



Hinckley & Bosworth
Borough Council

A Borough to be proud of

**Ratby Conservation Area Appraisal and Management
Plan**

**Photographic Record 2 – Church Lane, Chapel Lane &
Berrys Lane**

**December 2013
(Adopted February 2014)**



The property 6 Church Lane is a modern detached dwelling with an artificial stone plinth, rendered walls fronted with a granite wall.



8 Church Lane is a detached cottage that has been considerably modernised with a large rear extension, plastic windows, rendered walls and concrete roof tiles.



The bungalow, 10 Church Lane, is a modern property with bay windows in its front gable, rendered walls and concrete roof tiles.



It is unfortunate that the semi-detached dwellings, 14 and 16 Church Lane, have lost their uniformity due to each dwelling being modernised separately.



The high timber fence to the rear of 88 Main Street is not in keeping with the traditional character of the property.



1 Church Lane is one of Ratby's core semi-detached dwellings that have also been considerably modernised and now converted into one dwelling. Its window openings have been enlarged, the front door centralised, walls rendered and re-roofed with concrete tiles.



7 Church Lane is large detached dwelling the walls of which have a rendered rough cast finish. The property is set well back from the highway.



The unity of 9 and 11 Church Lane has been lost due to each dwelling being modernised separately. The two dwellings stand well back from the highway.



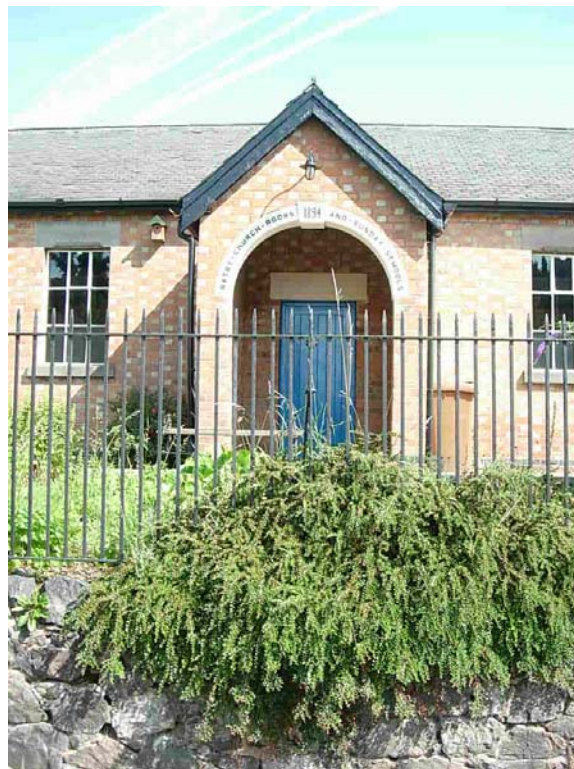
The materials of this garage are unsympathetic to the Conservation Area.



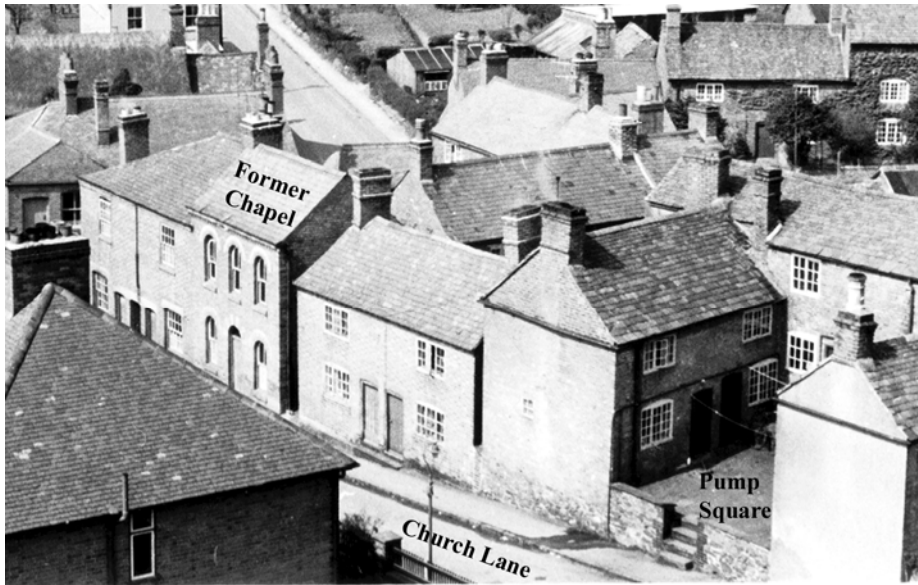
15 Church Lane is a prominent modern detached dwelling fronted by a fine granite wall.



The Ratby Church Rooms and Sunday School, built 1894, is a charming single storey building facing the parish church. It still retains its large metal windows and slate roof and is fronted by fine granite walls topped with metal railings and gates.



The front entrance porch on the Church Hall is an attractive feature that is in scale with the property.



A photograph of the northern end of Church Lane taken in the 1950's showing the former chapel and Pump Square. The square comprised three semi-detached cottages, now demolished, that formed three sides around a central pump.



