

CABINET – 13th October 2005

Report of the Director of Development

ITEM 8 ASHBY ROAD, LOUGHBOROUGH, BEEBY AND SOUTH CROXTON CONSERVATION AREA CHARACTER STATEMENTS

To request that Cabinet formally adopt the Conservation Area Character Statements for Ashby Road Loughborough, Beeby & South Croxton.

Recommendation

1. That the final drafts of the Ashby Road, Beeby & South Croxton Conservation Area Character Statements (see Appendices 1,3 & 5) be adopted.

Reasons

1. To provide adopted guidance that identifies the special character of each of these areas.
2. To provide a sound basis for the management of Ashby Road, Beeby & South Croxton conservation areas.

Policy Context

The Council's Corporate Plan prioritises, as one of its 6 aims, a sustainable environment which is defined by excellent urban planning and protecting the best of Charnwood's heritage.

The Planning Service Delivery Plan 2005-6 Desired Outcome to "Safeguard the built heritage of the Borough" gives the preparation of conservation area appraisals as its objective.

The Council's adopted Local Plan contains several policies that are relevant to conserving the character of conservation areas.

The Department of the Environment's Planning Policy Guidance 15 on "Planning and the Historic Environment" encourages local planning authorities to pursue their duties under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to formulate proposals to preserve and enhance conservation areas and of the need to consult widely in doing so.

The Character Statement is a requirement of Best Value Performance Indicator BV 219b. It will inform the preparation of management proposals for the conservation area that are a requirement of BV 219c.

Background

Ashby Road, Loughborough was designated as a conservation area in April 2002. Beeby and South Croxton were both designated in September 1975.

The Character Statement of a conservation area is intended to be an objective and factual description and appraisal of the area. It justifies the historical and architectural reasons for designating the area and describes the particular qualities of buildings, spaces and landscape that together create a distinctive street scene. It also describes the strengths and weaknesses of the area and identifies opportunities for enhancement. The statement must be a sound basis for the guidance of planning and development control decisions, which can ultimately be defended at appeal.

Public consultation on the three draft documents has taken place for a period of 4 weeks. Final versions of the document have now been produced and are submitted to Cabinet for adoption as

guidance. Summaries of the responses received during the consultation period are set out in Appendices 2, 4 and 6. The adopted statements will be used to inform management proposals for the conservation areas using further guidance from English Heritage. This specifies the requirements for the Best Value Performance Indicator BV 219c, "Preserving the Special Character of Conservation Areas: Management Proposals".

Financial Implications

None

Risk Management

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
Insert Text			

Key Decision: No

Background Papers: Leading in Leicestershire. Corporate Plan to 2011/12. Charnwood Borough Council

Borough of Charnwood Local Plan (Jan. 2004).

The Department of the Environment.
Planning Policy Guidance Note 15:
Planning and the Historic Environment.

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Appendix I

ASHBY ROAD CONSERVATION AREA LOUGHBOROUGH

**CONSERVATION AREA CHARACTER STATEMENT
Adopted November 2005**

**Prepared in partnership by the Storer and Ashby Area Residents' Group and the
Conservation & Design Team, Charnwood Borough Council.**

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FOREWORD

The Ashby Road Conservation Area was designated in April 2002 with the support of the Ashby and Storer Area Residents' Group. However, designation is not an end in itself but more of a beginning. From designation onwards the area will change and develop in a manner befitting its architectural and historic significance. Any change needs to be carefully controlled and guided if the special character which led to the area's designation in the first place is to be maintained and enhanced for the enjoyment of future generations.

To this end, everyone concerned must clearly understand and identify what it is about the character or appearance of the area which should be preserved or enhanced. The Character Statement aims to identify the particular qualities of the Ashby Road Conservation Area, and will be used to inform management proposals for the conservation area using further guidance from English Heritage.



Councillor Cameron MacLeod
Lead Member for Planning

I INTRODUCTION

This Character Statement sets out the special qualities of the Ashby Road Conservation Area, to provide a sound basis for proposals for its preservation or enhancement and for development control decisions. The aim is to provide a guide to the varied elements that contribute to the distinct character and appearance of the conservation area.

The statement has been adopted by Charnwood Borough Council as Supplementary Planning Guidance. It will be taken into account when planning applications are assessed. It will support the Local Plan, Regional Planning Guidance and any other relevant planning guidance.

1.1 The Purpose of the Statement

The special architectural and historic interests which justify designation as a conservation area are defined and recorded in order to create a sound basis, defensible on appeal, for local plan policies and development control decisions. The statement is a careful analysis of the area which seeks to be as factual and objective as possible. It is an appraisal that sets out how the area has evolved as an exciting but unfinished story, drawing out the key elements of the townscape and the character of the place as it now is. It includes elements which are both positive and negative, suggesting opportunities for beneficial change. The statement is needed for the formulation of proposals for the preservation and enhancement of the character or appearance of the area. The clear definition of the special interest, and therefore of what is important to retain, helps to reduce uncertainty for those considering investment or development in the area and thus the character statement will be used as the framework for managing change in the conservation area¹.

Change is brought about not only by large developments of local institutions and industry but also by the smaller day to day adjustments to homes and gardens, open spaces, paths, hedges and tree cover. All of these have the ability to alter the look and feel of the whole area. The Character Statement and its associated Management Proposal seek to sustain those living in the area and to influence the form and content of new development. Where significant development proposals are anticipated the documents seek to provide guidance on priorities. Furthermore, the documents seek to promote sympathetic alterations or extensions related to proposed function and diversity of use.

The documents are addressed to:

- Residents and property owners
- People considering alterations to existing buildings
- People proposing new building projects
- Statutory bodies and public authorities
- Planners, developers, builders, architects, designers, engineers
- Local industry and commerce
- Local education bodies
- Local community groups

¹ The document covering management of the Conservation Area will be produced separately

1.2 What is a Conservation Area?

The designation of a Conservation Area recognises that an area has particular qualities or character and that those qualities are worth keeping and caring for. Firstly, it must be an area of special architectural or historic interest. Secondly, the character or appearance of the area must be worthy of preservation or enhancement. Such an area usually comprises a pleasant, attractive and interesting mixture of traditional buildings, street patterns, trees, open spaces, features and views. The evidence of history or archaeology or traditional social activity may supplement this mixture, combining with it to create the individual impression of a particular place.

National Planning Guidance for conservation areas is contained in PPG 15, Planning and the Historic Environment, while PPG 1, Policy and Principles, provides the framework for all aspects of the effective protection of the historic environment.

The Local Plan guides Charnwood Borough Council when applications for planning permission are determined. The Plan includes policies that seek to protect the special character of the conservation area and to prevent harmful development and policies to prevent the loss of or unsympathetic alterations to historic buildings. It also includes policies relevant to the protection of nationally listed buildings. The policies are listed in the Appendices.

1.3 The Effect of Conservation Area Designation

The Borough Council is charged with selecting conservation areas and, in carrying out its planning functions, trying to protect and improve the quality of such areas. The designation of a conservation area does not mean that any particular area will remain unchanged and that no new development will be allowed. Rather, it means that only change that respects the identified, special character of the locality will be permitted and that extra attention will be paid to the quality of the environment and the protection of important buildings, spaces and trees. In development proposals, whether for new buildings or for extensions and alterations to existing buildings, the Council will expect a high standard of design.

The Borough Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of any conservation area. Within such an area all development proposals that require planning permission must be advertised and public opinion invited. The Council must prepare proposals for the preservation and enhancement of the area and submit them to public consultation.

Designation as a conservation area has implications for the owners and occupiers of property within the area.

Demolition control - with a number of minor exceptions you cannot demolish any part of your property without the consent of the Council. If you want to demolish anything you must apply for Conservation Area Consent.

Control over trees - you must give the Council at least six weeks notice if you intend to cut down, top, lop or uproot a tree in a conservation area. This gives the Council an opportunity to decide whether or not to make a Tree Preservation Order.

Dwelling houses - conservation area designation places additional restrictions over and above the usual planning requirements that affect properties. These additional restrictions mean that:

Planning permission is required to clad with stone, artificial stone, timber, plastic or tiles any part of your property which faces the highway, street or any public space.

Planning permission is required to install a satellite dish on any chimney, wall, or roof slope which faces the highway, street or any public space.

Planning permission is required to enlarge or change the shape of the roof, e.g. by inserting a dormer or Velux type window.

Planning permission is required to erect or alter any building or enclosure with a cubic content greater than 10 cubic metres.

Planning permission is required to extend your house by more than 50 cubic metres or by 10%, whichever is the greater. Normally the allowance is 70 cubic metres or 15%. These figures can include outbuildings in the calculation.

Other permitted development: Other building or land uses which normally benefit from permitted development rights such as industrial and warehouse development, development by statutory undertakers or development by telecommunications code systems operators may have these rights affected by designation of the conservation area.

1.4 The Reasons for Designation

Ashby Road Conservation Area consists of four areas bound together by the Ashby Road, an ancient gateway route between Loughborough and Ashby de la Zouch.

To the west of the area in a parkland setting lie the original imposing buildings of Loughborough University. The University is the enduring and highly successful result of the entrepreneurial vision and determination of Herbert Schofield, Principal of Loughborough College from 1915 to 1950. From the base of the Technical Institute in the centre of the town he purchased land on the western edge of the town and initiated a policy of buying and building student residences, many of which are now included in this conservation area.

To the east and on either side of the Ashby Road the Storer Road and Radmoor Road areas form two almost complete Victorian urban communities that illustrate the rapid development of Loughborough town during the latter years of the nineteenth century and the early years of the twentieth. This is demonstrated by the growth in population from 4,500 in 1801 to 21,500 in 1901 during the era of industrialisation and the introduction and expansion of the railways. The need for housing produced tight grids of well built, terraced family housing.

Linking the area is Ashby Road with several large detached gentlemen's dwellings set in spacious and well treed grounds. [Of these: Tynte was named after the owner of the Burleigh Hall Estate, which now forms most of the University Campus, Iffley was for many years the home of Dr Schofield, and Redholme was the home of Henry Clemerson, one time Mayor of Loughborough and senior director of Loughborough's department store in Market Street. \(8\)](#)

In the conservation area as a whole, the late Victorian character predominates. There are many notable buildings, including churches, university halls, private dwellings, schools, a

mission hut, disused railway buildings and the world famous Messenger's factory complex. Uniquely in Loughborough the terraced areas remain largely untouched since the Edwardian era and form a valuable reminder of the cultural inheritance for the local area and for the town as a whole.

2 The Character Statement

2.1 Historical Description

The Ashby Road Conservation Area was designated in April 2002. It is based on the Ashby Road corridor running west from the town centre. The eastern part of the area designated is largely formed from the Paget and Storer Estates, important family holdings which also instituted charitable trusts and donated large areas of land to the town. Ashby Road is an historic road linking Loughborough to the older market town of Ashby de la Zouch. In the nineteenth century Loughborough became famous for its heavy engineering and hosiery industries. Companies such as Brush Electrical, Falcon, Willowbrook, Messengers, Herbert Morris Cranes and Taylor's Bell Foundry provided work for men as the hosiery manufacturers such as William Cotton did for women. Locomotives, train carriages, trams, buses, lorries, cranes, bells, boilers and heating systems, stockings and knitted goods were exported all over the Empire.

This industry is represented within the conservation area by Thomas Goode Messenger who founded his company in 1858 and moved to the Cumberland Road site in 1884. The firm built conservatories, glasshouses, verandas, summerhouses, cucumber frames, vineries, peach houses and winter gardens for the larger home. There was also a busy foundry which provided boilers and heating systems for their own buildings as well as others. There are plans and orders for these systems and glass houses from Chile, South Africa, Malaysia and Australia. The firm was acquired in 1874 by the Burder family shortly before its move from the High Street. Walter C. Burder is noted as living at Field House on Ashby Road in 1891. The Burder family are shown as continuing to live at addresses on Ashby Road through to 1912. Historically, this area has been referred to as 'Messenger's Village', containing the homes of both the workers and owners of the firm. An excellent catalogue from the 1920's shows the full range of the products and has an impressive client list.

The bigger industries were located at the edges of the conservation area along Derby Road, Regent and Broad Streets and Ashby Road. They included a brewery, timber yards and the gas works for Loughborough. Charnwood Railway, whose industrial presence still exists along Station Avenue, was a minor branch line to the coalfields of Coalville and eventually closed in 1965. Other industries are still current along Derby Road and Regent Street, though commercial pressures are as active as they were in Victorian times and the scene changes for each generation.

An important part of the Victorian industrial scene was the workhouse. The Loughborough Union Workhouse was a large and important building set in extensive grounds to the east of the conservation area. It was accessed from Derby Road and Regent Street. When its use as a workhouse became obsolete it was converted into the Regent Hospital for the elderly. In the latter years of the 20th century it was once more deemed to be obsolete and was demolished. However, its memory lives on in the presence of a modern home for old people in Huntingdon Court.

The terraced streets on either side of Ashby Road demonstrate classic Victorian and Edwardian speculative development as the various lots of land were sold off in single or double plot sizes. The series of sales allowed local builders and individual architectural

practices to build pairs or series of terraced houses, or villas for the wealthier families, according to their capacity. It was a common practice to buy one house for occupation and one for rental. Many houses show this 'pairing' in the terraced street scene, a decorative brick plaque naming the pair and giving the date of building, e.g. Primrose Villas 1881, Nos 11 & 13 Fearon Street. The estate included workshops, churches and schools and at the intersections of the streets there were corner shops, and in one case a public house, to service the new population of the area. Besides the corner shops there were other necessary services for the community such as plumbers, joiners, coal merchants, dairymen and undertakers, etc, in individual houses.

The estate was built over a 30 year period but the street layout, plot sizes, house plans and elevations were established when the orchards and gardens were sold off by the Paget and Storer Estates. They remain largely unchanged and any infill or backland development has taken place to the rear of the site and does not intrude on the street scene. However, development did not progress regularly along each street, rather it was haphazard and for several years there were long gaps in the completed terraces. Each builder, and possibly each workman, was allowed a degree of freedom in the detailing of windows and doors, their cills and lintels, ridge tiles, decorative panels and whether they were given small front gardens. Even storey heights varied occasionally by 3 or 6 inches.

