

Allextion	1994		Laughton	1975
Arnesby	1987	*	Leire	1975
Ashby Parva	1987		Lowesby	1975
Billesdon	1974		Lubenham	1975
Bitteswell	1972	*	Lutterworth	1972
Blaston	1975	**	Market	1969
			Harborough	
Bringham	1972	*	Medbourne	1973
Bruntingthorpe	1973		Nevill Holt	1974
Burton Overy	1974		North Kilworth	1972
Carlton Curlieu	1994		Owston	1975
Catthorpe	1975		Peatling Parva	1976
Church Langton	1994		Rolleston	1994
Claybrooke Parva	1987	*	Saddington	1975
Drayton	1975		Scraptoft	1994
East Langton	1972		Shawell	1975
East Norton	1994	*	Shearsby	1975
Foxton	1975	*	Skeffington	1975
Gaulby	1994	*	Slawston	1973
Great Bowden	1974		Smeeton Westerby	1975
Great Easton	1973		Stoughton	1987
Gumley	1976		Swinford	1975
Hallaton	1973	*	Theddingworth	1975
Horninghold	1973		Thurnby	1977
Houghton-on-the-Hill	1973	*	Tilton-on-the-Hill	1975
Hungarton	1975	*	Tugby	1975
Husbands Bosworth	1987	*	Tur Langton	1975
Illston-on-the-Hill	1977		Ullesthorpe	1978
Keyham	1975		Walton	1975
* Kibworth Beauchamp	1982	*	Willoughby	1975
			Waterleys	
* Kibworth Harcourt	1982		Grand Union	2000
			Canal	
Kimcote	1977		(Foxton Locks)	
Kings Norton	1994		(Market	
			Harborough	
Loddington	2006		Canal Basin)	

	Designated		Designated
Allexton	1994		Laughton
Arnesby	1987	*	Leire
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Carlton Curlieu	1994		Owston
Catthorpe	1975		Peatling Parva
Church Langton	1994		Rolleston
Claybrooke Parva	1987	*	Saddington
Drayton	1975		Scraftoft
East Langton	1972		Shawell
East Norton	1994	*	Shearsby
Foxton	1975	*	Skeffington
Gaulby	1994	*	Slawston
Great Bowden	1974		Smeeton Westerby
Great Easton	1973		Stoughton
Gumley	1976		Swinford
Hallaton	1973	*	Theddingworth
Horninghold	1973		Thurnby
Houghton-on-the-Hill	1973	*	Tilton-on-the-Hill
Hungarton	1975	*	Tugby
Husbands Bosworth	1987	*	Tur Langton
Illston-on-the-Hill	1977		Ullesthorpe
Keyham	1975		Walton
* Kibworth Beauchamp	1982	*	Willoughby Waterleys
* Kibworth Harcourt	1982		Grand Union Canal
Kimcote	1977		( <i>Foxton Locks</i> )
Kings Norton	1994		( <i>Market Harborough</i>
Loddington	2006		<i>Canal Basin</i> )

\* Boundary Amendments - 1994.

\*\* Boundary Amendments - 1976 and 1991

All conservation Areas, with the exception of Carleton Curlieu and the Grand Union Canal were revised 2005 – 7 following a comprehensive review and public consultation.

CONSERVATION AREA CHARACTER STATEMENT- **ALLEXTON**

Allexton is a very small village just south of the A47 Leicester to Uppingham road with a cluster of buildings close to the entrance avenue of Allexton Hall. The character of the Conservation Area derives from the relationship between the village, the parkland meadows to the north and Allexton Hall to the west. The village gives the impression of an estate village with cottages set back from narrow greens and having the Church and the Rectory apart. The buildings are mainly of ironstone and their grouping around the green is one of the village's attractions. A number of houses have been built within the village recently which give substance to the core area.

The Conservation Area lies to the south of the Eye Brook and includes the village, the cluster of buildings by the road bridge across the Eye Brook, some pasture land on the east side of the village and Allexton Hall with its immediate grounds. The neo-tudor ironstone lodge cottages at the A47 entrance to Allexton Hall lie outside Harborough District and so are excluded. The listed Allexton Hall and its grounds are included in the Conservation Area as there is a strong visual and historic relationship between the Hall and the village. The inclusion of the gardens and park to the Hall gives a context to the Hall and will give protection to the many fine trees.

The parkland meadowlands north of the village alongside the Eye Brook include the earthwork remains of the mediaeval moated manor which is a Scheduled Ancient Monument. These meadows are bounded to the west by two fine lime tree avenues to Allexton Hall. To the east the meadows contain a new lake and have been planted with trees. The area narrows to the road bridge across the Eye Brook where there is an attractive collection of vernacular brick buildings overlooking the Eye Brook and its bridge.

The tiny village is on a twisting cul-de-sac off a minor road. The Church and former Rectory lie between the minor road and the village. These buildings along with the new house at Retreat Farm are visible from the minor road (the new house in red brick at the end of main street is visible for six months of the year). The diminished mediaeval Church itself lies half hidden by surrounding trees and in its churchyard set back from a road bend with no direct frontage.

Allexton Hall itself is also set apart from the village, it is hidden by trees and lies some 200m from the village from which it is approached by a lime avenue within the park. Allexton then presents three small distinct parts, all secluded, linked to each other and set in a countryside of parkland and pasture with woods and trees.

Rev 7/02/07

## CONSERVATION AREA CHARACTER STATEMENT- **ARNESBY**

Arnesby is a compact village lying just off the A5199 Leicester Road. It consists of a network of streets grouped around two elongated open green spaces along Mill Hill Road and St. Peter's Road. The character of the village embraces the variety of buildings along the street network, the network of roads and the relationship of buildings to the open spaces. Although many of the buildings are in red brick dating from the 17th Century with slate or Swithland slate roofs, there are some retaining the timber frame vernacular and thatch. The variety of building comes from continual on-site renewal as well as infill. There are a number of good 18th Century brick buildings including cottages as well as Arnesby House, which faces St. Peter's Road Green, and the Manor House facing Mill Hill Road Green. The latter exemplifies on-site rebuild with the earlier building still attached as subsidiary.

A significant feature, seen both from the A5199 road to the east and from within the village, is the Baptist Church dating from 1790 set back from its courtyard facing the wide green verges of the northern part of St. Peter's Road. The large brick Baptist Church with its Swithland slate roof and associated Manse and buildings are a very important group in the village, both from the front and from the rear.

The 12th Century Church of St. Peter lies at the edge of the village adjacent to the site of the former Manor House, now a Scheduled Ancient Monument. This site and adjacent field are included in the Conservation Area because of their association with the evolution of the village settlement. Also included are the 19th Century Westfields House and its grounds. The line of trees along its drive makes a formal visual boundary between the village and surrounding open countryside to the west. The windmill and surrounding plot are also included as the windmill is linked for its former economic activity with the village.

Rmw 7.02.07

CONSERVATION AREA CHARACTER STATEMENT- **ASHBY PARVA**

Ashby Parva is a village whose integrity has been maintained by having so many of its buildings being in one caring ownership. It is essentially a linear settlement along a twisting main street of 0.75 kilometres. The southern entrance is defined by the prominent south facing (lime washed) White House, and by the Garretts Farm; the northern entrance by the Church of St. Peter and Paul's Farm. Many of its early traditional buildings have survived close to the street front. There are some dozen farmhouses or former farmhouses along the street, which with their farmyards give a special character to the street. These farmhouses are important examples of strong vernacular architecture and include 16th or 17th Century timber framed buildings as well as 17th and 18th Century red brick houses. Thatch has been replaced by slate. Some buildings have Swithland slate roofs. The concentration of farms along the main street of the village centre and the grouping of farm buildings around the yards attached to the farmhouses and the survival of river cobbles in the yards are significant characteristics.

The long curving main street repeatedly reveals more interesting buildings of redbrick, timber-framing, Swithland slates and clay tiles which predominate in the traditional buildings. Many farmsteads front directly onto the Main Street. Behind the buildings are pasturelands. This sinuous road has between the traditional buildings and farmsteads a variety of 20<sup>th</sup> buildings. The village is surrounded by pasture land to which there are several important vistas, but in general there are not important vistas as from the surrounding land across the pastures to the village. There are important vistas out of the village by Manor croft, by Manor Farmyard, as well as opposite The Firs. There are important vistas into the village from Frolesworth road and the Ullesthorpe Road.

The buildings of the village are varied in age and style, but are predominately in red brick; a row of 8 Almshouses of 1832 is now painted white, their length emphasising the linear nature of the village. The Firs is an interesting unlisted building probably dating from the 17<sup>th</sup> with interesting leaded windows and brickwork. The most significant is the Swithland slated Manor farmhouse with its garden walls.

The Conservation Area comprises the linear core of the settlement but excludes the more recent 20<sup>th</sup> housing development to the west.

Rmw 7.02.07

## **Conservation Area character statement Billesdon**

Billesdon is a large compact village formerly on the main Leicester - Uppingham Road, but now by-passed by the A47 In 1986. This effectively removes much passing traffic and enables the form of the original market town to be seen. Although effectively a cross roads village, several roads, routes and lanes converge at the Market Place, including the loop of Church Street and Brook Lane. Within the core area with its crossing roads and loop are two important focal spaces: the Market Place in the north and the small green by the Church to the south.

The existence of the market place is indicative of the former central importance of Billesdon within the surrounding countryside. Only a small part remains as grass, the rest is road and parking space. The whole, with its enclosing buildings, is visually important. The contrast of the narrow Church Street and the sudden opening into the space of the Market Place is notable. The grass area has trees, war memorial and mediaeval market cross (a Scheduled Ancient Monument). It is edged by a row of cottages having a cobble footpath in front. The tapering space of the Market Place towards Uppingham Road is fronted by a mixture of cottages and substantial houses. There are two former forge buildings facing the Market Place and close by one a stone dwelling with round chimneys. The second important focal area is to the south and is around the Church and junction of Church Street, Brook Lane and Rolleston Road.

The Church of St. John the Baptist with its spire visually closes the view of Church Street from the north. The Manor House in ironstone with Swithland slate roof visually closes the view from the Rolleston Road. The tree and small green in front of the Manor House and Old School is very important. The total group of Church, Old School, Old Vicarage with associated walls and churchyard is especially significant. A listed mud barn, now converted, forms part of this group.

The closeness of the buildings, the groupings around the market place, the mixture of building materials, and of cottages with larger houses and farmhouses gives Billesdon its particular character. In addition many core dwellings directly front the streets; others have gardens in front whilst others are set back from or sideways to the streets, the variety of doors and doorways is notable. Billesdon's vernacular architecture is at the transition from stone to brick and there are many examples of both. It also retains timberframe construction, but much of this is obscured. Roof materials are of thatch, slate or Swithland slate. In addition some of the buildings, including dwellings, are of mud, or partly of mud. This variety of materials, (stone, brick and mud) is also found in the walls, both to the street and to the rear of properties.

The variety of building materials is reflected in the variety of buildings which are of stone, brick or mud. A notable unlisted building is the stone early 20<sup>th</sup> C Rutland House in West lane.

To the west the Conservation Area goes up to and includes the remnants of the former back lane. As well as the nodal points of the market place and the green by the church with their converging roads, (the secular market place and associated activities, counterbalancing the ecclesiastical group of church and Vicarage and School) the Conservation Area includes the Frisby Road with its 19thC school across the paddocks from the church and some older properties with mature inter-war housing facing in towards the church group.

RMW 07.02.07

CONSERVATION AREA CHARACTER STATEMENT- **BITTESWELL**

Bitteswell is a village whose buildings are grouped around its central large green and extend along the Lutterworth Road and the cul-de-sac Valley Lane. The large green has been encroached by the 3 pairs of 1847 Almshouses in its northern section and a cottage in the east. These encroachments break up the central open space and provide small roads and corners in addition to those of the Nook and Manor Road. The houses between Manor Road and the Church are themselves an early encroachment.

The grouping of buildings around the green's edge is particularly attractive, especially fine being the 18th Century red brick farmhouses on the north extending to Newstead House on the Ashby Road and the row of varied simpler cottages in the east which lead to the church lychgate by a large specimen horse chestnut tree. The Church of St. Mary, its lychgate and the Horse Chestnut tree make a fine closure to the green in the east.

Valley Lane from the Green is an attractive cul-de-sac with the village school, Dowell house and Bitteswell house with its attached cobbled farmyard; however within this lane there have been many new developments of varying quality. The quality of the lane however remains. A similar but much shorter cul-de-sac is the Nook on the east side of the church with pleasant groupings of older property around it. The village is predominantly brick with some timber framing being far from a source of building stone. The church however is of stone as is its tall retaining churchyard wall of random granite, probably dating from the late 19<sup>th</sup> C.

There are three large houses in wooded gardens at the periphery of the Conservation Area, The Lodge in the north east off the Nook, the Manor House in the east and Bitteswell House at the far end of Valley Lane. The Conservation Area includes the Toll Gate Cottage on the Lutterworth Road which is actually within Lutterworth Parish but relates to Bitteswell, and the pastures to the east which are seen from the Lutterworth Road, and form a foreground to the village core.

RMW 08/02/07

CONSERVATION AREA CHARACTER STATEMENT- **BLASTON**

Blaston is a very small settlement of dispersed buildings and gardens along some 300m of straight street. Most of the buildings are in stone with thatched, slate, or collyweston roofs.

Most of the buildings are on the north side of the street; the stone garden walls and gatepiers are especially notable. Part of the foot pavement is in granite sets, and there are granite kerbs which complement the stone of the buildings. On the south side the dominant characteristic is the parkland pasture land leading down to the stream which is a tributary of the Medbourne Brook. Beyond the stream, is a steep ridge which frames the village. The stream valley is well wooded and within the village it widens into lakes beside which are the ruins of the single cell stone Church of St. Michael. A stone wall with steep stone coping links the pasture land to Manor Farm and another high stone wall opposite, to the garden of Stone House, links to other stone dwellings. The house attached to the modern Manor farmyard is an important feature of the village as it has an 18thC brick tower on the corner of the yard facing east along the main street with a 19th door carved in 15thC style.

The main street vista is closed at the west end by the small 19th Century Romanesque style Church of St. Giles with an apse. At the eastern end of the street is Manor Farm with prominent clock tower and weather vane. The Conservation Area extends from the meadows east of the church of St. Giles and the 19thC agricultural cottages with gothic features to the area of former gardens incorporating the remains of a mud cottage to the east of Manor Farm. It includes the parkland pasture and valley to the south and in the north incorporates the extensive grounds and gatepiers to the Stone House.

RMW 08.07.02



## CONSERVATION AREA CHARACTER STATEMENT - **BRINGHURST**

Bringhurst is a very small but visually significant village as it is a hill-top village on an outlier in the Welland Valley. At the centre is the near-circular churchyard of St Nicholas' Church whose squat tower rises above the surrounding cottages. A cul-de-sac road leads into the village, almost encircling the churchyard. Around it are houses and cottages principally of ironstone with thatched, Collyweston stone, or slate roofs. Longstraw thatch, the traditional local vernacular survives and has been used on new build as well as being renewed on older buildings. There is a little red brick, including an important paddock wall, but most of the village is of stone, with stone walls, many having pantile copings. The preponderance of stone (in walls and buildings), the informal grouping on the hilltop around the church and the hilltop location form the dominant characteristics of the Conservation Area.

The entrance to the village core is marked by a central grass triangle with a K6 (red cast iron) telephone kiosk and wide grass verges to the other cottages. Behind the triangle to the north is the farmhouse and traditional farm buildings of Manor Farm. The Conservation Area extends – outwards from the buildings and gardens of the hill top settlement to incorporate the surrounding paddocks and pasture of the hill itself above the valley bottom. The boundary follows loosely the junction of the flat valley bottom with the slopes of the outlier. It extends to the junction with the Drayton Road where a horse chestnut signals the entry point for the village. The quality of Bringhurst is not just for the immediate impact as it appears clustered round its church, but also from a distance for the hilltop settlement with central church tower can be seen from far across the Welland Valley. Views within and to the village are important so should be respected in any development. At the entrance to the village core some recent alterations to existing buildings, by addition or changing rooflines, has enhanced the character of the stone cottages. Elsewhere redundant stone buildings have been carefully converted and extended to form dwellings. The raised churchyard and wide verges form a significant open core to the settlement; opposite, to the east, the paddocks surrounding the settlement penetrate to the churchyard with random stone field barns making a visual link with the rest of the village buildings. This space is the only point from the village core Main Street where there are important views outwards. But the views into the village from the surrounding landscape on all sides are all very important.

RMW 3.04 and 2.07

CONSERVATION AREA CHARACTER STATEMENT- **BRUNTINGHORPE**

Bruntingthorpe is a small village situated on the west side of the District. The local landscape is relatively flat and the Conservation Area covers almost all the built development of the village.

The predominantly 19th century Church of St. Mary occupies a position away from the main body of the village on its south-west side. An unusual feature of the church is the red tiled saddle back roof to the tower. The Old Rectory sits in spacious grounds east of the Church and faces southwards with its own driveway out of the village giving the distinct effect of being separate from the village. North of the Old Rectory on the other side of Church Walk is an open space which is included in the conservation area being important to the spacious, low

Church Walk itself is partly walled and is overhung with mature trees. Its north-west side includes buildings such as the Elms, an early 17th century thatched cottage, and Rose Cottage, of similar age and construction. Properties opposite are generally of later construction, but are nevertheless important to the character of the conservation area. Main Street is lined with red brick, Welsh-slate roofed houses, it includes the early 19th century Bruntingthorpe House with noteworthy wrought iron gates and brick wall. Opposite is a timber framed barn with brick infill panels which serve to enhance the rural character of Bruntingthorpe.

In the centre of the village are traditional white painted brick houses. This part of Main Street splits into Little End and the continuation of Main Street. Little End contains predominantly newer development. To the eastern side of Main Street on this side of the village is newer development including a small courtyard development which sympathetically blends with the village environment. Opposite on the other side of Main Street are houses of traditional village construction of particular note being the painted early 18th century Fuschia Cottage.

CONSERVATION AREA CHARACTER STATEMENT- **BURTON OVERY**

Burton Overy village is set in a hollow amidst trees, some two kilometres from the A6 Market Harborough to Leicester Road.

