future economy.

The Planning (Listed Buildings and Conservation Areas) Act 1990 lays a duty on local authorities to review conservation area boundaries from time to time and formulate proposals to preserve and enhance those areas.

The National Planning Policy Framework (2018) places responsibility on local planning authorities to assess and understand the particular significance of any heritage asset that may be affected by a development proposal by utilising available evidence and necessary expertise. This should be taken into account when considering the impact of a proposal on a heritage asset to avoid or minimise conflict between an asset's conservation and any aspect of the proposal.

The Charnwood Local Plan Core Strategy 2011-2028 is part of the statutory development plan and it recognises the importance of the historic environment and the need for high quality design in the vision and, specifically, in Policies CS2 High Quality Design and CS14 Heritage. Borough of Charnwood Local Plan 2004 Saved Policy EV/1- Design, also seeks to ensure a high standard of design for all new development and that the design should be compatible with the locality and utilise appropriate materials.

#### Implementation Timetable including Future Decisions and Scrutiny

If approved, the revised boundaries will be effective immediately after the period for call-in of the Cabinet's decision (subject to there being no call-in). Details of the revised boundaries will then be published and the contents of the Conservation Areas Boundary Review reports will be incorporated into the existing Conservation Area Appraisals & Management Plans, the target timescale for this being four weeks from the revised boundaries becoming effective.

#### Report Implications

The following implications have been identified for this report.

##### *Financial Implications*

The review and adoption of revised conservation area boundaries and amended character appraisals and management plans, is a programmed activity from the Planning and Regeneration Service Team Plan and any costs associated with advertising, notification and publishing associated with the adoption of the boundaries will be met from the Planning and Regeneration Service budget for 2018/19.

##### *Risk Management*

The risks associated with the decision Cabinet is asked to make and proposed actions to mitigate those risks are set out in the table below.

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
Failure to adopt the revised Conservation Area Boundaries could lead to a lack of appropriate information to inform development proposals and guide	Likely (3)	Significant (2)	Moderate (6)	Ensure the process for preparing, writing and consulting on the Conservation Area Boundary Reviews has been followed and the information included is comprehensive and

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
decision making, resulting in a lack of protection for the historic environment of the Borough and some loss of reputation				appropriate to the scope of the documents.

Key Decision:

No

Background Papers:

Report on consultation comments and feedback

Officers to contact:

Mark Fennell  
Team Leader Natural & Built Environment  
01509 634748  
[mark.fennell@charnwood.gov.uk](mailto:mark.fennell@charnwood.gov.uk)

Martin Jones  
Senior Conservation Officer  
01509 634971  
[martin.jones@charnwood.gov.uk](mailto:martin.jones@charnwood.gov.uk)

## **Part B**

### **Background**

1. The rich and varied historic environment in Charnwood has led to the designation of a number of conservation areas since the introduction of the Civic Amenities Act in 1967 to enable their creation. In total there are 38 conservation areas in the Borough. The 5 for consideration in this report were designated as follows:
  - Barkby & Barkby Thorpe - 1976
  - Beeby - 1975
  - Hathern - 1975
  - Queniborough - 1972
  - Thurstaston - 1988
2. Conservation Area Character Appraisals for these areas were adopted between 2005 and 2012. These documents are an objective statement and factual description of the conservation area. They justify the historical and architectural reasons for designating the Area and describe the particular qualities of buildings, spaces and landscape that together create a distinctive street scene or other part of the public realm. They describe the strengths and weaknesses of the Area and identify opportunities for enhancement. The appraisals establish a sound basis for the guidance of planning and development management decisions, which can ultimately be defended in planning appeals.
3. The Council in their role as local planning authority has a duty, from time to time, to review these conservation areas. In exercising this duty a review of the conservation boundary areas for the 5 villages was undertaken, the results of which, together with the conclusion and recommendations, are contained in the Conservation Areas Boundary Review documents. (Appendix A)
4. This review included an evaluation of the existing conservation area boundaries and evidenced recommendations for amendments including areas for possible inclusion and exclusion within redefined conservation area boundaries. This evidence includes the evaluation of heritage value and significance of any additional areas and recommendations for boundary revisions on a map. The methodology involved desk based assessment of historic documents, maps and images, followed by site survey work in order to evaluate current heritage significance.

### **Consultation**

5. Consultation on the Conservation Areas Boundary Reviews took place over a 21 day consultation period between 21 January 2019 and 11 February 2019. The draft documents were made available on the Council's website and in print by request. Respondents were encouraged to submit comments via the Council's website in response to a questionnaire.  
In addition, separate Public Consultation meetings were held in each of the villages, with the exception of Beeby where a mailshot was issued to all properties within the parish.



6. A Report of Consultation has been published which includes the comments made during the consultation period. The online survey solicited 10 responses, with 100% agreeing that protecting the heritage of the villages was important. A series of Public Meetings to discuss the proposals were undertaken and a significant number of issues were raised which are reported in the Report of Consultation. Responses also referenced:
  - the need to ensure that land and buildings are worthy of protection;
  - that land and buildings are maintained in a good standard of repair;
  - that additional planning controls may be needed to protect the special character of the Conservation Areas;
  - concerns regarding the prevention of homeowners from modifying their properties; and
  - the need for homeowners to be informed of the implications of living in a Conservation Area.
7. The Conservation Area Boundary Reviews have been amended to take account of these comments where appropriate and the proposed revisions to boundaries contained in the draft document have been amended following public consultation, in order to accommodate some of the suggestions made by respondents.
8. The Conservation Area Boundary Reviews and the final definitive boundaries proposed for adoption are included as Appendix. A. It is intended that these documents will be published and their contents incorporated into the existing adopted Conservation Area Appraisals & Management Plans for each of the 5 villages.

## Appendices

Appendix A: Conservation Area Boundary Review documents.



# BARKBY and BARKBY THORPE CONSERVATION AREA : BOUNDARY REVIEW

**Charnwood Borough Council**

# BARKBY and BARKBY THORPE CONSERVATION AREA: BOUNDARY REVIEW

prepared by:

**Heritage & Regeneration Solutions Ltd**

[www.heritageregeneration.co.uk](http://www.heritageregeneration.co.uk)

for:

**Charnwood Borough Council**

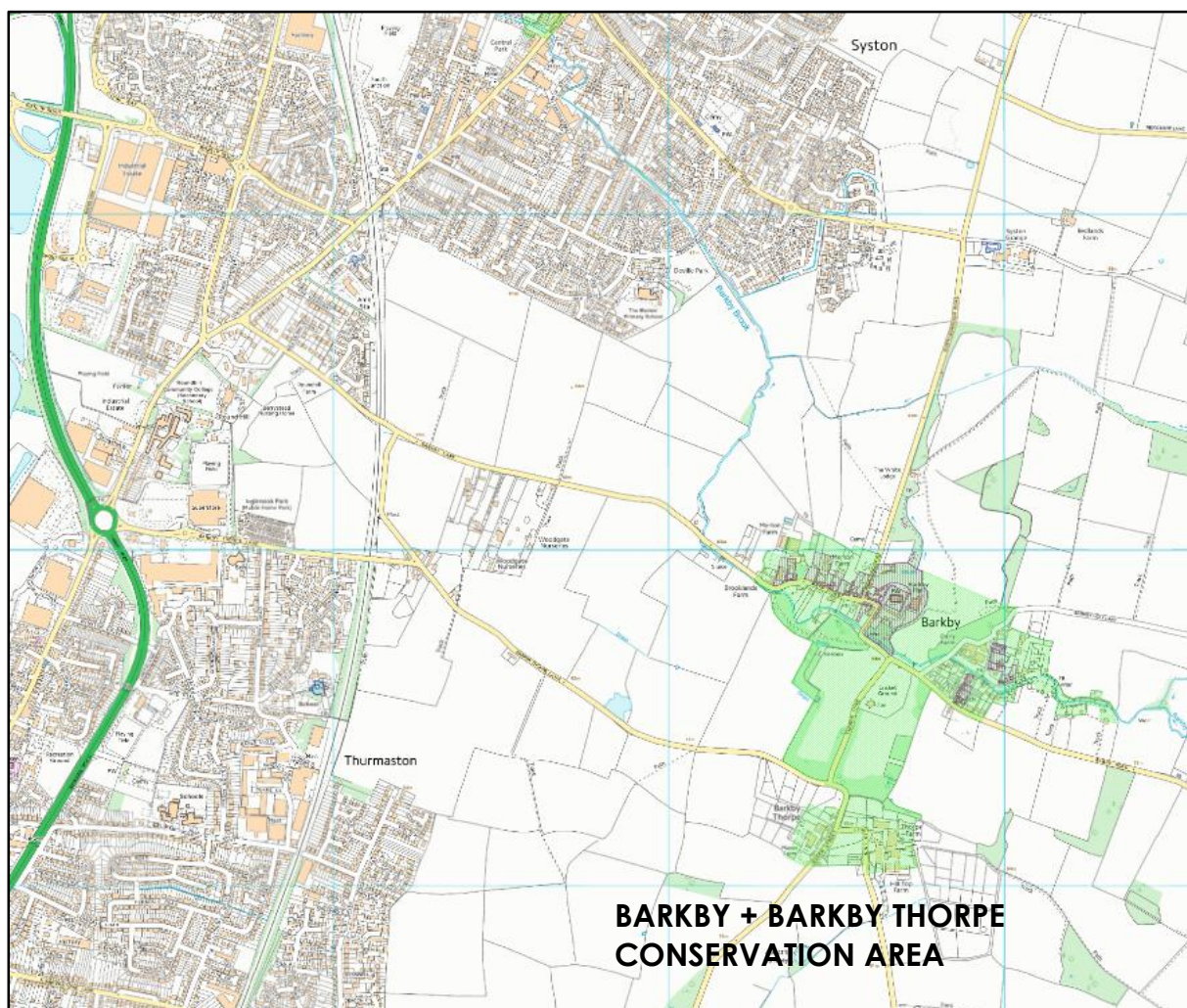
published: December 2018

revised (definitive map added): February 2019

## INTRODUCTION:

A conservation area is defined as 'an area of special architectural or historic interest - the character or appearance of which it is desirable to preserve or enhance'.

The purpose of this review is to reconsider the boundaries of the Barkby and Barkby Thorpe Conservation Area in order to omit any areas which no longer are appropriate for inclusion, and to add areas which are considered as worthy of designation. Potential areas for redrawing the boundary were listed on page 30, in the Conservation Area Character Appraisal 2011: Barkby Hall Park, and adjustments to the boundaries around Merton Farm and Hill Top Farm.



Location of the current Barkby + Barkby Thorpe Conservation Area - coloured green.

## BARKBY+BARKBY THORPE CONSERVATION AREA: Boundary Review

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Barkby and Barkby Thorpe lies on the crossing of two minor roads five miles to the north east of Leicester. The Conservation Area covers almost all of both settlements with the linking parkland between. The historic pattern of the two settlements, the parkland and the agricultural setting has remained fairly unaltered for two centuries.

All the boundaries that surround the current Conservation Area have been reviewed and particularly the sites discussed in the CA Appraisal. These include properties in Barkby not included in the Conservation Area, areas to the north on the Queniborough Road, and the boundary around Barkby Thorpe.

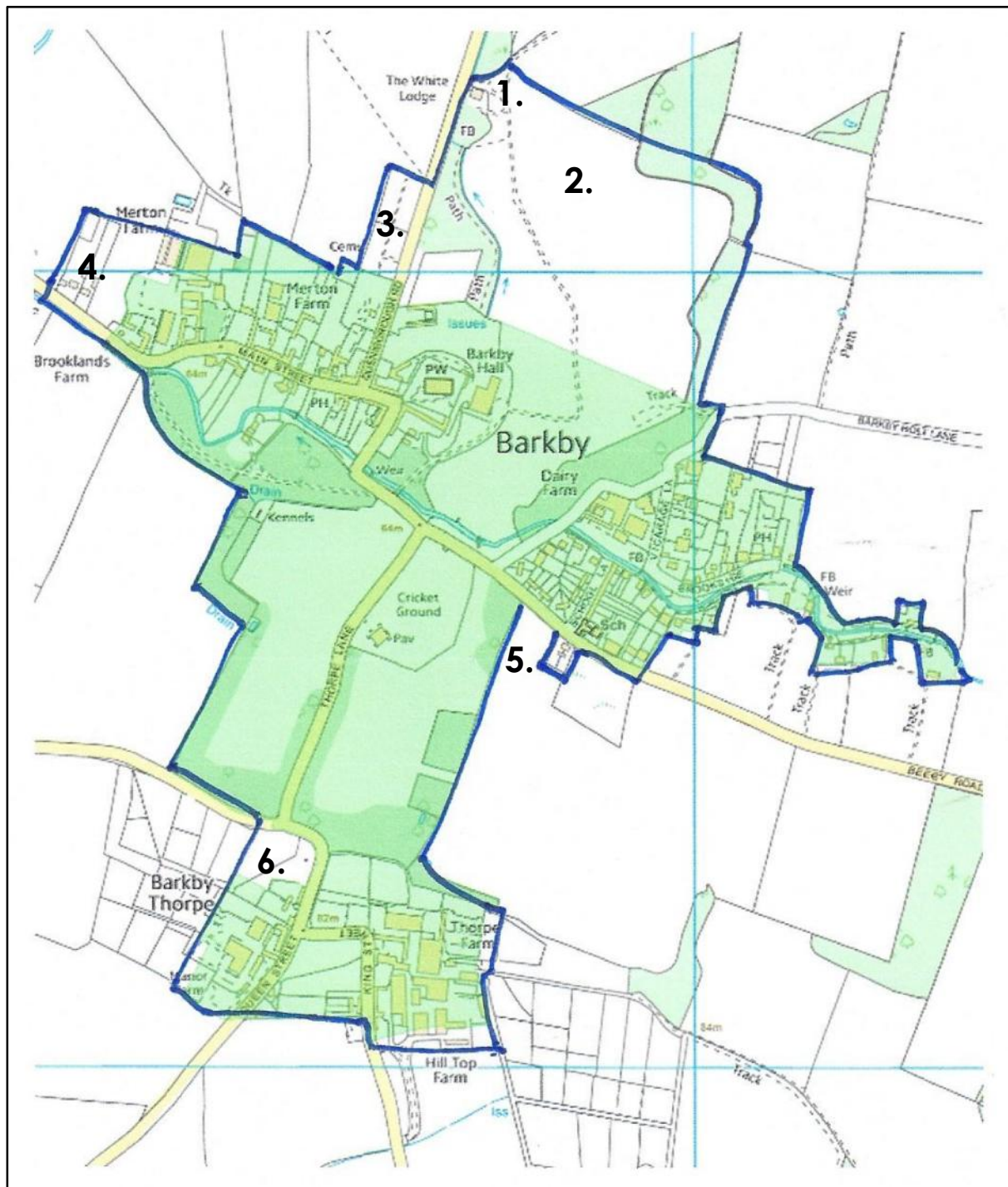
The proposed boundary includes two pairs of houses at either end of the village; the rest of the cemetery; and the Park and its lodge; plus a more suitable limit to Barkby Thorpe following field edges and tree lines.

The following pages present the proposed Conservation Area boundary map, with photographs identifying the key recommended changes to the current boundary.

These are based on the following Analysis which covers; the historic phases of development; the heritage assets; and an assessment of the buildings and landscape.



## PROPOSALS:



Map showing the current Barkby and Barkby Thorpe Conservation Area – green tone, and the proposed Conservation Area boundary – blue line, identifying areas to be added.

The numbers relate to each significant boundary change and are listed below with supporting photographs.

1.

Add: The White Lodge, Barkby Hall, Queniborough Road



*Queniborough Road entrance lodge to Barkby Hall is shown on 1884 OS map.*

2.

Add: The Park, between The White Lodge and Barkby Hall,

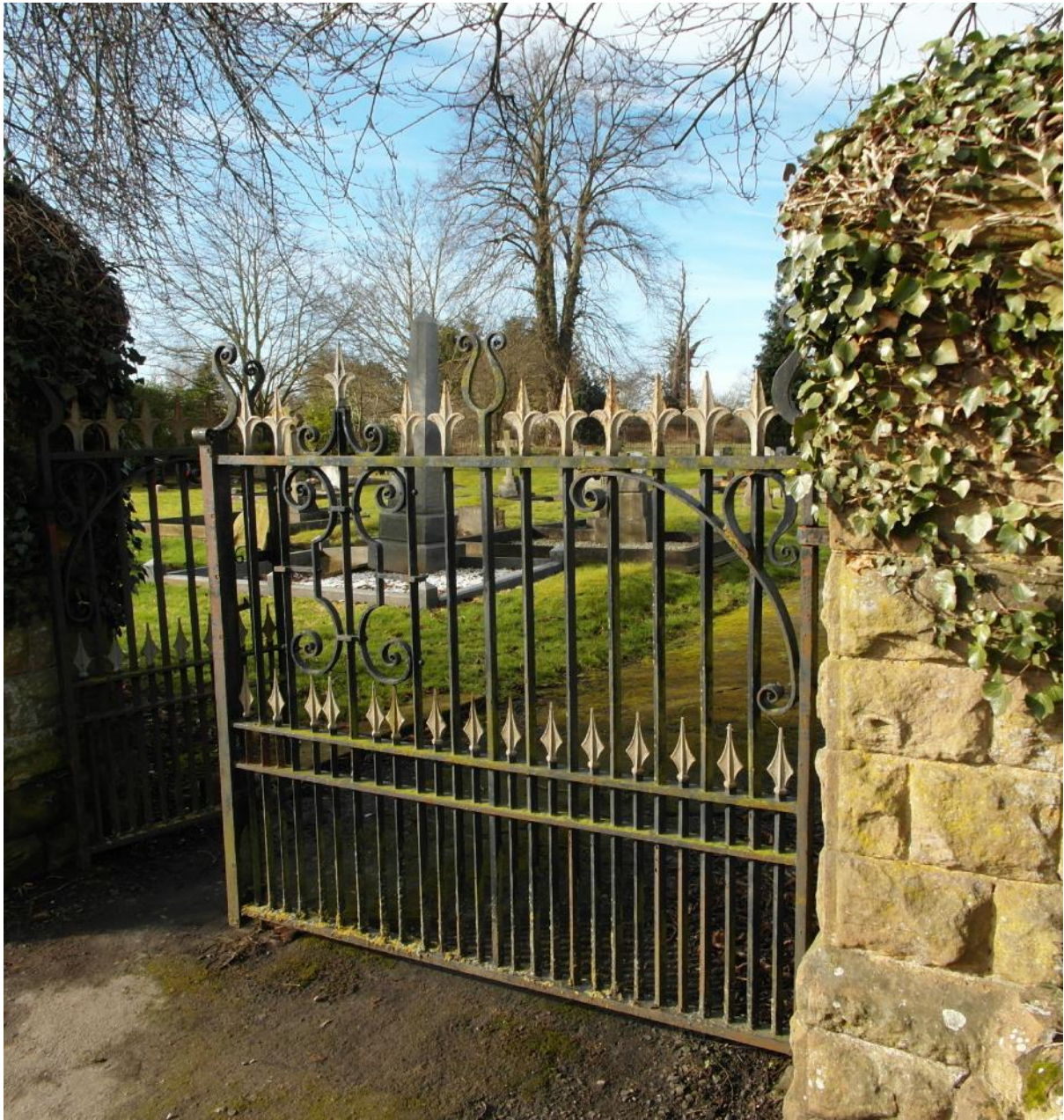


*The Park up to The White Lodge provides the landscaped setting for Barkby Hall, with a strong wooded boundary and a continuous brick wall along the Queniborough Rd*



3.