The width of frontage for each terraced house determined the quality, status and pricing of the property. The meanest were allocated 12 feet while the more substantial have up to 20 feet. The width of the alleys between the houses, the steepness of the internal stairs, the amount of architectural detailing, decoration and quality of features and the existence of a front garden, were all similarly determined according to status. Before the advent of piped water, the water supply for the meaner houses was a single pump in the backyard for each group of houses.

A second development occurred after World War I. A Technical Institute had begun in the town centre during the war and in 1920 Herbert Schofield, the principal, purchased over 400 acres for a greatly enlarged educational establishment which eventually became Loughborough University and Loughborough College. Hazlerigg Hall and Rutland Hall were the first buildings on the new site, built around a lawn with a fountain in the centre. The halls were used for instruction as well as residences for the students. Hazlerigg Hall has a fine stained glass window made by the students to demonstrate the skills they were learning and a fascinating weathervane on the roof to record their gratitude and affection for Dr Schofield. On the other side of Ashby Road are several houses known as William Morris Hall purchased for student residence.

As a result, Ashby Road, which until then had been a quiet tree lined turnpike, was developed into a beautiful park like setting of large detached houses set in the centre of gardens which were planted with cedars, pines and copper beeches. Following World War II many of these large houses became uneconomic to be maintained by single families. They have become offices, surgeries, a crèche, clinics, the local Registrar of Births Marriages and Deaths occupies one and the University has acquired many of them for student residences. However, although the University owns a large part of the land, the University Campus is still understood by residents of the town to be bounded by Epinal Way and Ashby Road.

2.2 Essential Qualities

The conservation area is a key reminder of two important developments of Loughborough town. The vast expansion of the town at the end of the 1800s which created the streets of villas and terraced housing and the development of Ashby Road in the 1920s and 1930s when Dr Schofield built Loughborough University.

Within the terraced streets, housing, employment, recreation, religion and education still contribute to the street scene. The predominant building materials are red brick under slate roofs, sash timber windows with white painted joinery. The front gardens of the villas and the terraced houses which have them are marked by low brick walls or hedges. Many of the streets contain houses with beautiful decorative terracotta panels and brickwork, original stained glass panelled doors and some have tiled front porches that form a double entrance to the house. Original decorative foot scrapers and cellar coal grills are still common. There is a significant number of houses which are still intact.

Along Ashby Road, the mature trees and parkland settings of the large detached houses in their gardens create a fascinating evolution as one progresses along this gently curving gateway route into the town. The part of the university campus which is included in the conservation area is marked by the formal setting of the two halls fronting the circular lawn and fountain. The style of the houses is more varied but red brick, sometimes rendered and painted, white painted joinery, tiled and slate roofs dominate. There are superb examples of decoration.

2.3 Boundary of Area

The boundary of the conservation area has been drawn to include the area least changed since the Victorian and Edwardian expansion of Loughborough which created it. The nationally listed buildings amply demonstrate the better quality individually designed dwellings of the prominent families of this period. The contemporary terraced streets housed employees of Messengers factory and other industries in the town. The proprietors of these companies and many prominent local Aldermen lived in the gentlemen's residences of the area. The western boundary of the conservation area is a natural gateway composed of large trees overhanging from either side of the road which mark the entry into the historic urban area of the town.

2.4 Buildings of Historic & Architectural Significance

Along Ashby Road, the area is marked by the William Morris site and Hazlerigg and Rutland Halls of Loughborough University at one end and St Mary's Roman Catholic Church at the other. They form the anchor points for the conservation area together with Field House which was the old family home of the Pagets, The Grove which was the home of the Middleton banking family, and the Station Hotel built for the Charnwood Railway on Derby Road. Within the area of the terraced streets and along Ashby Road there are other buildings of local historic and architectural importance. These bespoke buildings reflect the use of locally available building materials and craftsmanship in their brick banding detail, stained glass windows and ironwork.

National Listed Buildings
All Grade II

Field House, Ashby Road
The Grove, Ashby Road

	Gate piers at entrance to The Grove, Ashby Road St Mary's Roman Catholic Church, Ashby Road
Prominent Local Buildings	Hazlerigg Hall, University Campus Rutland Hall, University Campus Fountain in Hazlerigg Lawn Sports Pavilion, University Campus Bastard Gates, Ashby Road entrance to the University Lodge at Ashby Road entrance to the University Beam engine, University Campus Somerton, William Morris Site, Ashby Road Ashby Lodge, William Morris Site, Ashby Road Highfields, William Morris Site, Ashby Road Clavering, William Morris Site, Ashby Road Tynte, 184 Ashby Road Iffley, 186 Ashby Road Redholme, 188 Ashby Road 137 – 145 Ashby Road 190, 196 and 198 Ashby Road Rosebery School, Rosebery Street & Storer Road Mission Church, Storer Road St. Peter's Church, Storer Road St Peter's Community Centre, Storer Road Paget Arms public house, corner of Oxford Street & Paget
Street	Station Hotel, corner of Station Street & Derby Road Messenger's factory site group - foundry building and chimney - front office range - workshops Charnwood Railway depot, Station Avenue Elim Church (originally a Methodist chapel), Burleigh Road Radmoor House, Radmoor Road

2.5 Important Streets and Spaces

The principal thoroughfare is Ashby Road which is wide, gently curving and tree lined for the most of its length. The road offers a developing aspect as one follows its length into the town. At first the road is distinctly bounded by the trees but after the Epinal Way roundabout there are views through the buildings on either side into the green spaces between and behind them, which give an open and airy character. Where metal fence railings survive they contribute to the character. The road narrows as it approaches the town centre and acquires a more urban character and finally delves beyond the conservation area into a street scene of small shops.

The terraced estates to the north and south of Ashby Road are serviced by Radmoor Road, Cumberland Road and Storer Road and bounded at the eastern edge by Derby Road, another ancient road, now busy with a lot of heavy traffic. Radmoor Road is an ancient lane that led originally to a cluster of cottages, now demolished to make way for Loughborough College. Cumberland Road was constructed on an old track between the fields and Storer Road was built on the line of an existing field boundary. The streets that lead off from these roads into the terraced housing were laid out in a strict rectilinear pattern with little

provision of public open space. The field to the west of Cumberland Road remained open. Part of it was used as allotments until recent times when it was grassed over and is now used as a recreation and playing field. The rest of the field has been used for the new Epinal Way Hospital. To the south of Ashby Road, Burleigh Fields was used as a popular though private open space until the land was sold for development ca.1970. The house known as Burleigh Fields was occupied by the army during World War II and was subsequently left empty. It was badly damaged by fire.

Along Radmoor Road, Radmoor Recreation Ground was established beside Radmoor House as part of the building of the terraced housing. On the other side of Ashby Road, the only public open space within the terraced housing is the area surrounding St Peter's Church and Community Centre which was once allotments and gardens. Most of it has been paved and given over to car parking. The playgrounds of Rosebery School and St Mary's Primary School are paved and enclosed. There is a green open space, namely the garden of the Station Hotel, which though private is of course open to the customers of the pub.

Hastings Villa was a private house with a large garden, owned by the Upton family, not included in the original sale of the Paget estate to create the terraced housing. The Villa had an access from Oxford Street with an imposing gate. It has now been redeveloped as an enclave of 1990's housing. The access, St Mary's Close, is a private road.

Originally, the burial ground in front of St Mary's Church provided a small open space with trees. In the 1930's the church was greatly extended by Italian masons and turned through 90 degrees so that it fronted Ashby Road; the burial ground and the trees were lost.

The whole campus of Loughborough University is marked by its spacious nature with many relaxed areas of lawns and trees and several playing fields and sports pitches, which by their nature are more restricted. Within this setting Hazlerigg Lawn provides a formal and open setting to the original buildings. It is separated by a collection of graceful and delicate trees from the relaxed Student Union lawn. The William Morris site is characterised by its park-like garden setting.

Field House is located within its own mature and secluded garden, protected from the noise and traffic of Ashby Road by trees and thick plantings and an ugly close boarded fence.

2.6 Architecture and Materials

Overwhelmingly the most popular building method used in the area is brick under a slate or rosemary tile roof with white painted joinery for the window and door frames. Good brick detailing with Flemish bond brickwork, substantial sash windows and doorcases with decorative lintels, jambs and mullions, often painted white or very pale colours, contribute to the overall appearance of quality craftsmanship. The development of plate glass contributed to the fashion for the lower sash to be in one piece with small panes in the upper sash. The front doors to the terraced houses are well made with four or six panels. Where a door is fitted to the side passage it is of a much cheaper ledged and braced construction. There are some good examples of terracotta decorative panels set into the brickwork. The typical roofscape is of steeply pitched slate roofs with brick chimney-stacks and a variety of styles of terracotta chimney pots still in situ.

The smaller terraced homes which form the majority of the houses are based on a two-room floor plan with a rear kitchen/scullery extension. Generally, the front door from the street opens directly into the front parlour and the staircase rises between the front and

rear parlours. Each group of two, four or six houses has a side passage leading to a narrow footpath giving access to the rear. It is not clear whether each house had its own separate rear garden as today, since in Victorian times the water supply was a shared pump for each group. Some of the houses have a small walled front garden separating the house from the street front. There are also more substantial houses with large courtyards and buildings to the rear for workshops and business use in Station Street and Leopold Street.

Although there was an overall plan for the development of the estate as a whole, individual builders decided their own detailing, such as window lintels, ridge tiles, and even storey heights. Careful observation reveals how individual workmanship allowed for the creation of artistic and decorative features to mid price homes. The advent of the era of mass production in building materials provided affordable decorative exterior details, which include decorative brick courses, window cases and porches. Public interest at the time in the Arts and Crafts movement also acted as an encouragement for quality in design and materials used in homes of the period. This is demonstrated in the use of encaustic tiling in porches and interior floors. Magnificent examples exist of tiling in hallway floors in houses along the Ashby Road as at No. 131, or sunflower finials on roof ridges in Ashby Road and sunflower motif brickwork banding in Fearon Street.

The villas in Storer Road and Ashby Road are more elaborate and varied in design and architectural detail. Decorative brickwork, terracotta panels and strings, stone mouldings, extensive use of stained glass, tiled porches and metalwork details, fretted barge boards and exposed pegged joinery work on jutting gables can all be found. The chimneys are tall with corbel detail and many still retain their original pots. There are also internal features such as fireplaces, panelling and staircases which are worthy of keeping.

Where buildings with original decoration and fittings remain they stand out as excellent examples of local craftsmanship from an important period of domestic architecture in Britain. This is especially important for Loughborough where the late Victorian industrial expansion was such a significant milestone in the history of the town.

While the terraced houses are two storey, many villas are three storey with cellars and attic rooms originally used by domestic servants. Sometimes the roof was used to house these smaller rooms in the third storey as a dormer or half-timbered gable front. The windows were smaller to these upper floors. The houses do not all show their frontage to the main road with some having the main living rooms facing onto the gardens at the rear.

The larger detached houses on Ashby Road are characterised by their distinctive individual appeal, some obviously influenced by the well-known Leicester architects, Goddards. The local building firm of William Moss and the Barrowcliffe architectural practice worked together in this area using the locally produced Tuckers' bricks and tiles. These houses, along the upper stretch of the Ashby Road, set high standards of craftsmanship and design on a human scale. The Grove and some other houses are examples of the older technique of rendering and painting.

Public buildings are substantial and well built, generally using the same materials as the houses. An exception is the later structure of St Peter's Church which is built of local random granite. They contribute good quality design and construction with individual features. Schools, churches, public houses and factory buildings add a valuable functional element to the community and reflect the full historical vitality of activities carried out in the area to sustain the community.

2.7 Scale and Massing of Development

The upper Ashby Road, creates an atmosphere of large houses set well away from the road in their own individual park like gardens planted with cedars and other tall and mature trees. On the University campus the effect is grander but still well within human scale. As the road nears the town there is a short stretch of large terraced houses on either side of the road with their steeply pitched rooves set rhythmically at right angles to the road and their small front gardens protected by broad and high privet hedges. The two areas of terraced housing are more compact and low. The feeling is often of two solid rows of houses with little variation. Where there are front gardens there is a somewhat greater feeling of space. The length of the street plays a part in the feeling of enclosure.

2.8 Relationship Between Existing Structures and Open Spaces

The character of the area is currently defined by the contrast between the University, the main road and the terraced streets. The campus is open and accessible. The roadway of Ashby Road is bordered by trees and hedges with many views which extend through the trees to the land on either side where the detached large houses are surrounded by open lawns and specimen trees. In contrast the open spaces of the dense terraced housing are less obvious; the few that exist are part of the grid of streets. However, while the streets do not offer public open space the gardens to the rear of the terraced houses provide important and valuable private spaces for the residents. [These gardens are often subject to extensions to provide additional living space in the houses, and while this is controlled to a certain extent by the permitted development right to build on only up to 50% of the garden, it is clear that the gardens as a whole are being eroded.](#) ~~These gardens-~~ [They \(2\)](#) are accessed through passageways with an entrance arch for each pair or group of houses. An exception to this pattern is the wide open Cumberland Playing Field which is protected from the street by a good hedge.

2.9 Trees, Hedges and Plantings of Importance

Cedar, pine, copper beech, lime and other mature trees for the length of Ashby Road from Nos 129/184 to Nos 200/205 and especially at The Grove and Nos 184-188 and the delicate group of trees in the garden of Storer Hall;

Mature trees along Ashby Road from the Epinal Way island to the western boundary of the conservation area including cypress trees protecting the William Morris site and the belt of trees alongside the path to the Student Union;

Trees and flower beds within the Ashby Road roundabout on Epinal Way;

Privet hedges on both sides of Ashby Road for much of its length;

Wooded garden of Field House;

Trees in front of St Peters Community Centre;

Lime trees surrounding St Peters Church;

Lime trees surrounding the garden of The Station Hotel;

Hedgerow protecting Cumberland Road Playing Field;

Poplar trees bounding Radmoor Road Recreation Ground;

Avenue of poplar trees at The Grove.

