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# **Landscape Sensitivity Assessment**

## **The sensitivity of areas of pressure**

**Final Report**

**Prepared by LUC**

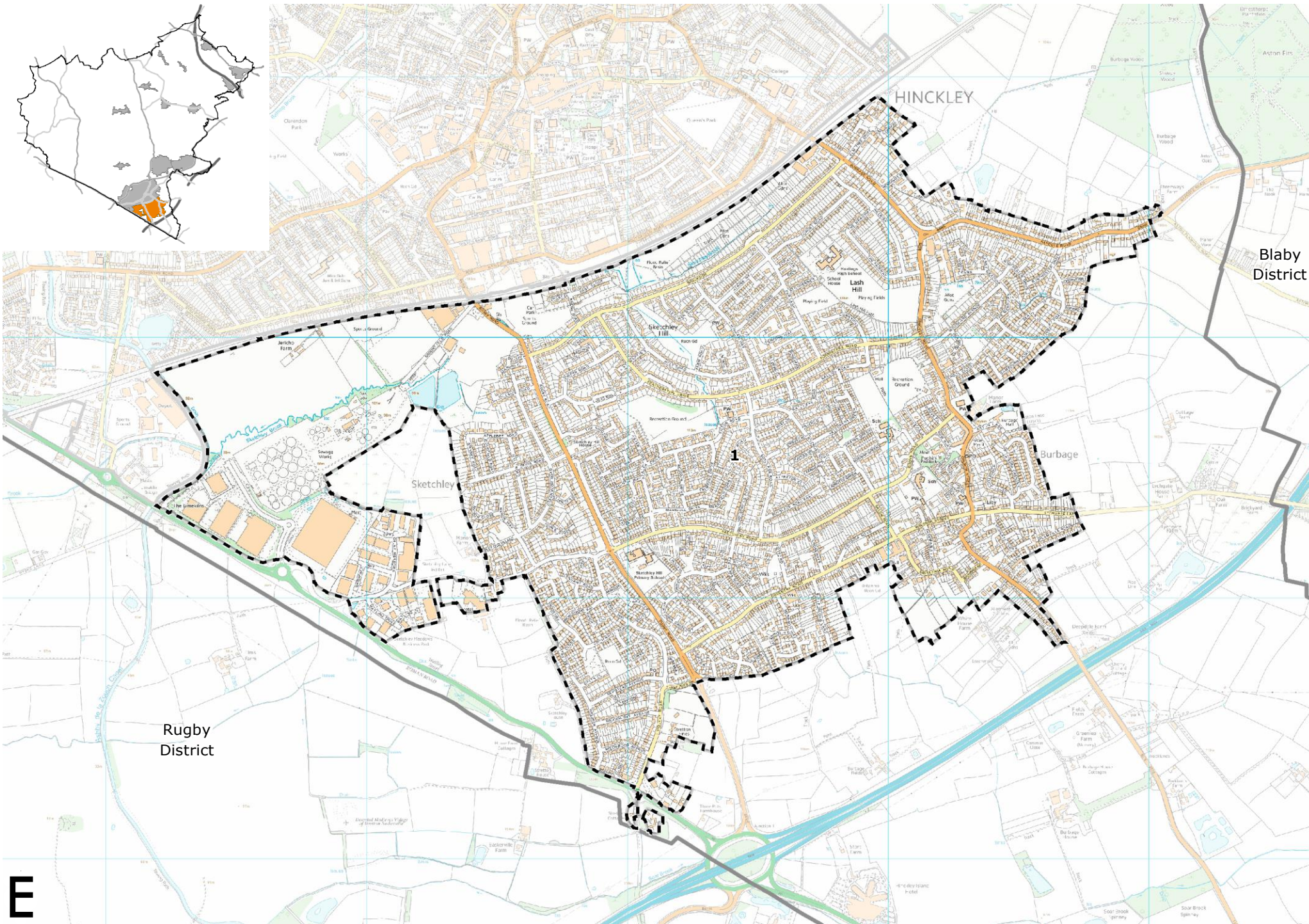
**September 2017**



## **6) URBAN CHARACTER AREA ASSESSMENTS**

- 6.1 This section describes the urban and townscape character of the fourteen principal settlements within Hinckley and Bosworth (the borough's urban areas and key rural centres). In each case it addresses the historic designations, landmark buildings and general architectural styles. Based upon this analysis, key characteristics are identified, together with recommended management strategies intended to protect and promote local distinctiveness and unique townscape qualities.
- 6.2 The Urban Character Areas are as follows:
- 1) Burbage**
  - 2) Desford**
  - 3) Groby**
  - 4) Hinckley**
  - 5) Markfield**
  - 6) Market Bosworth**
  - 7) Newbold Verdon**
  - 8) Ratby**
  - 9) Barwell**
  - 10) Earl Shilton**
  - 11) Stoke Golding**
  - 12) Bagworth**
  - 13) Thornton**
  - 14) Barlestone**

# UCA 1: Burbage



# UCA 1: BURBAGE



## Location and Setting

- 6.3 Burbage is located in the south-east of the borough, separated from Hinckley to the north by the Leicester to Nuneaton railway line. Burbage is situated on the same ridgeline as the nearby urban areas of Hinckley, Barwell and Earl Shilton, although more recent development has extended to the lower lying land towards the outskirts of Hinckley to the north-west. Agricultural fields to the south and east provide a strong rural setting to the settlement.
- 6.4 Burbage lies to the north of LCA F: Burbage Common Rolling Farmland.

## Key Characteristics

- 1) **Ridgetop settlement with a defined and distinctive historic settlement core.**
- 2) **Village character which is enhanced by the proximity to countryside to the south east and rural character of the streetscape around Burbage Hall.**
- 3) **Small terraced cottages and Victorian town houses mixed with grand three storey buildings.**
- 4) **Interesting historic buildings of red brick and render and with locally distinctive details.**
- 5) **Sense of enclosure as a result of buildings fronting directly onto the pavement or boundary walls.**
- 6) **St Catherine's Church forms a landmark feature.**
- 7) **Mature trees and open green spaces add a sense of space and texture.**



### Townscape Character

- 6.5 Burbage has expanded from a small linear farming village, with a historic core along Church Street and the church. Although only separated from Hinckley by the railway line, Burbage has a separate and distinctive character.
- 6.6 The historic core remains intact, and is designated a Conservation Area. Its focus is St Catherine's Church (built in 1842 and Grade II\* listed) with many attractive historic buildings of two to three storeys on the surrounding streets providing a distinctive sense of place. It retains a 'village' character, with the church, mature trees and stone boundary walls providing a strong identity. The well-defined square at the south of Church Street is lined by a number of important and listed buildings including the grand Constitutional Club, Manor Farm and several timber framed buildings. The interface of the buildings with the streetscape creates an important definition to the space, providing a variety of heights, roof details and elevation features which alongside mature trees, cobbles and other traditional paving create interest.
- 6.7 Aston Lane is an important feature of the streetscape, with the raised footway reducing the width of the street and the rural character increasingly influenced by mature trees and grass verges providing a transition to the rural countryside beyond to the south-east. Burbage Hall is located along the lane, and is a fine two storey early 18<sup>th</sup> century building standing in its own grounds. High brick walls frame the Old Grange and Burbage Hall. Grange Farm House is an attractive 16<sup>th</sup>- early 17<sup>th</sup> century timber framed house with important historical features including an oriel window and bow window.
- 6.8 The Horsepool and the War Memorial triangle are locally distinctive features, surrounded by traditional terraced cottages and intermittent mature trees. These areas are lined by traditional terraced cottages which either front directly onto the street or where buildings are set back from the street, enclosure is usually provided by low brick boundary walks, iron railings or privet hedges to continue the strong enclosure.
- 6.9 Further from the historic core, Victorian town houses are present as detached, semi-detached or short terraces.
- 6.10 The relatively low density of the built form and prominence of gardens enhances the suburban/village feel of the settlement. Clear routeways through the settlement create a legible environment. Land use is primarily residential and there is a quiet, picturesque character to the settlement that is distinctly different from Hinckley to the north.
- 6.11 More recent development in the 20<sup>th</sup> century has expanded the settlement to the north towards Hinckley, mostly consisting of standard housing estates. The majority of growth in Burbage occurred due to post war housing demand. During the 20<sup>th</sup> century a series of residential programmes turned the rural community into a suburb of Hinckley.
- 6.12 Key views in the area are of St Catherine's church, and landmarks include the war memorial on Church Street. The Congregational Chapel is also a focal point for key views. Views are often framed by trees.
- 6.13 Elements which detract from the character of the settlement include modern additions and alterations in the Conservation Area not in keeping with the character of the area because of their materials, style, form or appearance, such as upvc windows, ancillary buildings and garages. Overhead wires and occasional modern shop fronts may also have a detrimental effect on the streetscape, particularly within the Conservation Area. There are areas of typical anonymous housing estates between Burbage and the railway line adjacent to Hinckley.
- Materials and Local vernacular**
- 6.14 Typical traditional cottages in Burbage are terraces of two storeys with simple appearance, pitched roofs and a variation in roof and eaves levels



adding significant character to the streetscape. Buildings usually front directly onto the street, providing a strong sense of enclosure. Grander buildings are often three stories, creating variety in scale of the streetscape, and shop fronts are generally in keeping.

- 6.15 Roofs are characterised by either Swithland slate, Welsh slate or in a few instances, clay roof tiles. External walls are red brick with occasionally render finishes to the walls. Windows vary in size, and are mainly of timber and set regularly across the facades.
- 6.16 Architectural details add local interest and distinctiveness to buildings, and where these historic features have been retained they contribute to the character of the area.
- 6.17 Boundary materials are typically low brick walls or hedges, and streetscape materials such as granite kerbs and cast iron gullies add to the character.

#### **Green Spaces**

- 6.18 Trees and green spaces are an intrinsic part of the character of Burbage, ensuring it retains a 'village' feel. The churchyard, moathouse site and areas of trees and open space help create this village character along Church Street and Grove Road.
- 6.19 Key groups of trees include the mature trees of Moat House and the Horsepool together with trees in the churchyard. Together with wide grass verges they contribute to the rural and suburban character of the area.
- 6.20 Open countryside abuts the core of the village to the east, further enhancing rural character.
- 6.21 A number of public rights of way connect the settlement to the surrounding countryside, including the Leicestershire Round long distance footpath.

#### **Historical and Cultural Influences**

- 6.22 Burbage village remained a small farming community for centuries. During the first half of the 17<sup>th</sup> century the hosiery industry was introduced and became a major employer in the

village. By the mid-19<sup>th</sup> century there were a large number of framework knitters in the community. However, the domestic industry began to decline due to the rise of factory production.

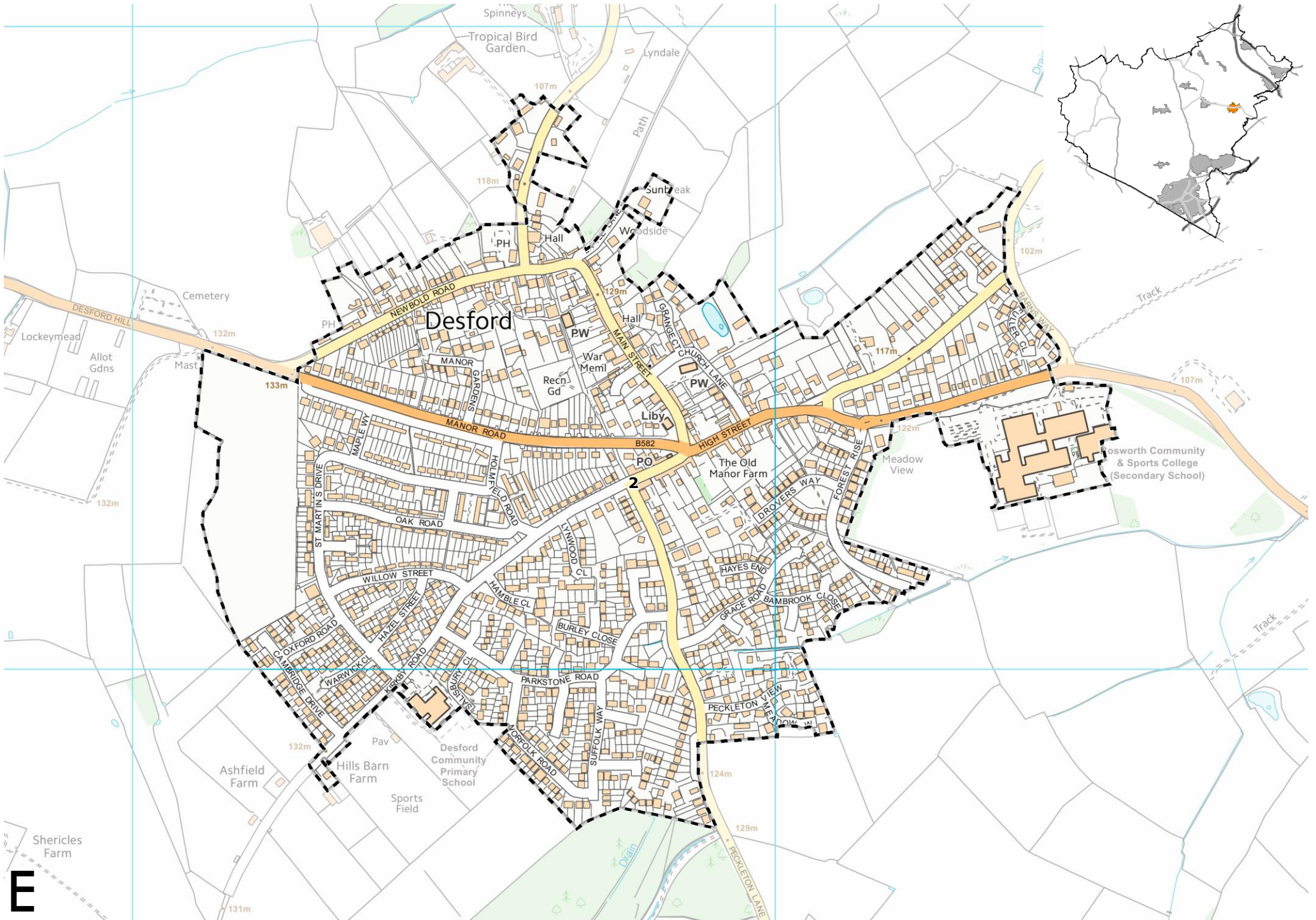
- 6.23 The Conservation Area marks the historic core of the original village of Burbage, focussed on the church, the area around Moat House and the Rectory together with the cluster of cottages around Horsepool and Pilgrim's Gate. There are a number of listed buildings including Burbage Hall, the Constitutional Club, the church and Old Grange, and a number of cottages. Many of the buildings date from the 17<sup>th</sup> – 19<sup>th</sup> centuries

### Key Sensitivities and Values

- 1) The rural setting of Burbage provided by the countryside to the south-east of the settlement and the transition of Aston Lane with strong sense of place.
- 2) The unified character of the historic core as a result of the combination of attractive historic buildings, trees and streetscape.
- 3) The harmonious pattern of two to three storey buildings and their boundaries which interface with the streetscape providing a strong sense of enclosure.
- 4) St Catherine's church forming a key landmark in views into and out of the settlement.
- 5) Horsepool and the war memorial providing interesting features and a sense of history and local distinctiveness.
- 6) Mature trees and open green spaces are valued for the texture and interest they provide as well as creating a 'village' character to the settlement.
- 7) Strong local vernacular of red brick as well as distinctive buildings valued for their strength of character and sense of place, many of which are listed.
- 8) Public rights of way including the Leicestershire Round which are valued for their recreation opportunities and connection to the countryside.

### Townscape Strategies

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|---|---|
| <ol style="list-style-type: none"> <li>1) Prioritise local distinctiveness in every element of change and future development. Ensure that new development is carefully designed to respect its surroundings and setting, avoiding anonymous suburban style developments.</li> <li>2) Retain and enhance traditional or historic features and materials where possible e.g. during building renovations.</li> <li>3) Retain trees and open spaces wherever possible, and encourage planting of more trees of appropriate species to replenish stock as it comes to the end of its life.</li> </ol> | <ol style="list-style-type: none"> <li>4) Ensure the distinctive character of Burbage is maintained and enhanced, maintaining the separate identity from Hinckley.</li> <li>5) Enhance the recreation and green infrastructure links with the countryside to the south and east.</li> <li>6) Seek to enhance the landscape structure which separates the settlement from the M69 corridor.</li> <li>7) Retain the rural setting and views to the church spire on an uncluttered horizon.</li> </ol> |
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## UCA 2: DESFORD



### Location and Setting

- 6.24 Desford is situated in the eastern part of the Borough at the intersection of roads linking Kirby Muxloe, Newbold Verdon, Thornton and Thurlaston.
- 6.25 It is located on a steep, east facing slope in an open expanse of farmland with tree planting along property boundaries forming a relatively soft settlement edge. The large Caterpillar logistics park is located a short distance to the south and is generally contained by landform and screening planting.
- 6.26 Desford lies within LCA D: Newbold and Desford Rolling Farmland.

### Key Characteristics

- 1) **A compact nucleated settlement with the historic core on the northern edge.**
- 2) **Built form of largely two storey terraced cottages, often with prominent red brick chimneys and small subdivided windows.**
- 3) **Residential properties from the 17<sup>th</sup> – 19<sup>th</sup> century surround the central core whilst the 1940s – 1950s dwellings extend to the south.**
- 4) **Mixed building materials used include red brick, rough cast rendering and slate roofing, with some timber framed thatched buildings.**
- 5) **The Church of St Martin forms a local landmark with its distinctive spire.**
- 6) **Minimal frontages and narrow lanes create a small compact streetscape which then opens out to a later, wider street pattern with winding cul-de-sacs within the twentieth century development areas.**



### Townscape Character

- 6.27 Desford is a compact nucleated settlement with the historic core located on the northern edge, designated as a Conservation Area. This area is defined by the old village core surrounding Main Street, Church Lane and High Street and includes buildings of many periods and styles.
- 6.28 A medieval street pattern survives, with subtle changes in direction as well as a network of jitties, once providing access to the neighbouring countryside. Narrow streets are lined by small terraced cottages and large detached cottages. Main Street and Newbold Road are partially cut into the landform which has resulted in an asymmetrical streetscape. Buildings level with the pavement on one side of the road contrast with adjacent properties accessed from steps, raised pavements and brick retaining walls. Properties were built along Main Street, often within large green spaces and mature planting.
- 6.29 There are several listed buildings within the old historic core. The Parish Church of St. Martin originates from the 13th century and its spire creates a local landmark. There are several buildings such as the Malt Houses, the Old Manor House, the Grange and Ivy House, all of which are grade II or II\* listed. One of the most significant and oldest surviving buildings is the Old Manor House, in the High Street which was constructed in 1640 for Thomas Muxloe. It is an impressive dwelling with gables and a grand entrance porch faced with stone.
- 6.30 The majority of development occurred during the late 1940s and early 50s with red brick terraced, semi-detached and detached dwellings rapidly being built post war. These follow a variety of architectural styles with the majority following winding cul-de-sacs.
- 6.31 Building styles are typically varied and reflect the historic development of the village. Low, shallow buildings are characterised by medieval timber frames with brick extensions and steeply pitched gable roofs punctured by brick chimneys, though facades have been subject to superficial alterations over the years. Victorian feature buildings are of regular design, high quality materials and are usually two rooms deep with steeply pitched gabled roofs parallel to the street, whilst post war properties are predominantly bungalows with shallow pitched roofs and adjoining double garages set in larger plots of ground.
- 6.32 Similar to nearby villages, Desford grew out of a farming village as a result of a thriving hosiery industry which later diversified into mining. Desford Colliery, approximately two miles north of the village, was closed in 1984 although a commemorative half colliery wheel serves as a memorial within the village. Today local industry provides employment at Newtown Unthank, and at Caterpillar on a major site between Desford and Peckleton.
- 6.33 Modern extensions around the fringes of the village are more exposed and lack cohesion with the historic core and rest of the settlement. Winding country lanes with low clipped hedgerows and grass verges create a rural setting to Desford. This is reinforced by long views out from the settlement edge over rolling farmland with wind turbines present in views to the north.

### Materials and Local vernacular

- 6.34 Red brick is the predominant building material in the historic core, apart from St Martin's Church which is formed of stone. There are a number of other styles and materials evident in the village including rough cast rendering and slate, with the occasional use of other materials such as stone, thatch, clay roof tiles and timber framing.

### Green Spaces

- 6.35 The open space around St. Martin's Church provides a welcome contrast in the otherwise relatively enclosed streetscape of Main Street. This area is mostly defined by mature sycamore trees



whilst an avenue of semi-mature conifer trees frames a narrow pathway through the graveyard. The Pickard Recreation Ground is situated within the urban grain and provides a small rectilinear expanse of amenity grassland defined by mature trees in each corner. This is accessed only by a few jitties which creates a quiet recreational area, enclosed by houses on each side.

#### Historical and Cultural Influences

- 6.36 The village of Desford is believed to be of Anglo-Saxon origin with the earliest written record in the Domesday Book of Deresford or Diresford. There are signs of Romano- British occupation with the remains of two kilns found on the demolition site of The Manor House.
- 6.37 Prior to the 1700s, employment in the village was predominantly agriculture-based until the

Industrial Revolution and the village contained a small agricultural community of farmhouses with associated strip fields, remains of which are evident in the ridge and furrow in the nearby fields.

- 6.38 Following the end of the Second World War, the village altered dramatically expanding to the southwest and virtually doubling in size. Since then, the village has undergone further expansion with new housing being focussed around the settlement edge serving a large commuter population.
- 6.39 Desford was subject to a great fire in 1657 which engulfed several dwellings, barns, stables and valuables. After a village petition, Oliver Cromwell sought charity from Christians across the country to aid with the repair works.

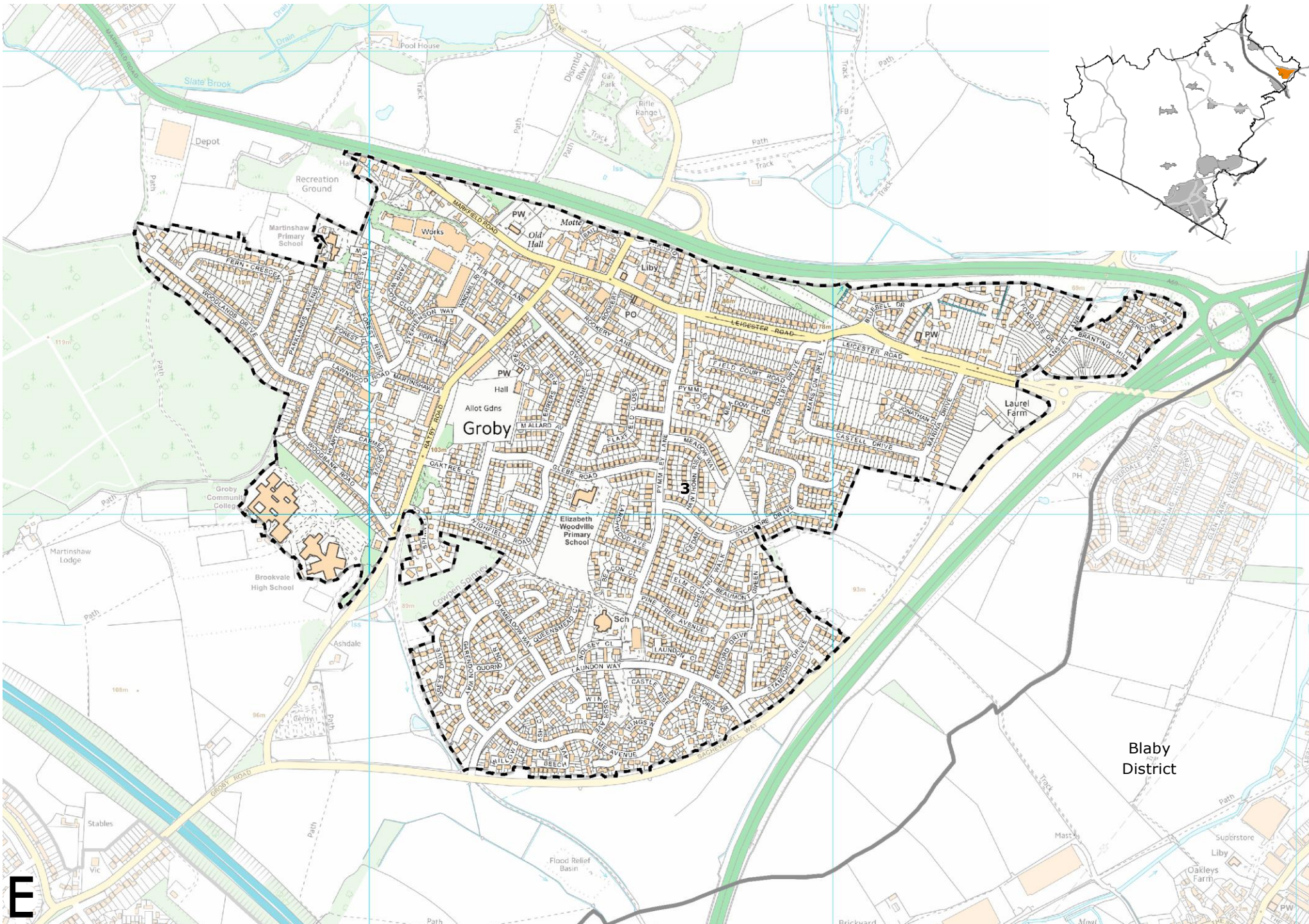
### Key Sensitivities and Values

- 1) The historic character of small terraced cottages and large detached cottages arranged in a medieval street pattern and connected by an extensive network of jitties provides sense of place and a link to the past.
- 2) Medieval, Georgian and Victorian building styles and materials contribute to the visual amenity and provide a sense of historic time depth.
- 3) The colliery wheel at the centre of the village provides continuity to the landscape's industrial past and provides a link with other nearby mining settlements.
- 4) Small pockets of enclosed green space providing intimate areas within the enclosed built form and contribute to the recreational value.
- 5) Distinctive asymmetrical streetscape largely influenced by the hilltop topography and historic buildings such as the Old Manor House on the High Street.
- 6) The Parish Church of St Martin which forms a local landmark and focal point at the centre of the historic core.
- 7) Occasional open views of the countryside which provide a reminder of the settlement's origins as an agricultural settlement

### Townscape Strategies

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| <ol style="list-style-type: none"> <li>1) Retain listed buildings and buildings of local interest wherever possible.</li> </ol>   | <ol style="list-style-type: none"> <li>4) Encourage proposals to provide landscape enhancements, including tree planting, to the settlement edge.</li> </ol>                     |
| <ol style="list-style-type: none"> <li>2) Ensure any new development respects the rural setting of the village and the Conservation Area in terms of siting, scale, design and materials used.</li> </ol> | <ol style="list-style-type: none"> <li>5) Enhance pedestrian links between adjacent villages and consider potential as key gateways to the National Forest.</li> </ol>           |
| <ol style="list-style-type: none"> <li>3) Retain and enhance important views of the church and other key visual buildings and spaces in the Conservation Area.</li> </ol>                                 | <ol style="list-style-type: none"> <li>6) Build upon and improve Desford's sense of place and individual identity through sensitive design and appropriate materials.</li> </ol> |

# UCA 3: Groby



# UCA 3: GROBY



## Location and Setting

6.40 Groby is situated to the north east of the Borough, just north of Junction 21a of the M1 motorway and separated from Leicester by the Rothley Brook. The A50 and the A46 largely define the extent of the village to the north and east respectively.