Add: the rest of St Mary's Cemetery Queniborough Road



*Extension to Conservation Area to include all of the Cemetery on the west side of Queniborough Road. The boundary is defined by a tree lined hedgerow.*



4.

Add: 48 and 50 Main Street



*Include pair of Victorian Houses dated 1899 and adjacent field up to Merton Farm.*

5.

Add: 18 and 19 Beeby Road



*Include semi detached cottages, opposite the Pochin School, dated 1894.*



6.  
Conservation Area boundary adjustments around Manor Farm, Thorpe Farm and Hill Top Farm. Barkby Thorpe.



*Aerial view of Barkby Thorpe. The proposed CA boundary follows field edges and tree lines with minor adjustments, and includes the field to north of Manor Farm.*



*View from south entrance road into Hill Top farm showing buildings and tree line on horizon proposed as Conservation Area boundary.*

## Appraisal :

### 1. Historic phases of development:

Barkby developed as a small medieval village though the first settlement was established well before the Domesday survey of 1081. The Inclosure map of 1780 shows that there has been remarkably little change over the last 240 years. At inclosure, each house was provided with garden spaces - see OS 1903 map, and though some remain, others have been amalgamated into fields.

Barkby Thorpe developed as a small hilltop hamlet of three traditional working farms and a few cottages at the junction of two minor roads on the route to Leicester – Queen Street and King Street. The boundaries of the immediate gardens around the Barkby Thorpe farms are defined on the plan below showing medieval earthworks, which mostly align with current field edges.



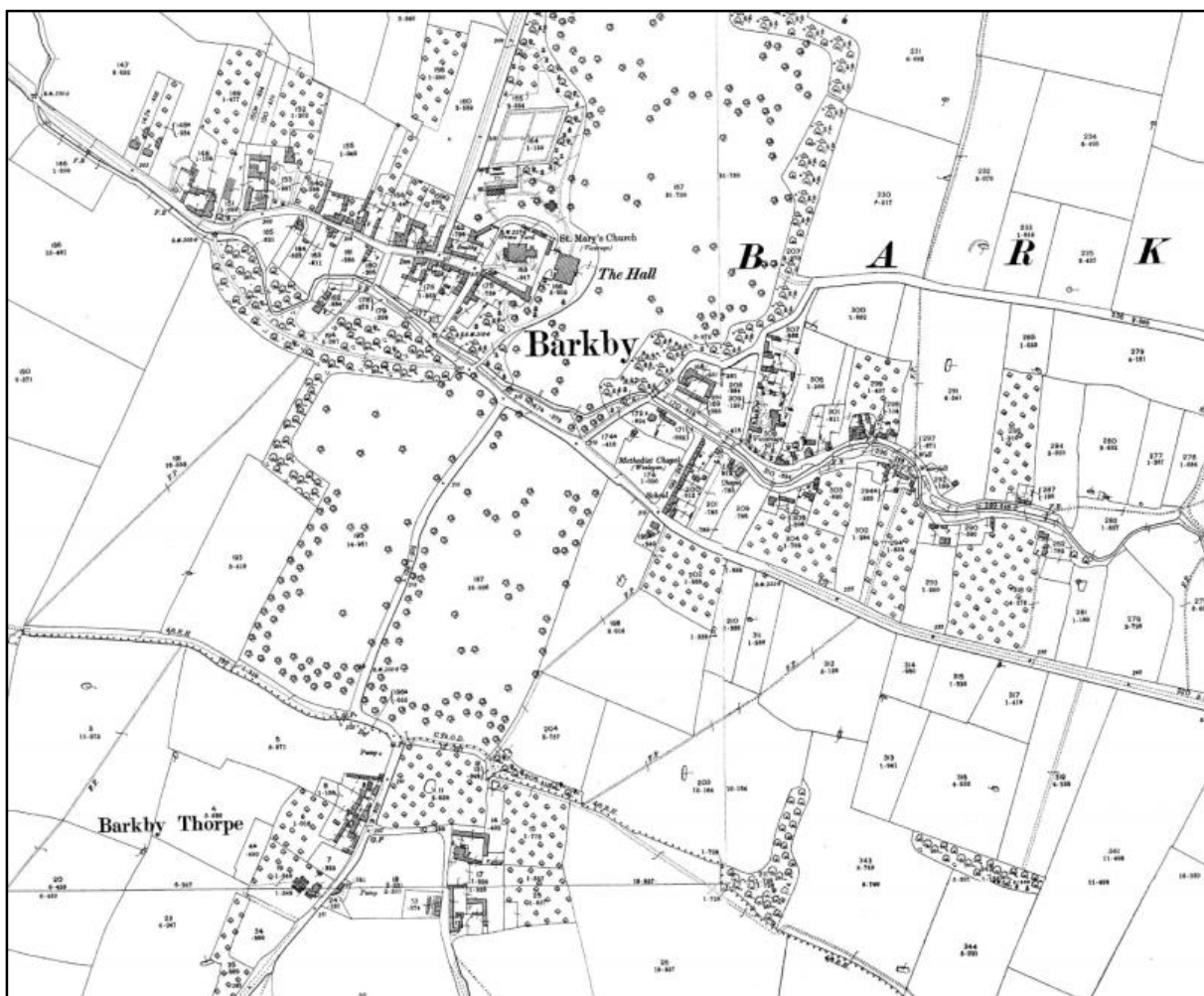
*Medieval earthworks around Barkby Thorpe.*

## BARKBY+BARKBY THORPE CONSERVATION AREA: Boundary Review

Barkby village has a linear form that is bisected by Barkby Hall Park. This results in two distinct and separated parts, with Barkby Thorpe at the southern end of the Park. A network of roads and paths links the two parts of the village and Barkby Thorpe to surrounding settlements.

The village retained its form and character throughout the C19th. Although a few houses were built before the end of the C19th – including the pairs of houses at either end of the linear village, the most significant development was the opening of the school in 1869.

Further changes came in the C20th with buildings filling plots on Brookside and Main Street, and the construction of a number of council houses between Beeby Lane and School Lane. There have been few additional changes in recent years and Barkby and Barkby Thorpe have retained their traditional character.



Barkby and Barkby Thorpe OS map 1903

## BARKBY+BARKBY THORPE CONSERVATION AREA: Boundary Review

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All historic maps identify several footpaths and bridleways that lead from the village through gaps in the frontage, to link with the fields behind and onto other villages. The adjacent fields both to the north and south of the village have been closely associated with the village residents – see map of medieval earthworks on page 8.

Key features identified from the 1883, 1903, 1930 and 1956 OS maps include:

- ) The two separate parts of Barkby, and Barkby Thorpe, are all located around the edge of Barkby Hall Park a fine open parkland well defined by many mature oak trees and boundary walls;
- ) The Hall, which cannot be seen from the roads, is the focal point of the village and the continuity provided by the Pochin Estate's centuries long interest in the village;
- ) Barkby is a linear settlement following the line of the Barkby Brook, while Barkby Thorpe includes a hill top grouping of farms;
- ) the seven working farmsteads with their associated activities;
- ) the current CA boundary includes all of the village buildings – except the two pairs of C19th houses on the outskirts, which are proposed for inclusion in the CA;
- ) the historic layout of the villages and the limited impact of C20th development;
- ) and the coherent collection of buildings which enclose Main Street from No 1 to the Malt Shovel, and No 2 to No 16 with the focus of the church.

### 2. Heritage assets:

The most notable heritage assets are identified as its historic townscapes, the 42 Listed buildings and their zones within the current Conservation Area, while the three Locally Listed buildings are at some distance outside the CA, and Ancient Monuments and Archaeology are not represented in the CA or surrounding search area (see Charnwood Borough Council website Listed Buildings / Interpretive Maps).

The review for the proposed Conservation Area boundary has only considered including historic townscapes and landscapes. There are no Listed or Locally Listed Buildings in the proposed areas for addition to the current CA boundary – though both the White Lodge and 18 – 50 Main Street are worthy to be considered for Local Listing.

Of the 42 Listed buildings and structures within the current CA the majority are residential or farm buildings, with the church and structures as exceptions. There are no Locally Listed buildings in the current CA.

Key listed buildings and structures which influence the character of the village are all Grade II:

- ) Church of St Mary
- ) Barkby Hall
- ) The Forge and workshops
- ) Whitehouse Farm
- ) The Old Vicarage
- ) The Dower House
- ) and the Frameworkers' cottages on Vicarage Lane.

The full list of Listed buildings is given on the Charnwood BC website.

Key unlisted buildings include:

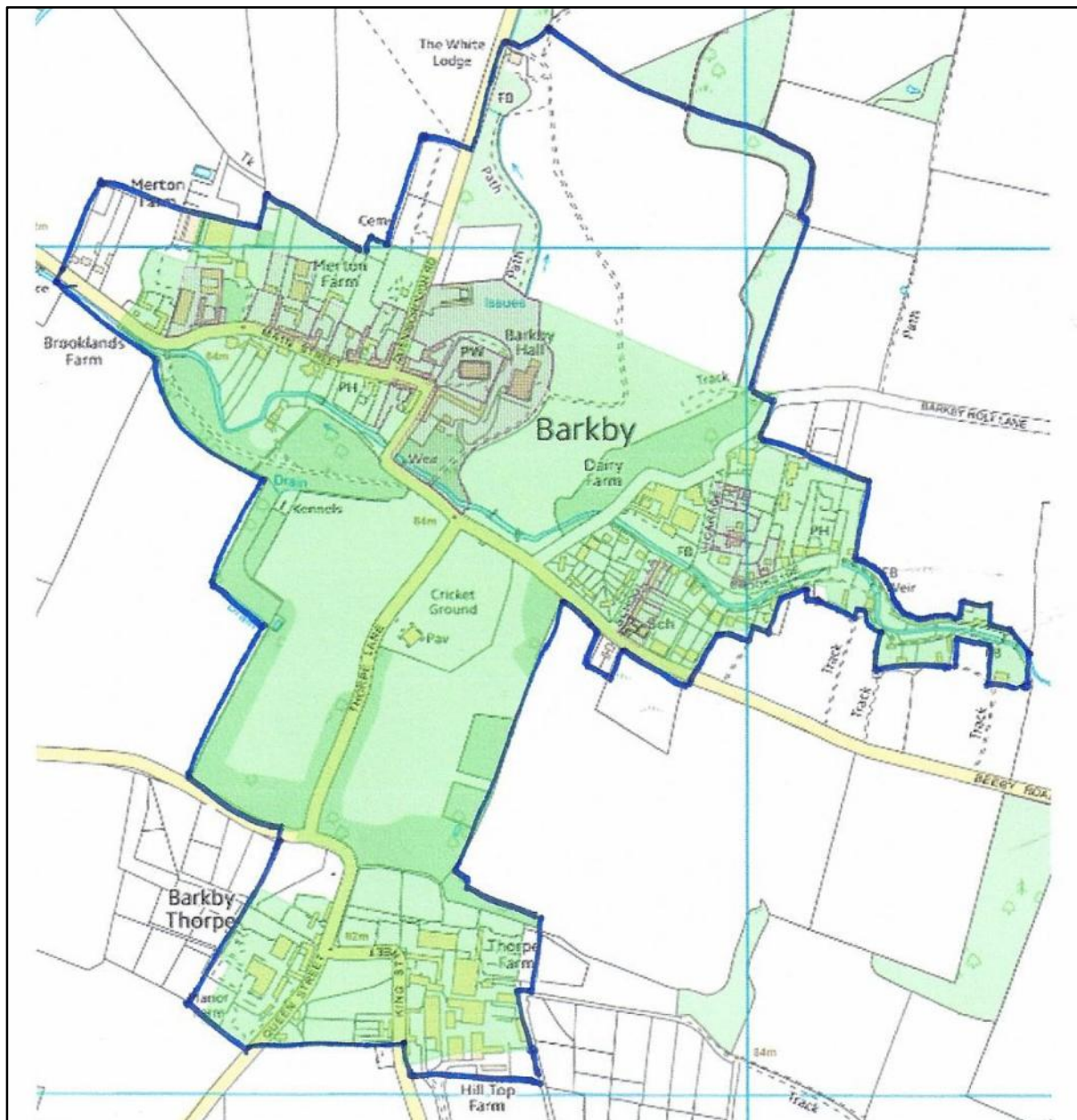
- ) The Malt Shovel Inn
- ) Manor Farm Barkby Thorpe
- ) Thorpe Farmhouse Barkby Thorpe

and coherent groups include rows of buildings on both sides of Main Street:

- ) No 1 to the Malt Shovel, and
- ) No 2 to no 16 with the focus on the church



## BARKBY+BARKBY THORPE CONSERVATION AREA: Boundary Review



Proposed CA boundary (blue), current CA (bright green)  
Listed Buildings and gardens – purple hatch

Notable views within the additional areas in the proposed Conservation Area are:

- )] **along Queniborough Road towards Barkby**, the White Lodge and the brick wall bounding the parkland mark the arrival in Barkby, with glimpses into the Park on the left and the cemetery on the right;
- )] **along Barkby Lane towards Barkby**, the two fine Victorian houses on the left mark the arrival in Barkby;
- )] **from the south on both Barkbythorpe Road and Hamilton Lane**, the first views of the southern edge of Barkby Thorpe buildings and trees along the hill top.

### 3. Landscape and building appraisal

The areas considered for inclusion in the Barkby and Barkby Thorpe Conservation Area have been selected because they primarily include buildings and landscape settings of heritage interest.

The proposed additional buildings and landscapes can be categorized as follows:

- ) significant heritage value – this includes the Listed and Locally Listed buildings with others of notable historic quality – The White Lodge is the only building outside the current Conservation Area of significant age and notable value. It is also a fundamental part of the heritage landscape of the Barkby Hall Park, itself worthy of inclusion in this category.



*The White Lodge (top right) and the part of Barkby Hall parkland proposed to be included in the CA.*

- ) heritage interest – period buildings which add to the historic townscape – the majority of the buildings throughout the current Conservation Area fall in this category, except a few C20th infill properties and the council houses near School Lane. The only remaining buildings outside the CA certainly fall within this category – the two large Victorian houses, dated 1899, at the western end of Main Street; the small pair of semi-detached redbrick cottages, dated 1894, at the eastern end of the village at 18-19 Beeby Road.

As a result of these recommended inclusions in, all the buildings in the village will be within the proposed boundary of the Conservation Area.



## BARKBY+BARKBY THORPE CONSERVATION AREA: Boundary Review

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- neutral buildings and landscapes – which do not detract from the conservation area – including the field between 48-50 Main Street and Merton Farm which links with and includes the proposed Victorian houses; the northern end of the cemetery grounds; and the adjustments to the boundary around the farms in Barkby Thorpe to follow landscape edges, including the field to the north of Manor Farm, bounded on two sides by Queen Street.



*Field between 48 Main Street and Merton Farm*



*View from Queen Street of field north of Manor Farm.*

- negative buildings and landscapes – which detract from the local heritage characteristics. None are included in the additional proposed areas and no areas are recommended for omission. It is necessary to ensure that any new building alterations or developments anywhere satisfy conservation area standards.

**MAP OF CONSERVATION AREA SHOWING LINE OF NEW BOUNDARY FOR ADOPTION**

**KEY:**  
 EXISTING BOUNDARY: ———  
 PROPOSED BOUNDARY: ———

EXISTING BOUNDARY:   
PROPOSED BOUNDARY: 





# BEEBY CONSERVATION AREA : BOUNDARY REVIEW

**Charnwood Borough Council**



# BEEBY CONSERVATION AREA: BOUNDARY REVIEW

prepared by:

Heritage & Regeneration Solutions Ltd

[www.heritageregeneration.co.uk](http://www.heritageregeneration.co.uk)

for:

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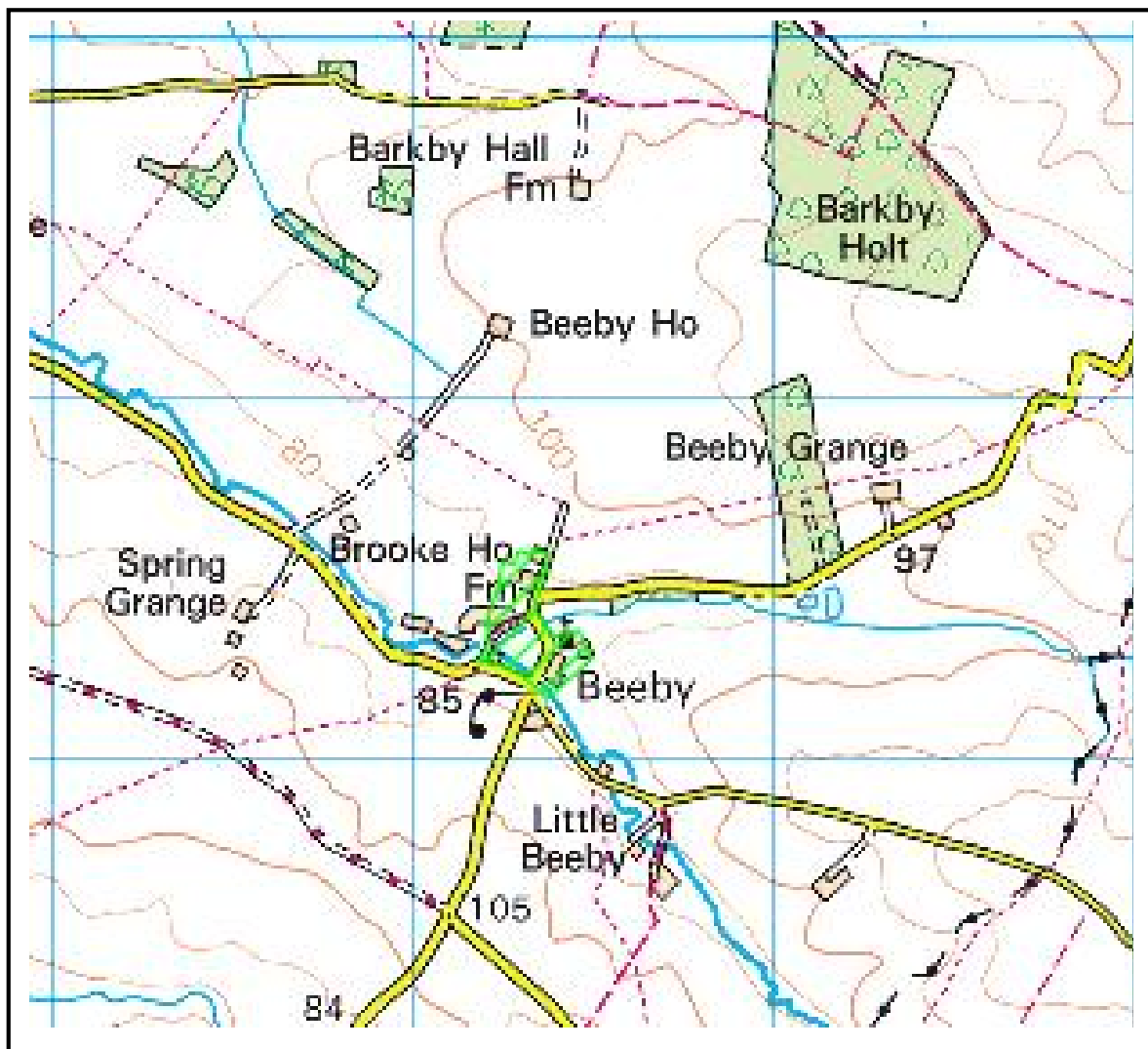
# BEEBY CONSERVATION AREA: Boundary Review

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## INTRODUCTION:

A conservation area is defined as 'an area of special architectural or historic interest - the character or appearance of which it is desirable to preserve or enhance'.