3 Weaknesses and Enhancement Opportunities

3.1 Architecture

The vast majority of the current building stock in the area dates from before 1915. On Ashby Road Inter and Post war development echoes the scale of the earlier developments with detached and semi detached houses standing in large gardens, though often lower in scale. The later domestic buildings on Havelock and Rosebery Streets, though excluded from the conservation area, have the same basic characteristic of their neighbours: terraced family housing in the idiom of their time, 1930s and modern alike, showing that the builders have been sensitive to the original two storey residential scene. Not so sensitive is the development at St Mary's Close, where a bright red brick cluster has allowed rooflights and a stepped frontage to intrude. The Close also suffers from a poor quality approach.

A great deal of small scale damage has been done by refurbishment to many houses, especially those in the terraced streets. Most noticeable is the replacement of windows often with uPVC frames and double glazing. Especially sad is the chopping out of stone mullions between pairs of windows to form one larger picture window and the alteration of window shapes by raising or lowering cills.

The original window frame and door makers were limited by the materials with which they worked. These limitations imposed their own design which gave a distinct aesthetic flavour. With new technology which does not impose these limits, installers of replacement windows are often tempted to make simulated copies of what they are replacing with crude detailing and no concept of what constitutes an aesthetic geometry. Many doors have also been replaced by inappropriate uPVC doors.

Damage has also been done by inappropriate rendering and in some cases artificial stone facing, including obliteration of brick mouldings. There are losses of chimney details, tops of stacks have been removed and pots replaced or removed. Re-roofing has been carried out with modern tiles and rooflights have been inserted.

Front gardens have been damaged by the removal of hedges and brick walls to allow for parking off the street. The private open space of the rear gardens between the terraces has been damaged by the intrusion of large extensions to the houses to provide additional living space.

3.2 Boundaries of the Conservation Area

The edges of the Storer Road part of the area are significant. Regent Street to the south east offers a nondescript featureless industrial building which effectively stops the aspect of Oxford Street. Derby Road to the north east offers a similar though more interesting industrial end of view. To the north west the area is bounded by much greater variety, old industry and new three storey housing. The industrial scene is messy and unappealing, often dilapidated, while the new housing on Wheel Tappers Way and Goods Yard Close offers an invitation. The Victorian industrial buildings which were built to service the Charnwood Railway are of simple build and what features they might have had have been bricked up or obscured by signs and other trappings of modern industrial usage. The Messenger chimney is a landmark but the edge of the factory complex bounding the Cumberland Road Playing Field gives an impression of neglect and lack of concern. The Messenger site itself has degraded into a series of individual workshops with little overall control. The roadway is rough and

potholed and a fine canopy was badly damaged by fire leaving only the skeleton of its steel frame.

To the south and west the Cumberland Road Playing Field, the line of trees and large houses at the back of Ashby Road and the glimpse of the Carillon tower at the end of Storer Road give some continuity into the rest of the town. However, the new Epinal Way hospital leaves something to be desired. It is bounded by intrusive galvanised steel railings and the architecture of the hospital is not as interesting as could be deserved. There is little evidence that any substantial trees have been planted which will soften the view in the future.

3.3 Social Changes

Since the early 1900s the street scene has been altered significantly by the dominance of cars so that streets which were once open and accessible to people are now filled with traffic and lined with parked cars. Derby Road and Ashby Road are busy thoroughfares throughout the day but the terraced streets are quiet, with few people around for most of the time but the roadways have been damaged by traffic calming in the form of sharply raised brick plateaux.

The area contains a social mix with many people both living and working within it. Many buildings previously used as large family homes have found new life as economically viable offices, crèches, clinics, doctor's surgeries, and flats and especially student accommodation.

Much of the housing is rented from absentee landlords and neither they nor their tenants have much regard to the maintenance of the building. Front doors are obviously not in use, they are dusty and have no patina. Front parlour rooms are used as bedrooms with tatty curtaining. There is loss of amenity where corner shops have been converted into residential use. There is often a proliferation of "To Let" and "For Sale" signs. The latest litter is the presence of wheelie bins on the pavement. Fortunately, the area has not been over targeted by a clutter of highway signs but St Peters Community Centre has been damaged by the "amenity" of a recycling centre with its accompanying propaganda signposting.

One feature that could improve the area would be to restore the streets. It would have been this character of people using the street in Victorian times when the area was built that provided the interest to the unrelieved terrace. The restrictive strategy of traffic calming offends car drivers and still leaves them in charge of the roadways. The alternative strategy of pedestrianisation is also not viable because the people must have car and vehicle access to their houses. However, the streets are not used for more than access and a more imaginative way could be found so that car drivers, goods deliverers, cyclists, pedestrians and residents can all share the street as their community.

Along Ashby Road, many street signs, including white lining, are dictated by the requirements of traffic. As a consequence motorists are focussed only on moving as quickly as possible through the area; the aesthetic qualities of the fine houses, trees and spaces are lost to them, pedestrians and residents are adversely affected; [and there are more obstructions for people with limited mobility. \(6\)](#)

3.4 University Campus

Within the University, the conservation area touches the edge of the new athletics stadium. The boundary is marked by a tall ugly galvanised steel railing to maintain the security of the arena and to prevent undue access.

While the university campus, as popularly recognised by the town being bounded by Epinal Way and Ashby Road, is very well managed, the grounds of the William Morris site, The

Grove and several other properties now used as student accommodation are suffering from a minimum maintenance regime. The beautiful park settings to the houses are being eroded; lawns are becoming overgrown and weedy; undergrowth is not removed and boundary features are being allowed to fall into disrepair.

The fence protecting Field House from the traffic of Epinal Way has already been noted. A similar close boarded and creosoted fence which does not enhance the conservation area protects No 219 Ashby Road.

There is an opportunity for incorporating the Sir Richard Morris Building, affectionately known as "Sun, Sea and Sand", into the conservation area. The building is a good and interesting example of contemporary architecture and it has been sensitively placed in relation to Hazlerigg and Rutland Halls. It forms a natural extension to Hazlerigg Lawn.

Appendices

I Local Plan policies which affect Conservation Areas & their Listed Buildings:

- EV/A - Design Policy
- EV/3 - Listed Buildings
- EV/4 - Alterations or extensions to listed buildings
- EV/5 - Setting of listed buildings
- EV/6 - Change of use of listed buildings
- EV/7 - Buildings of local historic or architectural interest
- EV/8 - Historic parks or gardens
- EV/9 - Development in conservation areas
- EV/10 - Enhancement of conservation areas
- EV/11 - Article 4 directions
- EV/12 - Advertisements
- EV/13 - Advertisements above first floor level
- EV/14 - Advertisements on listed buildings or in conservation areas
- EV/15 - Advertisements along main road corridors
- EV/16 - Areas for special control of advertisements
- EV/18 - Projecting Signs
- EV/21 - Open spaces of special character
- EV/22 - Tree Preservation Orders

2 Restrictions on changes and development in a conservation area.

Owners and occupiers of residential property in Ashby Road Conservation Area should take note of the restrictions on changes and development they may wish to make. For further information please contact Development Control at Charnwood Borough Council. Telephone 01509 634771 or email development.control@charnwood.gov.uk.

1. Demolition control - with a number of minor exceptions you cannot demolish any part of your property without the consent of the Council. If you want to demolish anything you must apply for Conservation Area Consent.
2. Control over trees - you must give the Council at least six weeks notice if you intend to cut down, top, lop or uproot a tree in a conservation area. This gives the Council an opportunity to decide whether or not to make a Tree Preservation Order.
3. Dwelling houses - conservation area designation places additional restrictions over and above the usual planning requirements that affect properties. These additional restrictions mean that:
 - 3.1 Planning permission is required to clad with stone, artificial stone, timber, plastic or tiles any part of your property which faces the highway, street or any public space.
 - 3.2 Planning permission is required to install a satellite dish on any chimney, wall, or roof slope which faces the highway, street or any public space.
 - 3.3 Planning permission is required to enlarge or change the shape of the roof, e.g. by inserting a dormer or Velux type window.
 - 3.4 Planning permission is required to erect or alter any building or enclosure with a cubic content greater than 10 cubic metres.

3.5 Planning permission is required to extend your house by more than 50 cubic metres or by 10%, whichever is the greater. Normally the allowance is 70 cubic metres or 15%. These figures can include outbuildings in the calculation.

4. Other permitted development: Other building or land uses which normally benefit from permitted development rights such as industrial and warehouse development, development by statutory undertakers or development by telecommunications code systems operators may have these rights affected by designation of the conservation area. (2)

3 Useful Contacts

Conservation and Design Team
Charnwood Borough Council, Southfields, Loughborough LE11 2TN
Tel: 01509 634767
www.charnwood.gov.uk/environment/133.html - main page
www.charnwood.gov.uk/environment/28291.html - further contacts

Ashby and Storer Area Residents Group
Community Office, St Peter's Community Centre, Storer Road, Loughborough
Tel: 01509 213144

English Heritage
www.english.heritage.org.uk

The Victorian Society (Leicester branch)

Eileen Chambers
28 Rectory Lane, Thurgaston, Leicester LE7 7JQ
Tel: 0116 292 5824.

Loughborough and District Civic Trust
Secretary, Stephen Bradwell
29 Kingfisher Way, Loughborough LE11 3NF

Loughborough Archaeological and Historical Society
Secretary, Barry Gidley, 19 Woodbrook Road, Loughborough LE11 3QB
Tel: 01509 237433

4 References and Further Reading

Local History Library, Granby Street, Loughborough
Public Record Office, Wigston, Leicestershire
PPG 15 - Planning and the Historic Environment Sept. 1994
Borough of Charnwood Local Plan 2001
Victorian Architecture - Roger Dixon & Stefan Muthesius, Thames & Hudson 1978
The Arts and Crafts Movement - Elizabeth Cumming & Wendy Caplan, Thames & Hudson 1991
Desirable Locations - Helen Boynton & Grant Pitches, Leicester City Council 1996
Victorian Society, Leicester Branch - Casework Manual and Archives
Messenger & Co - Catalogue Fifth Edition 1926
Glasshouse archives, Royal Horticultural Society Lindley Library, Vincent Square, London

5 Acknowledgements

Valuable assistance in compiling this character statement has been received from many people, especially current and former residents of the area.

Clare Allen initiated the idea of designating the conservation area.

Over a weekend of intense activity, a comprehensive survey was carried out by 20 volunteers from the Storer and Ashby Residents Group.

The data was entered into a spreadsheet by Trish Avis and Carol Humphreys.

A wealth of photographs were taken by Steve Bullman and Martin Allen.

Clare Allen, together with Audrey Leeson, Rosie Peddle and Hilda Puttick compiled a draft document which was the basis for a public consultation.

Ward Councillors John and Lynn Hawkes and Sandra Forrest, who took part in the survey, gave their valuable support to the project.

Rosebery School provided the venue for the public consultation.

The survey covered a very wide area from the university campus to Queens Park from which two conservation areas were designated: this Ashby Road area and the Queens Park area.

Further assistance has been received in drafting the character statement:

David Paterson, who was vicar of St Peters for 40 years;

Patricia Pinder who remembers pushing her pram in Burleigh Fields;

Eric Oldham, who lived at No 28 Oxford Street, and remembers the plumber, the joiners, the knitting mill, undertakers, coal merchants and Mrs Upton, of the family who owned Hastings Villa, as a famous radio cookery expert;

Mr Brian Blayney of the Society for the Protection of Ancient Monuments for his research on Messenger

Appendix 2

Ashby Road CA Character Statement - Consultation Responses

	Respondent	Comments	Response of the Director of Development
1	Conservation and Design Team	Simplify text by moving list of restrictions on development in Section 1.2 to an appendix	Text moved from main body of document to Appendix 2.
2	Storer and Ashby Residents Group	Request to enhance description of open space along Ashby Road and equivalent private spaces between the terraced houses	Section 2.8 amended in two places. Aerial photo of terraced area added.
3	Jackie Rigby DC	Comments about need to have examples of original dormers to give guidance to owners and developers. Photos of dormers attached.	Photos added to Section 2.6.
4	Environment Agency	Small corner of Messenger site is subject to flooding	To be considered for noting in the management proposals
5	English Nature	No observations	No action.
6	Charnwood Disability Forum	Need to acknowledge requirements of disabled people in the streets generally and especially with regard to speed humps which are injurious to health	Section 3.3 amended to take account of first comments but comments with regard to health are not relevant to the character of a conservation area.
7	Andrew Simmonds Leics CC Planning Officer	No comments at this stage – will comment in more detail on completion of Leicestershire Historic Landscape Characterisation and Extensive Urban Survey	To be considered for noting in the management proposals.
8	Ian Keil Loughborough Archaeological Society	Comments giving history of St Peter's Mission church and occupants/builders/owners of Tynte, Iffley and Redholme.	St Peters mission church adequately dealt with. Additional history of three houses in Ashby Road incorporated in Section 1.4.
9	CABE	Unable to comment due to pressure of work	No action.
10	Stewart Bradshaw Leics Constabulary	Comments regarding poor security of uPVC windows and doors	To be considered for incorporation into the management proposals.

Beeby

Conservation Area Character Appraisal

Adopted November 2005


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FOREWORD

The Beeby Conservation Area was designated in September 1975. However, the designation of any conservation area is not an end in itself but more of a beginning. From designation onwards the area will change and develop in a manner befitting its architectural and historic significance. Any change needs to be carefully controlled and guided if the special character which led to the area's designation in the first place is to be maintained and enhanced for the enjoyment of future generations.

To this end, everyone concerned must clearly understand and identify what it is about the character or appearance of the area which should be preserved or enhanced. The Character Statement aims to identify the particular qualities of the Beeby Conservation Area, and will be used to inform management proposals for the conservation area using further guidance from English Heritage.



Councillor Cameron MacLeod

Lead Member for Planning

Introduction

Beeby is a small rural hamlet within the Borough of Charnwood. The physical and historical development of which has been strongly influenced by the local topography and its relative isolation. The hamlet can be succinctly described as a series of scattered houses that remain of the shrunken medieval village.

The Conservation Area was designated in September 1975 and it covers an area of about 6.4 ha (15.8 acres) of gently sloping land either side of a small tributary stream to the Barkby Brook, extending along Main Street and Barkby Road and essentially relates to the physical extent of the settlement at it was at the end of the nineteenth century.

