

Shenton

Conservation Area Appraisal

The village is mentioned in the Domesday Book as being the property of Henry de Ferrais (Ferrers). Descendants of this family retained control of the manor until 1625 when Sir Richard Molineaux sold the estate to William Wollasaton of Onecote, Staffordshire who also took the Lordship of the Manor. At the time of the sale, the estate included a medieval hall, which stood on the site of the present Hall together with 28 cottages, a mill, a dovehouse, and farmland.

The present Hall is a brick mansion with stone dressings, constructed in 1629 by William Wollaston, It was restored and greatly extended in 1862 when it stood in a wooded park of over 100 acres. The population of the estate grew slowly and in 1875 it numbered 273 people living in 54 houses. At that time the village also included a free school and teacher's house (c1858), a post office, a pub and a station on the Midland and London North Western Railway. Following the death of the last Wollaston to occupy the Hall in 1940, it was used to house German and Italian prisoners of war. At the end of the War, it was returned to the Wollastons but was subsequently sold in 1951 and has two new owners since that time. The village and the adjacent farmland, however, remain in the ownership of the Wollaston family.

St John's Church, the other feature building in the village, replaced the medieval church which was demolished in 1859 due to its poor state of repair. The existing building was immediately rebuilt by Revd. H J Wollaston. It underwent restoration in 1875 and contains a stone reredos, several brasses and monuments to the Everard and Wollaston families.



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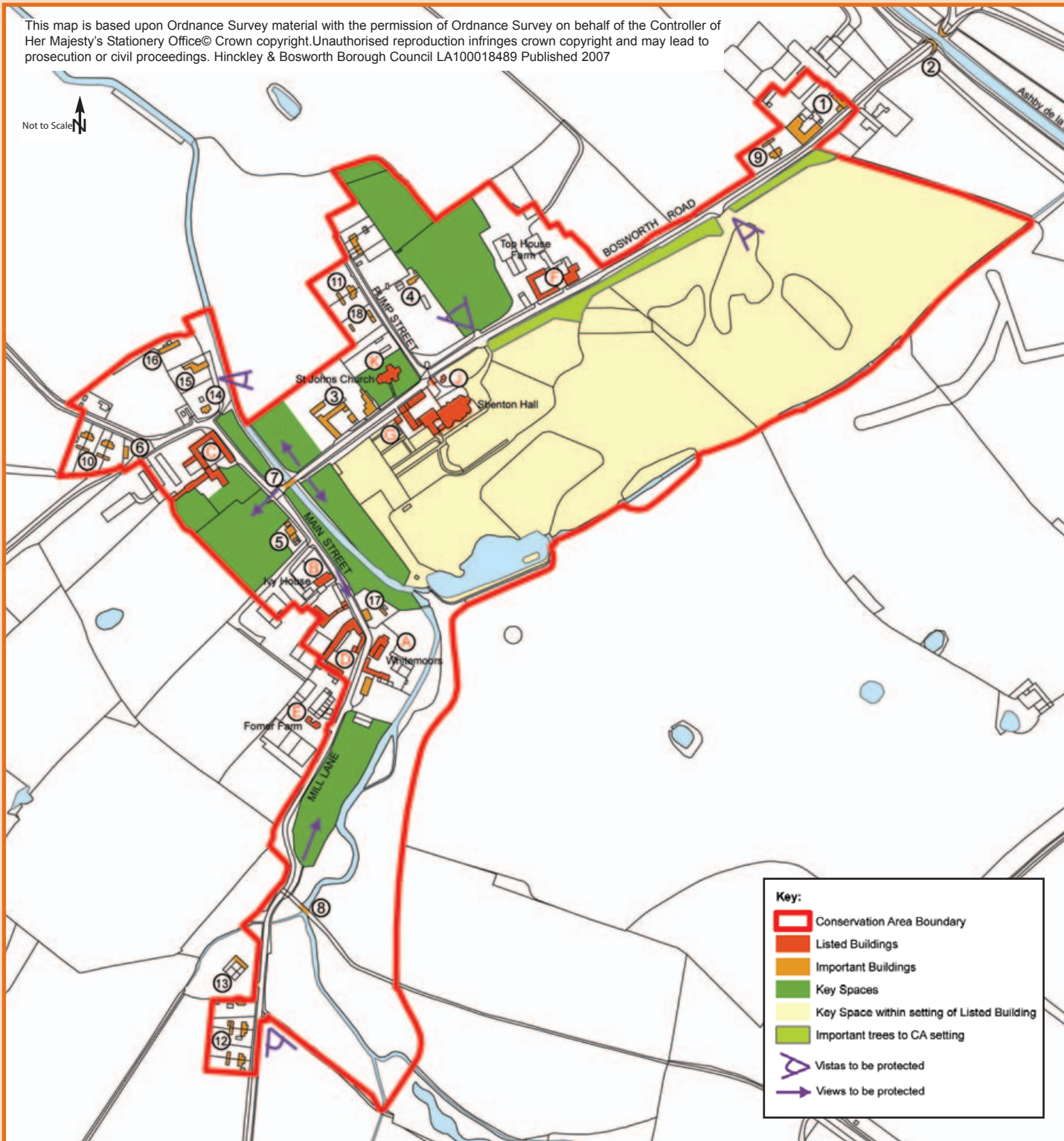
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Document adopted