25 Church Lane is a large half rendered detached dwelling with two bay windows and mature front garden.



25a is a large half rendered dwelling set well back from the highway.



27 Church Lane is a modern bungalow set back from the highway.



Cottagers Walk is one of several jittys that link into the Conservation Area. These segregated footpaths are important routes established when Ratby was an agricultural settlement.



35 Church Lane is a large detached dwelling partially hidden from the highway by foliage in a mature front garden.



Nook Farm is one of two Georgian farmhouses situated on Church Lane that is typical of the period 1750-1780. The farmhouse, that is now a private residence, is colour washed with a slate roof and gable end chimney stacks. The garage in the front garden abutting the carriageway is built with granite walls.



The integral garage built on the end of Nook Farm is a non-traditional feature.



This photograph shows a striking view along Church Lane looking northwards. The wide grass verge and roadside trees are an attractive setting to the Parish Church and former farmsteads. The granite garage and trees are pleasant features that terminate views on the corner of the lane. The slate steps leading from the lane into the Churchyard are also an attractive feature.



41 Church Lane is a modern property sited between two Georgian farmhouses.



43 Church Lane is the other large Georgian farmstead known as 'Woodley Farm'. This attractive property has been visually improved by having the colour wash removed on its front elevation. The property still retains its imposing chimney stacks.



The outbuildings at Woodley Farm have been converted to residential use.



This attractive barn at Woodley Farm still retains the rustic charm of Ratby's by-gone years when the village was primarily an agricultural settlement.



This property, once linked to Woodley Farm, has been converted to residential use. The roof lights would be less prominent had they been recessed.



47 and 49 Church Lane are two of four modern bungalows that were built when Church Farm was demolished. Their modern design and materials are suburban in character and clash with the traditional village environment. The front garden walls are built from the stonework of the former farm buildings.



Similarly, 57 Church Lane is one of two bungalows adjacent to one another that are suburban in character and set back from the highway.



One of the attractive heritage street nameplates that have recently been installed along the footpath that links Church Lane to Gilbank Drive.



63 Church Lane is an end property, the terrace of which follows the curve form of the Lane.



The terrace properties, 63-71 Church Lane, are a group of core buildings several of which were the homes of Master Framework Knitters who established themselves in the village during the 18th Century.



The Grade II* Listed St Phillip & St James Church is situated on a scarp slope on Church Lane. The Church, the tower of which dates back to the Norman Period, is a focal point of the area that dominates the skyline from the ambient countryside. The Yew Tree fronting the church is believed to be up to 1,000 years old.



An imposing view of St Phillip & St James Church on its southern elevation. The churchyard contains some fine old gravestones that date back to the 18th Century.



This section of churchyard wall on Church Lane has recently been rebuilt as a project put forward in the previous management plan review. The granite churchyard wall is an important feature in the Conservation Area and every effort should be given to ensure its retention.



This section of churchyard retaining wall is starting to bulge due to the wet weather but is due to be re-built shortly.



52-56 Church Lane is a group of three modern dwellings which were built to replace a pair of 'Swedish' timber semi detached dwellings.



The properties 58 – 66 Church Lane, are a pleasant terrace that was once the home of master Framework Knitters.



These two storey cottages on Church Lane once belonged to Stockingers. The raised pavement is an important feature in this part of the Conservation Area which adds significant character to the streetscene.



68 Church Walk is a rendered property that has had its window openings enlarged. However, the dwelling still retains its slate roof and gable chimney stacks.



The timber fence fronting 68 Church Lane is visually poor. Consideration should be given to replacing it with a traditional stone or brick wall.



The property, 70 Church Lane, is a modern dormer bungalow set well back from the highway. The front dormer is a prominent feature that tends to visually dominate the dwelling. Dormers should not extend the whole length of a property and should be set below the ridge.



This outbuilding in the front garden of 19 Berry's Lane was once a blacksmiths forge. The property which was once two stories high is now used to store milk bottles awaiting delivery.



The bungalow, 17 Berry's Lane, has attractive folding timber garage doors.



19 Berry's Lane is a large detached dwelling approached from a long drive.



At this point, Berry'C Lane considerably narrows and changes to a footpath flanked by two storey dwellings and a fine stone wall.



Although the stone wall fronting 19 Berry's Lane is starting to bulge, every effort should be made to keep this feature which enhances the character of the lane.



This brick wall on Berry's Lane was recently improved by the Borough Council as a project identified in the previous Conservation Management Plan.



A picture of the brick wall on Berry's Lane before its improvement.



The modern block of townhouses, 3-11 Berry's Lane, are suburban in character and clash with the traditional character of the lane by way of its design, materials and loss of enclosure.



The repairs to this wall on Berry's Lane using concrete blocks is another feature that has a detrimental impact on the visual quality of the lane.



Views into this garage court are poor. In the short term, consideration should be given to re-painting the doors.



The enclosure at the bottom end of Berry's Lane is lost along this car park frontage. A short length of wall built along the back edge of the footpath would help to reduce the width of this gap in the streetscene.