The purpose of this review is to reconsider the boundaries of the Beeby Conservation Area in order to omit any areas which no longer are appropriate for inclusion, and to add areas which are considered as worthy of designation. Potential areas for inclusion were identified by local residents and listed on page 40, in the Conservation Area Character Appraisal 2005.



# BEEBY CONSERVATION AREA: Boundary Review

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*Location of Beeby with current conservation area shown bright green.*

Six specific actions have been suggested, and in addition to all other boundaries, this review has considered each in turn:

- ) field to the north east of the church;
- ) field to east of Beeby Manor/Lane End Farm;
- ) field to the north and west of Lane End Farm;
- ) Brooke House Farm buildings;
- ) post war houses south of the crossroads; and
- ) strip field to the west of Scraptoft Lane.

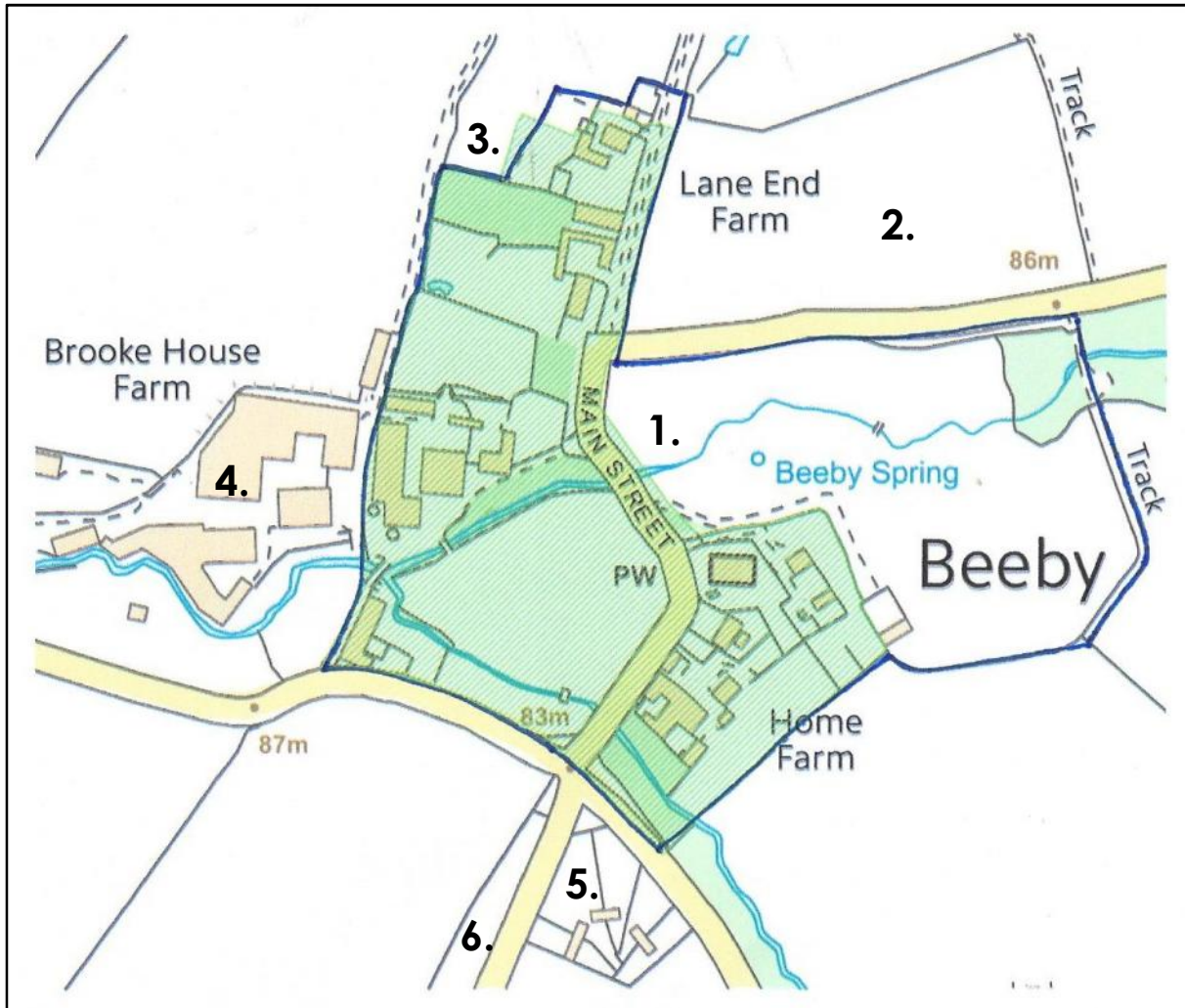
The proposed boundary adds the field to the north east of the church and south of the Croxton Road; and adjusts the boundary around the buildings at Lane End Farm. All other suggested sites are not considered to be of significant heritage interest or importance as a setting. No other area is proposed to be omitted from the Conservation Area.

The following pages present the proposed boundary map, with photographs and explanations identifying the key recommended changes to the current boundary – only additions.

These are based on the following Analysis which covers; the historic phases of development; the heritage assets; and an assessment of the buildings and landscape.

## BEEBY CONSERVATION AREA: Boundary Review

### PROPOSALS:



Map showing the current Beeby Conservation Area – dark green tone, and the proposed Conservation Area boundary – blue line, identifying the areas to be added.

The numbers relate to each significant boundary change. These locations are shown in greater detail on the following maps with supporting photographs.

## BEEBY CONSERVATION AREA: Boundary Review

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1.  
Add: field to the north east of the church, on both sides of the brook, including part of the copse.



*Looking south west from the Croxton Road. The grassed field slopes towards the central stream and is overlooked by buildings on two sides which make it feel as though it is part of the village and an important setting.*





## BEEBY CONSERVATION AREA: Boundary Review

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*Looking east from Main Street across the same field. The proposed Conservation Area boundary follows the Croxton Road in the north; the footpath through the copse in the east; the field edge around the south; and village buildings in the south-west and west.*

2.

No action: field to east of Beeby Manor/Lane End Farm.



*Field bounded by Croxton Road and the extension of Main Street. Overlooked by Beeby Manor and Lane End Farm, but high hedges and slope make it appear to be distant from the village and not integral as its setting.*

3.

No action: field to the north and west of Lane End Farm.

## BEEBY CONSERVATION AREA: Boundary Review

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*At the northern end of the village and only overlooked by Lane End Farm. Distance and screening hedges limit its connection and visual links with Beeby. The current boundary around the Farm passes through buildings and needs realignment.*

4.

No action: Brooke House Farm buildings outside the CA.





## BEEBY CONSERVATION AREA: Boundary Review

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*The current Conservation Area includes historic barns that have been converted and are awaiting renovation – in the centre of the photo above. Other than the modern farmhouse, all other buildings have been cleared with the rubble remaining. The site outside the CA has little heritage interest.*

5.

No action: post war houses south of the crossroads.



*Located to the south of the Conservation Area and screened by trees this area has little heritage value.*

6.

No action: narrow strip field to the west of Scraftoft Lane



*Located at some distance from the historic village and has neither significant heritage interest nor importance as a setting.*

### Appraisal :

#### 1. Historic phases of development:

Beeby is a small rural settlement where its physical and historic development has been strongly influenced by the local topography and its isolated location. The Conservation Area includes the whole of the traditional village – except the small housing estate outside the village, south of the Hungarton Lane crossroads. There has been little change to its medieval layout and no significant alterations during the last 100 years.

All the buildings in the Conservation Area were built (some rebuilt) during the late C18th and C19th. The last houses constructed in the Conservation Area were the pair of cottages between Home Farm and the Church, dated 1891. See 1903 OS map below for the village plan that is the same today. The only development since this map was drawn, is the small post-war housing estate outside the CA and the

## BEEBY CONSERVATION AREA: Boundary Review

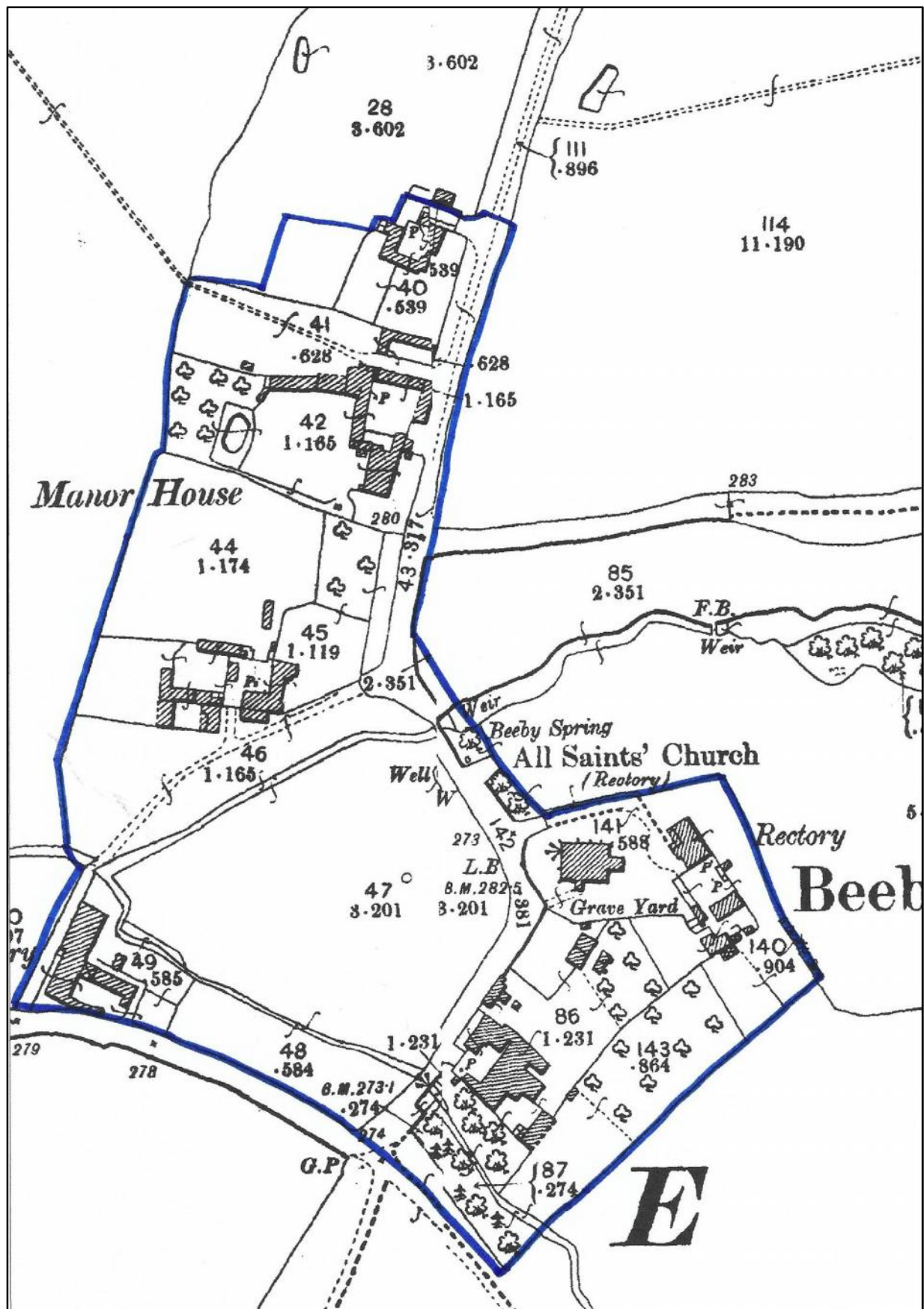
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village. As a result, there has been little change to the appearance of the historic village within its landscape setting.

Key features identified from the 1883, 1903, 1930 and 1956 OS maps include:

- ) the isolated location of the village at the crossroads of minor roads, which has limited its growth;
- ) the current CA boundary includes all of the historic village buildings;
- ) the scattered and informal open grouping of farmhouses and associated buildings which gives Beeby its distinctive character;
- ) the consistent use of red brick on all buildings throughout the village – except the Church;
- ) the focal location of the Church at a high point above the village;
- ) the limited C20th development – six houses outside the CA and village;
- ) and the relationship of the nearby fields with the village farms.

# BEEBY CONSERVATION AREA: Boundary Review



Beeby OS map 1903, with the current Conservation Area shown blue.

### 2. Heritage assets:

The most notable heritage assets are identified as its historic buildings in its rural setting, the nine Listed buildings and the village pump with their zones in the current Conservation Area, while no Locally Listed buildings or Ancient Monuments and Archaeology are represented in the CA or surrounding search area (see Charnwood Borough Council website Listed Buildings and Interpretive Maps).

The review for the proposed Conservation Area boundary has only considered including heritage townscapes and landscapes. There are no historic buildings in the surrounding areas or those proposed for addition to the current CA boundary.

Of the nine Listed buildings and one structure within the current CA the majority are residential, with the church and the pump as exceptions. There are no Locally Listed buildings in the current CA.

The Listed buildings and structures which influence the character of the village are:

- ) All Saints Church (Grade II\*)
- ) The former Rectory
- ) Home Farm
- ) Brooke House Farm
- ) and the Manor House.

The full list of Listed buildings is given on the Charnwood BC website.

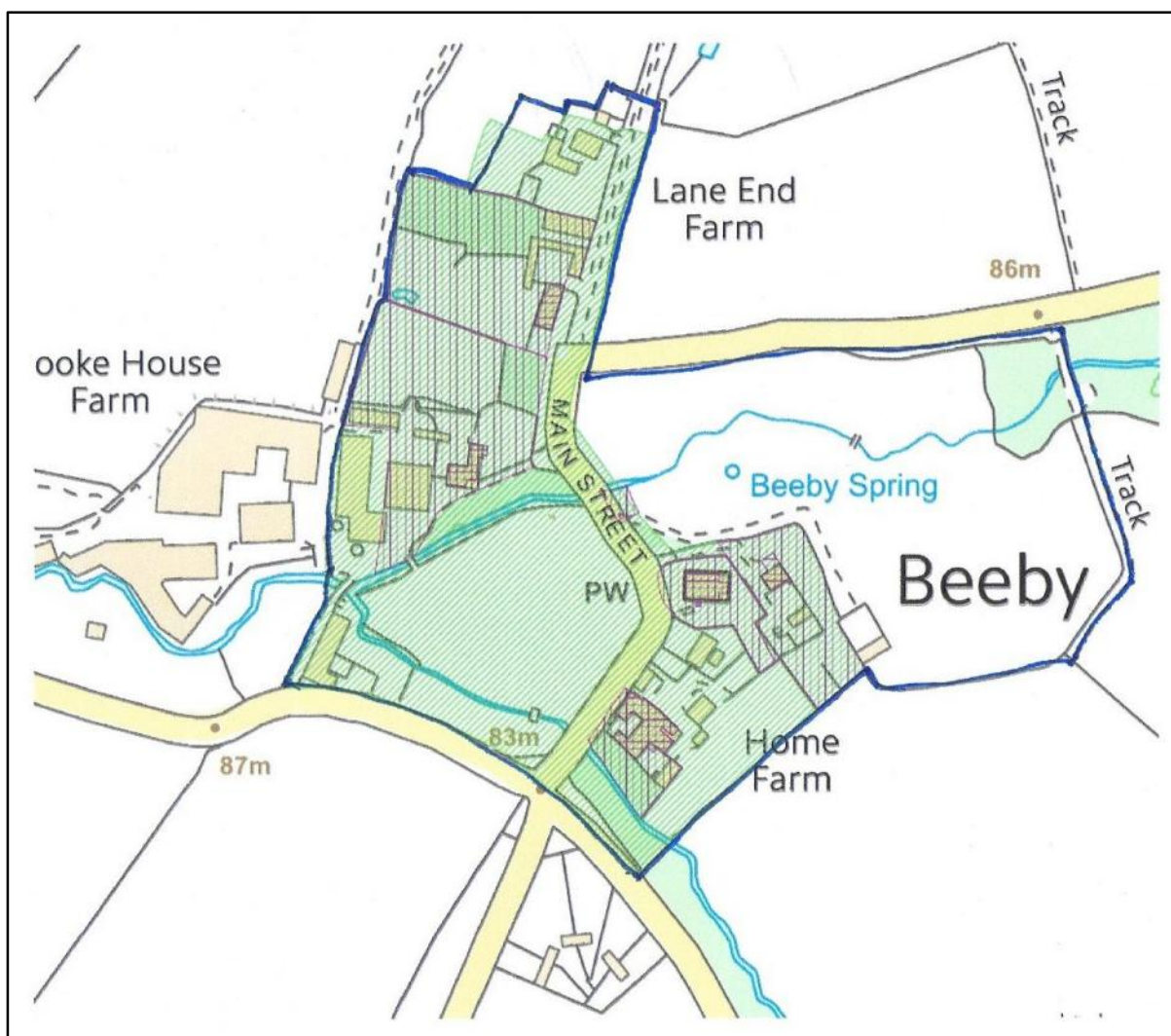
Key unlisted buildings include all remaining non-listed buildings in the CA:

- ) Brewery cottages
- ) The former Brewery
- ) The 1891 cottages
- ) Home Farm cottage
- ) and Lane End Farm

The heritage importance of these buildings needs to be protected by including any beneficial settings in the Conservation Area.



## BEEBY CONSERVATION AREA: Boundary Review



Proposed CA boundary (blue), current CA (bright green)  
Listed Buildings and gardens – purple hatch

Notable historic views across the additional area to be included in the proposed Conservation Area are:

- ) **from Croxton Lane towards the Church**, across the sloping field bisected by the stream leading to the Barkby Brook, with the church and its tower in the distance.
- ) **from the village – the Rectory, the Church, Brooke House Farm and Beeby Manor**, all have views over this attractive field, which should be retained as a green area to protect the historic setting and outlooks from the village buildings.



### 3. Landscape and building appraisal

The field considered for inclusion in the Beeby Conservation Area has been selected because it includes a landscape of heritage significance, with the Grade II Listed village pump on its boundary.

The buildings and landscapes of Beeby can be categorized as follows:

- ) significant heritage value – this includes Listed and Locally Listed buildings with others of notable quality – All Saints Church, the Rectory, Home Farm, Brooke House Farm, and Manor Farm. With their Listed Building Zones, they account for half of the Conservation Area and village.



