



Hinckley & Bosworth
Borough Council

A Borough to be proud of

**Ratby Conservation Area Appraisal and Management
Plan**

**Photographic Record 1 – Main Street, Burroughs Road,
Stamford Street & Station Road**

**December 2013
(Adopted February 2014)**



Box Tree Farm and its outbuildings are important features sited at the junction of Main Street and Desford Lane. The property has ceased to be a farm and unfortunately, it has lost its previously dominant chimneys and been restored using plastic windows and prominent roof lights.



Ratby Primary School terminates views looking northwards up Main Street. Red/orange brick is a prominent building material in Ratby.



9 and 11 Main Street have been converted from barns into two large dwellings.



9 and 11 Main Street during their conversion work into residential properties.



Pear Tree Farm is now a private dwelling that has been modernised. The front elevation of the property has been rendered but its stone plinth has been retained as a feature.



Bulls Head Public House, originally a farmhouse, is a large prominent building on Main Street that has been considerably extended and modernised. The extension on its northern elevation is built at a greater height to the original property due to the topography of the ground and this is reflected in different roof heights. The property still retains its stone plinth and prominent chimney stacks.



The granite wall fronting the Bulls Head now provides enclosure to the car park and was built as part of the Hinckley and Bosworth Borough Council's Environmental Programme. Everards Brewery subsequently increased the height of the wall.



The Village Hall is not a particularly attractive building in the Conservation Area, however it serves as an important community facility.



Ratby War Memorial is an impressive feature sited at the junction of Main Street and Burroughs Road.



The modern extension to Ratby Primary School is built in red brick with mono-pitched roofs. It is unfortunate that the modern extension has now obscured the excellent side elevation of the Victorian school.



Excellent view looking westwards along Burroughs Road. This narrow lane that was originally an old coaching road is flanked by granite walls softened by foliage



The heritage street lights installed on Burroughs Road enhance the rustic character of the lane.



This site was where the Ratby Fish and Chip Shop once stood. The corrugated building was demolished and the timber fence erected by the Borough Council. The area now provides a small haven for wildlife. The timber fencing needs repairing.



The Plough Inn is an interesting property that has been considerably extended and modernised over the years. Part of the brick building has been rendered and the large metal flue is a particularly unsightly feature.



Ratby Primary School opened in 1873 is typical in design to many other village schools built at the time. The building with its gable ends and large mullioned windows is an impressive property on Main Street which enhances the street scene.



The Grade II listed building, 85 Main Street, is a large cruck-framed dwelling probably built early in the C17. The property is built in red brick, although its southern elevation has since been rendered, and has a plain tiled roof which replaced the original thatch roof covering. It has retained its brick ridge chimney stacks.



Stamford Arms yard was once a farmyard that took its name from the Earl of Stamford Arms Public House which once fronted Main Street. The farm outbuildings were converted into cottages in the C19 and on the western boundary stood a group of three-storey dwellings known locally as the 'Garrett Houses'. The large satellite dish mounted on the side of 93 Main Street is an unsightly feature and the access needs re-surfacing.



The fish and chip shop, 93 Main Street, is the only 3 storey dwelling in the Conservation Area. Unfortunately the property has been significantly altered with its front elevation painted, window openings enlarged, plastic windows inserted and chimney pots removed.



The property 95 Main Street was once the Earl of Stamford Arms Public House. The property has been considerably modernised with bow windows, concrete roof tiles and the chimney stacks reduced in height. The front of 97 Main Street has been painted and a roof light installed. The central passageway between the two properties once accessed Stamford Arms Yard.



This old photograph, taken around 1930, shows the Church Lane/Main Street road junction and how the buildings on Church Lane helped enclosure and direct views down the carriageway.



This former hosiery workshop on Stamford Street, built around 1875 has now been converted into residential dwellings.



This former hosiery workshop on Stamford Street, mentioned in Pevsner's 'Buildings of England', was removed from the List of Buildings of Special Architectural or Historic Interest due to unsympathetic improvements. The building however, still retains its charm from when it was a Framework Knitter's cottage.