6.41 It is set low in the landscape with the Rothley Brook floodplain to the south. To the north, the

topography gently rises and becomes more wooded. Groby Pool and Martinshaw Wood are distinct features on the northern and western settlement fringes respectively.

6.42 Groby is situated within LCA A: Charnwood Forest.

## Key Characteristics

- 1) **Low lying and rural setting which rises up to the north west. The settlement is defined by the A50 and A46 dual carriageways.**
- 2) **Distinctive historic core with traditional building materials and intimate walled spaces.**
- 3) **Building materials within the central core tend to be of local origin with bold red brick or local granite often combined with exposed timber framework and slate roofs.**
- 4) **Modern expansion extends the settlement to the south and east and is dominated by bungalows, detached and semi-detached dwellings, sometimes of anonymous styling.**
- 5) **Strong sense of enclosure from surrounding trees and road corridors but unfolding views of the Groby Parish Church Tower from within the settlement.**



### Townscape Character

6.4 Groby is a large village with origins as a former agricultural settlement. The historic, nucleated core remains largely intact and is designated a Conservation Area. It is located in the north of the settlement, around the junction of Leicester Road, Markfield Road, and Ratby Road centred around Groby Parish Church, the Old Groby Hall and the Earl of Stamford Arms. The village expanded slowly along Leicester Road and Ratby Road as the local quarries were established and up to the early 1930s. The village then followed a similar growth pattern to that of the surrounding villages of Ratby and Markfield, with rapid expansion from the 1960s onwards which more than tripled the size of the original settlement. This took the village boundary out to its current extent defined by the A50 and A46, to the north and east resulting in an unbalanced pattern with little cohesion to the central area.

6.44 The historic core which has a linear nature, sits on rising land. The presence of rural cottage architecture, the use of traditional building materials and intimate walled spaces create a stark contrast to the high density, two storey modern housing around the edges of the village. Markfield Road is formed of a terrace of small cottages lining the southern side of the road with stone walls and mature trees opposite. The walls are a key unifying feature of the core and create a sense of intimacy along the narrow road. Building density is generally high, although areas of open space and allotments create a more open character in places. Buildings range from small cottages, to two and three storey properties of mixed styles in the historic core and larger buildings such as the village hall and the Old Hall.

6.45 There are few clear views to the village due to the containment provided by the major road corridors to the north, east and south as well as Martinshaw Wood to the west. The Church of St Philip and St James is built on rising ground which allows for unfolding views of the Church Tower from along Leicester Road although slightly impeded by the presence of street furniture in the foreground.

Views out over the roofscape can be obtained from this higher land to the rolling farmland beyond. Wind turbines can be seen on the skyline and are feature of the surrounding landscape. The Old Hall is also a feature on the skyline in local views despite being lower.

6.46 In views from the settlement edge, the A50 is clearly visible which forms a detracting feature on the northern fringe, and together with other nearby major transport corridors create considerable road noise throughout the village.

6.47 Detracting features include insensitive alterations and modern infill further up the hill. The character of Leicester Road and Ratby Road have also been influenced by modernising additions although small groups of historic stone buildings still remain including the Earl of Stamford Arms.

### Materials and Local vernacular

6.48 Buildings with the historic core of the village largely range from 17<sup>th</sup> to 19<sup>th</sup> century. Building materials include randomly coursed Groby and Mountsorrel granite, red brick detailing and Swithland slate roofing. Alternatively timber framed buildings can be seen with red brick infill, slate and occasionally thatch roofing. Frontages have predominantly small stone walled gardens, although some older buildings within the centre of the village front directly onto the street.

6.49 Modern development within the village mainly constructed in the latter half of the 20<sup>th</sup> century often fails to respect local themes and predominantly comprise of red brick and a mix of slate and clay tile roofs. The built form includes bungalows, semi-detached and detached dwellings open with small front and rear gardens.

### Green Spaces

6.50 There are many small areas of public open space within the 20<sup>th</sup> century development areas and these typically comprise expanses of amenity grassland with mature trees around the perimeter.



The settlement also has good access to Charnwood Forest and Groby Pool to the north.

### Historical and Cultural Influences

- 6.51 At the time of the Domesday survey in 1086, the village was owned by Hugh de Grandmesnil as an offshoot to Ratby. The area has strong associations with the mining and quarry industry dating back to Saxon times and the origin of Groby is derived from the word 'grub' meaning pit or mine. There is also evidence in pot making that the Romans once settled the village. There are many former small mines located between Groby and the neighbouring village of Markfield.
- 6.5 Groby granite and slate (known as Swithland Slate) was exported by rail to London for use in St Pancras station and other prestigious buildings although the last slate quarry closed in 1907, unable to compete with the lighter and cheaper Welsh slate being brought into Leicestershire by the Midland Railway. Groby granite is very variable in colour, not an even grey or pink. Swithland Slate does not shear as finely as Welsh slate so it is easy to identify Groby slate from the grading in size of the slates, the largest and heaviest being on the eaves of the buildings.
- 6.53 The historic heart of the village is designated as a Conservation Area and includes the retail core, the Earl of Stamford public house, the Old Hall, the church and its associated land. It also contains a

number of listed buildings including the Old Blacksmiths and the many small cottages located on Chapel Hill.

- 6.54 The Old Hall (Grade II\* listed) was built in the late 15th century and inherited by the Grey family in 1445. This originally consisted of two large courtyards, though only one section remains and has been rebuilt many times over the years particularly around 1495. Elizabeth Woodville's son from her first marriage became the 1st Marquis of Dorset and he considered making the Old Hall the main residence for his family. Lady Jane Grey was the daughter of the 3rd Marquis of Dorset and both Jane and her father were to lose their heads on 24th February 1554 due to disagreements involving lineage to the throne of England.
- 6.55 The Church of St Philip and St James (Grade II listed) next to the Old Hall also provides a dominant feature with its elevated setting and slim square tower constructed in 1840. The Earl of Stamford Arms Public House (Grade II listed) built in the late 18th century also continues to be well used.
- 6.56 There is also a Scheduled Monument located behind the church known as Castle Hill, containing the remains of a Motte and Bailey manorial complex. This dates back to the 1140s although destroyed a few decades later. The remains were also damaged during the construction of the A50.



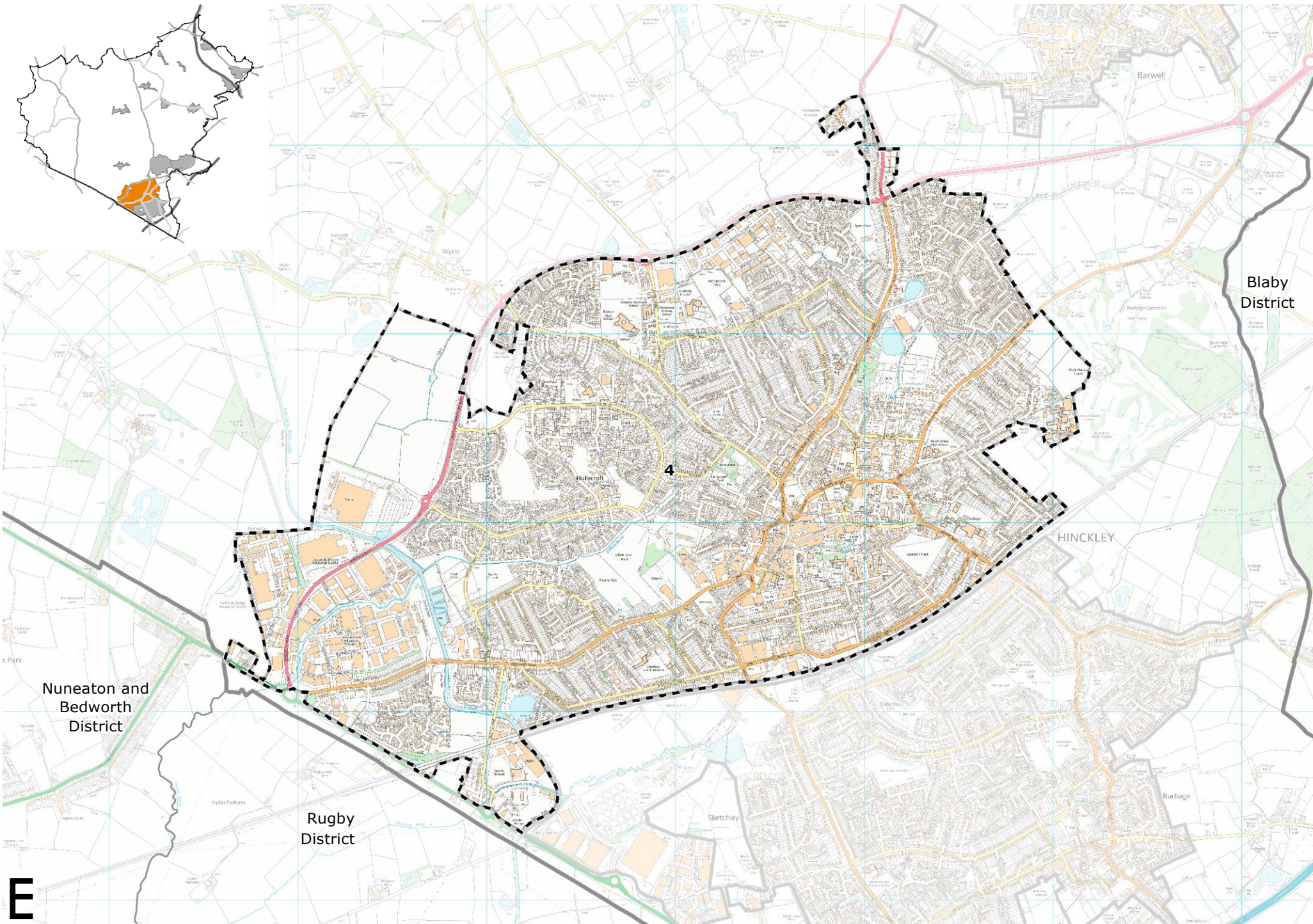
### Key Sensitivities and Values

- 1) Stone boundary walls creating a sense of enclosure and provide a sense of historic time depth.
- 2) Intact historic buildings including stone cottages as well as original streetscape features such as granite kerbs and granite sett gullies contribute to the visual amenity and relatively strong sense of place.
- 3) Significant listed buildings such as the Old Hall, the Scheduled Monument of Castle Hill and large mature trees provide strong continuity to the village's historic past and adds to the visual amenity and intimacy of the Conservation Area.
- 4) Open spaces between buildings and views of greenery between buildings are a key feature of the character of the Conservation Area.
- 5) The views between the church, castle mound and the surrounding buildings create a rural setting to the historic core and provide a strong sense of time depth.
- 6) The sense of enclosure provided by Martinshaw Wood and major road corridors contribute to the sense of place.

### Townscape Strategies

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| <p>Enhance the eastern and southern settlement edges through increased woodland planting.</p> <p>Protect and enhance the western urban edge to avoid negative effects on the rolling, wooded landscape to the north and west.</p> <p>Conserve the high recreation and nature conservation value of Martinshaw Wood and Groby Pool.</p> | <p>6) Conserve trees wherever possible, including roadside tree planting and implement an active management replacement strategy.</p>  |
| <p>4) Consider enhancing the northern gateway entrance under the A50.</p>  | <p>7) Conserve and enhance historic buildings and structures, and encourage the re-use of derelict buildings (such as at the Old Hall).</p>  |
| <p>5) Conserve and enhance the rural village character ensuring any new development is in keeping with the existing style of the built form. Consider the requirements for street furniture and parking.</p>   | <p>8) Retain and enhance stone boundary walls where possible.</p> <p>9) Conserve the urban grain of the Conservation Area with views to open green spaces between buildings.</p> <p>10) Conserve and enhance the distinctiveness and diversity of public open spaces.</p> <p>11) Enhance pedestrian links between adjacent villages and consider potential as key gateways to the National Forest.</p> |

# UCA 4: Hinckley



E

# UCA 4: HINCKLEY



## Location and Setting

6.57 Hinckley is the main urban area, located in the south-east of the borough. It is separated from Burbage to the south by the Leicester to Nuneaton railway line, and from the nearby urban areas of Barwell and Earl Shilton to the east, by a green 'wedge' of land around the A47. Hinckley is situated on the same ridgeline as the adjacent

urban areas, although more recent development has extended to the lower lying land to the west. Agricultural fields to the north of the A47 provide a rural setting to the town.

6.58 Hinckley lies to the south and east of LCA E: Stoke Golding Rolling Farmland.

## Key Characteristics

- 1) **Main settlement of the borough centred on a ridge of higher ground.**
- 2) **Market town character with its focus on the historic core around the Market Place, Castle Street, church and site of the former castle.**
- 3) **Medieval street pattern and historic buildings in and around the historic core.**
- 4) **Site of the Norman castle and open space with scenic views and a sense of history.**
- 5) **Industrial heritage evident in a number of former 19<sup>th</sup> century brick factory buildings serving as a reminder of the importance of the hosiery and knitting industry to the town.**
- 6) **A unified vernacular of red brick, interesting architectural details and simple Victorian factory buildings.**
- 7) **Green open spaces including Argents Mead and Hollycroft Park, and vegetation provide amenity, texture and interest to the streetscape.**
- 8) **St Mary's Church spire forms a distinctive landmark feature in views across the town.**



### Townscape Character

- 6.59 Hinckley is a market town with a relatively compact form centred on the historic core at The Market Place, Castle Street, St Mary's Church and Castle Hill, albeit the town has expanded in recent decades.
- 6.60 The historic core remains the focus for the town, and the moat, war memorial and open space near the church provide high quality open space. The original medieval street pattern persists and many historic buildings remain, set within a mix of much altered old buildings and modern infill development. Castle Street contains terraced buildings of differing heights with low eaves and multi-paned windows. The main uses are retail, and shop fronts tend to be ornate with doorways set back from the street frontage.
- 6.61 Close to the town centre small residential terraces are typical next to Victorian factory buildings which provide a reminder of the importance of the hosiery industry to the development of the town in the 19<sup>th</sup> century. On the whole the scale of buildings is modest, up to two storeys, with larger scale brick Victorian industrial buildings at three to four storeys.
- 6.6 Further from the town centre buildings are larger terraces or sometimes semi-detached with bay windows and gable ends on the frontages. The town has undergone significant post-war and modern expansion northwards towards the A47 road, west towards the A5 and east towards Barwell. Residential and industrial mixed uses characterise the outer parts of the town.
- 6.63 St Mary's Church spire is a key landmark and can be seen above the roofs of buildings in views throughout the town.
- 6.64 The canal and marina in the west of the town provide features of interest.
- 6.65 The variety of buildings, architectural distinctiveness and integrated areas of trees and green space give a sense of history and strong texture to the Hinckley. The varied roof shapes and generally modest scale create a sense of unity, and the larger buildings are generally simple in style and well-proportioned.
- 6.66 There are some detracting features in the town. Some buildings and areas in the town centre are in a poor state of repair and the unified character is sometimes disrupted by garish signage, dominant road junctions and clutter, extensive areas of car parks and unsympathetic materials on some more modern buildings which do not respect their local context. Replacement with modern shop facades has removed some of the character from buildings. Large modern commercial buildings such as the Nationwide building are out of scale with the surrounding context and fail to adequately address the street frontage resulting in a lack of vitality in the northern end of Regent Street. Unfortunately many of the late 20<sup>th</sup> century developments show little respect to their context and are typical of the anonymous suburbs found across the country.

### Materials and Local vernacular

- 6.67 There is a wide variety of architectural styles, with many interesting buildings in the town centre which have unique and locally distinctive details. The prevailing material is red brick with slate roofs, and stone used on grander buildings and the church, and some facades are rendered and painted.
- 6.68 Victorian factory buildings are usually simple in style and constructed of red brick. The Druid Street area contains a number of surviving industrial buildings including fine gated industrial interior courtyards and jitties (pedestrian footways) associated with the development of the 19<sup>th</sup> century hosiery industry, outstanding late Victorian, Edwardian and Art Deco factories and a cluster of mid Victorian community buildings.
- 6.69 19<sup>th</sup> century brick buildings with tall narrow windows, stone lintels and gables fronting the street are characteristic. Curved and circular



windows provide variety to the streetscene. Boundaries are characteristically brick walls or hedges.

- 6.70 The museum on Lower Bond Street is of particular interest because of its prominent position and its historic interest. It dates from the 17<sup>th</sup> century and was originally a house and knitting shop. It is timber framed with brick infill panels and has a thatched roof with brick chimney stacks.
- 6.71 The Atkins building on Lower Bond Street is of national historic interest and makes an important contribution to the streetscape.
- 6.7 Some early 20<sup>th</sup> century buildings with Art Deco influences are present including the former High Cross underwear and knitwear factory on Regent Street. These buildings have flat roofs and multi-divided windows with metal frames typical of the period.

### Green Spaces

- 6.73 Open spaces in the town provide visual amenity. The most substantial area of open space is located around Argents Mead. There are a number of other green spaces within the town.
- 6.74 Hollycroft Park opened in 1936 as a public park providing for the recreational and sporting needs of the local community. It included a bandstand, pavilion and formal planting which still remain. The park, houses and civic buildings in the surrounding roads which were built around the same time are now designated as a Conservation Area.
- 6.75 The Ashby Canal provides a naturalistic feature within the town and the towing path provides an important recreational asset within the town and with the surrounding countryside. Converted warehouses at Hinckley Wharf provide features of interest.

### Historical and Cultural Influences

- 6.76 Archaeological finds indicate that a settlement existed in Hinckley during Roman times. By the 13<sup>th</sup> century the village had grown into a small town with a market.

- 6.77 The town was a centre for the local wool and knitting industries, with large hosiery factories built in the 19<sup>th</sup> century, many of which still survive as indicators of the importance of the industry to the growth and prosperity of the town.

- 6.78 There are three Conservation Areas in Hinckley located in the centre of the town. The town centre Conservation Area is centred on Castle Street, Regent Street and the Market Place, which retains much of its character with many interesting buildings from key periods of its history. The Druid Street Conservation Area highlights the importance of the hosiery industry to Hinckley's heritage; the Druid Street area was the major centre for the town's industrial development during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and is fortunate to have escaped modern development. The Hollycroft Conservation Area is centred on Hollycroft Park. The park and surrounding streets were developed in the 1930s as a public open space with facilities for bowls, tennis and miniature golf. A band stand with a large amphitheatre was also constructed and during the 1930's visiting bands included the Brighthouse and Rastrick Brass Band. These areas and a number of listed buildings, provide a strong sense of historic interest.

- 6.79 The Ashby Canal crosses the western part of Hinckley and is designated a Conservation Area in recognition of its industrial importance. It was built to connect the coal mining areas north of the borough with the Coventry Canal. It opened in 1798, operating between Ashby Wolds and Market Bosworth, and was linked to the Coventry Canal a few years later.

- 6.80 The site of the Norman Castle on Argents Mead is a Scheduled Monument. The motte and bailey castle was built in the 11<sup>th</sup> century, and although the castle and motte no longer survive, a raised area of ground marks the banks of the former bailey surrounded by a moat. There is considerable potential for archaeological evidence within the earthworks and ditch.

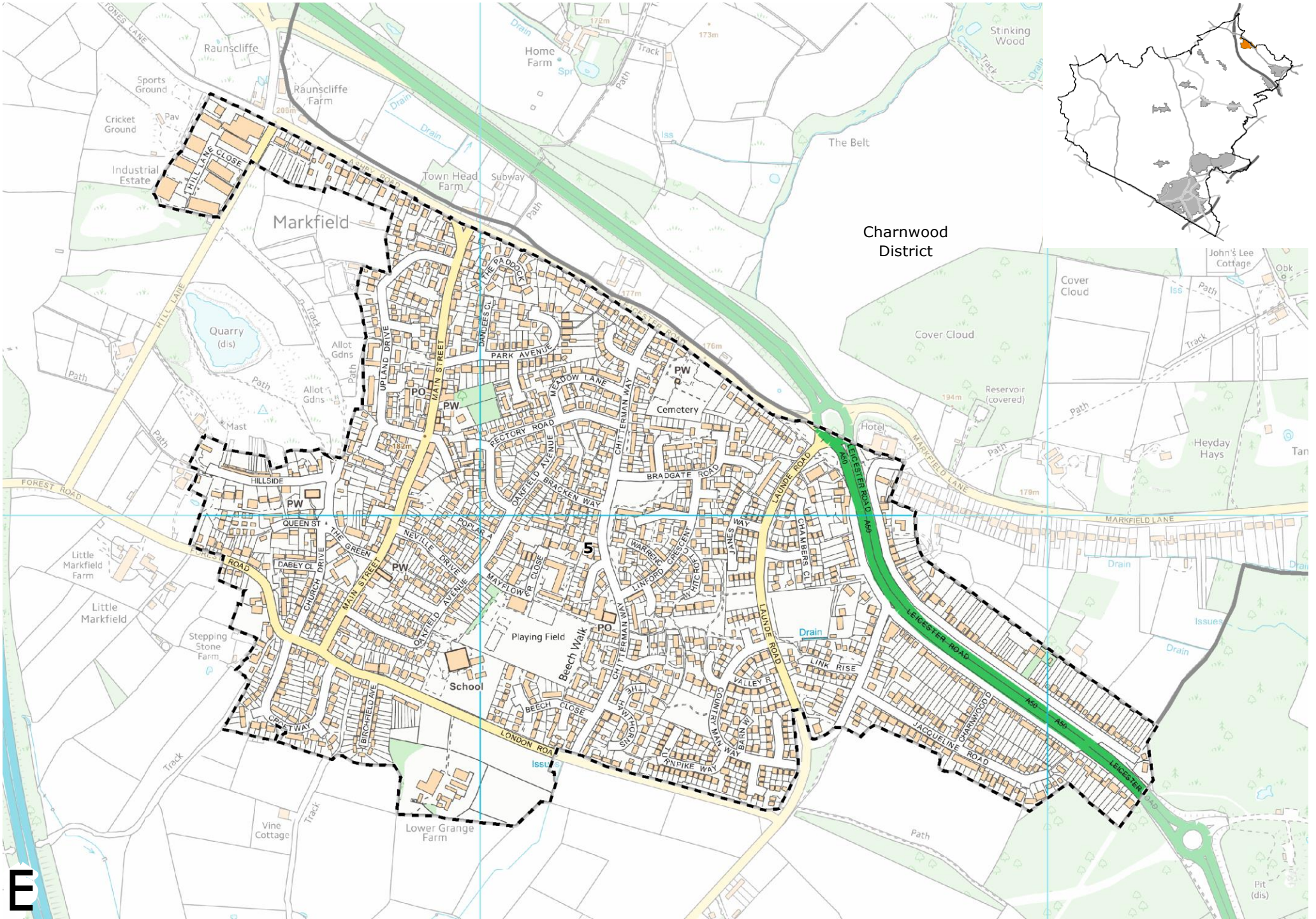
### Key Sensitivities and Values

- 1) Hollycroft Park provides green space and recreational amenity, of which the character extends to the surrounding streets.
- 2) Views to St Mary's Church provide a distinctive sense of place.
- 3) Site of the Norman Castle and Argents Mead open space which provides a sense of nature, green space, history and important local distinctiveness.
- 4) The town's association with the hosiery industry evident in a number of surviving 19<sup>th</sup> century brick factory buildings.
- 5) The narrow gap between Hinckley and Barwell is a key sensitivity as it maintains the sense of separation and individual identity of the two towns.
- 6) The strong character achieved by the use of locally distinctive materials and detailing, unified streetscape and roofscape and vegetation and open spaces.
- 7) Medieval street pattern with long, gently winding main streets with narrow lanes, jitties and yards running off.
- 8) Distinctive buildings, many of which are listed, and local vernacular buildings provide sense of place.
- 9) The Ashby Canal, which provides a naturalistic feature within the town and the towing path provides a valued recreational asset and heritage connection to the surrounding countryside.

### Townscape Strategies

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1) Prioritise local distinctiveness in every element of change and future development.</li> <li>2) Ensure that new development is carefully designed to respect its surroundings and setting, avoiding anonymous suburban style developments.</li> <li>3) Protect and enhance heritage assets including Hinckley's industrial heritage.</li> <li>4) Promote green infrastructure links with open spaces, the canal and marina.</li> <li>5) Enhance streetscape through sensitive refurbishment of historic buildings, and enhancement of public realm.</li> </ol> | <ol style="list-style-type: none"> <li>6) Enhance the quality of the market place as a focus for the town.</li> <li>7) Consider strategies to reduce the impacts (visual, noise and character) of the roads and junctions through the central part of Hinckley e.g. by rationalising street furniture, guard railings and increasing street trees or planting to screen.</li> <li>8) Consider rationalising car parks to reduce their visual impact and potentially use as an opportunity to enhance green infrastructure links through the town.</li> <li>9) Maintaining the separate identity from Burbage to the south.</li> </ol> |
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# UCA 5: Markfield



# UCA 5 : MARKFIELD



## Location and Setting

- 6.81 Markfield is a historic village located in the north eastern extent of the Borough along the administrative boundary with Charnwood District. and is surrounded by the rolling wooded landscape to the north and the flat floodplain fields to the south.
- 6.8 It is situated on rising, sloping landform within the National Forest and the Charnwood Forest, 6.83 Markfield lies within LCA A: Charnwood Forest.

