

Congerstone

Conservation Area

Designated 5th November 1996 (revised 1999)

During the 18th and 19th century, Congerstone was a thriving farming settlement of up to 250 people. The village included a shop, two pubs, a post office, blacksmiths, butchers, a coal merchant, two large farms and several smallholdings.

Most of its inhabitants were employed on the Gopsall Estate, which was in the ownership of the Howe's. This family provided several buildings for the village including the school in 1825, four almshouses four years later and two major restoration projects on St Mary's church. In 1919 the estate became Crown property, which encouraged a surge of new development and the installation of modern services including a clean water supply and a sewerage system.



Hinckley & Bosworth
Borough Council

A Borough to be proud of



Barton Road

The Old Forge

Church House Farm

FACTORS CONTRIBUTING POSITIVELY TO THE CONSERVATION AREA

Setting

Congerstone is a small, former agricultural, settlement located about two miles north of Market Bosworth, situated in-between the River Sence to the west and the Ashby Canal to the east. The surrounding landscape, much of which lies within the flood plain of the river, is generally open and flat. This is typical of the area of the Gopsall Park Estate.

Gateways

The dual-aspect former Chapel, along with other attached vernacular brick cottages, lies at the entrance to the Conservation Area from the north-east on Barton Road, with the Dawkins house/former Fox and Hounds pub providing a visual deflection in the distance as the road bends towards Memorial Green.

From the north-west, the village is screened by hedging and tree screens, with views along the road, towards the elevated village green, channeled first by the canal bridge and then framed by boundary hedging at the entrance to the Conservation area.

From the south-east, the approach is dominated by the gable-end of the Horse & Jockey pub and the single storey white-rendered former almshouses (Widdows Cottages) beyond.

Character Statement

The character of the Congerstone Conservation Area is primarily derived from the agricultural origins of the settlement. This can be identified through a number of existing and former farm buildings such as Fox Covert Farm, Ivy House Farm, Church House Farm and Tithe Farm/Glebe Farm.

Several estate-style thatched cottages, mature trees and smallholdings have been lost and this has, to a degree, diluted the agricultural character of the village. However many of the original buildings and features remain to provide important evidence of the village's past.

Appearance

The Conservation Area is centred on Memorial Green, at the intersection of Main Street and Barton Road. It is a small, but important green 'island' containing the War Memorial, a

protected tree and a collection of typical village facilities - a post box, a red telephone box, a bus shelter and seating.

Close by are Congerstone's two Listed Buildings: the Church of St. Mary and the Old Rectory.

There is an attractive loose-fit mixture of farm and domestic vernacular buildings, many of which are Victorian, that, together with the attractive setting of the church of St. Mary and the Old Rectory, provide a richness and variety to the Conservation Area. Extensive use of Carlton stone walls provides a common visual theme for the Area. There is a significant number of important trees.

Building Style, Scale, and Detail

There is no dominant building style. With few exceptions, buildings are high single-storey or one-and-a-half storey in height around the area of Memorial Green. Elsewhere, properties vary in height from bungalows to two-storey dwellings. Houses flanking Barton Road are typical of the vernacular buildings of the area. Their characteristics include loose separation, giving views of the countryside, and a simple block form. Dentil eaves courses and pointed windows are local features.

The village was part of the Gopsall Estate which used distinctive architectural features on buildings such as eyebrow windows and decorative chimneys and barge boards. 'Standard' dormer windows are not a characteristic of the Congerstone vernacular, although examples of gable dormers (or gablets) do occur around the area of the village green. Eyebrow dormer windows, which were once much more commonplace in the village, now remain on only two of the older buildings - Dawkins House (later the Fox & Hounds pub) and Church House Farm. However, it is a feature that could be reintroduced in new development.

Rendered properties are unusual within the area, although there are a few examples including Widdows Cottages and The Maltings, both at the southern end of the village, and the 'remodelled' former Post Office opposite the entrance to the church.

Traditional Building Materials

The principle materials in the Conservation Area are red brick buildings and Carlton stone walls. The roofs of properties are generally of plain rosemary clay tiles, mostly blue. Slates, imitation slates and concrete roof tiles are not part of the



Gable Cottage



Old Ivy House



Main Street

historic palette of materials and are not appropriate for new development in the village. Windows and doors are mostly of traditional timber construction.

Boundary Treatments

Carlton stone walls, often with red brick saddle-back copings, are common on street frontages throughout the village. They provide a distinctive and strong sense of enclosure and local identity. However, hedging, low brick walls and picket fences also occur, usually in the case of boundaries to domestic properties, which provide variation and interest in the street scene. Carlton stone walls tend to be in the centre of the village whilst hedging and picket fences are found further out, giving a softer and more low-key transition to open countryside.

Contribution of Spaces and Natural Elements

Views of the village's largest open spaces tend to be restricted because of their elevation from street level (the village green/play area) or their location (the Church grounds). The focal point for the village is the small but well-treed island of Memorial Green, at the intersection of Barton Road and Main Street

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

Buildings of Poor Visual Quality

Within the area, pockets of post-war development detract from the prevailing scale, form and grain of the Conservation Area. These include two incongruous pairs of semi-detached dwellings on Main Street of 1960s suburban style (Crown Cottages) and a similar development at Church Field, adjacent the Church and the village green.

Over the last few decades the village has been subject to some infill development in particularly key positions and locations. It has not always been sympathetic to the local distinctiveness of the village in terms of size and scale, incongruous positioning in the street scene and inappropriate detailing in terms of roofing materials, eaves levels, unsightly rooflights and garage doors and unsympathetic wall materials.

Enhancement

The enhancement of the character and appearance of a 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 by the application of sensitive, detailed development control over extensions and alterations. Areas which warrant special consideration for enhancement are marked on a separate Conservation Area Management Plan.

GENERAL CONSERVATION AREA GUIDANCE, PLANNING CONTROLS AND POLICIES

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

- Retain listed buildings.
- 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 or subsequent Supplementary Planning Documents.
- Resist development proposals in the key areas which have been identified.
- Ensure the consistent application of positive, sensitive and detailed development control over proposals to alter former farm buildings and yards.
- 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.
- 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.
- 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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