Pigionniere Shenton Hall

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- Listed Buildings -**
- (A) White Moors Farmhouse
 - (B) Ivy House Farmhouse
 - (C) Stud Farmhouse and Farm Buildings
 - (D) Fomer Farmhouse
 - (E) Cart Shed at Fomer Farm
 - (F) Top House Farmhouse
 - (G) Dovecote at Shenton Hall
 - (H) Shenton Hall
 - (J) Gatehouse to Shenton Hall
 - (K) Church of St John the Evangelist

Unlisted Buildings of Local Historic or Architectural Importance -

- ① Aquaduct Farm
- ③ Thatched Cottage Farm
- ⑤ Former School
- ⑦ Significant Bridge 1
- ② Ashby Canal Aquaduct
- ④ Former Joinery Workshop
- ⑥ Blacksmiths Workshop
- ⑧ Significant Bridge 2

Estate Cottages

- ⑨ 1-2 Bosworth Road
- ⑩ 15/16, 17/18 Sibson Lane
- ⑪ 5-6 Pump Street
- ⑫ 23/24, 25/26 Mill Lane

Vernacular Cottages

- ⑬ 22 Mill Lane
- ⑭ The Poplars
- ⑮ Woodyard Cottage
- ⑯ Brookfield Farm
- ⑰ 1 Main Street
- ⑱ 7 to 9 Pump Street

FACTORS CONTRIBUTING POSITIVELY TO THE CONSERVATION AREA

Setting

Shenton is situated in rolling countryside at the confluence of the river Sense and its tributary, the Tweed near to which the present three-arched bridge was constructed in 1851. Both this river and the Ashby canal, which forms the eastern boundary of the village and crosses Bosworth Road in a brick aqueduct, are the cause of regular flooding in the village. The surrounding countryside is largely flat, generally under pasture and well provided with trees, particularly around the village.

Gateways

There are three identifiable entrances into the village. The two western entrances of Sibson Lane/Upton Lane and Mill Lane are marked by distinctive semi-detached estate cottages which contrasts with the monumental brick aqueduct at the eastern entrance. These features, together with the twists and turns of the street pattern, the distant parkland views, and the dispersed groups of farm buildings provide a strong local distinctive image for the village.

Character Statement

The character of the Shenton Conservation Area is derived from the agricultural origins of the settlement, its close links to the countryside and the Wollaston dynasty, which has owned the estate for over 500 years and controlled the village's development. The key building in the settlement is not the church, but Shenton Hall, which dominates most views in the village. Its monumental appearance can be summed up as turrets, chimneys, gate piers and stone dressings. These features are also reflected in the estate's other two principle buildings, St John's church and the school. These were constructed in the mid C19th at the same time that the Hall was extended. Other village properties consist of dispersed farmsteads, their related agricultural buildings and farm workers cottages. Each farm has been designed in a unique manner. The widespread use of red bricks, diaper work and Staffordshire blue plain clay tiles gives a continuity of appearance

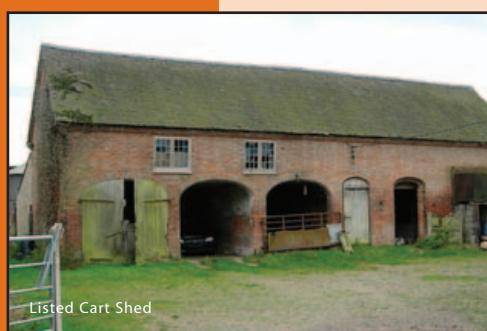
throughout the conservation area. There are only one or two examples of alternative finishes, red clay tiles, render and thatch.

Building Style, Scale, and Detail

The Farms

At the edges of the village, the farms are in a style which is typical of Leicestershire vernacular farmhouses. Aqueduct Farm, Fomer Farm, Ivy House Farm and White Moors Farm are typical examples. They are two or three storeys in height with steeply pitched gabled roofs, dentil eaves, simple rectangular plans, massive chimneys and simple two or three light windows sitting beneath segmental brick arched lintels. Similiar features are reflected in the attached and detached traditional brick barns which form the farmyard. The addition of modern steel framed buildings to these farm complexes has destroyed the traditional scale of farmyards. New barns need to be carefully sited. Dutch barns however, being less monumental in scale, have been a fine addition to the range of farmyard buildings and should be protected.