## Key Characteristics

- 1) **A large, clustered settlement with a distinctive linear historic core containing a rich mix of well related architectural themes.**
- 2) **The historic core nestled around the base of rising land in the north west of the village, with modern development spreading over flatter land to the east.**
- 3) **Varied architectural styles and a broad age range and complex mix of housing, even within the older central core.**
- 4) **Retail facilities concentrated along Main Street and Chitterman Way, with employment located towards the north-western edge of the village.**
- 5) **Materials dominated by either red brick or granite or a mix of both. Some rendered or painted properties provide variation.**
- 6) **Outcrops of rock together with granite cottages and boundary walls are the key component of the village streetscape.**
- 7) **Small frontages often bounded by stone walls within the historic core.**
- 8) **Views to the rolling and wooded landscape to the north from higher points in the village.**
- 9) **Hill Hole Quarry, a key feature to the west of the settlement.**





### Townscape Character

- 6.84 Markfield is a relatively large, clustered village which gradually expanded from a small linear agricultural settlement to accommodate the increasing numbers of workers at nearby quarries of (Old) Cliffe Hill and Hill Hole. Both sites are now closed although the associated cottages are still evident at Hill Lane and date back to the early 19th century. The village has developed over the years from the historic core along Main Street and around St Michael's Church, which still retains its dominant position around the village green, forming a landmark from many vantage points in and around Markfield. The end of the 20th century saw the selling of village farms and the development of residential properties and other inappropriate buildings in their place. This fragmentation is particularly evident at Main Street where traditional 19th century cottages, stone boundary walls and modern infill make up the continuous building line.
- 6.85 Buildings are typically one to two storeys with low eaves and steeply pitched roofs, made up of stone or brick and render usually concealing stone facades. Many properties front immediately on to the edge of the pavement or have small front gardens with stone walls which contribute to the predominance of stone in the streetscape.
- 6.86 The village retained its linear form centred on the village green up until the 1960s when it underwent expansion spreading over the flatter land to the east. By the 20th century, the village had more than doubled its original size and had little relation to the character of the historic core. The construction of the M1 and subsequently the A50 bypass also produced significant changes by removing traffic from the core of the settlement. The village has continued to develop with construction of dwellings off London Road during the 1980s and 90s creating a second village centre with a surgery, post office and local shop on Chitternman Way.
- 6.87 Within the settlement the undulating landform channels most views along streets, however, the higher points offer longer views over the settlement. The southern slopes and peak of Hill Hole Quarry are prominent in views from within the settlement on the lower land to the east. There are also views from these slopes looking over the village roofscape and across to the rolling, wooded landscape in the distance. Distant views from Hill Hole Quarry viewpoint are wide ranging and include views of Bardon Hill, Billa Barra and views into the surrounding districts.
- 6.88 The M1 introduces movement into the landscape with glimpses being afforded from the southern edge. The noise from the motorway is also discernible throughout the village.
- 6.89 The most prominent building is the Church of St. Michael set within the village green, which forms a local landmark. Originally dating back to the 12th century, the church was restored in 1865 and is constructed of random coursed Mountsorrel granite, ashlar dressings, slate roofing and stone coped gables. The Old Rectory, a three storey, Grade II listed building located on The Nook on the edge of Main Street provides a second landmark building, set amongst the surrounding small cottages and terraced buildings.

### Materials and Local vernacular

- 6.90 There is a diverse architectural heritage within the village. The old quarry houses comprise small terraced cottages of varying styles, typically brick and render or local stone and surround the church. The retail buildings on Main Street include several old converted cottages retaining original lintel and sill features interspersed with late 1960s units. The historic core of the village consists of predominantly terraced cottages constructed of granite with red brick detailing and slate roofing.
- 6.91 More recent expansion typically consists of winding cul-de-sac roads serving bungalows, semi-detached and detached dwellings in a variety of architectural styles and a wide range of building materials. There is little response to local character however more recent developments within the Conservation Area on the site of a



former factory have been more sympathetic in approach, following local building styles.

### Green Spaces

6.9 There are two greens within the village core which create a local sense of openness and are a key focal point for the settlement. Large areas of public open space can be found at Alter Stones Lane which is thought to be the site of ancient druid worship and Hill Hole. The restored areas of the former quarry are open for nature walks and rocky outcrops often used by climbers. A large public open space and play area is located adjacent to the Community Centre, with additional small areas of green space located throughout the 20th century development areas.

### Historical and Cultural Influences

- 6.93 Markfield was recorded in the Domesday Book of 1086 and was formerly known as Mercenfeld in Anglo-Saxon times. It is also one of the highest villages in Leicestershire being located approximately 190m Above Ordnance Datum.
- 6.94 The village developed to serve a small community of farmers and tradesmen and by the early 18th century this included a millwright, a carpenter, a mason, a blacksmith, shoemaker, grocer and several framework knitters. The linear historic core of the village is covered by Conservation Area status and encompasses the Church, the Old Rectory, the Bulls Head and cottages on the Nook. St Michael's Parish Church was also where the non-conformist John Wesley first came in the mid to late 1700s to preach to the village.

### Key Sensitivities and Values

- 1) Old quarry houses, converted cottages and religious buildings create a diverse architectural heritage and a strong sense of place.
- 2) Traditional building materials and the predominance of local stone contribute to the sense of place and create continuity to the past.
- 3) The Greens contribute to the visual amenity of the historic core and the sense of place and open space linkages particularly to the west provide an important setting to the village.
- 4) Hill Hole Quarry considered locally as a beauty spot with long views from the elevated land across the village adding to the visual amenity and the sense of place.
- 5) St. Michaels Church provides a key landmark on the skyline and provides a sense of historic time depth.

### Townscape Strategies

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| <ol style="list-style-type: none"> <li>1) Protect the historic character of the village core and of the two village greens.</li> <li>2) Ensure important views of the church and other key landmarks are protected.</li> <li>3) Ensure any new development is in keeping with the existing style of the settlement and encourage the reuse of traditional building materials.</li> <li>4) Create a focal point at the entrance to the main street to improve gateway features to the village core and a definite sense of arrival.</li> <li>5) Conserve and enhance the distinctiveness and diversity of public open space.</li> </ol> | <ol style="list-style-type: none"> <li>6) Ensure that future new development respects the setting of the village and its rural interface and enhance the urban edges, especially those to the south and east, to soften their impact on the landscape, through additional planting and careful design of any new development.</li> <li>7) Enhance pedestrian links between adjacent villages and consider potential as key gateways to the National Forest.</li> </ol> |
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# UCA 6: MARKET BOSWORTH



## Location and Setting

6.95 Market Bosworth is an historic market town located in the centre of the Borough. It is located on a hill which rises gradually from the surrounding landscape; the combination of mature woodlands, farmland and extensive parkland provides a strong rural setting and approach, with green fingers of land permeating in to the centre of the town. Market Bosworth is mostly hidden in

views from the wider landscape by mature trees, except for an occasional glimpse of the spire of St Peter's Church, forming a landmark feature on the wooded skyline.

6.96 Market Bosworth lies within LCA C: Bosworth Parkland. The western end of the town is adjacent to LCA G: Fen Lanes.

## Key Characteristics

- 1) **Hilltop settlement that is well-integrated with the surrounding rural landscape with woodland, mature trees and extensive parkland.**
- 2) **Setting provided by the open countryside and farmland of the surrounding landscape which lends a rural and peaceful character and permeates into the town.**
- 3) **The historic core of the town, focussed around Market Place, has a unique character with a diverse mix of architecture but a strong sense of unity.**
- 4) **A compact streetscape comprising narrow pavements, winding roads and jitties or alleyways.**
- 5) **Generally small scale, with buildings fronting directly onto the street or bounded by low walls or railings.**
- 6) **A more loose-knit urban grain towards the edges of the town where trees and open spaces create a gradual transition between town and countryside.**
- 7) **Well-vegetated character provided by mature trees and hedges and green spaces.**
- 8) **Red brick, tiled roofs, tall chimneys, arched and white Georgian style windows, often terraced properties. Landmark buildings are often stone.**
- 9) **Strong historic character which is reinforced by Bosworth Hall and its parkland setting.**



### Townscape Character

- 6.97 Market Bosworth is a small, rural market town which is a vibrant and popular visitor destination. The Market Place is the historic, nucleated core of the town with 20<sup>th</sup> century linear development spread westwards along Station Street towards the railway line and Ashby Canal. Development is characteristically restricted to one side of roads on the edges of town (e.g. at Station Road, The Park and Shenton Lane) with open countryside or parkland on the other.
- 6.98 The market place is enclosed on all sides by buildings fronting straight onto the street, with many of the buildings retaining their original features and setting. The historic core is characterised by a tight urban grain which follows historic street patterns with predominantly terraced properties broken up by a number of narrow paved jitties and alleyways. A mixture of styles and periods of building with varying proportions are typically two storeys which step up to three storeys at the Market Place. Here the buildings are higher status with delicate detailing which devolves down to vernacular buildings with simpler details further away. Unity has been achieved through the scale of development and the maintenance of traditional building lines.
- 6.99 Further from the historic core the built style relates more to the countryside including thatched cottages and large Edwardian houses with large gardens set behind mature hedges or small front gardens bounded by railings or stone walls. At the northern, eastern and southern edges the town is more open, punctuated by trees and green spaces including the parkland of Bosworth Hall and glimpses of the countryside providing a strong gateway and transition to the countryside along the approach roads and enforcing the rural character of its setting. However, the south-west fringe and particularly the west fringes of the town are more exposed and lack cohesion with the rest of the settlement.
- 6.100 A number of key views into and from the town are identified in the Market Bosworth Neighbourhood Plan. Views to and from the surrounding

countryside are important to the character of the town, including wide vistas from the wooded knoll towards open farmland, copses and countryside to the north and from Back Lane and Barton Road. From Shenton Lane there are views south-east towards Bosworth Battlefield and from Sutton Lane there is a vista to the countryside beyond.

### Materials and Local vernacular

- 6.101 There is a distinctive local vernacular of red brick, stone and yellow brick with a variety of finishes including painted brick, stucco and render. Roofs are most often clay tiled with some of them slate and prominent chimney stacks and steep roof pitches are also characteristic. The majority of windows and doors are traditional in style and material including white painted windows, wooded casement windows, and latticed metal windows. Details include arched brick work and stone lintels above windows and doorways and corbelled eaves with a brick dog toothed pattern on older buildings. Modern development consists of small housing estates in a variety of styles but mostly suburban in character and an uncoordinated variety of materials and architectural styles which are sometimes generic and lack a sense of local distinctiveness.

### Green Spaces

- 6.10 Green spaces, wide grass verges, mature trees and hedges, and front and rear gardens combine with small woodlands in proximity to the historic core to create a well-vegetated character and a strong link with the surrounding landscape. On the edges of the town, views of parkland and The Wilderness at Bosworth Hall and vistas along tree-lined avenues provide a transition to the open countryside. Market Bosworth Country Park on the eastern edge of the town provides significant publicly accessible open space. It includes mature specimen trees, wild flower meadows, grassland, woodlands, a lake and a series of ponds which provide valuable wildlife habitats.



- 6.103 A number of other recreational resources on the western edge of Market Bosworth are significant visitor attractions including the Bosworth Water Trust, Market Bosworth Sports Club, Bosworth Marina and Ashby Canal and the Battlefield Line which form a recreational corridor linking to the National Forest. The Leicestershire Round recreational route crosses through the centre, providing access into the wider landscape.
- 6.104 The Neighbourhood Plan notes other green spaces of particular value including the area known locally as Silk Hill which has possible pre-medieval land use and is of great community value, and the wide green verges either side of Sutton Lane.

#### Historical and Cultural Influences

- 6.105 The development of Market Bosworth has been influenced by its ridge top location, its agricultural economy and the strong manorial tradition based on Bosworth Hall within its parkland setting. There remains a clear historic link between the church, Bosworth Hall and parkland and the surrounding agricultural landscape, providing the town with a unique sense of place. The town developed around the central market place which largely dates from the 17th to 19th centuries. Market Bosworth received its market charter in 1285 and a weekly cattle market was held in the town centre. A cottage-based framework knitting industry developed from 1751 until the mid-19<sup>th</sup> century when there was a period of rapid growth relating to the hosiery industry.
- 6.106 Market Bosworth Conservation Area contains a large number of listed buildings including St. Peter's Church, Bosworth Hall and many historic buildings which face into the market place. One of the most prominent buildings is the Dixie Grammar School founded by Sir Wolston Dixie II in 1756 as a free school. St Peter's Church is an important landmark, with the spire the only visible feature above the trees in many views towards the town.
- 6.107 Bosworth Hall is Grade II\* listed and is a key landmark, its grounds are enhanced by a walled garden and water tower, iron railings, stone balustrades, terraces and open space with mature trees, ornamental pond and moat and has unimpeded views across Market Bosworth Country Park. It dates from the medieval period, but has been greatly altered with major Georgian and Victorian additions and is now run as a hotel. The parkland at Market Bosworth Country Park was originally established shortly after the Norman Conquest. It was enclosed as a park for 'stags and other wild beasts' in 1665 by the Dixie family, and was landscaped with small woods and mature trees during the 18<sup>th</sup> century.

### Key Sensitivities and Values

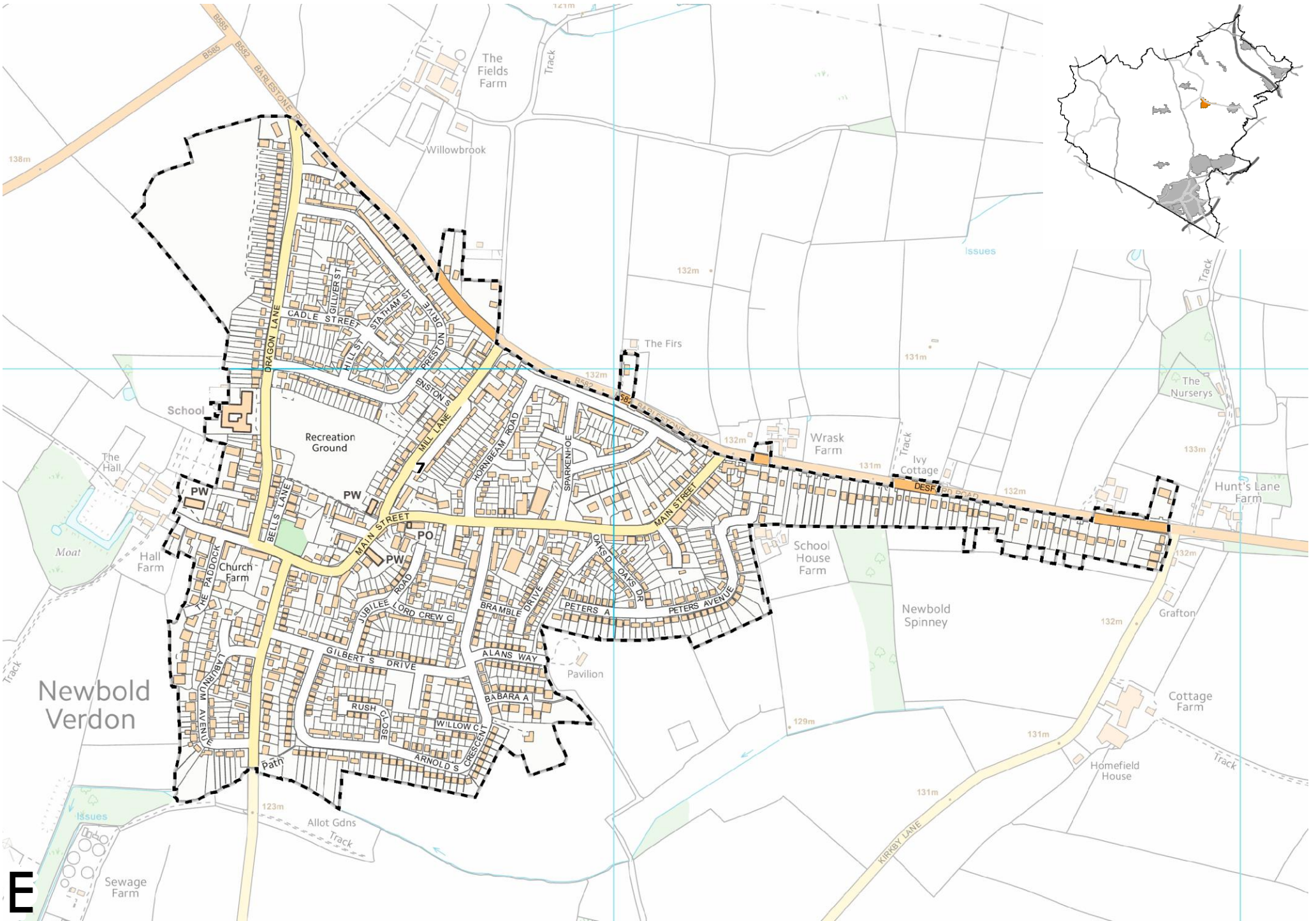
- 1) The distinctive character and historic value of the market place including the historic buildings and the historic link between the town, Bosworth Hall and parkland and the surrounding agricultural landscape and Bosworth Battlefield.
- 2) Small scale and compact form of the buildings and alleyways in the historic core.
- 3) Distinctive and interesting architecture including the range of vernacular materials used for buildings, boundaries and public realm which creates a sense of unity.
- 4) Green spaces and features which penetrate into the historic core including Bosworth Country Park, the parkland around Bosworth Hall and scattered small woodlands and mature trees which create a transition to the surrounding landscape as well as multifunctional environmental benefits, leisure and visual amenity.
- 5) The rural setting which lends a distinctive character as well as recreational and visual amenity value.
- 6) Views to and from the surrounding landscape are important to the character of the town with a number of vistas to the Battlefield.
- 7) The wooded skyline and church spire is a landmark feature in views from the surrounding farmland.

### Townscape Strategies

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| <p>1) Prioritise local distinctiveness in every element of change and future development.</p>   | <p>5) Promote recreation and tourism focussed on the natural assets such as the canal corridor and historic assets.</p>  |
| <p>2) Ensure that new development is carefully designed to respect its surroundings and setting.</p>  | <p>6) Encourage opportunities to enhance safe pedestrian/ cycling connections including between Market Bosworth and Bosworth Water Trust and the Ashby Canal. There may be potential to improve access on existing routes close to Market Bosworth such as the gated roads at Sutton Lane between Market Bosworth and Sutton Cheney.</p> |
| <p>3) Maintain the well-integrated appearance of the town in the wider landscape through maintaining the pattern of building heights which mean that trees are the dominant features and the rooftops are only visible in filtered views, with the church spire remaining as a landmark feature above the wooded skyline.</p> |  |
| <p>4) Encourage opportunities to enhance biodiversity</p>   |  |



# UCA 7: Newbold Verdon



# UCA 7: NEWBOLD VERDON



6.108 Newbold Verdon is a historic village located in the central eastern part of the Borough between Desford and Market Bosworth. The village is situated on a low ridge on relatively flat terrain and surrounded by gently undulating farmland.

6.109 Newbold Verdon lies within LCA B: Charnwood Fringe.

## Key Characteristics

- 1) **A compact settlement with a defined historic core and a mixture of historic buildings on Main Street, with areas of 20th century and modern development to the north and east.**
- 2) **Traditional two storey buildings fronting directly on to the pavement, terraced cottages with small flat frontages and large Victorian houses.**
- 3) **The wide Main Street with a small green at the centre creates a sense of openness, scale and distinction.**
- 4) **Local vernacular of red brick or render with slate or tiled roofs and small white window frames.**
- 5) **Strong sense of enclosure created by buildings fronting onto the street, or walls of stone or red brick enclosing gardens.**
- 6) **Parish church and Newbold Verdon Hall are dominant landmarks.**
- 7) **Mature trees at the Old Rectory and green space around the church and cemetery.**



### Townscape Character

- 6.110 Newbold Verdon is a large compact village which developed from a small agricultural village around the historic core at the west end of Main Street where the Parish Church and Hall remain dominant landmarks. It later spread eastwards along Main Street where terraced cottages and Victorian houses were built to house agricultural, and later, mine workers. Buildings tend to front straight onto the street, particularly retail buildings, whilst cottages on Main Street have small frontages and some are bounded by railings. The west end of Main Street is wide and is characterised by the rows of small, two storey flat fronted terraced cottages which form its edges and channel views along it towards the Hall and church. It has a generous pavement of a mix of cobbles, tarmac and granite setts, creating an open feel to the village and this creates a sense of scale and distinction. However, on-street parking detracts from the traditional street scene.
- 6.111 The historic core contains a rich mix of ecclesiastical buildings, traditional cottages, large Georgian and Victorian houses and modern dwellings. Traditional two storey buildings at the edge of the pavement are the characteristic built form with distinctive chimneys. There are also a number of stone or red brick walls with concrete coping that enclose gardens and provide a sense of enclosure.
- 6.11 In the latter part of the 20<sup>th</sup> century the village expanded rapidly to the north, east and south of the original core. The bulk of 20th century development lacks local distinctiveness, with the use of different layouts and materials. There are also some commercial units with bold signage in the eastern part of the village. However, just beyond the Conservation Area boundary to the south, more recent development has been constructed in a more appropriate style. At the east of Main Street, modern development of detached houses set behind front gardens detract from the prevailing scale and form of the area as they do not have a relationship with the street and are often dominated by garages and car parking.
- 6.113 From the south on Brascote Lane there is an important gateway terminating in views of the Old Rectory gates and the red telephone box, which are all listed. Modern development to the north forms an incongruous extension with bold red brick properties detracting from an otherwise wooded skyline in views from the west.
- 6.114 Agricultural fields surround the settlement and results in a rural setting. There is also some active sand and gravel extraction to the south of the village and together with views to wind turbines introduce movement on the skyline.

### Materials and Local vernacular

- 6.115 Red brick in Flemish bond is the local vernacular material, particularly in the historic core, occasionally covered by modern render. Buildings often have large white painted window frames with arched heads and sash windows feature in the more distinguished houses. Welsh slate is the predominant roof material. There are occasional replacement concrete tiles on roofs in the historic core which sits uncomfortably with the surrounding context. Red brick chimney stacks are a distinctive surviving feature.
- 6.116 Local details include the decorative blue brickwork, tall windows and gables of the former village school. In general, buildings have simple rectangular plans, gabled roofs and flat elevations broken occasionally by a single storey bay. Only the Hall, the Old Rectory and a few properties on Main Street have hipped roofs. Boundary features include brick walls and the more distinguished houses often have unique boundary features such as the cast iron gates of the Old Rectory. Later residential areas of varied style and building materials do not respond to local distinctiveness.

### Green Spaces

- 6.117 The churchyard and cemetery are key green spaces, with various mature trees. There are also a number of mature trees in the former Rectory gardens. There is one large recreation ground off



Dragon Lane behind the Rectory buildings which provides local amenity.

- 6.118 There is an important vista from the western end of Main Street, south towards open countryside. However, the adjacent semi-detached houses are a detractor and do not reinforce the character of the area or the view.

#### Historical and Cultural Influences

- 6.119 Newbold Verdon is acknowledged in the Domesday Book (1086), with reference to a Saxon named Huard who held land relating to Hugo de Gretemaisnel, the Earl of Leicester. At this time the settlement was called Newbold which meant 'new building'; Verdon was a later addition during the 13th century due to the French family Verdun settling in the area.
- 6.10 The settlement developed as a small agricultural village around the Parish Church and Hall, and by the mid-19th century a cottage framework knitting industry had developed. In the 19th century the settlement was a key local centre with a parish church, hall, parsonage, school, inns, windmills, almshouses, smith and cottages. By the late 19th
- century framework knitting had declined and much of the local population were employed in the collieries which had opened nearby. Since the Second World War the village has expanded rapidly, mainly to the north and east of the historic core.
- 6.11 The Conservation Area at Newbold Verdon covers the area in and around the historic core, including the Hall, St James' Church and other buildings along Main Street many of which are listed. Cob Cottage on Main Street is probably the oldest building, dating back to 1650 and has a thatched roof.
- 6.12 The Church (Grade II listed) is constructed from brick and stone and dates back to the 12th century; the steeple is built in the broad 'Sussex' style. Newbold Verdon Hall (Grade I listed) forms a focal point along Main Street. It was originally built around 1680, and part of its 28ft wide moat on three sides still survives, now designated a Scheduled Monument. It is likely that the moat pre-dates the current hall because finds of medieval roof tile have been found at the island within the moat.

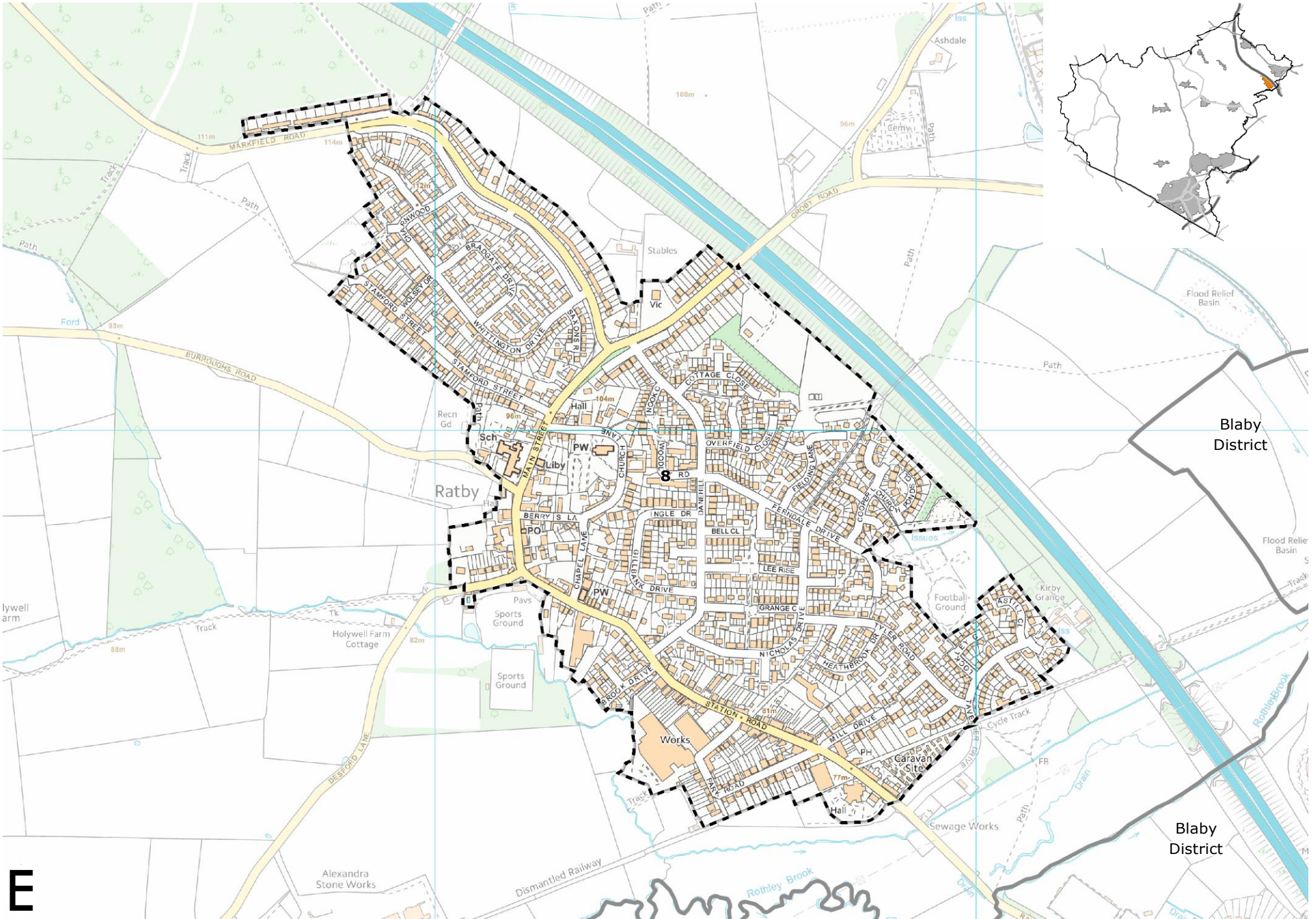
### Key Sensitivities and Values

- 1) The historic core and Conservation Area which provide a sense of history and architectural interest as a result of the traditional historic buildings and the unified pattern of built form.
- 2) The distinctive character of Main Street including the vernacular materials, locally distinctive details on buildings and sense of enclosure provided by built form or traditional boundaries.
- 3) The dominance of Newbold Verdon Hall and the Parish Church as local landmarks and the homogenous, channelled views along Main Street towards them.
- 4) Mature trees, including those at the church and Old Rectory which provide visual and biodiversity value and are uncommon within the settlement.
- 5) The open views from the settlement edge across an agricultural landscape which provides a strong rural setting to Newbold Verdon.
- 6) The number of public footpaths providing recreational links with the wider landscape and adjacent villages in all directions.