The purpose of this appraisal is to examine the historical development of the village and to describe its present appearance in order to assess the special architectural and historic interest of the Beeby Conservation Area.

Planning Policy Context

The protection of Conservation Areas is enshrined in national, regional and local planning policy.

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' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). In making decisions on future development within a conservation area, the Council is expected to 'pay attention to the desirability of preserving or enhancing the character or appearance of the area' (Section 72 of the Act). This should ensure that change that harms the Conservation Area is not allowed.

Planning Policy Guidance note 15: Planning and the Historic Environment (PPG15) notes the requirement that special attention should be paid to preserving or enhancing the character or appearance of a conservation area. The conservation area's special interest and its character and appearance should be reflected in the assessment of the area and is a factor which is taken into account in considering appeals against refusals of planning permission and of conservation area consent for demolition.

The **Regional Spatial Strategy for the East Midlands (RSS)** (published March 2005) advises local authorities to develop strategies that avoid damage to the region's cultural assets (which by definition includes conservation areas) (**Policy 27: Protecting and Enhancing The Region's Natural and Cultural Assets**).

The Leicestershire Structure Plan 1991 - 2006 (approved 1994) seeks to identify, protect, preserve and enhance areas, sites, buildings and settings of historic or architectural interest or archaeological importance and to ensure that development within conservation areas preserves or enhances the character and/or appearance of the area. (**Environment Policy 2: Sites and Buildings of Historic Architectural and Archaeological Interest**). This is repeated in the proposed to be adopted Leicestershire, Leicester and Rutland Structure Plan 1996 to 2016 (published December 2004) (**Environment Policy 1: Historic Environment**).

The adopted Borough of Charnwood Local Plan 1991 – 2006 (adopted January 2004) seeks to ensure that new development in conservation areas preserves or enhances the character and/or appearance of the area (**Policy EV/10**).

This appraisal has been prepared in the light of these policies to aid better understanding the conservation area and to inform the consideration of development proposals within the Conservation Area.

LOCATION AND SETTING

Location and Population

Beeby is a small rural hamlet about 12 miles south east of Loughborough, to the north east of Leicester.

There has never been a large population in Beeby. The parish profile published by Leicestershire County Council shows there that at the time of the 2001 Census there were 74 people residing in the parish of Beeby. The various census returns recorded in the Victoria County History (Reynolds, 1955), show that between 1801 and 1951 the population was relatively small and constant; starting with 128 people in 1801, rising to 139 in 1851 (the highest population over the period), and then falling to 95 in 1911 (the lowest population). Earlier records show that at the time of the 1377 Poll Tax, 96 people lived in Beeby and at the time of the 1676 Ecclesiastical Census there were 86.

General Character and Plan Form

Beeby has always been a relatively isolated settlement. It lies outside of the principal corridors established along the Soar and Wreake valleys and as late as 1904, the only route through the hamlet was the east-west route, defined by Main Street and Barkby Road that linked it to Barkby and South Croxton. This road followed the valley of the Barkby Brook from Barkby before climbing out of the valley and running over the ridge line to South Croxton. The other roads that now run through Beeby, namely Hungarton Road to the east and Scraftoft Road to the south, connecting it more directly with the outskirts of Leicester, were at that time field roads.

This isolation has restrained its growth, and it can be succinctly described as a series of scattered houses that remain of the shrunken medieval village. The historic core is made up of two clusters of linear development largely fronting Main Street either side of the small tributary stream. Outside of this core, and separated from it by an open field, is an isolated group of cottages, Brewery Cottages, on Barkby Road. It is this informal and open grouping of farmhouses and their associated buildings that gives Beeby its distinctive character.

This collection of buildings has not significantly altered for the past 100 years. There have been no significant demolitions and the last houses to be built in the Conservation Area, a pair of cottages between Home Farm and the Church, are dated 1891. The only significant development since then has been a small housing estate to the south of Hungarton Road. This lies outside of the Conservation Area and has little impact on it.

Within this historic core the principal surviving buildings, except for the Church, date from late eighteenth and nineteenth centuries and outwardly they display a polite architectural style, associated with the Georgian and Victorian periods, and a similarity in the use of materials. As a result there is a broad uniformity in the style and appearance of these buildings.

Landscape Setting

Beeby is situated on the edge of the ~~Leicestershire uplands~~ [High Leicestershire \(3\)](#), an area to the east of the Soar Valley that rises to over 175 metres (almost 600 feet), which is drained by a large number of small streams.

Beeby is situated above the confluence of two such streams against the west facing slope of the spur between their two valleys. The Barkby Brook runs along the southern edge of the settlement, and it is joined by a tributary stream near to the Brewery Cottages as they flow west towards the River Wreake at Syston. As a result of this localised topography, Beeby nestles in the shallow valley formed by these watercourses, surrounded by higher land.

ARCHAEOLOGY AND HISTORIC DEVELOPMENT

Archaeological Significance and Potential of the Area

There are no Scheduled Ancient Monuments in Beeby but there is underlying archaeology of interest within the fields surrounding the Conservation Area. The most significant archaeological potential lies in the field opposite the Manor House, where there is evidence of the sites of the former houses and closes of the larger medieval settlement (Liddle, 1982). Further archaeological interest lies in the fields surrounding the hamlet where there is evidence of medieval ridge and furrow field patterns.

Origins and Development

There was a settlement at Beeby by the time of the Domesday Survey of 1086/87. The 'by' suffix to the name suggests a settlement of Danish origin and there are early records of a church attached to Croyland Abbey in Lincolnshire, in Beeby as early as the 10th century (White's Directory 1846). The present All Saints Church dates from the fourteenth century and, its slightly raised setting ensures that it is the focal point for views from all directions across the valley.

The hamlet has been reliant on an agricultural based economy from the earliest times and this continues, to a large degree, into the twenty-first century. There is evidence of a medieval ridge and furrow agricultural system in the fields in and around Beeby. These were enclosed between 1605 and 1629 (Beresford, 1948, 120) and the present settlement and surrounding landscape of fields and hedgerows is the result of this post-enclosure re-ordering of the land.

The historic core of the settlement is defined by the principal farm houses, and their associated traditional farm buildings, of Home Farm, Brooke House, Manor House and Lane End Farm. Whilst these have survived and grown, there is a distinct lack of farm workers' vernacular cottages. The field evidence shows that Beeby was a larger settlement, with evidence of older houses and closes within the field opposite Manor House (field no. 4856) (Liddle, 1982). At the time of the 1886 OS plan, a small group of buildings remained in the corner of that field but they had gone by the time of the 1904 OS plan.

The nineteenth century trade directories provide further evidence of the agricultural base to the settlement. The occupations of the residents of Beeby are listed principally as farmers and graziers and with reference to cheese (Stilton) factors and manufacturers appearing towards the end of the century. In the case of Thomas Nuttall, in 1864 Kelly's Directory lists his occupation as a farmer; by 1876 he is listed as both a farmer and Stilton cheese manufacturer and by 1881 he is listed as both a Stilton cheese manufacturer and brewer.

Stilton cheese is a specialist cheese that was first made in the early 18th century in farmhouse dairies, in and around the Melton Mowbray area including the Beeby area. The cheese was made from surplus milk indicating that the underlying boulder clay of the area was able to support rich pasture land. The predominance of grazing is shown by the crop returns for 1801. These show that out of 1500 acres in Beeby, only 98 acres were used for arable farming (Hoskins, 1948, 139). Hoskins notes that a good deal of Leicestershire land was too stiff for economic ploughing to be used for arable crops but it was still producing valuable foodstuffs such as milk and cheese (Hoskins, 1948, 140). In 1908, the entry in Kelly's Directory notes that the land is chiefly used for grazing.

By the end of nineteenth century the manufacture of Stilton cheese played, for a short time, an important role in the agricultural economy of Beeby and the surrounding farms.

The first Stilton cheese factory was opened in Beeby in 1875 by Thomas Nuttall in the outbuildings attached to Manor Farmhouse (Hickman, 1975, 77), although its location is not shown on the OS plans of the time. White's Directory of 1877 refers to the cheese factory with 'a steam engine and every appliance for efficient manufacture' (p. 151). The factory was supplied with milk during the summer and autumn months from many of the neighboring farms.

However, its manufacture in Beeby appears to be short lived as the Beeby factory closed down at the end of the century, due to an outbreak of foot and mouth disease, and Nuttall moved his operations to the

Hartington Creamery building in Derbyshire in April 1900, taking over a factory vacated by the Duke of Devonshire. This factory continues to make Stilton cheese.

From the trade directories, Thomas Nuttall also appears to be responsible for another manufacturing concern in Beeby, namely a brewery. It was quite common for villages to have their own brewery and the 1888 OS plan identifies the North Leicestershire Brewery and Brewery Cottages on Barkby Road. While the cottages are still occupied today, the brewery building appears empty. The brewery was taken over by Loughborough's Midland Brewery Company (MBC) around the turn of the twentieth century, which is the same time as Stilton cheese factory was moved away. The MBC itself ceased brewing at the end of the First World War (www.histman.34sp.com).

Beeby continues to have an agricultural economy, there are still working farms within the hamlet, but at the 2001 Census, 89% of the local population were employed in service industries, traveling on average some 14 km to work.

CHARACTER ANALYSIS

Architectural and Historic Qualities

The village has not significantly changed for the past 100 years; the last houses to be built in the Conservation Area were built in 1891. The surviving historic buildings and lack of new development now provides a broad uniformity in the style and appearance of its buildings that gives Beeby a distinctive, almost unique, grain and scale.

The evidence from the surviving buildings show that the majority are two storeys and built in a polite architectural style and set within their own grounds. However there is little consistency in appearance, each building is different, and this helps to define Beeby as a collection of individual dwellings set within an open landscape.

Listed Buildings in Beeby

Out of a total of nine groups of buildings in the Conservation Area, five are listed in addition to a listed structure (the village pump).

The most important listed building is All Saints Church, listed Grade II*. The medieval Church dates back to the thirteenth and fourteenth centuries and is largely built in Early English and Perpendicular Gothic styles. The clerestoried nave, aisles and tower and truncated steeple are the remnants of this medieval building and these are built in local ironstone. However it was restored in the nineteenth century and the chancel was rebuilt in 1819 in brick and a south porch was added, constructed in granite (red diorite), a rather uncharacteristic material for Beeby.

To the rear (east) of the Church is the former Rectory, listed Grade II and referred to in the list description as The Courtyard. This private dwelling is hidden away from the Main Street and the principal views of it are over the (Hall Yard) fields on the approach into Beeby from South Croxton. The house is late eighteenth century and is built of brick with Swithland slate roofs.

To the south of the Church is Home Farm, listed Grade II, and this fronts directly onto Main Street. This house dates from the early nineteenth century and it is built in red brick with Swithland slate roofs. The front (public) façade is composed of 16-light, sliding sash windows either side of a panelled door, with two blind windows in the end bay. This polite style of architecture is not carried over to the side of the building, where there is a range of window styles with examples of a more vernacular, horizontal sliding sash, suggesting that the front was refaced or that the polite architecture was reserved for the public front.

To the west of the Church and on the opposite side of the tributary stream, is Brooke House Farm, Grade II listed and referred to as White House Farm. This is a complex building in terms of its plan form

and the age range of its various parts. A date stone in the front gable gives a date of 1722 but there is evidence of an earlier timber frame building at its core. Whilst the timber frame has been subsumed within the present building, remnants of the timber frame can be seen in a south facing wall, supported by a rubble stone plinth, and the list description refers to internal timber posts. Around this timber frame has been built a red brick house with a Swithland slate roof. This house also has a wide variation of windows, on the main elevation there are triple light, sliding sash windows while on the side elevations are casement windows and horizontal sliding sash windows. The main elevation to Main Street also lacks any formal arrangement of its windows or uniformity in their size and in this respect is unlike the other domestic buildings in Beeby.

To the north of Brooke House Farm is the Manor House, which dates to the late eighteenth century and is Grade II listed. This property fronts a private lane that runs directly north from Main Street, as it veers in a sharp easterly direction out of Beeby. It is built of red brick with a Swithland slate roof. The front elevation is composed of sliding sash windows with a distinctive canted bay that rises through the ground and first floor and there is a timber panelled door, framed by an ornate timber door surround. Pevesner comments that this door case is not original to the property but was originally an internal feature from elsewhere.

Key Unlisted Buildings in Beeby

Government policy as set out in PPG15 states that there should be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. In addition to the listed buildings within Beeby, the remaining buildings (Brewery Cottages and the attached former brewery, the 1891 cottages and Home Farm Cottage and Lane End Farm), whilst unlisted, all make a positive contribution to the Conservation Area because of their architectural and historical interest.

Lane End Farm is situated to the north of Manor House and is a good example of a Victorian farmhouse. This property is built of red brick and has distinctive raised gables and a pair of gablets on the front elevation over two first floor windows. The front elevation also has a pair of ground floor bay windows set either side of the front door, over which there is a steeply pitched porch supported on timber brackets.

Immediately to the south of the Church is a pair of cottages built in 1891, as shown by a date stone on the front elevation. These were the last houses to be built within the Conservation Area. They are built of red brick with a small plinth and a string course between the ground and first floors. The roof, which oversails the gable, is of Welsh slate, reflecting the later period of these cottages and the availability of relatively cheap and accessible roof covering. A recent extension has been added to the side of one of these cottages and whilst it has been designed to reflect the architectural details of the original house, as it has been built level with the front façade and it does tend to unbalance the appearance of the pair of cottages.

Adjacent to Home Farm is a small 'two up, two down' farm labourer's cottage. This is built of red brick with a Welsh slate roof. The original windows have been unfortunately been replaced with modern picture windows with side casements and top lights.

Outside of the main hamlet on Barkby Road is a terrace of four cottages and an associated industrial building. These are noted on the early OS plan as Brewery Cottages. The cottages are built of red brick with Welsh slate roofs. Of all the properties in the Conservation Area these have been altered the most with the introduction of new windows.

To the side of these is the former brewery building. The building is built of red brick, laid in an English bond, with a dentil course under the eaves. This is now vacant but it could offer opportunity for a sensitive conversion to an alternative use.