Although linked to other villages by very minor roads Burton Overy gives the impression of being a cul-de-sac village; indeed the northern part of the village is so. The village has a tapering linear form 0.8km long with a long loop at its northern end and two significant loops at the wider southern base forming backlanes. Granite kerbs and brick walls are a feature on many of the village streets. The building development runs along Main Street, around the loops and along short cul-de-sac lanes leading off the main thoroughfares.

The buildings of the village display considerable variety in age, style, building materials and relationship with the streets. Some are close against the road, as the range in Bell Lane and adjacent Main Street, others are set back with small front gardens, others are further back, often at a higher level. The slight curves in the roads and the changes in levels, as southwards from the church, result in attractive groupings and placing of buildings. There are several examples of the timber frame tradition of the 16th and 17th centuries with brick and mud infill panels and partitions; these are thatched and include South View standing high near the southern entrance to the village and the former butcher's shop and cottage in the Main Street. Some of the older properties have lost their thatch which has been replaced by slate. Apart from the iron-stone and limestone church and the churchyard wall which is constructed in granite, stone (ironstone and river cobbles) is confined to the plinths and lower walls of some of the older buildings. The rest is red brick of varying ages, that of the later 19th century with interesting brick detailing such as The Springs in Carlton Lane. Roofing is of Welsh or Swithland slates. Some plots in the village have been infilled with later twentieth century buildings.

There are several significant open areas between the buildings. These include most of the southern most loop (an area of garden with mature trees subject to a Tree Preservation Order), the field in the centre of the village and an enclosed area of paddock within the loop of Scotland Lane and Elms Lane. At the end of Scotland Lane (deriving from the mediaeval scot or tax) are a number of assarts (medieval land clearances). Alongside the north churchyard wall is a small intimate area, Rectory End, which ends abruptly with an old cottage that serves as the front of the village hall; here is a mature clump of trees (Horse Chestnut, Lime, Sycamore and Scots Pine). A large walnut tree stands in Town Street and another about half way down Main Street opposite the field.

Farms are found at the entrances to the village. The Conservation Area not only includes the settlement along the roads but also some of the narrow fields at the back of the houses and gardens or roads. An example of such would be from Carlton Road and Elms Lane behind Main Street, or alongside Scotland Lane, which areas provide a setting for the built up area.

The churchyard itself forms an interesting space with the elegant former Rectory behind it and farm buildings flanking its southern side. Although not in the Conservation Area there is an area of field beyond Rectory End, crossed by a public footpath, which provides an important open space at the edge of the village alongside the village hall.

CONSERVATION AREA CHARACTER STATEMENT- **CARLTON CURLIEU**

Carlton Curlieu is a small village set in open countryside to the north and east of Kibworth. Apart from the Church, most of the buildings are good 19th century red brick buildings, including two substantial farm houses and farmyards. The wet moat of an early site, perhaps of the original Manor House, and of Carlton Curlieu Hall, a fine Grade II\* Listed Building (much remodelled since first erected in the early 17th century), and the field to the front of it containing the remains of a major avenue are included in the Conservation Area.

The Conservation Area has a traditional agricultural character and exemplifies a strong relationship between village, church and Hall, typical of many 19th century landscapes. The Conservation Area and the surrounding agricultural land are characterised by the many trees which contribute to the agricultural setting of the village.

The large meadow opposite the Hall is included as it contains the remnants of an avenue leading directly to the Hall, and from across it are views of the Church of St. Mary. The church itself is not readily visible from the village road as it is set back in its tree-shaded churchyard.

The many trees within the gardens of the Conservation Area are in contrast to the open unfenced pasture land to the west of the village. The entrance from this area is abrupt and is flanked by a pair of agricultural cottages either side.

CONSERVATION AREA CHARACTER STATEMENT- **CATTHORPE**

The Catthorpe Conservation Area is an elongated area along the minor road through the village from Watling Street to Lilborne Lane in the relatively flat pastoral agricultural land in the upper Avon Valley. Red brick is the dominant building material. The Conservation Area embraces 3 distinct areas:

- (i) The central part of the village. This area this includes estate cottages, notably Knoll House, of 1861 in red brick with tiles and having cast iron lattice windows, which stands prominently at the entrance to the village from Swinford; recent and old red brick boundary walls including the lychgate and churchyard wall, a pair of 17th century gatepiers close by and the farm complex of Manor Farm with farmhouse and water tower with clock, lantern, bell and wind vane;
- (ii) At the far west of the Conservation Area, separated by open fields from Manor Farm is a group of 19th Century red brick estate cottages;
- (iii) At the far east of the Conservation Area separated by open agricultural land is the complex around Catthorpe Manor. The manor house itself is an imposing house in 18th Century style, in its own grounds and garden, turning away from the village and looking out over the Avon Valley. Within its grounds the estate buildings have been augmented by the houses and chapel of a Latvian settlement.

CONSERVATION AREA CHARACTER STATEMENT- **CHURCH LANGTON**

and Leadclune Court with its attached farmyard and brick-walled gardens. The visual centre of the village is the triangular green in front of the Old Rectory between the Melton and Stonton Roads and on which stands an oak tree and the War Memorial.

The Conservation Area includes: the wedge of paddock land to the south between Church Causeway and Stonton Road which provides a setting for Leadclune Court; the area of pasture land in the north across which from the Melton Road are seen views of the church with its tall tower, a group of 19th century red brick cottages and The Old Rectory grounds. It also extends along Stonton Road from the Hanbury Schools to include the present school and some of its playing fields. It excludes the houses of 1970s date opposite the Hanbury Schools and the interwar housing by The Causeway.

The character of the Conservation Area stems from the arrangement of St. Peters Church, the Old Rectory and Leadclune Court. The centre is the extensive open space of The Old Rectory garden with high red brick enclosing walls. Close to these are greens such as those by the churchyard entrance opposite Leadclune Court and in front of the Old Rectory. The Conservation Area is dominated by the Old Rectory (c1778) set between the churchyard with its fine lime trees and the Green. The Old Rectory Listed Grade II\* is one of the finest houses in the District and, according to W.G. Hoskins "... the most magnificent Rectory in England". Its secluded large walled garden with fine trees includes a mature Cedar of Lebanon.

In addition to the buildings of the village core there are three distinct clusters of buildings, each adding to the character of the area:-

- i) the buildings around the Green and on the Melton Road. These include two long low farmhouses of red brick and Swithland slate on the west side of the Melton Road each with an intact yard behind, with many of the farmyard buildings having Swithland slates;
- ii) the buildings in Church Lane. These include a group of 19th century farm cottages (red brick and slate) close to the churchyard and a farmyard with barn in front at an angle to the road with wide verge in front. This building forms the abrupt visual entrance to the settlement from the north;
- iii) the Hanbury Schools (1873) incorporating teachers houses and schools comprise an elaborate long range in decorative brickwork set back behind a wide range and open to the verge;

From a historic perspective the influence of the Hanbury family is great in Church Langton. The Revd. William Hanbury junior built the Old Rectory and a later Hanbury was responsible for the construction of the Schools. The Revd. William Hanbury senior organised music festivals at the Church between 1759 and 1761 which included the first production in an English Church of Handel's Messiah.

CONSERVATION AREA CHARACTER STATEMENT- **CLAYBROOKE PARVA**

Claybrooke Parva (formerly Over Claybrooke) is a small settlement set in flat agricultural countryside. The form of the village is a large tapering rectangular open core surrounded by roads and a track, with houses on the outside of two sides. The Conservation Area comprises the central open space containing the church together with the land surrounding it. It excludes the village school and adjacent housing as these are physically detached from the central area.

The core is a large square area of open land consisting of the church and churchyard to the west, an area of paddock east of the churchyard, and an area of public open copse and grassed fore-yard to the north of the churchyard. The church, the only building in the open space, is a large building of red sandstone and granite with west tower; its long 14th century chancel with three large decorated windows either side and one at the east end dominates the open space. The churchyard to the south has cherry trees and a fine beech tree. To the north is the churchyard and a recently planted grassed area or fore-yard linking the churchyard and the road. Alongside this is the open area of copse with young hardwood trees and shrubs. It is bounded to the road by a low ha-ha wall of granite. West of the churchyard and copse is the former Vicarage with new parsonage in its walled kitchen garden and an area of paddock.

This open central area is unusual in the district; around it is the settlement. The B577 road enters the Conservation Area abruptly from the east by 2 pairs of late 19th century villas then turns sharply around two sides of the open space. The main cottages of the settlement, many of them colour washed, are on this road facing west and on the corner, giving a sweep of buildings with a variety of sizes and rooflines.

The south side of the open space is bounded by a lane which continues the line of the B577 at its entry into the Conservation Area and ends at the cemetery. On the south side of this lane the Conservation Area includes Claybrooke House - an 18th century house with many outbuildings and wooded grounds - together with the cemetery.

North of the B577 is Claybrooke Hall and its grounds. These, opposite the open space, are bounded by a low red brick wall and are wooded. There is a fine cedar of Lebanon close to the road, but opposite the former vicarage grounds there are the kitchen gardens to Claybrooke Hall with tall red brick walls capped with limestone and having the outbuildings set back.

The open space in the middle of the Conservation Areas forms half of a tapering oblong of land bounded by roads and the lane to the cemetery and its continuation. The second half comprises the former vicarage in wooded grounds and its kitchen garden with high red brick walls adjacent to the churchyard. Beyond is a moated site of a former hall, together with a paddock which are now a Scheduled Ancient Monument. The church, former vicarage and moated site thus make the centre to the core of the Conservation Area.

A further characteristic of the Conservation Area is the hedgerows and trees. These include much holly. The open space has elm hedges around it. The grounds of Claybrooke House, Claybrooke Hall and the former vicarage have many coniferous trees.

CONSERVATION AREA CHARACTER STATEMENT- **DRAYTON**

Drayton is a small village in the Welland valley set in the midst of agricultural land between the River Welland and the prominent hill on which Nevill Holt stands.

The Conservation Area embraces the area of the village around the village green together with the older part of the village along the road to Great Easton. Blocks of later development on the Great Easton Road and the Nevill Holt Road are excluded as the style of buildings does not contribute to the traditional feel of the village. The Conservation Area includes the traditional buildings around the green and along Hall Lane and the main street towards Great Easton. Visually the most dominant part of the Conservation Area is around the open space of the village green which gives cohesion to the settlement. From the Medbourne Road the entrance to this open area is sudden and is firmly defined by a former farmhouse and its agricultural buildings. These extend partially along one side of the triangular Green. Open roads run on each of the three sides of the green in whose centre is the tiny single cell Church of St. James.

On the north side of the green are cottages and earlier houses in stone and brick, on the east side the Plough Inn, a symmetrical building of the mid 20th Century, is in a prominent position. Behind the Plough Inn is an important open space in the centre of the horse shoe of roads of Main Street and Hall Lane linked by The Green. There are significant views across this space to Hall Lane. The trees around Hall Lane to the western side of the Conservation Area make an edge to the village area separating it from open countryside beyond.

A third area of open space lies within the bend of Main Street to the east. This area effectively separates the older core of the village from later development. Its stone wall aligns with the Maltings, a long stone building looking across towards Hall Lane.

The traditional buildings of Drayton are in ironstone with thatched roofs. Some thatch remains, others have been replaced by slate. Some roofs have been replaced by less sympathetic materials as such concrete tiles and corrugated iron. The walls of Drayton are of stone except for the high red brick walls of the 19th century Drayton House on the western edge of the settlement.



CONSERVATION AREA CHARACTER STATEMENT- **EAST LANGTON**

The village is built on the side of a hill sloping from north to south. The majority of the western side of the conservation area is land belonging to East Langton Grange (a large Edwardian house). Approaching the village from the west The Grange can clearly be seen among the trees. This part of the conservation area is wooded which serves to enhance the rural character of the conservation area.

A major feature of the conservation area is the unusual oval centre of the village which is occupied by cottages and the former stables, now sympathetically converted to dwellings. This development is partly surrounded by a high red brick wall.

The Grange to the west of this oval also has high red brick walls such that the narrow road between the two gives a close knit character. The walls of East Langton are a significant feature as are the granite kerbs.

Partly surrounding this centre are fine 17th, 18th and 19th century brick built dwellings; Main Street particularly provides a vista of characteristic vernacular architecture.

Northwards from the centre of the village is a fine late 17th century ironstone and brick Inn. Later red brick development set back from the road lines the east side of Main Street out of the village northbound to the crest of the hill. Opposite these dwellings is the Cricket Ground, surrounded by trees, with its pavilion which are included in the conservation area, being an important component of the physical and historic fabric of the village.

CONSERVATION AREA CHARACTER STATEMENT- **EAST NORTON**

East Norton is an attractive small settlement on the old Leicester – Uppingham road incorporating the cross roads of the minor Hallaton – Loddington road. It was by-passed in 1990. The nucleus of the settlement is the concentration of houses along Uppingham Road including the Post Office and Old Police House. There are further concentrations of houses along Church Lane and at the junction of Uppingham Road with the road to Loddington. The grounds of East Norton Hall, to the north, with their many fine trees form an important wooded area and provide a back-drop to the village buildings.

The Conservation Area includes the village core along Main Street, the road to Uppingham, East Norton Hall and grounds to the north, and the land between the Main Street and the A47 bypass. The bypass forms a definite boundary to the south showing the village within its pasture land/paddock setting. There are especially fine views when seen from the Hallaton Road and the south. The line of the cross roads of Loddington Lane with the Uppingham Road (former A47) still remains with open space to the south and a group of cottages around the corner.

The two roads within the village each have a distinctive form. The Main Street is characterised by individual buildings fronting either side with open space between them. The quality and age of the buildings vary, but include the Old Police House, a good 19th century brick building with cast iron windows, the contiguous Courthouse of brick with fine stone dressings, various 18th century houses on earlier cores, and the listed Post Office, dated 1643, with stone mullion bay windows, fronting the road. The red brick cottages at the junction with the Loddington Road continue the varied grouping of the buildings.

In addition to the Main Street, Church Lane has special character based on the informal placing of a variety of buildings with open frontages. These buildings include the knoll-top church and the tiny former Wesleyan Chapel (1855) with its cast iron windows. The open spaces between the bypass and the village are significant to the whole setting especially as seen from the Hallaton Road to the south.

CONSERVATION AREA CHARACTER STATEMENT- **FOXTON**

The village of Foxton is set in agricultural land. It slopes down from the church in the south to a small brook that skirts the north of the village. A major feature of the village is that it is bisected by the Grand Union Canal, which cuts along the slope and through the south end of the oval of roads enclosing most of the village. The existence of the canal has affected the character of the area and its development, with the area to the south of the canal differing from that to the north.

The Conservation Area embraces almost the whole of the village comprising the oval of roads (Main Street and Swingbridge Street). It also includes all the land between Main Street and North Lane, a back lane completing the village pattern. It includes to the south of the canal, the Manor House and its extensive grounds as well as the Black Horse Public House, which was rebuilt in 1900 from an older inn on the site, the church and churchyard to the far south.

Main Street and Swingbridge Street cross the canal via a hump-backed bridge and swing bridge respectively. Land south of the canal is less densely developed than the remainder of the village and rises noticeably. The medieval Church of St. Andrew, standing in its churchyard overlooks the village from its prominent position near the top of the hillside. Between it and the canal are the mature gardens and grounds of the 18th century stone and red brick Manor House and outbuildings. The Manor House itself fronts Swingbridge Street.

The main part of the village lies to the north of the canal and is basically comprised of three parallel streets, Swingbridge Street, Middle Street and Main Street with cross connecting roads and tracks. Swingbridge Street which crosses the canal by a low swing bridge has several older houses and farmsteads. It provides a vivid contrast between 17th and 18th century red brick houses to the east and inter and post-war public housing to the west. The older part of this street is enhanced by numerous mature garden trees. The southern end of Middle Street turns abruptly and rejoins Main Street just north of the canal. Middle Street contains some older cottages; whilst Woodgate (the canal end spur off Middle Street) includes the former 19<sup>th</sup> Century village school and an in-fill of small scale housing of 1991. Main Street again is a mix of older buildings, including the former Baptist Chapel and The Old Court House and more contemporary buildings including Farnyard House.

Although the canal is set apart from the village by not being connected to its road system, it is a significant feature affecting its development. The character of the village is the mixture of old and new buildings, the many roads and the dispersed open areas. These spaces are important and are predominantly large garden areas or paddocks. The latter are notably between Swingbridge Street and Middle Street. Paddocks and open areas lie at the fringe of the Conservation Area between North Lane and the developed area east of Main Street. Another significant open area lies between Main Street and The Shoulder of Mutton Public House which is set back from Main Street and at the edge of the fringe of paddocks. This space provides a setting for the Shoulder of Mutton and links it to the rest of the village as well as providing views to the open countryside beyond.

Foxton with its three parallel roads sloping downhill from the Church and canal presents a large village for the area, with a variety of older and 20th century buildings, mainly in brick with some stone (as the quality Robert Monk Memorial Hall) interspersed with open areas.

CONSERVATION AREA CHARACTER STATEMENT- **GAULBY**

Gaulby is a small farming village set in attractive open rural upland to the north east of Great Glen. The Conservation Area has a strong agricultural character and appearance which is reinforced by the substantial open areas within the settlement.

The Conservation Area centres around the large open area in the middle of the village. This is enclosed by Front Street (to the north), Main Street (to the east) and Back Street (to the west). It also includes the buildings that face onto this space. It excludes the modern farm and farm buildings to the north east off the Frisby road, and the modern dwellings to the west off the Kings Norton road.

The Church of St Peter stands at the higher end of the village in the north east corner of the central area. The isolated position of the church emphasises the peculiarity of the pagoda like pinnacles of the tower, which were added in 1741.

On the three sides of the central enclosure are low density housing and cottages. These include a row of half-rendered half ironstone cottages to the east and the former rectory (Grey Ladies) to the north. There are also a number of late 20<sup>th</sup> and early 21<sup>st</sup> Century in-fill houses which are in keeping with the character of the area interspersed within these older houses and cottages. The grounds of the former rectory merge into the cricket ground, which is included in the conservation area. The ground, showing marked ridges from mediaeval arable farming practises, is bounded by hedges and affords views of the city of Leicester.