*Beeby Manor Farm Listed Grade II – heritage value*

- ) heritage interest – period buildings and landscapes which add to the historic townscape – the rest of the buildings throughout the current Conservation Area fall in this category – Brewery cottages, former brewery, 1891 cottages, Home Farm cottage and Lane End Farm. With the proposed inclusion of the field to the northeast of the church, this can be considered in the heritage interest category because of its traditional importance as the setting for key parts of the village;

## BEEBY CONSERVATION AREA: Boundary Review



*Unlisted Lane End Farm – heritage interest*

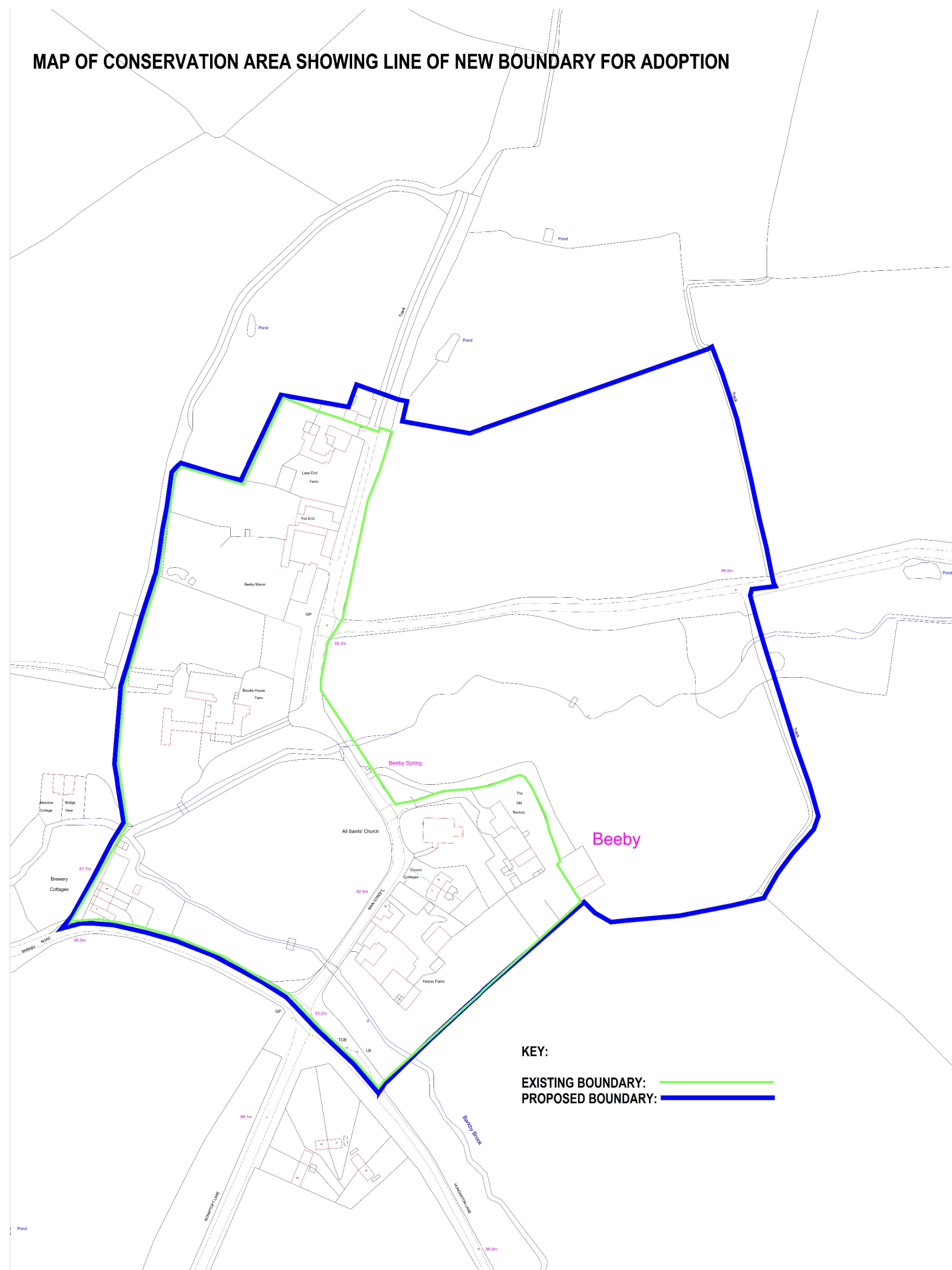
- ) neutral buildings – which do not detract from the conservation area – no buildings in the proposed or current Conservation Area fit in this category. The small housing estate, south of Hungarton Lane and outside the CA, can be considered neutral as it does not impact on or detract from the CA and it is well screened by a hedge and tree line.



*View of small housing estate from Hungarton Lane with the village on the right*

- ) negative buildings and landscapes – which detract from the local heritage characteristics. None are included in the current or proposed Conservation Area and no areas are recommended for omission. It is necessary to ensure that any new building alterations or developments anywhere satisfy conservation area standards.

## MAP OF CONSERVATION AREA SHOWING LINE OF NEW BOUNDARY FOR ADOPTION



Charnwood Borough Council  
Council Offices  
Southfield Road  
Loughborough  
Leicestershire  
LE11 2TX  
[www.charnwood.gov.uk](http://www.charnwood.gov.uk)





# HATHERN CONSERVATION AREA BOUNDARY REVIEW

**Charnwood Borough Council**



# HATHERN CONSERVATION AREA: BOUNDARY REVIEW

prepared by:

**Heritage & Regeneration Solutions Ltd**

[www.heritageregeneration.co.uk](http://www.heritageregeneration.co.uk)

for:

**Charnwood Borough Council**

published: December 2018

revised (definitive map added): February 2019



## HATHERN CONSERVATION AREA: boundary review

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*Location of the current Hathern Conservation Area - coloured green.*

Most of Hathern lies to the east of the A6, the Loughborough to Derby road, with the heritage core around the church and along Dovecote Lane linked to the A6 by the historic Wide Lane, Narrow Lane and Wide Street.

The key areas identified for review are along Narrow Lane, Wide Street, Gladstone Street and streets around The Green. Opportunities for omission from the Conservation Area include the recent culs-de-sac inserted into the urban fabric.

The following pages present the proposed boundary map, with photographs and explanations identifying the key recommended changes to the current boundary – both additions and omissions.

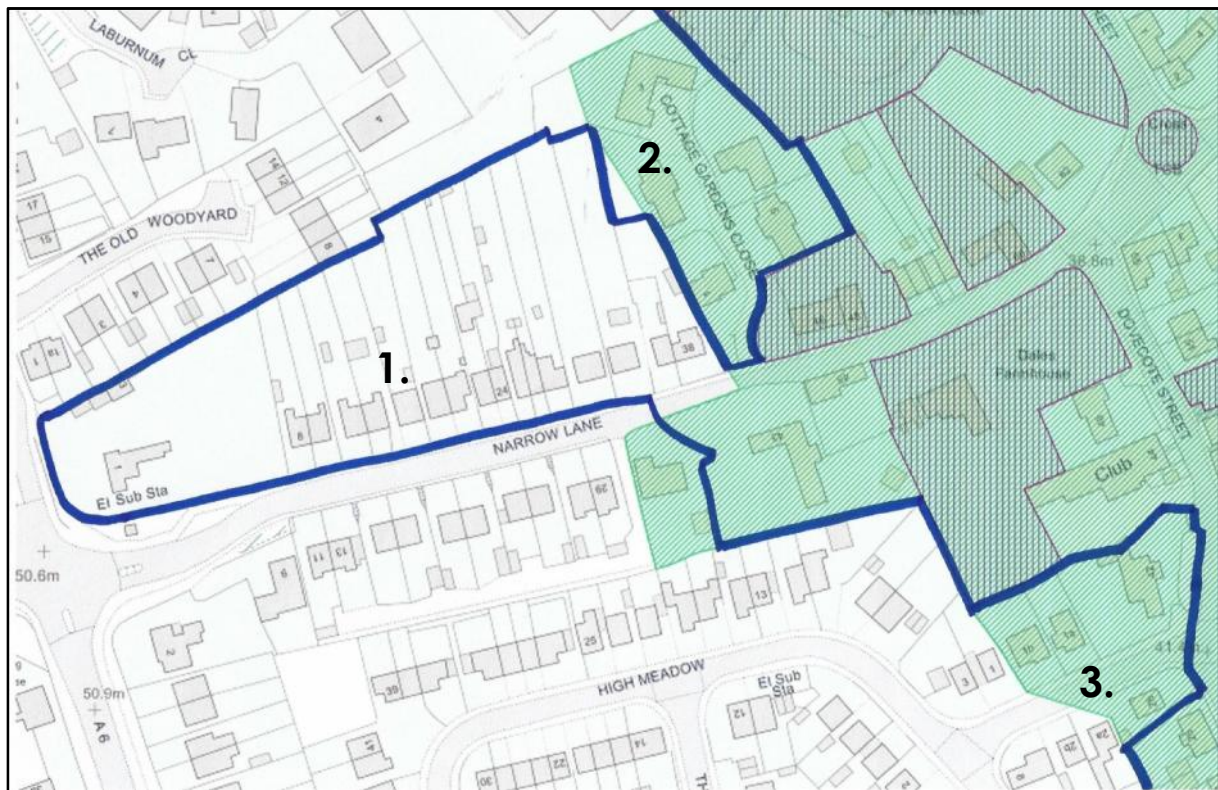
These are based on the Analysis which follows and covers; the historic phases of development; the heritage assets; and an assessment of the building characteristics.

The map displays the Hathern area, divided into 10 numbered green-shaded zones. The zones are outlined in blue. The map includes street names, building footprints, and labels for 'Hathern' and 'St Peter's Int. St Paul's Church'. A legend in the top right corner indicates 'Factory' and 'Play Area'.

*The numbers relate to each significant boundary change. These locations are shown in greater detail on the following maps with supporting photographs.*



## Boundary changes 1. 2. and 3.



Changes to: 1. Derby Road, Narrow Lane;  
2. Cottage Gardens Close;  
3. High Meadow, Dovecote Street

## HATHERN CONSERVATION AREA: boundary review

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1.

Add: 1 Derby Road

Add: 8 – 38 Narrow Lane - northside

Omit: 31 Narrow Lane - southside



*Add No. 1 Derby Road, a Locally Listed Victorian house at the top of Narrow Lane, circa 1850.*



*Add no's. 8 – 38 Narrow Lane, an attractive streetscape of Victorian terraces, most shown on the 1883 OS map – view from east.*



## HATHERN CONSERVATION AREA: boundary review



*8 – 38 Narrow Lane – view from west.*



*Omit: recently built 31 Narrow Lane – southside.*

2.

Omit: Cottage Gardens Close 1 – 5



*Typical backland Close development with recent designs facing onto historic street.*

3.

Omit: 1a, 1b, High Meadow

Omit: 28, 42, Dovecote Street

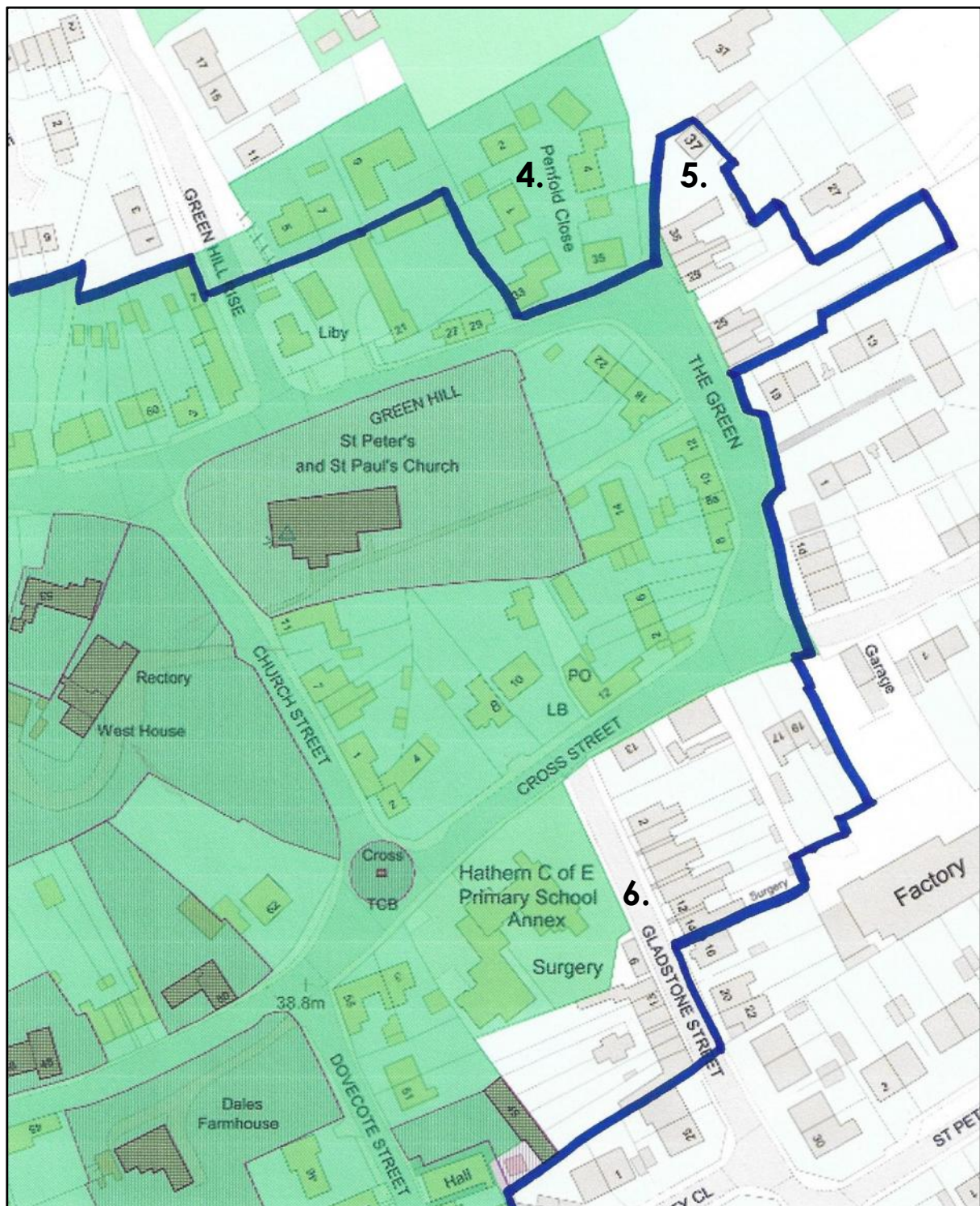


*Omit properties on High Meadow link road and corner sites facing onto historic Dovecote Street.*

*Two recently built detached houses to the south on Dovecote Street remain in the Conservation Area as they repeat traditional designs appropriate for the streetscape.*



## Boundary changes 4. 5. and 6.



- Changes to:
- 4. Penfold Close, The Green, Green Hill Rise
  - 5. The Green:
  - 6. Cross Street, Gladstone Street

4.

Omit: 1 – 4 Penfold Close

Omit: 33 – 35 The Green

Omit: 5 – 9 Green Hill Rise



*Entrance to new backland development - Penfold Close, between 33 and 35 The Green*



*Group of new houses off Green Hill Rise*



5.

Add: 21 – 23 / 29 – 35 The Green



*Victorian terrace houses on The Green – shown on 1883 OS map. Important end of view down Wide Lane /Green Hill.*

6.

Add: Cross Street 13 - 19

Add: Gladstone Street 2 – 14 northside / 9 – 21 southside



*Located at the end of The Green, Cross Street includes attractive inter-war semi-detached, and late Victorian housing.*



## HATHERN CONSERVATION AREA: boundary review

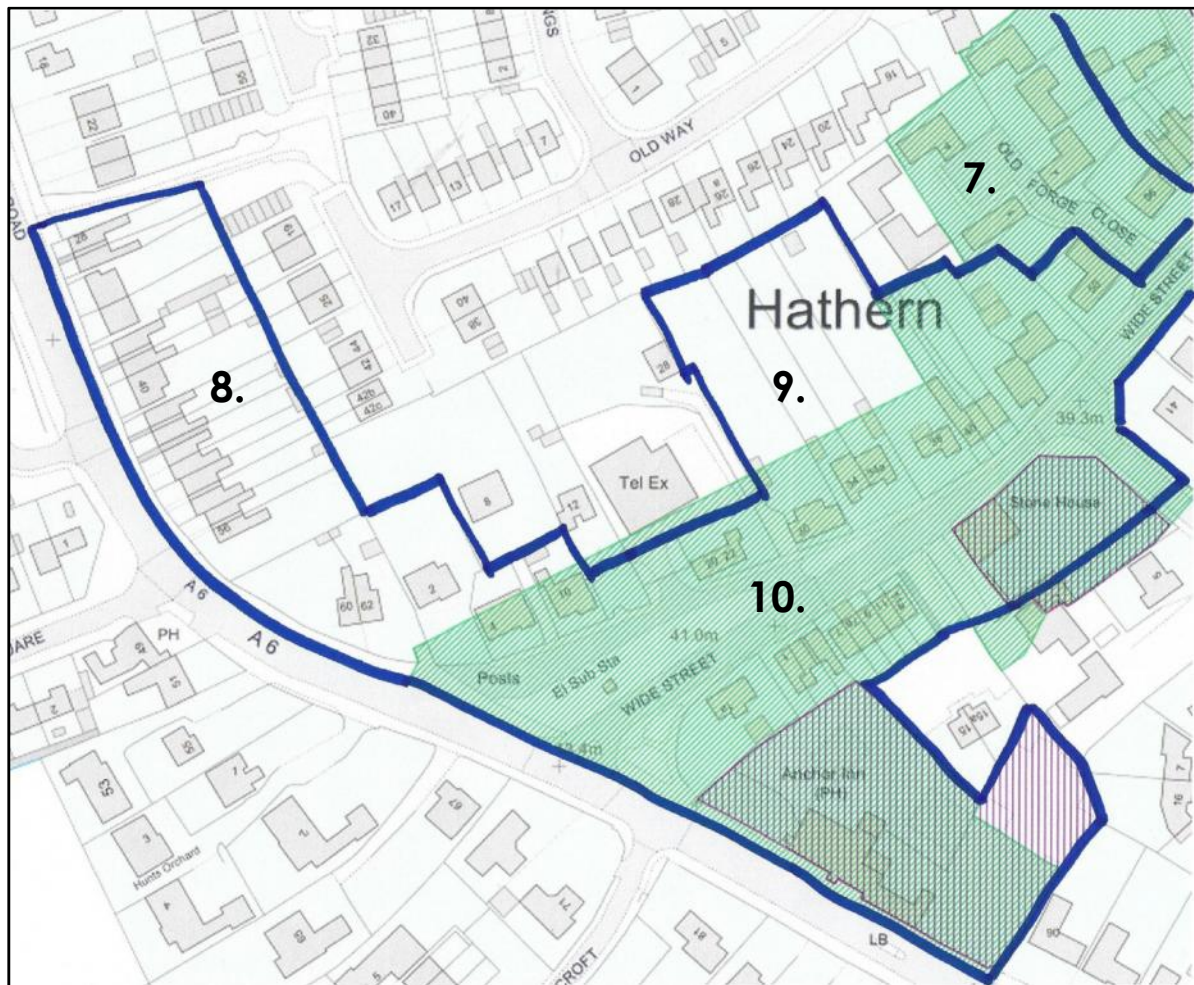


*Add: Victorian terraces on Gladstone Street – part shown on 1883 OS map and others early 1900's – view from south.*



*Gladstone Street – view from north.*

## Boundary changes 7. 8. 9. and 10.



- Changes to:
- 7. Old Forge Close, Wide Street
  - 8. Loughborough Road
  - 9. Wide Street
  - 10. Wide Street



7.