### Townscape Strategies

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| <ol style="list-style-type: none"> <li>1) Ensure that new development maintains or enhances local identity and setting of the village. Particular consideration should be given to the materials, scale, layout and form of new development in the context of the characteristics of the existing place, and discouraging inappropriate boundary treatments.</li> <li>2) Maintain and enhance the rural character of the village by careful consideration of new lighting and encouraging protection of traditional features such as chimneys, stone and brick garden walls, hedges and railings as well as important trees and open spaces.</li> </ol> | <ol style="list-style-type: none"> <li>3) Protect important views of the church and out into the open countryside.</li> <li>4) Enhance public access links to the National Forest, considering exploration of the potential to promote Newbold Verdon as a gateway town to the National Forest as suggested in the Green Infrastructure Strategy.</li> <li>5) Enhance local detracting elements (such as those identified in the Conservation Appraisal) including the boundary between the western end of Main Street, the countryside and adjacent semi-detached houses.</li> </ol> |
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# UCA 8: Ratby



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# UCA 8: RATBY



## Location and Setting

6.123 Ratby is located in the north east of the Borough, close to the edge of Leicester. It is situated on the hilltop and sloping land towards the floodplain of Rothley Brook which defines the south eastern settlement edge. The M1 passes to the northeast of the village, largely in a cutting and Martinshaw Wood lies to the north.

6.124 The surrounding open countryside and woodland create a strong landscape setting to the settlement, contributing to a perception that it is relatively isolated despite its location so close to Leicester. Large areas of ridge and furrow, particularly to the north-west, play an important part in the historic setting of the settlement.

6.125 Ratby lies within LCA A: Charnwood Forest.

## Key Characteristics

- 1) **A historic hilltop settlement with an open countryside setting to the west and south.**
- 2) **Church of St. Phillip and St. James surrounded by prominent open green space at the top of a low hill forms a clear focal point, visible from several important vantage points within and around the settlement.**
- 3) **Distinctive historic core. High stone walls and trees give the historic core a distinctly separate rural appearance from the north.**
- 4) **Compact streetscape of narrow medieval lanes within the historic core contrasting sharply with the expansive design of later roads such as Markfield Road.**
- 5) **Legacy of the former hosiery industry through its characteristic Stockinger's cottages.**
- 6) **Built form of predominately two storey terraces with pitched roofs, red brick chimneys with sub-divided arched windows.**
- 7) **Principle building materials consist of brick and render, stone with brick detailing, below slated roofs.**
- 8) **Settlement clearly visible from the surrounding landscape, on a hill top rising from the flatter topography.**
- 9) **The M1, overhead lines and Leicester fringe are strong urban influences.**



### Townscape Character

- 6.126 The village developed as a small, hilltop settlement of farms and cottages centred on Main Street, Church Lane and Chapel Lane, around the Parish Church of St. Phillip and St. James. Industrial expansion in the 18th and 19th century caused the village to expand beyond its original small nucleated core in a linear fashion south-eastwards down the valley along Station Road towards the former railway station. 20<sup>th</sup> century and subsequent expansion has occurred particularly towards the north-west and south-east, more than tripled the original size of the village.
- 6.12 Expansion to the north, east and south of the old historic centre mainly occurred during the post war period. This consists of a typically suburban layout of red brick houses and bungalows. More recent developments show a wider variety of architectural styles and materials, often lacking local distinctiveness. Residential properties are typically large with mature gardens and follow a narrow and winding street pattern.
- 6.12 The character is largely influenced by distinctive workers cottages from the Victorian and Edwardian periods including Stockinger's cottages present in and around the historic core, which is designated a Conservation Area. There are also some timber framed farm buildings dating back to the medieval period, which add a distinctive sense of place.
- 6.12 Modest proportions of historic two storey brick and rendered cottages highlight the rural character of the settlement. This is reinforced by mature trees, vegetation in private gardens and green verges which reflect its history as a distinct village settlement within the Leicestershire countryside.
- 6.13 The settlement is a prominent feature in the surrounding landscape with the rising ridgeline visible from across the Rothley Brook and near to the Kirby Muxloe. This is set against a wooded backdrop of rising land to the north. High stone walls and trees give the historic core a distinctly separate rural appearance from the north.
- 6.131 The most prominent building within the village is the church with the tower forming a clearly visible and distinctive landmark on the skyline and the churchyard raised above street level, enclosed by granite walls. The vista on to the church from the M1 motorway, Burroughs Road and beyond is particularly important. The elevated position of the church and associated grounds also allow for long distance, panoramic views over the surrounding countryside towards the west and south-east. The War Memorial is a key feature on Main Street, and showing a sculpted figure of Winged Victory.
- 6.132 The M1 passes along the northern edge of the village and dominates views out from the eastern settlement edge. Pylons in this area also have an urbanising influence, as they introduce vertical elements on the skyline. Detracting features include the flat roofed former village store which is of a modern design and post-war development and the associated road network have a sprawling character with poor cohesion with the historic core of the village. Modern development including detached bungalows, car parking and garages as well as an industrial area in the south have resulted in a mix of building styles, ages and types, which detract from the historic character of the village core.

### Materials and Local vernacular

- 6.133 The main building materials are red brick and stone and roofs are mix of Welsh slate and clay tile. Swithland slate is typical on older buildings and is laid in diminishing courses. White render is also common.
- 6.134 Properties are often enclosed by low brick or stone walls, however along the main street front directly on to the road contributing to the street scene. Chimney stacks are also distinctive surviving features and integral to the village skyline. Stone and slate boundary walls e.g. on Church Lane add a distinct sense of place and visual interest to the street scene.





- 6.135 The Parish Church is built from randomly coursed MountSorrel granite, ashlar dressings and a 6ZLWKODQG VODWH URRRI, ZKLOVW VXUURXQGLQJ EXLOGLQJV DUH SUHGRPLQDQWO\ WHUUDFHG GZHOOHQJV ZLWK VWRQHZRUN GHWDLOLQJ DQG UHQGHUHG EULFNZRUN XQGHU VODWH URRYHV. 1LQHWHHQWK FHQWXU\ IUDPHZRUN NQLWWHUJV FRWWDJHV ZHUH FRQVWUXFWHG ZLWK GLVWLQFWLYH ODUJH ZLQGRZV WR PD[LPLVH ZRUNLQJ OLJKW.

**\*UHHQ 6SDFHV**

- 6.136 There are few areas of public open space within the village itself, with only relatively small areas of seating such as that surrounding the War Memorial statue. Areas of green space are located on the edges of the village, including cricket pitches and a sports ground off Desford Lane and the football pitches off Ferndale Drive. The disused railway line to the south of the village also provides additional cycle and footpath routes as well as a wildlife corridor.
- 6.13 The landscape to the northeast and southeast of Ratby falls within the Rothley Brook Meadows Green Wedge and is covered by a Management Strategy promoted by Leicestershire County Council.

**Historical and Cultural Influences**

- 6.13 Ratby is believed to date back to Roman times, beginning as a small agricultural village with just a

few farms and medieval field pattern. A Roman-Celtic fortification at Bury Camp and the settlement of Ratae are both situated one mile west of the village.

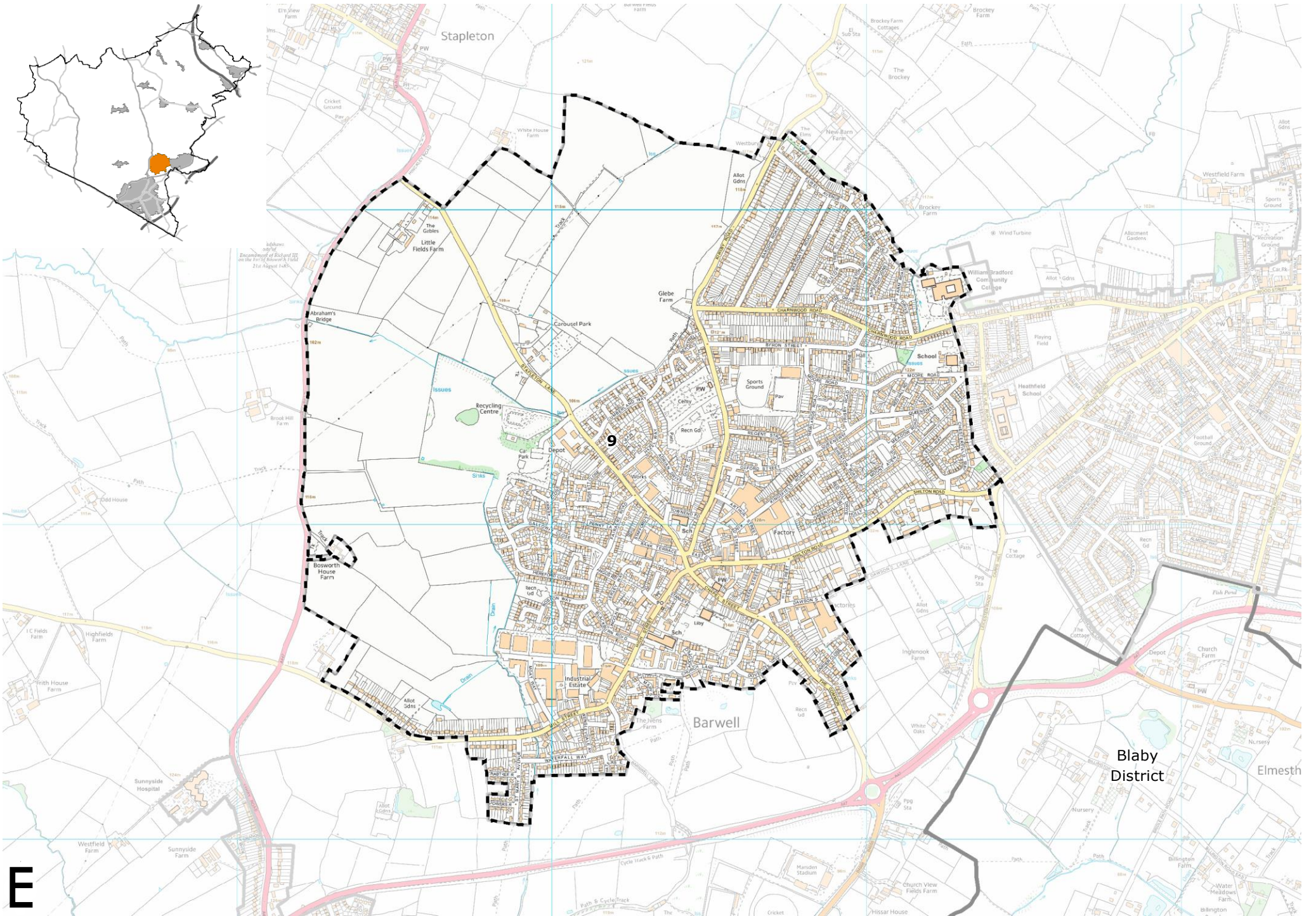
- 6.13 The late-18th century saw the introduction of the hosiery industry into the village with specialised frameshop buildings, workers houses and enclosure becoming common.
- 6.14 In 1830, the Leicester to Swannington Railway Company was founded (the first of its kind south of Manchester) and when it was built in 1846 it was initially used to transport coal. This attracted coal merchants to the area and encouraged the expansion of Ratby and nearby villages. By the turn of the 20th century, the village had its own railway station on the Midland branch, although only 100 years later it had closed when the industry diversified. Part of the railway line remains and is used as a public footpath.
- 6.141 The central core of the village including Main Street, Chapel Lane, Church Street and part of Station Road is designated as a Conservation Area and includes a small number of listed buildings. The most significant of these is the Church of St. Phillip and St. James, with a tower which dates back to the Norman times.

### Key Sensitivities and Values

- 1) The diverse compact historic core comprising linear terraces of former workers cottages provide a strong sense of place and historic time depth.
- 2) The open landscape to the west and south plays an important role in providing a rural context to the historic core.
- 3) The rural village character influenced by surviving historic street patterns, granite road kerbs, mature trees, green verges and stone and brick boundary walls contribute to the local distinctiveness and time depth.
- 4) Martinshaw Wood creates a wooded backdrop to views out from the northern edge and provides a valued recreational and ecological resource.
- 5) The unique roofscape punctuated by the Norman Church Tower and with the rolling wooded hills as a backdrop provide a high scenic quality.
- 6) Views and vistas of the Church of St Philip and St James which dominates the skyline from the surrounding countryside and within the settlement between dwellings and above rooftops and trees.
- 7) Historic buildings such as public houses, farm buildings and shop frontages interspersed with mature trees and small green spaces contribute to the visual amenity and sense of place.
- 8) The disused railway provides recreational and ecological links with the wider landscape, and has continuity with the past.

### Townscape Strategies

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| <ol style="list-style-type: none"> <li>1) Ensure that any development respects the intact rural character including the use of traditional and local materials such as red brick and Welsh slate.</li> <li>2) Ensure that future new development respects the setting of the village and its rural interface, including historic landscape elements.</li> <li>3) Protect the cohesive nature of the historic core and the strong street scene by ensuring any changes do not negatively impact existing characteristics.</li> <li>4) Consider enhancing the western fringe through new woodland/ hedgerow planting.</li> </ol> | <ol style="list-style-type: none"> <li>5) Protect the distinctive character of the rising roofline cumulating at the church on a high point by ensuring any development does not detract from this or become more significant on the skyline.</li> <li>6) Protect views and vistas of the Church of St Philip and St James, retaining its dominance on the skyline from the surrounding countryside and within the settlement between dwellings and above rooftops and trees.</li> <li>7) Extend pedestrian and cycle links along the dismantled railway corridor.</li> </ol> |
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# UCA 9:BARWELL



## Location and Setting

6.142 Barwell is located in the south-east of the borough, separated from Hinckley to the west by a wedge of countryside and directly adjoining Earl Shilton to the east. Barwell is situated on the same ridgeline as the other nearby urban areas of Hinckley, Burbage and Earl Shilton, although more recent development has extended to the lower lying land to the west.

6.143 Barwell lies to the north of LCA F: Burbage Common Rolling Farmland and south of LCA E: Stoke Golding Rolling Farmland.

6.144 Open fields to the south provide a rural setting and form part of a green 'gap' between Barwell and Hinckley. There are also wide views to the surrounding landscape from the north-east of the settlement.

## Key Characteristics

- 1) **Ridgetop settlement with views to the open landscape north and south, the settlement appears relatively well-integrated in views from the north.**
- 2) **Workers terraces and factory buildings of red brick are a reminder of the industrial heritage of the town from the boot and shoe industry in the 19<sup>th</sup> and 20<sup>th</sup> centuries.**
- 3) **Rural setting of the countryside to the south and west which maintains separation between Hinckley and Burbage.**
- 4) **Dense, fine grained streetscape with the majority of buildings fronting onto the street. Modest scale of predominantly two storey buildings.**
- 5) **The Church of St Mary, a landmark feature.**
- 6) **Some interesting historic buildings such as the Queens Head pub.**
- 7) **Red brick and simple built form are the typical local vernacular.**



### Townscape Character

- 6.145 Although originally a linear settlement along High Street, Barwell has since expanded to the east and north mainly on the elevated land, and down the slopes to the west. The settlements of Barwell and Earl Shilton now meet along Belle Vue and Leicester Road. The town essentially follows the contours of the higher ground along its southern settlement edge. The northern settlement edge is exposed in some places, particularly in views from the rolling landscape of LCA E between Barwell and Hinckley; it is due to be expanded as a result of the proposed Sustainable Urban Extension east of the A447.
- 6.146 The centre of Barwell is at the crossroads of Chapel Street, High Street and Shilton Road. The town centre provides a range of retail and non-retail services including takeaways and a supermarket. South of the crossroads, High Street was the original heart of the settlement and is now designated a Conservation Area. Victorian terraces and key buildings along High Street such as the primary school, the Queens Head pub and the former bank provide a sense of enclosure and interest to the townscape.
- 6.14 The legacy left by the boot and shoe industry can be seen in the form of old factories and workshops and associated workers dwellings. These are located in areas of Victorian development close to the High Street such as Goose Lane, and The Barracks, and later factories in the northern part of Barwell around to Arthur Street, now designated a Conservation Area. The retention of the former factories, their associated buildings and yards are important to retaining the industrial character of the town and a reminder of the period when Barwell was one of the most important centres of industrial production in the county.
- 6.14 On the outer edges of the town is predominantly 20<sup>th</sup> century residential development, comprising short terraces or semi detached dwellings from the 1930s or 1950s which lack distinctive character.
- 6.149 The character of the town is primarily fine grained and modest in scale. Buildings fronting onto the pavement edges create a sense of enclosure and definition to narrow roads.
- 6.15 There is a more rural character and a strong relationship with the countryside from the southern end of the settlement around Barwell Lane.
- 6.151 St Mary's Church is an important landmark, providing important local distinctiveness. The church is listed Grade I and dates from circa 1300-1350. The setting of the church and its connection with the town centre could be enhanced.
- 6.152 There are some detracting elements in the town including vacant shops, poor quality shop fronts, buildings in poor repair or poorly designed buildings whose form, siting, materials and details do not enhance the surrounding context. Cars are frequently parked on both sides of the street, creating visual clutter. The town centre lacks a cohesive and high quality public realm.

### Materials and Local vernacular

- 6.153 Factory buildings typical of the footwear industry are small brick buildings with a basic form and simple appearance. Cast iron window frames are an important element of character of these buildings.
- 6.154 In the Conservation Areas domestic buildings have Welsh slates or plain clay tiles as common roofing materials. Details such as oriel windows, large windows with stone quoins, and stone lintels or brick arches add a sense of variety to domestic and commercial buildings. Simple brick ornamentation is common. Pitched roofs, chimneys and windows create a sense of rhythm to the built form.

### Green Spaces

- 6.15<sup>5</sup> Key green spaces include Kirby Road Community Park and nearby cemetery and recreation grounds in the north of the town and local public open spaces such as at the George Ward Centre and Boston Way. These green spaces could be better



linked by street trees and incidental green spaces throughout the town.

- 6.156 There are important views to the countryside to the south from Shilton Road, and from the north east of the settlement on Kirkby Road.
- 6.15 A number of public rights of way connect the settlement to the surrounding countryside, including the Leicestershire Round long distance footpath.

#### **Historical and Cultural Influences**

- 6.15 Up to the 19<sup>th</sup> century the main occupation of the villagers was farming, and the settlement was concentrated along the southern part of High Street around the Church of St Mary, the Rectory and the Manor House. By the 1840s the principal

trade was framework knitting, carried out on hand frames or in small back workshops.

- 6.15 In the 1860s the Leicester boot and shoe manufacturers moved part of their production process to the area. New factories were built in the village and industry prospered, peaking in the 1950s. This led to rapid growth in the town. In the space of 50 years the villages of Barwell and Earl Shilton tripled in size and merged into a single urban form.
- 6.16 Some buildings retain a sense of the town's history including former farm buildings on the edge of the town at Ivens Farm, framework knitters' cottages on Kirkby Road and remnants of the earlier boot and shoe industry on Mill lane and Goose Lane where there are two storey brick factories with loading doors.

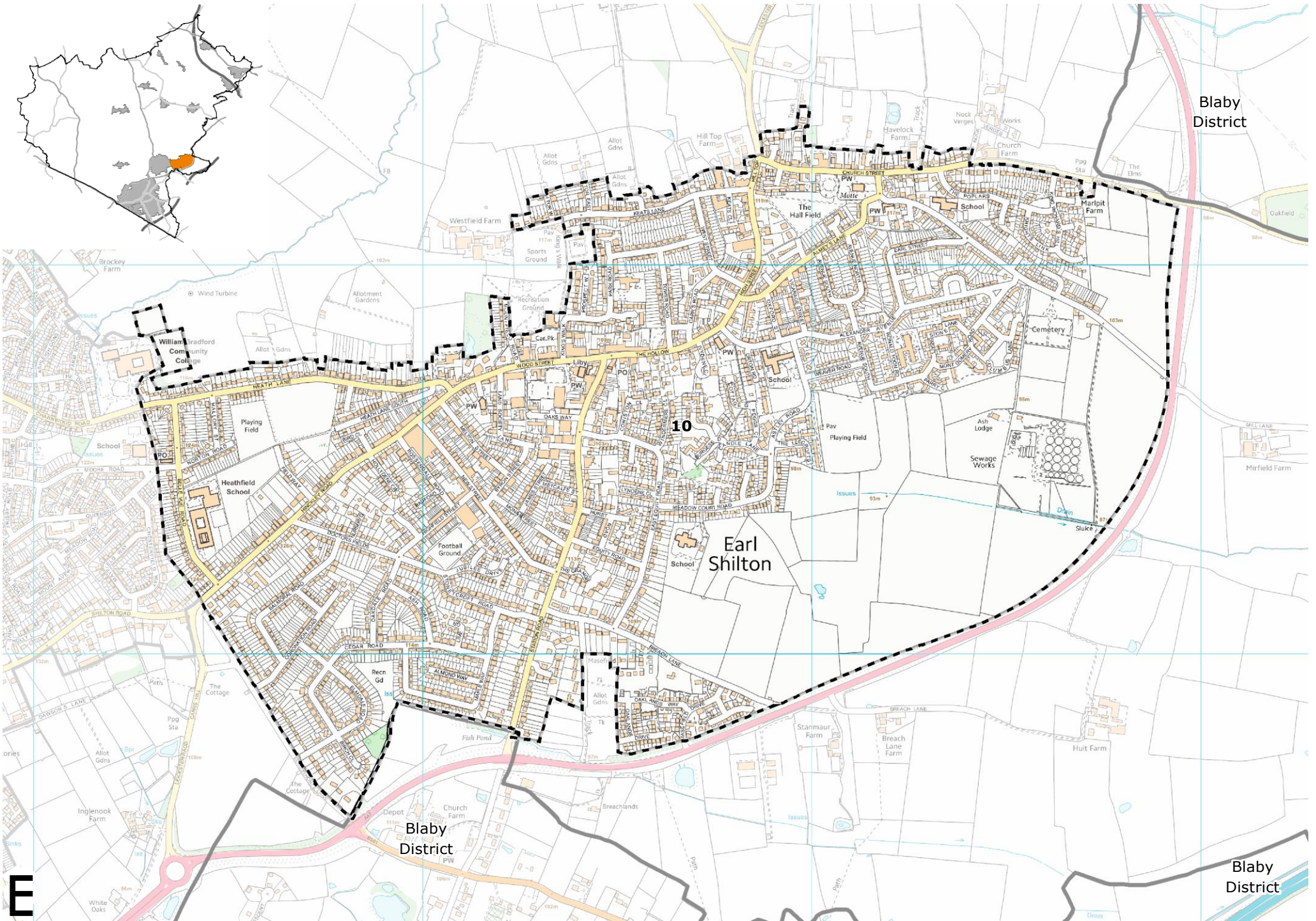
### Key Sensitivities and Values

- 1) The rural setting and 'green wedge' to the south of Barwell which provides a sense of separation from Hinckley.
- 2) The views from the south of the settlement and from Shilton Road to the countryside provide a sense of space and sense of place.
- 3) The legacy left by the boot and shoe industry in the remnant factory buildings which provide a sense of local identity.
- 4) The local vernacular of red brick and simple factory buildings.
- 5) Interesting buildings and historic features including the Queens Head pub and the church which have local distinctiveness and sense of history.
- 6) Public footpaths and bridleways connecting the settlement with the surrounding countryside have recreational value and are tied into the local history of the area.
- 7) Areas such as Barwell Lane in the south and Kirkby Road in the north which have a more rural character and relate strongly to the surrounding countryside are sensitive to change.
- 8) Public rights of way including the Leicestershire Round which are valued for the recreation opportunities and connection to the countryside they afford.
- 9) St Mary's Church is valued for its sense of history and the role it plays as a local landmark.

### Townscape Strategies

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| <ol style="list-style-type: none"> <li>1) Encourage local distinctiveness and high quality design in new developments, reinforcing the distinct identities of Earl Shilton and Barwell. Regenerate and reinforce the focus of the town centre, improving the quality of the streetscape and built form.</li> <li>2) Consider enhancing and reinforcing the connection between the town centre and church, enhancing the sense of 'high street' linking the two.</li> <li>3) Conserve and enhance historic features, particularly buildings and architectural features.</li> </ol> | <ol style="list-style-type: none"> <li>4) The proposed Sustainable Urban Extension to the north and west of Barwell should aim to create a distinct new and contemporary identity whilst responding to its current context.</li> <li>5) Improve the 'gateway' and sense of arrival from the west along Hinckley Road.</li> <li>6) Improve green infrastructure links through Barwell and with the surrounding countryside by enhanced street tree planting and incidental green spaces.</li> <li>7) Consider strategies for improving the visual clutter caused by street parking.</li> <li>8) Consider enhancing the setting of the church and historical/ visual/ green infrastructure links.</li> </ol> |
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# UCA 10: Earl Shilton



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# UCA 10: EARL SHILTON



## Location and Setting

- 6.161 Earl Shilton is located in the south-east of the borough, directly adjoining Barwell and located on the eastern extent of the same ridgeline as the urban areas of Hinckley, Burbage and Barwell.
- 6.162 Earl Shilton is adjoined to the south by LCA F: Burbage Common Rolling Farmland and to the north by LCA E: Stoke Golding Rolling Farmland.
- 6.163 The open fields to the north provide a rural setting to part of the historic settlement by the church and castle site, and at Hill Top road in the north of the settlement. Distant views to the countryside to the south from the residential roads in the east of the town contribute to the character, and open space at Carrs Hill provides a gateway into the town from the south-west.

