



Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

## **DESFORD CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN**

**PHOTOGRAPHIC RECORD OF  
DESFORD CONSERVATION AREA**

**March 2010**



1 & 3 Church Lane are attractive rendered properties opposite the parish church that still retain their slate roofs and chimneys. The mono pitched roof side extension at No1 however, is out of character. The raised pavement and post & rail fence is an excellent visual feature that is evident at several locations throughout the village.



The parish church of St Martin is a prominent landmark at the centre of the conservation area surrounded by fine stone retaining walls. The late C13 Grade II\* listed building (restored and extended in 1884) is built in random coursed rubble and ashlar dressings with slate roofs and decorative tile ridges.



The Grange on Church Lane is a Grade II listed building built in 1799 with some C19 and C20 alterations. The red brick walls are built in Flemish bond with stucco dressings and slate roof. The central doorway has a traceried fanlight and pedimented doorcase.



Grange Court is a modern residential development of detached houses built in the grounds of The Grange.



19 Church Lane, once the village rectory, terminates views on the bend of the road. This mid 19<sup>th</sup> century property is reputed to be the first dwelling in Desford to be built with cavity walls.



The grounds at 19 Church Lane contain a large pond and several specimen trees. The rear elevation of the property has been rendered with its windows replaced and unfortunately does not respect the traditional character of the building's front elevation.



This grave of a Mariner is an interesting feature in the parish churchyard.



23-25 Church Lane are a fine pair of imposing semi detached properties set back a considerable distance from the carriageway.



The properties 28-30 Church Lane do not reflect the traditional character of the conservation area.



The design, integral garages and use of modern materials at 32-34 Church Lane visually detract from the conservation area. Church Lane is an attractive road which has lost some of its visual quality due to modern development. Both garages should be painted green.



38 Church Street is an excellent vernacular building that has a raised front door.



This attractive rendered property, 47 High Street, is situated in a prominent location at the junction with Church Lane. The splayed corner was originally a shop entrance.



The high brick wall running down the eastern side of Church Lane and the building on the corner are excellent features that were retained when planning permission was given to develop land to the rear.



The rendered property 66 High Street has lost some of its traditional character due to the insertion of modern windows although it has retained its traditional brick wall fronting the carriageway.





62-64 High Street are a fine pair of semi detached properties that unfortunately have lost their front walls in order to create off-street parking. Consideration needs to be given with regards to the surface treatment fronting No. 52 High Street.



The fencing protecting the sub station on High Street is an unattractive feature that needs to be painted dark green to help reduce its visual impact.



Manor Farmhouse on High Street is a late C18 Grade II listed red brick building built in Flemish bond with rubble brick dressings, slate roof and reduced gable stacks. The dwelling has a splendid 6-panelled door with a traceried radial fanlight in a semi-circular headed opening.



56-60 High Street is an attractive group of properties that have retained their traditional front walls. The surface treatment on the path is also an interesting feature.



The property, 54 High Street, is a tall imposing building built in red brick and slate roof.



Forest Way is an attractive footpath enhanced by the cobbled surface treatment at the side of 54 High Street.



52 High Street is an excellent traditional cottage with eyebrow dormers and thatched roof that stands on a granite base.



The Baptist cemetery is a fine historic feature on High Street that has had one of its traditional walls rebuilt recently. Access to this small open space is gained through an iron gate.



40-44 High Street is an attractive terrace that still retain its chimneys.



The bow window and wall fixed sign to the shop at 40 High Street are out of character with other traditional properties on the road.



The Old Manor House on High Street is an early C17 Grade II\* listed farmhouse built in red brick in English bond. The property has sandstone ashlar quoins and dressings and Swithland slate roof. The windows are stone mullioned with square leaded casements that have rectangular ashlar surrounds. To the left is a brick barn that has been converted into a dwelling and to the right, forward of the house, is an early C18 service block built in Flemish bond.



The Grade II listed Pigeoncote sited to the rear of the Old Manor House is built in red brick and Flemish bond. The structure has a slate plinth, 4 gables and a Swithland slate roof.



The Bluebell pub is an attractive property on High Street that has changed very little from its original form when first built.



The block wall fronting the Bluebell Pub Car Park is an unattractive feature that needs replacing with a traditional brick wall.



26 High Street is a late C18 Grade II listed building that retains its uniformity. The 6-panelled front door and chimneys are excellent features.



Excellent view of the terraced properties that run up the southern side of High Street.





View showing the different roof heights and impact of chimneys on High Street. 16 High Street is a late C18 timber framed property with a eyebrow window. The dwelling is constructed in red brick and Flemish bond, with a Swithland slate roof.



The rendered terrace 4-10 High Street has been spoilt with the insertion of roof lights and plastic windows.



This large imposing red brick dwelling sited at the junction of High Street and Peckleton Lane has now been converted into flats.



The shop fascia to the Co-Op store is too visually dominant and the building's original features have been lost.



3 High Street is a period building and its timber frame is still evident in the property's gable wall.



13 High Street is an attractive dwelling with a traditional wall fronting the road built of stone and brick. The street scene would be enhanced if the close boarded fence was to be replaced with a traditional brick wall.