To the south of the central pastureland the land falls away sharply leaving the tower part of the settlement visually separate from the upper area. Built around the enclosing roads are farmsteads, cottages (including good examples of nineteenth century farm cottages on Main Street). A long building with Swithland Slate roof at the south end of Back Street which faces down hill is a significant building marking the entry to the village from Illston on the Hill. This building was formerly in the grounds of Carrygate, which stands in the adjacent plot. Carrygate is an important modernist house of 1940 by Raymond McGrath with landscaped gardens by Christopher Tunnard.

The character of Gaulby derives from the positioning of the low density buildings and gardens circling the central area, which contains the church.

## CONSERVATION AREA CHARACTER STATEMENT- **GREAT BOWDEN**

Great Bowden is the original settlement in whose parish the town of Market Harborough was laid out and developed. The village has retained a distinct non-urban character and physical separation from its larger neighbouring offspring; the two were formally separated in 1995 when Great Bowden became a separate civil parish. The railway line where it passes under the road from Great Bowden to Market Harborough marks the division of the two settlements. The distinctive plan of the earlier village remains and it is this area that forms the Conservation Area.

The Conservation Area extends for over 1.2km. embracing most of the older buildings of the settlement; it has irregular boundaries and is in two broad parts, east and west, on either side of the railway line. The original sinuous main street was diverted to cross the line by a bridge. The eastern part has the functional core of the settlement (Church, School, Village Hall, Shops, Public Houses) but the distinctive settlement pattern in both parts is similar. It consists of a network of greens and of open spaces crossed by roads with many older buildings set back from the roads and behind the greens or former edges of the greens. The large number of trees, in the churchyard and on the greens and along the roads, is a characteristic of the settlement.

The fragmentation and irregular shape of the greens results in many different angles to the rows and groups of houses, and in many intimate areas within the whole. Although the whole area is large and extensive it is this breaking up into many small intimate areas that gives Great Bowden its character. Throughout the village there has been infill development between and on former greens during the last two centuries. This gives a mosaic of buildings of different ages. A notable feature is the number of large houses of the 17th to 19th centuries scattered across the Conservation Area, mostly still in large gardens. These include The Grange off Nether Green and the Manor House off Upper Green.

Another large house, Rectory House, formerly belonging to Christchurch, Oxford fronts directly onto the churchyard as well as towards Sutton Road. In addition there are some large early 20th century houses built as hunting boxes. At Nether Green, another of the greens but away from the Main Street, are the buildings of the former kennels of the Fernie Hunt. Nether Green is separated from the main village centre of the Church and Rectory House by a large tree-fringed paddock, bounded by brick and mud walls and forming an important open space.

Great Bowden manifests the juxtaposition of the affluent and the humble: by the large houses and small cottages, by the use of brick and stone next to mud and simple timber framing.

The Conservation Area abuts the built-up area of housing development extending from Market Harborough in the south, but has open countryside to the north, east and west. It is distinct from Market Harborough, despite its history; but because of it, it has, with its many greens and large houses, developed differently from the other villages in the district.

CONSERVATION AREA CHARACTER STATEMENT- **GREAT EASTON**

Great Easton is one of the larger villages of the Welland Valley. It is compact in shape around a rectangle of roads, linked through by jitties (alleyways). In addition there are three roads to adjacent villages with lanes or jitties leading outwards. The Conservation Area embraces all these roads with the exception of Clarkes Dale, the block of 1960s housing development at the southern entrance to the village.

From a distance the size of the village is obscured, as most of it lies in the low flat land of the Welland Valley. But the spire of the Church of St. Andrews stands up above the village trees. The Church itself is on an eminence some 15 metres higher than the nodes at either end of Cross Bank. It is flanked by farm-building complexes and looks south down the green of Church Bank towards the High Street and Cross Bank. The prominent building material of Great Easton is ironstone with roof materials of thatch, or of Collyweston slate, or of Welsh slate. Barnsdale in particular has such stone and thatched cottages fronting the street. Some buildings, as Brookside Farmhouse, show a *characteristic local feature* of the Welland Valley of striped stonework in alternating bands of brown ironstone and Weldon stone. ~~which is a local feature of the Welland Valley.~~ Some subsidiary outbuildings and lean-tos within the village retain pink corrugated pantiles. Characteristic are the farmsteads and former farmsteads within the village; two flank the Church, others are scattered along the principal roads. The *varied* walls of Great Easton *are an interesting feature adding much to the village scene and character; they and* are of mud, stone or red brick. They have a great variety of copings including stone, pantiles, rounded terra cotta and blue saddle copings.

The village, because of the road pattern, has two special characteristics; first a number of open spaces between and behind the roads and jitties, two such being behind Barnsdale to the north west and between High Street and Brook Lane, this containing a fine Ash tree. Second, the location of larger houses and cottages away from the principal roads up smaller lanes such as Banbury Lane, Deepdale or Little London.

The north western end of the Conservation Area has infill of various closes or of ribbon development within the village pattern. Otherwise the settlement pattern is of sporadic lining of the principal roads by farm buildings, cottages or larger houses with large gardens. The number of roads and jitties together with the many traditional stone buildings gives rise to many attractive groupings and vistas. These include Barnsdale, with the triangular junction of Barnsdale, Brook Lane with a stream running alongside, and Cross Bank; the two triangles in the High Street, one with the small green and War Memorial at the south, the other at the bifurcation of High Street and Church Bank having a K6 red telephone call box at the apex. The vista up Church Bank to the church with its spire is especially fine. Between the telephone call box and the church is an intimate enclosed green on Church Bank which opens out upwards to the church and churchyard. The entrance to the village Conservation Area from each of the two southern roads is marked by a notable early 19th century building, facing outwards along the road, rather than fronting the road : Barnsdale House looking towards Bringham, and No. 28 Caldicott Road looking towards Caldicott.

CONSERVATION AREA CHARACTER STATEMENT- **GUMLEY**

The Conservation Area of Gumley embraces the whole village and much of the adjacent parkland (covered by a Tree Preservation Order) of the former Gumley Hall.

The village of Gumley lies along a minor road in open countryside. The linear settlement falls for 400 metres along Main Street, its only road. The previous presence of Gumley Hall, demolished in 1964, pervades the village; the well wooded parkland remains to the north of the Main Street and extends across the top of Main Street. At the top of the street the road bends around the park, but a trackway extension of 100m into the park leads up to the small 14th century stone church of St. Helen whose short spire stands in contrast to the dark coniferous parkland trees. Gumley Hall was a large red brick palladian house of 1766. Its large square stable courtyard of 1870 remains to dominate the top of the Main Street. This is of orange red brick with gatepiers topped by two massive stone ball finials. In the mid-late 1990s the derelict stable buildings were converted into four modern dwellings. A very large italianate clock and water tower with elaborate wind vane, lead roof and blue clock face (along with the white stone church tower) form prominent landmarks from the surrounding countryside. A further influence of the former Hall and estate is the tall brick wall at the top end of the village and a weighbridge on the verge below it.

The form of the linear street dropping from the stables and church is slightly sinuous with gables of houses facing the street and facing up the street. There are granite kerbs. The yew trees by Hall Farm and the groups of beech trees just below are very significant features of the street scene.

The buildings are of varied ages, sizes and materials and set in different ways to the street. Although red brick predominates, there is some stone and stone plinths; roofing material is Swithland slate, slate or tiles. Amongst the 17th and 19th century buildings are elaborate Edwardian cottages with tiled roofs.

Below Leys Farm, where the 18th century house was modernised in the late 19th century and where the farmyard is to the rear, the street opens out as the road descends, with terraces and houses set back from the road to the west. To the east an encased water pump stands alongside a red brick wall, backed by paddocks. At the lower entrance to the village housing of 1987 in red brick with very steep slate roofs has been developed out of a former farmyard. The Conservation Area embraces just the linear settlement, excluding most of the parkland of the former Gumley Hall, except near the church. It also excludes the motte (a Scheduled Ancient Monument) to the south-west, which is within the open parkland. Nevertheless outside the actual Conservation Area there are three Scheduled Ancient Monuments In the parkland and surrounding fields. These relate to the mediaeval settlement:- i) the motte west of the village; ii) the rabbit warren and field systems alongside the road to Loughton; iii) the mediaeval settlement remains and field systems to the south and east of Main Street.

CONSERVATION AREA CHARACTER STATEMENT- **HALLATON**

The Conservation Area covers the whole of the built up area of the village together with its open spaces and some contiguous open countryside. The village lies on a south facing slope in rolling countryside. It was in mediaeval times a significant place with a market, having six roads converging on it. Today five minor roads converge from the surrounding countryside and villages. Consequently the village does not consist of one principal street, but a network of irregular roads and lanes, some with open spaces between them. There is no one focal point in the village but there are three significant nodes: by the church, by the Butter Cross and at North End. The many village roads result in several significant vistas, at road junctions, (Eastgate with Medbourne Road) at the nodes (by the Church of St. Michael) and where roads bend to form closing vistas (High Street).

The essential quality of Hallaton is the many traditional stone buildings and others set amongst its network of roads, junctions and open spaces. The predominant building material is ironstone with limestone; the roofs are of thatch, slate and collywestons. Interspersed within this is much brick. Some of this is of the 18th century, for example in Churchgate, where stone cottages have been extended upwards in brick or have replaced earlier stone buildings. The traditional orange-red brick is used considerably for 19th century buildings and walls. Walls of stone, brick and mud are found throughout; many of the roads have granite kerbs. River cobbles for pavements and roads remain in a few places. There are also some granite setts. The variety of road angles and curves is reflected by the line of the buildings which front the curving streets. This is noticeable at several points along Churchgate.

The greens and open spaces of Hallaton are of close cut grass, or are meadows and paddocks, gardens and allotments. These are protected by oak posts and rails. These are in Churchgate, around the Cross Green which has the Butter Cross and War Memorial, and at North End and where several roads irregularly meet and where the edge of the village and Conservation Area is marked by a duck pond.

The meadow paddock areas include areas behind houses and streets as between North End and The High Street, south of the High Street and off Hunt's Lane. They indicate the evolution of the settlement pattern being garden/agricultural land for the use of the dwellings lining the streets of a rural village, rather than urban style compact development. The principal meadow area of the Conservation Area lies below the village to the south. It provides a setting for the village. The Conservation Area rises from the brook (of local importance in the annual bottle kicking contest between Medbourne & Hallaton) through meadows with long ponds to the village streets. The long yards and outbuildings of the High Street extend down this slope. This area of open meadow space extends in the west upwards and across the road to include the open space of the Churchyard and paddock in front of a former Vicarage. The Church and former Vicarage on the higher land are prominent in the village view. The garden area of the Grange, a fine large stone house in Churchgate, bounded by high walls merges into both these open spaces.

Another open space garden area of significance is alongside Eastgate, being the grounds of the former Hallaton Hall. The enclosed grounds are subject to a Tree Preservation Order.



CONSERVATION AREA CHARACTER STATEMENT- **HORNINGHOLD**

Horninghold village was extensively rebuilt between 1884 - 1913 as an estate village for T. A. Hardcastle. It was the work of J & H L Goddard of Leicester, a prominent local architectural practice. As a 20th Century estate village it is special. The well spaced houses sit in their own grounds and are far more substantial than agricultural cottages. The many trees within the village and gardens are a special characteristic of the village being mature hardwood and garden trees with a variety of specimen conifers. Tree Preservation Orders cover almost the whole of the Conservation Area. The houses nestle within the trees, above which the spire of the Church of St. Peter rises. There is one winding road through the village and a dead end lane opposite the Church. Wide verges and granite kerbs are a feature of these roads. The medieval church is set back, behind an open space fronting the former parsonage.

Most of the houses are estate houses and give examples of a wide variety of materials of styles for the period 1884-1913. Attention to detail and the picturesque are notable. Another feature is the care with which buildings are designed and placed within the village scene. The details are not just in stonework but extend to carved bargeboards and garden gates. The materials are ironstone with Collyweston slates or clay tiles, brick with tiles or slates. Orchard House (1913) by the Goddards is in brick with tile, but other buildings such as Tudor Cottage (the agent's house) are in ironstone.

The variety of buildings, of comparable age for one estate and from one architectural practice; all set in mature wooded grounds alongside high granite kerbed roads gives the dominant character.

## CONSERVATION AREA CHARACTER STATEMENT- **HOUGHTON ON THE HILL**

Houghton on the Hill Conservation Area embraces the older core of the village which falls gently southwards from the main Leicester - Uppingham A47 road. It consists of a long, very sinuous, Main Street some 0.8km long with Scotland Road an elongated side loop. Although there has been some infill development within this core particularly off Scotland Lane, the principal village expansion has been to the west and on either side of the A47.

Main Street curves and bends downwards from the A47 by a group of scots pine to the ironstone Church of St. Catherine and the village school. The older buildings line this street with their gardens and walls, some directly onto the street, others set back, and some with gables facing the street. It is the variety of the streets walls and buildings, their size, age, materials and placement and for the continually changing street scene around the curves that gives Houghton its special character. Even the church is at an angle to the street and the little 19th century school building is tucked away from the street frontage. Houghton is mainly built of red brick, though some buildings are colourwashed. There is stone in many plinths and walls. Some older buildings are timber framed as No. 9. High Street. Roofs are of slate, Swithland slate and thatch. Although most boundary walls are of red brick, there is some mud and stone. Subsidiary buildings as the former forge (No. 14) and the domestic pig sties at No. 9 and sheds intermingle with dwellings.

The northern entrance to Scotland Lane drops steeply away from the Main Street where it curves strongly and has an island War Memorial cross on a remnant green. The Edwardian dwellings overlooking it add more variety to the street scene.

Scotland Lane is more open and diverse with modern individual houses and local authority housing schemes such as The Rise, (being a planned housing scheme around a square) and St. Catherine's Terrace (a sheltered housing range), being interspersed between older cottages and gardens. These are fewer and in general of a more humble origin than those in Main Street. They include a terrace raised above the road.

## CONSERVATION AREA CHARACTER STATEMENT- **HUSBANDS BOSWORTH**

Husbands Bosworth is a large village situated close to the county border with Northamptonshire near the sources of the Rivers Avon and Welland. It lies at the crossing of the A5199 Leicester to Northampton Road with the A4304 Market Harborough to Lutterworth main road. These two routes have had a strong influence on the village. The Conservation Area covers most of the village with an extension eastwards to include Bosworth Hall (Listed Grade II\*) its grounds and the Roman Catholic Church within them.

The basic form of the village is a strong line along the High Street (A4304 main road) but with two small lanes and the A5199 Welford Road leading to the south and several roads leading off to the north some of which are looped roads and others linked. The A5199 to the north of the High Street consists of two one-way sinuous but roughly parallel roads joining as they leave the village: Bell Lane, continuous with the Welford Road leading from the High Street, and Berridges Lane leading to it. Other roads, Mowsley Road, Church Street and Honeypot Lane lead from the High Street in the east to loop and link. This pattern of roads over the large square area gives surprises and unexpected corners of interest as there is no obvious core of the original village, rather the remnant older buildings are dispersed and appear unexpectedly amongst later development. Within the blocks made by the road pattern are areas of recent housing development.

The contrast of the wide long High Street with the narrower lanes and junctions on either side gives Husbands Bosworth its character, together with the abrupt southern edge on ridgetops overlooking the meadowlands (under which passes the tunnelled Grand Union Canal), and the enclosed parkland of Bosworth Hall at the eastern edge.

The buildings of Husbands Bosworth are diverse, intermingled with more modest ones and include many larger 18th and 19th century properties. Although red brick and slate predominate with some modest Regency buildings in the High Street and 18th century brickwork with coloured or lighter headers in Honeypot Lane, there remain examples of the 17th century timberframe tradition, of Swithland slates, and of thatch. The oldest building in Bell Lane, Wheatsheaf House, is a substantial 15th century timberframed building which incorporates some stonework. Apart from this example and the mediaeval church there is no stone here, the village lying just beyond the stone belt to the east.

Although a few mud walls remain, the boundary walls are mainly of red brick of varying heights. With the variety of buildings and complexity of street pattern there are a number of significant vistas and open spaces. These include: the entrance from the east with parkland to the south and wide verges and the pretty 19th century lodge cottage to Bosworth Hall straight ahead; and the green and open space around the A5199 south of the High Street. This is overlooked by the Victorian school, some Regency cottages, The Bell Inn and Turville Memorial Hall of 1895. The vista eastwards along the High Street is closed by the mediaeval Church and its churchyard at the junction of Church Lane and High Street. Other spaces at road junctions overlooked by interesting buildings are where Honeypot Lane opens into Mowsley Lane, the green at the junction of Church Lane and Mowsley Road and in Berridges Lane where the footpath alongside the grounds of Fernie Lodge and Hunters Lodge meets the road. Honeypot Lane and Church Street are particularly attractive. The form of Husbands Bosworth away from the High Street appears jumbled but within it are gems of individual buildings and spaces.

CONSERVATION AREA CHARACTER STATEMENT- **HUNGARTON**

Hungarton is a fairly compact village situated on a south facing slope just below the Keyham/Baggrave Road and a ridgeline. Its houses line the Main Street, which is characterised by a series of right angle bends, and its adjoining roads. The village was wholly rebuilt in the 1760s and 70s for Sir Shuckborough Ashby of Quenby Hall. It is this rebuilding which gives the village its special character.

The entrance to the eighteenth century village is marked by long low flanking cottages on either side of two of its entrances (The Hollies and The Old Cottage on Main Street and Sunnyside and The Cottage on Barley Lees). These pairs are important to the plan of the village. The Black Boy public house marks the entrance to the village from the Keyham/ Baggrave Road. The other houses of the 1760s are farmhouses or substantial cottages. All these are in red brick in Flemish bond having lighter headers. This brickwork is characteristic of and special to Hungarton. These 1760/70s buildings are clearly dated with datestones and have an interesting variety of window treatment. Many of the original Swithland slates to the houses remain. The 1760s/70s buildings are now interspersed with others of all dates to the present.

The right angle bends result in a series of vistas with closing views - notably those of the Manor House seen upwards from Barley Lees and of Hope Farmhouse and the War Memorial from Main Street. In addition the views downwards along the roads from the Black Boy Public House and from the Manor House are significant as they emphasise the village houses and buildings with their roofs falling away on the downward slope.

