



Hinckley & Bosworth
Borough Council

A Borough to be proud of

EARL SHILTON CONSERVATION AREA MANAGEMENT PLAN

**PHOTOGRAPHIC RECORD OF EARL SHILTON
CONSERVATION AREA**

February 2010



The view into the conservation area of the row of terraces along New Street identifies many excellent details including terracotta brickwork, window lintel details, and brick chimney stacks and stone pots.



The residential terrace at 49 to 57 New Street was built in 1899 and known as Druid Cottages, as signified by the date stone. The terracotta brickwork and window lintel detail on numbers 55 and 57 New Street can clearly be seen.



The two dwellings at 41 & 43 New Street, known as Fern Villas and built in 1894, were constructed to a slightly different building line to the adjacent rows of terraces, and include bay windows. The render, concrete roof tiles, and installation of a satellite dish detract from the original character of the dwellings.



The painted brickwork, window sills and lintels on the row of terraces at 33 to 39 New Street detract from the historic character of the dwellings. The properties do however retain their original slate roof tiles.



The brickwork on 27 to 31 New Street has been re-pointed and the original window openings retained. The replacement of the concrete roof tiles and plastic windows with traditional materials on these properties would benefit the conservation area.



Number 21 New Street is a distinctive property due to the ground floor bay window and wooden window frames at first floor level. This property was originally the foreman's house for the former factory at 6 New Street, and therefore has a slightly widened front elevation.



The recently converted boot and shoe factory at 6 New Street retains many original features including cast iron windows and external brickwork detail. Metal gates have been installed and the surface of the courtyard has been treated with concrete pavers.



The view north-west from the conservation area along New Street is spoilt by the rebuilt Eatoughs factory (now known as Warwick Buildings), detracting from the visual quality of the converted industrial premises at 6 New Street.



A timber panel and concrete post fence has unfortunately been used to replace a traditional brick wall at the rear of this New Street terrace. However the location does provide an excellent view of the brick chimney stacks and stone and clay pots on the terrace.



The section of the private road linking New Street with Melton Street has been treated as part of the recent factory conversion at 1-5 New Street. This is a poor view into the conservation area due to the modern materials utilised on the rebuilt Eatoughs factory.



The concrete post and timber panel fence bounding the rear of 9 Hinckley Road could be replaced with traditional materials, providing a more sympathetic setting to the boot and shoe workshops. The concrete and metal lamp posts could also be replaced with a cast iron heritage lamp post.



The illuminated advertisement hoarding attached to the side elevation of 9 Hinckley Road is a feature that detracts from the quality of the conservation area. The street name plate should also be replaced with a heritage name plate.



The boot and shoe workshops to rear of Chelsea Row are significant local buildings within the conservation area. The courtyard still retains the original Victorian blue clay floor tiles.



The workshops have some excellent remaining original features including slate roof tiles, a red brick chimney, wooden horizontal sliding sash windows, and internal features including lime plastered timber roofs and in one case a copper boiler.



The opening to the rear of 9 Hinckley Road should remain open to allow the important view of the boot and shoe workshops, and should not be replaced with a timber gate, for example. This would also be an excellent location for an information board explaining the heritage of the boot and shoe industry in Earl Shilton.



There are a small number of trees in some of the rear gardens of the terraces, including this protected silver birch tree in the rear garden of 17 Hinckley Road. There is little greenery in the conservation area reflecting its industrial past.



There is an excellent view south-westwards up Hinckley Road of the Victorian residential terracing. There have been some modern alterations, but many original features such as the red brick chimney stacks, for example, remain highly visible.



Numbers 9 to 17 Hinckley Road are known as Chelsea Row, a row of six cottages built around 1860 for framework knitting. Few traditional features remain on the front elevations of the cottages.



This residential terrace on Hinckley Road retains some excellent original features including terracotta brickwork and window lintel detail. The terrace would benefit from the window lintels and sills being returned to their natural stone colour. The row also contains recessed stone boot scrapers adjacent to the front doors.



The original cast iron boot scrapers remain outside the front entrances to numbers 33 to 37 Hinckley Road.



At numbers 31 to 39 Hinckley Road (known as West End Terrace) the conservation area would benefit from the painted render and brickwork being returned to its original state. These are the only properties on this row to have bay windows.



The three storey terraces at 38 to 44 Hinckley Road retain many interesting features, including bay windows, intricate door details, gabled terracotta brickwork, and slate roof tiles. The former balustrading above the second storey bay at number 44 Hinckley Road has been removed.



Unsympathetic modern alterations may be identified on the residential terrace at 46 to 54 Hinckley Road, including low boundary walls, plastic windows and downpipes, rendered brickwork, satellite dishes and porches.



The subtle variations in the building, eave and ridge lines as each section of residential terracing was built can be seen from the view north-eastwards into the conservation area along Hinckley Road. The on street parking does detract from the visual quality of the conservation area.



The small front extensions and gardens, rendered brickwork and concrete roof tiles are poor alterations to the terrace at 68 to 74 Hinckley Road. However, the dwellings do retain their original chimney stacks.



The view north-eastwards along Hinckley Road into the conservation area is dominated by the northern elevation of the rebuilt Eatoughs factory (now known as Warwick Buildings). Although not in the conservation area, this building has a detrimental visual impact on the setting of the conservation area.



The gable end of 39 Hinckley Road has been rendered, so the visual aspect of the conservation area would benefit if the original brickwork was restored. Some excellent features do remain, including the brickwork detail on the chimney stack, and the original brick boundary walls.



The recently converted three storey factory at 1-5 New Street is a fine example of Earl Shilton's industrial heritage. Many original features remain and have been restored, including the decorative brickwork, cast iron windows and slate roof tiles.



There are a number of concrete and metal lamp posts within the conservation area that should be replaced with a heritage cast iron post, including this concrete lamp post outside 1-5 New Street.



Viewing the rear of the residential terracing on Hinckley Road from Heath Lane South provides an excellent aspect of the roof ridge line as the dwellings were constructed up the road, and the many examples of original chimney stacks and pots can clearly be seen.



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