Within the village, farmsteads are more refined. Stud Farm, the Thatched Cottage Farm and Top House Farm display refined architectural treatments and elegant detailing; Stud Farm follows the typical arrangement but with three massive timbered gabled dormers, decorative bargeboards and pinnacles. Diaper brickwork on the farmhouse, the farmyard buildings and adjacent farm workers cottages reinforce the identity of the group; Top House Farm is a fine example of polite Georgian architecture in the village. Three storeys high, it sits beneath a hipped roof with 4 symmetrically placed massive gabled chimneys. The elevations have three bays of sliding sash windows graduated in height, each with projecting flat lintels and stone sills. There is a central panelled entrance door with a flat canopy above. The house itself conceals a large two-story extension at the rear. The brick farm buildings have distinctive half hips and brick dentil courses; The two storey thatched cottage with its distinctive roof, stands opposite a two storey barn both of which stand at right angles to the road. A single storey milking shed completes the yard enclosure.



Traditional Farmyard Buildings:

Although several farm buildings are listed in their own right, other none listed farm buildings are equally important. The grouping of agricultural buildings and associated farming features such as mounting blocks, are important to the character of the conservation area. The loss of any of these buildings will create gaps in the enclosure and groups of buildings, which will be difficult to replace. The continued long term maintenance of these buildings is an expense that may require alternative long term solutions.

Farm Workers Cottages:

There are two types of farm workers cottages in the village; the estate cottage constructed in the mid C19, which consists of pairs of semi-detached buildings with pairs of projecting gables on their street frontage. The symmetry is emphasised by the highly decorative massive central chimneys each with eight pots. In detail they have segmental arched windows formed from dark blue cant bricks, which span three lights. These properties are located at the edges of the settlement. They have small rear gardens with each pair having 2 coalhouses, 2 privies and a joint laundry in a small brick and tile range. Boundary walls are either stone or paling fencing.

The vernacular cottages are much older. They have steeply pitched gabled roofs with simple ridge top chimneys and a simple rectangular plan. Frontages are plain and flush with less prominent segmental brick arched lintols over horizontal openings with georgian style windows. Boundary walls are either low brick walls or wooden paling fences.

Generally, car parking within the conservation area is limited to farmyards with visitors, in the main, parking principally on Main Street, outside the church.

Ancillary Buildings

Although the key buildings in conservation area are normally the larger, more prominent properties such as houses, schools and churches, small buildings and other

features such as lamp posts, sign posts and post boxes enrich the street fabric and are important to retain.

The former blacksmiths shop on Upton Lane, the estate cottage outbuildings, the former joinery workshop at the wood yard off Pump Lane, the barn on Mill Lane, and the street furniture and railings at the intersection of Bosworth Road/Sutton Lane/Main Street enhance the traditional qualities of the village. Every effort should be made to retain and maintain these important elements.

Materials

With any extensions, renovation and replacement windows, consideration should be given to the use of natural materials. ie clay roof tiles, timber windows and doors, and traditional building methods including bond selection and mortar pointing. On barn conversions, timber elements should preferably be dark green or brown rather than white which makes these elements more prominent in the landscape.

Boundary Treatments

Within the village, dwellings generally are sited at the back of pavement or road verge. Where gardens occur they are normally small with low brick walls, hedging or picket fencing to the street. The major exception is Shenton Hall which has high brick boundary walls with saddleback copings facing public vantage points. Open frontages to dwellings and large openings in walls are out of character and will be resisted.

Contribution of Spaces and Natural Elements

A major characteristic of the village is the large number of mature woodland trees within and on the edges of the settlement. Thick hedges and these woodlands restrict views of the countryside, despite the dispersed nature of the farms and other buildings. Long views occur only occasionally. Of particular note are the views from the bridge along the open green meadows which bound the river and westwards across open countryside towards Upton. Elsewhere glimpses of the church tower and the Hall's roofscape are important.



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

Buildings of Poor Visual Quality

At the eastern entrance to the village are two houses which, although interesting in their own right, are out of character with the traditional properties in the village.

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 development of sites identified in the detailed analysis of the area as opportunity or neutral sites; 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 on the Conservation Area Management Plan.

GENERAL CONSERVATION AREA GUIDANCE, PLANNING CONTROLS AND POLICIES

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

- Retain listed buildings and buildings of local interest.
- Ensure new development contributes positively to the character or appearance of the Conservation Area: siting, scale, design and materials used.
- Ensure house extensions satisfy the Borough Council's Supplementary Planning Guidance.
- Resist development proposals in the key areas which have been identified.
- Ensure the consistent application of positive, sensitive and detailed development control decisions over proposals to alter former farm buildings, yards and jittys.
- Ensure important views of the church 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 principal 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.
- 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 contact:

The Conservation Officer

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