Area specific design guidance
Hinckley & Bosworth Borough Council

Bagworth

Description and characteristics

Bagworth is an early medieval agricultural settlement situated in the National Forest, and the fringes of Charnwood Forest. It likely had Saxon origins, growing in the setting of the medieval Bagworth Manor; the scheduled site and parkland of which is situated to the east of the village. It is formed principally along the spines of Main Street and Station Road. Prior to the 19th century, the village was largely concentrated on Main Street, and included Holy Rood Church, which may have had Saxon origins (rebuilt in 1968 using prefabricated panels and subsequently demolished). Main Street retains isolated traditional agricultural cottages, but has seen extensive modern infill of varied quality and character. The village developed as an important mining settlement, with direct links to the railway network with Bagworth Colliery, railway station and mine workers' terraced cottages developed on Station Road. Following the closure of the railway, Station Road was developed as modern ribbon estate housing, which has grown in recent decades, but still retains an industrial character in part. Redundant historic infrastructure has been re-purposed to create interesting landscapes, more akin to the village's forest setting. This includes the development of Bagworth New Wood on the former colliery, and the landscaping of a section of the former railway track. These links to the countryside are a reminder of the agricultural origins of the village, which are appreciated through physical links to amenity spaces, landscaped approaches, and breaks in the building line.

Design objectives

- Retain significant views out to the rural setting of the village.

- Avoid further generic modern domestic forms, considering the local rural and industrial vernacular, exploring measures such as varied orientation to reintroduce a rural feel.

- Protect the landscaped setting of Bagworth New Wood and other National Forest sites, avoiding built encroachment.

- Facilitate connections between the village and important green infrastructure, including Bagworth New Wood.

- As this settlement falls within the National Forest, development should meet the general design principles of the National Forest (page 126).

Presence of rural vernacular character within the village

Lime Grove, an example of late twentieth century housing

Barlestone

Description and characteristics

Barlestone is a village located on the fringes of the Charnwood forest. Originally developing as an agricultural settlement, the village has lost much of its historic form due to substantial twentieth century infilling, replacement, and expansion. The core of the village remains along the historic spine of Barton Road, West End, Main Street, Church Street and Bagworth Road.

The main approaches to the village, including key interfaces with the countryside are largely formed of twentieth century housing, though a relationship between built form and open countryside is maintained through focusing development on one side of the street.

In the historic core, particularly along Main Street, West End, and Church Street there are isolated examples of more traditional structures, including 18th-19th century cottages, a Victorian Methodist chapel and large 18th century farmhouse in the setting of the 14th century church. This farm house, Church Farm, provides an important reference to the village's agricultural origins and defines the historic core of the village to the north of the village centre.

Main Street

Church Terrace

Eastern section of the historic core, Main Street

Design objectives

- Protect the main approaches to the village with the visual links to the countryside, exploring ways of reintroducing more traditional rural and agricultural vernacular forms.

- Protect the landscape setting of the church, and the dispersed form/character of Church Farm and its outbuildings.

- Avoid extensions to ribbon development along main routes such as Newbold Road.

- Reintroduce more traditional built form into the village core, along areas such as Main Street, reflecting the historic precedent for smaller-scale vernacular cottages and picking up on important detailing from surviving structures such as the Methodist chapel.

Church of St Giles

Low density development around the church

Junction of Newbold Road and Main Street

Plan: OS Barwell 1:25,000
1. Town centre, around the central roundabout
2. High Street
3. Methodist Church, Shilton Road
4. The town's edge

Barwell

Description

Whilst there is evidence for prehistoric and Roman occupation, Barwell is predominantly an early medieval settlement focused along High St, around its 14th century church. Historically an agricultural settlement, the town developed through industry with a particular concentration of purpose-built factories on routes including Kirkby Rd, Shilton Road, King Street and Arthur Street. The town expanded significantly through 20th century suburban development and is today focused around the junction of High Street, Shilton Road, Kirkby Road, and Chapel Street, which provide the key radial spines along which development is structured.

Characteristics

- The junction is characterised by a distinct mixed built form surrounding the roundabout including influences from Victorian, Edwardian, and post-war architectural styles.

- High Street provides the most eclectic mix of styles with terraced housing, Victorian chapels and schools, the focus for retail, and includes examples of workshop/factory buildings as it meets Mill Street.

- The spine roads are principally characterised by the influence of dense, enclosing, Victorian and Edwardian terraced housing, alongside social infrastructure

1. Varied architecture around central roundabout
2. Mill St
3. Modern apartments on Shilton Road
4. 19th century housing on Shilton Road
5. Chapel Street
6. Shop-fronts on Chapel Street
7. Arthur Street

such as chapels/schools and later, larger, twentieth century detached and semi-detached housing, which fan out to estates, linking the routes together and providing a transition to the countryside.

Design objectives

- Enhance the setting of the church by resisting further generic domestic encroachment, exploring architectural styles more suitable of an ecclesiastical setting.

- Consider Victorian, Edwardian, and inter-war terraces/ collections of buildings as a holistic street scene and avoid work that will create visual disjuncture.

- Explore appropriate reuse for factory buildings, avoiding partial occupancy.

- Address poor quality shop fronts on High Street and radial routes.
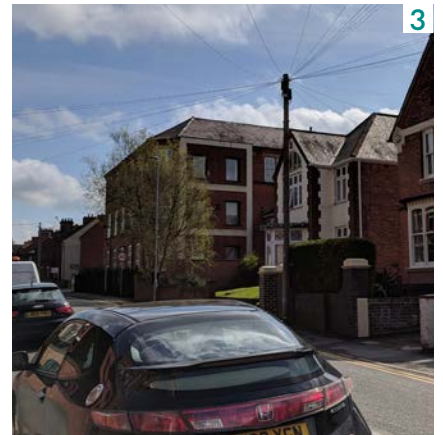
Barton-in-the-Beans

Description and characteristics

The early medieval agricultural hamlet of Barton-on the-Beans, set into village farmland, is formed along four main spines converging at the central junction, flanked by a series of surviving historic farmsteads. Carlton Road and Odstone Road provide distinct low density, landscaped, approaches to the village. Main Street and Nailstone Road are characterised by a higher degree of modern built form but retain significant structures such as the Baptist Church and utilise set-backs and appropriate boundary treatments to limit visual impact.

Design objectives

- Maintain the landscape setting of the Baptist Church and historic farmsteads.

- Avoid the encroachment of dense domestic buildings on approaches characterised by low density farm buildings such as Carlton Road, and around the junction where large farmhouses dominate.

- Maintain the influence of setbacks, and appropriate boundary treatments (whether landscaped or brick/stone) on Odstone Road, Nailstone Road, and Main Street.

Manor Farm on Carlton Road, marking the southern approach to the village

A contrast between a modern dwelling and historic converted farm building, Main Street

Dwelling at the meeting point between Nailstone Road and the junction

Botcheston

Description and characteristics

Botcheston is a linear hamlet formed along the principal spine of Main Street. The village was historically a close collection of agricultural buildings and small cottages set along Main Street, with the Desford Brickworks at the western end. However, this form has largely given way to the influence of substantial infilling during the 20th century with no overriding form. This has resulted in the loss of a distinctive character to the village. However, there are important survivals including The Greyhound pub, which marks the entrance into the village from the west, isolated cottages, and remains of farmsteads including Manor Farm.

Design objectives

- Protect the setting of The Greyhound pub.

- Where they remain, protect the legacy of historic farmsteads and cottages including the buildings themselves, drawing on their vernacular styles, and protecting their historic spatial arrangement and orientation.

- Avoid development that will exacerbate the existing level of disjuncture between styles of modern properties.

- As this settlement falls within the National Forest, development should meet the general design principles of the National Forest (page 126).

Main Street

The Greyhound pub, an important pre-20th century survival

Example of modern infilling

Bradgate Hill

Description and characteristics

Bradgate Hill is a small linear hamlet of modern dwellings straddling the corridor of the A50. Historically, to the north was the substantial 19th century Bradgate Hall, built for the Earl of Stamford to replace the family's 16h century seat at Bradgate Park. Only the impressive Jacobean-style quadrangular stable block and kennels (listed Grade II*) survive as ruins. The hamlet is now experienced as a distinctly modern settlement.

Design objectives

- Protect the landscape setting of the ruined stables to Bradgate House, and the integrity of the historic aristocratic landscape around the former house, including retaining the stone boundary to the road.

- Maintain the high level of separation between the built form and the A50 through appropriate landscaped boundary treatment.

- Resist the encroachment of a high density collections of buildings, maintaining the setting of large properties along the road.

- As this settlement falls within the National Forest, development should meet the general design principles of the National Forest (page 126).

Vehicular movement along the A50

Separation between domestic dwellings and the A50

Separation between domestic dwellings and the A50

Plan: OS Burbage 1:25,000
1. War memorial
2. Late twentieth century housing
3. Aston Lane, a key part of the conservation area
4. Looking south from the churchyard through the historic core

Burbage

Description

Burbage is an early medieval agricultural settlement, though evidence exists for prehistoric farming. Historically formed along the linear route of Church Street and offshoots including Aston Lane, the village of Burbage developed as a key manufacturing centre during the industrial revolution with cottage-based framework knitting and some purpose built factories. However the village only grew significantly in size during the 20th century when a series of post-war housing estates expanded its reach to the southern boundary of Hinckley.

Characteristics

In the historic core, Church Street and its offshoots form an important curving route creating a succession of high quality, enclosed frontages around open spaces. This effect is accentuated by the curve of the road, a drop in levels, and a variation in built scale and height that creates an undulating roof-scape. The succession of frontages and open spaces have their own distinct character:

- In the setting of the church the built form is grander, with larger 18th and 19th century properties and a distinct spatial quality achieved by setbacks, car parking areas, boundary treatments, and the church yard.