Prevalent and Traditional Building Materials

Red brick is the principal building material in the Conservation Areas and all the domestic buildings, farm buildings and some boundary walls are built from it. This results in a pleasing, consistent appearance. The brick is predominantly laid in a Flemish bond with the variations in the colours of the headers and stretchers used to emphasise the bonding pattern. Any new development whether an extension or new build should follow the use of red brick laid in a Flemish bond.

Brewery Cottages are an exception to this predominant style, where there is no defined pattern in the brickwork, which is mainly a stretcher bond. However the former brewery buildings are constructed in an English Bond, perhaps reflecting their different function. English bond was a stronger bond that was revived in the nineteenth century for structural purposes (Brunskill, 1990, 51).

The roofs of the early buildings are covered in Swithland slate, which is traditionally laid in diminishing courses. There is some limited use of Welsh slate in the later nineteenth century cottages, laid in regular courses. Given the difficulties in obtaining Swithland Slate, Welsh slate should be used in any new development; other imported or reconstituted slates or roof tiles would not be appropriate.

In most cases, houses have retained their original windows. The predominant window style is the sliding sash window, with a white or off-white paint finish. These provide a strong vertical emphasis to these properties. However there are a number of variations in window style. The windows of the earlier grander farmhouses tend to be multi-pane sliding sash while the later Victorian houses, such as Lane End Farm or the 1891 cottages have single or half pane sashes. Away from the front elevations, the window style can move to the more vernacular, Yorkshire (horizontal) sliding sash. Home Farm for instance has a mixed window range with polite vertical sliding sash on its public elevation and horizontal sliding sash windows on its less public, side elevation, suggesting that the polite architecture was reserved for the public elevation. The Rectory has vertical sliding sash but Yorkshire sashes are used in the outbuildings. At Brooke House Farm, casement windows and Yorkshire sashes are used on the end elevation within the timber framed wing.

Home Farm Cottage and Brewery Cottages have lost their original windows and as a result the appearance and integrity of the Conservation Area is diminished. Home Farm Cottage has modern picture windows with side casements and top lights, although these have been painted white to match the rest of the hamlet. Brewery Cottages originally had white painted casement windows, but in all cases these have been replaced with modern casement windows either in upvc or dark stained timber. These are particularly noticeable and visually intrusive and disrupt the original coherence of the terrace.

Window openings are highlighted by distinctive lintels and pronounced cills and it is a design feature that should be incorporated within any new development in the hamlet. The older houses typically have gauged brick arches over sash windows, as is evident in the Manor House, Brooke House and Home Farm. Brooke House Farm has chamfered blue brick cills on the side elevation. The later Victorian properties, such as Lane End Farm and the 1891 cottages, use ashlar stone for lintels and cills.

As well as timber windows, there are also good examples of timber paneled doors, many with fanlights above. Chimney stacks are also a distinctive surviving and prominent feature of many of the houses within Beeby, some the best examples being on the Manor House and Lane End Farm.

Public Realm

The public realm is restricted to the footpaths and verges alongside the main roads through the village, save for a public footpath link between Brewery Cottages on Barkby Road and Brooke House Farm on Main Street, [and the track past Beeby Manor and Lane End Farm \(4\)](#). [This track is recorded as an Ancient Highway and still retains much of its historic character \(7\)](#).

The main feature within the public realm is the village pump which stands over an ancient spring alongside the tributary stream within the roadside verge. A 1791 sketch of the Church, reproduced in Nichols (1811), shows a small stone and pitched roof building over what is described as an 'excellent mineral spring'. Kelly's Directory of 1893 refers to a well of good water and the sales details published in 1932 for the Manor House refer to the spring's medicinal properties.

The present structure, which is Grade II listed, is a stepped pyramid of stone with a cast iron pump on the roadside. It was built in 1850 at a cost of £50 and was refurbished in 1953. The list description refers to a low cast iron railing surrounding the pump but this appears to have been removed.

A fading inscription on the stone tablet on the of side of the pump reads:

In summer's heat and winter's cold

*One constant temperature I hold;
When brooks, and well's and rivers run dry
I always yield a good supply.
My neighbours say (I'm often told)
I'm more than worth my weight in gold.*

Contribution Made by Green Spaces, Trees and Hedges

The setting of the hamlet is one of its distinctive and principal characteristics. The hamlet is set within an agricultural landscape and the fields not only surround the village but they also run through it providing open space in the centre of the hamlet. Whilst the open fields do not provide any public open space, they contribute significantly towards Beeby's open character, [as do both of the brooks flowing through the village. \(1\)](#)

This inextricable link to the countryside is further enforced by the mature trees and hedges that penetrate into the settlement and provide a verdant feel to the hamlet. The most notable groups are the yew trees within the churchyard and the poplars in front of Brooke House Farm along the line of the tributary stream.

There are also two notable single specimens of Yew [Sequoia Wellington \(6\)](#) trees, one within the Conservation Area and one outside it which ~~are a result of a considered planting scheme~~ [were planted by Mr. Nuttall to commemorate the birth of his daughters \(6\)](#). Within the centre of field no. 3131 is a single mature yew [Sequoia Wellington \(6\)](#) tree, protected by iron railings. In line with this tree, in field no. 5335 to the north of the Church (referred to in the Manor House sales details of 1919 as the Hall Yards), is a second mature yew [Sequoia Wellington \(6\)](#), also fenced by iron railings.

As well as these mature trees, there are also a number of field hedgerows alongside Main Street that are prominent within the street scene and enhance its rural setting.

Townscape and Setting of the Conservation Area and its Relationship to the Countryside

Beeby is situated within an established agricultural landscape largely in pastoral use. The principal views from within the Conservation Area tend to take the form of long, open and wide panoramas across the valley and to fields beyond.

These open fields extend into the heart of the hamlet, such as the paddock to the west of the Main Street, which provides an open setting for the Church, the single major landmark in Beeby, and its neighbouring buildings on Main Street.

The views into the Conservation Area are largely restricted by the topography of the area; the low lying village is not particularly visible from a distance on the main approaches from South Croxton or Barkby. On the approach from South Croxton, the road approaches from the north and offers long views over

the former Hall Yards on either side of the tributary brook of the Church and the Rectory. While from the south the hamlet is not revealed until the road sweeps past Brewery Cottages to offer long views over the open paddock of the Church, on its slightly elevated site, and the strong line of development provided by Home Farm, Home Farm Cottage and the 1891 cottages.

Main Street winds its way through the settlement, restricting and changing the forward views. The area in front of the Church provides an important focal point for the long street views as the road leads towards and then bends around the front of the churchyard. To the north of the Church, the road has to cross the tributary brook and the narrow bridge provides both a physical and visual pinch point slowing traffic and constricting the view. Further to the north, the road bends sharply to the east to run parallel with the tributary brook, breaking away from the natural line of the settlement, which carries on in a northerly direction fronting the narrow lane.

Negative Factors

There are very few areas within the hamlet that detract from the qualities of the Conservation Area.

The most damaging elements of the hamlet are the modern agricultural buildings and areas of open storage associated with the working farms. The extensive range of modern Atcost buildings associated with Brooke Farm, these are situated within the Conservation Area and extend beyond it and are utilitarian in their appearance and contrary to the scale and materials to the typical buildings of the hamlet. Similarly at Home Farm, the open storage areas and modern Dutch barn also detract from the Conservation Area. If no longer required for agriculture this area offers an opportunity for [environmental improvement \(6\)](#). ~~small scale residential development that could be contained by the existing buildings and not prominent within the Conservation Area.~~

The former brewery building appears to be vacant and is slowly deteriorating and if not addressed could become a derelict eyesore. To preserve this important building, it is likely that new uses will have to be found for it.

Boundary Treatments

Boundary treatments to Main Street and Barkby Road are very visually important features within the village, defining the boundary between the public highway and the adjacent land, either domestic gardens or open fields.

Brick walls with saddleback or half-round copings are particularly common as can be seen alongside the paddock to Main Street and to the front of Manor Farm. Hedgerows are also important features in the street scene as field boundaries also particularly along Barkby Road to the east of Brewery Cottages and on the northern approach to the Church.

CONSERVATION AREA BOUNDARY

~~Following a survey of the existing conservation area and its immediate surroundings, it is recommended that the existing boundary be extended in a north easterly direction to include field nos. 4856; 4543 and 5335.~~

The Original Medieval Settlement

~~Field no. 4856 includes evidence of the original medieval settlement at Beeby and provides an open setting for the Manor House and Lane End Farm.~~

The Hall Yards

~~Fields nos. 4543 and 5335 are referred to in the 1919 sales particulars for the Manor House as Little Hall Yards, to the north of the stream, and Hall Yards to the south. They are clearly an integral part of the historic make up of Beeby and they now provide an open setting to both the Church and the former rectory.~~

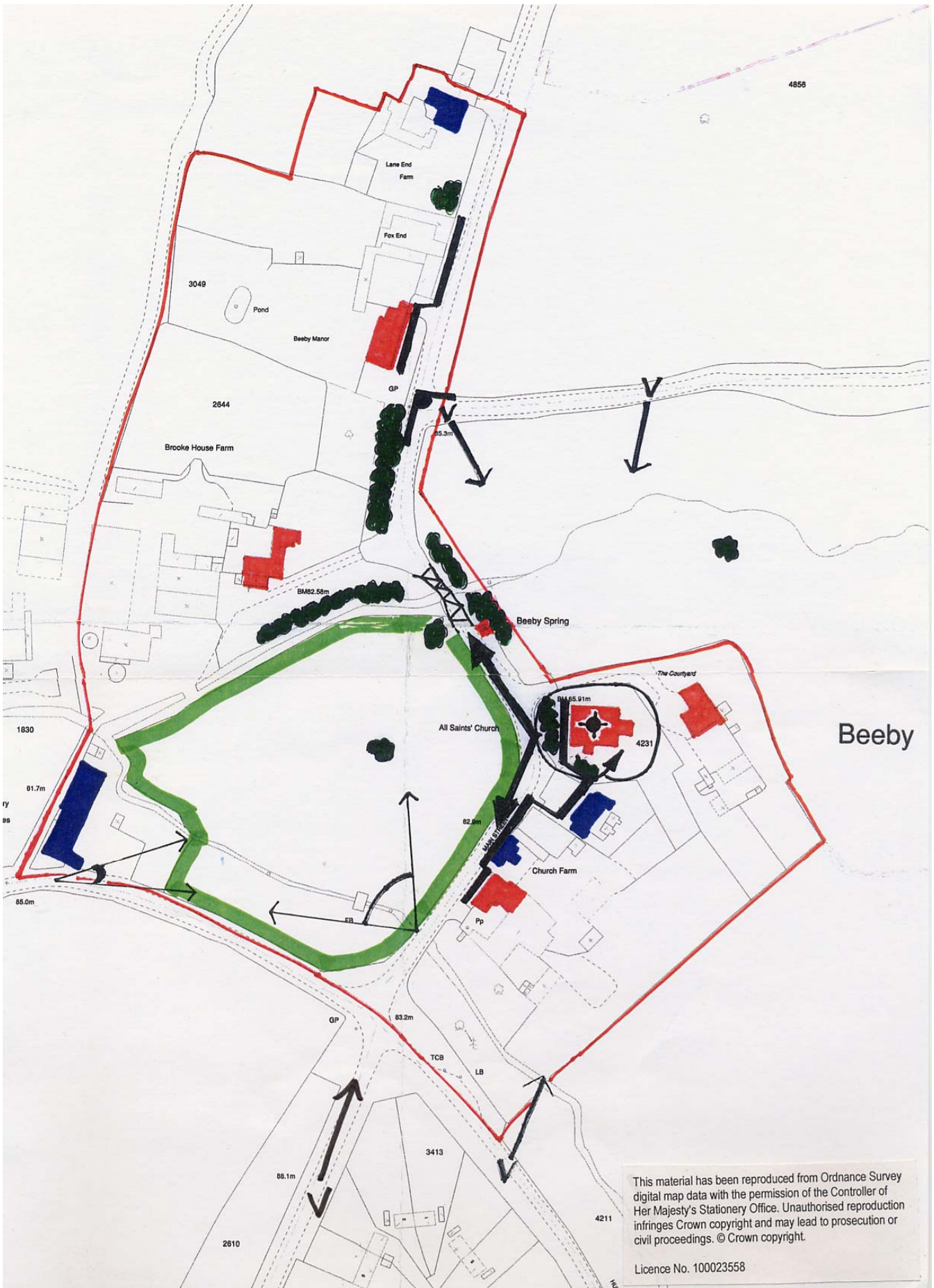
~~These fields are therefore of historical importance, having clear historical and functional associations with the settlement of Beeby. Their inclusion within the Conservation Area would serve to further enhance the character and appearance of the Conservation Area. (7)~~

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Conservation Area Appraisals Townscape Analysis Maps

LEGEND

	Conservation Area Boundary
	Extensions to the Conservation Area Boundaries
	Listed Building
	Key Unlisted Buildings
	Ancient Monument
	Trees of Townscape Significance
	Vista
	View
	Deflected View
	Pivotal Corner
	Pinch Point
	Major Landmark
	Skyline Interest
	Significant Building Line
	Intrusive or Inappropriate Feature
	Area of Special Sense of Place
	Important Areas of Open/Green Space

Appendix 4

Beeby CA Character Statement - Consultation Responses

	Respondent	Comments	Response of the Director of Development
1	Environment Agency	The brooks flowing through Beeby are not mentioned in the appraisal but are significant and would be enhanced by some environmental improvement work.	Amend text to identify this issue. Improvements to be considered as part of the Management Plan.
2	English Nature	Wildlife is an important aspect of the sense of character of a village. Measures should be taken to protect habitats and wildlife site locations highlighted.	Issue to be considered as part of the Management Plan.
3	Leicestershire C.C. Chief Exec Dept	The term 'Leicestershire Uplands' is not a recognised title. The term 'High Leicestershire' should be used.	Amended as suggested.
4	Andrew Yell	The section of Main St up to Lane End Farm is not a private road, it is adopted highway. This section of lane is an important area for people to walk and should be protected.	Amend text to reflect this. Issue to be considered as part of the Management Plan.
5	Ken Bell	Concerned about the impact of modern farm buildings at Brooke House Farm on the conservation area.	The adverse impact of these buildings is identified under the 'Negative Factors' section towards the end of the appraisal. Improvements will be considered as part of the Management Plan.
6	Arthur Howell	Trees in the fields are sequoia wellingtonia not yew. Concern about the development at Brooke House Farm. Some alterations carried of to buildings within the conservation area, approved within the last 10 years, are now deemed inappropriate. Survey was not done openly and people were not told why	Amend text. Issue to be considered as part of the Management Plan. Not all alterations require planning permission. Alterations that did need permission may not be deemed acceptable by the standards of today. A protocol for producing future Conservation Area Appraisals is

		it was being done.	currently being composed and will address these concerns.
7	Ashley Dennison	<p>Concerned that all buildings within the conservation area are not being given equal assessment.</p> <p>View from Scraptoft Lane has not been identified as significant.</p> <p>Road past Lane End Farm is an ancient highway. It is used by villagers for walking and as such needs to be identified.</p> <p>Concerned about the proposed changes to the Conservation Area boundary</p>	<p>The text will only identify the principle buildings, this does not mean that other buildings within the conservation area are not important to its character.</p> <p>Amend plan to identify this view.</p> <p>Amend text to reflect this. Issue to be considered as part of the Management Plan.</p> <p>Changes to be withdrawn and reviewed as part of the management plan.</p>
	Barkby Parish Council	Concerned about the adverse impact of the metal agricultural at Brooke House Farm and Home Farm, and the impact of new development.	Text already mentions the adverse impact of these buildings. Issue to be considered as part of the Management Plan.
8	Beeby Parish Meeting	Comments to be presented at the Cabinet meeting.	Response to be presented at the Cabinet meeting.