There are a number of mature trees in the village which have Tree Preservation Orders on them, some singly - near the Black Boy Public House and the Manor House, others in groups as the Old Rectory Garden behind the War Memorial and the garden of the Paddocks at the other end of the Main Street. The maturity of the village landscape is emphasised by the trees. From a distance to the south the village appears as a cluster of trees out of which rises the spire of the Church of St. John the Baptist. The village once had many working farms within it; now the farmyard buildings have been converted to dwellings and the farmhouses are residential such as Hope Farmhouse (1772) and Sycamore Farmhouse (1769)

The very south of the village is now by the bridge across a small stream. Alongside is a small play area. Adjacent to it, but outside the conservation area is a Millennium Green. The Conservation Area extends northwards to include the Black Boy Public House on the road from Keyham to Baggrave. Although the front of the present building only dates from the mid 20th Century the rear appears to be contemporary with the eighteenth century village. It forms a definite entry to the village.

**CONSERVATION AREA CHARACTER STATEMENT- ILLSTON ON THE HILL**

The village lies in open countryside between the B6047 Melton Road and the village of Kings Norton. The village is a linear settlement along Main Street which is a cul-de-sac terminating just south of the Manor House where it becomes a farm track.

The settlement occupies a prominent position on a hill, the most dominant feature being the tower of the medieval Church of St. Michael and All Angels. Views of the church and village are particularly significant from the north and west. The hill top nature of the settlement is then clear. There is a strong character to the Main Street as a village with many 18th and 19th century red brick dwellings, some with vitrified headers to the Flemish Bond brickwork. A water pump is prominent close to The Old Post Office

At the far end of the street is the Manor House, a fine late 17th century predominantly stone building with a notable stone and red brick wall, contributing much to the character of this side of the village. An unusual feature of the Manor House is its position at a right angle to Main Street facing south-west away from the village.

North-east of the village Main Street divides to skirt a triangular piece of land and from it leads roads to the B 6047 and to Kings Norton. South of this land is Lodge Farm, of part-ironstone construction dating from the late 17th century. Together with the Manor House this property stands out amidst its red brick neighbours.

The church and churchyard are an important feature of the Main Street. The rebuilt churchyard wall is in red brick with dark headers and is wholly a retaining wall to the street, the churchyard with its medieval stone cross, a Scheduled Ancient Monument, being at a higher level. To the west the churchyard abuts a small field with a ha-ha.

CONSERVATION AREA CHARACTER STATEMENT- **KEYHAM**

Keyham is a secluded hillslope village set below Ingarsby Road, the higher through-road, on roads leading from it. This apartness from through traffic imparts a special quality to the settlement. The village roads have several right angle bends resulting in many interesting closing views, the streetscapes being of even greater interest because of the falls in height. The Conservation Area embraces the whole of the settlement which, with the exception of houses along lower Snows Lane, is almost wholly of 19th Century or earlier buildings.

The seclusion is emphasised by the larger grounds with trees belonging, or formerly belonging, to Keyham Old Hall between the Church on Main Street and the higher road. The Old Hall itself is barely visible, but its former stables and outbuildings (now dwellings) back onto the higher road.

The character of the village is the variety of buildings tumbling down the roads and around the corners of the village. Most of the buildings are of red brick (some painted white) with slate or Swithland slate roofs, although ironstone plinths and some timber framing (mainly disguised) survives. Village centre farmhouses include the early 17th Century Whitehouse farmhouse, with squat central chimney and Swithland slate roof closing the view at the bottom of Kings Lane; Mayfield Farmhouse of 1791 facing away from the Main Street, and the fine 16th Century timber framed Fairhaven Farmhouse in Snows Lane encased in 18th Century brick with brick additions. Nether Hall, at the junction of Snows Hill and Main Street lies behind a tall stone wall; its late 17th Century side faces the main street, its 19th Century front faces away. Many cottages in the village were built without doors to the street to satisfy a land ownership whim. The core area for vistas is in the centre: the small stone church of All Saints with its Swithland Slate roof standing above the road having its churchyard and yew trees in front, and village pump by the churchyard gate; opposite is the red brick Old Post Office of 1752 with post box and red cast iron telephone kiosk, and falling away from the church towards the 19th Century former school is Main Street. The cottages here and some elsewhere in the village have cast iron lattice windows.

## CONSERVATION AREA CHARACTER STATEMENT- **KIBWORTH BEAUCHAMP**

Kibworth Beauchamp Conservation Area embraces the historic core of the village which has now been surrounded by extensive 20th century development. The increased population, which the housing estates contribute to the settlement, influences the character of the Conservation Area. The majority of the many services, shops and facilities for the settlement are located in the Conservation Area such that it has almost the characteristic of a small town. The Conservation Area excludes the 20th century housing estates and the late 19th century development to the west, but includes the former Grammar School (founded 1726) and its grounds now developed for housing. It also extends across the railway line to incorporate the Villas, (3 pairs of large Victorian semi-detached dwellings) facing south across an area of open land to the village and not fronting any road. The existence of the railway has influenced the development and function of the village. The former railway station (now closed) and station yard are included in the Conservation Area. Kibworth church, shared with Kibworth Harcourt but physically detached from the village core, though now within the the continuous built-up area, is not included. There are no farms or apparent former farmsteads in the village centre although a number of the larger houses on the south side of the High Street, as No. 66 or No. 14 may have been farmsteads and still have outbuildings leading back from the High Street. The south side has a number of large 18th century red brick houses fronting the street. The 16th century rendered Manor house, though also fronting the street actually faces southwards away from it. These all overlook large gardens and grounds behind them.

The focal point of the village is The Bank, an area where the three principal roads meet, having in its centre a raised circular planted area within a granite wall and a distinctive multi-headed lamp post in its midst. On its south side facing it are the large red brick 18th century houses characterising Kibworth, on its east side curving round are a group of multi-dated buildings, now shops and services, which merge into a row of ornate late 19th century terrace cottages leading to the former railway station. On the west side in a key visual position is the public library in the form of an unattractive flat roofed temporary-type building. Curving to its west is a group of humbler red brick cottages, and to its east the early Victorian red brick former village school (now a doctors' surgery) with distinctive cast iron lattice windows and a central lantern.

A second node is further east where the Smeeton Road and School Lane meet the High Street. These junctions are far less open than the Bank, that to the Smeeton Road turning round the blank wall of the stables to the Manor House. This building with its prominent clock turret, together with the Manor House and No. 33 opposite, impart the character of a village, rather than small town, to the settlement. No. 33, also rendered is a formal 5 bay 18th century house set back high behind its garden. In this area of the High Street there are young trees planted in the pavements.

Kibworth Beauchamp is a village with the services of a small town, its core serving the surrounding rural area. Its character is the mixture of village and small town; the village shown by the large 18th century houses and earlier fronting the High Street together with smaller dwellings and outbuildings; the growth of the village in the 19th century by the terraces of early cottages in Smeeton Road with large first floor windows indicating their former use by outworkers for the Leicestershire knitting industry. The influence of the railway is seen in extensive growth northwards to the railway. This includes the terraced houses of Station Road with their elaborate brickwork, the Railway Arms public house and extending northwards across the railway line to The Villas. The element of the small town is indicated by many functions and services. Stuart House, a large stone and brick house of 1627 stands half hidden behind the later buildings of Station Road. In its grounds is a large sheltered accommodation complex. This is characteristic of Kibworth Beauchamp - a substantial village centre development.

There are two areas of open space and greenness - the area around the former Grammar School and the space in Smeeton Road, opposite the Health Centre, where road straightening has resulted in a green with mature 19th century houses behind it.

## CONSERVATION AREA CHARACTER STATEMENT- **KIBWORTH HARCOURT**

Kibworth Harcourt, though now smaller and less significant than its neighbour Kibworth Beauchamp, was for centuries of greater significance being on the main Leicester Road. The core of Kibworth Harcourt village has remained the same since mediaeval times but the line of the principal route has changed; the present A6 Leicester road having been built to act as a bypass around most of the earlier core of Kibworth Harcourt. The dog leg pattern of roads by the present Main Street and the Nook existed in 1484. Hidden between the present A6 and the Main Street, behind the gardens of frontage properties is a grass motte, now a Scheduled Ancient Monument. This early core has been surrounded on the south, west and east sides by 20th century development.

The Conservation Area embraces the discernible mediaeval core and extends across the present A6 Leicester road into Kibworth Beauchamp civil parish to incorporate the medieval church of St. Wilfrid and the grouping of older buildings opposite and between the church and the A6. The church is shared between the two Kibworths; its white limestone tower of 1832 forms a significant feature in the street scene. The buildings to the north of the church are vernacular dwellings of the late 18th century and early 19th century in a variety of sizes and materials, mainly of red brick but with slate, Swithland slate and pantile roofs.

The groupings on the corners of Church Road and the A6 are significant: to the west is the low Coach and Horses Public House set at an angle to the road junction facing downhill. This with the adjacent houses including the cast iron railings and gate to the Grey House and the separating red brick wall are a significant group. To the east of the Church Road/A6 junction is a large red brick house, No. 39, with Swithland slate roof and two distinct frontages; the east facing the garden with trees and the approach to the village from the A6, the west facing Church Road. This house forms one corner of a large triangle of land included in the Kibworth Harcourt Conservation Area, the western side of which, Church Road extends through a row of varied dwellings to St. Wilfrids Church. The north side is bounded by the A6. The churchyard, garden to No. 39 and an open area of paddock behind form a significant open space. The only other area of land within the Conservation Area on the south side of the A6 includes the large late 19th century mansion of The Gables with its outbuildings and grounds and other later 19th century cottages as well as the entrance to Hall Close formerly flanked by two mature beech trees of which only one remains.

The Conservation Area north of the A6 includes the mediaeval core (now Main Street, Albert Street and the Leicester Road and extends northwards to include the farmlands formerly attached as arable strips to the properties along the east-west line of Albert Street, Main Street and Leicester Road.

The buildings along the north side of this alignment are a mixture of sizes and ages, predominantly in red brick and slate and Swithland slate but with vestiges of the timber framing tradition and some surviving thatch. They include farmhouses and substantial dwellings as well as smaller cottages and terraces. Some of the finer houses are on Leicester Road including Paddocks Farm whose buildings incorporate early 16th century work. The Conservation Area extends along the Leicester Road to the end of the mediaeval core where the vista is stopped by the former Congregational Church and Manse of 1764 and 1794 respectively, two good buildings with hipped and Swithland slate roofs. Along much of the south side of the A6 new development is screened by high brick walls. This includes the brick wall with granite plinth opposite the large houses on the Leicester Road by Paddocks Farm. These brick walls form a visible finite closure edge to the Conservation Area.



A key area of the Conservation Area is where the present Main Street joins Albert Street. The road widens at the junction and is fronted by The Old House, a superb Carolean Grade I Listed house of 1678, looking westwards up Main Street. Its curved iron railings encroach on the space which once formed a market area and where stood a market cross dating from the 15th century or earlier. Two centuries after the cross disappeared its base stones were re-erected close by in 1994 having been found in nearby gardens. The land north of this early market, now containing the cross, is an important grass open space having an 18th century red brick wall fronting the road. The ancient lane to the west runs between red brick walls and with a row of mature horse chestnuts alongside. These trees, as well as those in the plot facing the Old House make a significant contribution to the scene, both immediately from the roads as well as from the important grass open space with motte. This grass area occupies the land within the area bounded by Main Street, The Nook and the Leicester Road and overlooks the rear of houses in Main Street and the smaller terrace cottages of The Nook. Access to it is only by footpath; it is not visible from Leicester Road and only visible through the car park of "The Horseshoes" on Main Street.

Within the core area are a number of red brick walls, the most impressive being those in Main Street and Albert Street to the Old House. The granite kerbs are retained. A further feature are river pebbles used for foot pavements. The cobbles are partially covered by asphalt, near the Old House but are exposed in the Nook - the mediaeval alleyway leading south off Main Street.

Although historically significant and economically related to the former agricultural activities of the village, the 17th century post windmill and Windmill Farm are excluded from the Conservation Area because they are physically separated from the built up area and historic core of the village.

CONSERVATION AREA CHARACTER STATEMENT- **KIMCOTE**

Kimcote (from Cynemund's cot) is a small settlement set low down in level clay land with hedgebound pastures. It is a T-shaped settlement with loose development following the roads. The principal features centre on the T-junction. One of the branches, Poultney Lane, merges into pastureland. The entrance to the village from the hedged pastureland in the east is abrupt. It is flanked by the imposing Grange with its outbuildings facing Manor Farm with its yard to the front of the farmhouse, this is closed by a long brick shed along the roadside.

The Swithland slated outbuildings of the Grange turn the corner into Poultney Lane. At the head of the T junction is a red K6 telephone kiosk, backed by hawthorn, which was one of the first in the country to be listed. Close by is the Church of All Saints, a red sandstone and cobble building set back behind a fence of light cast iron railings with fleur de lys. Opposite is a remnant mud boundary wall, a mature horse chestnut tree and a group of 3 contiguous buildings which incorporate a high 17th century brick former Rectory. The rest of the Main Street has a variety of older dwellings, many rendered, and modern infill houses.

The wide verges are a characteristic of the village. Poultney Lane too has a mixture of older buildings, and modern infill houses with gardens. This road, between the later infill, shows the character of the earlier agricultural village with granite kerbs, a farmstead, several terraces of cottages close to the road, rather than set back, and the more substantial Hillbrook House with decorative cast iron formal railings to the road. Despite the introduction of concrete tiles and render to many of its buildings, the traditional building material of Kimcote is brick and slate.

CONSERVATION AREA CHARACTER STATEMENT- **KINGS NORTON**

Kings Norton is a small village within open countryside six miles south east of Leicester. The village is compact and is dominated by the Church of St. John the Baptist. The Church, wholly faced in white limestone and with tall tower and high long nave with many pinnacled parapets, is of national importance.

This Church dominates the surrounding countryside; views towards it are important, both close to and from a distance. The character of the Conservation Area derives from the clustering of the village buildings to the rear and sides of the Church and the imposing position of the Church standing above and overlooking a little green to its west. The churchyard stands above the green and has tall 18th century wrought iron gates with overthrow set in a tall stone wall opening onto wide steps into the churchyard. The churchyard wall here is in stone and incorporates a recessed water trough

The Church and the Manor Farmhouse are the two most prominent buildings in the Conservation Area. The Church is a Grade I Listed Building and is one of the most remarkable of the Gothic Revival in England, principally because it is virtually unaltered since its construction in 1757/61. The 17th century Manor Farmhouse very close to its east end is a Grade II\* Listed Building, constructed in red brick and stone with a Swithland slate roof.

The Conservation Area includes the village core and farmyards but excludes modern farm buildings to the north. New development to the east of the village core is included because its form continues the clustering of buildings within the core and the individual buildings are unobtrusive and of low mass. The Conservation Area includes Grange Farmhouse and the meadow in front of it facing the village green and Church. Land to the south of the village is included because of its Yew tree spinney and because it provides a setting for the Church and Manor Farmhouse. By the churchyard gates and at the road junction close by are humbler brick and slate cottages in marked contrast to the magnificence of the Church, churchyard and gateway. This contrast and the open spaces of the greens in the village centre and the open area of gardens to Limes Farmhouse south of the church and pasture in front of Grange Farm give Kings Norton its special character.

CONSERVATION AREA CHARACTER STATEMENT- **LAUGHTON**

Laughton, lying in open countryside on the top of a slight ridge, is approached by very narrow roads only. The Conservation Area incorporates the whole village settlement including its two working farms, but excludes a few later buildings on the outside of the roads enclosing the village. The village consists of a sinuous principal street, Gumley Road, which loops by a back lane on to itself, and Main Street which leads from the open area where the Gumley Road and Back Lane meet the road to Mowsley to stop abruptly alongside the church.

A characteristic of Laughton is its openness and rural aspect. This is because many houses, especially on the Gumley Road have large gardens or plots; many of the boundaries are hedges, this is particularly noticeable on the Gumley Road/Back Lane loop; and there are many small areas of open space or wide verges particularly at road junctions, bends and corners. Many large gardens extend from Gumley Road to Back Lane; the two gardens of the Laurels and the Old House form a large open space between Main Street and the Gumley Road. Hedges predominate in the village and include much holly both to front garden boundaries and within mixed hedgerows and garden hedges, though there are old red brick walls in Main Street.

The wide verges and triangle of green at road junctions and bends are another significant feature. There has been much recent tree planting in these corners, notably of a horse chestnut in the road triangle where the track to Saddington meets the Gumley Road. There is a mature oak tree in the large triangle of green in front of The White House where the three village roads and the road from Mowsley meet. Opposite on a wide verge backed by a hedgerow is a K6 telephone kiosk and seat. Another significant open space is the churchyard and pasture land which lies between it and Pit Farm to the east. A footpath here through the churchyard links the church street to one of the bends with wide verges of Main Street. A lone cedar tree is prominent at the eastern edge of the churchyard and well viewed from the Main Street junction with the track to Saddington.

The buildings of Laughton fall into two groups; the low density larger houses set in substantial grounds along Gumley Road and the closer development along Main Street. The larger houses in gardens include the rendered regency Old House and the substantial red brick Killock House and Laughton House - the latter with fine cast iron railings to its front boundary. A third large red brick house, Pit Farm House, is opposite standing back behind part of the pasture open space. The Croft, further along Main Street, is a former farm where the walls of some of the red brick farmyard buildings front the road, and where the principal facade of the farmhouse faces the back lane. Swithland slates occur (as on Killock House and Laughton House) as well as pantiles on outbuildings of the larger houses.

In contrast to the rest of the village, Main Street which terminates at the end of the churchyard, presents a denser street type development, mainly of red brick buildings from the 17th century to late 20th century. These buildings are of varied heights and rooflines. They include roofs of thatch and of Swithland slates to some outbuildings. Part of the street has granite kerbs. The churchyard wall at the end has a thatched mud wall around three sides, and a mud hovel, once a slaughterhouse, attached on the outside facing the street. Mud is also found in the garden wall of The Old House and in some yard buildings of Pit Farm. The little 13<sup>th</sup> century church itself is diminished being now aisleless and without tower or spire, but with its churchyard it makes a significant impact at the edge of the Conservation Area.

CONSERVATION AREA CHARACTER STATEMENT- **LEIRE**

The village of Leire is set in flat countryside of well hedged pasture land. From a distance only the squat spire of the church can be seen. The Conservation Area follows the linear village along one sinuous street, Main Street, falling gently northwards from the church and the Dunton - Frolesworth Road.