1. Church of St Catherine
2. Horsepool, a key part of the conservation area
3. Modern development at gateway to historic core
4. Church Street
5. Houses in the setting of the church
6. Modern development, Pughe's Close
7. Gateway to the historic core on Hinckley Road

- Aston Lane, the approach to Burbage Hall and Old Grange, signifies the village's agricultural origins with a tranquil appearance enhanced by high brick walls, hedgerowszzz``z and farm buildings.

- Church Street around the war memorial is enclosed by buildings at a smaller-scale than around the church with a tighter enclosure formed from a high-quality frontage of 18th-19th century terraces and villas.

Design objectives

- Protect the landscape setting of Burbage Hall, Aston Lane, and the characterful open spaces that punctuate the tight urban grain.

- Treat Church Street as a continuous visual sweep, formed from distinct spaces, avoiding the encroachment of bolt-on domestic elements that would create visual disjuncture.

Cadeby

Description and characteristics

Cadeby, set into estate parkland, has a distinctly green quality, drawing from its early medieval agricultural origins. The approaches are characterised by heavy tree-lines, hedgerows and verges with larger historically-significant farmsteads and manor houses leading to denser vernacular workers' cottages in the village core, with the influence of modern infilling limited by setbacks and boundary treatments.

Design objectives:

- Retain the visual impact of halls, manors, farmsteads, and the church on the approaches, including verges, treelines, boundary walls, and hedgerows.

- Limit the visual impact of new development by retaining setbacks and boundaries.

- Resist the encroachment of generic, non-contextual, modern domestic styles, reflecting the precedent of rural domestic and agricultural vernacular buildings.

Village approach on Church Lane, characterised by an important farmstead and open space

Junction of Main Street, Church Lane and Rectory Lane, providing a denser enclosing built form deriving from working rural vernacular styles

All Saints, Church Lane, providing a key open space in the street-scene

Carlton

Description and characteristics

Formed along the linear Main Street, the core of the early medieval agricultural hamlet of Carlton, set within farmland, is characterised by important red brick courtyard farm buildings and a series of denser, smaller, traditional 17th-19th century vernacular cottages which front the road with a mix of render, brick and stone.

Carlton Stone was quarried nearby, and features in boundary walls and a number of buildings. This core is flanked by modern housing development.

Design objectives:

•   Limit the scale of development to the west of the hamlet to maintain the open character of Carlton Green and the dispersed built form set into the wider landscape.

•   Maintain the visual dominance of the historic farm buildings to the centre of the village.

•   Avoid further encroachment of dense modern housing styles to the east of the core, reflecting the smaller-scale rural cottages and agricultural farm buildings.

Traditional properties on Main Street

Modern domestic properties set back from the road

Farm building at the hamlet's centre along Main Street

Congerstone

Description and characteristics

Congerstone is an early medieval village situated in Gopsall estate parkland. Historically characterised by a series of farmsteads situated along the central spine of Main Street, the village incorporated estate workers' housing. Modern ribbon housing predominates the southern sections of Main Street. However, towards the village core, the influence of historic agriculture is more evident with surviving examples of red brick courtyards farming buildings and smaller-scale estate cottages.

Design Objectives

- Along Main Street, emphasis should be on retaining mature hedgerows and enhancing stone boundary treatments, and ensuring the visual prominence of the courtyard farm buildings and their landscape setting.

- Maintain the integrity of the green as a key open space.

- New development should respond to the intrinsic vernacular achieved by agricultural buildings and estate cottages.

Red brick traditional farm buildings, Main Street

Housing flanking Main Street, looking south to the village green

Stone boundary treatments, Shadows Lane

Dadlington

Description and characteristics

Dadlington is an early medieval agricultural hamlet surrounding a central green, on which is the 13th century church that is the site of burials from the Battle of Bosworth. The Green, whilst retaining 18th/19th century rural dwellings, has been impacted by modern infill, some of which is non contextual in material and detailing. The village retains important farmsteads to the east, defining the north-east approach, a significantly open northern boundary, and a close association with the Bosworth Battlefield and Ashby Canal along the north-west approach.

Design objectives

- Retain the prominence of historic farmsteads to the east, and the landscaped nature of the approaches form the north-west and north-east.

- Retain the integrity of the Green, and setting of the church by resisting neighbouring development.

- Avoid encroachment of generic domestic styles around the Green, and along the northern approaches, drawing on the traditional rural vernacular.

Church of St James

Village green

Domestic dwellings, church, and open space along The Green

Desford

Description and characteristics

Desford is a large early medieval village. Initially developed as an agricultural settlement, it was influenced by framework knitting, as well as mining following the sinking of the Desford pit in the early 20th century. The historic core, including High Street, Main Street and Church Lane, retains much of its medieval street pattern including jitties (side alleys) providing sinuous routes running between the main arteries of the village. Beyond this are modern housing estates to the south, west and east of the village.

- High Street provides a linear run of enclosing built form incorporating larger red brick farm buildings and manor houses which give way to denser vernacular cottages.

- Church Lane is a small connecting lane and provides a tranquil setting for the church flanked by the churchyard, a mix of brick and stone boundary walls and larger-scale properties such as the grand Georgian house at the Grange.

- Main Street is a long and curving route. This street is characterised by a mixture of traditional vernacular cottages, interspersed with several examples of slightly larger farm buildings and farmhouses, some of which have been impacted by detrimental dark render.

High Street

Built form flanking the church on Church Lane

Traditional terraced housing on Main Street

Design objectives

- High Street: Consider the enclosing red brick properties as a holistic street scene, avoiding visual disconnection in detailing.

- Church Lane: Protect the integrity of the setting of the church and boundary treatments.

- Main Street: avoid the further loss of traditional red brick, and enhance the visual prominence of historic farm buildings. Traditional vernacular cottages should be treated as a holistic streetscape.

- Development in the core should respond to a rural and agricultural vernacular in order to limit further visual loss of the village's agricultural roots.

Chapel Lane, indicative of the jitty and yard pattern

Main Street as it curves to meet Newbold Road

Approach to the village along High Street

Plan: OS Earl Shilton 1:25,000
1. War memorial and principal shops on Wood St
2. Industrial heritage on New St
3. Earl Shilton Baptist church
4. Twentieth century shops on Wood St

Earl Shilton

Description

The town of Earl Shilton is an early medieval agricultural settlement. After the Norman Conquest in the 11th century, the Earl Of Leicester built a motte and bailey castle close to the later Church of St Simon and St Jude. The town expanded primarily through industry, specifically framework knitting and shoe/boot manufacture with surviving framework knitter cottages (Chelsea Row) and purpose-built factories on New St. The town expanded through 20th century suburban development, principally south of the main High Street with some development to the north. Historic routes such as Church St have predominantly been replaced with 20th century housing, however the main routes along High Street/ The Hollow/Wood Street and Hinckley Road are more diverse.

Characteristics

Earl Shilton has a highly varied character:

*   The main core is formed from a long, meandering main route in which there is a diverse range of architectural styles, largely formed from twentieth century buildings peppered with surviving 18th/19th century housing and social infrastructure, which, whilst maintaining a continuous frontage, is highly varied in its scale, plot size, and detailing.

- This core is supplemented by dense Victorian and Edwardian housing on its outskirts, with surviving historic industrial buildings running off from the main route, and extensive twentieth century suburban infill and expansion.

Design objectives

- Protect the landscape setting of the church of St Simon and St Jude.

- In the retail core, halt the *ad hoc* development of inappropriate shopfronts, and reintroduce a higher level of visual unity along the shopping parades.

- Protect the remaining industrial heritage assets, including those along New Street and Hinckley Road ensuring appropriate use, avoiding partial vacancy and loss of ancillary buildings such as exterior workshops.

- Consider Victorian, Edwardian, and inter-war terraces/collections of buildings as a holistic street scene and avoid work that will create severe visual disjuncture.

Fenny Drayton

Description and characteristics

Prior to the 20th century, Fenny Drayton was a loose collection of farms and rural cottages situated on Church Lane, Drayton Lane and Old Forge Road, in the setting of the 12th century church. Some of this character remains around the church with historic properties, including smaller estate cottages and larger farm dwellings, with a less regular orientation and higher level of landscaping. However, the majority of the village is formed from late twentieth century expansion. Atherstone Road, a significant vehicular movement route, defines the village's eastern edge.

Design objectives

- Maintain the landscaped buffer between the village and Atherstone Road, to protect an enclosed village feel.

- Retain important boundary walls, landscaping, and orientation of properties around the church, and avoid further encroachment of modern generic domestic form in this area, maintaining visual links to the wider countryside.

Church Lane, including traditional dwellings and high brick wall

Church of St Michael and All Angels

19th century former Rectory along Church Lane

Groby

Description and characteristics

Groby is a large early medieval village located in the Charnwood Forest. Historically agricultural, it developed into a market village in the 14th century. Following the Norman Conquest, a motte and bailey castle was constructed to the northern boundary of the village, eventually developing into a manorial property following its destruction, parts of which are incorporated into the current Old Hall. The village has been particularly influenced by later mining and quarrying,

The modern village has been extensively developed through post-war twentieth century housing which has created several suburbs to the north-west and south-east of the village and which define entrances into the village. The exception is the approach to the village along Markfield Road to the west of the village core, which is characterised by larger historic cottages and houses and high granite boundary walls and hedgerows.