## Key Characteristics

- 1) **Ridgetop settlement with views over the open landscape to the north and south, visible on the skyline in views from the countryside to the north.**
- 2) **Defined, wide high street with a range of retail and non-retail services. Residential development in the outskirts of the town is of mixed character.**
- 3) **Workers terraces and factory buildings of red brick are a reminder of the industrial heritage of the town from the boot and shoe industry in the 19<sup>th</sup> and 20<sup>th</sup> centuries.**
- 4) **Modest scale of predominantly two storey buildings fronting directly onto the street.**
- 5) **Some interesting and architecturally distinctive buildings.**
- 6) **Red brick and white or off-white cement render are common building materials/finishes, with slates or plain tile roofs.**
- 7) **The Church of St Simon and St Jude, is a landmark feature.**
- 8) **The historic site of a former motte and bailey castle and adjacent Hall Field open space.**



### Townscape Character

- 6.164 Earl Shilton originated as a linear settlement along High Street/ The Hollow/ Wood Street. Residential expansion south and east caused the merging of Earl Shilton with Barwell to the west and the resulting settlement form is indistinct to the south, although it follows the contours of the higher ground on its northern edge. The southern edge of the town is less well-defined and is due to be expanded as part of the proposed Sustainable Urban Extension north of the A47.
- 6.165 The centre of town is the linear high street with a range of retail services, takeaways, cafes and community facilities arranged along both sides of the main street. West of the town centre is the Earl Shilton Conservation Area, a small area of red brick residential terraces, punctuated with a number of factories and workshops. The Conservation Area reflects the importance of the boot and shoe industry in the 19<sup>th</sup> century. The factories have since been converted to residential but they retain many original features.
- 6.166 Industrial areas connected to the boot and shoe industry developed up until the 1950s in conjunction with large areas of new residential development. Residential infill and expansion in the town since the early 20<sup>th</sup> century has resulted in a mixed style and form of development away from the town centre.
- 6.16 Notable buildings within Earl Shilton include the Church of St Simon and St Jude (Grade II\* listed) which dates back to the 15<sup>th</sup> century although the main building was rebuilt in 1855. In the town centre notable buildings are the Methodist Church, the King William Public House, the Red Lion Pub (Grade II listed) and numbers 121 and 123 The Hollow (a pair of semi-detached houses in gothic style to the east of Station Road which are highly visible when entering the town from the east) and the Building Society building.
- 6.16 The church is a prominent landmark in the north of the town, and the War Memorial (Grade II listed) is also an important and attractive feature.

- 6.16 Detracting features include poor quality shop fronts and buildings in poor state of repair, poor quality public spaces and public realm, and areas where the streetscape has poor legibility. Cul-de-sacs and standard housing types of 20<sup>th</sup> and 21<sup>st</sup> century residential development unfortunately often pay little regard to local distinctiveness and dilutes character and sense of place.

### Materials and Local vernacular

- 6.1 Buildings are primarily low rise, up to two storeys in height, whilst late 19<sup>th</sup> century factories are three storeys. Buildings typically front onto the pavement with subtle variations in building, eave and ridge lines. Streets are generally wide, providing opportunities for tree planting and public realm enhancement.
- 6.1 1 Red brick and slate are common building materials. Traditional terraces have interesting architectural details whilst former factory buildings are simple in style.

### Green Spaces

- 6.172 Hedges and grass verges provide important visual amenity and texture to the streetscape. Wood Street Community Park is an attractive space close to the town centre.
- 6.173 Hall Field is an important open space adjacent to the site of the castle earthworks.
- 6.174 Open landscape to the south-west of Earl Shilton (within LCA F) forms part of the 'green wedge' and provides an important gateway and setting to the south-west of the town.
- 6.175 There are frequent views out to the landscape to the south from southerly-orientated residential roads in the eastern part of the town (for example Vicarage Street, Avenue Street). There are also views to the landscape to the north from around the church and site of the castle. This helps to create a suburban character and softens views of built form in the town.



6.176 Views to the church spire and roofscape of the hilltop town are available from the north of the settlement within LCA E, particularly when approaching Earl Shilton from Leicester Road and Shilton Road. The town sits relatively well in the landscape in views from the north as a result of the modest scale of the buildings, presence of intervening trees and vegetation and varied roofscape. From the south in LCA F, views of the urban edges of more recent residential developments sit more starkly against the rural interface, as dense development and varying building orientations presents a cluttered appearance, with white render on upper parts of buildings standing out.

#### Historical and Cultural Influences

- 6.17 Earl Shilton was originally known as 'Sheltone' which means 'settlement on a hill' deriving from 'shelf'. The name 'Earl' is likely to have come from the first Earl of Leicester, Simon de Montfort.
- 6.178 A Scheduled Monument next to the church marks the site of a medieval motte and bailey castle

which survives in good condition. The castle was founded by the Earl of Leicester soon after the Norman Conquest and demolished in the late 12<sup>th</sup> century.

- 6.17 The influence of the boot and shoe industry on the town is of considerable importance. The industry developed alongside the hosiery industry from the 1880s and many buildings survive from this era.
- 6.1 An old tree known as the 'Oak and Ash' found near a public footpath between Earl Shilton and Peckleton, is the subject of a local folk tale. The tree is unusual because it is two species (oak and ash) which have bonded together. The folk tale is that the trees were planted by two young lovers from the rival farming villages of Peckleton and Earl Shilton who caught each others' eyes across the valley. The folk tale serves as an important piece of local history that ties Earl Shilton to its surrounding landscape and serves as a reminder of how the settlement used to be.

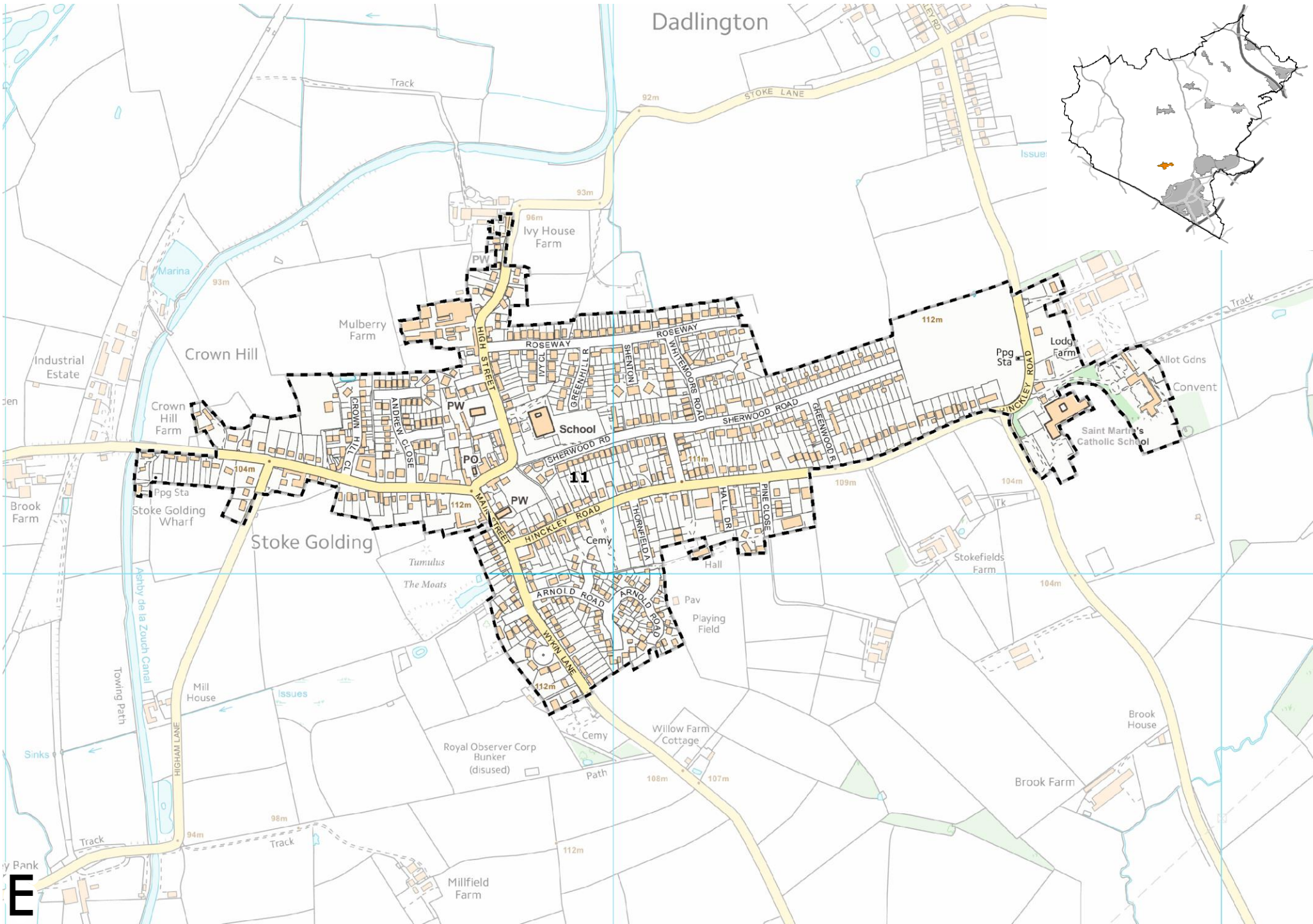
### Key Sensitivities and Values

- 1) Views to the surrounding rural landscape (to the north and south) provide a sense of place and suburban character.
- 2) The northern settlement edge which is modest in the scale of buildings, with the church spire creating a generally well-integrated visual balance with the surrounding landscape and is vulnerable to change.
- 3) The legacy left by the boot and shoe industry in the remnant factory buildings and terraced workers' cottages provides a sense of local identity.
- 4) Interesting buildings and historic features including the Red Lion pub add local distinctiveness.
- 5) The area of the church, castle site and Hall Field provides a sense of history and green open space, enhanced by views to the open landscape beyond the town to the north.
- 6) The Church of St Simon and St Jude is a local landmark with historic and architectural interest, forming a visible skyline feature in views from the surrounding rural area to the north.
- 7) Public footpaths and bridleways connecting the settlement with the surrounding countryside which are tied into the local history of the area (e.g. Oak and Ash tree footpath to Peckleton).
- 8) The rural gateways to the town from the south and north are provide links with the surrounding countryside.

### Townscape Strategies

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| <ol style="list-style-type: none"> <li>1) Encourage local distinctiveness and high quality design in new developments, reinforcing the distinct identities of Earl Shilton and Barwell.</li> <li>2) The town centre would benefit from regeneration to improve the quality of buildings and unity of the public realm as well as legibility and movement.</li> <li>3) Consider reinforcing a focus to the town centre, potentially by creating a new civic space/ landmarks to enhance sense of place and legibility.</li> <li>4) Improve links to open spaces such as Wood Street Community Park wherever possible.</li> <li>5) Encourage enhancement of the southern settlement edge to better integrate it with the adjacent countryside.</li> </ol> | <ol style="list-style-type: none"> <li>6) The Sustainable Urban Extension to the south-east of Earl Shilton should aim to create a distinct new and contemporary identity and character(s) whilst responding to the existing context e.g. by using opportunities for woodland planting along the new edge.</li> <li>7) Encourage planting of new street trees and soft landscaping to soften the streetscape.</li> <li>8) Conserve and enhance the setting of the church/ castle and open space area, improving green infrastructure links between it and other areas (planting, signage and interpretation) to extend the value of its sense of place into the wider townscape.</li> </ol> |
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# UCA 11: Stoke Golding



# UCA 11: STOKE GOLDING



## Location and Setting

6.181 Stoke Golding is located in the south of the borough, north-west of Hinckley and west of Barwell. It has a distinctive setting, situated on a hilltop overlooking the surrounding undulating agricultural landscape and Ashby Canal to the

north. Views of the settlement from the surrounding landscape are distinctive as a result of the prominent church spire of St Margaret.

6.182 Stoke Golding lies within LCA E: Stoke Golding Rolling Farmland.

## Key Characteristics

- 1) **Hilltop settlement with a defined and distinctive historic core and individual farmsteads on the outer edges providing a sensitive transition to the countryside.**
- 2) **Tranquil village with agricultural origins and a strong rural setting provided by the surrounding undulating countryside and Ashby Canal.**
- 3) **Distinctive local vernacular of red brick cottages and farmhouses and stone buildings provides a strong sense of place and link to the agricultural history.**
- 4) **Ancient street pattern with unique twists and turns reveals views of distinctive buildings at prominent corners.**
- 5) **Buildings front directly onto pavements or behind brick boundary walls creating a sense of enclosure.**
- 6) **Late Georgian and Victorian working class cottages mixed with larger three storey farmhouses and former factory buildings.**
- 7) **The Grade I listed Church of St Margaret forms a landmark feature in nearby and distant views.**
- 8) **Open spaces and trees add a sense of space and enhance visual links with the surrounding countryside.**
- 9) **Crown Hill, and the historic association with the crowing of Henry Tudor after the Battle of Bosworth.**



### Townscape Character

- 6.183 The hilltop settlement is characterised by a historic core, modern outskirts and sporadic farmsteads on the outer edges, typical of the rural settlement pattern in the Stoke Golding Rolling Farmland Character Area E. Its agricultural origins lend a strong sense of character, notably in the frequent former farmhouses and farm buildings, strong visual links to the countryside and several important open spaces.
- 6.184 Stoke Golding has a defined historic core which is designated a Conservation Area. The built form is a mixture of loose fit residential properties punctuated by larger public or commercial buildings, of which the Parish Church, Park House, the Baxter Hall and the former Hall and Son's hosiery factory are important examples. The junction of Station Road, Main Street and High Street is known as Top Town, which is the Victorian commercial heart of the village. Several former farmhouses and their yards retain the distinctive loose knit urban grain, reinforcing the historic agricultural character of the village.
- 6.185 The High Street is characterised by properties built up to or close to the back edge of the footway, providing a strong sense of enclosure and channelling views along the street. Along Station Road former hosiery factories and station buildings add character. A high level clock on one of the former hosiery factories is a landmark and creates local interest. Houses are mainly late-Victorian or Edwardian in date and are villa style properties which present an imposing presence on the street scene.
- 6.186 The low density of the built form and prominence of gardens and open spaces enhances the rural character of the village and its connections to the surrounding landscape. Land use is primarily residential, with some remaining working farms and a small commercial centre including pubs, post office and newsagent.
- 6.18 The focus is the Church of St Margaret, which is Grade I listed. It is an early 13<sup>th</sup> century building refashioned and enlarged in the late 13<sup>th</sup> to early 14<sup>th</sup> century. The church forms a distinctive landmark in near and distant views from across the wider landscape e.g. from north of Higham on the Hill and from the canal. There are many scenic views from the village to the surrounding countryside through gaps between or over the tops of buildings.
- 6.18 Significant 20<sup>th</sup> and 21<sup>st</sup> century residential development has occurred to the east of the historic core consisting of a mixture of detached houses along residential streets, and late 20<sup>th</sup> century cul-de-sacs which often lack distinctive character.
- 6.18 Stoke Golding retains a rural, tranquil, 'village' character as a result of the open spaces, relative lack of traffic and strong links to the surrounding countryside and canal. On the edges of the settlement, development gradually decreases in density with individual farmsteads, creating a sensitive transition to the countryside.
- 6.1 Elements which detract from the character include the appearance and materials of some of the buildings on High Street including Mulberry Farm and recent houses on the east of High Street which lack unity (different forms, windows, materials, colours, boundaries and details). Some buildings and areas of public realm are deteriorating and prominent areas of parking detract from the townscape. For instance there may be opportunities to enhance the character of the crossroads of High Street/ Station Road/ Wykin Lane including repair of building facades and reinforcing framed vistas to the church.

### Materials and Local vernacular

- 6.1 1 Built style is typically modest (two storeys) and simple in plan and elevation. Late Georgian and Victorian working class cottages and artisan



housing are interspersed with landmark buildings of significant architectural importance.

- 6.192 Red brick is a common material and gives a sense of unity to the area, particularly in the historic core. Predominant roof materials are dark blue plain clay tiles or, to a lesser extent, Welsh slates. Modern replacement concrete tiles generally detract from the roofscape. Brick chimneys are prominent in the historic clusters.
- 6.193 Brick walls are common boundary features, often with blue brick saddleback copings. These help to provide a sense of enclosure. Properties towards the edges of the settlement have planted boundaries reinforcing the transition to the countryside.

#### Green Spaces

- 6.194 Trees and green spaces help to create visual connections with the surrounding countryside and reinforce the rural character of the village. Small front gardens visible over the tops of low boundary walls or hedges add to the overall texture and character.
- 6.195 Hinckley Road Cemetery is an important open space.
- 6.196 Mature trees are concentrated on pockets of space around the church, Park House, adjacent to Crown Hill Villa or in the former garden of the Birches. There are also rows of mature trees at the entrances to the Conservation Area from Higham on the Hill and Wykin.
- 6.19 A number of public rights of way connect the settlement to the surrounding countryside and canal including the Ambion Way recreation route.

#### Historical and Cultural Influences

- 6.19 Stoke Golding was established in the Anglo Saxon period. Earthworks and buried remains of a Saxon burial mound and medieval farmstead are located close to the village centre by Wykin Lane and Station Road, and designated a Scheduled Monument.

- 6.19 Of major significance to the village is the connection with the Bosworth Battlefield, a designated site which lies adjacent to the settlement edge. The Battle of Bosworth of 1485 brought the Tudor dynasty to the throne and saw the last death of an English king in battle. Crown Hill, to the north-west of Stoke Golding is known as the location where Henry VII was crowned King of England following his victory.

- 6.2 The Ashby Canal which follows the edge of Crown Hill was constructed as an alternative method of transport in response to the influx of coal mining in the nineteenth century.

- 6.2 1 A railway opened in 1873 following the same route, connecting Stoke Golding to Nuneaton, Coalville and the north, but has since closed, though the former railway station buildings remain. They have since been adapted to industrial uses, and include the station, an engine repair building and the station master's house.

- 6.202 The domestic framework knitting industry developed in the first half of the nineteenth century, moving to factory based production in the second half of the century, with small factories producing items such as socks, stockings and shoes. A number of small shops, now mostly gone, served the local community, with goods transported to and from the village via the Ashby Canal or the railway.

- 6.203 The Conservation Area marks the historic core of the original village, focussed on the church, High Street and Station Road. There are a few listed buildings including The Birches, Woodyard Cottage and No 12 Station Road. The Ashby Canal is also designated a Conservation Area. There are a number of important local buildings including the Crown Hill Farm Complex, Park House and the Old Grammar School, as well as pubs, the blacksmiths yard and historic cottages.

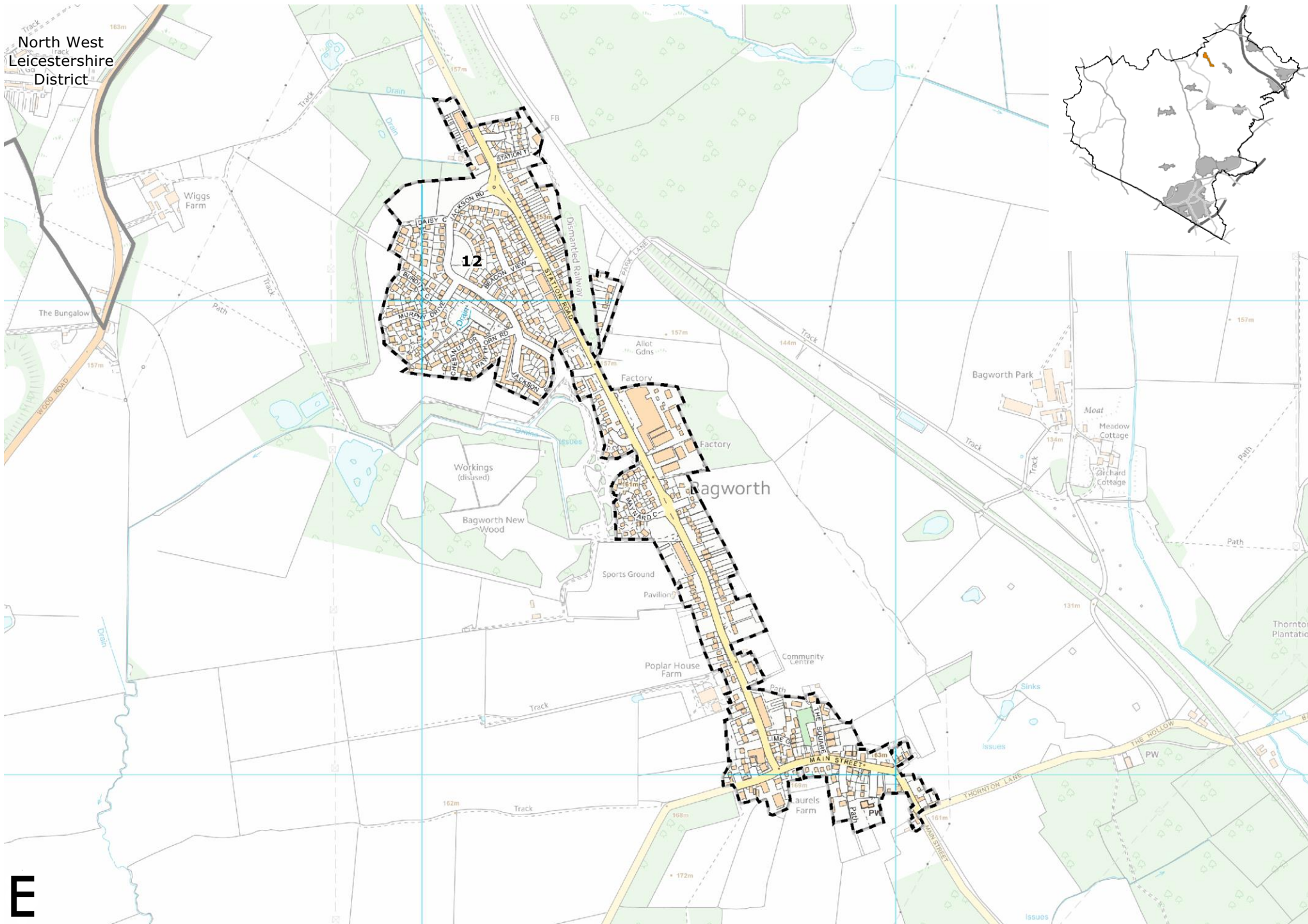


### Key Sensitivities and Values

- 1) The rural setting provided by the surrounding landscape. The gap between Stoke Golding and Dadlington is important in retaining this rural character.
- 2) Strong local vernacular of red brick cottages, former farmhouses and farm buildings as well as larger public or commercial buildings, with links to the agricultural history of the village.
- 3) Distinctive local features such as the old station buildings and the clock on the former hosiery factory on Station Road, which provide important local heritage.
- 4) Public rights of way including the Ambion Way which link to the countryside.
- 5) The Church of St Margaret forming a key landmark in views into and out of the settlement.
- 6) Historic value and associations with the nearby Bosworth Battlefield, particularly the important association of Crown Hill as the site of the crowning of Henry Tudor.
- 7) The Ashby Canal provides a valuable recreation and biodiversity resource.
- 8) Rural, tranquil character of the village, reinforced by mature trees and open spaces including Hinckley Road Cemetery, also providing visual links with the surrounding countryside.
- 9) Views from within the settlement to the surrounding landscape, from between or over the tops of buildings.

### Townscape Strategies

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1) Prioritise local distinctiveness in every element of change, ensuring that new development is sensitive to local context, avoiding anonymous suburban style developments.</li> <li>2) Retain and enhance traditional features where possible e.g. brick boundary walls.</li> <li>3) Retain trees, open spaces and recreational links wherever possible, and encourage planting of more trees of appropriate species to replenish stock as it comes to the end of its life.</li> <li>4) Consider enhancing the public realm at the crossroads of High Street/ Station Road/ Wykin Lane including repair of building facades and reinforcing framed vistas to the church.</li> </ol> | <ol style="list-style-type: none"> <li>5) Retain existing views to the church and wherever possible create new vistas, promoting modest scale of development that does not compete with the church for prominence.</li> <li>6) Maintain the rural character of the village and its rural setting. Ensure any new development is integrated into and informed by the landscape/ settlement edge and sensitively responds to local context in style and materials.</li> <li>7) Conserve the gap between Stoke Golding and Dadlington.</li> <li>8) Retain and enhance the character of buildings in key vistas such as prominent corners.</li> </ol> |
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North West  
Leicestershire  
District

12

# UCA 12: BAGWORTH



## Location and Setting

6.204 Bagworth is a linear settlement in the north of the borough between the settlements of Nailstone and Thornton and close to the district boundary with North West Leicestershire to the north.

6.205 The settlement is situated on a ridgetop overlooking the surrounding gently undulating farmland of LCA B: Charnwood Fringe. It lies within the National Forest.

## Key Characteristics

- 1) **A linear settlement with its origins in what is now the south of the settlement though with little surviving historic architecture following the loss of many buildings to mining subsidence.**
- 2) **Predominantly residential, with new housing developments and open spaces on former colliery sites, the village has seen notable change since the closure of the pits in the early 1990s.**
- 3) **Mixture of built styles, largely residential developments from the 20<sup>th</sup> and 21<sup>st</sup> century, with some Victorian terraces and local vernacular of red brick.**
- 4) **Distant scenic views across the rural countryside (for example, from the south-east of the settlement towards Thornton).**
- 5) **Rural setting with frequent blocks of woodland on the edge of the settlement, many of which are associated with the National Forest initiative, open spaces and frequent views to the surrounding landscape from between buildings.**
- 6) **Well-connected network of walking and cycling routes to the surrounding woodlands and open access spaces in the surrounding countryside.**
- 7) **The legacy of the former coal mining industry which is represented by a number of open spaces, remnant features from the old railway, public art sculptures and Victorian terraced houses.**



### Townscape Character

- 6.206 Bagworth is a linear settlement which has expanded from a small agricultural village with its origins in what is now the southern end of the settlement at Main Street, The Square and Old School Lane (the latter leading to the former school and church). Bagworth is primarily residential, with some commercial facilities including a convenience store and community facilities in the south of the settlement including a working men's club. Bagworth has undergone considerable changes with the rise and decline of coal mining in the 19<sup>th</sup>/20<sup>th</sup> century and late 20<sup>th</sup>/21<sup>st</sup> century. Some converted farm houses and barns remain (such as the corner of Main Street/ The Square), providing a reminder of the settlement's agricultural origins.
- 6.20 The late 19<sup>th</sup> century saw the settlement spread north along Station Road and some of the Victorian terraced houses remain fronting Station Road, built to house mine workers close to the former Bagworth Colliery and rail station which was located in what is now the north of the settlement.
- 6.20 Occasional features provide a reminder of the mining legacy of the settlement including sculptures such as the mining cart flower planter on Station Road and the miner statue outside Jackson Road Park which help to provide sense of place. Former coal transportation routes remain as public rights of way forming part of the National Forest Way.
- 6.20 A large residential development of cul-de-sacs at Beacon View expanded the settlement out to the west in the early 21<sup>st</sup> century, on the site of the former Bagworth Colliery. Much of the 20<sup>th</sup> and 21<sup>st</sup> century development lacks local distinctiveness. There is opportunity to enhance the character of the settlement through provision of defined focal point(s) in the south and/ or north of the settlement.
- 6.21 There are distant views towards the east from the south-eastern end of the village, across open agricultural fields and towards Thornton, providing

a sense of rural character and links to the surrounding countryside.