View looking northwards up Main Street with Stamford Street on the left.



103 Main Street is a simple detached property sited on the corner of Main Street/ Stamford Street. The dwelling, built in red brick, has been rendered on its front elevation and has aluminum windows. It was originally a timber framed cottage of great character.



This view of 103 Main Street is unattractive due to the scale of its rear extension and flat roof. The block wall running up Stamford Street is also an unsympathetic building material in the Conservation Area.



The properties 105 and 107 Main Street were part of the Hollybush Farmstead. Most of its fields were developed and now form part of the Charnwood Housing Estate. The smaller of the two dwellings, 105 Main Street, was once the dairy and is partially built of stone and brick and since been rendered. The windows are upvc. 107 has an attic and has been re-roofed with concrete tiles.



This flat roof garage with its double door, adjacent 107 Main Street is a poor visual feature at the entrance to the Conservation Area.



This modern double garage on Church Lane with twin doors painted in a dark colour is much more acceptable to the eye.



92 and 94 Main Street is a large semi-detached property perched high above road level flanked by an excellent high stone wall that abuts the carriageway.



View looking southwards down Main Street showing how the high stone wall helps to direct views along the road. There is no public footpath on the eastern side of the road at this entry into the conservation area. The fish and chip shop helps to terminate views on Main Street.



88 Main Street is fine brick property with sash windows, a pair of large chimney stacks and ornamental ridge tiles. Its front entrance door has been blocked off with the construction of a brick wall. The property was once the village butchers shop. The single storey building to the left was once its abattoir.



The door on the corner of the property was constructed to provide access to the butcher's shop. The shop windows have been replaced with smaller windows.



This excellent granite wall was built to replace a line of unsightly concrete paving slabs. The land to the rear was the site of Ratby Workhouse and Workhouse Yard. Ratby embraced a number of yards that were built to house the increasing population during the 19th Century. The location of several of these yards have been identified with plaques displayed throughout the Conservation Area and are the subject of the leaflet 'The Lost Yards of Ratby' that can be seen on the Borough Council's web site.



These unattractive concrete paving slabs were identified in the previous management plan as a potential improvement scheme and subsequently have now been replaced with a granite wall.



Although Ratby Library is an important community building, its design and use of materials does little to enhance the Conservation Area. The granite wall built along the library frontage was also continued on the southern side of the car park access.



The re-building of this granite wall was identified in the previous management plan as a potential improvement scheme. This wall was re-built in granite and the opportunity taken to widen the footpath.



The timber fence running along the rear boundary to the Ratby Library is a poor feature that would benefit by being replaced with a traditional granite wall.



This imposing property with its twin gables that was built in 1859 was once a licensed premise in the 1970's. It is sited at the entrance to Sills' Yard named after the Sills Family that lived there during the 20th century.



60 Main Street is sited in Sills' Yard. The yard once contained stables, a barn and outbuildings linked to a grocer's shop on Main Street. Thomas Preston built a small hosiery factory in the yard in the early 20th century.



This flat roof shop is an unattractive building sited at the entrance to Sills Yard.



54 and 56 Main Street are an early example of how Ratby developed during the 19th century where development in the village was restricted to the core area and where the yards were developed.



52 Main Street is a detached property that is sited on the back edge of the pavement. The dwelling that has been rendered still retains its stone plinth and gable chimney stacks.



The three terrace properties 46-50 Main Street are a prominent feature in the centre of the village. 50 Main Street has two eyebrow dormers but the balance of the property is spoilt with the introduction of a catslide dormer. However, the property has retained its stone plinth and slate roof.



The timber fencing running up the rear gardens to 48 and 50 Main Street is not a particularly attractive feature and would benefit by being replaced with a traditional stone wall.



Although the MOT and vehicle repair garage does little to enhance the Conservation Area at the junction of Main Street and Berrys Lane, it does provide an important facility for the village. The property once had planning permission for the building of new houses.