The terrace 17-23 High Street comprises a variety of traditional styles and building materials that enhance the special character of the conservation area.



19, 21 and 23 High Street are late C18 to mid C19 Grade II listed properties with a combination of thatch, slate and concrete roof tiles. Consideration needs to be given to replacing the concrete tiles with Swithland tiles. The insensitive use of the concrete ramp into the Post Office is also unfortunate.



The Old Bakery, 3 Peckleton Lane, has now been converted into a dwelling.



The surface treatment at 3 Peckleton Lane is a particularly pleasing feature.



The footpath, Stewards Court, runs from Manor Road to the Pickard Recreation Ground and on to Main Street. Desford has a number of attractive footpaths that are important links that traverse the conservation area.



The modern terrace, 7-13 Stewards Court, fronts the footpath. The properties help to give enclosure along the footpath, however their design and choice of materials do not enhance the character of the conservation area.



Pickard Recreation Ground is an attractive open space that has a number of mature trees sited around its curtilidge. There are however a few gaps, where tree have died, that need to be replanted.



Desford Library is a modern building sited in a prominent location at the junction of Main Street and Manor Road. Unfortunately, the building does not reflect the traditional character of the conservation area.



9 Main Street is a fine rendered property with its gable fronting the road that is spoilt by the choice of concrete roof tiles.



The terrace, 15-19 Main Street, is interesting having a gable and large bay window fronting the road. The wall and privet hedge improve the street scene.





The haulage depot with its large concrete forecourt is an unattractive feature on Main Street. The site has re-development potential.



23 Main Street is a period property that has retained its attractive chimney stacks. It is tiled with Staffordshire Blue clay tiles.



The properties 37 High Street and 2A Main Street are attractive buildings that restrict views along High Street at an important intersection.



The dwelling, 2 Main Street, does not respect the traditional character of the conservation area by way of its design, materials, and open frontage.



View showing the attractive terrace 4-22 Main Street. The properties have retained their uniformity and have delightful canopies over their front doors.



View of Main Street looking south towards High Street. The property, 9 Main Street, is visually prominent enclosing views along the road.



The Bulls Head pub is currently being converted to a dwelling and will probably lose its pub signs. The raised pavement and post and rail fence is an appealing feature fronting the premises.



This modern bungalow, 35 Main Street, does not reflect the traditional character of the village by way of design, materials and siting.



The attractive terrace, 47-51 Main Street, showing the end of the property sited forward. The post and rail fence enhances the setting. Unfortunately one of the properties has lost its chimney pot.



The properties, 53-59 Main Street, are attractive as a group but are spoilt by the modernisation of individual dwellings. The choice of plastic windows and the building of an integral garage tend to spoil the appearance of the terrace as a whole.



The view looking at the west side of Main Street, shows that the chimneys are important visual features that need to be retained. Unfortunately, the parked vehicles tend to have a detrimental impact on the street scene.



The access to the rear yard of 55-59 Main Street is gained through an impressive archway. Unfortunately, the windows in the properties on either side have been replaced with plastic windows and the bow window to the bedroom is inappropriate.



The rendered properties, 67-73 Main street, are enhanced by the raised footpath and the post and rail fence running along the road frontage. The chimneys are a prominent feature that need to be retained.



75 Main Street is an attractive property that occupies a prominent position in the street scene sited behind a blue brick retaining wall.



This small holding sited at the northern end of Main Street with its agricultural gate is a remnant of the past. It is unfortunate that the outbuilding has been built with concrete blocks. The site has development potential.





The village war memorial is an eye catching feature sited at the junction of Main Street/Church Lane with a pleasant green background and traditional walls flanking it.



44 Main Street is a modern dwelling that would have been better sited outside the conservation area due to its design and choice of materials.



St Martin's Church Hall on Main Street was once the village infant school. The property still retains its appealing metal railings designed and installed by Leicestershire County Council.



50 Main Street was the former School Master's house built in 1876. This grade II listed property is built in red brick with blue brick and ashlar dressings, slate roof with decorative terracotta ridge tiles and two moulded brick chimney stacks.



Desford School on Main Street is a Grade II listed property built in 1876. The former school is built in the same style and materials as the adjacent School Master's house.



This modern dwelling, 56 Main Street, does not reflect the traditional character of the village by way of design, materials and siting.



68 Main Street is a small attractive cottage with a slate roof and two fine chimneys on its gables.



Prior Farm on Main Street is one of only a small number of three storey buildings located in the conservation area. This rendered property that has had several of its windows blocked in on its front elevation, has an attractive rear elevation.



The rear elevation of Prior Farm with its unusual gable feature. In 1851 the property comprised three dwellings.



76 Main Street is a small period cottage spoilt by the use of concrete roof tiles.



The elevation treatment of 80 Main Street is out of character with the traditional features of the conservation area.



2 Newbold Road is C17 Grade II listed dwelling, timber framed, under-built in brick and rendered, with a thatched roof having a single brick axial chimney stack. The property enhances Main Street terminating views northwards.