The core of the village lies along Main Street. On the corner at the top is the Church of St. Peter set within its square churchyard bounded by granite walls. The church itself is of the same angular pink granite, but with an earlier medieval sandstone tower with spire overlooking the Main Street. Opposite is an open space backed by a hedge. This is in use as a car park for the adjacent Queens Arms public house; the church and this space effectively terminate the top of Main Street. A large weeping willow below the churchyard also emphasises the change to the dwellings of the village street below. The buildings of the street from here tumble down the street, some of those at the top not facing the street directly.

To the east of the Main Street for most of its length there is a Back Lane some 50m away terminating the land attached to the rear of the street properties. This Back Lane forms the boundary of the Conservation Area. It links to Main Street in the south at the point where a small road leads off opposite to Eaglesfield Farm; at the northern end it links at the point where Stemborough Lane leads off opposite. At both points are prominent buildings in the street scene. In the south is the village hall (formerly the school), a very small 19th century polychromatic brick building at the corner of Station Lane and Main Street. One gable faces across the space of Station Lane up towards the upper part of Main Street; its other gable faces directly down Main Street. This little building punctuates the line of Main Street. At the bottom end of Main Street between the junction of Main Street and Stemborough Lane and facing directly up Main Street is Abbotsleigh, an Edwardian house in its own grounds with a garden in front. The house of red brick and Welsh slate has moderately ornate woodwork and windows. It closes the view down the Main Street and terminates the core of the village and the Conservation Area.

In between the village hall and Abbotsleigh is the sinuous Main Street with many of its buildings fronting directly onto the street. These buildings are varied, but mainly cottages and terraces of cottages. In the middle are the more substantial Glebe Farmhouse (Regency red brick) directly fronting the street, and the Edwardian double fronted Western House with small garden in front. Below them are a variety of buildings, mainly set back with gardens, some of late 20th century date and some cottages. There are now no working farms in the village street though previously there were several, remnants of whose yard buildings still remain.

Leire Conservation Area follows the Main Street of a former agricultural village with a variety of older cottages and houses along the street and later development with front gardens at its lower end. Twentieth century ribbon development and development in closes at both the bottom and top of the village have been excluded.

CONSERVATION AREA CHARACTER STATEMENT- **LOWESBY**

Lowesby is a very small settlement strongly associated with Lowesby Hall (Listed Grade II\*) and its estate. The Conservation Area includes the Hall, its outbuildings and its gardens, but not the site of the deserted mediaeval village which is a Scheduled Ancient Monument.

It is an agricultural village where the relationship of Hall and village is important; the village consists of church, former school, and a small number of houses and pairs of estate cottages. These buildings are loosely spread. The estate cottages of various dates are at the highest part of the village. A larger area of open green with pump and telephone kiosk adds to the open spaciousness of the village, although only its pump and telephone kiosk are actually in the Conservation Area. The church and facing school room flank the road leading down to Lowesby Hall. The tiny and pretty Victorian school room stands in its own land, the church and churchyard falls down the valley towards the large red brick 18th Century Hall whose own gardens, partially laid out by Lutyens, fall down the valley. Trees in the churchyard and around the Hall contribute to the character of this small remote settlement.

There is a large modern farmyard partly within the Conservation Area between the school room and the hall. The new buildings are in brick and slate and harmonise with the concept of an 18th Century estate farm.

## CONSERVATION AREA CHARACTER STATEMENT- LUBENHAM

Lubenham village is large for the area and lies in the Welland valley just west of Market Harborough. The main A4304 Market Harborough to Lutterworth Road cuts across the northern edge of the village, creating two distinct parts: that around the large green adjacent to and north of the main road, and the loop roads leading south from the main road to the church and River Welland. The Conservation Area includes both the area to the north of the A4304 incorporating the village green and an area to the south extending to the church and adjacent old cottages. Other late developments to the south and west are excluded as is Lubenham Hall, a 16th century stone house whose moated grounds are a Scheduled Ancient Monument. The Hall is physically detached from the village area.

The entrance to the Conservation Area from the (A4304) at the east is marked by a large red brick Victorian house with red brick boundary wall down Hall Lane and an elaborate cast iron balustrade to the main road. Opposite are some red brick 19th century buildings. The minor cross roads at the east end of the Green is a significant node with a vista stop from the east at The House That Jack Built. This is an elaborate 1870s hunting box with decorative hung tiles grafted onto an older house with enclosed stableyard. Opposite is the pantiled former forge. The attached red brick cottage is thatched and forms a vista stop from the west. The northern area consists of the Main Street (A4304) and the large green with fringing buildings to the north. The main road itself between School Lane and Rushes Lane is closely developed on the south with continuous buildings starting with the yard wall of The House That Jack Built and including a public house and shop.

The large green some 300m long is bounded by roads and bisected south to north by a granite kerbed road with green triangle. It is an important open space within the village, fringed on its northern side by a variety of older and infill dwellings. The green itself is in two sections; the largest section to the west being bounded by hedges with a picket fence to the south. It is grass with some recent tree planting. The eastern section is in three parts: to the west, is a grass area recently planted with trees; in the centre is a narrow area of infill development of a 19th century red brick house and shop facing the Main Street having a late 20th century dwelling behind it facing the back road; to the east is a secluded area of the War Memorial and gardens with a mature sycamore backed by a garden copse area of mature trees. The War Memorial and gardens occupy the space which was previously a pond to which the large squat 19th century red brick piers with pyramid stone caps around these gardens relate. The lane alongside the eastern end of the Green has older cottages and at the north east corner the fine red brick 18th century Manor Farm House and the 19th century red brick farmyard buildings. Both here, in the central cross road and at the western end of the Green the verges are wide and give a feeling of space adjacent to the enclosed green.

The second distinct area of Lubenham is in the south around the Church, where the Church, the Tower House and Church Walk form a peripheral group jutting out into open countryside and meadows. The raised churchyard with retaining stone wall, around which the road loops, reinforces the openness. To the west, where Westgate joins Rushes Lane is a road junction island with an important group of scots pine. The roads here have granite kerbs. Close by is an area of grass enclosed by iron park railings at the entrance to Westgate. The scots pine together with the trees of the Tower House garden and the churchyard (coniferous and deciduous) are important visually especially as a group with the Tower House and Church seen from Westgate and from the A4304. granite kerbs The Tower House is an early 18th century house overlooking the churchyard which was elaborately extended in 1865 to include romantic gables and a tower with corbelled out stair turret having conical roof and windvane. The complex includes lodge, stables and high red brick boundary wall. The tower and windvane with the churchyard Wellingtonia close the view down Rushes Lane. The churchyard entrance with cast iron gateway close to the boundary wall of The Tower House faces up Rushes Lane. On the other side of the churchyard is Church Walk with older cottages including early 18th century timber framed cottages and some with Swithland slate roofs. An extension of this group near the church is the pretty Victorian village school with integral clock (although the school is not part of the Conservation Area).

Rushes Lane linking the church to Main Street has a slight curve, is closely developed with a variety of red brick dwellings of various ages, heights and styles on either side. The road has. The space between Main Street and The Tower House, including plots along Rushes Lane have mainly been infilled with late 20th century red brick dwellings which add to the variety of styles and rooflines already formed in Rushes Lane. A particular feature of Lubenham throughout the Conservation Area is the abundance of holly and yew trees, in gardens and in the churchyard.

## CONSERVATION AREA CHARACTER STATEMENT- LUTTERWORTH

Lutterworth is a small market town which evolved in mediaeval times and developed in subsequent centuries. It experienced considerable public and private building and refacing in the Georgian and Regency period. It is notable that there are almost no significant developments or buildings for the Railway Age period 1840 - 1900; the railway did not come to Lutterworth until 1899.

In the 20th century there has been residential and industrial expansion, but this is mainly outside the Conservation Area. The Conservation Area incorporates the mediaeval core, and extends south to the River Swift, north to include the Police Station complex and westwards to include the significant open space of the cricket ground beyond the extensive churchyard. The Edwardian homes on the Coventry Road entrance to the town, and Woodmarket the former route to Coventry are included.

The town core is dominated by the A426 road rising from the river towards Leicester. This forms, with Church Street, the main retail area. In parts medieval burgh layout is still discernible with narrow frontages having long plots behind. The town buildings are a medley of build-and-rebuild and of reface and stucco with some fine regency frontages such as the Denbigh Arms and Nos. 4-6 and 13-17 High Street and regency houses as No. 22 High Street and The Manor House (1840) in Market Street. Timber framing was once common, but is now mainly disguised as in 2-8 Church Street and 11 and 12 Market Street, or is a remnant survival. Even where the timber framed walls have been replaced, early timber framed roofs or upper floors remain. The variety of road frontages in the Conservation Area is paralleled by the variety of roof lines and roof slopes seen from behind above the rear yards.

Just beyond the core towards Leicester, prominently set in a triangle at the bifurcation of the Leicester and Gilmorton Roads is the Police Station complex, the Police Station of 1843 being at the apex facing south towards the town. Behind are the Police buildings and the Courthouse. This group is included in the Conservation Area because of its visual importance and for its historic significance being the oldest purpose built Police Station in the county.

Another important vista and grouping occurs at the junction of George Street, Coventry Road and Bitteswell Road. Regency dwellings curve round the northern side and artisans dwellings (now shops) curve round the south corner, both leading to the large square Wycliffe Memorial at the apex of the Coventry and Bitteswell Road. This dominant vista is closed by the Methodist church and softened by birch trees.

From a distance the pinnacled tower of the Church of St. Mary and the tall frontage of the 18th century town house of 26 Bank Street are prominent. Near to, however, the church terminates the vista at the upper end of Church Street. Here the churchyard gates and churchyard entrance are guarded by the small 1876 Mechanics Institute. This vista up Church Street and into the churchyard is important. The upper end of Church Street is small scale, mainly residential (though including the timber-framed former Coach and Horses Inn) and intimate compared with the retail use of the market end of the street; the division between the two sections being marked by a cross roads and the calm open space of the Memorial Gardens.



Scattered within the town's streets are notable larger and more formal buildings: private homes and former private houses; there are three inns, with archways through to rear yards, The Denbigh Arms, The Hind and The Greyhound. The Regent Court flats (1969) and The Terrace (c1840) are both prominent buildings at the road junction at the lower end of the High Street. The eastern end of Church Street towards the Market Place is also narrow with a row of disguised mediaeval buildings, now shops. The slightly staggered cross roads by the Memorial Gardens open space gives a prominence at the vista closure to 26 Church Street (at the corner of George Street) of which the present building is not worthy.

A notable characteristic is the mixture in the town centre of building uses, with many town buildings still retaining a residential use or the appearance of residential use. Baker Street in particular is mainly residential as is Woodmarket, both have a variety of older buildings, 19th century cottages and 20th century infill. No 68 Woodmarket, Hythe House, is notable as one of the finest intact houses in Lutterworth.

Within the street pattern are a number of significant open spaces, groupings, vistas, and quieter areas. The largest open space lies to the west of the Conservation Area and comprises the churchyard with the dominant towered Church of St. Mary, the extension of the churchyard and the adjacent tree-surrounded cricket ground which faces the Coventry Road and gives an open aspect to this town entry.

The second open space is where the A426 broadens into the Market Place in the town centre, from which leads off Church Street. The Market Place which tapers northwards is heavily trafficked and its open space, when not in use for the market, acts as a car park. At its southern edge by the downhill entrance to the High Street, is the Town Hall of 1836, a small classical two storey building of an unusual rounded lozenge shape. Northwards, varied buildings front the tapering Market Place including the thatched late 15<sup>th</sup> century Shambles Public House and elegant regency Manor House, whilst opposite are a row of well detailed Edwardian artisans' cottages and the 18th century Greyhound Inn which was subsequently stuccoed. The view is closed by the part timbered Cavalier Public House disguising an earlier timber framed building.

## CONSERVATION AREA CHARACTER STATEMENT- MARKET HARBOROUGH

The Conservation Area of Market Harborough covers the historic core of the county market town lying half way between Leicester and Northampton. Its location at the very edge of Leicestershire is explained by the development of a market at a crossing point of the River Welland. The market grew up in the late 12th Century north of the river in the parish of Great Bowden. A long market place was established tapering northwards towards Leicester. Gradually over the centuries the middle of this large space was infilled by market booths which became permanent and then were replaced by buildings, which in turn have been replaced or altered over the centuries. This gives the pattern of the present town centre.

Half way along this tapering space was built the magnificent Church of St. Dionysius. The spire is one of the finest in the country and dominates the town centre streets, it is also a major landscape feature seen from afar. The spire closes the view down the High Street from the Leicester Road. The boundaries of the Conservation Area roughly follow the boundaries of the ancient chapelry (the area attached to the Church of St. Dionysius) of Market Harborough, although extensions to the Conservation Area have been made to include some of the buildings along entry roads into the town. The first is south of the river and west of the Northampton Road to incorporate houses of all periods of the 19th Century including Brooklands, a former major residence; a second extension between St. Mary's Road and the River Welland includes mid-and late 19th Century houses. The river itself now has a pleasant open walkway alongside, improved for the millennium.

The infilling of much of the space around the Church has left an area of narrow streets and lanes, notably Church Street. The 19th Century facades of some of the buildings conceal much earlier structures. The narrowing of the High Street north of Little Street occurred in Regency times as a result of earlier buildings as Nos. 62 and 63 being pushed out forward into the broad street. The last infill was in 1788 with the building, by the 4th Earl of Harborough, of the elegant Old Town Hall. This, on a narrow island site, was never a municipal building but served as Assembly Rooms above and as a covered market and shambles below. It is a prominent building in direct view from the Leicester approach to the town and forms the southern visual stop of the upper High Street.

The small area of the chapelry gave rise to a dense development of buildings and this legacy affects the present character of the Conservation Area. The tapering open space and main street was partially infilled. Behind the street frontage buildings the long narrow burgage plots were built on to form characteristic yards - a few of which remain - with unobtrusive access through buildings, covered passageways or carriageways. The yards ran back from the frontage buildings for up to 180 metres, their buildings, on one or both sides were used for dwellings and as workshops. Although many of these yard buildings have disappeared or become derelict, others have been refurbished for commercial or retail use, for restaurants and dwellings. Three Crowns Yard behind no. 52 has been refurbished for retail use. Further use of the Harborough yards would enhance the character of the town centre.

The space of the original medieval market space and street can be considered in three parts:

- i) the Square in the south;

The southern area, now known as The Square, was formerly The Sheep Market. A market for livestock and general goods was held here until 1903. Many of the older buildings around it have been replaced or altered, but the importance of the area is the quality of its space bounded by close-standing buildings, some of special interest, but the whole enhancing the space. There is scope for improving the massing and design and features of some of the surrounding buildings which could give to the area a cohesion which was lost though demolition during the third quarter of the 20th Century. Both the Coventry Road and St. Mary's Road exits are small in relation to The Square. The Peacock building by St. Mary's Road closes the view to the east and has a good open space in front, now extending into St. Mary's Place. This development of 1993 replaced derelict stables and a motley collection of outbuildings. It is now a pedestrian shopping street of intimate massing having at one end a footbridge over the River Welland with a corner building to the river having a conspicuous turret; the other end of St. Mary's Place, the rear

of the Peacock public house, now has a visual significance it never previously possessed. At the centre of the open space of the Square is the War Memorial. On the south side of the Square No. 17-19 closes the view with a substantial ironstone former dwellinghouse facing up the High Street.

- ii) a middle section including the space around the Church (Church Square) and infill street (Church Street);

The middle section of the original market space now comprises the lower High Street, Church Street, Church Square and Adam & Eve Street. This is the traditional retail hub of the town. It is an area of small-scale buildings of varying ages. Spatially it is an intimate area. The centre of this area is Church Square dominated by three buildings, the first two on island sites rising from the pavement. First is the great Church of St. Dionysius with its soaring spire of white limestone. The Church rises directly from the pavement without a churchyard, as it was until 1901 a chapel of the Parish Church at Great Bowden 2 miles away. Secondly, alongside the church is the former Grammar School of 1614; it is a small scale timber framed building with an open ground floor designed to "keepe the market people drye in tyme of fowle weather" and having above it the former school room. This building represents the close of the timber framed tradition of buildings in the area. The third building overlooking the Church and Square is the Council offices, Library and Museum. It is a 4-storeyed former corset factory of 1889 having a tall tower surmounted by steep roof and lantern turning the corner from the Church Square to Adam and Eve Street. This tower, through subservient to that of the Church is a notable feature of the town's skyline. The variety of small and specialist shops, the intimacy of the street and Church Square and the setting of these three major buildings are the characteristics of this middle section. Not only is there a great variety in the apparent age of these buildings, but their frontages have in many cases been added to earlier buildings, such that 16 Church Street has 17th and early 16th Century structures and 63 High Street has an early 18th century staircase, both defying the buildings' external appearances.

- iii) the upper High Street from the Old Town Hall northwards.

The upper part of the High Street has an open character with many elegant buildings fronting the broad street on both sides and closing the street vista at either end. Almost every building facing this upper High Street is listed, including four listed grade II\*:-The Congregational Church of 1844 which replaced an earlier church, and nos. 29, 41 and 42. Most of the buildings are Georgian or Regency in age or facade. The broad street was used as a cattle market until 1903 and had a narrow carriageway along its centre. Cast iron bollards, linked by chains separated the central market and vehicular area from the pavements in front of the fine buildings. This section of the High Street is visually closed to the north by the mid 18<sup>th</sup> century 41 High Street facing down the High Street, and to the south by the narrow end of the Old Town Hall, 1788 with its venetian window facing up towards Leicester and having the spire of St. Dionysius Church rising behind it. Many of the buildings in the upper High Street were substantial town houses and still retain the residential character. No. 29, has a mid 18th Century front range on an earlier 17th Century rear, Nos: 40, 41 and 43 are 18th Century in red brick whereas No. 42 is Regency with first floor balconies and stuccoed; and No. 51 has had elegant stone full height bow windows added in the later 19th Century. Nos: 53-56 is a late regency row of shops built across two yards. Refurbishment works to the streetscape in 1994/95 have aimed at reducing the impact of motor vehicles within the town centre, removing road traffic sign clutter, creating more space for people to walk on and giving new paving surfaces to the streets, squares and pavements. In addition the careful location of street trees aims to soften the angularity of the built environment and to relieve the vastness of open spaces.