Omit: 1, 4, 5, 6, 7, Old Forge Close

Omit: 56 Wide Street (at entrance to Old Forge Close).

Omit: 64, 74 Wide Street



*Old Forge Close.*



*Omit 64, 74 Wide Street - modern properties at junction of Dovecote Lane and Wide Street, partially hidden behind high fencing.*



8.

Add: 28 – 56 / 60 – 62 Loughborough Road



*Semi-detached and terrace houses, some built in 1899, the others at start of 20C.*

9.

Add: full building plots omitted from current CA along northside of Wide Street nos. 2, 4, 10, 20, 22, 30, 34, 34a.



*New development on northside of Wide Street.*

10.

Include non-heritage buildings and plots that follow the building line and scale of the traditional buildings in order to retain the space and character of historic Wide Street.



*Wide Street view from west.*



*Wide Street view from east.*

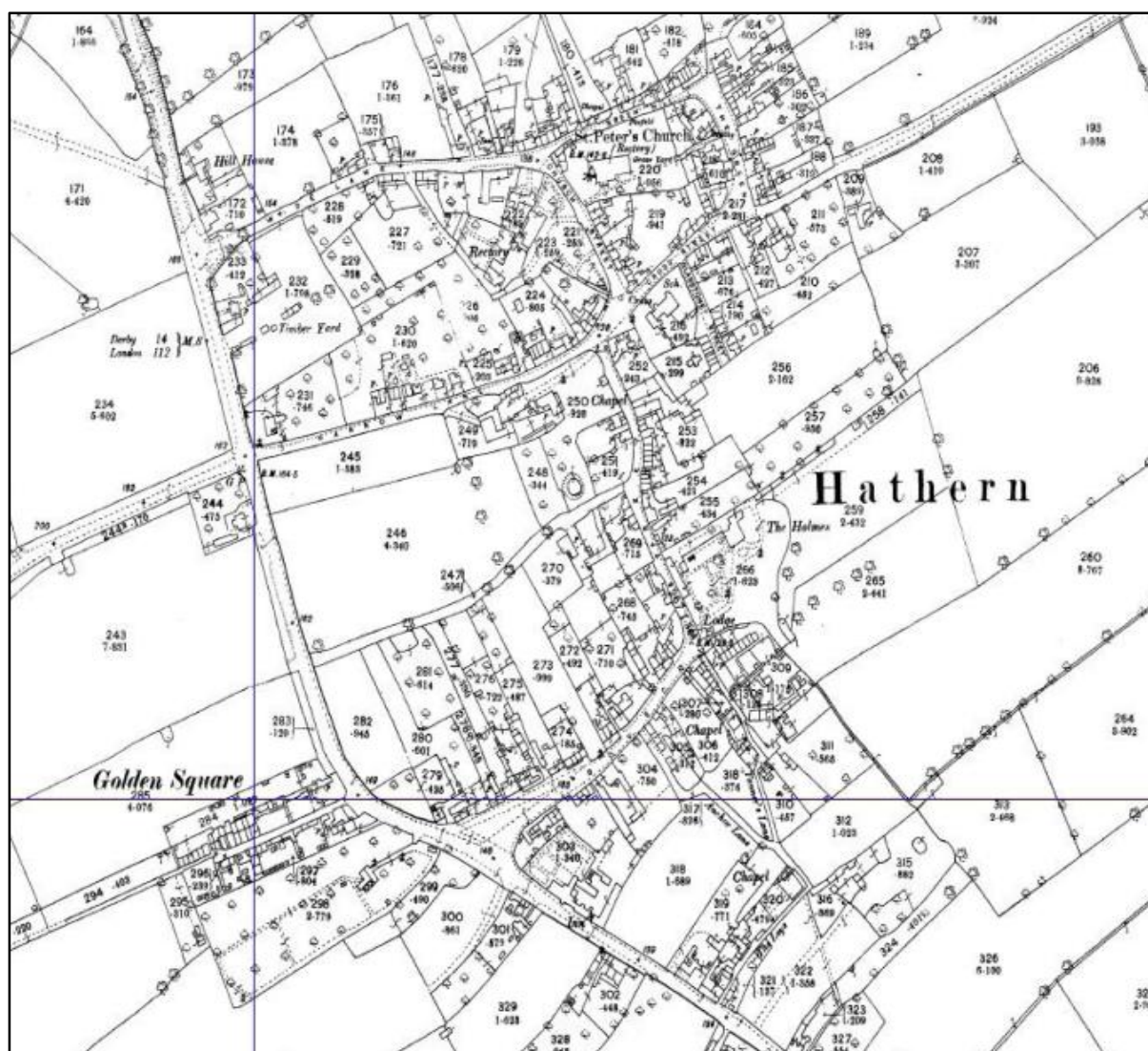


## Appraisal :

### 1. Historic phases of development:

Hathern developed as a small medieval settlement sited to the east of the Leicester to Derby main road – the A6 and clustered around the church with a linear extension along Dovecote Street.

The Conservation Area follows the historic street pattern that was established before the end of the C19th and includes the majority of the heritage buildings built in the village since the C16th. The most significant change since the end of the C19th has been the extent of late C20th infill development - both within the historic core and the surrounding green land.



Hathern OS map 1884.



## HATHERN CONSERVATION AREA: boundary review

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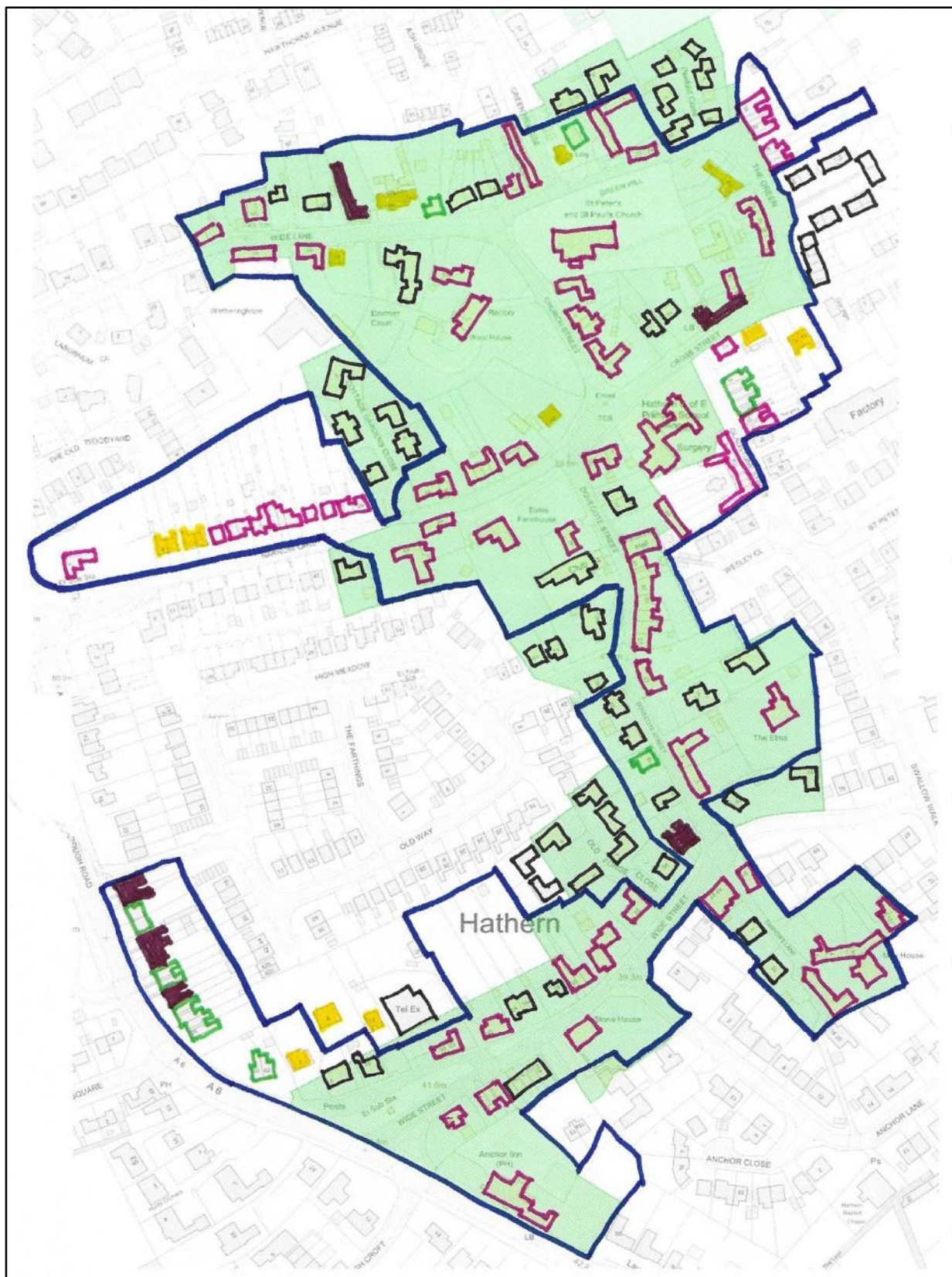
Although there was only small scale industrialization in the C18th and C19th, the growth of the village required additional local services and community facilities.

There was only limited population growth in the later Victorian and Edwardian years and it was not until the second half of the C20th that there was a significant increase in house building – see map below showing the key periods of development within the current and proposed boundary.

Key features of the OS map and the diagram showing the historic phases of development include:

- ) The siting of the village to the east of the road from Leicester to the north. Only the Anchor Inn benefits from its location on the main road.
- ) The importance of the layout of the medieval pattern of streets resulting in the focal position of the church and its surrounding roads – Church Street, Cross Street, Green Hill and The Green; the linear structure of the settlement following Dovecote Street; and the three roads linking to the A6 Loughborough Road – Wide Lane, Narrow Lane and Wide Street.
- ) The extent of the pre – 1884 development providing enclosure around the roads throughout the settlement;
- ) The introduction of the terraces of Victorian housing in the second half of C19th – e.g. Narrow Lane and Loughborough Road;
- ) The replacement of traditional housing with new housing in the second half of C20th – e.g. Wide Street and Dovecote Lane;
- ) The removal of traditional houses in the late C20th to open up backland cul-de-sac Close developments – Penfold Close, Cottage Gardens Close and Old Forge Close; and link roads into new areas of housing – High Meadow;

# HATHERN CONSERVATION AREA: boundary review



Hathern Conservation Area – historic development

proposed CA - dark blue line; current CA - green

before 1884 : pink outline; 1884 -1901 : brown solid; 1901 -1921 : green outline;

1921 – 1970 :yellow solid; 1970 to current : black outline.

### 2. Heritage assets:

The most notable heritage assets are identified as the historic townscapes, Listed buildings and their zones, Locally Listed buildings, with Ancient Monuments and Archaeology not represented in the search area (see Charnwood Borough Council website Interpretive Maps).

The proposed additional Hathern Conservation Area has been drawn to include only historic townscapes where there is a continuity of heritage buildings. There are no Listed Buildings in the proposed areas for addition to, or omission from the current CA boundary, and one Locally Listed Building – no. 1 Derby Road, a large Victorian House circa 1850, to be included.

The Listed buildings within the current CA are primarily residential, with the church and inn as exceptions.

Key listed buildings and structures:

- ) the principal listed buildings in the Conservation Area are the Grade II\* Church and the Cross. The Cross is also a scheduled ancient monument.
- ) others of importance - the Rectory and Dales Farmhouse both Listed Grade II.
- ) the Elms Listed Grade II is secluded within its own grounds.
- ) the Anchor Inn Listed Grade II, a distinctive former coaching inn;
- ) the Stone House Listed Grade II, on Wide Street;

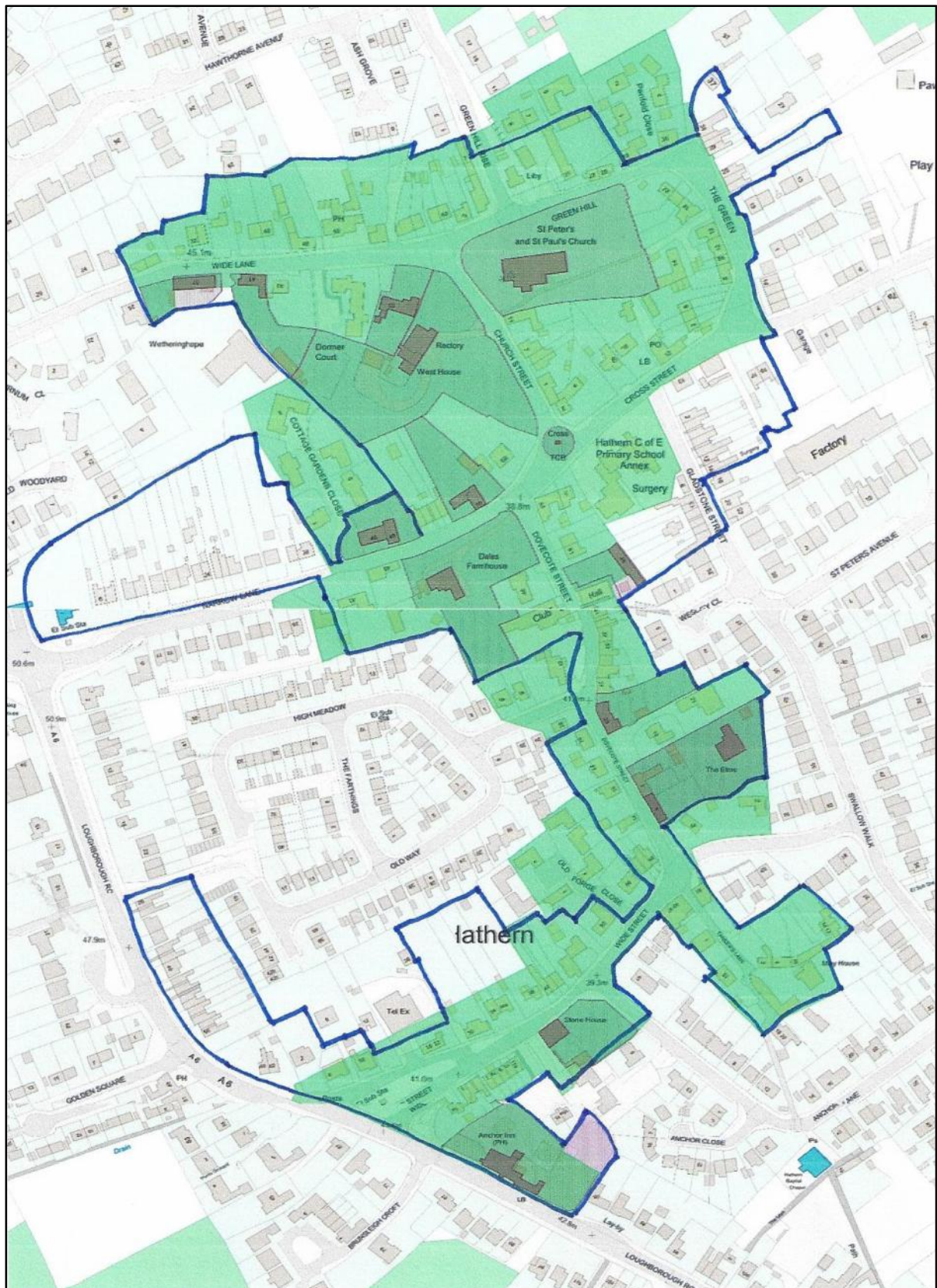
The full list of Listed buildings is given on the Charnwood BC website.

Key unlisted buildings include:

- ) 51 Wide Street an important visual termination at the south end of Dovecote St.
- ) the distinctive architecture of Hathern Primary School makes a significant visual impact to the character of the area around the village cross.
- ) 27 to 41 on the east side of Dovecote Street form an important group of white painted terraced houses curving along the street.
- ) the Village Hall at the north end of Dovecote Street.
- ) and the group of timber frame buildings which stand above Wide Lane.



# HATHERN CONSERVATION AREA: boundary review



Proposed Conservation Area boundary (blue)  
Listed Buildings and gardens – purple hatch / Locally Listed – light blue

## HATHERN CONSERVATION AREA: boundary review

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Other than the Listed buildings, the main heritage assets are primarily the period residential buildings, terraces and their townscape settings. These provide built examples of the changes over the years with the bursts of growth of Hathern.

Notable historic townscapes and views within the additional areas to be included in the proposed Conservation Area are:

- ) **Loughborough Road** includes a fine row of fifteen terrace and semi-detached red-brick Victorian town houses with short front gardens sloping down to the road. The continuity provides an attractive heritage environment and views along the road for passing traffic.
- ) **Narrow Lane** A long terrace of mid and late C19th terrace and semi-detached housing with front gardens on the north side of Narrow Lane is proposed to be added to the CA. Although some properties show damaging changes to the traditional detailing, the overall impact of this heritage streetscape demonstrates the qualities and character of this period of townscape development. Good views both east and west which include the historic buildings further down Narrow Lane within the current CA. At the west end of this row is a Locally Listed mid-century Victorian house facing onto Derby Road
- ) **Gladstone Street**, includes traditional Victorian red brick small terrace houses, built in the C19th. This provides an example of a different form of housing primarily for low income workers families. The terraces on both sides of Gladstone Street provide an enclosed view.
- ) **The Green** was one of the earliest built areas in Hathern, and though late C20th housing has replaced some traditional buildings, the proposed addition of the two groups of small mid C19th houses to the Conservation Area provides an important end view when looking down Green Hill.

### 3. Building appraisal

The areas considered for inclusion in the Hathern Conservation Area have been selected because they primarily include buildings and townscapes of heritage interest that should be retained and protected from further damage.

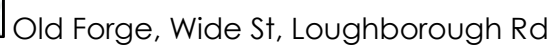
The following maps identify those properties within the areas added and omitted as:

- ) significant heritage value – this includes the Listed and Locally Listed buildings with others of notable quality;
- ) heritage interest – period buildings which add to the historic streetscape;
- ) neutral buildings – which do not detract from the conservation area; and
- ) negative buildings – which detract from the local heritage characteristics.

*Heritage characteristics of proposed properties that are added to, or omitted from the Conservation Area – see maps below:*

*Heritage value - red*  
*Heritage interest – orange*  
*Neutral – light blue*  
*Negative - black*





## HATHERN CONSERVATION AREA: boundary review

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### Issues of concern:

1. The removal of traditional buildings to open-up backland for Close developments. This could be considered appropriate where any buildings to be removed are of poor quality design and do not add to the local heritage streetscape.