However the core of the village retains much of its historic influence, particularly along the main routes of Markfield Road, Leicester Road and Ratby Road, and at the intersection of these areas in the setting of the 15th century Old Hall and 19th century church which remain dominant in views across the village given their scale and a rise in topography.

Old Hall, Markfield Road

Traditional cottages built in Groby granite, Leicester Road

Stamford Arms, junction of Ratby Road, Leicester Road, and Markfield Road

Along these routes are important survivals of smaller-sale vernacular agricultural dwellings, including quarrymen's cottages, and 18th and 19th century social buildings bearing the characteristic Groby granite alongside red brick.

Design objectives

- Development should respond to the strong influence of historically significant materials/styles in the village, both for structures and boundary treatments including Groby granite and slate, and the precedent of smaller-scale vernacular worker's cottages.

- Protect the spatial form, and dominance of high boundary treatments, on Markfield Road.

- Retain the visual prominence of the tower of the Hall and Church in views, including retaining the integrity of their substantial landscape setting and boundary treatments.

- As this settlement falls within the National Forest, development should meet the general design principles of the National Forest as set out on page 126

Timber-framed Blacksmith's cottage, Rookery Road

View from Rookery Lane to the church and Old Hall

Village Hall, Leicester Road

Higham on the Hill

Description and characteristics

Higham on the Hill is a linear, early medieval agricultural village situated on a ridge-top overlooking rolling farmland. The eastern approaches are defined by low density farmsteads, farm buildings, and larger-scale properties set back from the road with high brick walls and hedgerows. On Main Street the built form becomes steadily denser along a gently curving street with twentieth century housing infilling more historic cottages, terraces, villas and a chapel punctuated by open spaces at the school and farmhouses. To the west the village loses its intrinsic historic character, with the presence of two twentieth-century housing estates.

Design objectives

- Protect the main approaches focusing on low-density development, reflecting the rural agricultural precedent.

- Retain the diverse but unified character of the undulating Main Street, halting the encroachment of generic modern styles/elements that will ultimately lead to a disjointed street scene, instead responding to a rural vernacular style.

Village centre, Main Street

Terraced cottages, Main Street

Terraced cottages, Main Street

Plan: OS Hinckley 1:50,000
1. Historic core: The Borough / Castle St
2. Lilleys Yard
3. The Crescent
4. Regent Street, Hinckley Town Centre
Conservation Area

Hinckley

Description

Hinckley is the Borough's principal town. Whilst initially settled in the Roman period, Hinckley is largely early medieval in date, developing first as an agricultural village and then prospering as a medieval market town in the setting of a 12th century Norman castle and the 14th century church of St Mary. The historic core is centred on the medieval street pattern of Castle Street and Regent Street and incorporates an important system of jitties (side alleys) and yards that pepper the main frontages.

The town was heavily influenced by the growth of industry, and in particular framework knitting and hosiery. This was initially confined to cottage-industry (working within or at the back of a dwelling) evidenced by a surviving framework knitter's cottage that is now Hinckley Museum. This eventually gave way to purpose-built factories, such as the Atkins Hosiery factory, which expanded the confines of the medieval core, with a particular concentration in the Druid Quarter.

This industrial development brought social growth, resulting in the development of the town centre and growth of new suburbs of Georgian and Victorian terraces, pubs, places of worship, libraries, recreation spaces and railway infrastructure.

This development continued into the 20th century, during which the town expanded dramatically with important Edwardian and inter-war housing estates set around open spaces such as Hollycroft Park. The post-war period saw the construction of large-scale suburban housing estates, which broadened the town to the canal in the west, railway station/line in the south, and north/east towards Barwell. This growth was coupled with extensive development in the historic core including a high amount of non-contextual infilling and out of scale and generic development.

Characteristics

• A compact historic core laid out on a surviving medieval street pattern incorporating jitties and yards.

• An architectural and visual diversity in the town centre including surviving examples illustrating the town's complex historic development: medieval church, 17th century knitters' cottages, hosiery factories, Victorian social and public buildings, and terraced housing.

• A large suburban periphery with late 20th century housing estates.

Design objectives

- Protect the landscape setting of key open spaces such as Argent's Mead and Hollycroft Park.

- Protect and enhance the spatial and visual significance of the network of jitties and yards that survive along the central medieval street pattern. This could include enhancing the quality of entrances, accessibility, and ensuring they are not treated as lesser spaces, reducing visual clutter.

- Resist and reverse the detrimental impact of non-contextual shop fronts on historic properties and rows.

- Explore appropriate reuse of factory buildings, avoiding partial occupancy and halting the encroachment of inappropriate alterations such as plastic windows.

- Consider Victorian, Edwardian, and interwar terraces/ collections of buildings as a holistic street scene and avoid work that will create severe visual disjuncture including, for example, front dormers which would negatively impact coherent rooflines.

High-quality terraced housing, Mount Road

Early 20th century former police station, Upper Bond Street

Early 20th century Art Deco offices (former), now residential

- Ensure development in the town centre explores more place-based innovative architectural styles. Along the medieval streets this is likely to require responding to the precedent of smaller-scale buildings with a tighter sense of enclosure. However, on the periphery of it will likely involve responding to larger-scale industrial architecture.

- Explore architectural innovation in the more general twentieth century estates.

- Improve gateways to Hinckley through the creation of high quality arrival space with development providing landmark arrival points.

Early 20th century housing around Hollycroft Park

Modern post-war buildings, Castle Street

Hollycroft Park

Kirkby Mallory

Description and characteristics

An early medieval agricultural settlement set into farmland, Kirkby Mallory is closely associated with the landscape around the now demolished Kirkby Hall. Formed along the historic spine of Main Street and Church Road, separated by a small green, its built character is visually diverse with isolated 18th and 19th century farmhouses and cottages infilled and expanded with modern housing.

Design Objectives:

- Protect the remnants of land associated with Kirkby Hall, and lower density approaches to the hamlet.

- Maintain the characteristic curve of Main Street and Church Road with spatial breaks at the junction.

- Halt the encroachment of predominantly modern and generic domestic styles and reflect the rural and agricultural vernacular of smaller cottages and farmhouses.

Main Street, incorporating characteristic smaller-scale cottages and farmhouses

Junction of Main Street and Church Road with important green space and boundary treatments to retain a visual and spatial break

Modern housing on Church Road

Market Bosworth

Description and characteristics

Market Bosworth is a large early medieval village (often considered a small market town) situated within the parkland around the historic Bosworth Hall. Whilst agricultural in its origins, the village developed into an important market centre, focused on Market Place, in the 13th century, and grew through the burgeoning hosiery and framework knitting industry during the 18th and 19th centuries, as well as through post-war 20th century housing development.

Much of the village retains a medieval street pattern. This is centred on the convergence of the main routes at Market Place, with a series of jitties (side alleys).

The village retains a high-quality architectural diversity with a range of materials such as brick, stone, and timber-framing in domestic, commercial, industrial, and civic/public buildings. However, these buildings, fronting the main radial routes and enclosing Market Place, achieve a holistic aesthetic quality through drawing from common restrained pre-modern, Georgian and Victorian architecture including those based on 17th-19th century vernacular, classical and Gothic styles.

The village also maintains a spatial hierarchy, in which density, height, detailing, and scale of built form reduces away from Market Square.

Market Square, the key central space enclosed by civic, commercial, and educational buildings

18th-19th century terraced housing, Station Road reflecting the spatial hierarchy when moving away from Market Place

Dixie Grammar School, Station Road, a key Gothic stone building

There is, furthermore, a high-quality landscaped setting to the village. This is closely associated with the parkland around Bosworth Hall, key open spaces such as the churchyard and lower density properties coupled with mature boundary treatments on the main approaches.

Design objectives

- Protect the quality of the main approaches through appropriate levels of setback, mature boundary treatments, dispersed built form and the integrity of the hall and church.

- Reflect the hierarchy of scale achieved when approaching the village centre with appropriately scaled buildings, unity of façade treatments, and roofline.

- Maintain and enhance the visual and spatial quality of Market Place through appropriately designed shop fronts, sense of enclosure, enhancing the quality of public realm, and protecting finer detailing, such as windows and roofline.

- Respect the Market Bosworth Neighbourhood Plan (2015).

Church Street, incorporating 18th century houses in a Georgian, restrained, rural classical style

Park Street, showing terraced enclosure to the street-scene with varying materials but a holistic roofline and building line

17th century timber-framed cottages, Market Place

Markfield

Description and characteristics

Markfield is a large early medieval village, situated in the Charnwood Forest, originally developed as a non-manorial agricultural settlement, growing to accommodate the burgeoning trades and industry in the area including framework knitting. It was influenced by mining and quarrying with the Markfield quarry located to the north-west of the village. A large portion of the village, particularly to the east is characterised by generic post-war domestic development. However, numerous historic influences remain.

On the periphery, Hillside incorporates an intact terrace of granite quarrymen's cottages, and on Forest Road is a surviving range of farm buildings belonging to Stepping Stone Farm, set into open countryside, both of which highlight the village's agricultural and quarrying development.

Although the village core (located along the linear route of Main Street) was subject to substantial infilling during the twentieth century, much of which has a negative impact on the street scene, it still retains significant examples of historic vernacular cottages and Victorian public buildings, such as the Methodist chapel, built in granite, along with important stone boundary treatments.

Traditional materials, Main Street

Traditional materials, Main Street

Traditional materials, Main Street

The Green, running off Main Street, provides the setting for the 12th century Church of St Michael and is characterised by a more dispersed built form set around a large open green.

Design objectives

- Resist the encroachment of modern, generic, domestic forms along key historic routes such as Main Street and the Green, and ensure development responds to the agricultural and quarrying precedents in the village through materials and form.