### Materials and Local vernacular

- 6.211 There is not a strong sense of local vernacular in Bagworth although red/ brown brick is the most common material. There is occasional use of yellow, orange and blue bricks with clay tiles.
- 6.212 Victorian terraced houses on Station Road have a distinct unity of character with red brick, slate roofs, arched windows and red brick boundary walls along the front gardens, though many original features such as windows and doors have been replaced.
- 6.213 Stone boundary walls and hedges are common features in the southern part of the settlement.
- ### Green Spaces
- 6.214 The combination of trees, grass verges, front gardens, open spaces and views between houses out to the wider countryside are important in reinforcing the rural setting of the settlement. Woodland to the north of the settlement helps to form a strong gateway and maintains a sense of separation between Bagworth and Ellistown further north (within North West Leicestershire district).
- 6.215 There are four play areas in Bagworth at Jackson Road, Bagworth Community Centre, Maynard Way/ Durham Way and the QEII Sports Ground.
- 6.216 Bagworth is well-connected with footpaths, bridleways and cycle ways including the Ivanhoe Way, Leicestershire Round long distance path and National Forest Way all crossing through and linking the settlement with the surrounding countryside. The former incline to the railway station is now a green lane, rich in wildlife and forms part of the National Forest Way.
- 6.21 There are a number of areas of open access land and woodlands surrounding the settlement, many of which are former colliery sites or new woodlands that have been created as part of the



National Forest initiative. These include Bagworth Heath Woods Country Park, Bagworth New Wood, Reccy Wood and Bagworth Wood.

### Historical and Cultural Influences

- 6.21 The first clear evidence of settlement in Bagworth is in the Domesday Book (1086). At this time it had a population of 35 and incorporated neighbouring Thornton as part of the local manor. The village was predominantly employed in agriculture until the sinking of the first mine in 1828.
- 6.21 Bagworth Colliery and Desford Colliery were major local employers in the village in the 19<sup>th</sup> and 20<sup>th</sup> centuries during which time the population rapidly increased. Bagworth Colliery opened in 1828 and it is entered in the Guinness Book of Records for its outstanding production per man-shift. It was connected underground to Nailstone Colliery in 1966 and coal was transported along a branch line which was replaced in 1980 by a conveyor belt. The pit closed in 1991 and was the last pit in Leicestershire. The population of the village declined following the pit closures.
- 6.22 The Leicester to Swannington Railway line was built in 1832 with Robert Stephenson as engineer, to transport coal from the collieries in West Leicestershire to Leicester. The railway was provided with a station and a direct connection to Bagworth Colliery via a rope-worked incline. The toll-keeper's roundhouse which stood at the head of the incline, disappeared only a few years ago. In 1845 a gentler graded deviation line was built, bypassing the old incline, with a new Bagworth railway station built one mile north of the centre of the old village in 1849. The new station was renamed Bagworth and Ellistown in 1894. The railway station was once busy with steam train rides to the seaside. The station was closed in 1964 and the railway remains open for freight.
- 6.221 There have previously been a variety of services and facilities in Bagworth as well as the former railway station. Late 19<sup>th</sup> and early 20<sup>th</sup> century maps show a brick works, Maynard Arms Hotel public house (which has since been demolished to

make way for development of a shop and houses), a post office, smithy, other pubs and inns on Main Street, a school and church.

- 6.222 Subsidence as a result of the coal mining led to the collapse and subsequent demolition of many buildings in Bagworth, most notably the Church of the Holy Rood which is said to have dated from 1637. A school founded by Viscount Maynard in 1760 known as Bagworth School also no longer exists. There are no listed buildings in Bagworth.
- 6.223 A new Holy Rood Church was built in the 1960s on the site of the Norman Holy Rood Church which suffered from mining subsidence and was demolished. The new church was constructed out of prefabricated concrete and was demolished in 2015.

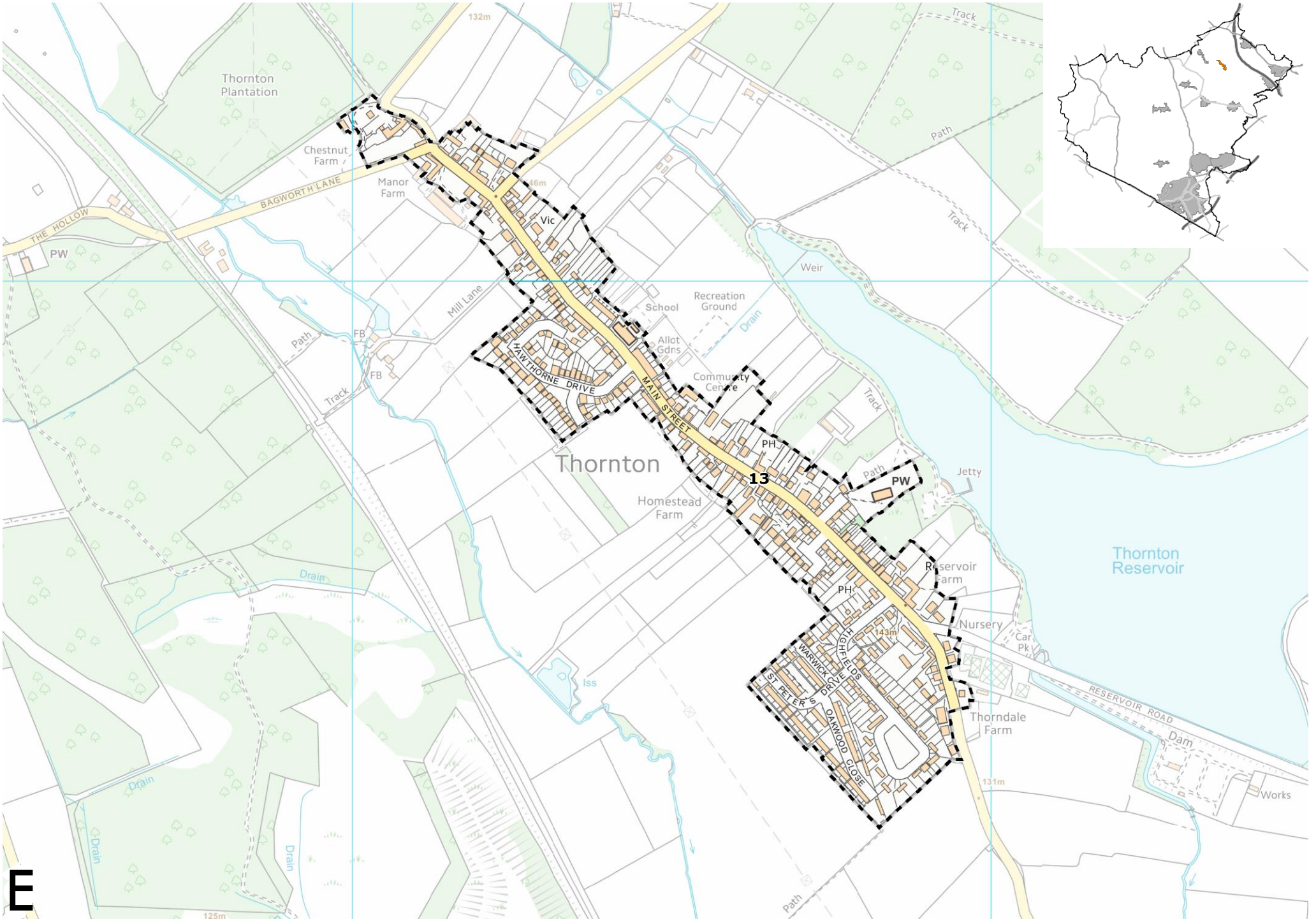
### Key Sensitivities and Values

- 1) Historic legacy and cultural associations with the former mining industry including the old railway bridge, Victorian terraced houses and public sculptures.
- 2) Open spaces, mature trees and woodland planting associated with the National Forest.
- 3) The rural setting, including open views from the settlement edges across the rural landscape, as well as views between buildings to the surrounding countryside, and elements which provide links to the rural landscape such as grass verges, trees and open spaces.
- 4) Public footpaths and recreational links with the wider landscape and adjacent villages in all directions including the National Forest Way.
- 5) Remnant farm buildings which provide a historic link to the agricultural origins of the settlement.

### Townscape Strategies

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| <ol style="list-style-type: none"> <li>1) Aim to enhance the local identity of the settlement. Consider preparing a strategy for Bagworth to guide and shape future development that encourages contemporary architecture and design. Consider the potential to reinforce key focal points.</li> <li>2) Respect and enhance the rural setting, including views to the surrounding countryside.</li> <li>3) Retain and enhance existing distinctive townscape features where possible, including Victorian terraces, former agricultural buildings and railway bridges.</li> </ol> | <ol style="list-style-type: none"> <li>4) Promote links to the industrial heritage of Bagworth, for example through public art, local interpretation strategies or in new features and details on buildings or public realm.</li> <li>5) Maintain and promote recreational links to surrounding open spaces and woodlands including the sites forming part of the National Forest network.</li> <li>6) Encourage continued tree planting as part of the ongoing National Forest initiative, including planting of street trees and continued maintenance of existing open spaces.</li> </ol> |
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# UCA 13: Thornton



# UCA 13: THORNTON



## Location and Setting

- 6.224 Thornton is a linear settlement in the north of the borough close to Bagworth. It is situated on a locally prominent ridgeline overlooking Thornton Reservoir and the undulating rural landscape of LCA B: Charnwood Fringe. It lies within the National Forest and Charnwood Forest.
- 6.22 Thornton appears in local views from the wider landscape (such as from Markfield Road to the

north-east of the settlement) as a relatively small, ridgeline settlement. It is strongly related to the landform which drops sharply towards the small watercourses and Thornton Reservoir. However, in views from the south around Bagworth Heath towards modern development that extends onto the lower slopes, the settlement departs from this linear pattern.

## Key Characteristics

- 1) **A linear settlement on a ridgeline along Main Street.**
- 2) **Agricultural vernacular in the northern part of the settlement with farmhouses and barns (some converted) in loose-knit arrangement, providing open character.**
- 3) **Mixture of cottages, terraces and modern buildings with larger detached properties interspersed.**
- 4) **Red bricks used for buildings and boundary walls with strong sense of enclosure created by buildings fronting onto the street and brick/ stone walls enclosing gardens.**
- 5) **Grade I listed Church of St Peter is a hidden landmark with the spire providing a feature of interest in views from the south.**
- 6) **Distant scenic views across the rural countryside.**
- 7) **Rural setting with frequent blocks of woodland on the edges of the settlement, many of which are associated with the National Forest initiative, and occasional views to the surrounding landscape from between buildings.**
- 8) **Well-connected network of walking and cycling routes to the surrounding woodlands and open access spaces in the surrounding countryside.**
- 9) **Thornton Reservoir; a local visitor attraction.**





### Townscape Character

- 6.226 Thornton is a linear settlement spread along Main Street. There is no definitive core but there are two main areas, at the northern and southern parts of Main Street. Overall it has a rural, village character resulting from frequent views to the countryside in between buildings and at key junctions (for example at Stanton Lane/ Main Street/ Bagworth Lane). Front gardens, trees and hedges and stone or brick walls providing a strong sense of enclosure. Buildings typically front onto the street.
- 6.22 The northern part of the settlement is focussed on the crossroads of Stanton Lane, Main Street and Bagworth Lane, continuing south along Main Street. This part has strong agricultural links providing a strong sense of place, with working and former farms, farmhouses, cottages and barns and an open character which gradually blends into the surrounding countryside. Farmstead layouts in loose-knit arrangements are common, incorporating a cluster of single storey barn-style buildings around an open courtyard area. Buildings are predominately a mix of two and three storeys and the subtle variety in roofline, building sizes and details provides a sense of rhythm to the streetscape whilst a similarity of style, boundary features and materials provides a sense of unity. Occasional larger detached properties provide features of interest.
- 6.228 The southern section which is further south on Main Street and west of Thornton Reservoir contains village facilities and amenities including a school, pubs, shop, church and garden centre. Residential properties comprise short rows of terraces and semi-detached modern properties, often set within gardens bounded by brick walls. 20<sup>th</sup> and 21<sup>st</sup> century development is generally in cul-de-sacs off the Main Street such as Hawthorne Drive and Highfields. These generally lack local distinctiveness, with standardised houses of single or two storeys and a range of boundary treatments.
- 6.229 The Church of St Peter is a Grade I listed building. The church dates between the 13<sup>th</sup> to 16<sup>th</sup>
- centuries, and includes a spired tower, Mountsorrel stone, and red brick. It is a hidden landmark which is important although not visually dominant within the settlement. However, there are views of the church spire set within woodland, from Thornton Reservoir and Reservoir Road on the southern approach to the settlement. Thornton School is another building of local interest, constructed of red brick with large windows and with painted black and white timber detailing. A number of the larger farm buildings also provide local interest.
- 6.230 There are long views from the junction of Main Street/ Stanton Lane and Bagworth Lane, as well as along Main Street from between buildings, and south from the southern end of the settlement towards open countryside. There are views of the tower and church spire from the reservoir to the south of Thornton. The reservoir is a key feature within views from the south.
- 6.231 There are strong entrances to the settlement from the north at Stanton Lane, Bagworth Lane and Markfield Lane. The southern entrance is characterised by the dam top road over Thornton Reservoir and glimpsed channelled views towards the church which is set within mature woodland. The land rises sharply along the village fringes with built form on a ridge.

### Materials and Local vernacular

- 6.232 Buildings are primarily constructed of red brick, particularly in the northern part of the settlement. The northern part has a strong agricultural vernacular with a number of farmhouses and barn conversions.
- 6.233 Orange, brown and grey bricks are also present, with stone or granite foundations at the base of walls. Stone or red brick walls enclose gardens and property boundaries to the pavement and provide a sense of enclosure. Slate roofs are a common feature.



### Green Spaces

- 6.23 Thornton reservoir is located on the edge of the village in a picturesque valley and is a significant local tourist attraction. Severn Trent Water opened the reservoir to visitors in 1997. It supports a range of wildlife and is a designated Local Wildlife Site. It offers bird watching, picnicking and walks connecting to the wider public footpaths network. A sculpture trail has been developed which is an attractive feature in the mature wood.
- 6.235 The settlement has a strong rural setting with frequent blocks of woodland on the edges of the settlement, many of which are associated with the National Forest initiative.
- 6.236 In the centre of the settlement there is a Community Centre Play Area. The churchyard is also a key green space, with various mature trees.
- 6.237 The Leicestershire Round long distance path  
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### Historical and Cultural Influences

- 6.238 Thornton was mentioned in the Domesday Book (1086) under the manor of neighbouring Bagworth. The name is said to derive from the surrounding vegetation, hence 'Town of Thorns'.
- 6.239 The Church of St Peter is Grade I listed. It dates from the 13<sup>th</sup> century. The tower is 15<sup>th</sup> century in the perpendicular style with recessed spire and two tiers of lucarnes (small dormer windows).
- 6.240 A farmhouse on Stanton Lane is Grade II listed, dating from 1700. It includes red brick in Flemish bond with a slate roof with overhanging eaves and includes iron railings and an attached brick wall with round coping.
- 6.241 The Leicester to Swannington Railway line was built in 1832 with Robert Stephenson as engineer, to transport coal from the collieries in West Leicestershire to Leicester. Thornton was served by Bagworth railway station. The Stag and Castle Inn (built 1832) served as a station for a short period in Thornton Hollow, part way between Thornton and Bagworth.
- 6.242 Thornton reservoir was constructed in 1854 to provide water for Hinckley and Nuneaton, together with the western parts of Leicestershire and had its own treatment works to the south.

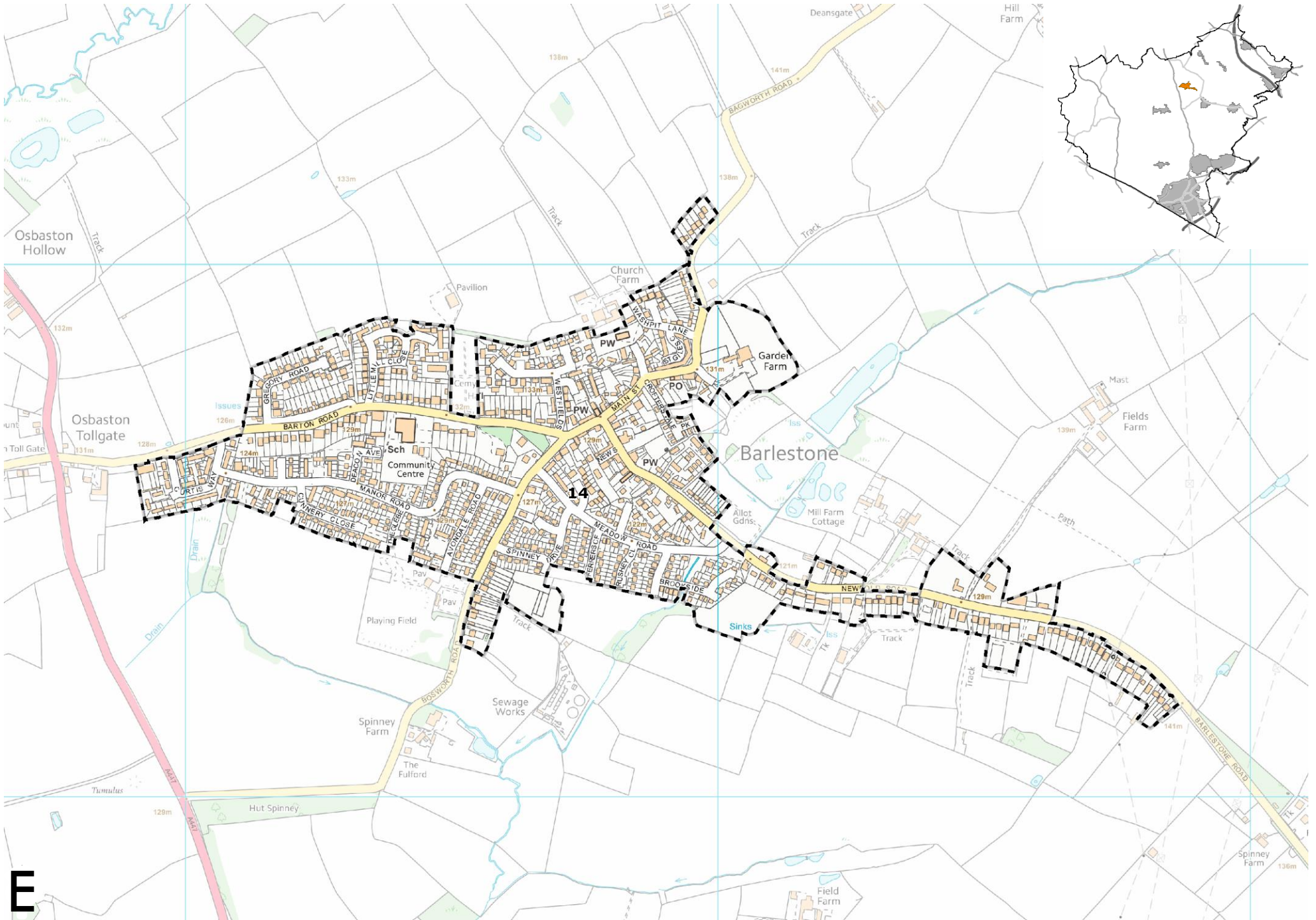
### Key Sensitivities and Values

- 1) Thornton Reservoir, including its scenic natural beauty, birds and wildlife and recreational value.
- 2) Distinctive agricultural vernacular and loose-knit, open character in the northern part of the settlement which is distinctive and sensitive to change. The built character provides a unified style, roofscape and materials palette and sense of rhythm in the streetscape.
- 3) Farm buildings and remnant barns and historic properties which provide a historic link to the agricultural origins of the settlement.
- 4) Church of St Peter and views to its tower and spire from the south.
- 5) The rural setting, including open views from the settlement edges across the rural landscape, as well as views between buildings to the surrounding countryside, and elements which provide links to the rural landscape such as grass verges, trees and open spaces.
- 6) Recreational value of the public footpaths providing links with the wider landscape and adjacent villages.

### Townscape Strategies

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| <ol style="list-style-type: none"> <li>1) Ensure that new development maintains or enhances local identity and setting of the village. Particular consideration should be given to the materials, scale, layout and form of new development in the context of the characteristics of the existing place, and discouraging inappropriate boundary treatments and placeless cul-de-sacs.</li> <li>2) Maintain and enhance the rural character of the village by careful consideration of new lighting and encouraging protection of traditional features such as farm buildings, stone and brick garden walls, hedges and railings as well as important trees and open spaces.</li> <li>3) Protect important views of the church and out into the open countryside.</li> </ol> | <ol style="list-style-type: none"> <li>4) Maintain and promote recreational links to surrounding open spaces and woodlands including the sites forming part of the National Forest network.</li> <li>5) Encourage continued tree planting as part of the ongoing National Forest initiative, including planting of street trees and continued maintenance of existing open spaces.</li> <li>6) Enhance the southern entrance into Thornton along Thornton Reservoir such as by framing views towards the church spire.</li> <li>7) Consider visual impact on views from the wider countryside when planning new development, encouraging reinforcement of its linear form.</li> </ol> |
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# UCA 14: Barlestone



# UCA 14: BARLESTONE



## Location and Setting

6.243 Barlestone is located in the north of the borough between Nailstone and Newbold Verdon. It is situated on a low wide ridge overlooking the gently undulating farmland of LCA B: Charnwood Fringe.

6.244 The eastern part of the settlement along Newbold Road dips and rises across a stream valley, and

there are long views along Newbold Road in both directions.

6.24 There are views towards 20<sup>th</sup> century development on the southern edge of the settlement from Hinckley Road.

## Key Characteristics

- 1) **Settlement situated on high ground, with historic core at Main Street/ Bosworth Road/ Church Road and large areas of post-war development.**
- 2) **A tributary stream bisects the settlement and there are long views from the valley sides along Newbold Road in both directions.**
- 3) **Mixture of cottages, terraces and modern buildings with larger detached properties interspersed.**
- 4) **Local vernacular of red brick with buildings fronting onto the street and walls of red brick providing enclosure to the main street.**
- 5) **Local landmark buildings including Grade II listed Church of St Giles and Manor House.**
- 6) **Rural setting of agricultural fields surrounds the settlement, accessed from the centre via a selection of footpaths.**



### Townscape Character

6.246 Barlestone originated as a small agricultural community until the 18<sup>th</sup> century, concentrated around the junction of Main Street/ Newbold Road/ Church Road and the Church of St Giles. This area remains the current core of the settlement, with a number of facilities and community services, shops, restaurants and local businesses. There are some remaining historic buildings such as the Church of St Giles and Old Church Farmhouse and historic narrow lanes such as Church Road and Washpit Lane with cottages fronting directly onto the street.

6.24 Within the core of the settlement buildings tend to front straight onto the street or brick walls enclose properties, creating definition to the street scene. Some modern properties within the core of Main Street are set back, or incorporate wide driveways, which disrupts the defined building line.

6.248 The village has expanded significantly since the 1950s, mostly to the south and west of the original core. The eastern part of Barlestone is stretched out up the hill along the Newbold Road with detached houses arranged along the southern side of the road. The western part of the settlement is mainly 20<sup>th</sup> century residential development arranged in cul-de-sacs and avenues off the main roads. The bulk of 20th century development lacks local distinctiveness, with the use of different layouts and materials.

6.249 There are a few buildings of local interest in Barlestone, most of which are within or near the core of the settlement. These include The Manor House (listed Grade II), which provides a sense of surprise, hidden within a modern housing development. The Church of St Giles (listed Grade II), ZKLFK KDV HOHPHQWV GDWLQJ WR WKH 14WK FHQWXU\, LV QRW SURPLQHJW LQ YLHZV EXW WRJHWKHU ZLWK WKH \*UDGH ,, OLVWHG &KXUFK )DUPKRXVH DUH VWURQJ ODQGPDUN IHDWXUHV. 7KH %DSWLWV &KDSHO RQ ODLQ 6WUHHW GDWHV IURP 186 DQG KDV LQWHUHVWLQJ ZLQGRZ GHWDLOV, ZKLFK DORQJ ZLWK LWV SURPLQHJW SRVLWLRQ DW WKH MXQFWLRQ RI ODLQ 6WUHHW DQG 1HZEROG 5RDG, PDNH LW D ORFDO ODQGPDUN.

6.2 0 Detractors include inconsistent shop fronts such as around the junction of Bosworth Road/ Barton Road/ Main Street where parking forecourts also detract from townscape quality and character, reducing definition and enclosure to the street. Some buildings are in poor condition, such as buildings on Main Street. The pedestrian stone bridge over the stream on Newbold Road forms a feature of interest although guard railings detract from its character.

### Materials and Local vernacular

6.251 There is a mixture of house types within the settlement ranging from single storey to two and three storeys, terraced houses, semi-detached and detached.

6.252 Red brick is a common material, particularly in the core of the settlement, occasionally covered by modern render. Brick walls around properties provide a sense of enclosure. Pitched slate and clay tile roofs and red brick chimney stacks are common features in the core of the settlement.

### Green Spaces

6.253 The open gaps at the western and eastern ends of the settlement are important in reinforcing the rural setting and providing entrances with strong character.

6.254 There are open views south across the countryside from around the park/ recreation ground at the community centre on Bosworth Road with the belt of woodland at Hut Spinney providing a distinctive feature on the skyline. There are long views from the valley sides along Newbold Road in both directions.

6.25 Small green spaces are located at the cemetery and the corner of West End, Barton Road and Bosworth Road, where there is a miner's wheel which provides a monument to the coal industry and the miners who were residents of Barlestone.

6.256 At the outskirts of the settlement grass verges and hedges, and occasional street trees, provide a suburban character.