Appendix 5

South Croxton

Conservation Area Character Appraisal

Adopted November 2005

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FOREWORD

The South Croxton Conservation Area was designated in September 1975. However, the designation of any conservation area is not an end in itself but more of a beginning. From designation onwards the area will change and develop in a manner befitting its architectural and historic significance. Any change needs to be carefully controlled and guided if the special character which led to the area's designation in the first place is to be maintained and enhanced for the enjoyment of future generations.

To this end, everyone concerned must clearly understand and identify what it is about the character or appearance of the area which should be preserved or enhanced. The Character Statement aims to identify the particular qualities of the South Croxton Conservation Area, and will be used to inform management proposals for the conservation area using further guidance from English Heritage.



Councillor Cameron MacLeod

Lead Member for Planning

Introduction

South Croxton is a small rural village within the Borough of Charnwood. It is referred to by Hoskins (1970, 99) as a rather untidy village on a hillside [Mee 1966 "... standing pleasantly on a hillside road", \(8b\)](#) crowned by a fine church.

The Conservation Area was designated in September 1975 and it covers an area of about 15.4 ha (38.1 acres). The Area extends the length of the village, between North Manor Farm and St John the Baptist's Church at the upper end of the village and South Manor Farm and The Grange at the lower end. In between, the land falls dramatically from the ridgeline at the northern end of the village to the Queniborough Brook at the southern end. The Conservation Area includes a broad range of built development, with more recent development of the late twentieth century interspersed between the surviving buildings from the end of the nineteenth century.

The purpose of this appraisal is to examine the historical development of the village and to describe its present appearance in order to assess the special architectural and historic interest of the South Croxton Conservation Area.

Planning Policy Context

The protection of Conservation Areas is enshrined in national, regional and local planning policy.

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' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). In making decisions on future development within a conservation area, the Council is expected to 'pay attention to the desirability of preserving or enhancing the character or appearance of the area' (Section 72 of the Act). This should ensure that change that harms the Conservation Area is not allowed.

Planning Policy Guidance note 15: Planning and the Historic Environment (PPG15) notes the requirement that special attention should be paid to preserving or enhancing the character or appearance of a conservation area. The conservation area's special interest and its character and appearance should be reflected in the assessment of the area and is a factor which is taken into account in considering appeals against refusals of planning permission and of conservation area consent for demolition.

The **Regional Spatial Strategy for the East Midlands (RSS)** (published March 2005) advises local authorities to develop strategies that avoid damage to the region's cultural assets (which by definition includes conservation areas) (**Policy 27: Protecting and Enhancing The Region's Natural and Cultural Assets**).

The Leicestershire Structure Plan 1991 - 2006 (approved 1994) seeks to identify, protect, preserve and enhance areas, sites, buildings and settings of historic or architectural interest or archaeological importance and to ensure that development within conservation areas preserves or enhances the character and/or appearance of the area. (**Environment Policy 2: Sites and Buildings of Historic Architectural and Archaeological Interest**). This is repeated in the proposed to be adopted Leicestershire, Leicester and Rutland Structure Plan 1996 to 2016 (published December 2004) (**Environment Policy 1: Historic Environment**).

The adopted Borough of Charnwood Local Plan 1991 – 2006 (adopted January 2004) seeks to ensure that new development in conservation areas preserves or enhances the character and/or appearance of the area (**Policy EV/10**).

This appraisal has been prepared in the light of these policies to aid better understanding the conservation area and to inform the consideration of development proposals within the Conservation Area.

LOCATION AND SETTING

Location and Population

South Croxton is a small rural village, located about 10 miles south east of Loughborough within the Queniborough ward.

The population of South Croxton has varied over time. The parish profile published by Leicestershire County Council shows there that were 234 people residing in the parish of South Croxton at the time of the 2001 Census. The various census returns recorded in the Victoria County History of Leicestershire (Reynolds, 1955) show that between 1801 and 1851 the population rose rapidly from 221 people in 1801 to 324 in 1851 (the highest population over the period) before falling to 222 in 1901 and then to 153 by 1951 (the lowest population). Since then, new development in the village has seen the population rise to its present level.

General Character and Plan Form

The historical and physical development of South Croxton has been strongly influenced by the local topography and its relative isolation. It lies outside of the principal corridors established along the Soar and Wreake valleys and to the south of the main ridgeway route running east out of Queniborough towards the ~~Leicestershire uplands~~. [High Leicestershire. \(5\)](#)

The 1886 Ordnance Survey (OS) plan shows a small settlement made up of several clusters of development strung out along Main Street. The highest part of the village, clustered around the junction between Main Street and Three Turns Lane, was dominated by St John's Church and North Manor Farm. Moving down the hill, there was a small cluster cottages on either side of Main Street, with a further group on the southern side of the junction of Main Street with King's Lane and School Lane. The final group lay on the southern side of the Queniborough Brook around South Manor Farm and The Grange. In addition to this linear pattern, there was a further cluster of cottages off the Main Street at the end of what is now School Lane.

This pattern of development, flowing down the hillside, has given South Croxton a distinctive linear form, broken in places by the intrusion of the open fields into the settlement, such as to the north of Kings Lane and in the valley bottom.

Within the historic core, most of the principal surviving domestic buildings date from the late eighteenth and nineteenth centuries and, since the end of the nineteenth century, this core of buildings has survived reasonably well, with very few losses as a result of demolition. The most significant change has been the extent of the infill development from the late twentieth century, much of which has not respected the prevailing built form or materials of the older buildings.

Landscape Setting

South Croxton is situated on the edge of the Leicestershire uplands, an area to the east of the Soar Valley that rises to over 175 metres (600 feet), which is drained by a number of small streams. South Croxton is situated on the south-facing slope of the valley of one such stream, the Queniborough Brook. St John's Church stands on the 120 metre (400 feet) contour, the highest point in the village, from where the land falls steeply into the valley of the Queniborough Brook at 85 metres (278 feet spot height).

As a result of this localised topography, South Croxton is screened from views from the north but appears as a prominent and distinctly linear settlement when viewed on the approach from the south from Beeby. The topography also provides extensive panoramic views over the village to the open countryside beyond, particularly to the south and east across the valley of the Queniborough Brook.

ARCHAEOLOGY AND HISTORIC DEVELOPMENT

Archaeological Significance and Potential of the Area

The moated site to the north of the Church once formed part of the medieval manorial enclosures and gardens (Liddle, 1982) and this has been designated as a Scheduled Ancient Monument. [The area surrounding the moat is the site of the only Saxon occupation finds in the county. 'Only South Croxton has produced evidence from well conducted excavations of settlement of the period' \(Liddle 1982\). \(8c\)](#)

In addition to this feature, there is also archaeological interest within the fields surrounding the Conservation Area, where there is evidence of medieval ridge and furrow field patterns. Ridge and furrow patterns have been identified in the fields to the north of the moated site (Liddle, 1982) and more ridge and furrows can be seen in the field to the north of The Grange (field no. 5033).

Origins and Development

South Croxton has its origins as a Saxon settlement predating the Norman Conquest. The Domesday Survey of 1086 refers to the settlement of Crochestone as a small manorial holding to the Bishop of Lincoln with a second settlement to the Honour of Belvoir (Pearce & Mellor, 1986). Sudcroxtun is then referred to in the Coroner's Rolls of 1212 (Leicester Advertiser, 1957).

A church is first mentioned in South Croxton in a Croxton Abbey Charter of about 1190-1205 (Pearce & Mellor, 1986), although the present church of St John the Baptist's, which is the oldest standing building in the village, dates from the fourteenth century. The siting of the Church at the highest point in the village ensures that it is a focal point for views from several directions. [Views of the church are important and principle views should be fully protected. Glimpse view of the church need to be protected from other public areas. Consideration should be given in new development to framing views of the church. \(8d\)](#)

The village has historically been split between two manors, the Upper End and the Nether End, located on opposite sides of the Queniborough Brook. The influence of this division continued from medieval times through to the eighteenth century, when the enclosure of the open fields took place at two separate times. Prior to enclosure, farming was organised by an open fields system, rotating the crops between three fields, the Upper field, Middle (east) field and Nether (west) field. The evidence of the medieval ridge and furrows still survive in the fields around South Croxton. These fields were enclosed in the eighteenth century, first in the Nether (Lower) Lordship where 611 acres were enclosed in 1757, followed by the Upper Lordship, where 111 acres were enclosed in 1794 (Leicester Advertiser, 1957).

Evidence would suggest that the land, which has underlying boulder clay, was used principally for grazing. The crop returns for 1801 show that out of 700 acres in South Croxton, 326 acres were used for arable farming (Hoskins, 1948). The nineteenth century trade directories provide further evidence of the village's agricultural economy. The principal occupations in South Croxton are listed as farmers and graziers and the entry in the 1908 Kelly's Directory notes that the land is chiefly used for grazing.

By the end of the eighteenth century, framework knitting had also been introduced into the village to supplement the agricultural economy, although this appears to have been a relatively short lived economic activity. Framework knitting developed from the eighteenth century in the rural centres along the Soar and Wreake valleys before moving out into the surrounding, outlying villages. It is recorded in South Croxton at the turn of the nineteenth century and by 1844, there were 35 frames in the village (Parker, 1955). However this activity declined in the second half of the nineteenth century as the hosiery business moved into factories in Leicester and the main rural centres in the Soar and Wreake valleys where transport was easier. This period of economic activity in South Croxton is reflected in the growth of population in the first half of the nineteenth century and its subsequent fall in the second half. However there is no obvious evidence of this cottage industry in the standing buildings in the village.

South Croxton continues to have an agricultural economy but its importance is much reduced. At the 2001 Census, 70% of the local population were employed in service industries and commuting into the surrounding towns for employment, travelling on average some 18 km to work.

CHARACTER ANALYSIS

Architectural and Historic Qualities

The surviving historic buildings now provide a broad uniformity in the style and appearance that gives South Croxton a distinctive grain, scale and appearance.

The early OS Plan of 1886 shows that the predominant form of housing within South Croxton was relatively small cottages, sitting in small plots and located either on the back edge of the pavement or slightly back from it, with their long frontage to parallel to the road. The surviving buildings show that the majority of these cottages were two storeys and built in a vernacular style but usually with an ordered arrangement of window and door on the main street façade. This form of development provides a sense of enclosure and a relatively intimate human scale compared with the open space of the surrounding countryside.

The design and appearance of many of these houses has been influenced by the fall in levels across the individual plots. This is expressed externally by a continuous ridge line but with an exposed raised plinth at the lower end of each building and steps leading to the main entrance door.

There are also examples of more distinguished houses from the late Georgian and early Victorian periods. These are detached properties, built in a more polite style and standing in their own grounds.

These domestic buildings were built using similar materials, typically red brick with slate roofs with timber windows, either casements or sliding sash, with timber panel doors.

Listed Buildings in South Croxton

There are four listed buildings in South Croxton and all are included within the Conservation Area.

The most important listed building is the Church of St John the Baptist, which is listed Grade II*. This is a medieval Church dating back to the fourteenth century and it is built in the local Ironstone in both Early and Late Decorated style. The Church, which is built on an east-west alignment, consists of a chancel at its eastern end, a nave with a southern aisle and porch and a west tower with a spire.

To the south of the Church is North Manor Farm, listed Grade II. This house dates from the seventeenth century and is built in red brick with Swithland slate roofs. There is also evidence of earlier timber framing, such as in the gable overlooking the Church, and a stone plinth, indicating that this is likely to be a medieval timber framed building that has subsequently been refaced and extended.

To the south of North Manor Farm, at the junction of Three Turns Lane with Main Street, lies Hill Top Farm, listed Grade II. This is a two storey brick farmhouse built in red brick with a Welsh slate roof.

At the opposite end of the village on Syston Road is South Manor Farm, listed Grade II. This is a double pile house, with a two story front section to the main road and a three storey section attached to the rear. It is built in red brick, and roofed in Welsh slate. The front building has a rubble plinth suggesting that it may have originally been a timber frame building.

Attached to the South Manor Farm is an attractive group of farm buildings, with a brick threshing barn on the road frontage and a range of single storey, animal stables and byres to the rear arranged around a cobbled yard.

Key Unlisted Buildings in South Croxton

Government policy as set out in PPG15 states that there should be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. Within South Croxton a considerable number of buildings have survived relatively unchanged over the last hundred years, these buildings now form a spine through the village that effectively define and make a positive contribution to its character and appearance.