CONSERVATION AREA CHARACTER STATEMENT- **MEDBOURNE**

Medbourne is a comparatively large village loosely clustered around the large Church of St. Giles set in a near circular churchyard in the centre of the village. Six roads converge on the village which was a small settlement in Roman times. The line of the Roman road is not now discernible. Included in the Conservation Area is the site of a Roman villa whose remains have been variously excavated over the last 150 years.

The Medbourne Brook flows prominently through the village centre. The juxtaposition of the brook with roads and open space is a characteristic of the village, notably where it flows alongside the western edge of the churchyard and is crossed by a high 5 arched medieval packhouse bridge; where it crosses the Hallaton Road by a ford; where it flows by tree lined paths from the ford to the Nevill Arms Public House; where it flows through an important open area between the Main Street and the Nevill Arms and is crossed by a footbridge and enhanced by a post dovecote; and where it runs alongside the Drayton Road. The spaces and trees within the village centre are significant and numerous. Dominating is the central circular Churchyard with its many mature Oak, Sycamore and Lime trees. Trees in the grounds of the adjacent Old Rectory and Old Hall are subject to Tree Preservation Orders as are other groups in the village and alongside the Medbourne Brook. The Horse Chestnut in the small triangle of green at the junction of Main Street with Drayton Road and another in front of Brook Terrace are important.

The many open spaces of Medbourne contribute to its character; there are spaces within and alongside the road system as well as open spaces between development. Amongst the former are the spaces between the Drayton Road and Brook Terrace (a row of cottages) in the south; the land either side of the Medbourne Brook between the Nevill Arms and Main Street; the brook with its grass banks and footpath between the Nevill Arms and the packhorse bridge; the land by the ford and packhorse bridge in the Hallaton Road; and the space between Main Street, Spring Bank and the churchyard. Other significant spaces include that between Manor Road and the Horse and Trumpet Public House (part of which forms the bowling green); the gardens and paddocks to the Old Hall, Manor House and the Old Rectory; and the land (former play area) to the south of the former Village School. The majority of the traditional buildings are in ironstone, many still retaining Collyweston slates, others now have Welsh slates or tiles. Many of the buildings are substantial, and date from the 17/18th Century, these include four Grade II\* Listed Buildings and Manor Farmhouse. Between these and the other stone buildings are a number of 19th century red brick buildings. These include the former chapel in Main Street, the former village school and school house both by H Goddard of 1858 and some picturesque estate cottages in Manor Road in wealden style with decorative woodwork and hung tiles, and the former Fernie Hunt stables in the Ashley Road. There are many stone walls within the village impacting a special character, notable are those in Rectory Lane and Main Road and by the riverside walk. Within these walls and others are water conduits. Views across to the village from the Slawston/Market Harborough Road and to the village across the valley from the Hallaton Road are important as are those looking down from the road to Nevill Holt.

CONSERVATION AREA CHARACTER STATEMENT- **NEVILL HOLT**

The Conservation Area of Nevill Holt is small and embraces the Hall, its gardens and associated buildings. These are set in an elevated position in the midst of parkland. There is no village. Three avenues of limes and oak along the roads converge on the Hall but are outside the Conservation Area. The grounds and gardens of the Hall have various trees providing a setting for the Hall. Nevill Holt Hall faces Rockingham Castle across the Welland Valley and both are elevated and comparable in size. Nevill Holt Hall is a rambling large country house incorporating a 13<sup>th</sup> Century hall, 15<sup>th</sup> to 17<sup>th</sup> Century additions, with much of the whole having been castellated and rendered in the later 19<sup>th</sup> Century. The parish church is physically attached to the Hall, its needle spire being a landmark for miles around.

The Hall and most of the adjacent buildings belong or belonged to the estate including the courtyard stable block with clock tower, several stone houses and cottages, a farmyard and extensive walls. The existing walls to the garden north of the Hall are particularly significant. The unity of the Conservation Area is the domestic land and buildings of a great estate. Almost all the buildings are of ironstone with thatch or Collyweston roofs.

These domestic lands and buildings are shown in an estate map of 1661 and have great resemblance to the present layout. The Conservation Area covers the immediate grounds and gardens to the Hall shown on this map, with the addition of the gardens, orchard and farm yard of the few houses to the east of village road. Although the surrounding countryside of the Estate (including the playing fields) and the avenues are excluded from the Conservation Area, views to the Conservation Area, particularly from the south are very important.

**CONSERVATION AREA CHARACTER STATEMENT- NORTH KILWORTH**

The village of North Kilworth lies almost wholly to the south of the A4304 road, (Station Road, Lutterworth to Market Harborough). It is a network of small roads covering an oblong area of approximately 0.5 x 0.4km within the angle of Station Road and South Kilworth Road. The Conservation Area embraces almost the whole of the settlement including the paddocks between the South Kilworth Road and the village which give a setting for the village. It includes a narrow area north of the A4304 opposite the main village; this has some older buildings and completes the setting of the main road. It incorporates Landau House a fine red brick house at the western entrance with bay windows and ogee shaped mesh surround to the front door. The Conservation Area also includes the site of the former moated hall on the south-east edge of the village which now lies within the open space of the Millennium Green, together with the adjacent wetland area and springs in Cranmer Lane known as The Bogs. Cranmer Lane, the road to Husbands Bosworth before the Turnpike road was formed in 1755, has a thatched vernacular cottage in mud and brick at the former village entrance opposite the Bogs. Excluded are the modern houses off South Kilworth Road in the south, Elmcroft Road in the east (a mid 20th century development) and a group of houses on the north side of the A 4304 detached from any other development of the village

The form of the village is a series of narrow lanes and roads, many linked by right angles to form blocks. Two roads lead to each of Station Road and South Kilworth Road. The series of corners and short sections of road give much character to the village. There is a sense of intimacy, no major vistas, and no dominating buildings. The street scenes change with differing houses on all roads. These include timberframed and thatched cottages, formal 18th century brick houses and farmhouses, and many nineteenth century houses and cottages. The many walls, the wide verges and enclosed spaces and gardens and the interspersed paddocks give form to the village. The washpit and the well on the verges by the junction of Washpit Lane with Back Lane are significant features

Within the network of lanes, most of which have houses and gardens alongside, are open areas and enclosed spaces. The open areas include the square of The Green, crossed by granite kerbed roads containing the War Memorial, and overlooked by 18<sup>th</sup> and 19<sup>th</sup> century houses; the bowling green in Back Street with the detached garden of Ivy House alongside and a garden with mature trees opposite. The churchyard and the church of St. Andrew at the south-east edge of the village forms a notable open area as does the triangle of grass on the main Station Road where Back Lane (formerly the main road to Rugby) drops steeply down. The pair of mid 19th century estate cottages overlooking this triangle forms an attractive break on the main road. The entrances to Back Lane here, and to the very narrow High Street by The Swan Public House are inconspicuous. Throughout the village modern housing has intermingled in the spaces between older housing, adding variety and interest to the existing. Red brick buildings with slate roofs predominate from the tiny former forge in Back Street to the elaborate 19th century brickwork and patterned clay tiles of Nether Hall near the Church. But there is still some thatch in Hawthorne Road and Back Lane. The interspersing of large gardens is a feature, often with red brick walls. The garden gates with stone capped piers at the corner of Back Lane and Hawthorne Lane, opposite the early 18th century North Kilworth Hall, are notable - as are the cast iron railings to the garden opposite Ivy House in Back Lane and the various red brick walls of the village centre

There is no central point to the village (apart from The Green); the major functional buildings of church and new school are peripheral, whereas the village hall and former Union Chapel and shop are in the straight sections of their roads. The two public houses are on the higher Station Road by the almost inconspicuous roads into the village. It is the unexpected and difference in each of the road sections of the village together with the open spaces of garden or paddock within the village road network and the lack of a cohesive physical or functional form that forms so much of the character of North Kilworth.

## CONSERVATION AREA CHARACTER STATEMENT- **OWSTON**

Owston is a small village in open countryside with neither a central focal point nor a clear core. It consists of one principal winding road terminating in the east at a road T-junction with farmhouse facing up the street closing the view, and in the north with two farmsteads at the junction of the Newbold and Washdyke Roads. The Conservation Area embraces the land and buildings on either side of this road, expanding to incorporate the loop side road of Middle Road and in the north to include the land north of the Washdyke Road and west of the church which contain the earthwork remains of the former Augustinian Abbey, now a Scheduled Ancient Monument.

The small truncated and spired church at the north west sits well away from the road amidst the trees of its churchyard. Built in ironstone it is set away from the houses and lies at the edge of the settlement adjacent to the Scheduled Ancient Monument. The chief characteristic of the Conservation Area is the diverse settlement along the street varying from cottages and farmsteads to substantial farmhouses. Of these, Manor Farm is most significant. It is a fine 18th century building of white limestone ashlar. Other buildings are in stone or brick with slate or Swithland slate roofs. Interspersed with older buildings are recently built houses and cottages in stone and brick. These harmonise with the existing in scale and materials and add to the mixture of building types and materials. The straggling nature of the village is emphasised by stretches of the Main Street bounded by stone walls having fields behind. In one of these, opposite Middle Road, the wall has been cusped to incorporate a squat cast-iron water pump of 1907.

CONSERVATION AREA CHARACTER STATEMENT- **PEATLING PARVA**

Peatling Parva is a small single-street linear settlement along a minor road just off from the larger Bruntingthorpe Road. The street gently rises from the stream close to the Bruntingthorpe Road to the church and entrance gates to the Hall some 0.4km away. The Conservation Area extends from the stream with a large beech tree at the lower end to include the Hall and its grounds at the upper end. The lower end of the village is an attractive cluster around a small triangular granite kerbed green at the junction of three roads. There is an oak tree in the centre of this green. This area has an open aspect with wide verges, has a cluster of thatched and timberframed buildings, one a single cell timberframed dwelling (now much added to) suggesting squatters dwellings on the edge of the former settlement. A 1995 replacement village hall overlooks the green.

The upper end of the village has Peatling Hall and its extensive grounds, with the Church and Rectory in close proximity. The gateway and drive to the Hall continue directly from the Main Street and terminate the vista; the road deviates around the grounds, bounded by a long brick estate wall. The trees in the grounds, beech and oak, are mature and partially conceal the Hall. The small granite and sandstone church is set back opposite the gateway to the Hall within a raised churchyard having several large lime trees.

Between the upper ends of the Conservation Area with Church and Hall, and the lower end with its cluster of thatched and timberframed houses is the single main street of fairly low density houses with gardens including much 20th century infill development. The development is generally of single and 1½ storeyed dwellings of varied materials, many set back from the road and its wide verges to the west side. A few granite boundary walls remain. The street is punctuated in the middle of its length by the 19th century Cedar Farmhouse with its gable end to the road, and almost opposite the buildings of The Shires public house. Peatling Parva is a quiet linear village whose principal interest lies in the two extreme ends linked by a road of houses and gardens.



CONSERVATION AREA CHARACTER STATEMENT- **ROLLESTON**

The hamlet of Rolleston lies to the east of the B6047 Market Harborough to Melton Road, just south of Billesdon. The village itself is secluded and has no cohesive centre, consisting of a scattering of buildings around the wooded central area of the enclosed grounds to Rolleston Hall. Most of the buildings are or were part of the estate.

The Conservation Area is extensive because it includes Rolleston Hall, erected in 1955 to replace an earlier larger building, Rolleston hamlet and the approaches to it. These are unfenced roads and tracks across parkland pastures. The Conservation Area has a strong estate character as the whole area lies within, or once formed part of, the Rolleston Estate. It includes the long horse chestnut avenue from the lodge cottage and gateway on the Melton Road. The little cluster of buildings known as New Inn by the gateway are included for these incorporate some estate cottages of 1895.

Within the hamlet's core the estate buildings are scattered. Buildings of particular merit are the small stone Church hidden in trees at the edge of the grounds to the Hall, Gardeners Cottage which has a distinctive ornate character, and the lodge cottage and stone gate piers on the Melton Road.

The area includes a man made lake secluded within the parkland, as this is a feature of the parkland. Its dam is linked to the Hall across another area of unfenced parkland with horsechestnut avenue.

CONSERVATION AREA CHARACTER STATEMENT- **SADDINGTON**

Saddington village lies in open countryside close to the Grand Union Canal. It sits on a ridgetop overlooking a steep valley in which is a reservoir constructed in the early 19th century to feed the Canal. Otherwise the Canal has left no obvious impact on the village. The Conservation Area includes most of the older core of the village but excludes new development to the north and some modern large agricultural units. It incorporates some new development (including conversions of farm buildings); the former farmyard of Cedar Farm is included because it is intermingled with older buildings and forms a definite entrance to the village from Smeeton Westerby. The village consists of a sinuous Main Street widening in two places to a triangular dog leg area. These are where Weir Road and Bakehouse Lane join Main Street, with the Church and Hall at the south end.

The two dog legs form separate focal points and break up the continuity of the street. The first of these by Bakehouse Lane has a good red brick 19th century building in the corner facing directly down the Main Street and forming a vista stop looking up. Opposite is Yew Tree House, the former Saddington Baptist Chapel (1848) and attached house. The little chapel on the corner looking up Main Street has elliptical rubbed brick window arches and the windows are cast iron with interlacing tracery. Bakehouse Lane has mud walls with slate coping.

The second dog leg is by Weir Road and has a small green on the corner. The side of some 19th century red brick cottages looks down the street. The street here is wider, with granite kerbs, the white colour washed Queens Head Public House and a variety of red brick cottages with slate roofs, many with renewed windows. The visual end to this section is the churchyard wall (stone, river pebbles and granite) with its gate facing up the street. The church with its sandstone and limestone tower, and the churchyard yews close the view. Just to the east is the churchyard a track leads down under trees to an agricultural yard. In the corner between Main Street and this track, behind a garden is the Old Rectory - a fairly plain mid 19th building but with an exceptionally elaborate gothick porch of 1864.

The Conservation Area ends at the south of the village, here is the church and churchyard whose stone wall juts out into the line of Main Street and whose yew trees are prominent. Opposite is Saddington Hall behind high red brick walls. A regency front range was added to an earlier building and faces away from the village towards open countryside and the Saddington reservoir. It forms the entry from the south.

An interesting feature of Saddington is the row of 19th century red brick cottages set back from Main Street which are in line with the substantial red brick Dene House set back behind its garden, and together they run set back between the two main street dog legs. Dene House looks towards Main Street to the former Baptist Chapel whereas Reservoir Cottages look away from the village and over the valley and reservoir. Good views of valley and reservoir can be seen from the car park, behind the Queens Head Public House and glimpsed through its entrance from Main Street.

Saddington is a village of a curving Main Street with many corners. It stops abruptly by the church and Hall. Red brick buildings of varying ages and qualities and red brick boundary walls predominate. The roofing materials were originally Swithland slate and Welsh slate of both of which some remains; but these have in many cases been replaced by concrete tiles.

**CONSERVATION AREA CHARACTER STATEMENT- SCRAPTOFT**

Scraptoft is an ancient village centred on Hamilton Lane and Main Street, and on Scraptoft Hall and All Saints Church off Church Lane. The historic core areas are still clear, despite modern housing developments between Main Street and Stocks Road and to the north of Beeby Road. The Conservation Area incorporates the original village core of Main Street, Hamilton Lane to the complex of Nether Hall and its outbuildings, and Scraptoft Rise. Within the core village area a number of buildings exhibit an attractive vernacular quality and include examples of Swithland slate roofing.

The Conservation Area also includes the large square of open space of the Edith Cole Memorial Ground which with its surrounding hedges recalls the agricultural history of the settlement.

Physically apart from, but historically linked to the old village core streets is the area east of Church Hill which comprises the Church with churchyard, Scraptoft Hall (Listed Grade II\*) with some of its grounds. Much of the original setting of Scraptoft Hall remains and is included in the Conservation Area. Of particular importance are the screen gates to the west, the pond to the north and the garden spaces to the south and west. In front of this screen and to the north of the churchyard is an area of green which is important open space providing a setting for the church for the screen and for the Hall.

The Hall and its grounds are now part of De Montfort University. The Conservation Area includes the Hall and the early outbuildings to its immediate north and small pond to its immediate east. It includes the large pond and area of open space to the north between the Hall and Beeby Road. It also includes the garden area of the Hall to its west and south. The west front of the Hall is the principal facade and between it and the wide wrought iron screen gates is a long walled garden; the gates and walled garden give a formal setting to the Hall, and to the south is an extensive lawned area which merges into woodland which is part of the carefully planned 18th century landscaping of the Hall grounds. These two garden areas are important to the setting of the Hall.

The area to the east of the Hall itself is excluded as this is now occupied by the buildings of De Montfort University such that much of its historic relationship with the Hall and its landscaped grounds has now been obscured.

The character of the Scraptoft Conservation Area consists of the relationship between the former agricultural village around Main Street linked by areas of open space to the Hall and Church to the east. The relationship of the village with the visually dominating Hall, screen gates and Church is very significant.

CONSERVATION AREA CHARACTER STATEMENT- **SHEARSBY**

Shearsby lies in a hollow close to the A5199 Leicester to Northampton Road. The Conservation Area embraces the whole of the compact village and includes Back Lane and the land either side up to the junction with the A50 where there are some older buildings. It also includes peripheral open areas of pastures which are important to the overall character and settlement.

Back Lane drops steeply from the A5199, it is very narrow and at its lower end is flanked by red brick buildings on a cobble or granite plinth. Grange Farm House, a long and low red brick building sits well back at an angle directly in front of the church and looks outwards up Back Lane.

The centre of Shearsby is a large (100m long) enclosed open space of the Green with an encircling road. The road at its lower and narrow end is The Square with substantial houses overlooking it and small old red brick cottages at the edge of the Green flanking it. In one corner is a small grassed area with a K6 telephone kiosk and water pump. The Square would benefit from some floorscape redesigning to increase the area for use by pedestrians. The green is enclosed, in part by the buildings adjacent to The Square, in part to the south by a red brick wall, and partly by a hedge. It is the centre of the village structure. Around the Green are cottages and more substantial houses, in red brick or slate or rendered. At its upper (western) end a red brick wall on the outer side links dwellings and forms the boundary to the pasture land behind. The wall helps to emphasise the sense of enclosure round the Green.