The selection of designs, form and materials of any such new buildings within the Conservation Area should be appropriate for their setting and context.

The following example of an 'insert' development currently under construction behind the Stone House on Wide Street can be considered an appropriate design without the need to demolish any traditional street frontage buildings.



*New house building behind the Stone House.*



## HATHERN CONSERVATION AREA: boundary review

2. More buildings have been damaged by insensitive alterations. In particular these include the loss of traditional fenestration and doors, inappropriate extensions, and variations to, or loss of front garden walls. With other modifications, they can gradually alter the appearance of a building and its streetscape. Such changes can have a significant impact on the heritage townscapes and detract from the historic qualities of the Conservation Area.

The following two examples within the proposed CA on Narrow Lane demonstrate the impact of uncontrolled changes to fenestration and the introduction of inappropriate front extensions / porches – next door to good examples where the traditional designs have mainly been retained.



Narrow Lane



Narrow Lane



## HATHERN CONSERVATION AREA: boundary review

3. Within the Conservation Area it is important that new development should follow the building lines of the heritage townscapes to protect the character of the area.

New houses on Wide Street, though not all of respectful designs, have mainly followed this requirement and the historic and medieval street pattern has been retained .



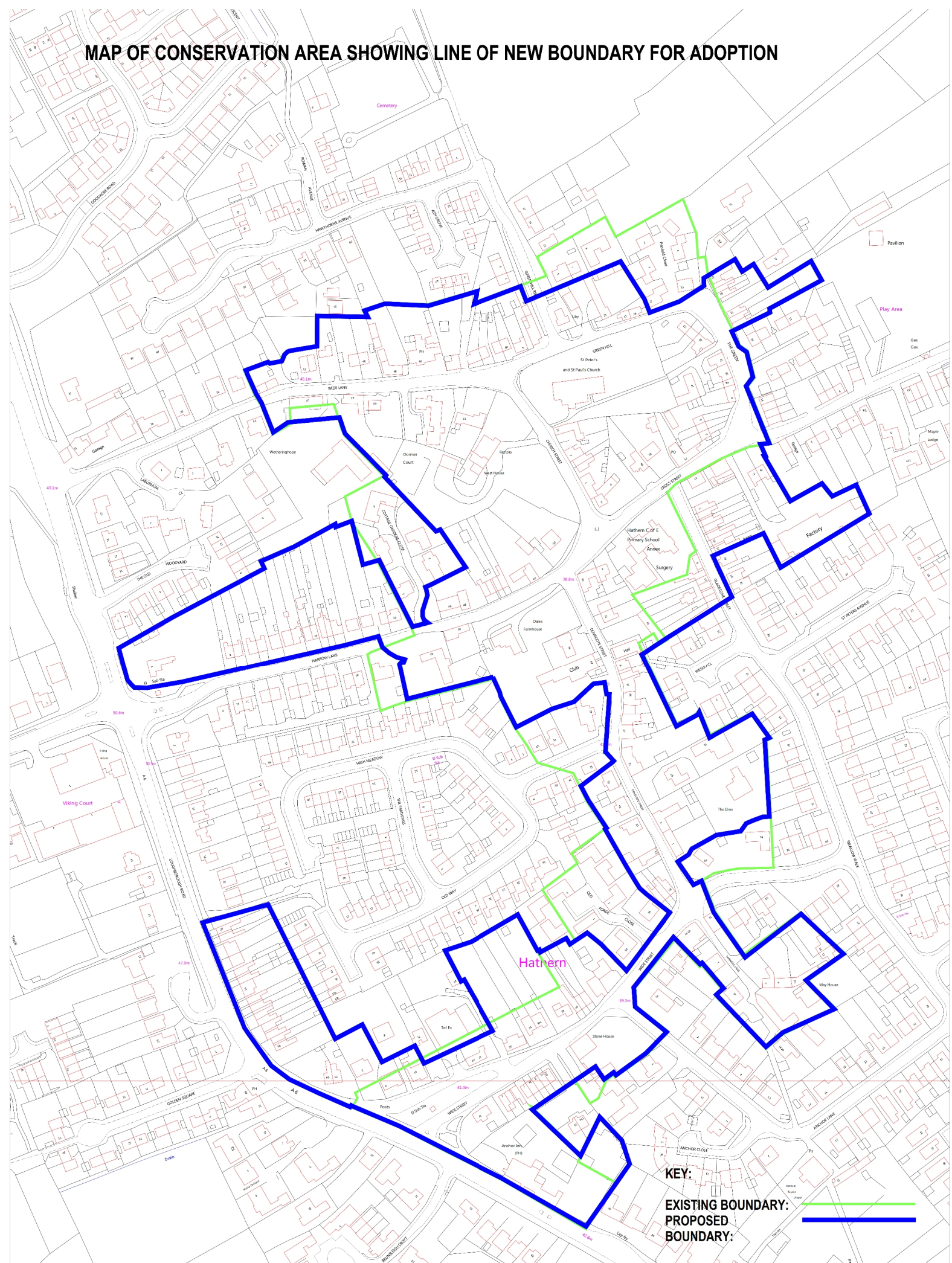
One location where this aim has not been respected is at the junction of High Meadow and historic Dovecote Street. The more intimate scale and sense of enclosure along Dovecote Street has been damaged by the intrusion of the entrance into High Meadow, which has inappropriately large radius curves and visibility splays with set back houses.



*Dovecote Street / High Meadow junction*



## MAP OF CONSERVATION AREA SHOWING LINE OF NEW BOUNDARY FOR ADOPTION





A photograph of a historic brick building, likely a windmill or a small tower, with a steeply pitched tiled roof and a small cupola on top. The building is constructed of red brick and features a small window with a louvered shutter. The text "170 J W W" is visible on the brickwork. The building is situated in a grassy field with trees in the background.

# QUENIBOROUGH CONSERVATION AREA : BOUNDARY REVIEW

**Charnwood Borough Council**



# QUENIBOROUGH CONSERVATION AREA: BOUNDARY REVIEW

prepared by:

Heritage & Regeneration Solutions Ltd

[www.heritageregeneration.co.uk](http://www.heritageregeneration.co.uk)

for:

Charnwood Borough Council

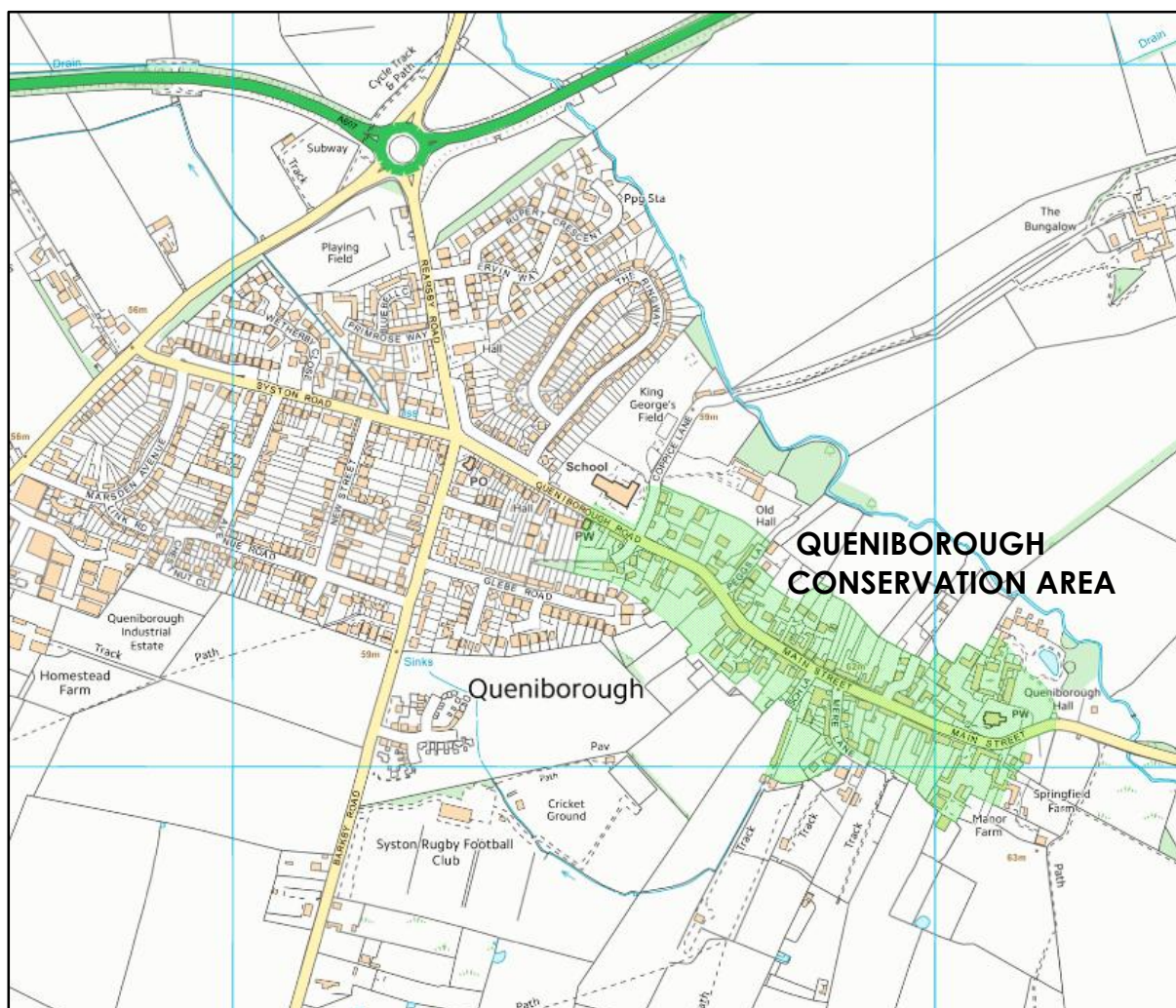
published: December 2018

revised (definitive map added): February 2019

## INTRODUCTION :

A conservation area is defined as 'an area of special architectural or historic interest - the character or appearance of which it is desirable to preserve or enhance'.

The purpose of this review is to reconsider the boundaries of the Queniborough Conservation Area in order to omit any areas which no longer are appropriate for inclusion, and to add areas which are considered as worthy of designation. Potential areas for inclusion were identified by local residents and listed on page 26, in the Conservation Area Character Appraisal 2011.



*Location of the current Queniborough Conservation Area - coloured green.*

# QUENIBOROUGH CONSERVATION AREA: Boundary Review

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Queniborough is a village of two halves. The traditional village which retains its medieval characteristics, and to the west, the 'new' Queniborough was built in the C20th. The Conservation Area includes all of the linear medieval settlement which has undergone few significant changes and limited additional development since the C19th.

The key areas identified for review in the Conservation Area Character Appraisal 2011 are both open spaces:

- ) the area of meadow and parkland surrounding the Old and Queniborough New Hall; and
- ) the field in with the re-sited dovecote to the east of Queniborough Hall;

and also:

- ) The Grade II\* Listed Old Hall and Park is identified as being outside the CA.

This review also considers the land outside the full boundary of the current CA.

The proposed boundary includes:

- ) the addition of all the meadow and parkland on the northern boundary of the Conservation Area up to the brook and between Coppice Lane in the west to Croxton Road in the east. This includes the Old Hall; the more formal parkland around the Old Hall and Queniborough New Hall with its new housing, the meadows between; and the dovecote field to the east of Queniborough Hall;
- ) across Coppice Lane, the addition of no. 1 Coppice Lane, an early Victorian house and triangle of land behind, up to Queniborough Brook;
- ) the addition of the field to the south of the Croxton Road, behind The Standings which provides an important setting for the house;
- ) and minor adjustments to the southern boundary of the Conservation Area to follow property and landscape borders.

There are no omissions recommended.

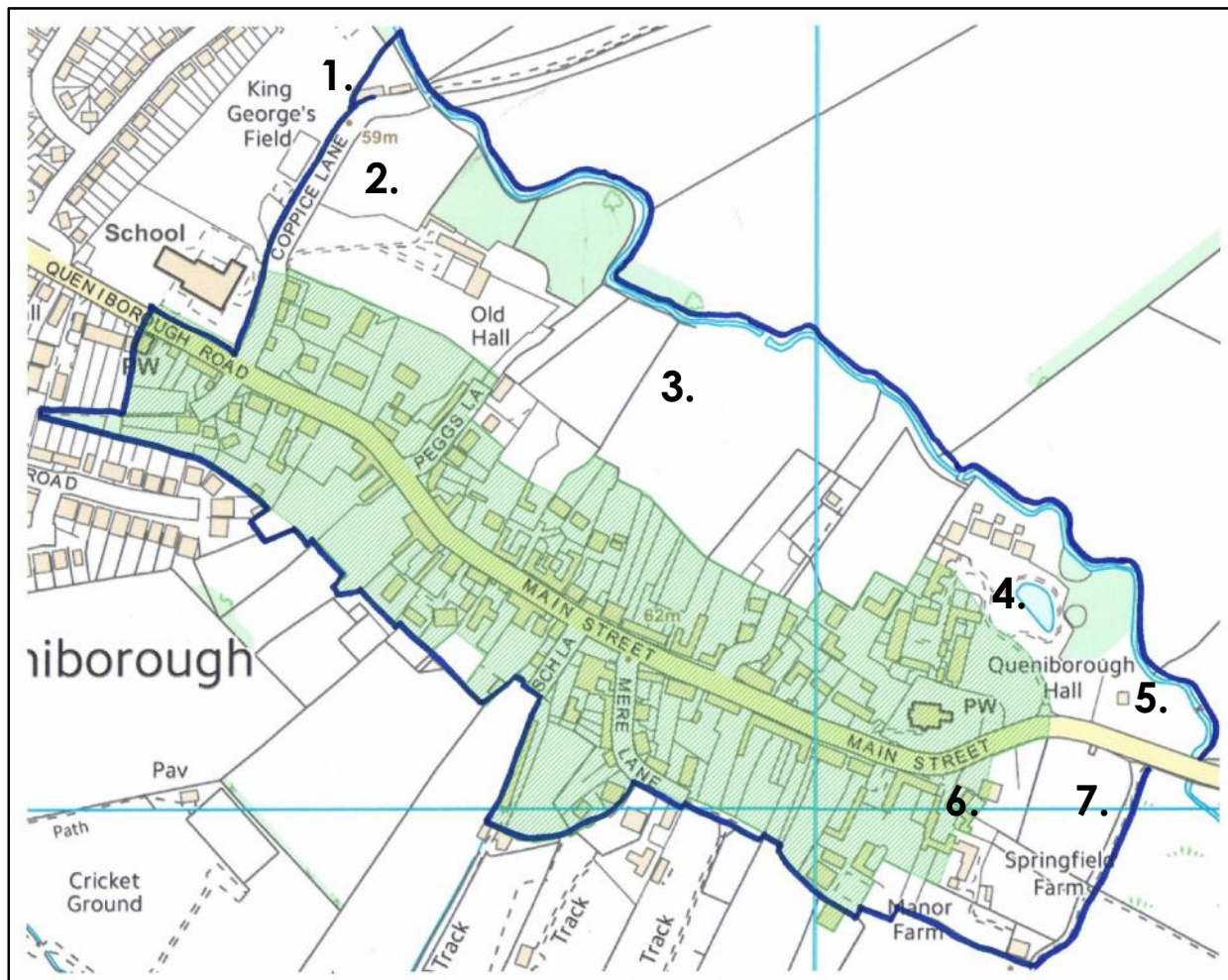
The following pages present the proposed boundary map, with photographs and explanations identifying the key recommended changes to the current boundary.

These are based on the following Analysis which reviews the historic phases of development; the heritage assets; and an assessment of the buildings and their landscape setting.



## PROPOSALS :

### QUENIBOROUGH CONSERVATION AREA

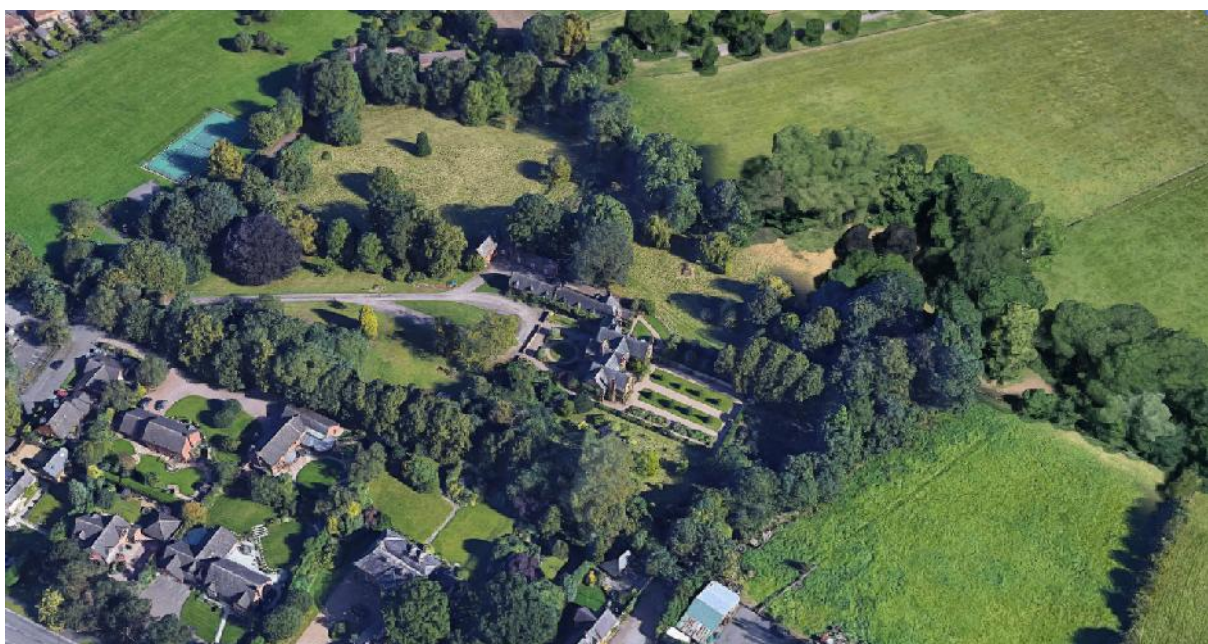


Map showing the current Queniborough Conservation Area – green tone, and the proposed Conservation Area boundary – blue line, identifying the areas to be added.

The numbers relate to each significant boundary change. These locations are shown in greater detail on the following maps with supporting photographs.

# QUENIBOROUGH CONSERVATION AREA: Boundary Review

## North of Old Hall and current Conservation Area





## QUENIBOROUGH CONSERVATION AREA: Boundary Review

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1.

Add: no. 1 Coppice Lane



*Add the extended early Victorian house, built in mid C19, and triangle of land behind, up to Queniborough Brook.*

2.