- Main Street should retain a comfortable sense of enclosure, looking to provide a more holistic street-scene. The Green should retain a more dispersed and spatially broad aesthetic.

- Protect the influence of agricultural buildings and quarrymen's cottages to the south and west of the village.

- As this settlement falls within the National Forest, development should meet the general design principles of the National Forest as set out on page 126

More modern housing on Main Street reflecting local materials and styles

Open setting around the Church on The Green

Properties surrounding The Green

Nailstone

Description and characteristics

An early medieval agricultural settlement, Nailstone later came under the influence of the Gopsall estate. Traditionally formed from a series of farmsteads and traditional farming cottages along Main Street with larger properties, and less dense form, around the church, the village has been impacted by extensive modern infilling as well as ribbon development on Bagworth Road and planned local authority estates on the Oval.

Design Objectives

- Protect the setting of the farm buildings on the periphery, protecting the open landscape views where they exist, and limiting modern domestic forms.

- Protect the setting of the church, including open space of the churchyard, boundary treatments, and large garden space on Church Road.

- Ensure development in the historic core avoids overtly generic domestic forms and responds to agricultural buildings and estate cottages.

View towards All Saints church

Terraced housing, Main Street

Traditional housing, Church Road

Newbold Verdon

Description and characteristics

Newbold Verdon is a large early medieval village situated in rolling farmland. The village is predominantly an agricultural settlement, though many of its inhabitants were historically employed in the framework knitting industry, developing in the setting of a medieval manor.

Focused along the long linear route of Main Street, the village's boundaries have been significantly extended by post-war twentieth century housing development which provides the interface between the village and its landscape.

The western section of Main Street, however, is characterised by the highly significant buildings associated with Hall Farm, including the Grade I 17th century Hall. These buildings are dispersed in their pattern, providing a key visual link to the surrounding countryside, enhanced by the open setting of the adjacent church. This area eases comfortably into a cluster of smaller-scale vernacular cottages that provide a good sense of enclosure, incorporating a grander 18th century farmhouse and the high red brick boundary treatments to the historic rectory set into its own grounds.

Modern housing and shops on Main Street

High brick boundary wall of the Rectory

Western section of the historic core, Main Street

As Main Street progresses steadily eastward, the built form becomes more generic, and twentieth century in style, including a series of modern shop fronts.

Design objectives

- Protect the landscape setting of the village, including Hall Farm and its outbuildings, the medieval manorial site, as well as key spaces around the churchyard and rectory.

- Protect the quality sense of enclosure achieved around the church by relatively regular traditional buildings, and development should be resisted if it introduces *ad hoc* modern domestic detritus creating visual disjuncture.

- In the rest of the village, opportunities should be sought to enhance the entrance to the village from the countryside, which has been lost, introducing more appropriate rural and agricultural vernacular designs.

Hall Farm at the western end of Main Street

St James' Church, Main Street

Newbold Verdon Hall, Main Street

Norton Juxta Twycross

Description and characteristics

Norton is an early medieval agricultural hamlet, with a 14th century church, associated with Gopsall estate farming. The village has witnessed significant levels of late twentieth century infilling, particularly along Cock Lane.

On approaches such as Wood Lane, a surviving group of farmhouses, cottages and yards retain a strong sense of rural character. The visual dominance of the church, open views to the countryside, and variation in orientation of built form on Orton Lane and Main Street also allows the retention of some degree of historical rural character.

Design objectives

- Maintain the open setting of the church, and retain views to the countryside to the north.

- Protect the landscaped quality, and low density, on main approaches (including Wood Lane), retaining the prominence of historic farm buildings.

- Maintain appropriate setbacks, boundary treatments (usually hedgerows), and avoid introducing overly regular relationships to the street.

- Retain the Gopsall estate vernacular and support new development that promotes this.

Orton Lane

Holy Trinity Church

Village hall

Odstone

Description and characteristics

The early medieval agricultural hamlet of Odstone was historically a loose association of farm buildings and cottages around Odstone Hall. This rural character is still perceivable on the main approaches, and along Smithy Lane which is a small enclave of historic rural dwellings separated from the rest of the village. Modern development has encroached on the village core, however, including Newton Lane and Hall Lane, though the latter terminates in the important setting of the Hall and an important grouping of historic rural buildings.

Design objectives

- Protect the separate character of Smithy Lane, including landscaped divisions.

- Avoid over-intensification of land and encroachment of generic domestic forms around the Hall and Ivy Farmhouse, maintaining separation from modern properties on Hall Lane, and on the principal approaches to the village.

- Retain appropriate boundary treatments, including hedgerows and landscaping, avoiding overly regular relationships to the street.

Smithy Lane

Ivy Farmhouse, Hall Lane

The rural immediate setting of the village

Orton on the Hill

Description and characteristics

Historically centred on the church of St Edith and Orton Hall, the early medieval agricultural hamlet of Orton on the Hill, set into hilltop farmland, is formed along the spines of The Green, Sheepy Lane, Main Street and Pipe Lane; all of which are spatially distinct, separated by dense hedgerows, treelines, and open space. Pipe Lane, Sheepy Lane and The Green have a dispersed character formed from a series of farms reflecting 12th century monastic granges. Main Street is a more continuous infilled frontage, which retains important 19th century housing, farm buildings and visual breaks to countryside.

Design objectives:

- Retain the visual separation of the four lanes.

- Retain the spatial influence of historic farmsteads, limiting the encroachment of dense, generic, domestic styles/elements on Sheepy Lane, The Green, and Pipe Lane, instead drawing upon an agricultural vernacular.

- Ensure Main Street maintains a variety of building lines, orientations, and boundary treatments with design based on domestic rural and agricultural vernacular styles.

Beginnings of Main Street at the junction of the four lanes

Pipe Lane

Church of St Edith on The Green

Peckleton

Description and characteristics

Located in rolling farmland, Peckleton is an agricultural hamlet with two distinct areas of identity. The main core is centred along the linear spine of Main Street, where modern infill of varying character has encroached upon surviving estate cottages and key buildings such as the Victorian village hall. To the south, however, separated by field land is the highly significant low-density grouping of the 14th century church, 18th century hall, and 18th century manor with farm buildings.

Design objectives

• Retain the separation between Main Street and the area around the church.

• On Main Street, particularly in relation to modern properties, retain important setbacks and use of landscaping/appropriate brick walls for boundary treatments to maintain the prominence of historic cottages and the village hall which are closer to back of pavement.

• Draw on the importance of red brick in the area, despite encroachment of render in certain places.

Church of St Mary Magdalene

18th century Hall

Junction of Manor Lane and Kirby Lane

Ratby

Description and characteristics

Ratby is a large early medieval village, situated in the Charnwood Forest. Initially an agricultural settlement, the village developed significantly through industry, including cottage-based framework knitting and purpose built hosiery factories and then through mining and quarrying, reflected in stone boundary treatments and some dispersed use of granite for building construction.

The village was subject to substantial suburban expansion which extended the linear core out to the north and east in the twentieth century, which now defines approaches to the village. The historic core of Ratby retains important examples of its historic development identified by both its buildings and spatial arrangement.

Main Street is characterised by a linear built form, set along a gently curving route, with a good sense of enclosure but with significantly diverse architectural style and a varied roofslope formed from 17th-19th century housing, pubs, and a school but in-filled with modern houses and commercial buildings.

Off Main St is a loop of lanes in the setting of the church (Church Lane, Chapel Lane, Berry's Lane). Church Lane to the north retains a more open feel; enhanced by the churchyard, stone boundaries, hedgerows and surviving farm buildings.

Northern sections of Church Lane, showing the stone boundary wall of the church and dispersed built form
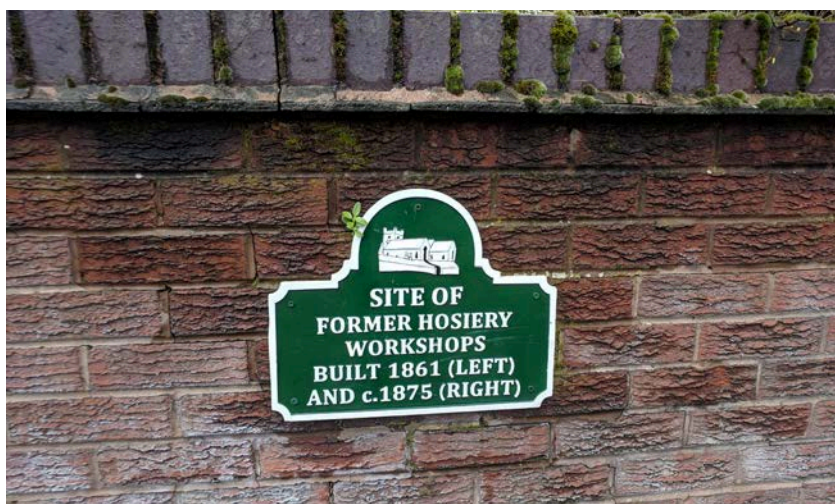
Sign on Church Lane, indicating the influence of industry on the village

Farm buildings on Church Lane

As Church Lane progresses south towards Chapel Lane the built form is denser, with a series of small-scale, workers' cottages and small-scale red brick industrial buildings on a set of interrelated and connecting lanes.

Design objectives

- Church Lane: maintain the open setting of the church. Retain dispersed built form and surviving farm buildings, protecting stone boundary treatments. Resist the encroachment of modern domestic elements/styles on a characteristically agricultural area.

- Chapel Lane and Berry's Lane: protect the street pattern and sense of enclosure, avoiding generic domestic styles.