To the south of the church are two large detached properties built on relatively flat land to the east side of Main Street. These differ from the typical vernacular cottages of the village in that they are built in a polite architectural style of the early nineteenth century. The former Rectory (no. 21 Main Street) is a large, early Victorian house that stands in its own mature grounds and is built of red brick with a steeply pitched slate roof. To the south of it stands Homeside House (no. 23 Main Street). This is built in a Regency style, finished in white render with shallow pitched slate roof and delicate multi-pane sliding sash windows.

These together with the Church and North Manor Farm, form an open area at the top of the village that contrasts with the form of development elsewhere on Main Street. From this upper plateau, Main Street falls steeply down the hillside and this change in levels is reflected in many of the properties that front Main Street. Although the views into and through the village are restricted by the sinuous nature of Main Street and the buildings at the back edge of the pavement, that define the linear form of development that characterises South Croxton.

The ~~gateway to the village~~ [descent down the hill \(8e\)](#) is defined by the pair of cottages that stand either side of Main Street at its junction with Three Turns Lane. The most prominent is no. 4 Main Street, which has an exposed gable end onto the junction with Three Turns Lane. This appears to have originally been a farm building attached to Hill Top Farm but has now been converted into a dwelling house. It is built in red brick and is typical of the properties along Main Street in that it is built as a single unit across the slope of the land with a continuous ridge line and an exposed plinth at the lowest end of the building. On the opposite (east) side is no. 27 Main Street, the Old Stables. This building has a continuous roof line and an exposed plinth at its lower end but it has undergone a number of alterations, such as replacement windows and the painting of its brickwork. However it is part of the original form of development and serves to enclose the street scene.

To the rear of the Old Stables is a small development of new houses that are set back from road frontage. Whilst these houses do not intrude into the Conservation Area, their steep roofs and gables add visual interest to the street scene, [although views across the open countryside have been lost. \(8f\)](#)

Moving down the slope, the neighbouring property is Woodbine Cottage. This is built at back edge of the verge in red brick with three light casements windows. This again has a continuous ridge line along the length of the building. Although the alignment of the windows changes in the lower bay, which appears to be a later addition, suggesting a break in the internal floor levels as the building adapts to the slope. Woodbine Cottage also has an attractive timber door surround with a timber hood supported by brackets.

On the opposite side of Main Street is a small development of modern detached houses (nos. 24 – 30 Main Street). Whilst their scale is larger than the neighbouring traditional development, their plan form has had regard to the traditional layout of the village in a more sympathetic way than many of the other twentieth century developments. This small development is built close to the roadside and the long street elevation is broken up by a series of gables, as it adjusts to the change in levels across the site, reflecting the more traditional buildings immediately to the north.

Beyond Woodbine Cottage is no. 39 Main Street (the Old Malt Shovel Cottage), a two storey cottage, built at the back of the verge. Again the ridge line is continued across the length of the building and there is an exposed plinth at the lower end with a short flight of steps leading to the front door.

On the west side of the street, the relatively tight knit linear form of development is continued by nos. 36 (Gothic Farm) and 38 Main Street (Rivendell). Gothic Farm has a distinct appearance in that it has elements of a Gothic style blended into the vernacular style. It is built at the back edge of the pavement and retains the street's linear form but in design it has a steeply pitched roof (now re-roofed in concrete tiles) between a pair of raised gables and unusual (for South Croxton) features such as gablets over the first floor windows, a decorative string course in contrasting blue and cream bricks above the ground floor windows and a steeply pitched porch, supported on timber brackets, over the main entrance door, which itself is a very fine timber panel door. This Gothic style contrasts with the simpler vernacular of the other historic buildings.

Adjoining Gothic Farm, the building style reverts back to the typical vernacular. No. 38 Main Street (Rivendell) is a two storey property with a continuous roof line across the length of the building but with a noticeable break in the brick plinth on either side of the central door as the building steps down the hill. There are also steps leading to the front door and the windows on either side of it are at different levels, suggesting an internal change in floor levels.

Beyond is a row of four terraced properties (nos. 40 – 46 Main Street) that are built up to the back edge of the footpath. Whilst there is a continuous ridge line across the terrace, the upper cottage, no. 40, is built at a slightly higher level than the other three. This is reflected in the different alignment of the windows between it and its immediate neighbour. The three remaining cottages appear to retain the same floor levels, so that the cottages at the lower end have steps to the front door to compensate for the slope across the site.

The next group of traditional properties that maintain the strong linear form lie on the east side on Main Street to the south side of its junction with Kings Lane. Immediately to the south of the junction is the Golden Fleece public house (no. 77 Main Street). The 1886 OS plans indicate a public house in this location, although from the evidence of the number and arrangement of doors and windows in the front elevation and the physical break in the roof line between the upper and lower bays, it would appear that this was originally a terrace of properties that have now been combined into a single unit.

To the south of the Golden Fleece is a pair of properties (nos. 81 and 85 Main Street) that have been much altered. However they are built at the back edge of the footpath and maintain the linear form along this part of Main Street. Both properties also have an exposed plinth and steps leading to the front door.

Beyond this group and set slightly back from the road behind a shallow front garden, that is enclosed by attractive iron railings, is no. 91 Main Street. This is a two storey cottage with rough, painted brick work, sitting on a deep Ironstone and brick plinth that perhaps indicates that this was an earlier timber framed cottage. The property also has distinctive three-light horizontal sliding sash windows and a shaped (convex) brick eaves detail.

On the opposite side is no. 82 Main Street. This is an example of a more polite style of house. This is built in red brick, and stands close to the back edge of the footpath and it has vertical sliding sash windows with stuccoed lintels. However the entrance has obviously been altered, a boot scraper survives to the side of the door but the pedimented door frame is clearly a later addition since it sits uncomfortably over the original lintel.

At the southern end of the village, fronting Syston Road, which is a continuation of Main Street south of the Queniborough Brook, is The Grange and Millbank Barn. Millbank Barn is a recent conversion of a large threshing barn that stands back from the road with an attractive and original cobbled courtyard to the front.

The Grange is a Victorian farmhouse in red brick with a steep Swithland slate roof and attractive canted bay windows on the main elevation to Syston Road. Whilst these windows have been replaced, there is an attractive surviving sash window with margin panes on the side elevation.

The Conservation Area also spreads out along School Street. Whilst this is predominantly made up of modern houses there is a small group of historic houses at its eastern end. These originally formed a separate settlement, named West Thorpe that was separated from the main village by open land. This historic separation has now been lost as a result of the new ribbon development along School Street.

At the head of the street is no. 32 School Street (Brook Cottage), a detached house in a traditional style but with modern upvc windows in a relatively sympathetic vernacular style. To the north lies the [charming late Victorian \(8g\)](#) Village Hall, which was originally the village Board School erected in 1884. This is a relatively simple, one room building with a projecting entrance lobby flanked by flat roof toilets and built in red brick with a slate roof.

To the south is no. 35 School Street. This is built in a polite architectural style with small pane, sliding sash windows with gauged brick arches. The main door is centrally placed and there is a timber panelled door with a timber surround.

At the southern end of the street is no. 42 School Street, a detached building in its own grounds. This is externally rendered with a steep pitched slate roof sitting on an exposed timber frame. The building also has a distinctive stone plinth, typical of timber framed buildings.

Prevalent and Traditional Building Materials

The principal building material in the Conservation Area is red brick, which is used for most of the domestic buildings, surviving farm buildings and boundary walls. This provides a uniformity of building materials and appearance throughout the village. In some cases the brickwork has been painted, such as no. 91 Main Street where it appears to disguise rough brickwork, but this does not appear to be a traditional finish.

The brickwork is predominantly laid in a Flemish bond, with variations in the colours of the headers and stretchers used to emphasise the bonding pattern. This can be seen in many properties in the village but is most distinct at South Manor Farm and no. 82 Main Street.

To respect the character of the village, any new development should use of red brick and be laid in a Flemish bond. Extensions to existing buildings should attempt to match as closely as possible the original materials and follow the prevailing bonding pattern. Care should be taken in specifying reclaimed brick to avoid significant variations in the colour of the brick and which can give a mottled finished appearance.

The Church is the only building in the village built entirely of stone. In domestic buildings stone is used either to form a rubble plinth, to support timber framing; or, as ashlar dressings to windows and doors.

The roofs of several of the older buildings, such as North Manor Farm and The Grange, are covered in Swithland slate, which is laid in diminishing courses. There is also a widespread use of Welsh slate, particularly in the later nineteenth century cottages, such as at nos. 40 - 46 Main Street and The Golden Fleece public house. Given the difficulties in obtaining Swithland slate, Welsh slate should be used in any new development. Imported or reconstituted slates or roof tiles (either clay or concrete) are not part of the historic palette of materials and are not wholly appropriate for new development in the village.

In many cases, houses have retained their original windows. Timber sliding sash windows, with white or off-white paint finish, are the predominant window type in the more distinguished houses. These provide a strong vertical emphasis to these properties. There are a number of variations in style, with multi-pane sliding sash windows typical of the Georgian and Regency style, such as at no. 23 Main Street; to single or half pane sash windows typical of the later Victorian houses, such as the former rectory (no.

21 Main Street) or in the canted bay of North Manor Farm. One unusual example of a sliding sash window with margin frames can be seen in the side elevation of The Grange. This style of window was almost exclusively used in the first half of the nineteenth century.

The more traditional vernacular cottages tend to have casement windows or Yorkshire, (horizontal) sliding sash windows, which provide a strong horizontal emphasis to these properties. Examples of both of these types of windows can be seen at Hill Top Farm, where casements are used on the main front elevation and Yorkshire sliding sash windows are used on the side elevation.

A number of traditional properties, such as the Old Post Office and nos. 71 - 75 Main Street have lost their original windows and this has diminished their overall appearance. The more modern twentieth century houses tend to have large picture windows with side casements and top opening lights, which are at variance with the windows of the more traditional buildings.

Window openings are typically defined by distinctive lintels and pronounced cills and this is a design feature that should be incorporated within any new development. There are a variety of styles. Lintels can either be gauged brick arches, as at 37 School Lane; flat stone lintels, as at The Grange; or, segmental arches in brick, as at Woodbine Cottage or Gothic Farm (where stone is used alongside brick). Cills also vary, from stone cills, at The Grange, to chamfered brick cills, at Hill Top Farm.

As well as timber windows, there are also good examples of timber panel doors, many with fanlights above. Some of the best examples can be seen at 37 - 39 School Lane, Gothic Farm, Woodbine Cottage and North Manor Farm.

Chimney stacks are also distinctive surviving features and these are particularly important in skyline views across the village where they are often seen in silhouette, enhancing the visual skyline interest.

Public Realm

Apart from the churchyard there are no public spaces within the conservation area. The public realm is restricted to the footpaths and verges alongside the main roads in the village, save for a number of public footpaths that extend out into the open countryside [and the Westhorpe Jitty. \(8h\)](#)

Most of the pavements have been surfaced in tarmac and edged with concrete kerbs. These are no particular historic interest. There are however some surviving granite kerbs alongside North Manor Farm and the Church and these add some additional colour and texture in the street scene.

Of interest also are the cobbled yards to the farm buildings at South Manor Farm and Millbrook Barn. Whilst these are not strictly in the public domain, they are clearly visible from the road and the use of cobbles as a surfacing material demonstrates the use of a vernacular material that provides colour and texture in the Conservation Area.

Street furniture is minimal, although the telephone services are supplied by overhead wires that are supported on wooden poles. These can be quite obtrusive in the street scene and it would be in the long-term interest of the conservation area for the wires to be placed underground.

At the southern end of Main Street, the road used to cross the Queniborough Brook by means of a ford with a footbridge to the side for pedestrian traffic. These have been replaced by the construction of a modern bridge but the iron beams and handrails of the old footbridge still survive as rusting relics of the previous footbridge.

Contribution Made by Green Spaces, Trees and Hedges

Open space within the street scene and mature trees are extremely limited in the village. The prevailing frontage development along Main Street restricts the open space, providing little opportunity for significant tree planting or semi-public front gardens. The exception tends to be found in the more

recent housing development, where houses are set back behind front gardens, very often to accommodate car parking areas, with ornamental planting schemes. One of the key examples is at 68 Main Street, where a group of five silver birch trees have been planted within the lawns to the front of the house.

The churchyard is the principal public open space within the Conservation Area. It is screened from the road by a tall hedge and contains many mature yew trees. As a result it provides an attractive setting for the listed Church and makes a valuable contribution to the open and verdant character at the upper part of the village. This green tree cover is repeated on the opposite side of Main Street within the grounds to the former Rectory, where the house stands in its own grounds surrounded by mature trees.

The open agricultural fields that surround the village also cut through it, most notably to the north of Kings Lane and in the valley bottom. These fields provide distinctive open breaks through the centre of the village and the contrast between enclosure and openness contributes significantly towards its character.

Townscape and Setting of the Conservation Area and its Relationship to the Countryside

South Croxton lies within an established agricultural landscape, largely in pastoral use, with fields extending into the heart of the village, such as to the north of Kings Lane and in the valley bottom.

The views into and out of the Conservation Area are largely dictated by the local topography. Distant views to the north beyond the Church are restricted by the ridgeline. There are glimpsed views of the fields on the west side of the village between the houses fronting Main Street, but these views are limited in extent.

The most extensive views, often across rooftops and between buildings, are those to the south and east over the valley of the Queniborough Brook. These reveal the dramatic topography of the area and the exposed position of the village. Views into the village are also restricted to the southern approaches. The view from the Beeby road, on the opposite side of the valley, offers a panoramic view of the village. From here the village's linear form can be clearly seen flowing down the hillside, with the properties on School Street providing a strong visual edge, cutting across the hillside at right angles to Main Street.

This localised topography has given South Croxton its distinctive linear form, which is evident along Main Street. St John's Church is the major landmark building in the village, and the area around it forms a relatively level plateau at the top of the village. The views from the north along Main Street only begin to open up after the Three Turns Lane junction as the land falls steeply into the valley bottom. Moving through the village, the views along Main Street are channelled by the predominant frontage development, which provides a sense of enclosure and a relatively intimate human scale compared with the open space of the surrounding countryside. From the Three Turns Lane, Main Street follows a meandering course down the hillside that serves to restrict forward views, providing a series of sequential views as it winds its way down the hillside.