From the Green and its encircling road lead out various roads: the narrow Back Lane rises up to the A5199; Mill Lane with early cottages on either side rises to the Peatling Road; the short Fenny Lane is a cul-de-sac rising towards open countryside from the Chandlers Arms Public House. It is closely developed with a mixture of buildings in age and style including a 17th century timber framed thatched houses.

A fourth road, the narrow Church Lane is a larger no-through road straggling downwards to the north and forming its own distinct area. Close to The Square and facing in from a bank is the symmetrical Church Farm House. Behind it is the churchyard gate with its cast iron overthrow looking downhill towards The Square. A yew tree here partially overhanging the lane closes the view downwards from The Square. Opposite, facing Church Lane is the substantial 16th century timber framed and thatched Yeomans Cottage. Beyond, the churchyard rises steeply to the south with retaining granite wall and the church's squat sandstone tower of 1789 with elaborate weather vane. It is the church tower and weather vane that make a visual stop looking up Church Lane towards the village. Immediately opposite is the former 19th century village school now the village hall (enlarged 1997).

The rest of Church Lane is a mixture of old and new, of working farms, farmhouses and yards, cottages, individual new houses and a recent close of new houses whose materials and massing orientation are in sympathy with the irregular form of building in the lane. The use of Swithland slate for houses, cottages and farm buildings is a notable feature of Shearsby.

CONSERVATION AREA CHARACTER STATEMENT- **SKEFFINGTON**

The Conservation Area of Skeffington extends south from the A47 (Leicester to Peterborough Road) embracing the whole settlement and integral parkland attached to Skeffington Hall. It is a settlement hidden by trees and lying close to, but off the main trunk road.

The settlement itself is dispersed along a winding loop road from the A47 and two lanes leading off it. It now includes a close of semi-detached dwellings behind the much earlier Fox and Hounds Public House on the A47, as well as a row of more substantial houses opposite between the main street and the parkland.

Central to the area is Skeffington Hall, Listed Grade II\*, a large house incorporating much 15th century work. The church of St. Thomas à Becket mainly built in 1860, and the extensive stables and outbuildings close by form a group set in the parklands of the Hall. Trees are important to the village and the church is closely surrounded by them. There is a tree preservation order on the parklands which contains fine oaks, limes and specimens.

The parkland boundaries are varied and include stone walls, a ha-ha stone wall, crocketed pinnacles at either end of a stone wall, and a stretch of a wall with a pair of stone gate piers topped by spread eagles onto the A47. The wall to the detached graveyard south of the loop road has interesting limestone copings and piers

The village is dispersed around the edge of the park with clusters at the east end and by the junction with the road to Rolleston. The buildings are varied in iron stone or brick, with slate and some thatch, of varied dates from 18th century brick to 19th pretty brick estate cottages and others of stone.

There has been limited recent development at the eastern end of the park and in a former farmyard at the junction of the road to Rolleston. Both are within areas of trees and contribute to the feeling of dispersed settlement around the loop road around the park.

CONSERVATION AREA CHARACTER STATEMENT- **SLAWSTON**

Slawston is a small linear village in the Welland Valley. At the far eastern end the vista is closed by the Church of All Saints whose narrow spire and blue clock face look down the street. The Conservation Area includes almost all the built-up area of the village street and includes the large triangle of land between the Blaston Road and the Medbourne Road. This includes important views of the Church, and some new development at the apex which helps to link the Church with the rest of the village.

Slawston village partakes of both red brick and ironstone vernacular traditions, in some cases combined in one building where red brick has been used for upward extension of earlier ironstone. The buildings are of varied dates, styles and quality and mostly individual. They include 18th century red brick houses, a 19th century row of cottages, ironstone cottages and several former farmhouses with remnant yards. The brick agricultural range along the roadside at the far west of the village street has a very fine Swithland slate roof and effectively closes the street. Characteristic features of the village are: its boundary walls of mud, brick and stone, some flanking the roads; its trees - many within gardens but with a noticeable horse chestnut at the bi-furcation Main Street and the Blaston and Medbourne Road; the wide green verges between roads and houses or garden walls.

CONSERVATION AREA CHARACTER STATEMENT- **SHAWELL**

The village of Shawell lies along a long rectangle of roads at the bottom of a shallow valley. The centre of the rectangle is an important open space of pasture with a stream running through it. There are very few buildings within the rectangle, the notable exception being in the centre where the 18th century Shawell Manor and farmstead sit alongside the stream adjacent to where the stream flows out of this rectangle.

The Conservation Area includes the central rectangle north of but incorporating the Manor House; it extends southwards to incorporate all the buildings outside the rectangle including the important group of Shawell Manor and farmstead, the Church, and the well preserved motte of a former mediaeval castle.

The character of the Conservation Area is the straggling grouping of buildings around this rectangular open space, mainly along the western side. The buildings are of a variety of ages from the 17th century onwards, and include brick timber framing with mud and brick infill; both thatch and clay tile are used and remain. The buildings include houses, cottages and former farmsteads such as Rose Cottage. Notable are the walls in the area, of red brick with blue copings. This is most evident by the Manor House where the stream runs close to the road in a narrow green and is backed by such walls.

The church is hidden among trees at the southern end of the village in a historic grouping of church, manor and castle; the present settlement has developed away from this core towards Lutterworth.

CONSERVATION AREA CHARACTER STATEMENT- **SMEETON WESTERBY**

Smeeton Westerby Conservation Area covers the whole of the dual settlement of Smeeton and Westerby but excludes recent developments at Beaker Close, and at the entrance to Westerby Lane. Smeeton is to the north and Westerby to the south west, but there is now no strong physical division.

Smeeton lies either side of its sinuous 400m-long Main Street and its side roads leading off. At the northern entrance is Smeeton House, a large 19th century rendered house facing the road. The village houses lining the main road are mainly of red brick and slate, although many are colourwashed. There are two significant vista stops going south along Main Street. The first is in the middle where the street moves sharply around Debdale Farm at the staggered cross roads junction with Blacksmiths and Debdale Lanes. The 17th century iron-stone gable end of the Debdale Farmhouse faces directly up the street. This house of several rebuilds is partly timberframed with brick infill panels and forms one side of a farmyard court. The second vista is at the southern end of Main Street. Here the road falls slightly and widens to form an intimate enclosed space having a small central green with a specimen Robina (locust) tree. Directly in front facing up the Main Street is Westerby House, a compact 18th century red brick house with Swithland slate roof and neat garden wall with cast iron central gates. To the east is the similar sized mid 19th century Wrenbury House, also with a central doorway, low garden wall and cast iron central gates. Its former farmyard is alongside. Opposite to the west is a group of colourwashed cottages.

The road drops and curves to the west of Westerby House between tall brick walls to link with the less compact Westerby. This link section is marked by these red brick walls, the many trees in the garden within the road curve and the little mid 19th century Christ Church.

The settlement of the Westerby end of the Conservation Area is less compact than Smeeton and has no focal point. There are two distinct areas. The first is a large triangular open area (now allotments) within 3 roads which is the pit of former mineral workings. The Church and red brick churchyard wall faces one side. The space is overlooked on the west by houses on the west side only of Pit Hill. These include a tall 3-storey red brick terrace whose tallness is emphasised by the comparative depth of the pit. Other terraces are lower and at right angles. Pit Hill drops to the south by Highfields Farm House with its red brick garden walls along the road.

The second distinct area of Westerby is Westerby Lane. The main part runs parallel to the Mowsley Road, some 100 metres from it, and ends abruptly overlooking open country. Houses and cottages in red brick and render of the 18th and 19th centuries line this road with former farms and farmyards to the south. The 100 metres of the lane from the corner of its principal part to the Mowsley Road is now developed by mid/late 20th buildings. The special nature of Westerby Lane is its segregation from through traffic and the road network and its collection of varied older buildings.



CONSERVATION AREA CHARACTER STATEMENT- **STOUGHTON**

Stoughton lies 6km. to the east of Leicester city centre and is now the first village outside the eastern edge of the built up area of the city lying in open countryside.

The village is of interest as an estate village first of the Powys Keck family and since 1919 of the Co-operative Wholesale Society who farm extensively in the area. Both these owners are responsible for erecting most of the cottages and houses in the village. Stoughton Grange house was demolished in 1925, but the parkland attached to it remains with many fine trees, avenues and coverts in surrounding farmland.

The village clusters along the three roads which meet at the church. Its built up area extends eastwards of this. The character of the village lies in it being an estate village with estate buildings and cottages having a variety of ages and designs. They date from the 17th century to the mid 20th century; they include several with 19th century gothic features. Most are whitewashed and have elaborate cast iron brackets to their gutters. There are many fine roofs in Swithland slate; some other roofs are of black glazed pantiles including the little former forge now the village hall of red brick on a granite plinth.

There are several former farmsteads within the village in Gaulby Lane including Charity Farm whose farmhouse, on a granite plinth with cross wing is now all rendered. Another farmstead is used by the Co-operative Wholesale Society as its offices.

On the south side of Gaulby Lane is frontage development of early 1960s detached houses; these are excluded from the conservation area as they do not contribute to the special character of the village. The houses and cottages curving round and backing on to the enclosed play area to the north are included as they display the variety of estate housing in the village. Some have good Swithland slate roofs. They include two pairs of cottages of 1993 which replaced the pair of 1946 timber system-built Swedish cottages, built to alleviate the immediate post-war housing shortage.

A characteristic of Stoughton is the number of mature trees in the village, notably the lime trees in Gaulby Lane and the churchyard, and the plane tree in Church Lane. There are also several important groups of trees in the meadow west of the church, and to the rear of Sandbank Cottage, which are remnants of the former park. There is also a group to the north of Gaulby Lane at the eastern entrance to the village. The granite boundary walls to the churchyard and other buildings are notable.

Most of the surrounding farmland to the village is remnant parkland with individual specimens and groups of trees. The meadow immediately west of the church is included as essential to the setting of the church with its fine spire which stands on higher ground overlooking it; the meadow also incorporates the medieval earthworks of a moated grange which is a Scheduled Ancient Monument.

CONSERVATION AREA CHARACTER STATEMENT- **SWINFORD**

Swinford is a compact village whose form consists of a core of older buildings and the church within an irregular quadrilateral of roads. Roads lined with development lead into each corner of the quadrilateral and there is one loop lane linking two of these roads (from Stanford and Kilworth). This core quadrilateral and the four roads makes up the Conservation Area. Later development further out from the core and the modern housing of Chapel Fields is excluded. With the core of the village being the quadrilateral there is no central focal point. Rather the village has open nodal areas where the four roads reach the core, there being a fifth node at the junction where the roads from Lutterworth and Walcote converge. Some of the kerbs are of granite.

The Conservation Area is a mixture of former farmhouses and farmyards, cottages and more substantial houses. The building material is principally red brick with clay tiles, though there is some slate. Websters and the former Cave Arms are thatched. There are vestiges of the timber framing tradition, notably in Websters dated 1718, the former Cave Arms Public House, early parts of The Retreat, Home Farm in Rugby Road and elsewhere in farm buildings as at the Berries. There are several boundary walls of mud with corrugated iron coping. The churchyard retaining wall to the road, and parts of the church of All Saints are in river pebbles. The church itself is within the central quadrilateral, partially hidden by buildings. It is reached by three alley footways alongside and between buildings from north, west and south. The view towards the church along these footpaths, especially that from North Street, is important. The churchyard, raised above the road and bounded by red brick and pebble retaining walls, forms a significant open area to the west of High Street.

The grouping around the junction of North Street, High Street and the road to Kibworth is important, it includes Home Farm House, the two 17th century steeply gabled buildings of the Old Manor and Kibworth Road Farmhouse, a K6 red cast iron telephone kiosk and several cottages.

The southern side of the core quadrilateral between the roads to Stanford and Rugby is significant. The south side of the road has a wide grass verge with a Walnut tree; a long stretch of mud wall is behind. This space was formed by setting back the long mud boundary wall which curves between the Stanford and Rugby Road. Behind this mud wall and along the Rugby and Stanford Road the settlement is more open with orchards, paddocks with farmsteads. The open undeveloped space between the two roads is significant and makes a major contribution to the setting the more densely developed village core to the north.

To the north on one corner is The Limes, an imposing 3-storey red brick 18th century house; on the other corner is the open space of the churchyard whose surface is level with the top of its retaining wall of river cobbles. The Church itself, of sandstone or river cobbles, is in an elevated position behind; its octagonal Swithland slate clockface dated 1819 is prominent.

The approach along the Stanford Road is notable, not just for the lime trees but for the estate cottages of 1881 and the three red brick farmsteads of The Berries, Swinford House and Park Farm. The yard buildings to the rear of The Berries are complete and the yard is cobbled. On the Rugby Road at the edge of the village is Home Farm with 17th century red brick steeply roofed barn, and partly timber framed farmhouse on the Rugby Road.

## CONSERVATION AREA CHARACTER STATEMENT- **THEDDINGWORTH**

Theddingworth is a linear hill top village along the main Lutterworth - Market Harborough Road. The hill sits between the nascent River Welland to the south and a broad clay vale to the north which is followed by the Grand Union Canal and a former railway.

The needle spire of the Church of All Saints is an important landmark rising out of the trees of the settlement above the surrounding landscape. The Conservation Area includes all the older parts of the village, from the Crown Public House in the east to the 1860s estate cottages in the west, together with garden and paddock land on either side of the Main Street. On the north side this includes part of the extensive area of the Scheduled Ancient Monument of Theddingworth shrunken village. On the south side it includes a strip of copse separating garden areas from open countryside. Later 20th century development along the main road to the east of the village has been excluded.

The chief character of the village is its sinuous long main street with spaces and buildings along either side, the buildings sometimes individual, sometimes joined in short terraces, some fronting the street directly others set back varying distances. In general the buildings are of red brick and slate and include cottages as well as more substantial 3 storeyed houses and farm houses, some of the latter with cobbled yards. The principal building material is red brick, for the houses and cottages, for the frontage walls and walls leading back as well as for public buildings. Some of these, especially the 18th century buildings have vitrified headers; later buildings and walls incorporate stone dressings, notably the Village Hall of 1889 and the frontage wall of the former village school, the school itself has decorative dark brick patterns. The predominant roofing material is Welsh slate, though The Crown Public House has Swithland slate and there is some thatch on a timber framed building and clay tiles on some estate cottages.

Trees contribute significantly to the character of the Conservation Area. Halfway along the street are two large and mature beech trees in the garden of Beech Farmhouse; in the churchyard are some mature sycamores. At the entrance to the village from the west at a corner backed by red brick walls is an oak tree. There are many trees in gardens and a cedar in the grounds of the Congregational Church.

The curves in the street result in a changing streetscape and in various features being prominent. Foremost is the church and churchyard around which the road curves. Granite setts are at the base of the churchyard wall and by the churchyard lychgate entrance which faces directly down the Main Street. These latter are partially covered by asphalt. Granite is also in the street kerbs. The double bend at the west end of the street brings different buildings into prominence. These included the estate Cottages at the west edge of the village, the small village hall on the corner of Back Lane, and the 19th century black and white decorated lodge style building. Further east along the Main Street are the stone capped shoulders of the external chimney stack of the regency Compton House and the red brick wall fronting the open space opposite the church.

A feature of Theddingworth village are the varied 19th century estate cottages. Some as Bank Cottages at the west end are prominent, others as those of 1851 in Station Road and Pebble Cottages in Hothorpe Road are more secluded. The latter are special, being 6 back-to-back cottages built in 1829 for the Hothorpe Estate. The pebble construction emulates Norfolk flint because the Hothorpe Estate was connected with the Coke family of Holkham. Another feature is the broken nature of development within the compact linear form of the settlement. Open spaces such as the churchyard and paddock opposite, gardens, and the ground of the little Congregational Church are interspersed along the street with farms and houses and cottages.

CONSERVATION AREA CHARACTER STATEMENT- **THURNBY**

The Conservation Area of Thurnby embraces the core of the old village which has now been surrounded by later developments and housing estates. Its character is that imparted by the discernible remnants of the core.

Essentially it is a linear settlement along the line of the former Uppingham/Leicester Road which follows a slight ridge. The Conservation Area basically includes just the buildings along the main road, but at the west it widens to incorporate the land behind the church containing the Edwardian Vicarage, the Manor House in mature grounds with fine trees, and Manor Field, an important open space of meadowland and playing fields to the west of the Manor House grounds. At its eastern end Thurnby merges with Bushby; the conservation area terminates at a small green with mature trees by the main street, overlooked by older properties, there is another area of open space and green in front of the thatched Rose and Crown Public House.

There is a variety of building materials mainly red brick with slate (some fish scale slates and some Swithland). Building types vary from the low simple cottage to medium sized houses and the school.

The church of St Luke stands high at the western end overlooking the road leading down the ridge towards Stoughton. By the road junction below the church are two open spaces to east and west that to the west contains a pump and former conduit with older cottages overlooking these. The church itself with massive central tower is framed by trees and is flanked to the east by the tall red brick school of 1865 with dark brick diapering, and is flanked to the west by the Dower House. This house with 17th century brick in the gable and Victorian and Regency additions closes the vista from both east and west and is prominent from the south.

Behind the Main Street, but outside the conservation area and between the older buildings along the main street are varied modern buildings. Many of the modern small estates are built in the grounds of substantial houses that have been demolished to make way for modern housing development. The Conservation Area defines the extent of the early settlement.

CONSERVATION AREA CHARACTER STATEMENT- **TILTON ON THE HILL**

Tilton is situated in upland countryside. From a distance only the needle spire of its church on top of its hill is seen, the rest of the village being hidden by trees. The church is at the highest point and the rest of the village falls down the hill to the south. The Conservation Area includes the area around the church and the old core of the Main Street falling southwards. It excludes the B6047 Leicester to Melton road which now bypasses the village with its associated ribbon development and later infill. It does however incorporate the large meadow of Manor Farm bounded by ash trees with its fish pond and willow trees as this was integral to Manor Farm and its associated buildings. Ironstone was quarried within the parish well into the 19th century, so ironstone is the major traditional building material found in the church and adjacent old school, in houses, cottages and walls throughout the village. Notable is the curve of stone buildings at the lower end of the main street opposite the minor lane to Skeffington.