### Historical and Cultural Influences

- 6.2 Barlestone was recorded in the Domesday Book (1086) as Beruluestone, indicating the presence of D SUH-H[LVWLQJ VHWWOHPHQW ZLWK DQ \$QJOR-6D[RQ SODFH QDPH.
- 6.258 The settlement developed as a small agricultural village around the Parish Church and by the early 19<sup>th</sup> century a cottage framework knitting industry had developed. By the late 19<sup>th</sup> century the village supported a smithy, a school, two chapels, a church and local high street. Framework knitting declined and much of the local population became employed in the collieries from the late 19<sup>th</sup> century following the opening of nearby coal mines at Bagworth and Nailstone. Since the Second World War the village has expanded rapidly.
- 6.259 Listed buildings include the Manor House (grade II), which is early 18<sup>th</sup> century of red brick and Welsh slate roof; the White House - a former vicarage dating from c. 1830, with rendered brickwork, hipped slate roof and sash windows; and Church Farmhouse, a Grade II listed building on Washpit Lane, which is early 18<sup>th</sup> century, of red brick and with stucco dressings and plain tiled roof.
- 6.260 The Church of St Giles is Grade II listed and dates from the 14<sup>th</sup> century although most of it was rebuilt in the mid-1850s. It is constructed of Mountsorrel stone, with sandstone details, plain tiled roof and half timbered porch with a tower and belfry.

### Key Sensitivities and Values

- 1) Historic buildings and narrow lanes around the historic core of the settlement on Main Street which provide a link to the settlement's past and local architectural interest.
- 2) Landmark features including St Giles Church, the Baptist Chapel, the miner's wheel and the stone bridge on Newbold Road.
- 3) Key junctions including at Main Street/ Newbold Road and Main Street/ Barton Road/ Bosworth Road are important visual focal points.
- 4) Open spaces including the area at the junction of Main Street/ Bosworth Road and Barton Road which provides a link to the surrounding landscape.
- 5) Rural setting, including the undeveloped gap between Newbold Verdon to the east and Hinckley Road to the west.
- 6) The cultural associations with framework knitting and mining are an important part of Barlestone's identity.

### Townscape Strategies

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1) Enhance local identity where possible. Particular consideration should be given to the materials, scale, layout and form of new development to create definition to the streetscape and enhance local landmarks. Sensitive boundary treatments such as brick walls and creation of legible layouts for larger developments should be encouraged.</li> <li>2) Reinforce the rural setting by maintaining and enhancing important trees and open spaces.</li> <li>3) Enhance views to local landmarks and the open countryside.</li> <li>4) Maintain and promote recreational links to surrounding open spaces and woodlands including the sites forming part of the National Forest network to the north of the settlement.</li> </ol> | <ol style="list-style-type: none"> <li>5) Encourage tree planting and consider integrating as part of the ongoing National Forest initiative further north, including planting of street trees.</li> <li>6) Improve the quality and condition of the townscape where possible, including public realm, buildings and shop fronts within the settlement's core and at key corners or junctions such as Bosworth Road/ Barton Road/ Main Street and Bosworth Road/ Newbold Street and Main Street.</li> <li>7) Ensure new development respects and enhances existing landmarks and features and aim to create defined street frontage, closing existing gaps in the built edge where possible.</li> </ol> |
|---|---|



# PART 2



# POLICY FRAMEWORK

## 7) POLICY FRAMEWORK

7.1 The Character Assessment will form part of the borough's landscape evidence base and will be consistent with the strategies and policies contained in the Hinckley and Bosworth review Local Plan for the next plan period to 2036 which will present a single Local Plan, replacing the Core Strategy (2009) and Site Allocations and Development Management Policies documents. In particular, it is intended to supplement planning policies by describing the landscape character to which these policies apply. Any new Development Plan Documents (DPDs) that supplement or replace the existing and future policy framework will take account of and where necessary refer to the Borough Landscape Character Area Assessment and any subsequent review.

### National Planning Policy Framework (NPPF), 2012

7.2 The NPPF refers to landscape character in relation to recognising the different character of different areas; conserving landscapes as an important part of the natural environment; protecting valued landscapes (including – but not limited to – designated landscapes such as AONBs and National Parks); and encouraging landscape character studies as part of preparing Local Plans.

7.3 The following extracts from the NPPF are those most relevant to landscape and character. Words in bold are emphasised for the purposes of this report.

7.4 **Key NPPF policies in relation to landscape character of Hinckley and Bosworth:**

Paragraph 17 (Core planning principles):

*"take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, **recognising the intrinsic character and beauty of the countryside** and supporting thriving rural communities within it..."*

*"...contribute to conserving and enhancing the **natural environment** and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework".*

Paragraph 109 (Conserving and enhancing the natural environment):

*"The planning system should contribute to and enhance the natural and local environment by:*

***...protecting and enhancing valued landscapes..."***

7.5 Other parts of the NPPF relevant to landscape character are:

Paragraph 55 (Delivering a wide choice of high quality homes): *"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities... Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances... **design should... be sensitive to the defining characteristics of the local area.**"*

Paragraph 58 (Requiring good design): *"Planning policies and decisions should aim to ensure that developments... optimise the potential of the site to accommodate development...; **respond to local character and history, and reflect the identity of local surroundings** and materials..."*

*"...Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and **an understanding and evaluation of its defining characteristics**".*

Paragraph 125 (Conserving and enhancing the natural environment): *"By encouraging good design, planning policies and decisions should **limit the impact of light pollution** from artificial light on local amenity, **intrinsically dark landscapes** and nature conservation."*

Paragraph 97 (Meeting the challenge of climate change, flooding and coastal change): *Local planning authorities should "... design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, **including cumulative landscape and visual impacts**".*

Paragraph 113 (Conserving and enhancing the natural environment): *"Local planning authorities should set **criteria based policies against which proposals for any development on or affecting protected** wildlife or geodiversity sites or **landscape areas will be judged**..."*

Paragraph 156 (Plan Making: Local Plans): Local planning authorities should set out strategic policies to deliver "... **conservation and enhancement of the natural and historic environment, including landscape.**"

Paragraph 170 (Using a proportionate evidence base: Historic environment): "Where appropriate, **landscape character assessments** should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options **assessments of landscape sensitivity.**"

#### **The European Landscape Convention (ELC)**

7.6 The European Landscape Convention (ELC) came into effect in the UK in March 2007. It establishes the need to recognise landscape in law; to develop landscape policies dedicated to the protection, management and planning of landscapes; and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies.

7.7 The ELC definition of 'landscape' recognises that all landscapes matter, be they ordinary, degraded or outstanding:

*"Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors".*

7.8 The Convention puts emphasis on the whole landscape and all its values and is forward looking in its approach, recognising the dynamic and changing character of landscape. Specific measures promoted by the Convention, of direct relevance to this study include:

- the identification and assessment of landscape; and
- improved consideration of landscape in existing and future sectoral and spatial policy and regulation.

7.9 This Landscape Character Assessment, which has involved extensive stakeholder participation, will contribute to the implementation of the ELC in Hinckley and Bosworth Borough. It will help to establish the importance of landscape and guide its future protection, management and planning.

# RELATIONSHIP WITH OTHER CHARACTER ASSESSMENTS

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## 8) RELATIONSHIP WITH OTHER CHARACTER ASSESSMENTS

8.1 Landscape does not stop at administrative boundaries but continues seamlessly into surrounding administrative areas. Therefore, an aim of this assessment was to join up with the Landscape Character Assessments of adjacent authorities, and sit within the existing national assessment (the National Character Areas published by Natural England<sup>4</sup>).

### National Scale

#### *National Character Areas (NCAs)*

8.2 The borough includes part of four different National Character Areas (NCAs)<sup>4</sup>. These are briefly described below and shown on **Figure 7**.

#### *NCA 71: Leicestershire and South Derbyshire Coalfield*

8.3 The landscape is a continuing transition from an unenclosed rolling landform that was extensively scarred by abandoned collieries, spoil tips and clay pits, to a matrix of new woodland, restored colliery sites, active brick pits and commercial developments that are woven into an essentially rural, agricultural landscape. Settlement consists of a mix of small hamlets, enlarged market towns and former mining settlements.

#### *NCA 72: Mease/Sence Lowlands*

8.4 A gently rolling agricultural landscape centred on the rivers Mease, Sence and Anker. These lowlands retain a rural, remote character, with small villages, red brick farmsteads and occasional historic parkland and country houses.

#### *NCA73: Charnwood*

8.5 A unique landscape with upland qualities formed by a mosaic of heathland, farmland, parkland and woodland. Some distinct areas of rocky outcrops situated amongst a relatively well wooded landscape, with many areas of mixed, deciduous and coniferous woodlands.

#### *NCA94: Leicestershire Vales*

8.6 A large, relatively open, uniform landscape composed of low-lying clay vales interrupted by a range of varied river valleys. The city of Leicester occupies the north eastern area of the NCA and visually dominant settlements contribute to the sense of place. Other large to medium sized settlements are scattered throughout with many attractive small towns, villages and buildings and features of historic interest in between. The north of the area has a predominance of settlements and a general lack of tranquillity which contrasts strongly with the distinctly more rural feel in the south, where a mixture of arable and pastoral farmland is found.

### Regional Scale

8.7 A number of character assessments for areas in Leicestershire and the East Midlands have been produced. These have provided context for the production of this assessment and informed the character types and boundaries.

#### *East Midlands Regional Landscape Character Assessment*

8.8 Three of the areas classified by the East Midlands Landscape Character Assessment lie within Hinckley and Bosworth; these are summarised below:

#### *Village Farmlands (5a)*

8.9 This character area is characterised by undulating arable farmland with some cattle grazing on the less well drained soils. Sinuous hedgerow patterns, remnant ridge and furrow and winding rural lanes reflect medieval land management practices and provide an intact historic character. Country houses and associated coverts, plantations and estate farmlands also have an influence over the character of the area.

#### *Settled Coalfield Farmlands (9a)*

8.10 The Settled Coalfield Farmlands is largely influenced by the rich mineral resources and the extensive extraction that has taken place since the industrial revolution. Industrial development and past mining activity is a common feature in the area and contributes to the sense of history and cultural identity. The settlement pattern has

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<sup>4</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

also been defined by the industry with a number of scattered farmsteads being formed into sprawling mining villages. Arable and pasture farmland is still present around the industrial uses and is interspersed with a mosaic of small woodlands and copses.

*Forested Ancient Hills (10d)*

- 8.11 This elevated area is defined by rocky outcrops overlooking the lowland plain and has a well-wooded character. Smaller areas of heathland, arable and pasture farmland and medieval parks are also situated within the pattern of deciduous and coniferous woodland and contribute to the biodiversity of the area. Woodland provides a great sense of enclosure on the lower lying areas whilst expansive views across the lowland landscape can be obtained from the elevated positions of the hills.

*The Leicester, Leicestershire & Rutland Landscape and Woodland Strategy<sup>5</sup>*

- 8.12 Four of the areas covered by the Leicester, Leicestershire and Rutland Landscape and Woodland Strategy lie within Hinckley and Bosworth.

*The Coalfield*

- 8.13 A gentle undulating landform mostly within the National Forest showing effects of past and present coal and clay working. Land use is mainly mixed farmland with generally low woodland cover and former mining towns and villages form a relatively dense settlement pattern.

*Mease/Sence Lowlands*

- 8.14 An undulating landscape of mixed arable and pasture with frequent small valleys and many sites of ecological value. The area has a generally well-treed appearance with frequent hedgerow trees being mainly mature oaks, although little actual woodland. Willows are often associated with streams and field ponds.

*Charnwood Forest*

- 8.15 An upland landscape with rocky outcrops and fast-flowing streams which forms part of the National Forest and has many sites of ecological value. The area has a distinctive mixture of woodland, farmland, heathland and parkland with a high proportion of woodland cover and buildings and walls in local stone.

*Upper Soar*

- 8.16 An open rolling landscape with distinct high level ridges which forms an elongated basin. The area has urban influences from larger settlements and Leicester, and large villages with evidence of industrial past. Land use is mixed agriculture with arable emphasis to the west and pasture to the east and there is little woodland. Local rock outcrops and former quarries are fairly common and the River Soar corridor forms a significant feature through the built up area.

*The National Forest Strategy 2014-2024*

- 8.17 The northern part of the borough is within the National Forest, an area which covers 200 square miles across Staffordshire, Derbyshire and Leicestershire. The National Forest Strategy was first published in 1994 and has since been revised in 2014. The 2004-2014 Strategy defined Landscape Character Areas which cover the northeast part of Hinckley & Bosworth Borough. The areas relevant to this study are as follows:

*Enclosed Farmlands: Charley, Thornton*

- 8.18 A predominantly rural, open character area with sparse woodland and mixed farmland and few urban intrusions. Fields are medium to large in size and defined by hedgerows with scattered hedgerow trees, or stone field walls (in Charnwood).
- 8.19 More traditional small fields with thick hedges exist around villages. Trees around watercourses and small estate woodlands create a well wooded appearance in places.

*Coalfield Village Farmlands: Stanton under Bardon, Ellistown*

- 8.20 A fragmented character with a mix of settlements including red brick mining villages, opencast mineral workings, new built development and extensive areas of reclaimed land. Open, gently rolling farmland consists of well cropped medium to large fields with declining hedgerows and mature hedgerow trees. New woodland planting helps to integrate new built development and mineral workings and views are long.

*Urban/Urban Fringe: Markfield, Groby*

- 8.21 Large settlements and occasional mineral workings are dominant with major roads and railways. Farmland with poor quality hedgerows and hedgerow trees is sandwiched between urban and industrial areas with remnant pastures around some settlements. Urban trees, open spaces and new woodland planting contribute to

<sup>5</sup> Leicestershire County Council, 2001. Leicester, Leicestershire & Rutland Landscape and Woodland Strategy

the landscape setting of urban areas and activities such as horse grazing and allotments increase the fragmented appearance.

*Woodland Parklands: Newtown Linford*

8.22 A distinctive diverse landscape with hills, stream valleys and distinctive craggy granite rock outcrops in Charnwood. A strongly wooded character with woodlands a feature on hilltops, steep valley slopes and along stream corridors. Farmland is a mixture of arable and pasture with medium sized fields bounded by hedgerows with hedgerow trees and stone field walls (in Charnwood). Remnant semi-natural vegetation is a distinctive feature and settlements include scattered farmsteads, country houses, hamlets and small villages, with many vernacular buildings.

*Charnwood Forest Landscape Character Assessment*

8.23 This is a character assessment which assesses the broad area of the 'Charnwood Forest' character area identified in the Leicester, Leicestershire & Rutland Landscape and Woodland Strategy in more detail. Charnwood Forest is a distinctive area of rugged upland landscape which lies towards the north-western corner of Leicestershire known for its rolling topography, high woodland content and areas of rocky outcrops. It divides the Charnwood Forest area into seven landscape character areas, of which two areas lie within Hinckley and Bosworth. These are:

- *Thornton and Markfield; and*
- *Bardon.*

**Borough/ District Landscape Character Assessments**

8.24 Where available, Landscape Character Assessments for the surrounding boroughs/districts have been consulted to inform the

assessment, boundaries, names and character types. These are:

- Charnwood Borough Landscape Character Assessment, 2012;
- Blaby District Character Assessment, 2008;
- North Warwickshire Landscape Character Assessment, 2010;
- North West Leicestershire Landscape Character Assessment, 2008; and
- Nuneaton and Bedworth Landscape Character Assessment, 2012.

**Neighbourhood-Scale Assessments**

**Character**

8.25 To date, a number of character assessments have been produced to support Neighbourhood Plans. A landscape character assessment is produced at a borough-wide scale and therefore cannot analyse character to the same degree of detail as an assessment carried out at a neighbourhood scale. Therefore it will be useful to also refer to more localised assessments where these are available, which may include neighbourhood plan character assessments or Conservation Area Appraisals and Assessments. The following Neighbourhood Plan character assessments have been consulted as part of this assessment:

- Market Bosworth Neighbourhood Plan 2014-2026;
- Newbold Verdon Neighbourhood Plan Character Assessment;
- Sheepy Parish Neighbourhood Plan - Landscape Character Assessment Consultation Results;
- Bosworth Battlefield: The Way Forward, August 2013; and
- Conservation Area Appraisals for Hinckley and Bosworth.

# METHODOLOGY

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## 9) METHODOLOGY

### Guidance

9.1 The method for undertaking this Landscape Character Assessment follows the method promoted by Natural England through An Approach to Landscape Character Assessment, which embeds the principles of the European Landscape Convention (ELC) within it. The 2014 guidance updates the previous 'Landscape Character Assessment: Guidance for England and Scotland', published by the Countryside Agency and Scottish Natural Heritage in 2002, though the methodology is broadly the same as the previous guidance.

9.2 The 2014 guidance lists the five key principles for landscape character assessment:

- Landscape is everywhere and all landscape has character;
- Landscape occurs at all scales and the process of Landscape Character Assessment can be undertaken at any scale;
- The process of Landscape Character Assessment should involve an understanding of how the landscape is perceived and experienced by people;
- A Landscape Character Assessment can provide a landscape evidence base to inform a range of decisions and applications;
- A Landscape Character Assessment can provide an integrating spatial framework- a multitude of variables come together to give us our distinctive landscapes.

### Process of Assessment

9.3 The process for undertaking the study involves four main stages: Desk study; Field survey; Review of the classification and description; and Evaluation of value associations.

#### Desk study

9.4 A review of the previous (2006) assessment against relevant planning policy and current guidance was undertaken. The output of this stage was a report to the Council outlining a number of recommendations, summarised below:

- Consider providing a user guide to accompany the assessment;
- Undertake further stakeholder consultation to support the update;

- Review the classification to include a hierarchy of overarching character types and potentially subdivision of some larger areas, aiming to provide consistency with adjacent character areas;
- Identify key landscape values/ sensitivities in line with the NPPF, which is particularly important in the absence of landscape designations;
- Provide more detailed guidance for future protection, enhancement and management, set out as landscape strategies; and
- Update the content of the assessment to integrate new information since the 2006 assessment (see below).

9.5 Desktop analysis of new information since the 2006 assessment included review of documents and GIS data, notably information within the National Character Area (NCA) profiles, Historic Landscape Characterisation (HLC), Conservation Area Appraisals, and Village Design Statements/ Neighbourhood Plans.

9.6 Data used within the report, including data collated in the GIS database, is shown in **Table 1**.

#### Field survey

9.7 Field surveys were undertaken to gather details on each of the character areas, to collect perceptual information on character and to check the classification.

#### Review of the classification and description

9.8 This included desk-based review of character area boundaries and descriptions which were updated following field survey.

#### Evaluation of value associations

9.9 This included analysis of value associations and identification of key sensitivities using a combination of desk study (designations and documents), public consultation and update following field survey. An evaluation of landscape value was informed by criteria adapted from the 'Guidelines for Landscape and Visual Impact Assessment'<sup>6</sup> and using **Table 2**.

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<sup>6</sup> Landscape Institute and IEMA, 2013 Box 5.1

**Table 1 GIS Data**

<b>Name</b>	<b>Source</b>
<b>Base OS mapping at 1:25k and 1:50k</b>	Ordnance Survey
<b>Terrain 50 Contour data</b>	Ordnance Survey
<b>Historic Maps</b>	Hinckley and Bosworth Borough Council
<b>Bedrock geology 1:625k</b>	BGS
<b>Night skies and light intrusion</b>	LUC/ CPRE
<b>Historic Landscape Character Types (HLC)</b>	Archaeology Data Service
<b>Rivers and flood zones</b>	Environment Agency
<b>Agricultural Land Classification</b>	Natural England
<b>Cultural and heritage designations</b>	Historic England and Hinckley and Bosworth Borough Council
<b>Landscape and nature conservation designations</b>	Joint Nature Conservation Committee (JNCC), Natural England and Hinckley and Bosworth Borough Council
<b>Local Plan designations</b>	Hinckley and Bosworth Borough Council

**Table 2 Valued Features and Qualities in Hinckley and Bosworth**

<b>Type of Value</b>	<b>Valued Features and Qualities across Hinckley &amp; Bosworth Borough</b>	<b>Evidence</b>
<b><i>Perceptual qualities</i></b>	<p>Particularly high scenic quality indicated by harmonious pattern of features or scenic contrasts.</p> <p>Sense of tranquillity or 'remoteness'.</p> <p>Important, distinctive or memorable views.</p>	<p>Field survey, stakeholder consultation.</p> <p>CPRE dark skies mapping.</p> <p>Maps, field survey, stakeholder consultation.</p>
<b><i>Historic character</i></b>	<p>Heritage designations (Conservation Areas, listed buildings, Scheduled Monuments).</p> <p>Historic Parks and Gardens / Registered Battlefields – from the National Register compiled by Historic England</p> <p>Intact historic (late post medieval) landscape character indicated by a prevalence of late post medieval historic landscape types.</p> <p>Relics of the hosiery industry – including jitties, passages and courtyards.</p>	<p>Register of Parks and Gardens by Historic England.</p> <p>Stakeholder consultation.</p> <p>HLC</p> <p>HERs</p>
<b><i>Natural character</i></b>	<p>Ecological or wildlife designations (e.g. Local Wildlife Sites, SSSI).</p>	<p>Data from Natural England, HBBC, stakeholder consultation.</p>
<b><i>Built character</i></b>	<p>Locally distinctive buildings, with readily recognisable vernacular</p>	<p>Field survey, listed buildings, stakeholder consultation.</p>
<b><i>Recreational value, where experience of the landscape is important</i></b>	<p>Recreational routes.</p> <p>Outdoor visitor attractions.</p> <p>Quiet rural lanes.</p>	<p>Shown on OS 1:25,000 scale map, stakeholder consultation.</p>
<b><i>Functional value</i></b>	<p>Special function as a setting to designated landscapes or towns, as a visual backdrop or open gap.</p>	<p>Field survey, stakeholder consultation.</p>



## Consultation

9.10 Two stakeholder consultation workshops were held; at Twycross Zoo and at The Atkins Building, Hinckley. The sessions were attended by local special interest groups and other stakeholders. A summary of the comments received and input from participants is provided in **Appendix 1**.

## Changes to Character Area Boundaries

9.11 Amendments were made to the character area boundaries in order to reflect changes in the landscape since 2006, so that the boundaries follow landscape or physical features on the ground wherever possible, and following consultation.

9.12 The alterations are summarised in the following table.

**Table 3 Change to Character Area Boundaries**

Character Area	Changes to boundary and reason
<b>A</b>	Western boundary moved to align more closely with underlying geological pattern and to delineate between more industrial/ urban influences in A and more rural character in Area B. Setting of M1 included within A.
<b>A/ B</b>	Recognise slight change in character of area around Stanton under Bardon (highlighted by Charnwood Forest LCA and National Forest Strategy) but too detailed for this scale of assessment.
<b>B/ D</b>	Newbold Verdon moved into area D to align more closely with topography, character of villages and in response to stakeholder comments.  Also included is the area around Rothley Brook including Botcheston and Newton Unthank – similar to character within Blaby to the east.
<b>B/ D</b>	Southern boundary of B altered to align more closely with National Forest boundary which it follows in the south-east part and then widens to include Barlestone. Barlestone considered not to be similar in character to J although it could be potentially be included in D it is also considered similar to character of B. Line follows ridgeline. In response to consultation comments.
<b>B/ J</b>	Nailstone moved into area J to align more closely with hydrology pattern and character of villages (Nailstone was a former Gopsall estate village).
<b>C/ D</b>	Osbaston and Brascote area brought into Area C in response to consultation comments that it is former parkland as well.

## Changes to Character Area Names

9.13 Amendments were made to the character area names in order to tie the areas in to the wider landscape type into which they fit, as well as

to accommodate comments during consultation. The changes are summarised in the following table.

**Table 4 Changes to Character Area Names**

Area	Previous Name/ reason for change	New Name	New Type
<b>A</b>	Charnwood Fringe. Change to Charnwood Forest (in response to consultation comments) and is not part of fringe but is part of forest.  Settled Forest Hills – reflects that there are significant settlements in the area, the woodland and topography.	Charnwood Forest Settled Forest Hills	Settled Forest Hills
<b>B</b>	Forest Hills.  Name to reflect association with Charnwood Forest (response to consultation comments).	Charnwood Fringe Settled Forest Hills	Settled Forest Hills
<b>C</b>	Market Bosworth Parkland.  Removed 'Market' to avoid confusion with urban character area, also to reflect the wider area and association with	Bosworth Parkland Agricultural Parkland	Agricultural Parkland

	<p>battlefield.</p> <p>'Agricultural Parkland' is the type used in the Blaby LCA.</p>		
<b>D</b>	<p>Desford Vales.</p> <p>'Vales' may be misleading terminology (in response to consultation comments); not representative of whole area. Newbold brought into the area and therefore reflected in the name.</p>	<p>Newbold and Desford Rolling Farmland</p>	<p>Rolling Farmland</p>
<b>E</b>	<p>Stoke Golding Vales.</p> <p>As above with regard to 'vales'.</p>	<p>Stoke Golding Rolling Farmland</p>	<p>Rolling Farmland</p>
<b>F</b>	<p>Hinckley, Barwell and Burbage Fringe.</p> <p>Consultation comments – area name should also include 'Earl Shilton'. However it was considered we should move away from association with urban area and focus on the landscape – therefore suggest reference to 'Burbage Common' is appropriate.</p>	<p>Burbage Common Rolling Farmland</p>	<p>Rolling Farmland</p>
<b>G</b>	<p>Fen Lanes. Fen Lanes only relates to a small area (in response to consultation comments, and 'fen' not representative of whole area).</p> <p>River Sence crosses through whole area therefore is representative.</p>	<p>Sence Lowlands</p>	<p>Lowlands</p>
<b>H</b>	<p>Upper Mease.</p> <p>The River Mease skirts only a small section of the northern boundary of the area – therefore it may not be representative of the whole area?</p>	<p>Twycross Open Farmland</p>	<p>Open Farmland</p>
<b>I</b>	<p>Gopsall Parkland.</p>	<p>Gopsall Parkland Agricultural Parkland</p>	<p>Agricultural Parkland</p>
<b>J</b>	<p>Upper Sence.</p> <p>Change from 'Sence' to avoid confusion with LCA G now called Sence.</p>	<p>Barton Village Farmlands</p>	<p>Village Farmlands</p>

# APPENDICES

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## APPENDICES

The supporting appendices to the Landscape Character Assessment are as follows:

**Appendix 1: Glossary**

**Appendix 2: Stakeholder Consultation**

**Appendix 3: Sample Field Survey Sheet**

**Appendix 4: Bibliography and References**

## Appendix 1 Glossary of Terms

Term	Definition
AOD	Above Ordnance Datum (sea level).
Agricultural Land Classification	The classification of agricultural land in England in Wales.
Ancient woodland	Woods that are believed to have been continuous woodland cover since at least 1600 AD.
BAP Priority Habitat	UK Biodiversity Action Plan priority species and habitats were identified as being the most threatened and requiring conservation action under the UK BAP. The original lists of UK BAP priority habitats were created between 1995 and 1999 and were subsequently updated in 2007. See <a href="http://jncc.defra.gov.uk/page-5155">http://jncc.defra.gov.uk/page-5155</a> for further information.
Condition	A judgement on the intactness and condition of the elements of the landscape.
Covert	A thicket in which game can hide.
Heathland	A shrub land habitat found mainly on free-draining infertile, acidic soils, characterised by open, low-growing woody vegetation.
HLC	Historic Landscape Characterisation.
Jitty	The narrow passage between rows of terraced houses, or a fenced or hedged pathway linking two areas of a village.
Landscape character	The distinct, recognisable and consistent pattern of elements that occurs consistently in a particular landscape and how these are perceived. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Landscape character areas (LCA)	Single unique areas that are the discrete geographical area of a particular landscape type.
Landscape character types (LCT)	Distinct types of landscape that is relatively homogenous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but share broadly similar combinations of geology, topography, drainage patterns, vegetation, historic land use and settlement pattern.
Landmark	An object or feature of a landscape or town that is easily seen and recognized from a distance, especially one that enables someone to establish their location.
Landscape Strategy	Principles to manage and direct landscape change for a particular landscape type or character area including identification of any particular management needs for specific elements.