Add: the Old Hall and parkland up to Queniborough Brook



*Add the Grade II\* Listed Old Hall, and the land between Old Hall, Coppice Lane and Queniborough Brook. The traditional Park of the Old Hall is an important part of its setting – view from Coppice Lane.*



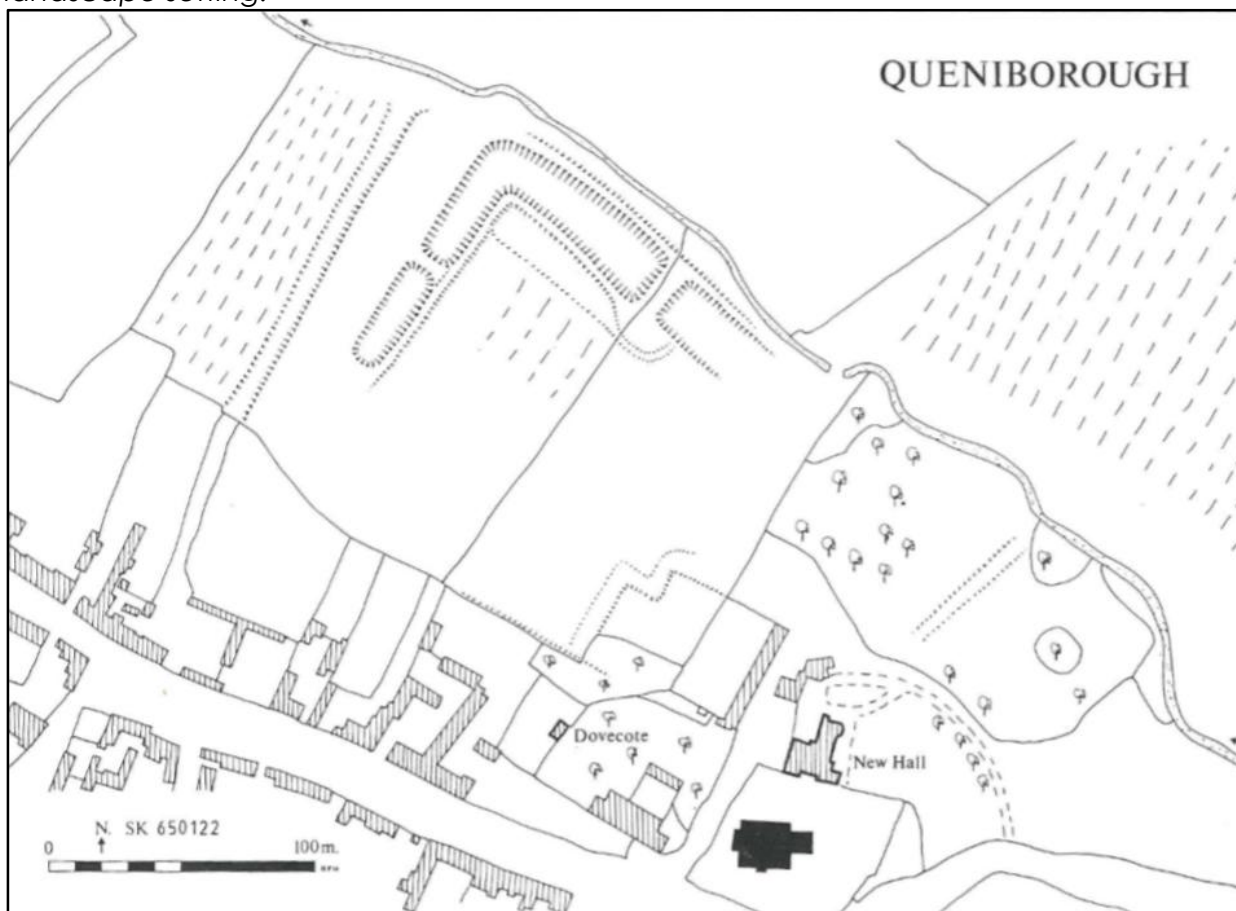
## QUENIBOROUGH CONSERVATION AREA: Boundary Review

3.

Add: land between linear village and Queniborough Brook



*Meadows at the rear of the houses on the north side of the Main Street have traditional links with the village – see map below showing historic earthworks and signs of strip farming. The strong tree lined brook also creates an important part of the immediate landscape setting.*





## QUENIBOROUGH CONSERVATION AREA: Boundary Review

### East of Queniborough Hall and current Conservation Area





## QUENIBOROUGH CONSERVATION AREA: Boundary Review

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4.

Add: Queniborough New Hall Park between the Hall and the Queniborough Brook – including new housing



*View over the parklands and the lake to the executive housing and tree lined Queniborough Brook.*

5.

Add: The dovecot and meadow.



*View to the east, of the meadow bounded by the Brook and the relocated and rebuilt Dovecote 1705.*



## QUENIBOROUGH CONSERVATION AREA: Boundary Review

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6.

Add: The Standings and gardens, Main Street



*The current Conservation Area only shows part of this property included within the boundary. A house has been shown on this site since the 1883 OS map and though there have been significant alterations it is an attractive building facing up Main Street.*

7.

Add: Meadow at rear of The Standings.

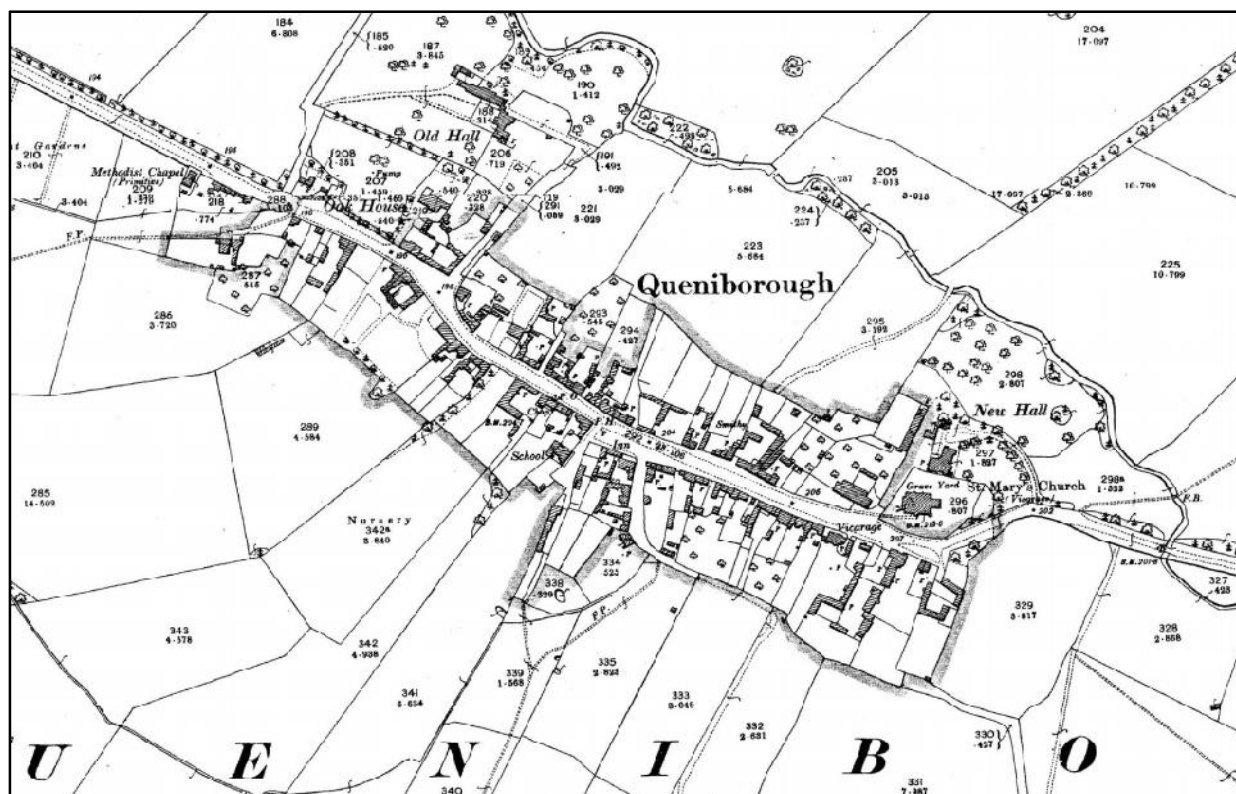


*The meadow on the south side of the Croxton Road is an important part of the setting for The Standings and Springfield farm. The east side of the field has a public footpath and a tree lined hedgerow boundary which encloses the views from the buildings.*

## Appraisal :

### 1. Historic phases of development:

Queniborough developed as a small medieval linear settlement with a single main street. The medieval layout of this historic core is mainly unchanged today. The Conservation Area includes the whole of the traditional village – except the Old Hall, and this has remained from medieval times with a low level of house building up to the present day. See 1903 OS map below.



Queniborough OS map 1903.

The Conservation Area follows the historic linear street pattern which was established in medieval times. This includes the majority of the heritage buildings built in the village since the C16th. Changes during the C20th have resulted in small scale infill development - both between the historic buildings with most behind the main frontage, and on the edges of the surrounding green land. As a result, there has been little change to the appearance of the historic village within its landscape setting.



## QUENIBOROUGH CONSERVATION AREA: Boundary Review

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The most significant groupings of newer development are near the Coppice Lane / Main Street junction; the Paddocks, the Mews and the Dovecote at Queniborough Hall; and along Mere Lane on the southern boundary. Other housing forms include the 'Close' – Pendleton Close, Hill Farm Close, etc, but these are often hard to see from Main Street.

All historic maps identify several footpaths and bridleways that lead from the village through gaps in the frontage, to link with the fields behind and onto other villages. The adjacent fields both to the north and south of the village have been closely associated with the village residents – see map of medieval earthworks on page 8.

Key features identified from the 1883, 1903, 1930 and 1956 OS maps include:

- ) the current CA boundary includes all of the historic village buildings – except the Old Hall;
- ) the importance of the layout of the medieval street pattern resulting in the linear structure of the settlement;
- ) the limited C20th development within the CA as Queniborough significantly increased in size to the west outside the traditional village;
- ) the introduction in the C20th of new housing by opening up backland behind the Main Street frontage with cul-de-sac Close developments;
- ) the location of the Queniborough Old and New Halls and their parklands at either end of the CA;
- ) the footpaths from Main Street linking the surrounding fields and on to other villages;
- ) and the relationship of the nearby fields with the village.

## 2. Heritage assets:

The most notable heritage assets are identified as its historic townscapes, the 24 Listed buildings and their zones within the current Conservation Area, while the three Locally Listed buildings are outside the CA, and Ancient Monuments and Archaeology are not represented in the CA or surrounding search area (see Charnwood Borough Council website Listed Buildings and Interactive Map).

The review for the proposed Conservation Area boundary has only considered including historic townscapes and landscapes. There is only one Listed Building – Old Hall, and one Locally Listed Building – the Dovecote, previously within the CA and Listed, but rebuilt outside the current CA boundary, in the proposed areas for addition to the current CA boundary.

Of the 23 Listed buildings and structures within the current CA the majority are residential, with the church and structures as exceptions.

Key listed buildings and structures which influence the character of the village are:

- ) Church of St Mary (Grade I)
- ) The Grange
- ) No 12-14 Main Street, at the junction with Peggs Lane
- ) No 38 & 40 Main Street
- ) and just outside the CA - Old Hall (Grade II\*) and the Dovecote (Locally Listed)

The full list of Listed buildings is given on the Charnwood BC website.

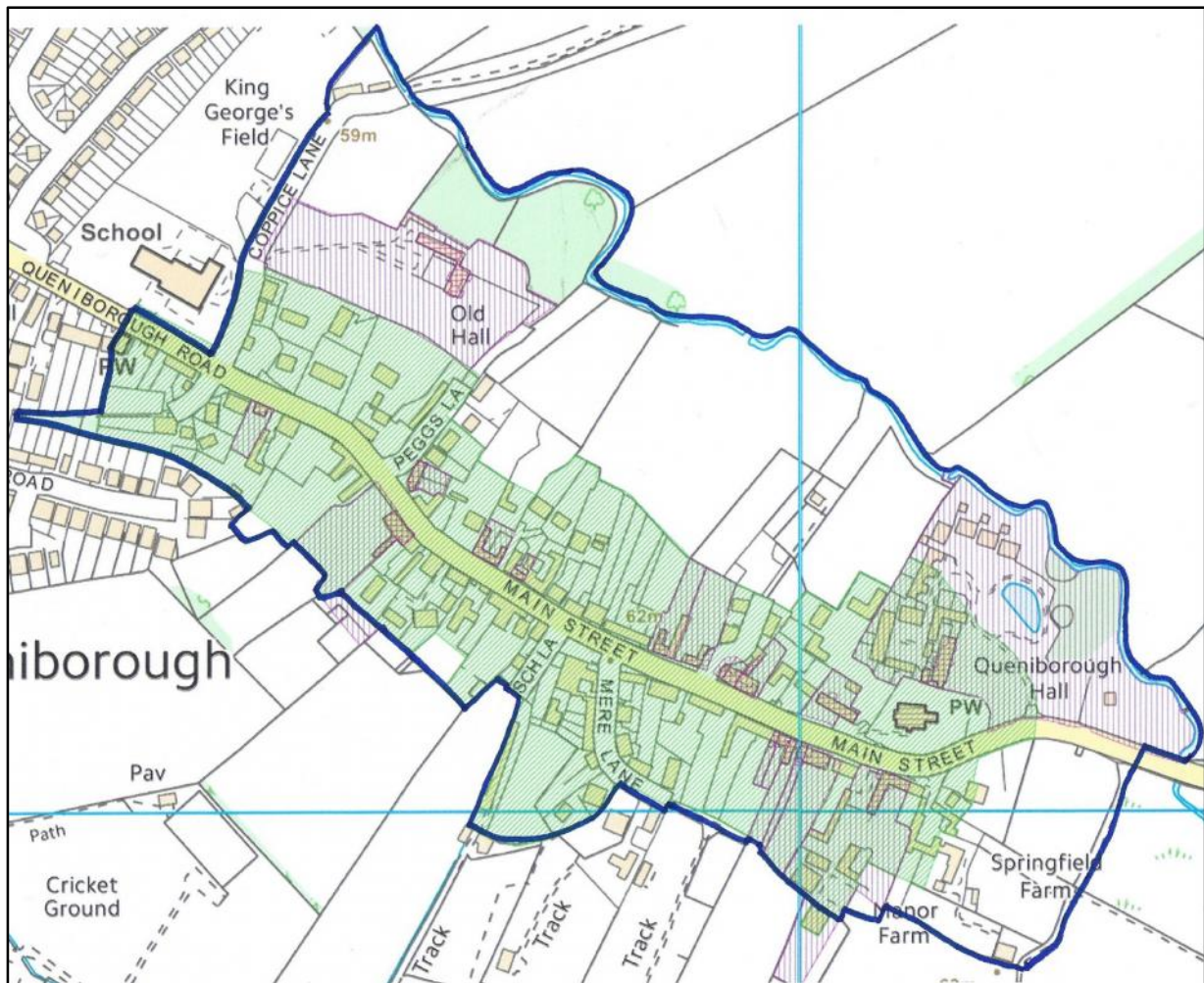
Key unlisted buildings include:

- ) Tudor Terrace, Nos 64 to 74 Main Street;
- ) The Standings, No 93 Main Street;

and coherent groups include rows of buildings on both sides of Main Street:

- ) No 80 with Nos 82 - 86 Main Street;
- ) the group from the Forge No 69a to the Vicarage No 81 Main Street;
- ) The Grange No 25 Main Street, the stable housing, and the butchers shop and its high brick garden wall, plus the lime trees; and
- ) at the market place, two public houses, the Britannia Inn, The Horse and Groom.

## QUENIBOROUGH CONSERVATION AREA: Boundary Review



Proposed CA boundary (blue), current CA (green)  
Listed Buildings and gardens – purple hatch

Notable historic townscapes and views within the additional areas to be included in the proposed Conservation Area are:

- ) **from Coppice Lane**, across the Old Hall parkland to the Hall and the brook.
- ) **from Croxton Road to the north**, through the gaps in the high hedgerow, the dovecote and parts of the New Hall parkland;
- ) **from Croxton Road to the south**, across the field with views of The Standings;
- ) **from across the fields on the public footpath from Gaddesby**, the longer distance views are of the boundary hedgeline along the brook, and once across into the dovecote field, the front elevation of the New Hall and its parkland and new housing can be seen.



### 3. Landscape and building appraisal

The areas considered for inclusion in the Queniborough Conservation Area have been selected because they primarily include buildings and landscapes of heritage interest.

The proposed additional buildings and landscapes can be categorized as follows:

- ) significant heritage value – this includes the Listed and Locally Listed buildings with others of notable quality – The Old Hall, the Dovecote and The Standings (only partly within the current CA);



*The Old Hall, Coppice Lane*

- ) heritage interest – period buildings which add to the historic townscape – the majority of the buildings throughout the current Conservation Area fall in this category. With the proposed inclusion of the open space to the north and east, and the resulting impact of the rear elevations and outbuildings it will be equally important to maintain CA standards;

## QUENIBOROUGH CONSERVATION AREA: Boundary Review

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*One view of many examples which includes The Grange stables.*

- ) neutral buildings – which do not detract from the conservation area – including well designed C20th buildings and the backland development – an example is the Paddocks at the New Hall;



*View across New Hall parkland of the new Paddocks housing.*



## QUENIBOROUGH CONSERVATION AREA: Boundary Review

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- ) negative buildings – which detract from the local heritage characteristics – though none are included in the additional proposed areas, it is necessary to ensure that any new alterations or developments anywhere satisfy conservation area standards – see unsatisfactory examples below:



*Inappropriate design of C20th house adjacent to The Standings.*



*Unfortunate gap in traditional village frontage created by set-back, scale, form and design of infill development*

Other issues of concern for the proposed additional CA include:

- ) general treatment of rear property elevations both north and south of the CA;
- ) the management and care of trees, hedges and pastures added to the CA.



