



Hinckley & Bosworth
Borough Council

A Borough to be proud of

NEWBOLD VERDON CONSERVATION AREA MANAGEMENT PLAN

PHOTOGRAPHIC RECORD OF NEWBOLD VERDON

January 2009



Newbold Verdon Hall is an excellent grade I listed property at the western end of Main Street



The listed pavilion at the south east corner of Newbold Verdon Hall forecourt is now utilised as a farm building. There is an excellent vista to the south into open countryside over the land fronting the pavilion



There is an excellent vista looking south into open countryside from the land between the pavilion at the south east corner of Newbold Verdon Hall and 2A Main Street



There is a pleasant view from the countryside into the conservation area towards the church



The listed Parish Church of St James's



The modern wall bounding the footpath in St James's church yard could be improved by being replaced with a traditional stone wall with saddleback coping



2A and 4A Main Street are a pair of semi-detached dwellings out of keeping with the character of the conservation area



4 and 6 Main Street have had unsympathetic alterations including bow windows, replacement plastic windows with thick frames, and concrete roof tiles. The original cobbled surface outside the dwellings still remains and is fronted by a granite kerb stone



The cobbled driveway between 6 and 10 Main Street is a pleasant feature in the conservation area



The group of dwellings at 10 to 14 Main Street have grandiose chimney stacks and interesting ridge detail. 12 and 14 Main Street are Victorian properties with sympathetic alterations. A hard landscaping enhancement scheme fronting the properties is to take place in the near future.



The modern dwelling at 2 The Paddock has attempted to fit in with the traditional design of the conservation area but it is an obvious anomaly on the street scene



The modern extension to the rear of 1 Main Street adjacent to the churchyard is an excellent example of keeping with the traditional design of the conservation area



1 to 5 Main Street have been painted and rendered and have had unsympathetic modern additions including porches, plastic windows, and concrete roof tiles



7 Main Street has not been built to the street line with the scale too large and the ridge and eave level too high



11 to 15 Main Street are traditional red brick cottages with interesting eave detail and simple chimneys. The cottages would benefit from the replacement of the concrete roof tiles and modern plastic doors and windows



Some rustic features remain on the workers cottages along 21 – 33 Main Street



Granite setts and traditional cobbles front the cottages along Main Street provide a pleasant setting on the wide street scene



The windows at 1 to 5 Dragon Lane are modern additions with frames that are too large, though some are wooden. The modern wall adjacent to 5 Dragon Lane has been constructed in a traditional manner with reclaimed red brick



There is an interesting row of outside toilets and coal houses off Dragon Lane, servicing the rear of the cottages on Main Street



The view into the conservation area from Dragon Lane is dominated by the visually intrusive extension to 20 Main Street. The brickwork and render on 35 Main Street could also be improved



The listed Church Farm has interesting features including Swithland Slate roof tiles and a wrought iron fence along the front boundary. Modern alterations to the dwelling have been sympathetic to the character of the conservation area



The frontage of 18-20 Main Street could be improved by the modern wall being replaced with a traditional wall, enhanced hard landscaping, and the removal of the 1950s office extension



The Old White Swan public house on Main Street is a wide building on the bend of the road. The property could be improved with the concrete roof tiles being replaced with a traditional material



The Victorian School building is now used as a Church Hall. The building is set back from the road and has tall windows and gables, and decorative blue brickwork on both the building and boundary walls, and looks like a traditional village school



The Church Hall fence fronting Brascote Lane should be replaced with a brick in similar design and type utilised in the existing wall



When looking towards the war memorial the unfortunate ground levels make the concrete sectional garage at 2 Brascote Lane too prominent. The war memorial could be improved with traditional hard landscaping and vegetation screening along the rear boundary



There is an excellent view towards the Hall and church tower along the wide street scene of Main Street



The stone wall with bull nose blue brick copings at the corner of Dragon Lane and Main Street is an important feature



41 Main Street is an interesting three story property in the conservation area which could be improved by the removal of the plastic drainpipes and metal balcony



The large modern garages on Bells Lane are out of keeping with the conservation area



There is an important view at the rear of the garages on Bells Lane towards the church tower which should not be compromised



There are mixed floor levels at the rear of the properties on 35 to 41 Main Street



There is an important view from Bells Lane towards the grade II listed old Rectory. The use of the outbuilding as a double garage does detract from original rustic charm of the building.



The Old Rectory is bounded by red brick walls with decorative wrought iron entrance gates which are grade II listed. The red K6 telephone box outside the Old Rectory is also grade II listed



The bus shelter outside the Old Rectory has been built with traditional red brick



The modern wall adjacent to 49 Main Street has been rebuilt in a traditional style



The detached dwellings at 51 to 55 Main Street are set back from the street with large front gardens enclosed by modern walls which go against the traditional feel of the conservation area



The frontage of the Baptist Church is accessed from Mill Lane. The church would benefit from some minor maintenance including painting the metal fence to the rear of the church bounding the recreation ground



The traditional character of the cottages at 1 to 7 Mill Lane has been compromised by the addition of wooden canopies, modern and bow windows and a satellite dish



Only the boundary along the road fronting the properties at 26 to 30 Main Street is in the conservation area, but the open frontages and design and setting of the dwellings detract from the character of the conservation area



32 to 36 Main Street is an attractive group of properties which may be seen from a number of vantage points along the road. Cob Cottage (No. 36) is grade II listed with a thatched roof, and the properties are fronted by traditional granite setts



The modern dwellings at 38 and 50 Main Street detract from the traditional feel of the conservation area. The large double garage at 50 Main Street hinders views of the Methodist Church



The Methodist Church on Main Street has some excellent brick detail on the original building, but is spoilt by the 1970s foyer extension on the front



The modern brick wall and wooden fence bounding the Methodist Church car park could be improved by being replaced with a traditional wall. The concrete lamppost could also be replaced with a traditional feature



Although not in the conservation area, 62 to 64 Main Street is an interesting building with the original timber frame still remaining



As part of the Environmental Improvement Programme (EIP) heritage cast iron lamp posts have been installed, replacing their modern counterparts