- Main Street: protect the open setting of the school and boundary treatment. Seek more unity in aesthetic, drawing from a rural and agricultural vernacular and the historic precedence of red brick and quarried granite.

- As this settlement falls within the National Forest, development should meet the general design principles of the National Forest as set out on page 126

Small-scale traditional cottages on Church Lane/Chapel Lane

Small alley, flanked by built form, on Berry's Lane

Main Street

Ratcliffe Culey

Description and characteristics

Situated around the River Sence, the early medieval agricultural hamlet of Ratcliffe Culey is formed along the linear spine of Main Road, with a church and medieval manor to the south. The road is predominantly formed of 20th century infill set back from the road, interspersed with more traditional structures including a pub, cottages and farm buildings fronting the street. Farmsteads mark the countryside transition to the east. The approach from the west is modern housing, but this is set behind grass banks and hedgerows limiting their visual impact, deferring to a visually prominent traditional brick farmhouse.

Design objectives

- Maintain the dominance of traditional farm building styles, important hedgerows and green banks/boundary treatment on main approaches and avoid further loss of traditional farm buildings.
- Retain setbacks and boundary treatments in the main core to protect the current spatial relationship between traditional and modern buildings.

Approach from the west on Main Road showing estate fencing, verges, and hedgerows limiting the impact of modern housing, deferring to a brick farm

Modern housing set back from the street on Main Road

More traditional properties fronting the street on Main Road

Shackerstone

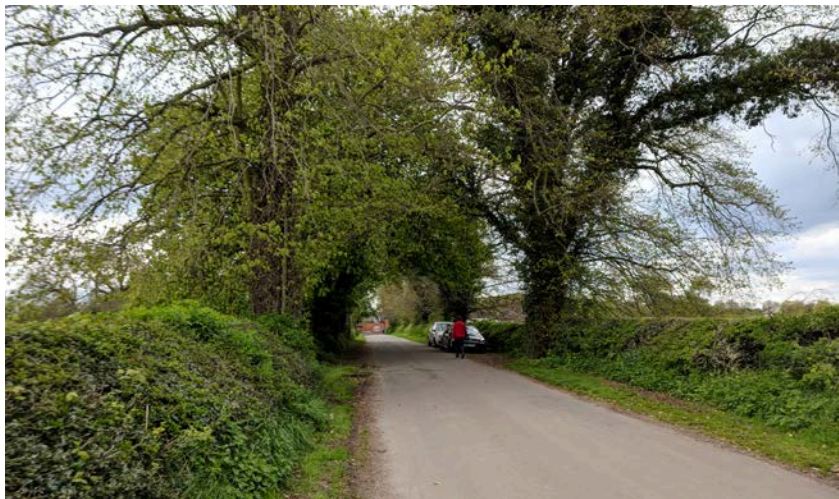**Description and characteristics**

An early medieval agricultural hamlet, later becoming an estate village of the Gopsall estate and set into its parkland, the built form of Shackerstone is characterised by deep red brick farm buildings and workers' housing, including purpose-built Arts and Craft estate cottages on Church Walk. There is a distinct green spatial quality in the heart of the village achieved through large open spaces, dense tree-lined avenues, and orientation of building lines, and on the periphery with lower density built form and effective front garden plots.

Design objectives:

• Maintain the integrity of the green borders and village heart.

• Respond to the high level of characteristic deep red brick.

• Avoid further loss and inappropriate conversion of historic farm buildings, resisting generic domestic architectural styles and support design elements that respond to the influence of estate agriculture.

Influence of red brick in the setting of the church

Dense tree-line on Station Road: the site of a motte and bailey castle with the Ashby Canal located to the north

Estate cottages on Church Walk

Sheepy Magna

Description and characteristics

Sheepy Magna is an early medieval agricultural village situated by the River Sense. On the approach to the village from the north and south, which was traditionally a sequence of isolated farmsteads, there is substantial 20th century infill and ribbon expansion. The village core, around the 15th century Church of All Saints, includes an area of low density development and open space around the rectory and hall, as well as more regular frontage development formed from the clustering of 18-19th century houses and a pub.

Design objectives

- Enhance the open setting of the approaches to the village, avoiding further dense generic domestic development and focusing on agricultural precedents.

- Main St provides a generally pleasant grouping that follows the curve of the road. Development should avoid introduction of *ad hoc* domestic features, which are likely to create a disjointed appearance and should instead respond to the high quality domestic rural vernacular.

- Respect the Sheepy Parish Neighbourhood Plan (2019).

19th century housing in the setting of the church on Main Road

All Saint's Church alongside 18th-19th century buildings on Main Road
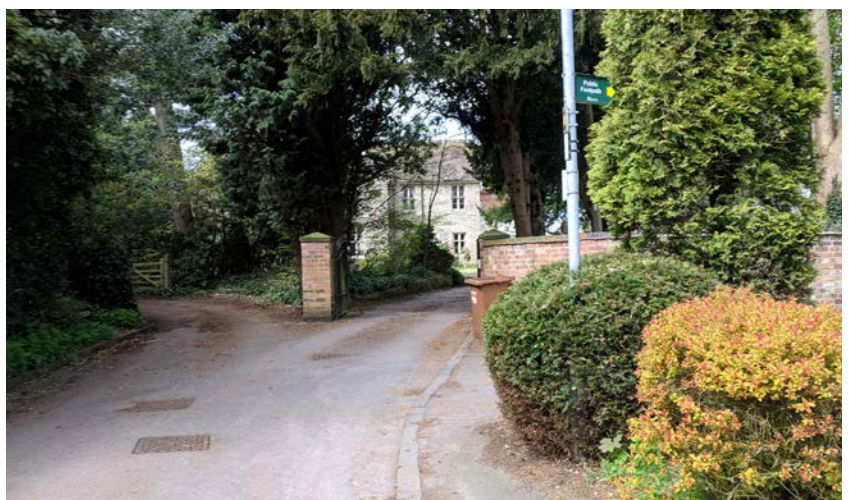
Approach to the Rectory to the north of the church

Sheepy Parva

Description and characteristics

Situated on the floodplain of the Sence and Sheepy Lake, the early medieval agricultural hamlet of Sheepy Parva is formed along the two spines of Mill Lane and WellsBorough Road/Sibson Road. Mill Lane is characterised by modern housing, retaining important set backs, boundary treatments, and views north to the open fields and woodland around the 16th century manor. WellsBorough Road/Sibson Road, the historic core, is by contrast formed from a small concentration of significant historic farm buildings.

Design objectives

- Retain the landscape setting, including spatial dominance of Sheepy Lake, views north on Mill Lane, and maintaining the dispersed built form along WellsBorough/Sibson Road.

- Limit generic domestic styles/elements along the farmsteads on WellsBorough/Sibson Road, maintaining an agricultural influence.

- Maintain setbacks and boundary treatments on Mill Lane.

- Respect the Sheepy Parish Neighbourhood Plan (2019).

Modern development set well back from the road on Mill Lane

Farm buildings along WellsBorough Road

Modern housing along Mill Lane

Sibson

Description and characteristics

Situated on the lowlands of the River Sence, Sibson is an early medieval agricultural hamlet. Formed on the linear, medieval, winding Sheepy Road, the village retains much of its historic character including farms to the periphery, and a series of (generally) red brick former Gopsall estate farming cottages, with larger dwellings behind characterful brick walls and hedgerows. St Botolph's Church and Rectory are set into extensive open space, enclosed by trees, at the village's east boundary, with the timber-framed Cock Inn providing the eastern gateway. Non-contextual modern infill has begun to encroach onto the core, but this is generally set behind effective boundary treatments.

Design objectives

- Protect the spatial and visual integrity of the church, as well as the peripheral farmsteads, avoiding intensification of land or loss of enclosing landscaping.

- Retain and encourage appropriate setbacks and boundary treatments for modern dwellings, including appropriate brickwork and hedgerows.

- Respect the Sheepy Parish Neighbourhood Plan (2019).

Estate cottages on Sheepy Road

Thatched cottage, Sheepy Road

Eyebrow dormers and hood mould on estate cottage, Sheepy Road

Stanton-under-Bardon

Description and characteristics

The early medieval hamlet of Stanton-under-Bardon, situated in the Charnwood Forest, is predominantly a ribbon development along Main Street. Approaching from the north, a series of inter and post war houses gives way to important open space around the Victorian school and church before the southern sections of the village provide an enclosure of late Victorian terraced cottages. Materials in the village are varied, with numerous examples of brick and render, though more historically significant materials such as granite, popular in surrounding mining/quarrying villages, are also interspersed.

Design objectives

- Protect the landscaped approach to the north and dispersed built form to the south.

- Protect the open setting of the school and church.

- Explore ways of introducing more unified visual form, picking up on the contextual historic materials.

- As this settlement falls within the National Forest, development should meet the general design principles of the National Forest as set out on page 126

Northern approach on Main Street

Recent housing development, off Main Street

Church of St Mary and All Saints on Main Street

Stapleton

Description and characteristics

The early medieval agricultural hamlet of Stapleton, set into rolling farmland, is characterised by three distinct areas: dispersed farmsteads and farm buildings on the periphery and main approaches, including the 16-18th century farmhouse to the north alongside the remains of a medieval manor; the small historic core clustered around the 14th century church which retains examples of 18-19th century farm buildings and cottages as well as a more irregular street pattern but which has been impacted by twentieth century infill; and a large twentieth century housing estate constructed on the fields between the historic core and the medieval manor.

Design objectives:

- Retain the spatial and visual separation between Stapleton's three areas by maintaining the open setting of the church.

- Halt the encroachment of dense modern and domestic architectural styles/elements in the historic core and peripheral farmsteads by drawing on a small-scale, low density, rural/agricultural vernacular style.

