

Newbold Verdon

Conservation Area Appraisal

Newbold was first mentioned in the Domesday Book (1086) when reference was made to Huard, a Saxon, who held land forming part of the numerous manors granted to Hugo de Grentemaisnell, the Earl of Leicester. Newbold literally means 'new building'. However, it was not until the 13th century that Verdon was added as a result of the Verdun family settling in the area from France.

The village originally grew due to agriculture. By 1801 Newbold Verdon contained 80 houses inhabited by 339 people of whom 89 were employed in agriculture and 116 in trade and manufacturing etc. The census in 1841 showed the main occupations to be in either agriculture or framework knitting, though by the 1891 census

framework knitting had disappeared and mining was a common occupation. In the 19th century the settlement remained a key local centre and boasted a parish church, hall, parsonage, school, several inns and windmills, almshouses, a smithy and numerous cottages.

Since the Second World War the village has expanded rapidly, with modern housing development primarily to north and east of the historic core of the village. Following this growth the population in Newbold Verdon by the 2001 census was 3,193.

Setting

Newbold Verdon is a large village located approximately 3 miles east of Market Bosworth. The surrounding countryside is gently undulating primarily used for arable farming with some pasture. The village itself is fairly flat with the conservation area covering the historic core of the village principally along Main Street.

Gateways and Views

The conservation area is approached from the north along Dragon Lane, from the south along Brascote Lane or from the east along Main Street. Brascote Lane is an important gateway terminating in views of the Old Rectory gates and the red telephone box, all of which are listed. From the village centre the entrance is defined by views of Cob Cottage, the mature trees of the former Rectory gardens, and the Methodist Church. In contrast the

entrance from Dragon Lane is dominated by the visually intrusive 1950s extension to 20 Main Street. The public footpaths adjacent to the Hall and to the rear of the primary school offer excellent views of the Hall and its ruined walled garden.

Character Statement

The village of Newbold Verdon developed as a small agricultural village around the Parish Church and Hall. It later spread eastwards along Main Street where terraced cottages and Victorian houses were built to house agricultural and later mine workers. The Church and Hall have retained their dominant position within the historic core of the village and are visible from several vantage points within the conservation area.

Appearance

The conservation area can be divided into four distinct areas:

- **Newbold Verdon Hall, grade I listed:**

One of the key spaces of the conservation area is the Hall and its surroundings, which provide a focal point along Main Street. The Hall was built around 1680 for Nathaniel Crewe and stands just to the north of a moated site which surrounded the earlier manor house, which is now a scheduled ancient monument. Originally a country manor, the Hall is now used as a farmhouse. Fronting the Hall is a long axial cobbled forecourt defined by three of formerly four pavilions, one in each corner of the court.

- **St James's Church, grade II listed:**

The Church of St. James dates back to the 12th century although it was heavily restored in 1832

and 1899. The church is built of brick and stone in the Early English style and has a small, broad, sloping 'Sussex' steeple added in 1960. The churchyard and cemetery are key spaces within the conservation area, with various mature trees around the church grounds.

- **Main Street:**

The west end of Main Street is the heart of the conservation area. This wide street is characterised by the rows of small, two storey flat fronted terraced cottages which form its edges. Its surface is a random mix of cobbles, tarmac, and granite setts broken only by a series of small trees on its eastern edge. Whilst the wide street channels views along Main Street towards the Hall and the church, it also provides opportunity for on-street parking which detracts from the traditional street scene. Other buildings of interest in this area include a group of Victorian terraced

houses and the late 18th century Church Farm which is grade II listed.

• **The Old Rectory, grade II listed:**

Built in 1820, this fine building stands in its own landscaped grounds behind high brick walls and cast iron gates. Views of the building are restricted by the dense tree screen around the edges of the Rectory gardens. Opposite the Old Rectory stands the former village school erected in 1874. Set from behind low brick walls it features decorative blue brickwork, tall windows and gables.

Building Style, Scale, Detail, and Traditional Building Materials

In the conservation area there is no dominant building style. The area displays a rich mixture of ecclesiastical buildings, traditional cottages, large Victorian houses and modern dwellings.

Traditional two storey buildings at or near the back edge of pavement are the characteristic built form in the area. Buildings in general have simple rectangular plans, gabled roofs and flat elevations broken by an occasional single storey bay. Only the Hall, the Old Rectory, and a few properties on Main Street have hipped roofs. Modern development within the conservation area varies in style and materials and is generally set back from the road behind low walls with hard landscaping and unsympathetic surface treatments.