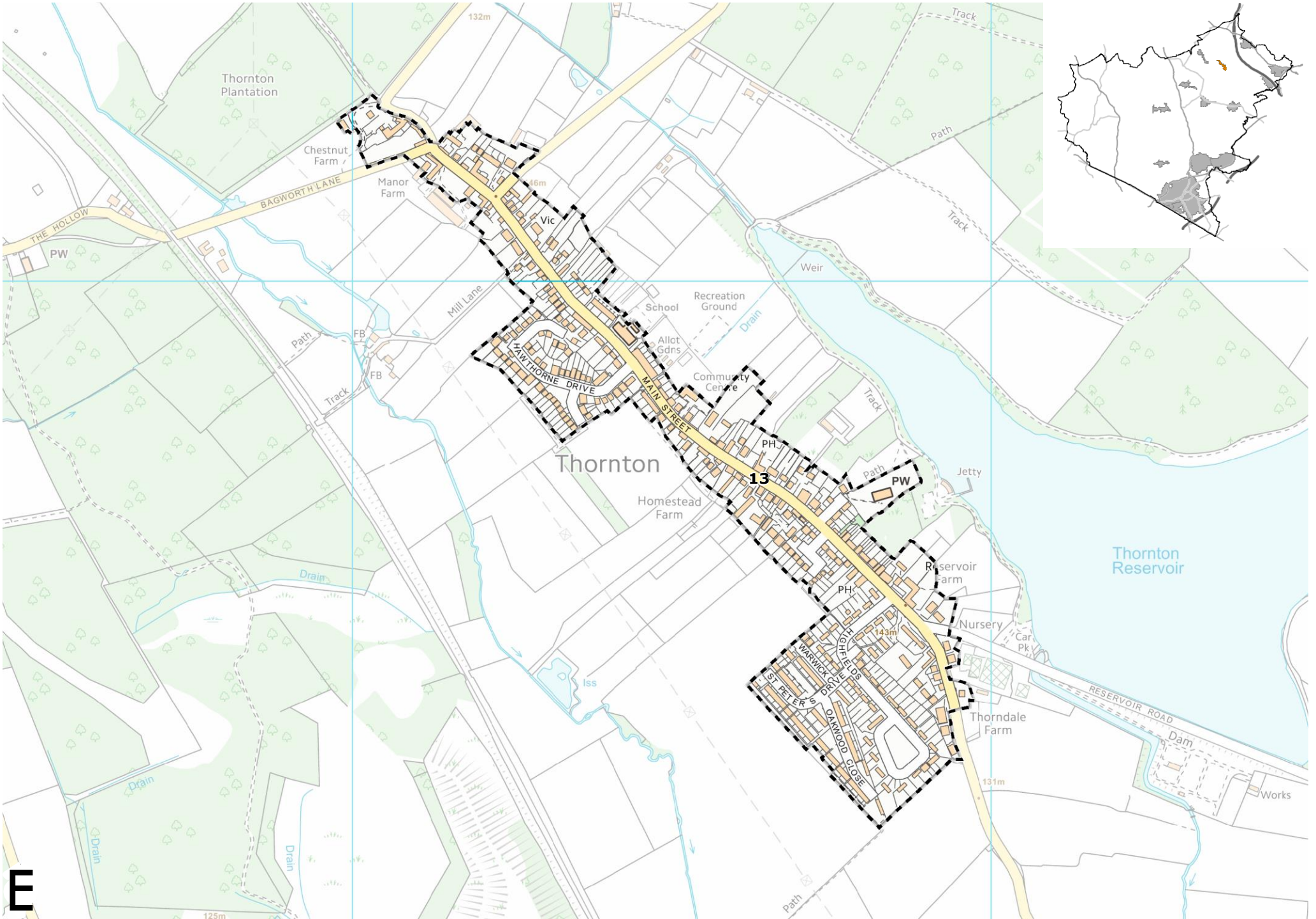
### Key Sensitivities and Values

- 1) Historic legacy and cultural associations with the former mining industry including the old railway bridge, Victorian terraced houses and public sculptures.
- 2) Open spaces, mature trees and woodland planting associated with the National Forest.
- 3) The rural setting, including open views from the settlement edges across the rural landscape, as well as views between buildings to the surrounding countryside, and elements which provide links to the rural landscape such as grass verges, trees and open spaces.
- 4) Public footpaths and recreational links with the wider landscape and adjacent villages in all directions including the National Forest Way.
- 5) Remnant farm buildings which provide a historic link to the agricultural origins of the settlement.

### Townscape Strategies

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| <ol style="list-style-type: none"> <li>1) Aim to enhance the local identity of the settlement. Consider preparing a strategy for Bagworth to guide and shape future development that encourages contemporary architecture and design. Consider the potential to reinforce key focal points.</li> <li>2) Respect and enhance the rural setting, including views to the surrounding countryside.</li> <li>3) Retain and enhance existing distinctive townscape features where possible, including Victorian terraces, former agricultural buildings and railway bridges.</li> </ol> | <ol style="list-style-type: none"> <li>4) Promote links to the industrial heritage of Bagworth, for example through public art, local interpretation strategies or in new features and details on buildings or public realm.</li> <li>5) Maintain and promote recreational links to surrounding open spaces and woodlands including the sites forming part of the National Forest network.</li> <li>6) Encourage continued tree planting as part of the ongoing National Forest initiative, including planting of street trees and continued maintenance of existing open spaces.</li> </ol> |
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# UCA 13: Thornton



# UCA 13: THORNTON



## Location and Setting

- 6.224 Thornton is a linear settlement in the north of the borough close to Bagworth. It is situated on a locally prominent ridgeline overlooking Thornton Reservoir and the undulating rural landscape of LCA B: Charnwood Fringe. It lies within the National Forest and Charnwood Forest.
- 6.22 Thornton appears in local views from the wider landscape (such as from Markfield Road to the

north-east of the settlement) as a relatively small, ridgeline settlement. It is strongly related to the landform which drops sharply towards the small watercourses and Thornton Reservoir. However, in views from the south around Bagworth Heath towards modern development that extends onto the lower slopes, the settlement departs from this linear pattern.

## Key Characteristics

- 1) **A linear settlement on a ridgeline along Main Street.**
- 2) **Agricultural vernacular in the northern part of the settlement with farmhouses and barns (some converted) in loose-knit arrangement, providing open character.**
- 3) **Mixture of cottages, terraces and modern buildings with larger detached properties interspersed.**
- 4) **Red bricks used for buildings and boundary walls with strong sense of enclosure created by buildings fronting onto the street and brick/ stone walls enclosing gardens.**
- 5) **Grade I listed Church of St Peter is a hidden landmark with the spire providing a feature of interest in views from the south.**
- 6) **Distant scenic views across the rural countryside.**
- 7) **Rural setting with frequent blocks of woodland on the edges of the settlement, many of which are associated with the National Forest initiative, and occasional views to the surrounding landscape from between buildings.**
- 8) **Well-connected network of walking and cycling routes to the surrounding woodlands and open access spaces in the surrounding countryside.**
- 9) **Thornton Reservoir; a local visitor attraction.**



### Townscape Character

- 6.226 Thornton is a linear settlement spread along Main Street. There is no definitive core but there are two main areas, at the northern and southern parts of Main Street. Overall it has a rural, village character resulting from frequent views to the countryside in between buildings and at key junctions (for example at Stanton Lane/ Main Street/ Bagworth Lane). Front gardens, trees and hedges and stone or brick walls providing a strong sense of enclosure. Buildings typically front onto the street.
- 6.22 The northern part of the settlement is focussed on the crossroads of Stanton Lane, Main Street and Bagworth Lane, continuing south along Main Street. This part has strong agricultural links providing a strong sense of place, with working and former farms, farmhouses, cottages and barns and an open character which gradually blends into the surrounding countryside. Farmstead layouts in loose-knit arrangements are common, incorporating a cluster of single storey barn-style buildings around an open courtyard area. Buildings are predominately a mix of two and three storeys and the subtle variety in roofline, building sizes and details provides a sense of rhythm to the streetscape whilst a similarity of style, boundary features and materials provides a sense of unity. Occasional larger detached properties provide features of interest.
- 6.228 The southern section which is further south on Main Street and west of Thornton Reservoir contains village facilities and amenities including a school, pubs, shop, church and garden centre. Residential properties comprise short rows of terraces and semi-detached modern properties, often set within gardens bounded by brick walls. 20<sup>th</sup> and 21<sup>st</sup> century development is generally in cul-de-sacs off the Main Street such as Hawthorne Drive and Highfields. These generally lack local distinctiveness, with standardised houses of single or two storeys and a range of boundary treatments.
- 6.229 The Church of St Peter is a Grade I listed building. The church dates between the 13<sup>th</sup> to 16<sup>th</sup>
- centuries, and includes a spired tower, Mountsorrel stone, and red brick. It is a hidden landmark which is important although not visually dominant within the settlement. However, there are views of the church spire set within woodland, from Thornton Reservoir and Reservoir Road on the southern approach to the settlement. Thornton School is another building of local interest, constructed of red brick with large windows and with painted black and white timber detailing. A number of the larger farm buildings also provide local interest.
- 6.230 There are long views from the junction of Main Street/ Stanton Lane and Bagworth Lane, as well as along Main Street from between buildings, and south from the southern end of the settlement towards open countryside. There are views of the tower and church spire from the reservoir to the south of Thornton. The reservoir is a key feature within views from the south.
- 6.231 There are strong entrances to the settlement from the north at Stanton Lane, Bagworth Lane and Markfield Lane. The southern entrance is characterised by the dam top road over Thornton Reservoir and glimpsed channelled views towards the church which is set within mature woodland. The land rises sharply along the village fringes with built form on a ridge.

### Materials and Local vernacular

- 6.232 Buildings are primarily constructed of red brick, particularly in the northern part of the settlement. The northern part has a strong agricultural vernacular with a number of farmhouses and barn conversions.
- 6.233 Orange, brown and grey bricks are also present, with stone or granite foundations at the base of walls. Stone or red brick walls enclose gardens and property boundaries to the pavement and provide a sense of enclosure. Slate roofs are a common feature.





### Green Spaces

- 6.23 Thornton reservoir is located on the edge of the village in a picturesque valley and is a significant local tourist attraction. Severn Trent Water opened the reservoir to visitors in 1997. It supports a range of wildlife and is a designated Local Wildlife Site. It offers bird watching, picnicking and walks connecting to the wider public footpaths network. A sculpture trail has been developed which is an attractive feature in the mature wood.
- 6.235 The settlement has a strong rural setting with frequent blocks of woodland on the edges of the settlement, many of which are associated with the National Forest initiative.
- 6.236 In the centre of the settlement there is a Community Centre Play Area. The churchyard is also a key green space, with various mature trees.
- 6.237 The Leicestershire Round long distance path FRQQHFWV 7KRUQWRQ ZLWK %DJZRUIWK +HDWK :RRGV &RXQWU\ 3DUN, DQG WKH 1DWLRQDO )RUHVW :D\ FRQQHFWV WKH VHWWOHPHQW ZLWK 7KRUQWRQ 5HVHUYRLU WR WKH VRXWK DQG %DJZRUIWK DQG WKH ZLGHU ODQGVFDSH WR WKH QRUIWK.

### Historical and Cultural Influences

- 6.238 Thornton was mentioned in the Domesday Book (1086) under the manor of neighbouring Bagworth. The name is said to derive from the surrounding vegetation, hence 'Town of Thorns'.
- 6.239 The Church of St Peter is Grade I listed. It dates from the 13<sup>th</sup> century. The tower is 15<sup>th</sup> century in the perpendicular style with recessed spire and two tiers of lucarnes (small dormer windows).
- 6.240 A farmhouse on Stanton Lane is Grade II listed, dating from 1700. It includes red brick in Flemish bond with a slate roof with overhanging eaves and includes iron railings and an attached brick wall with round coping.
- 6.241 The Leicester to Swannington Railway line was built in 1832 with Robert Stephenson as engineer, to transport coal from the collieries in West Leicestershire to Leicester. Thornton was served by Bagworth railway station. The Stag and Castle Inn (built 1832) served as a station for a short period in Thornton Hollow, part way between Thornton and Bagworth.
- 6.242 Thornton reservoir was constructed in 1854 to provide water for Hinckley and Nuneaton, together with the western parts of Leicestershire and had its own treatment works to the south.

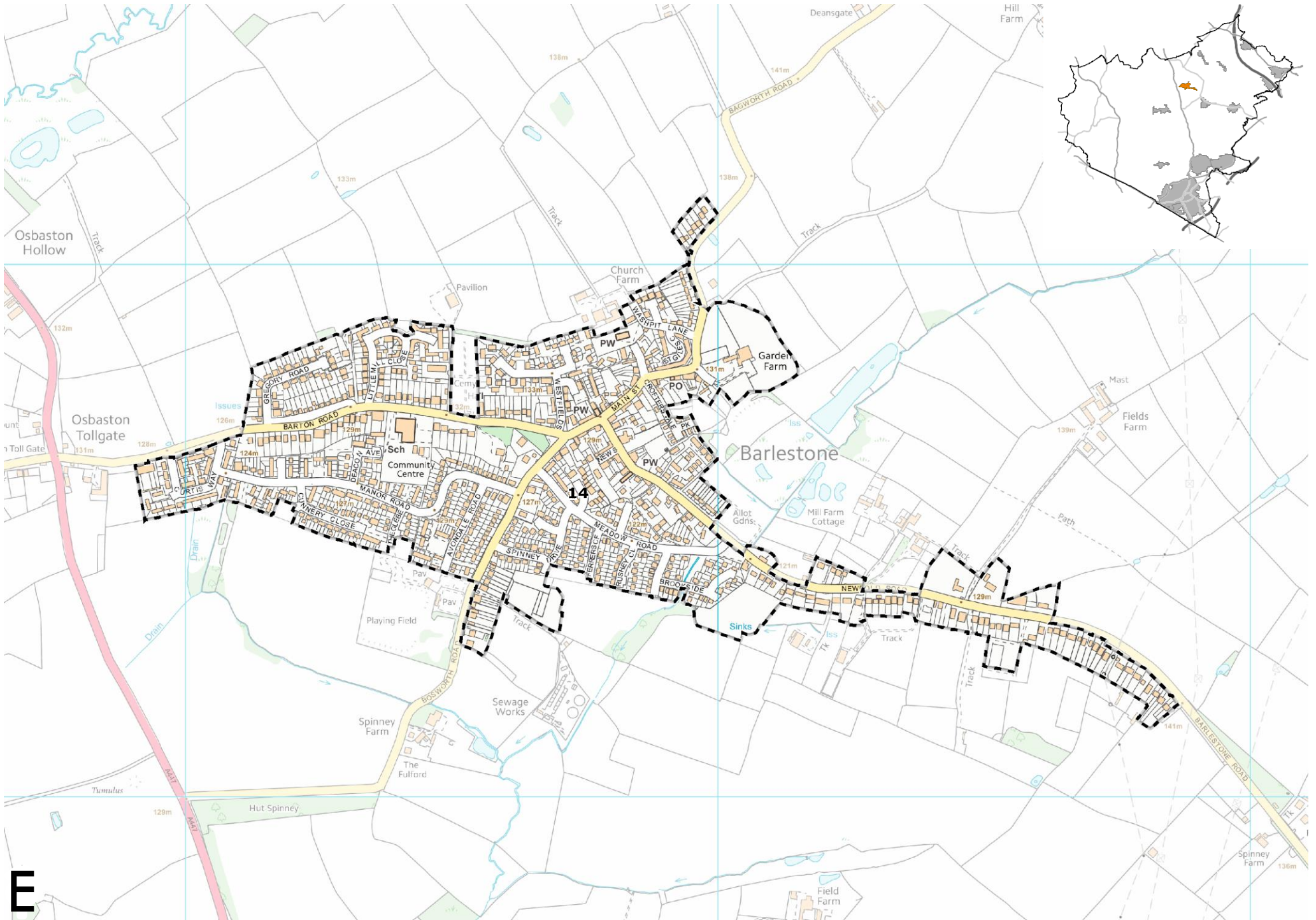
### Key Sensitivities and Values

- 1) Thornton Reservoir, including its scenic natural beauty, birds and wildlife and recreational value.
- 2) Distinctive agricultural vernacular and loose-knit, open character in the northern part of the settlement which is distinctive and sensitive to change. The built character provides a unified style, roofscape and materials palette and sense of rhythm in the streetscape.
- 3) Farm buildings and remnant barns and historic properties which provide a historic link to the agricultural origins of the settlement.
- 4) Church of St Peter and views to its tower and spire from the south.
- 5) The rural setting, including open views from the settlement edges across the rural landscape, as well as views between buildings to the surrounding countryside, and elements which provide links to the rural landscape such as grass verges, trees and open spaces.
- 6) Recreational value of the public footpaths providing links with the wider landscape and adjacent villages.

### Townscape Strategies

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| <ol style="list-style-type: none"> <li>1) Ensure that new development maintains or enhances local identity and setting of the village. Particular consideration should be given to the materials, scale, layout and form of new development in the context of the characteristics of the existing place, and discouraging inappropriate boundary treatments and placeless cul-de-sacs.</li> <li>2) Maintain and enhance the rural character of the village by careful consideration of new lighting and encouraging protection of traditional features such as farm buildings, stone and brick garden walls, hedges and railings as well as important trees and open spaces.</li> <li>3) Protect important views of the church and out into the open countryside.</li> </ol> | <ol style="list-style-type: none"> <li>4) Maintain and promote recreational links to surrounding open spaces and woodlands including the sites forming part of the National Forest network.</li> <li>5) Encourage continued tree planting as part of the ongoing National Forest initiative, including planting of street trees and continued maintenance of existing open spaces.</li> <li>6) Enhance the southern entrance into Thornton along Thornton Reservoir such as by framing views towards the church spire.</li> <li>7) Consider visual impact on views from the wider countryside when planning new development, encouraging reinforcement of its linear form.</li> </ol> |
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# UCA 14: Barlestone



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# UCA 14: BARLESTONE



## Location and Setting

6.243 Barlestone is located in the north of the borough between Nailstone and Newbold Verdon. It is situated on a low wide ridge overlooking the gently undulating farmland of LCA B: Charnwood Fringe.

6.244 The eastern part of the settlement along Newbold Road dips and rises across a stream valley, and

there are long views along Newbold Road in both directions.

6.24 There are views towards 20<sup>th</sup> century development on the southern edge of the settlement from Hinckley Road.

## Key Characteristics

- 1) **Settlement situated on high ground, with historic core at Main Street/ Bosworth Road/ Church Road and large areas of post-war development.**
- 2) **A tributary stream bisects the settlement and there are long views from the valley sides along Newbold Road in both directions.**
- 3) **Mixture of cottages, terraces and modern buildings with larger detached properties interspersed.**
- 4) **Local vernacular of red brick with buildings fronting onto the street and walls of red brick providing enclosure to the main street.**
- 5) **Local landmark buildings including Grade II listed Church of St Giles and Manor House.**
- 6) **Rural setting of agricultural fields surrounds the settlement, accessed from the centre via a selection of footpaths.**



### Townscape Character

- 6.246 Barlestone originated as a small agricultural community until the 18<sup>th</sup> century, concentrated around the junction of Main Street/ Newbold Road/ Church Road and the Church of St Giles. This area remains the current core of the settlement, with a number of facilities and community services, shops, restaurants and local businesses. There are some remaining historic buildings such as the Church of St Giles and Old Church Farmhouse and historic narrow lanes such as Church Road and Washpit Lane with cottages fronting directly onto the street.
- 6.24 Within the core of the settlement buildings tend to front straight onto the street or brick walls enclose properties, creating definition to the street scene. Some modern properties within the core of Main Street are set back, or incorporate wide driveways, which disrupts the defined building line.
- 6.248 The village has expanded significantly since the 1950s, mostly to the south and west of the original core. The eastern part of Barlestone is stretched out up the hill along the Newbold Road with detached houses arranged along the southern side of the road. The western part of the settlement is mainly 20<sup>th</sup> century residential development arranged in cul-de-sacs and avenues off the main roads. The bulk of 20th century development lacks local distinctiveness, with the use of different layouts and materials.
- 6.249 There are a few buildings of local interest in Barlestone, most of which are within or near the core of the settlement. These include The Manor House (listed Grade II), which provides a sense of surprise, hidden within a modern housing development. The Church of St Giles (listed Grade II), ZKLFK KDV HOHPHQWV GDWLQJ WR WKH 14WK FHQWXU\, LV QRW SURPLQHQQ LQ YLHZV EXW WRJHWKHU ZLWK WKH \*UDGH ,, OLVWHG &KXUFK )DUPKRXVH DUH VWURQJ ODQGDUN IHDWXUHV. 7KH %DSWLWV &KDSHO RQ ODLQ 6WUHHW GDWHV IURP 186 DQG KDV LQWHUHVWLQJ ZLQGRZ GHWDLOV, ZKLFK DORQJ ZLWK LWV SURPLQHQQ SRVLWLRQ DW WKH MXQFWLRQ RI ODLQ 6WUHHW DQG 1HZEROG 5RDG, PDNH LW D ORFDO ODQGDUN.
- 6.2 0 Detractors include inconsistent shop fronts such as around the junction of Bosworth Road/ Barton Road/ Main Street where parking forecourts also detract from townscape quality and character, reducing definition and enclosure to the street. Some buildings are in poor condition, such as buildings on Main Street. The pedestrian stone bridge over the stream on Newbold Road forms a feature of interest although guard railings detract from its character.

### Materials and Local vernacular

- 6.251 There is a mixture of house types within the settlement ranging from single storey to two and three storeys, terraced houses, semi-detached and detached.
- 6.252 Red brick is a common material, particularly in the core of the settlement, occasionally covered by modern render. Brick walls around properties provide a sense of enclosure. Pitched slate and clay tile roofs and red brick chimney stacks are common features in the core of the settlement.

### Green Spaces

- 6.253 The open gaps at the western and eastern ends of the settlement are important in reinforcing the rural setting and providing entrances with strong character.
- 6.254 There are open views south across the countryside from around the park/ recreation ground at the community centre on Bosworth Road with the belt of woodland at Hut Spinney providing a distinctive feature on the skyline. There are long views from the valley sides along Newbold Road in both directions.
- 6.25 Small green spaces are located at the cemetery and the corner of West End, Barton Road and Bosworth Road, where there is a miner's wheel which provides a monument to the coal industry and the miners who were residents of Barlestone.
- 6.256 At the outskirts of the settlement grass verges and hedges, and occasional street trees, provide a suburban character.



### Historical and Cultural Influences

- 6.2 Barlestone was recorded in the Domesday Book (1086) as Beruluestone, indicating the presence of D SUH-H[LVWLQJ VHWWOHPHQW ZLWK DQ \$QJOR-6D[RQ SODFH QDPH.
- 6.258 The settlement developed as a small agricultural village around the Parish Church and by the early 19<sup>th</sup> century a cottage framework knitting industry had developed. By the late 19<sup>th</sup> century the village supported a smithy, a school, two chapels, a church and local high street. Framework knitting declined and much of the local population became employed in the collieries from the late 19<sup>th</sup> century following the opening of nearby coal mines at Bagworth and Nailstone. Since the Second World War the village has expanded rapidly.
- 6.259 Listed buildings include the Manor House (grade II), which is early 18<sup>th</sup> century of red brick and Welsh slate roof; the White House - a former vicarage dating from c. 1830, with rendered brickwork, hipped slate roof and sash windows; and Church Farmhouse, a Grade II listed building on Washpit Lane, which is early 18<sup>th</sup> century, of red brick and with stucco dressings and plain tiled roof.
- 6.260 The Church of St Giles is Grade II listed and dates from the 14<sup>th</sup> century although most of it was rebuilt in the mid-1850s. It is constructed of Mountsorrel stone, with sandstone details, plain tiled roof and half timbered porch with a tower and belfry.

### Key Sensitivities and Values

- 1) Historic buildings and narrow lanes around the historic core of the settlement on Main Street which provide a link to the settlement's past and local architectural interest.
- 2) Landmark features including St Giles Church, the Baptist Chapel, the miner's wheel and the stone bridge on Newbold Road.
- 3) Key junctions including at Main Street/ Newbold Road and Main Street/ Barton Road/ Bosworth Road are important visual focal points.
- 4) Open spaces including the area at the junction of Main Street/ Bosworth Road and Barton Road which provides a link to the surrounding landscape.
- 5) Rural setting, including the undeveloped gap between Newbold Verdon to the east and Hinckley Road to the west.
- 6) The cultural associations with framework knitting and mining are an important part of Barlestone's identity.

### Townscape Strategies

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| <ol style="list-style-type: none"> <li>1) Enhance local identity where possible. Particular consideration should be given to the materials, scale, layout and form of new development to create definition to the streetscape and enhance local landmarks. Sensitive boundary treatments such as brick walls and creation of legible layouts for larger developments should be encouraged.</li> <li>2) Reinforce the rural setting by maintaining and enhancing important trees and open spaces.</li> <li>3) Enhance views to local landmarks and the open countryside.</li> <li>4) Maintain and promote recreational links to surrounding open spaces and woodlands including the sites forming part of the National Forest network to the north of the settlement.</li> </ol> | <ol style="list-style-type: none"> <li>5) Encourage tree planting and consider integrating as part of the ongoing National Forest initiative further north, including planting of street trees.</li> <li>6) Improve the quality and condition of the townscape where possible, including public realm, buildings and shop fronts within the settlement's core and at key corners or junctions such as Bosworth Road/ Barton Road/ Main Street and Bosworth Road/ Newbold Street and Main Street.</li> <li>7) Ensure new development respects and enhances existing landmarks and features and aim to create defined street frontage, closing existing gaps in the built edge where possible.</li> </ol> |
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