



Hinckley & Bosworth
Borough Council

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EARL SHILTON CONSERVATION AREA APPRAISAL

Adopted 13 April 2010

The settlement of Earl Shilton has its origins before the Domesday Book. Significant development occurred with the introduction of the stocking trade into the town. The process of ad hoc infill development over the future years has made Earl Shilton a patchwork of building styles, and because of this the town centre has a unique street scene.

After the advent of the stocking frame in the first half of the 19th century Earl Shilton began to change into a more industrialised town. Stocking knitting was primarily a cottage industry with people working from home. The boot and shoe industry developed alongside the hosiery industry from the 1880's and the town still contains many fine examples of buildings from this era. The conservation area, although relatively small, has buildings related with both industries and enough associated housing to illustrate how a specialist community has developed.

Setting

Earl Shilton conservation area is a small area of similar development comprising red brick residential terraces, factories and workshops constructed due to the expansion of the boot and shoe industry in the settlement in the late 19th century. The conservation area is surrounded to the north, west and south by residential areas containing some industrial buildings, and to the east the commercial and retail core of Earl Shilton local centre. The former A47 runs directly through the conservation area making Hinckley Road a busy highway, though with the opening of the Earl Shilton bypass in early 2009 it is hoped the amount of traffic moving through the town and conservation area will be reduced.

Character Statement

The conservation area is characterised by its collection of residential terraces punctuated with a small number of factories and workshops. Although the factories have now been converted to residential use they retain many original features and mix comfortably with the compact areas of terraced housing. None of the buildings within the conservation area are listed, but they still represent an important part of Earl Shilton's history.

Townscape and Architectural Quality of the Buildings

Appearance

The land within the conservation area slopes gently down from the south-west which provides a view along Hinckley Road and to Melton Street and New Street, both running off Hinckley Road at right angles in a south-easterly direction.

The area is essentially low rise with the majority of the buildings in and adjacent to the area being no more than two storeys in height. Almost all the residential terracing is two storeys with sporadic occurrences of three storeys. The late 19th century factories are three storeys in height

and are interspersed with late 19th century and early 20th century dwellings that were built as and when required as part of 'Cheek by Jowl' development. The area also contains single storey boot and shoe workshops to the rear of a row of framework knitters cottages known as Chelsea Row.

The traditional building line for all buildings in the area directly fronts the pavement, with subtle variations in the building, eave and ridge lines as each section of the residential terrace was built. A small section of terraced housing on Hinckley Road has had the later addition of gardens fronting the pavement.

Building Context, Style, Scale and Detail

The traditional materials for buildings within the conservation area are red brick and slate. The residential terraces on Hinckley Road and New Street are a series of developments, visible by the minor changes between pairs and rows of dwellings. Some dwellings show obvious signs of unsympathetic alterations and additions, however, the majority of the dwellings retain excellent original features including terracotta bricks, detailed brickwork, date stones, ridge and eave details, wooden window frames, natural stone window sill and lintel details, boot scrapers, original chimney stacks, and arched garden passageways.

The architectural style of the former factories on New Street is very simple as was for industrial buildings designed to be utilitarian, for all that the style is attractive in its simplicity. By sharing a simple uniformity, of building material and style, the two forms of residential and industrial development sit comfortably together providing a homogeneous street scene.

Key Buildings

1-5 New Street

The former A Abbott Ltd building at 1-5 New Street was a three storey Victorian industrial premises that has recently been converted into 12 flats. The factory was built in 1880, and founded as the boot and shoe industry moved from small scale manufacturing in peoples homes to factories. The converted building retains most of the original features including the red and blue brickwork detail, with inappropriate windows being replaced by metal frames and missing features including chimneys and doors being restored. The private road linking New Street with Melton Street provides vehicular access to a private parking area for the factory building, with the section of the road within the conservation area now having its surface treated. Due to the prominent height of the building, and its excellent retained historic features the former factory can be considered a significant local building within the conservation area.

6 New Street

6 New Street is a three storey former industrial premises that has recently been converted into seven flats. The factory was built in the late 19th century by R Loxley and Co, again manufacturing boots and shoes. Many of the buildings features remain in their original condition, including external red and blue brickwork detailing, the external cast iron windows and window treatments, slate roof tiles and timber roof trusses at third floor level. As part of the residential conversion replacement materials have been manufactured to replicate the existing features. The building remains an excellent relic of the former boot and shoe industry in Earl Shilton, although the building is not quite as prominent as the former factory at 1-5 New Street on the opposite side of the road.