Red brick in Flemish bond is the predominant building material within the historic core occasionally covered by modern render. This is usually set on a stone or brick plinth which sometimes has been painted.

Sash windows feature in the more distinguished houses while traditional

cottages have either brick flat or segmental arches over windows with thin wooden frames, large window panes and no sills. In some cases houses have retained their original windows though many have been unsympathetically replaced by metal or plastic equivalent with thick frames.

The predominant roof material is Welsh slate. Replacement concrete tiles are inappropriate.

Cottages have straight ridges and dentil eaves in contrast to the decorative ridges and bargeboards of Victorian houses. Red brick chimney stacks are also a distinctive surviving feature.

Boundary Treatments

There is not a strong tradition of boundary treatments in the village as many properties are built close to the back edge of the pavement. However there are a number of stone

or red brick walls with various copings, some saddleback, that enclose gardens and provide a strong sense of enclosure which adds to the local identity. The more distinguished houses often have unique boundary features such as wrought iron fences. Modern buildings have open frontages or walls built from non-traditional materials which are often out of character with the conservation area.

Contribution of Spaces and Natural Elements

Green spaces and mature trees are limited to the areas around the Rectory, the Old Rectory, the church and the Hall. Elsewhere the prevailing frontage development along Main Street provides little opportunity for significant tree planting. Only at the southern end of the conservation area where modern houses are set behind front gardens does

greenery return but only as ornamental planting sandwiched between driveway parking. The open fields which surround the village are only noticeable where they abut the grounds of The Hall.

FACTORS HAVING A NEGATIVE INFLUENCE ON THE CHARACTER OF THE CONSERVATION AREA

Buildings of Poor Visual Quality

Modern development, particularly at the eastern end of Main Street, detracts from the prevailing scale and form of the conservation area. Typically these are detached houses set behind front gardens which are often dominated by garages and car parking. These buildings do not have a close relationship to the street and by reason of their design scale and layout appear discordant

with the traditional streetscape.

A further threat to the character of the conservation area comes from minor alterations to historic buildings such as the replacement of original windows with upvc. Where unsympathetic minor alterations have been made to more traditional buildings, the cumulative effect has had an adverse impact on the character and appearance of the conservation area. These changes have included the erection of modern porches and garages, concrete roof tiles and imitations in place of natural slate, and replacement of plastic windows and doors designed to a non-traditional specification.

Enhancement

The enhancement of the character and appearance of the conservation area can be defined as the reinforcement of the

qualities providing the special interest, which warranted designation. It may be through the sympathetic improvements to site frontages identified in the detailed analysis of the area; it may involve physical proposals or the application of sensitive, detailed development control over extensions and alterations. Areas which warrant special attention for enhancement are marked as weak areas on the conservation area appraisal plan, and specific locations are identified on the conservation area management plan.

GENERAL CONSERVATION AREA GUIDANCE, PLANNING CONTROL AND POLICIES

To maintain the distinctive character and appearance of the Newbold Verdon Conservation Area it will be necessary to:

- Retain listed buildings and buildings of local interest.

- Ensure new development preserves or enhances the character and appearance of the Conservation Area: siting, scale, design and materials used.
- Ensure house extensions satisfy the Borough Council's Supplementary Planning Guidance or subsequent Supplementary Planning Documents.
- Seek to resist unsympathetic development proposals that would have a harmful effect on the character or appearance of the conservation area.
- Ensure the consistent application of positive, sensitive and detailed development control over proposals to alter former farm buildings, yards and jittys.
- Ensure important views of the church into and out

into the open countryside, are protected.

Special attention should be given to the desirability of preserving or enhancing the appearance of a Conservation Area. Planning applications in Conservation Areas are separately advertised. The principle effects of the designation of a Conservation Area are summarised as follows:

- Consent is required for the total (or substantial) demolition of any building (exceeding 115 cubic metres)
- Applications for outline planning permission are not normally acceptable. Full planning applications are likely to be required.
- Planning permission is required for

1) the external cladding of any building with stone, artificial stone, timber, plastic or tiles.

2) alteration of the roof which results in its enlargement

3) a satellite dish on chimney, wall or roof fronting a highway

- The design of all new shop fronts, advertisements and security grills should be in accordance with the Council's Shopping and Shop Fronts Supplementary Planning Document.

- Anyone proposing works to a tree in a Conservation Area must give six weeks written notice to the local planning authority.

These requirements do not cover all aspects of control in Conservation Areas and you are advised to contact the Local Planning Authority.