The Main Street here turns towards Loddington and forms a sunken lane with many hawthorns and having stone cottages high above it on the south, as well as varied stone and brick ones on the northside. Manor Farm with its land and outbuildings, greatly influences the Main Street. Manor Farmhouse itself, an imposing stone building stands apart in the midst of its land looking south across parkland. Views towards it from the south and southwest are important. A pantile capped wall extends along the west side separating the road from some of its parkland. Opposite a red brick former rectory and Redhill Farmhouse are set back from the road and facing the parkland.

At the top of the village by the church the settlement is clustered around the near circular raised churchyard with its dominant central church at the highest point in the village. The cherry trees in the churchyard are a feature. The irregular churchyard wall is mainly curved and is of ironstone. The former school building at the top of the Main Street follows this curve and has a small green in front of both it and the churchyard. The Rose & Crown Inn and its outbuildings opposite the west side are also curved and form a group of vernacular buildings at the entrance to the village from the B6047. Across from the Rose & Crown is a cross roads with groups of buildings facing west and a further row of ironstone and red brick cottages on the Oakham Road facing south to the churchyard, having a village pump in a recess between two. The entrance to the village from the east on the Oakham Road is abruptly marked by a stone farmyard building to the north and an alleyway leading to the church with yew trees on the Vicarage side and lime trees to the churchyard.

CONSERVATION AREA CHARACTER STATEMENT- **TUGBY**

The Tugby Conservation Area comprises most of the village but excludes the 1970s development of Wellfield Close and the subsidiary development north of the main A47 Leicester/Peterborough Road. It also excludes Keythorpe Hall and associated lodge cottages and estate buildings as there are set apart from the village.

The core of the village forming its Conservation Area lies just to the south of the main road (A47) having the church of St. Thomas a Becket and its former vicarage at the northern-most end. The church is a hill top church and its squat Norman tower shows between the churchyard trees. The rest of the settlement and conservation area tumbles down from the church along Main Street and the Hallaton Road. Views to the village from the south show only the hill top church above the trees amongst which are the village houses. The longer Main Street drops steeply below the church and bends by a small green into a valley. It is a no through road with granite kerbs which ends in a farm yard. There are a number of former farmhouses and farmyards down this sinuous road including Model Farmhouse in stone set at an angle to the road with a range of single storey buildings behind with a pantile roof. Chapel Lane, between Main Street and the church to which it is linked by an alleyway is an area of closely spaced buildings, mainly red brick and slate but including the elevated Tugby House and the lower Lane Farmhouse, ironstone but raised in red brick.

The character of and interest in the open area near the junction of Main Street, Chapel Lane and Wellfield Close lies in the changes in levels and the pair of red brick cottages with Swithland slate roof and central diagonal composite chimney stack. Such a stack is also found on a pair of stone cottages at the lower end of Main Street. The Hallaton Road is higher and overlooks the lower Main Street and intervening Wellfield Close.

The buildings at Tugby are varied and mainly fairly humble vernacular, they are of stone, or brick, or mixed. with stone plinths, many are rendered. Slate roofs predominate though a little thatch survives as do pantiles on outbuildings.

**CONSERVATION AREA CHARACTER STATEMENT- TUR LANGTON**

The Conservation Area embraces almost the whole of the village which comprises loose linear development along its T shape of roads. These are formed from the main B6047 Melton Road with the long axis being the gently curving Main Street. A special feature of the Main Street is its wide grass verges, frequently backed by brick walls. These verges widen at the eastern end by the junction with the Melton Road where a group of white painted buildings, including the Bull's Head Public House, closes the view. At the far (western) end of the Main Street is Manor Farm, not readily visible, which comprises the early 17th Century stone Manor House, the remains of a 13th Century chapel, now a Scheduled Ancient Monument, and the agricultural buildings. The visible buildings closing the west end of Main Street are a group of 17th century red brick cottages incorporating an arch to the rear and some later 19th century red brick estate cottages.

The character of Tur Langton is the loosely spaced buildings along Main Street, and the tree filled spaces between. The older buildings are interspersed with 20th century infill houses. The buildings are a variety of ages and type, but are mainly of red brick with slate (including Swithland slate) roofs. There are a number of former farmhouses and farmyards on the main street the most notable of which are close to the junction with the B6047. These include 17th century Crox farmhouse to the north with its cobbled enclosed yard, and its farmyard on the corner adjacent to it. This has a mud wall having slate coping curving around the road corner. This mud wall with wide verge in front is a notable vista stop when approaching the village from the south. Next to it is Fargate Farm whose farmhouse is timberframed with an extension in mud; it was all formerly thatched. On the opposite side is the 19th century former Elms Farm. The most remarkable building in the Conservation Area is the Church of St Andrew of 1866 by J Goddard. Of red brick with steeply slate roof and offset tower and spire it is set back from the road. It is visible across the fields from the B6047 to the south as well as from the Main Street. The buildings along the Melton Road in general cling to the road and include 19th century vernacular cottages. The mid 20th century developments at the eastern skirts of the settlement are excluded from the Conservation Area.

**CONSERVATION AREA CHARACTER STATEMENT- ULLESTHORPE**

The Conservation Area of Ullesthorpe incorporates the older core of a village which has expanded by peripheral 20th century housing development. Its core comprises loosely clustered 19th century and early 20th century brick and slate houses and cottages, some are whitewashed and some have good brick detailing as the Lawn in Mill Road. Notable in Mill Road are the Granary Cottages - a terrace of four 3-storeyed cottages with cast iron windows and blue brick details and the brick tower of the Windmill (whose sails and fantail are lost). The street scene at the bends and road junctions of Main Street, College Street and the Frolesworth Road makes an attractive focal point to the settlement. Manor Road is especially significant in the Conservation Area; it terminates in Manor Farm with the Manor House between the farm buildings and the Scheduled Ancient Monument of a mediaeval settlement. The buildings in Manor Road are more spread out and include cottages, farmhouses and the congregational chapel with manse of 1825. Red brick and slate predominate with some granite in walls and in the Manor House itself - a building in a significant location



CONSERVATION AREA CHARACTER STATEMENT- **WALTON**

Walton lies in flatish clay countryside pastureland dotted by late 18th century regency farmsteads from the enclosure period. It has no church and no stone buildings. The dominant characteristic of the village is the collection of varied cottages along the roads, interspersed with farmhouses and farmsteads and with later infill. Farmhouses with their associated farmyards and outbuildings are alongside raised cottages of the 16th-19th centuries intermingling with later buildings. Early timber framing and thatch have generally been replaced by red brick or slate, though some still exist, but often disguised beneath brick cladding and render. Red brick and slate predominate with many examples of speckled vitrified headers.

The Conservation Area embraces almost the whole of the village including both old buildings and newer infill. The form of the village is three roads meeting at The Cross with a back lane (Park Lane) parallel with the High Street and meeting it in the north with a series of small greens which are registered common land. The centre of the village is the Cross - a short stretch of road between the bifurcation of Hall Lane with Chapel Lane and the junction of Park Lane with the High Street.

A small green in front of The Dog & Gun Public House having a K6 telephone box provides a focal point emphasised by the curve of the thatched and timber-framed Toad Hall. The curved roads of the village followed by the curved frontages of buildings is a characteristic of Walton, especially The Cross.

Walton is an agricultural village with a number of farmsteads or former farmsteads along the village roads and particularly at the extremities of the core area - such as Whitehouse Farm and Poplar Farm and along Back Lane. The timber-framed 16th century Hall in Hall Lane and the more substantial Walton Hall in Chapel Lane indicate the evolution of buildings in the village.

## CONSERVATION AREA CHARACTER STATEMENT- **WILLOUGHBY WATERLEYS**

Willoughby Waterleys is a strongly linear village in flat countryside some 12 km south of Leicester. The Main Street runs north to south as part of an almost straight line between Blaby and Gilmorton. Beyond the broken east-west road which crosses it near The Old Hall, this road degenerates into a track.

The Conservation Area embraces almost the whole of the present settlement from the Old Hall in the south. It includes recent housing developments of 1991 in the former farmyard of Yew Tree Farm, the mid 20th century close of Orchard Road and ribbon development of Church Farm Lane and the south end of Main Street. These are all within the basic linear structure and are part of the village. The Old Hall on the south side of the east west road is included as it is on the north-south line and is historically significant.

The long Main Street drops gently downhill from the Old Hall with, on either side, a variety of buildings and houses, some well spaced. There are a number of silver birches at the top end and many other trees in gardens most notable being those at The Old Rectory with yew trees as at the adjacent Yew Tree Farmhouse. There are a number of larger red brick 18th century and regency houses in the Main Street. Some are close to the road, others as The Limes, and the exceptionally fine Manor Farmhouse are set back on the west with front gardens giving a feel of spaciousness to the streetscene. In the central part of the street on a wide verge is a red K6 telephone kiosk. Further down is the pretty former village school of 1844 with cast iron lattice windows, and opposite the tall red brick gardens walls of The Old Rectory. The Old Rectory itself is an important building, but barely visible from the road because of the garden wall and trees. The small church lies behind the Old Rectory and is approached by a wide path between red brick walls having elaborate Victorian cast iron gates to the street. The church itself is not readily visible from Main Street. Only one working farm, Manor Farm, now remains in the village street. The others have had new housing development in their yards and former agricultural buildings converted to dwellings. In the village centre at Manor Farm the barn with gable end to the road makes a visual stop in the line of the street. Elsewhere the older village houses and buildings are interspersed with later 20th century houses.

Characteristic of the village are the tall red brick walls to older larger properties: to the side of The Old Hall, to Manor Farmhouse and to The Old Rectory all with stone finials and gateway piers. More humble are the red brick walls to the former school and to Yew Tree Farm, the latter with the granite plinth and cast iron gates.

The Old Hall, in the far south makes an important impact on its corner with the east-west road. It is a large 16th century E plan timberframed buildings, now rendered with slate roof looking north down to the main street. Its rear to the south (now the front) was re-fronted in the 18th century in red brick and its tall red brick boundary walls built. It is these walls and the rendered house behind that make a dominant southern stop to the Conservation Area.

It is the very long Main Street, with its mature trees and yews, its red brick walls, and stone gateway finials, cast iron gates and variety of older buildings that gives the Conservation Area its character. Red brick and slate predominate, but there still remains much Swithland slate to give texture to the roofs.

## CONSERVATION AREA CHARACTER STATEMENT – GRAND UNION CANAL

The Grand Union Canal Conservation Area is a 48km long linear area extending from Welford on the Northamptonshire/ Leicestershire border to the City of Leicester at Aylestone. The area covering Welford to Turnover Bridge near Newton Harcourt (approx. 38km) lies within the Harborough District. The Conservation Area itself does not just cover the canal but also canal related facilities such as aqueducts, boatsheds, wharves, mileposts, and bollards, lock keepers cottages, ponds, clay pits and canal side facilities. The canal is essentially a narrow linear waterway flanked by a towpath, crossed at regular intervals by bridges and controlled in height by locks. The canal was built between 1793 and 1814 as part of a pre-railway age national transport link; It enabled, amongst others, Welsh slates to be brought to the district, which are such a distinctive feature of it.

In Harborough District the canal passes through much attractive agricultural and historical landscape. The towpath, hedgerows, trees, cuttings, embankments and other structures generally make a positive contribution to the special quality and interesting character of the environment. The canal provides an ecologically rich environment; within Harborough District it is a Site of Special Scientific Interest (S.S.S.I.) from Turnover Bridge to Debdale Wharf. Notable features include the 850m long Saddington Tunnel, and the 1100m long Husbands Bosworth Tunnel which is crossed by the later (now dismantled) railway, indicating the juxtaposition of the nineteenth century transport systems.

In general the Canal Conservation Area follows the hedge/ boundary line of the towpath on one side of the canal and a nominal five metre strip on the other side. The area widens to include canal related features such as ponds, ramps and bridges and associated earthworks. It also includes areas of economic activity as wharves and lime kilns. In two areas, Foxton Locks and Market Harborough canal basin it widens substantially. These two areas have separate character statements.

The canal related structures are typical brick and stone traditional forms. The field bridges along the canal help to close the views along the route and to serve as important evidence of lost functions and local people. The characteristic semi-circular bridges are a significant feature in the landscape and demonstrate great craftsmanship and engineering skills, generally they are of high quality, however they are frequently marred by unsympathetic alteration and repair. Although brick predominates, one bridge, between Saddington and Smeeton, is an early example (1917) of concrete; granite is used on lock sides and canal edges under bridges, in some places the towpath under bridges is of cobbles or granite setts. Cast iron is much used. It is found protecting bridge arches, in number plates and notices, milestones and boundary bollards. The canal crossing through open country, unrelated to the road system shows a different face. The many canal related features indicate the bustle of a previously dominant transport system whose buildings are relics of a previous age.

*The Grand Union Canal from Welford to Aylestone Bridge was designated as a Conservation Area by the Leicestershire County Council in October 2000. Plans and a Character Assessment for the whole conservation area are available for inspection at County Hall, Glenfield, Leicester as well as at the Harborough District Council Offices.*

## CONSERVATION AREA CHARACTER STATEMENT – FOXTON LOCKS

Foxton Locks are the most significant complex of the Grand Union Canal Conservation Area in Harborough District and a major lock complex in the whole canal system. They are situated on the junction of the Leicester line of the Grand Union Canal and the Market Harborough Arm which terminates at Market Harborough Canal Basin. Here the Conservation Area broadens to encompass not only the flight of ten locks, which are listed Grade II\*, but also the associated side ponds, two Grade II listed lock keeper's cottages, the Bridge 61 Public House, the site of Foxton Inclined Plane (now a Scheduled Ancient Monument). The westward extension is for the Foxton Brook Feeder works and sluices towards Gumley.

The locks themselves were originally constructed in engineering brick between 1811 and 1813 on a narrow gauge. There are ten in all descending 75ft from the Jurassic ridge in the South to the broad plain around Leicester. Built in two staircases of five, the chambers are operated by a system of side ponds and underground culverts. Between the two flights of five locks is a large pond allowing boats to pass. As working locks the gates and balancing beams need periodic replacement. Replacements (with one exception) are, and should be, in wood.

The locks fell out of use in the early twentieth century. The difficulties and time delays of negotiating the ten stairs led to the construction of the Foxton Inclined Plane Boat Lift (completed in 1900). This engineering construction enabled the flight to be by-passed by counter balanced boat-holding troughs being winched up and down the plane in one operation between the highest and lowest points of the canal. The locks were reinstated in 1909 and the Inclined Plane had ceased operation by 1912. The plane remains as a grassy slope rising from the lower water-filled arm. Some foundations of associated buildings remain. All the scheduled ancient monument is within the conservation area. On the site of the former boiler house is a new building in a late nineteenth century industrial style (re-using contemporary materials) with cast iron windows which opened as a museum in 1989.

The two nineteenth century lock keepers' cottages are positioned at top lock and bottom lock. Around the site are a number of original nineteenth century buildings. These include buildings formerly used as a carpenter's shop, blacksmith's forge, canal company offices and parts of Bridge 61 Public House, as well as Bridge 61 which, along with Bridge 60, is contemporary with the building of the original canal. The main group being at the foot of the lock flight.

The character of the Foxton Locks area is dominated by the flight of locks, the black and white balance beams and lock bridges, the towpath on the West side and the ponds on the East. The various canal structures, buildings and bridges, the canal museum (on the site of the Inclined Plane boiler house) and the high land of the summit of the Inclined Plane all contribute to the concentration of features related to canal transport on this site. This concentration includes the flight of side ponds and the presently dry canal linking to the upper level of the Inclined Plane, which are ecologically very rich in parts. The juxtaposition of the locks and inclined plane complex to the rural nature of the agricultural grazing lands of South Leicestershire presents an important character influence on the area. This is enhanced by the remoteness of the locks to, and their segregation from, the road system.

*See also the Conservation Area Statement for the Grand Union Canal.*

CONSERVATION AREA CHARACTER STATEMENT – **MARKET HARBOROUGH  
CANAL BASIN**

The canal basin at Market Harborough is the Harborough end of the Grand Union Canal Conservation Area which covers the whole 38km length of the canal in the District. It is the terminus for the Market Harborough arm of the canal (the proposed extension of the canal to Northampton never materialised). The basin itself lies to the North West of Market Harborough behind the Leicester Road; the complex being hidden from the road system. The basin itself was finished in 1809 and used mainly for transporting coal and later timber.

The conservation area includes the whole canal basin and land to three sides (North, West and South) thus it encompasses the Union Inn Hotel (listed Grade II) and three High Victorian Gothick brick houses, including Knoll House, originally built for the canal officials. The Union Inn (now the Union Inn Hotel and previously the Six Packs Public House) facing Leicester Road was built to serve the canal; it is the canal system's face to the road network. The Union Inn's outbuildings and adjacent cottages for canal employees bear testimony to the physical significance of the canal on the local economy.

Within the basin itself there are three original canal related industrial buildings: the Grade II listed Terminal Warehouse, a former timber mill with brick built chimney, and (perhaps the oldest site building) a warehouse with slate roof.

The Canal Basin behind the Union Inn has undergone much change and development since 1993, but its essential character remains; a wide expanse of canal with the three major buildings (one on each side) giving a sense of enclosure.

New development has resulted in a renewed, but different, sense of activity around this significant site. The water area of the basin has been extended on either side to accommodate more canal boats which are now used for recreation rather than goods transport. The oldest warehouse has been stripped of its additions and converted into flats. Alongside are two new residential complexes reflecting traditional waterside buildings. The Terminal Warehouse too has found a new use as restaurant and offices but it's structure and appearance remains as an industrial building.

As part of the regeneration there is a large sundial by the waterside, formed from a life size boatman holding to the prow of a boat a wooden plank (reminiscent of the former timber trade at the basin) which is the sundial's gnomon.

New activities and uses are welcome in this area as long as its historical evolution and character are retained: the definite termination of the canal, its sense of enclosure and separateness from the road system and retention of canal based activities, canal based features and subservience of vehicular traffic.

*This Statement concerns the Canal Basin at Market Harborough only; it is only part of the Grand Union Canal Conservation Area which extends from Welford to Aylestone Bridge. It was designated by the Leicestershire County Council in October 2000. Plans and a Character Assessment for the whole Conservation Area are available for inspection at County Hall, Glenfield, Leicester as well as at the Harborough District Council Offices.*