This pleasant group of properties on the north side of Newbold Road still retain their impressive chimney stacks and pots. 10 Newbold Road is an early C18 Grade II listed cottage built in red brick with a slate roof



The view looking at the north side of Newbold Road shows the property 80 Main Street in the distance that terminates views at the top of the road.



The terrace, 30-36 Newbold Road, has lost some of its traditional character due to insensitive alterations with the installation of plastic window, doors and concrete roof tiles.



The Malt House, 40-42 Newbold Road, is a C15 Grade II listed property that was formerly three cottages. Originally timber framed, it is now largely under-built in brick in Flemish bond with burnt headers. It has a plain tiled roof with massive external gable chimney stacks at each end.





The properties 5-11 Newbold Road occupy a prominent position on the road sited behind a tall retaining wall. The terrace has been modernised to its visual detriment.



15 Newbold Road is a dwelling of modern design and materials which has a negative impact on the conservation area. The visual impact of the garage doors could be reduced significantly if they were to be painted in a dark colour.



The post and rail fence fronting the footpath on Newbold Road has a pleasing appeal and should be retained.



17-19 Newbold Road are two relatively modern properties that do not enhance the traditional character of the conservation area.



The shop front treatment to the Co-Op store on Newbold Road is too brash and prominent. Consideration needs to be given to reduce its visual impact in the street scene.



29 Newbold Road is an attractive rendered dwelling fronting a raised pavement. It is unfortunate that the original railings have been replaced with modern railings.



The raised pavement fronting 29 Newbold Road before the stone retaining wall was rebuilt shows the concrete post and rail fence before it was replaced.



The new railings installed fronting 29 Newbold Road do not have the same visual appeal or match the rest of the post and rail fences sited in other parts of the village. The flat roof double garage does not respect the traditional character of the conservation area.



The dwellings, 33-35 Newbold Road, are attractive rendered properties sited at the entrance into the conservation area on Newbold Road.



2 Lindridge Lane, with its gable fronting Newbold Road, still retains its imposing chimney stacks and pots.





The former Desford Colliery Winding Wheel is an interesting landmark at the entrance into the conservation area on Lindridge Lane.



The village pump has been installed as a village feature on Lindridge Lane.



The Red Lion Pub is a prominent landmark sited at the junction of Lindridge Lane and Newbold Road. The pub site has development potential, however, the main building is worthy of retention, although the rear flat roof extension needs to be demolished.



The Red Lion Pub Car Park, that has development potential, gives rise to long panoramic views to open countryside.





The properties sited at the northern end of Cottage Lane are visually pleasing, tending to be rendered and painted white.



The double garage on Cottage Lane with its up and over doors does not particularly enhance the street scene.



The dwelling, 6 Cottage Lane, is an attribute to the conservation area.



3-7 Cottage Lane is typical in design and treatment with the dwellings sited at the northern end of the Cottage Lane.



The view of the rendered properties 9 & 11 Cottage Lane.



Along most of its length, Cottage Lane is only a narrow track. The mature trees and hedge growing along the Lane are important in helping to soften and define the boundary of the conservation area.



8 Cottage Lane, although not sited in the conservation area, the dwelling and mature trees sited in its large garden have a significant visual impact. The property was once used as a chapel and charitable school. The dwelling has timber windows. Its slate roof and chimney pots have recently been restored.



The bungalow, 13 Cottage Lane, is one of four properties that do not respect the traditional character of the conservation area by way of their design, materials, and open frontage.



The bungalow, 15 Cottage Lane, does not respect the traditional character of the conservation area by way of its design and choice of materials.



17 Cottage Lane is a classic 1930's property that unfortunately does not reflect the traditional character of the conservation area.



The dwelling, 19 Cottage Lane, does not respect the traditional character of the conservation area by way of its design and choice of materials. The canopy is a particularly incongruous feature.



The Desford Free Church with its rounded window, built 1911, is an attractive building in the conservation area site at the junction of several footpaths.



The view of the narrow footpath that runs alongside the Desford Free Church up to the Pickard Recreation Ground.



The concrete block boundary wall to the Desford Free Church is an unattractive feature running along the footpath leading to the Pickard Recreation Ground. It needs to be finished with render.



The bungalow, 10 Chapel Lane, does not respect the traditional character of the conservation area by way of its design and choice of materials.



12 Chapel Lane is a dwelling of modern design and materials that has a negative impact on the conservation area.





16 Chapel Lane is similar in design and treatment to a number of other dwellings sited at the northern end of Cottage Lane.



The properties, 2-6 Chapel Lane, were once framework knitters cottages.



The view looking eastwards along Manor Road towards High Street. The road was built in the 1930's as a by-pass to the Main Street and Newbold Road.



The view looking westwards along Manor Road. The properties sited within the conservation area on Manor Road have all been constructed since the road was built and have no traditional character.



The barn, sited at the junction of Church Lane and High Street, was probably built around the same time as Old Manor Farm. It still has late mediaeval arched foundations. The building was once listed as it was sited within the curtilidge of the adjacent listed property.