Traditional properties in the setting of the church on Church Lane

Meeting of 19th century pub and modern housing on Ashby Road

Modern housing estate

Stoke Golding

Description and characteristics

Stoke Golding is a large village set into rolling farmland. Evidence for early activity in the village includes an Anglo-Saxon burial mound on land adjacent to Main Street, sitting alongside the remains of a medieval manorial farmstead.

The village has significant associations with the Battle of Bosworth, the protected site of which straddles the village boundary, incorporating Crown Hill: the site of the coronation of Henry VII.

The village is centred on the junction of historic routes at Station Road, Main Street and High Street including the 13th century Church of St Mary, where there is a pleasant concentration of 18th-19th century domestic, commercial and religious buildings in the setting of Park House, though there is some degree of infill with later properties.

Originally an agricultural settlement, which still has an evident impact on its form, the village incorporated elements of the area's key industrial trends including development of hosiery manufacture with a key surviving factory on Station Road (now converted) as well as the social impact of industrialisation including the development of Victorian non-conformist chapels, pubs, and houses.

View of the church spire from the Ashby Canal to the north of the village

Meeting of Station Road and High Street

High Street

Whilst much of the village and its periphery has been subject to extensive 20th century domestic growth, the northern and western approaches are peppered with significant farmsteads which not only mark the entrance to the village but also have a close association with maintaining the landscape setting of the battlefield site and Ashby Canal.

Design objectives

- Protect the setting of the canal and battlefield site, particularly through the integrity of farmsteads and dispersed built form on the main approaches.

- Protect the historic street pattern, including jitties and yards, and open spaces around Park House.

- Development in the historic core should respond to the prevalent 18th and 19th century styles which incorporate a range of domestic, industrial, agricultural, and commercial influences.

Station Road

Former hosiery works, Station Road

Typical examples of modern housing to the east of the village

Sutton Cheney

Description and characteristics

The early medieval agricultural hamlet of Sutton Cheney, centred on the crossroads of Bosworth Road, Main Street, Twentyacres Lane, and Wharf Lane is situated along the boundary of Bosworth Battlefield. The village is characterised by dispersed small collections of estate cottages, farmhouses and working farm-buildings separated by distinct landscaped space.

Design objectives

• Avoid over-intensification of land along the approaches to the village, around the church, and between small clusters of buildings

• Avoid creating overly regular relationships to the street.

• Draw on the importance of mellow reddish brick in the village and avoid further introduction of alien or detrimental materials such as render.

• Retain and encourage appropriate setbacks and boundary treatments, including hedgerows and brick walls.

Main Street

Hall Farmhouse

Church of St James

Thornton

Description and characteristics

Situated on the fringes of Charnwood Forest, the early medieval village of Thornton developed as an agricultural settlement in the setting of Bagworth Manor, developing later as a mining settlement associated with Bagworth Colliery. The village is formed along the linear central spine of Main Street. Whilst examples of more traditional buildings remain, including collections of 19th/early 20th century terraces and cottages as well as a prominent Victorian school, with some surviving examples of Groby granite boundary treatments; there has been significant infill development coupled with the development of late twentieth century housing estates to the south-east that have eroded the village's traditional rural character. The exception is a small, but significant, collection of buildings that terminate Main Street to the north which includes farm buildings and cottages in close proximity, enhanced by the landscaped approach from the north-east.

The village is situated on a ridge-top, and draws significant value from its landscaped context. This includes Thornton Reservoir, which defines the village approach to the south. The open nature of the reservoir creates views towards the church; itself situated away from the village core within green space, with woodland cover around the reservoir.

Design objectives

- Protect the landscaped setting of the village, particularly along its main approaches from the north-east and south-east/south-west, including the open edge of the reservoir and the setting of St Peter's Church.

- Protect and enhance the group of traditional farm structures to the north by avoiding an increase in density or loss of landscaping, and ensuring new development draws on traditional precedents for materials, detailing and orientation of farm structures.

- On Main Street, retain granite boundary walls and avoid further loss of architectural detailing, encouraging new development to draw on the settlement's agricultural and industrial vernacular past.

- As this settlement falls within the National Forest, development should meet the general design principles of the National Forest (page 126)

Variety in building type and scale along Main Street

Churchyard of St Peter's

Twycross

Description and characteristics

Twycross is an early medieval agricultural village later developed as an estate village to Gopsall Hall. To the west of the village are a series of modern housing developments. However the historic core is still evident on the main, low density, approaches from the east and south along Church Street and Sheepy Road which converge at the village Green, characterised by the visual and spatial influence of historic farms and estate cottages.

Design objectives

- Avoid the loss of historic material/detailing including, for example, use of red brick, brick boundary walls, chimneys, and eyebrow dormers.

- Protect the visual and spatial integrity of the main approaches through retention of landscaping, high brick walls, blank elevations of farm buildings orientated away from the road, and avoiding the accumulation of visual clutter on the facade and roof-line of estate cottages.

- Protect the open setting of the Green and enhance its frontage.

Properties in the setting of the church, Church Street

Church Street, with church beyond

Village green

Witherley

Description and characteristics

Witherley developed in the early medieval period as an agricultural village on the banks of the River Anker. Much of the village has been expanded and in-filled with modern domestic housing, however the village retains its historic street pattern and valuable open space on the site of the rectory and hall to the north and 18th/19th century cottages and farmhouses on key routes including Church Road and Post Office Lane.

Design objectives

- Protect the open setting of the church, playing fields, and the grounds of the hall/rectory.

- Development along routes such as Church Road and Post Office Lane should protect important boundary treatments and avoid introduction of overtly generic/20th century domestic styles/elements, responding to a vernacular with both domestic and agricultural precedents.

- Along the riverside, development should look to halt generic modern domestic elements/styles.

Modern housing in the context of the church along the banks of the Anker

Church Road: traditional housing with some examples of modern infill

Characteristic red brick high boundary walls and open space on Church Road

Plan: extent of the National Forest
1. National Forest land
2. Proportion of forest green space required by new development

The National Forest

Description and character

Embracing 200 square miles of the Midlands, The National Forest is located in the heart of England across parts of Derbyshire, Leicestershire and Staffordshire. The areas within Hinckley and Bosworth Borough which form part of the National Forest include the former mining settlements of Bagworth and Thornton. The National Forest is transforming the landscape with the aim of linking the two ancient Forests of Charnwood on its eastern fringe with Needwood Forest to its west.

Design objectives

The key objective for the National Forest area is the creation of substantial new areas of forestry, which the ambitious goal to increase woodland cover to about a third of all the land within its boundary. Within the National Forest, Core Strategy Policy 21 expects a proportion of new development to be woodland planting and landscaping. The scale of development which triggers this requirement and the proportion of the site to be landscaped is set out in table 2

In addition to including National Forest landscaping, the changing character of the National Forest should be reflected within the design of buildings and green spaces through adopting the following principles:
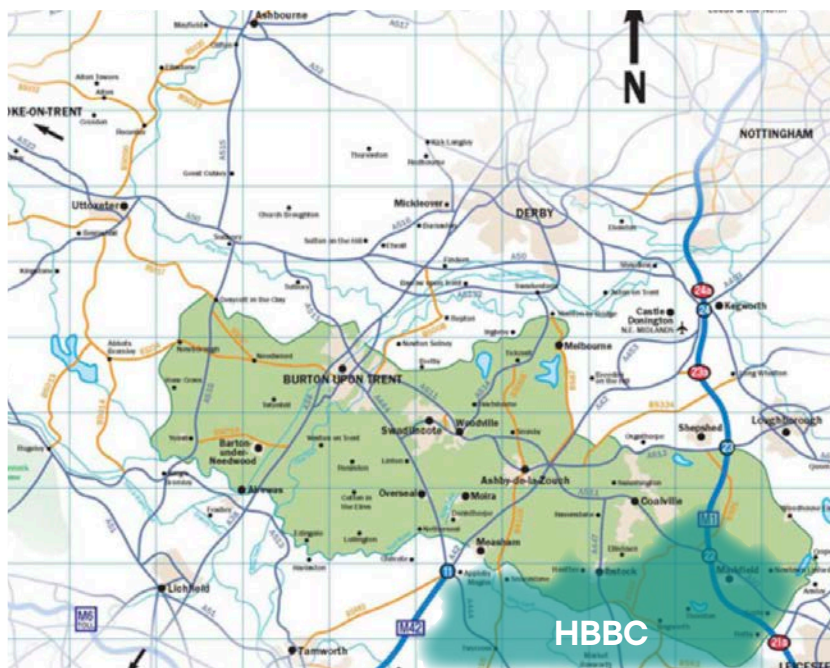
Proportion of forest green space [2]	
Residential 0.5ha-10ha	20%
Employment 1ha-10ha	20%
All development Over 10ha	30%

General design principles

- Distinctive character – development should help create a new identity and 'sense of place', that reflects the National Forest as a changing place.

- Sustainable – materials and design should last well with least cost to the planet and promote sustainable communities.

- Inspiring places – urban design should uplift the spirits, provide imagination and a variety of experiences – to create truly memorable places.

- Integrated design – built design and green infrastructure must function together – reinforcing one another to create quality of place.

- People focused – urban and green spaces should be designed to look good, work well, feel safe and be welcoming.

- Legibility and connectivity – new developments should be easy to navigate and find your way around connecting homes and workplaces to green space 'from your doorstep'.

Built design principles

Building 'greener'

- Use natural and local materials associated with the area.

- Source materials sustainably (e.g. Forestry Stewardship Council certified timber).