The gable to the block of the Victorian dwellings 8–18 Berry's Lane, built in 1898, is a prominent feature. The concrete block wall running down the side boundary of the Chinese take-away car park is an incongruent feature in the Conservation Area.



One of the heritage street lights fronting 8-18 Berry's Lane. This imposing terrace still has its chimney stacks and slate roof although the windows are now plastic.



A view of the top end of Berry's Lane looking down towards the Bulls Head Public House. This is a pleasant part of the lane flanked by dwellings and stone walls.



This access leads to 32 Berry's Lane and once formed part of the footpath that terminated at Post Office Yard on Main Street.



This cottage at the top of Berry's Lane has unfortunately had its timber windows replaced with plastic.



This view highlights the detrimental impact that different styles of window can have on terraced properties.



This property on Berry's Lane was once a Framework Knitter's workshop that became established in Ratby during the 17th Century. The building was taken off the national list of historic and architectural buildings due to its conversion to a garage.



The form, materials used and detail design of these two bungalows are contrary to the traditional qualities of the Conservation Area.



Concrete roof tiles, plastic windows and metal garage doors do not compliment the traditional character of the village Conservation Area.



This stone and slate wall has been carefully stabilized with steel plates which, in their own way, add character to the Conservation Area.



The design of the modern timber windows in the right hand building is overly fussy when compared to the traditional appearance of the windows in the left hand building.



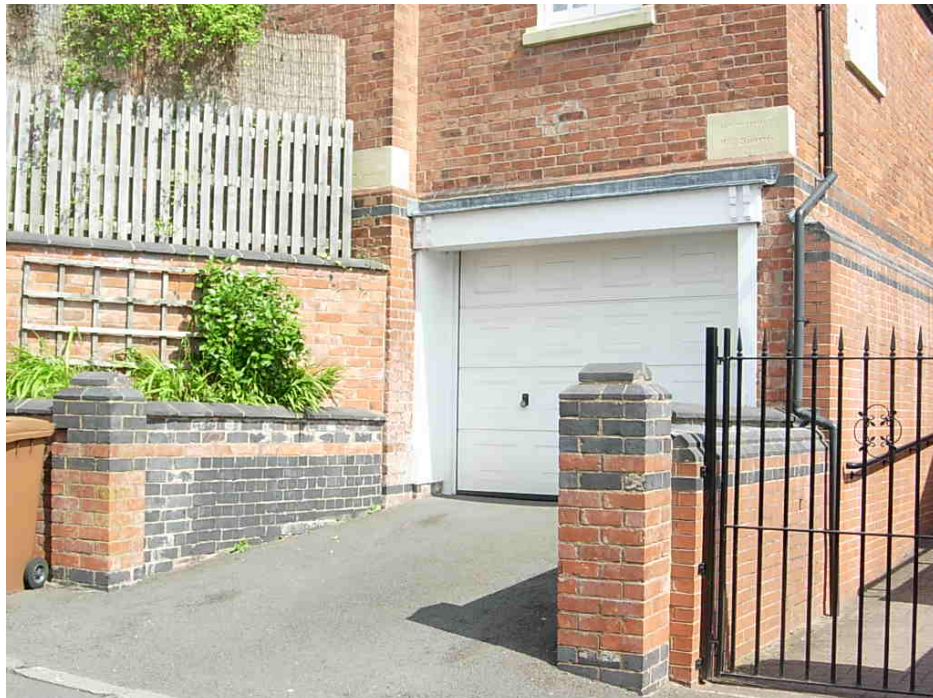
Unfortunately this terrace has lost some chimneys, had others truncated and the segmental heads to its first floor window openings have been straightened. As a result there has been a loss of character in the streetscene.



A view up Chapel Lane taken during a children's parade. Date unknown.



The Methodist Church Rooms have been converted into a residential property. The introduction of an integral garage has had a detrimental impact on the appearance of the building.



The appearance of the garage door in the former Church Rooms would be improved if painted a darker colour.



The flat roofed side extension to these traditional properties would be considerably improved if it was replaced with a pitched roof.



The brick retaining wall in this view along Chapel Lane would have enhanced this part of the Conservation Area if stone had been used instead.



The bungalow, 22 Chapel Lane, is sited in a prominent location fronted by a double tier stone wall. The bungalow has been considerably modernised.



A view of the entrance to No. 24 and 26 Chapel Lane. No. 24 is a two storey dwelling that has retained its chimney stacks.



26 Chapel Lane is a modern bungalow approached from a long drive.



28 Chapel Lane is a modern dormer bungalow set back from the highway.



The scale of the dormer structure and flat roof car port at 32 Chapel Lane tend to dominate the appearance of the traditional period property.



The solar panels on the roof of 34 Chapel Lane dominate the front elevation of the bungalow. Where possible solar panels should be located on rear elevations away from public view.



36 Chapel Lane is reputedly believed to be one of the oldest properties in the Conservation Area (thought to be 1675). However, the dwelling has been considerably modernised with plastic windows and concrete roof tiles.