The 'Great China' take-away sited on the corner of Main Street and Berry's Lane has lost some of its traditional character with the construction of a large modern shop front and fascia. The property has also lost its chimney pots.



The stretch of Main Street running from Berry's Lane to the Co-op has lost its traditional charm due to out of character improvements. The frontage to the hairdresser's has been rendered and plastic window and doors installed.



The extensions to the post office and 26 Main Street do nothing to enhance the character of the Conservation Area with large modern windows, fascia and building materials.



The concrete cladding and roof tiles used at 22 Main Street are a poor substitute to the original materials and breakup the uniformity of the terrace.



The front room to the large dwelling 20 Main Street was once the village post office. No doubt when the property was fully converted to residential, its frontage was rendered to conceal the conversion work.



This photograph, taken around 1905, is of the old post office showing the blue brick wall that was once topped with iron railings and the post box sited at the corner of the building.



This jitty led to Post Office Yard sited at the rear of the old post office that comprised a group of five cottages built in the early 19th Century. The footpath used to link to Berry's Lane and was surfaced with cobbles some of which can still be seen showing through the tarmac. The jitty would be improved if the setts were re-laid.



18 Main Street is a modern bungalow that is accessed from the footpath running by the side of 20 Main Street.



12 Main Street being of modern design and materials with an integral garage doesn't sit comfortably in the Conservation Area.



Unfortunately, 10 Main Street has been modernised with the windows replaced with plastic.



The new chemist shop is a recent extension to 10 Main Street. The existing stone wall has been retained.



The granite wall fronting the Parish Council's public amenity open space helps enclosure at this important road junction.



The sense of enclosure was lost when properties were demolished at this site. A granite wall has since been built as a project put forward in the previous management plan.



The land this modern housing development occupies was once the site of the village's 'Majestic' Cinema. This large amorphous area of macadam needs visually reducing possibly with a strip of granite setts laid across the entrance.



The view would be improved if the garage doors were both painted in the same colour.



The Co-Operative store is an important village facility, however its design and dominant shop front treatment is a poor closing feature standing at the junction of Main Street/Station Road/Desford Lane.



The property, 3 Station Road, has been considerably modified when it was converted to a shop with its windows and door bricked up along its frontage. The property would be improved if the fixed canopies and advertisement boards were removed and the size of the fascia's reduced. The large satellite dish also detracts from the visual amenity.



5 Station Road is built in red brick with a slate roof and has a fine dental course. The dwelling, 7 Station Road, has had its window openings altered and an integral garage constructed which is the reason why the front of the property has been rendered.



The cottages 9-13 Station Road have been modernised with plastic windows and in part with concrete roof tiles. 13 Station Road is now the Ratby Parish Council Offices.



The dwelling, 15 Station Road, is part of a fine red brick terrace that has retained its original window openings, slate roof and terracotta ridge tiles. Its low blue brick wall topped with metal railings and prominent chimney stacks and pots are also excellent features.



The gate to the rear yard at 15 – 21 Station Road would benefit visually if it was painted in a darker colour and the two front doors painted in the same colour.



This property, 21 Station Road, has recently been converted into a café.



The jitty to the side of 21 Station Road was used to gain access to Harrison's Yard that took its name from Harrison's Drapery Shop. The yard was first created by the conversion of farm outbuildings into six residences during the early 19th century.



The property sited on the corner of Station Road and Chapel Lane has been a shop for a considerable period of time.



This photograph is of Harrison's Drapery shop and was taken around 1920. The shopping use has been extended into other rooms of the property since this photo was taken.



Ratby Methodist Church is a large imposing property sited at the junction of Station Road and Chapel Lane.



The former Geary's bakery shop, although not situated in the Conservation Area, is an important building as it provides enclosure at the entrance into the Conservation Area. Every effort should be made to retain this property.



View looking westwards along Station Road. The stone wall running down the southern side of the road was built to replace an existing stone wall that was demolished when the footpath was provided.



Ratby Sports Ground, although not in the Conservation Area, nevertheless makes a significant contribution by way of the open views it provides at an important road junction.