At the southern end of the village Main Street continues across the Queniborough Brook where it turns sharply to the west to give a long vista along Syston Road, across the front of the farm buildings at South Manor Farm, Millbank Barn and The Grange.

The approach from the south offers an equally dramatic journey through the village as Main Street climbs steeply up the hillside. The first section from the Queniborough Brook to School Lane starts as a gentle climb along a relatively straight section of road. Only after School Lane does Main Street begin to climb more steeply and its course begins to meander. Again the views along the street are relatively short and follow in sequence with the Church clearly framed within the changing street scene as a prominent landmark at the top of the hill. The Church also provides an equally prominent landmark when viewed from different vantage points along Kings Lane across the open field.

Negative Factors

~~One of the most damaging elements within the Conservation Area is~~ The open storage of disused plant, lorry bodies and vehicle parts at the entrance to the Conservation Area, is unrelated to any other obvious land use. This is an untidy piece of land that ~~severely~~ detracts from the special historic and architectural interest of the Conservation Area. (8i)

More generally, the extensive development of modern houses in the Conservation Area, particularly along School Street and at its junction with Main Street, detract from prevailing form and grain of the Conservation Area. These buildings are typically modern, detached houses set back behind front gardens and dominated by garages and car parking. They do not respect the scale, materials and form of the more traditional buildings within the hamlet. In particular, in the use of concrete tiles and upvc picture windows. These houses have no special historic or architectural interest and make no contribution to the character or appearance of the area.

A further threat to the character of the conservation area comes from minor alterations to historic buildings, such as the replacement of original windows with upvc. There are a number of buildings where alterations have been made, and the cumulative effect of such changes will have an adverse impact on the character and appearance of the conservation area.

Boundary Treatments

There is not a strong tradition of boundary treatments in the village as many properties are built close to the back edge of the road. Although brick walls with saddleback coping are commonly used to define the boundaries around the larger detached domestic properties, such as North Manor Farm and Old Rectory and South Manor Farm and The Grange. There is also an attractive use of iron railings to the front of no. 91 Main Street

Hedgerows as field boundaries also feature in the street scene particularly the lower part of the Conservation Area where fields cut through the valley bottom.

CONSERVATION AREA BOUNDARY

~~Following a survey of the existing conservation area and its immediate environs, the following changes are recommended to the existing boundaries:~~

~~1. North Eastern Corner of the Conservation Area~~

~~The northern boundary of the Conservation Area presently crosses Main Street from field no 2945 to include a small parcel of land that appears to have no specific historic interest and is presently used for the storage of disused plant, lorry bodies and vehicle parts. This is an untidy piece of land on the main approach to the village and at the entrance to the Conservation Area. In view of its present appearance and the fact that it lies outside of the village envelope, It is proposed to exclude this area of land from the Conservation Area. (8i)~~

~~It is also propose to further rationalise this part of the Conservation Area by excluding nos. 13, 15 and 17 Main Street. These are three large, modern detached properties that have no historical or architectural importance in themselves and are built on land that used to form an area of woodland at the entrance to the village. This woodland has obviously been lost and there seems little reason to retain these properties within the Conservation Area.~~

~~It is therefore recommend that the Conservation Area boundary be amended to run in a southerly direction along the frontage of field no. 2045, along east side of Main Street, to south east corner of churchyard, where it then crosses Main Street to run eastwards, following the side boundary of no. 21 Main Street (the original rectory) until it rejoins the line of the present boundary.~~

2. North of Kings Lane

The present boundary runs south from Home Close to Kings Lane following an irregular boundary behind nos. 49 and 51 Main Street before crossing field nos. 9944 and 9410. The boundary does not follow any defined boundaries across these two fields. In my view it should follow the existing hedgerow boundary south from Home Close and to the rear boundary of nos. 31 and 33 Kings Lane where it should turn east and west around the boundary of these two properties to emerge onto Kings Lane, where it then run in a westerly direction to rejoin the line of the present boundary to the north of the Golden Fleece public house.

The advantage of this change is to give the Conservation Area a fixed boundary on the ground, to avoid any future doubt about its exact line. A further consequence of this change is to include the whole of field nos. 9944 and 9410 and nos. 31 and 33 Kings Lane within the Conservation Area. These fields make a significant contribution to the character and appearance of the Conservation Area and there are good views, which are worthy of protection, of the Church across field no. 9410 from Kings Lane. Nos. 31 and 33 Kings Lane are shown on the 1886 OS Plan for the village and appear to have been built on the roadside verge, and despite some alterations they are of some historical and architectural importance.

3. South Eastern Corner of the Conservation Area

From Kings Lane the boundary then follows the rear boundary of the properties fronting Main Street until it diverts west side boundary of no. 93 Main Street before turning south across what was until recently an open paddock (previously shown as field no. 7404). Two houses (97 and 99 Main Street) have now been built in this field and any historical importance it once had as part of the open fields in the valley bottom have, as a result, been lost.

There are two options for this section of the Conservation Area. Either to divert the boundary along the whole of the side boundary of no. 95 Main Street until it emerges onto Main Street. From where it would run in a south westerly direction to the Queniborough Brook to rejoin the line of the present boundary. This would exclude the two properties within field no. 7404 from the Conservation Area.

Or, to continue the line due south from the south east corner of no. 97 Main Street to the Queniborough Brook, where it would run in a westerly direction along the line of the brook to Main Street to rejoin the line of the present boundary. This would include both of these properties built within the Conservation Area.

4. School Lane

The Conservation Area includes School Lane, where there is a small group of surviving historic buildings situated towards the end of the lane. However most of the houses along School Street as well as the properties on either side of its junction with Main Street, are typically modern, detached houses that have no special historic or architectural interest and make no contribution to the character of appearance of the area. It is recommended that these properties be excluded from the Conservation Area.

At present the Conservation Area boundary crosses the Queniborough Brook to the north of South Manor Farm and runs along the rear boundary of no. 42 School Lane. The boundary should be amended to then follow the side boundary of this property out onto School Lane where it should turn north along the east side of School Lane to no. 37 School Lane. At this point it would divert east along the side boundary of no. 37, before diverting south and east to run along the side boundary of no. 80 Main Street onto the Main Street frontage. It would run in a north easterly direction along the Main Street to no. 46 Main Street, to run along the side and rear boundary of that property until it rejoins the present boundary line. (8a)

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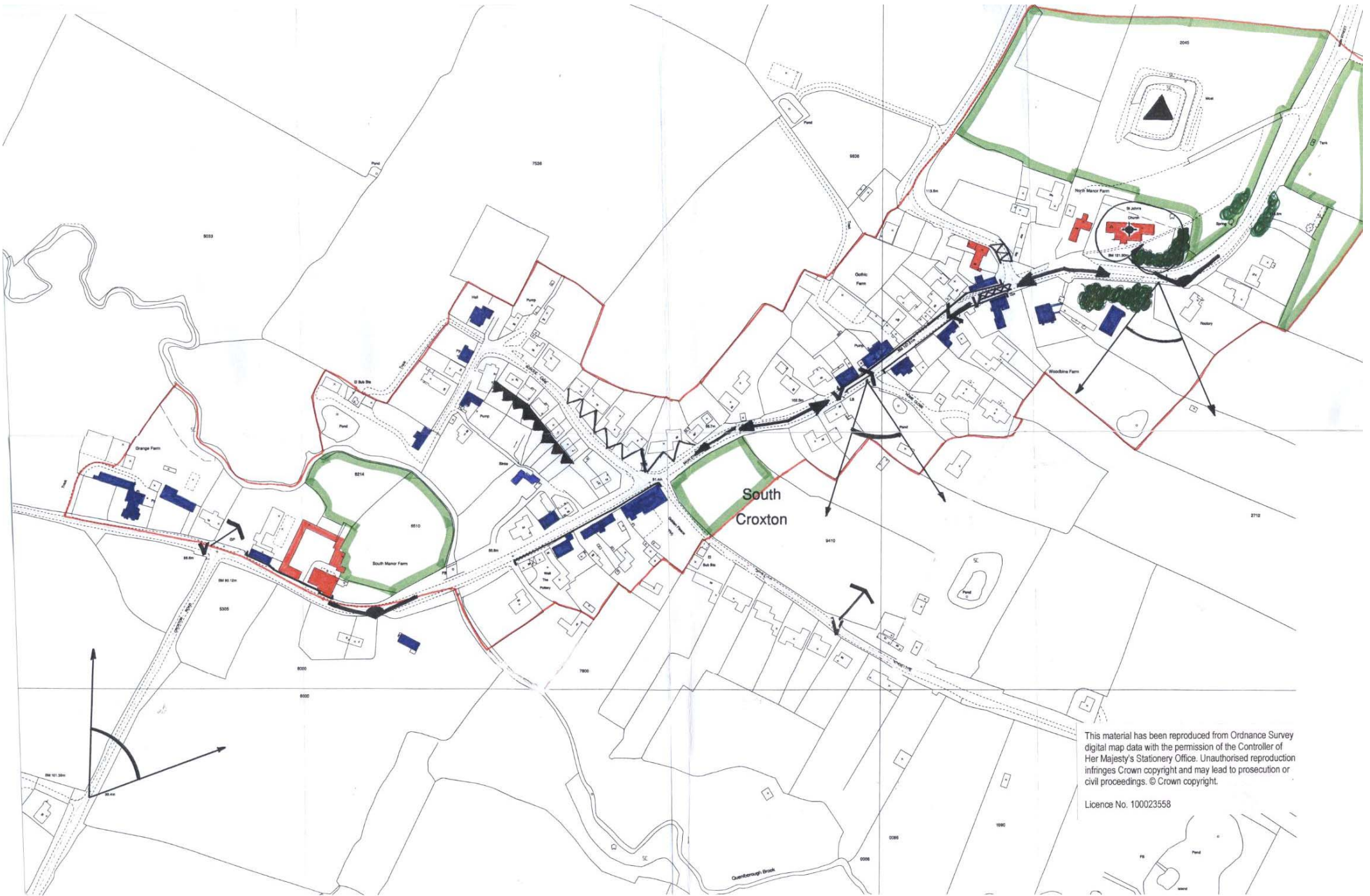
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Conservation Area Appraisals Townscape Analysis Maps

LEGEND

	Conservation Area Boundary
	Extensions to the Conservation Area Boundaries
	Listed Building
	Key Unlisted Buildings
	Ancient Monument
	Trees of Townscape Significance
	Vista
	View
	Deflected View
	Pivotal Corner
	Pinch Point
	Major Landmark
	Skyline Interest
	Significant Building Line
	Intrusive or Inappropriate Feature
	Area of Special Sense of Place
	Important Areas of Open/Green Space

Appendix 6

South Croxton CA Character Statement - Consultation Responses

	Respondent	Comments	Response of the Director of Development
1	Environment Agency	Queniborough Brook has an associated flood risk. Clearance of debris from the watercourse would enhance the conservation area.	Issue to be considered as part of the Management Plan.
2	Cabe	No comments	No action
3	Linda Nichol 26 School Lane, South Croxton	No. 26 School Lane is the Old School House and should be included as a significant historic building within the conservation area.	While being an important building as far as the history of the village is concerned, its importance as a key historic building within the street scene has been diminished by the alterations made to the property over a number of years.
4	English Nature	Wildlife is an important aspect of the sense of character of a village. Measures should be taken to protect habitats	Issue to be considered as part of the Management Plan.
5	Leicestershire C.C. Chief Exec Dept	The term 'Leicestershire Uplands' is not a recognised title. The term 'High Leicestershire' should be used.	Amended as suggested.
6	Peter Wardman 84 Main St South Croxton	No. 84 Main St is the only surviving thatched cottage in the village and still has its 18 th century core intact. It should be highlighted as a significant historic building within the conservation area.	Agreed. Building to be highlighted on the plan as being of significant historic interest.
7	Chris Mumby.	Concerned that villagers were not involved at an earlier stage and the short length of the consultation period. Concerned that the conservation area status is being ignored and will a new document make any difference.	The draft document was produced to promote involvement in protecting the character of the conservation area. Government guidance on consultations has been followed including a four week period in which the public were encouraged to suggest amendments. A protocol for producing future Conservation Area Appraisals is currently being composed and will address these concerns.

			The contents of the appraisal will inform the management plan proposals which will significantly influence future development.
8	South Croxton Parish Council	<p>a) Concern about the changes to the conservation area boundary.</p> <p>b) Negative references regarding the aesthetic qualities of the village as a whole should be withdrawn.</p> <p>c) Add that the area surrounding the moat provided the only evidence of Saxon occupation finds in the county.</p> <p>d) Concerned about preserving views of the church when considering new development.</p> <p>e) Do not agree with the identification of a gateway on Main St.</p> <p>f) Concern about loss of view caused by new development.</p> <p>g) Inadequate description of the Old School building.</p> <p>h) Westhorpe Jitty is part of the public realm.</p> <p>i) Concerned about the description and proposals to removal the disused plant site from the conservation area.</p> <p>j) Concern about new additional buildings in the conservation area.</p>	<p>Proposed changes removed. Issue to be considered as part of the Management Plan.</p> <p>Accepted. References removed.</p> <p>Amend text to include reference.</p> <p>Agreed that views of the church are important but only principle views can be fully protected. Glimpse view of the church need to be protected from other public areas.</p> <p>Text amended.</p> <p>Text amended. Issue to be considered as part of the Management Plan.</p> <p>Text amended</p> <p>Text amended</p> <p>Text amended. Proposals withdrawn. Issue to be considered as part of the Management Plan.</p> <p>Issue to be considered as part of the Management Plan.</p>
9	Barkby Parish Council	<p>Concerned about the changes to the conservation area boundary.</p> <p>Concerns about the adverse impact of the late twentieth</p>	<p>Proposed changes removed. Issue to be considered as part of the Management Plan.</p> <p>Issue to be considered as part of the Management Plan.</p>

		century additions to the village and the design of new developments.	
10	Leicestershire and Rutland Bridleways Association	Concern regarding the proposed boundary changes.	Proposed changes removed. Issue to be considered as part of the Management Plan.