- Adopt low carbon building construction.

- Design for low energy use and efficiency.
- Incorporate renewable energy, especially wood fuel heating systems.
- Design for water efficiency, including rainwater harvesting systems and grey water recycling.
- Design building foundations to be able to accommodate trees.
- Promote sustainable transport, cycling and walking.

Creating a Forest identity

- Use and showcase more timber in building design.
- Incorporate green walls and roofs where appropriate.
- Design sustainable urban drainage for biodiversity, landscape and recreation benefits.
- Reflect the Forest theme through landscape design of the public realm and green spaces (see Green Infrastructure principles below).

Building innovation

- Use the Forest as a location to encourage and trial 'green' construction technology and building techniques.

Achieving national excellence

- Design and build significantly above the 'ordinary', to make meeting national standards common place - for BREEAM and Building for Life.

Green infrastructure principles

Creating a National Forest setting

- Apply the National Forest green infrastructure guidelines, to create strongly wooded settings for development and a 'treed' theme for the public realm and local green space.
- National Forest green infrastructure can include creating new and managing existing assets –woodland, landscaped areas with trees, other wildlife habitats, recreation areas and routes, heritage and landscape features – as appropriate to each site.

Landscape design

- Reflect the landscape, ecological and historic character of the area when designing green infrastructure (e.g. tree species selection).
- 'Capture' on-site green infrastructure features wherever possible – consolidating and adding to them (e.g. trees, hedgerows and water features).
- Exploit 'borrowed' landscape assets on adjoining sites (e.g. visually prominent trees and countryside views).
- Achieve a high quality interface between the built environment and its wider landscape setting (e.g. housing to face on to green space).
- Avoid fragmentation of green infrastructure across development sites (e.g. achieve connectivity for landscape,

ecological, recreation and public access benefits).

- Consolidate green space into large areas, capable of accommodating forest-scale trees (e.g. Oak and Lime).
- Design green space to achieve sustainable, cost effective, long-term management (e.g. use an annual residents charge and/or commuted sums for green space management).

Ecological design

- Habitat creation and management should relate to the ecological character of the sites' setting meeting the objectives of the National Forest Biodiversity Action Plan.
- Use woodland belts, hedgerows, other habitat strips, water courses and greenways to achieve habitat connectivity.

Accessibility

- Design green infrastructure to meet Access for All standards – with walkers, cyclists, disabled and horse riders considered, as appropriate to each site.
- Create networks of greenways, cycle routes and footpaths to link green spaces, residential neighbourhoods and workplaces – contributing to sustainable transport.

The Guide for Developers and Planners produced by the National Forest contains more detailed information on how to achieve a National Forest Character with best practice case studies.

Action Point: Site Survey

Instructions: Prior to commencing the design development process, it is essential to understand the site and its surrounding context. Reproduced below is a series of questions that should be answered to enable this process.

Natural features	
Landscape type	What sort of landscape does the place have?
Land form	What is the shape of the land? Where does it rise and fall?
Hydrology	Where is there water and how does it move (including rivers, streams, lakes, ponds)?
Geology and soils	Where are the soils, sub-soils and rocks?
Ecology and wildlife	What living things (flora and fauna) are to be found on the site and in the area? What do they depend on?
Trees and hedgerows	What trees and hedgerows are to be found here? Location, species, condition, size, tree preservation orders
Climate	What sort of climate does the area have? What are the prevailing winds?
Microclimate	What is the climate like in the area (and in particular parts)? Exposure to the wind and weather, wind funnels, cold air drainage channels, frost pockets, damp hollows
Orientation	Which way do sites slope or face in relation to the sun?
Human impact	
Boundaries	What are the boundaries of the area or site?
Area	What is the area in hectares?
Contamination	Is the ground contaminated? What would be involved in cleaning it up?
Pollution	Is the air or water polluted? What would be involved in purifying it?
Undermining	Has the site been undermined?
Aesthetic quality	What are the area's or site's most visually attractive features?
Noise	Do any parts of the area or site suffer from noise? What would be involved in alleviating it?
Historic development	How the area and the site develop in the past?
Settlement pattern	What sort of street layout does the area have?
Archaeology	Do any sites need to be investigated (through records or by digging) for possible archaeology?
Cultural heritage	What is distinctive about the way local people live and have lived here in the past?
Local history	What aspects of local history may be relevant to future development?
Events / festivals	What local events and festivals should be taken into account in planning and design?
Place names	What local names should be taken into account in planning and designing in the area?
Census data	What local information from the census should be taken into account in planning and design?
Buildings and structures	
Colours and textures	What distinctive colours and textures are found on buildings, structures and surfaces?
Facade treatments	What distinctive types of building front are there in the area?
Building elements and fenestration	What locally distinctive ways are there of using elements of building such as windows, doors, cornices, string courses, bargeboards, porches and chimneys?
Rhythm and pattern	What regularity and order does the streetscape have?
Details and richness	How are building details and materials use to contribute to the area's interest?
Local materials	What building materials are used traditionally in the area, and which materials are available?
Local vernacular	In what other traditional ways do or did local builders work?
Age of built fabric	What are the ages of building and structures in the area?
Conservation areas	Is any part of the area or site in a conservation area?
Listed buildings	Are any buildings or structures listed for their architectural or historical value?

Action Point: Site Survey

Instructions: Prior to commencing the design development process, it is essential to understand the site and its surrounding context. Reproduced below is a series of questions that should be answered to enable this process.

Encourage ease of movement

Public transport	What public transport routes and stops serve the area?
Roads	What is the area's road network?
Access to site	What are present / potential means of getting to and around the area for vehicles (bicycles, cars and service vehicles) and pedestrians (including those with restricted movement)?
Parking	What parking arrangements are there?
Pedestrian routes	Where do people walk on, to or near here? What routes would they take if available?
Cycling	What facilities for cycling are available?
Transport proposals	What current proposals for roads, footpaths or public transport might be relevant?
Transport assessment	Will a transport assessment be required?
Green travel plans	Will a green travel plan be required?
Air quality	How does the air quality influence movement choices?

Legibility (ease of understanding)

Image and perception	What image, if any, do people (locals and outsiders) have of the place?
Local views	What is visible from particular points on or around the area?
Strategic views	What is visible from particular points on or around the area?
Vistas	Are there any notable narrow views past a series of landmarks?
Landmarks	What buildings or structures (on or visible) stand out from the background buildings?
Skylines	What buildings (on or visible from here) can be seen against the skyline?
Roofscape	What sort of views of roofs are there from (and of) the place?
Gateways	Are there places at the edge of (or within) the area or site that provide gateways to it?
Thresholds	Are there places within the area or site where its function or character changes?
Boundaries / barriers	What boundaries and barriers are there at the edge (or within) the area or site?
Nodes	Where are activities and routes concentrated?

Adaptability and resilience

What aspects of the area or site and its existing buildings contribute to its adaptability?

What aspects of the area or site and its existing buildings contribute to its potential for diversity and a mix of uses?

Integration and efficiency

What aspects of the area or site and its existing buildings contribute to its potential for using resources efficiently?

Solar energy	What opportunities are there for use of daylight, solar gain, solar or photovoltaic technology? What opportunities are there for making use of underground energy through heat pumps?
Water	What opportunities are there for reducing water run-off and flood risk, and recycling water? What opportunities are there for aquifers to cool buildings?
Wind	How can the wind be used for ventilation and as an energy source?
Waste	How can the use of non-renewable resources be minimised?

Does the area or site offer any other opportunities for integrating land use, transport and the natural environment?

Infrastructure and services

Roads	What roads are there on or near the area or site?
Location	Where are any services located here?
Capacity	What is the capacity of any services available? Gas, electricity, internet, water and TV

Action Point: Design Assessment

Instructions: Prior to submitting a pre-application request or a planning application, please complete the form below, demonstrating how your proposals reflect the guidance in each section of The Good Design Guide.

Urban design objectives

How have urban design objectives influenced the design process?

Design components

Provide initial details of the following design components for your proposals

Layout

Form

Scale

Detailing

Materials

Action Point: Design Assessment

Instructions: Prior to submitting a pre-application request or a planning application, please complete the form below, demonstrating how your proposals reflect the guidance in each section of The Good Design Guide.

Climate change

How does your scheme mitigate its potential for negative impacts and where possible work towards regenerative design?

Area specific principles

How does your scheme reflect the area specific principles for its location?

Active Design and use-specific principles

How does your scheme reflect the principles of Active Design, together with the specific principles for its use type?

NB: where new residential development is proposed, a Building for Life 12 assessment will be expected to be provided (see overleaf)

Action Point: Building for Life 12 Assessment

Instructions: Prior to submitting a pre-application request or a planning application for new residential development, please complete the form below, demonstrating how your proposals reflect the guidance in Building for Life 12.

Adding to the neighbourhood

Q1. Connections: 'Does the scheme integrate with existing roads, paths and surrounding development?

Q2. Facilities: 'Will new residents be close to existing local services, or will the development provide shared places for the new and existing residents to meet?'

Q3. Transport: 'Does the development have access to public or shared transport?'

Q4. Meeting local housing requirements: 'Does the development have a mix of housing types and tenures that suit local requirements? Is this a self build/custom build project?'

Creating a place

Q5. Character: 'Does the scheme create a place with a locally inspired or otherwise distinctive character?'

Q6. Working with the site and its context: 'Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate?

Action Point: Building for Life 12 Assessment

Instructions: Prior to submitting a pre-application request or a planning application for new residential development, please complete the form below, demonstrating how your proposals reflect the guidance in Building for Life 12.

Q7. Creating well defined streets and spaces: 'Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?'