# MAP OF CONSERVATION AREA SHOWING LINE OF NEW BOUNDARY FOR ADOPTION

## KEY:

EXISTING BOUNDARY:

PROPOSED

BOUNDARY:







# THURCASTON CONSERVATION AREA : BOUNDARY REVIEW

**Charnwood Borough Council**



# THURCASTON CONSERVATION AREA: BOUNDARY REVIEW

prepared by:

Heritage & Regeneration Solutions Ltd

[www.heritageregeneration.co.uk](http://www.heritageregeneration.co.uk)

for:

Charnwood Borough Council

published: December 2018

revised (definitive map added): February 2019



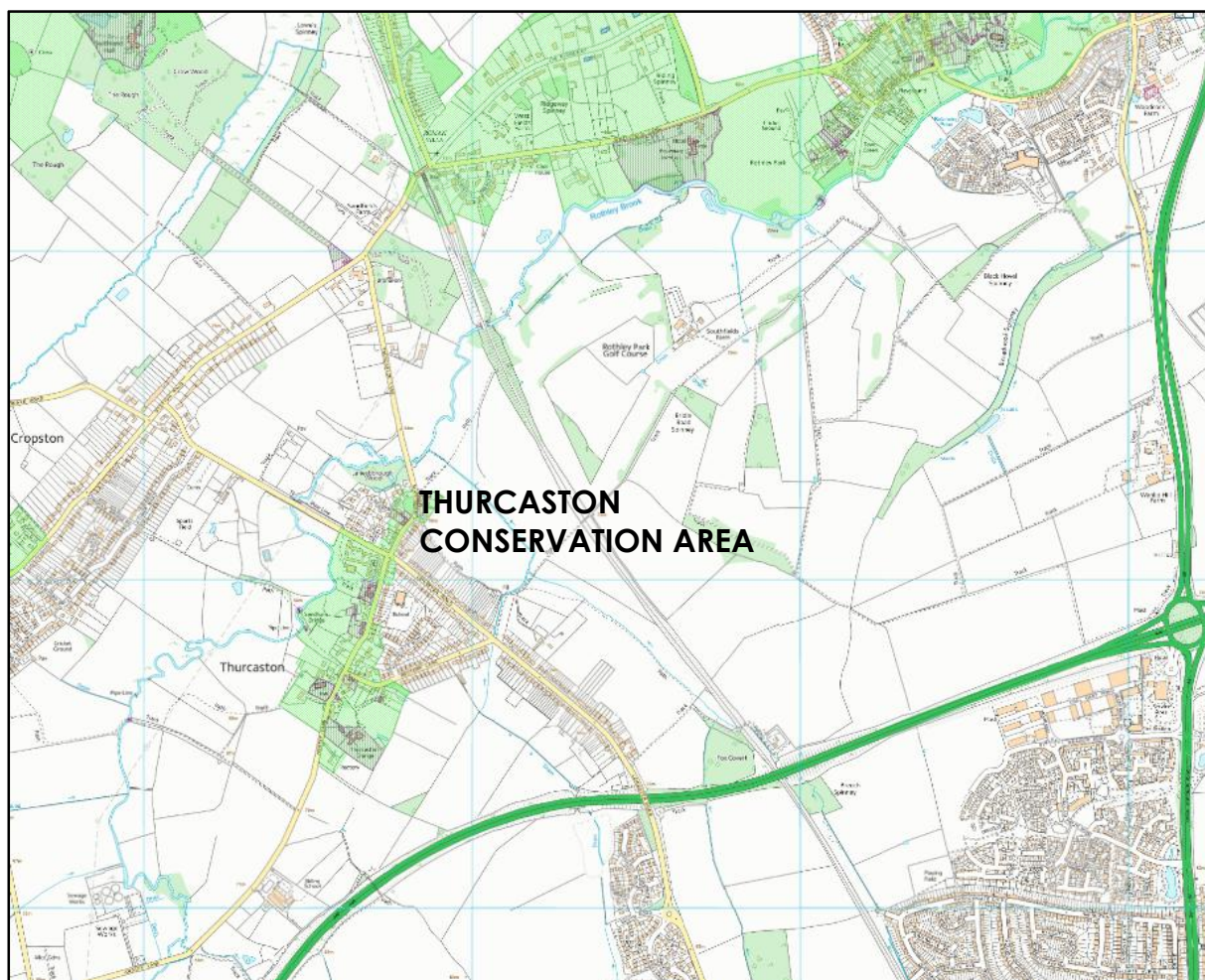
# THURCASTON CONSERVATION AREA: Boundary Review

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## INTRODUCTION:

A conservation area is defined as 'an area of special architectural or historic interest - the character or appearance of which it is desirable to preserve or enhance'.

The purpose of this review is to reconsider the boundaries of the Thurcaston Conservation Area in order to omit any areas which no longer are appropriate for inclusion, and to add areas which are considered as worthy of designation. Potential additions for inclusion in the Conservation Area were identified by local residents and discussed on page 18, in the Conservation Area Character Appraisal 2007 – the Memorial Hall, and an area of the west bank of the Rothley Brook at the Listed Sandham Bridge..



*Location of the current Thurcaston Conservation Area*

# THURCASTON CONSERVATION AREA: Boundary Review

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Thurcaston, five miles north east of Leicester, was a linear medieval village on higher land following the Rothley Brook. Extensive twentieth century development has changed this form and introduced groups of new buildings within the historic core.

The key areas identified for review surround the current Conservation Area boundary and particularly the sites discussed in the CA Appraisal. Opportunities for omission from the Conservation Area include the recent housing groups inserted into the urban fabric.

The proposed boundary includes only the recommendations listed in the CA Appraisal but proposes that areas of twentieth century housing within and adjacent to the boundary are omitted.

The following pages present the proposed boundary map, with photographs identifying the key recommended changes to the current boundary – both additions and omissions.

These are based on the following Analysis which covers; the historic phases of development; the heritage assets; and an assessment of the buildings and landscape setting.

# THURCASTON CONSERVATION AREA: Boundary Review

## PROPOSALS:



Map showing the current Thurcaston Conservation Area – green tone, and the proposed Conservation Area boundary – blue line, identifying areas to be added and omitted. The numbers relate to each significant boundary change and are listed below with supporting photographs.



## THURCASTON CONSERVATION AREA: Boundary Review

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1.  
Add: Sandham Bridge and triangular field on west bank.



*View from east bank with triangular field beyond. Sandham Bridge is a Grade II Listed packhorse bridge with a cobbled path and used as a public right of way. The small west bank field is included in the Conservation Area as access and setting.*



*View from bridge of triangular field and hedge/tree lined boundary.*



## THURCASTON CONSERVATION AREA: Boundary Review

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2.

Add: Memorial Hall, 36 Anstey Lane



*Located adjacent to the Conservation Area boundary it is proposed to be included. Built as a memorial to those villagers who died in the First World War, it is shown on the 1929 OS map.*

3.

Omit: New housing group on Wallis Close



*1 - 36 Wallis Close – entrance from Anstey Lane.*

## THURCASTON CONSERVATION AREA: Boundary Review

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4.

Omit: New housing on Lanesborough Close



*The Barn and 40 Lanesborough Close*

5.

Omit: New housing on Rectory Lane



*97 – 83 Rectory Lane (northside)*



*108 - 114 Rectory Lane (southside)*



### Appraisal :

#### 1. Historic phases of development:

The Conservation Area follows the historic linear street pattern which was established in medieval times. This includes the majority of the heritage buildings built in the village since the C16th. The original settlement of Thurcaston had a linear form following Mill Road and Anstey Lane, and the traditional farmhouses, barns and outbuildings were set along this route. The agricultural economy of the self sufficient farming community resulted in few changes to the size of the village throughout the C19th. See 1903 OS map below.

The first substantial changes started in the early C20th with some building at the beginning of the century, and then after World War 1, significant expansion with ribbon development along Leicester Road and Rectory Road, plus infilling along Anstey Lane.

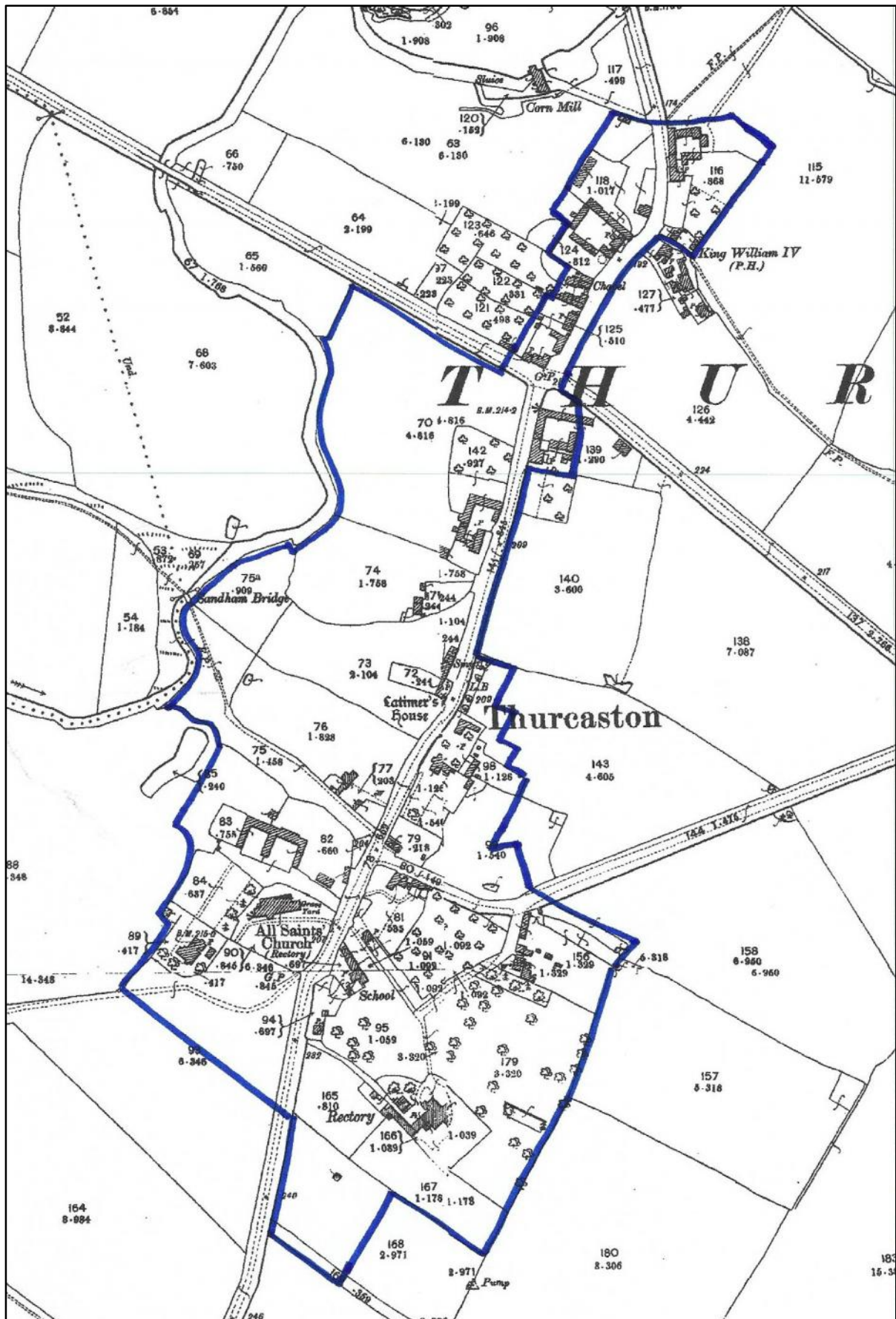
This growth continued after World War II and later in the century with the introduction of small estates based on culs de sacs – Wallis Close is an example in the Conservation Area. All the traditional farms are now in residential use.

The village lost many of its facilities during these later years. Those remaining are important to the community – the Church, a small Methodist chapel, a primary school, the Memorial Hall, the Wheatsheaf Inn and an electrical shop.

Historic maps identify the linkages of the farms with the fields on either side of the village. See map below of medieval earthworks on the west side of the village with the traditional route to Sandham Bridge and on to Cropston. A substantial area was covered with ridge and furrow fields on both sides of the brook. There is evidence of former cottages on the rough ground besides Brooky Lane, the path leading to Sandham Bridge.

As a result, there has been little change to the appearance of the historic village within its landscape setting.

# THURCASTON CONSERVATION AREA: Boundary Review

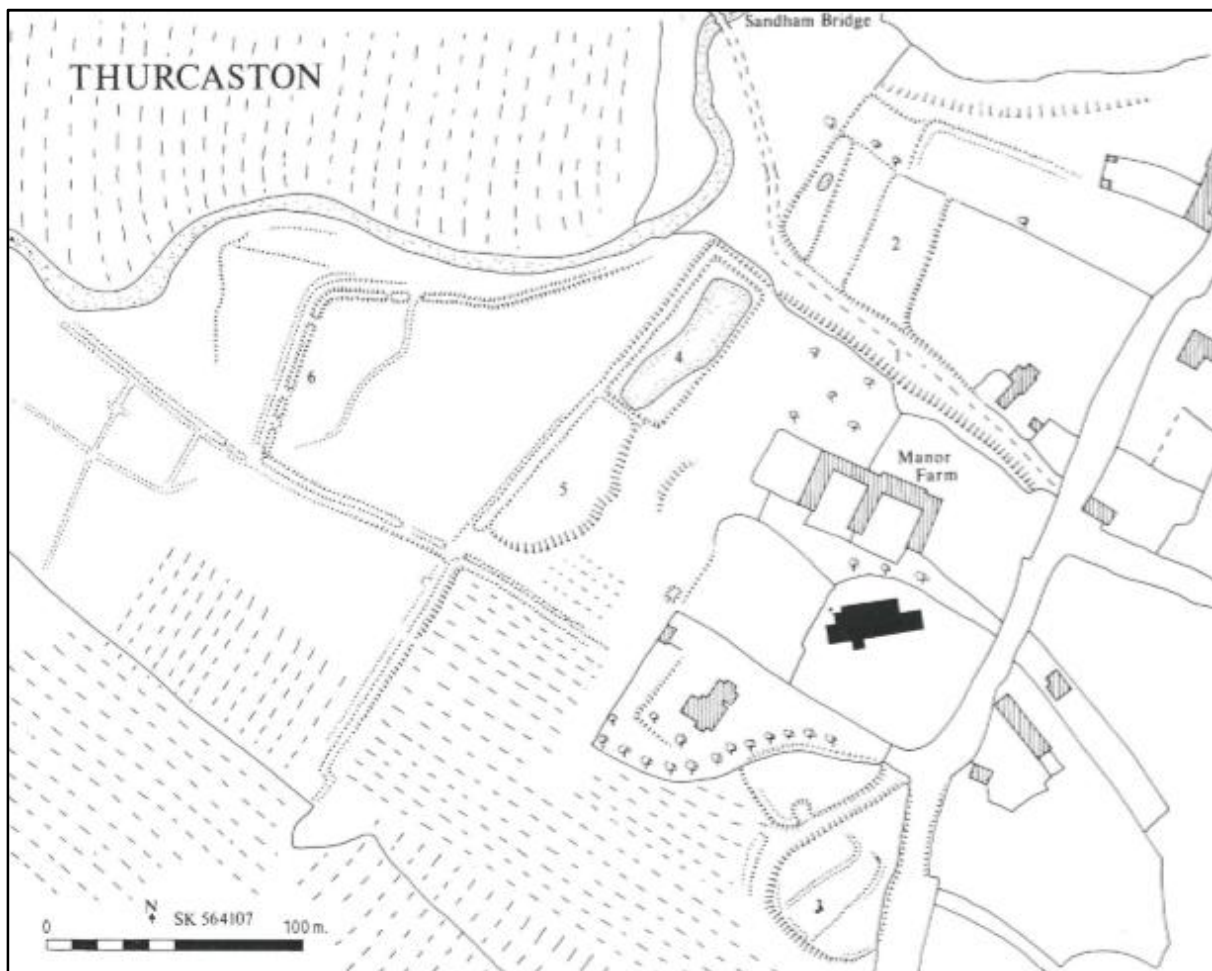


Thurcaston OS map 1903 with current Conservation Area boundary shown blue.



## THURCASTON CONSERVATION AREA: Boundary Review

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*Medieval earthworks to the north of the church and west of Anstey Lane,*

Key features identified from the 1883, 1903, 1930 and 1956 OS maps include:

- )] the current CA boundary includes all of the historic buildings along the linear village – from Mill House Farmhouse on Mill Road in the north, to the Rectory on Anstey Lane in the south;
- )] the location of Thurcaston on the higher land above the Rothley Brook;
- )] the importance of the layout of the medieval street pattern resulting in the linear structure of the Conservation Area;
- )] the extent of C20th infill development within the CA
- )] the introduction in the C20th of ribbon development housing and by opening up backland with cul-de-sac Close developments;
- )] the footpaths from Anstey Lane linking the surrounding fields and on to other villages;

## 2. Heritage assets:

The most notable heritage assets are identified as its historic townscapes, the 18 Listed buildings and their zones within the current Conservation Area, while there are no Locally Listed buildings and Ancient Monuments and Archaeology are not represented in the CA or surrounding search area (see Charnwood Borough Council website Listed Buildings and Interpretive Maps).

The review for the proposed Conservation Area boundary has only considered including heritage townscapes and landscapes. There are no Listed Buildings or Locally Listed Buildings in the proposed areas for addition to the current CA boundary.

Of the 18 Listed buildings and structures within the current CA the majority are in residential use, with the church, three bridges and other structures as exceptions. There are no Locally Listed buildings in the current CA.

Key listed buildings and structures which influence the character of the village are:

- ) All Saints Church (Grade II\*)
- ) Thurcaston Grange and
- ) Latimer's House (Grade II\*)

The full list of Listed buildings is given on the Charnwood BC website.

Key unlisted buildings include:

- ) Wheatsheaf Inn
- ) Memorial Hall

and coherent groups mainly include traditional farms and their outbuildings:

- ) Bybrook Farm complex
- ) Mill House Farm complex
- ) Vine House
- ) and the access road to Thurcaston Grange, off Rectory Road, ending with November Cottage

## THURCASTON CONSERVATION AREA: Boundary Review



*Proposed CA boundary (blue), current CA (bright green)  
Listed Buildings and gardens – purple*



## THURCASTON CONSERVATION AREA: Boundary Review

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Heritage townscapes and views within and from the additional areas in the proposed Conservation Area are limited to the views:

- ) **down Brooky Lane towards Sandham Bridge**, and the expanding view of the valley;
- ) **and from Sandham Bridge towards Thurcaston**, the line of the village is seen on the rising slope within the surrounding trees.

Other notable views in Thurcaston are within or from the current Conservation Area:

- ) **arrival on the Anstey Road**, into the village and past the churchyard;
- ) **and the approach from the north**, across the brook with Lanesborough Wood on the right, past the historic buildings on Mill Road;

### 3. Landscape and building appraisal

The areas considered for inclusion in the Thurcaston Conservation Area have been selected because they primarily include buildings and landscapes of heritage interest.

The proposed additional buildings and landscapes can be categorized as follows:

- ) significant heritage value – this includes the Listed and Locally Listed buildings with others of notable quality – the current CA boundary skirts Sandham Bridge (Grade II Listed) and it is important for its protection to include it and its immediate setting on both sides of the brook on Brooky Lane – a public footpath and a traditional route to Cropston.



*Sandham Bridge (Grade II) on Brooky Lane*

- ) heritage interest – period buildings which add to the historic townscape – the Memorial Hall is an important community centre which provides a valuable contribution to the village scene., Built in 1925, it now has a utilitarian front extension which damages the heritage design of the original building.

## THURCASTON CONSERVATION AREA: Boundary Review



*The Memorial Hall, Anstey Road, showing the unsympathetic design of the front extension.*

- ) neutral buildings – which do not detract from the conservation area – no other buildings are proposed for addition to the conservation
- ) negative buildings – which detract from the local heritage characteristics – though none are included in the additional proposed areas, it is necessary to ensure that any new alterations or developments anywhere satisfy conservation area standards.




**MAP OF CONSERVATION AREA SHOWING LINE OF NEW BOUNDARY FOR ADOPTION**

**KEY:**

**EXISTING BOUNDARY:** —

**PROPOSED BOUNDARY:** —

EXISTING BOUNDARY:   
PROPOSED BOUNDARY: 