Chelsea Row

At the junction of Hinckley Road and Melton Street is Chelsea Row, a row of six cottages built around 1860 for framework knitting. Although changed by the addition of modern windows and doors they are still recognisable by their long arched window openings at rear ground floor level. This style of window was normally found at first floor level but here, uniquely, they light the ground floor rooms. Internally some of the cottages also retain their lime ash floors. Across the communal passageway/yard are outworkers workshops used for basket work during the domestic period of the boot and shoe industry, a forerunner of the factory. Although in need of repair, the workshops retain original wooden sash windows, red brick chimneys, and in one case a copper boiler. Chelsea Row and the boot and shoe workshops are important buildings within the designated conservation area and add greatly to the former industrial character of the area.

Gateways and Views

There some important views into the conservation area, primarily of the rows of residential terracing running north-east to south-west along Hinckley Road, and the terraces running north-westwards on New Street. There are also significant views of the converted boot and shoe factories on New Street, and an important view of the boot and shoe workshops behind Chelsea Row that should be retained. This opening at the rear of Chelsea Row would provide an excellent location for an information board describing the industrial heritage of the boot and shoe industry in Earl Shilton, and could be linked with the Borough Council's Barwell and Earl Shilton Boot and Shoe Trail.

The arched passageways between many of the terraced houses provide glimpses of rear gardens and many original features at the rear of the terraces. However, views into the conservation area looking north-east along Hinckley Road and north-west along New Street are dominated by the rebuilt Eatoughs Ltd industrial units, now known as Warwick Buildings. Although not in the conservation area, the rebuilt factory has many modern features that

are considered unattractive and unsympathetic to the setting of the conservation area.

Boundary and Surface Treatments

All pavements and highways in the conservation area are treated in tarmacadam with concrete kerb stones; no original granite kerbstones have been identified. There are some fine cobbled surfaces along the garden passageways and the original Victorian blue clay pavers remain in the courtyard between Chelsea Row and the boot and shoe workshops.

The small row of gardens on the street frontage of Hinckley Road would traditionally have been marked by boundaries of low brick walls or metal railing. Regarding boundary treatments, there has been a loss of traditional brick walls bounding properties, many of which have been replaced by timber fences with concrete posts. With properties fronting the highway there is only room for on street parking, apart from off street parking serving the factory conversions, with under-croft parking at the former factory at 6 New Street.

Contributions of Spaces and Natural Elements

There are no green spaces in the conservation area which reflects its industrial past and the limited amount of space around the residential terracing. There are a small number of trees in some of the rear gardens of the terraces, including a protected silver birch tree in the rear garden of 17 Hinckley Road.

Factors Having a Negative Influence on the Character of the Conservation Area

Modern alterations and additions

Despite the excellent original features of many dwellings in the conservation area, many dwellings show obvious signs of unsympathetic alterations and additions including rendered and painted brickwork, painted window sills and lintels, concrete roof tiles, plastic windows, roof lights, plastic down pipes, porches, and small front extensions.

Enhancement

The enhancement of the character and appearance of the conservation area can be defined as the reinforcement of the qualities providing special interest, which warranted designation. It may be through the sympathetic development of sites identified in the detailed analysis of the area, involve physical proposals or the application of sensitive, detailed development control over extensions and alterations. Areas which warrant special attention for enhancement or protection are marked on the Conservation Area Management Plan.

GENERAL CONSERVATION AREA GUIDANCE, PLANNING CONTROL AND POLICIES

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

- Retain important buildings of local interest;
- Ensure new development contributes positively to the character of appearance of the conservation area in terms of siting, scale, design and materials used;
- Ensure house extensions comply with the Borough Council's Supplementary Planning Guidance and subsequent Supplementary Planning Documents;
- Resist development proposals in the key areas which have been identified on the appraisal map; and
- Ensure the consistent application of positive, sensitive and detailed development control over proposals to alter former industrial buildings.

Special attention is given to the desirability of preserving or enhancing the appearance of the 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, pebble dash, render, timber, plastic or tiles;
 2. Extensions beyond a wall forming a side elevation of the original dwelling;
 3. Extensions of more than one storey which extend beyond the rear wall of the original dwelling;
 4. The enlargement of a dwelling consisting of an addition or alteration to its roof forming the principle or side elevation of a dwelling;
 5. A satellite dish on chimney, wall or roof fronting a highway;

6. Solar PV or solar thermal equipment on a wall or roof slope forming the principle or side elevation of a dwelling;
 7. Stand alone solar equipment; and
 8. Installation, alteration or replacement of a chimney, flue or soil vent pipe on a wall or roof slope which fronts a highway and forms either the principle or side elevation of a dwelling.
- 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; and
 - 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 for further advice.