Q8. Easy to find your way around: 'Is the development designed to make it easy to find your way around? '

Getting the details right

Q9. Streets for all: 'Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?'

Q10. Car parking: 'Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?'

Q11. Public and private spaces: 'Will public and private spaces be clearly defined and designed to have appropriate access and be able to be well managed and safe in use?'

Q12. External storage and amenity space: 'Is there adequate external storage space for bins and recycling, as well as vehicles and cycles? '

Glossary

accessibility The ease with which a building, place or facility can be reached by people and/or goods and services. Accessibility can be shown on a plan or described in terms of pedestrian and vehicle movements, walking distance from public transport, travel time.

active frontage Provided by a building or other feature whose use is directly accessible from the street or space which it faces; the opposite effect to a blank wall.

adaptability The capacity of a building or space to respond to changing social, technological, economic and market conditions.

amenity Something that contributes to an area's environmental, social, economic or cultural needs. The term's meaning is a matter for the exercise of planners' discretion, rather than being defined in law.

appearance combination of the aspects of a place or building that determine the visual impression it makes.

architecture and built environment centre A building or organisation that provides a focus for a range of activities and services (such as discussions, information, exhibitions, training, collaboration and professional services) relating to design and planning. OPUN is the relevant organisation for Hinckley and Bosworth Borough

area appraisal An assessment of an area's land uses, built and natural environment, and social and physical characteristics.

authenticity The quality of a place where things are what they seem: where buildings that look old are old, and where the social and cultural values that the place seems to reflect did actually shape it.

background building A building that is not a distinctive landmark.

backland development The development of sites at the back of existing development, such as back gardens.

barrier An obstacle to movement.

block The area bounded by a set of streets and undivided by any other significant streets.

building element A feature (such as a door, window or cornice) that contributes to the overall design of a building.

building envelope The outer extent in three dimensions of a building.

building line The line formed by the frontages of buildings along a street.

building shoulder height The top of a building's main facade.

built environment The entire ensemble of buildings, neighbourhoods and cities with their infrastructure.

built form Buildings and structures.

bulk The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called massing.

character appraisal An assessment of the qualities of sites or areas, particularly relevant for conservation areas.

character area An area with a distinct and identifiable character.

collaboration Any arrangement of people working together.

community involvement The process of engaging local people with the planning or development process.

conservation area An area designated by a local authority under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historical interest.

conservation area character appraisal A published document defining the special architectural or historic interest that warranted the conservation area being designated.

context (or site and area) appraisal A detailed analysis of the features of a site or area (including land uses, built and natural environment, and social and physical characteristics) which serves as the basis for an urban design framework, development brief, design guide, or other policy or guidance.

context The setting of a site or area.

defensible space Public and semi-public space that is surveyed, demarcated or maintained by somebody.

density The mass or floorspace of a building or buildings in relation to an area of land. Density can be expressed in terms of plot ratio (for commercial development); homes or habitable rooms per hectare (for residential development); site coverage plus the number of floors or a maximum building height; space standards; or a combination of these.

design advisory panel A group of experts with specialist knowledge, which meets to advise a local authority on the design merits of planning applications or other design issues.

design and build An arrangement whereby a single contractor designs and builds a development, rather than a contractor building it to the design of an independent architect.

design audit An independent assessment of a design, carried out for a local authority by consultants, another local authority or some other agency.

design standards Produced by districts and unitary authorities, usually to quantify measures of health and safety in residential areas.

design and access statement Documents that explain the design thinking behind a planning application, including encapsulating the responses to the action points within this document.

design workshop A participative event, which brings together a range of people (often local people and professional advisors) to discuss design issues relating to a site or area. Also known as a charrette.

desire line A line linking facilities or places which people would find it convenient to travel between easily.

detritus Waste or debris, an item or items which have no/limited use and create a negative visual impact.

development appraisal A structured assessment of the characteristics of a site and an explanation of how they have been taken into account in drawing up development principles.

development brief A document providing guidance on how a specific site of significant size or sensitivity should be developed in line with the relevant planning and design policies. It will usually contain some indicative, but flexible, vision of future development form. A development brief usually covers a site most of which is likely to be developed in the near future.

development management The process through which a local authority determines whether (and with what conditions) a proposal for development should be granted planning permission.

development plan Policy prepared by the local authority to describe the intended use of land in an area and provide a basis for considering planning applications.

development team The people working together to bring about a particular development, including local authority officers working collaboratively in dealing with development proposals rather than each carrying out their own section's responsibilities individually.

disjuncture A separation or disconnection between two things that leads to a lack of cohesion.

elevation Can relate to: (i)The external face of a building. (ii) A diagrammatic drawing of this. (iii) The height of a site above sea level.

enabling development Commercial development whose profitability makes possible a related development or restoration of social, historic or environmental value, or development (such as building an access road) that is necessary to deliver another development.

enclosure The use of buildings and boundary treatments such as walls, hedges and trees to create a sense of defined space.

energy efficiency The result of minimising the use of energy through the way in which buildings are constructed, arranged and run on site.

facade The principal face of a building.

feasibility The appropriateness of development in relation to economic and market conditions.

fenestration The arrangement of windows on a facade.

figure/ground plan A plan showing the relationship between built form and publicly accessible space by presenting the former in black and the latter as a white background, or the other way round.

flagship project One intended to have the highest profile of all the elements of a regeneration scheme.

floorplate The area of a single floor of a building.

form The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscape of development.

grain The pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street-blocks and street junctions is respectively small and frequent (fine), or large and infrequent (coarse).

habitable room Any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition

incubator unit a type of employment building which provides space for new and growing businesses.

in-curtilage parking Parking within a building's site boundary, rather than on a public street or space.

indicative sketch A drawing of building forms and spaces which is intended to guide preparation of the detailed design.

juxtaposition the relationship between two or more things, when viewed together.

landmark A building or structure that stands out from the background buildings.

landscape The appearance of land, including its shape, form, colours and elements, the way these (including those of streets) components combine in a way that is distinctive to particular localities.

layout The way buildings, routes and open spaces are placed in relation to each other.

legibility The degree to which a place can be easily understood by its users and the clarity of the image it presents to the wider world. Often related to how easy it is to navigate through or around places.

lifetime homes With an emphasis on accessibility, Lifetime Homes have a number of design features which make the home flexible enough to adapt to changing needs.

local distinctiveness The positive features of a place and its communities which contribute to its sense of place.

massing The combined effect of the arrangement, volume and shape of a building or group of buildings.

mixed uses A mix of complementary uses within a building, on a site or within a particular area. 'Horizontal' mixed uses are side by side, usually in different buildings. 'Vertical' mixed uses are on different floors of the same building.

mobility The ability of people to move around an area, including carers of young children, older people, people with mobility or sensory impairments.

movement People and vehicles going to and passing through buildings, places and spaces.

natural / passive surveillance The discouragement of wrong-doing by the presence of passers-by or the ability of people to see out of windows.

neighbourhood plan Local policy made possible by the Localism Act (2012), allowing local people to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided.

node A focal point of activity and routes such as public transport interchanges, road intersections, public squares, large civic buildings etc.

permeability The degree to which a place has a variety of pleasant, convenient and safe through routes.

permitted development Small scale development which does not require formal planning permission provided it complies with legislation.

perspective A drawing showing the view from a particular point as it would be seen by the human eye.

Bibliography

planning inspectorate Government agency which administers planning appeals.

plot ratio A measurement of density expressed as gross floor area divided by the net site area.

principal window The largest/main or primary window of a room.

public art Products of the process of involving artists in the conception, development and transformation of the built and rural environment.

public realm The parts of a village, town or city that are available, at all times without charge, for everyone to use or see, including streets, squares and parks.

regeneration areas Locations identified as being suitable for improvement, redevelopment or a combination of both.

scale The size of a building, or parts thereof, in relation to its surroundings, particularly in relation to the size of a person.

section A drawing showing a slice through a building or site.

settlement pattern The distinctive way that the roads, paths and buildings are laid out in a particular place.

sight line The direct line from a viewer to an object.

social inclusion the provision of certain rights to all individuals and groups in society, such as employment, adequate housing, health care, education and training.

strategic view The line of sight from a particular point to an important identified landmark or skyline.

street furniture Structures in the public realm which contribute to the street scene, such as bus shelters, litter bins, seating, lighting and signs.

terminus The end of a route, space or view, often used to denote a feature of interest within the built environment.

topography the arrangement of the natural and artificial physical features of an area.

urban design The design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes that facilitate successful development.

urban structure The framework of routes and spaces that connect locally and more widely, and the way developments, routes and open spaces relate to one another.

vernacular The way in which ordinary buildings were built in a particular place before local styles, techniques and materials were superseded by imports.

village appraisal A study identifying a local community's needs and priorities.

vista A view, often used to denote a significant or attractive view.

visual clutter The uncoordinated arrangement of street furniture, signs and other features.

References

'Active Design' (2015) Sport England

'Building for Life 12' (2015) Design Council Cabe, the Home Builders Federation and Design for Homes

'Highways design guidance' (2018) Leicestershire County Council

'Manual for Streets' (2007) Ministry of Housing, Communities & Local Government and Department for Transport

'National Forest Guide for Developers & Planners' (2012) The National Forest

'National Planning Policy Framework' (2018) Ministry of Housing, Communities and Local Government

'Planning Practice Guidance' Department of Communities and Local Government

Useful links

When is planning permission required?

1. Up to date national guidance: www.gov.uk/guidance/when-is-permission-required

2. Local self-assessment forms to establish whether planning application is required: www.hinckley-bosworth.gov.uk/info/200314/do_i_need_planning_permission/497/self_assessment_forms