Cadeby

Conservation Area Appraisal

Cadeby was mentioned in the Doomsday Book, although there is no record of a church in the village until 1220. After the Conquest in 1066 ownership of the village was given to Hugh de Grantmesnil who passed it briefly on to his retainer Ivo then on to Robert de Beaumont and then, eventually to Sir Beaumont Dixie around 1600. It stayed in the Dixie family until the 19th century when the estate was sold into private hands. Over the same period, following a decline because of the impact of the plague, the population of the village has grown slowly from about 80 people in 1085, 60 people in 1564, 152 in 1801 and 250 people today.



Church of All Saints

Church Cottage

Hinckley & Bosworth Borough Council

A Borough to be proud of

Corporate Performance & Strategy June 2007

Document adopted 31st July 2007

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Not to Scale

CADEBY LANE
Cadeby Hall
Manor Farm
MAIN STREET
HINCKLEY ROAD
RECTORY LANE
The Grange
WOOD LANE
CHURCH LANE
All Saints Church
Church Farm House
Pumping Station

KEY
- Listed Building
- Important Building
- Key Space
- Weak Areas
- Views to be protected
- Important Boundary Walls
- Important Boundary Fences
- Important trees
- Conservation Area Boundary
- Settlement Boundary
- Frontage improvements

Listed Buildings - (A) Manor Farm (B) Old House Farm (C) Church Cottage (D) All Saints Church (E) Church House Farm

Unlisted Buildings of Local Historic or Architectural Importance -

1. Cadeby Hall
2. Barley Mow
3. Cadeby Hall Cottage
4. Old Post Office Terrace
5. Spring Cottage
6. Corner Cottage Terrace
7. Old Bakery
8. The Grange
9. Church Hall
10. The Stables
11. Jasmine Cottage


Cottages on Main Street


View down Rectory Lane


Cadeby Hall Cottage

Factors contributing positively to the conservation area

Setting

Cadeby is a small former agricultural settlement located about 2 miles south of Market Bosworth adjacent to the A447 road. The surrounding countryside is gently undulating with dense tree planting in places which is typical of the Dixie estate.

Gateways

The village is well screened from the A447 road by a extensive band of trees. The School, now Jasmine Cottage, founded in 1863 on Church Land, continues to define the entrance from the south although this has been compromised to a degree by the modern bungalow on the opposite side of the road. Built in 1843, The Grange, formerly The Rectory, distinguishes the eastern entrance to the village. This grand property includes its former stables and coach house which have been unsympathetically converted into the church hall and an adjoining dwelling. In the grounds of the Rectory has been constructed in the 1970's, the new Rectory, a building of limited architectural quality which has restricted visibility from the Road. From the north , the winding road from Market Bosworth enters the village past the magnificent tree-lined entrance drives to Cadeby Hall and The Manor (c 1740). The original Cadeby Hall was destroyed by fire and rebuilt in the early 19th century.

Character Statement

The character of Cadeby village is primarily derived from the agricultural origins of the settlement. This can be identified from the open views of the countryside between buildings, the preponderance of woodland trees within and adjacent to the settlement and a number of former and existing farm buildings. These include Church Farm, Old House Farm, Woodview Farm, and the fulling mill, now 4 cottages, where wool was combed.

Appearance

From any distance or approach, the village appears to be set in woodland giving it a unique character which is important to protect.

The settlement is fortunate in having retained several medieval timber framed buildings which has helped to give this village its unique character. These include Church Farm, Church Cottage and Old House Farm.

The intersection of Main Street and Wood Lane (formerly Duck Puddle Lane) marks the heart of the Conservation Area where uniquely in this village, traditional houses in the main, sit against metalled pavements with kerb stones to form the edges of a tightly enclosed space. Here Church Cottage which is believed to have been built in 1482, displays a fine medieval timber framed gable and eyebrow windows. It was once a blacksmith's cottage and then a pub. Around this junction lies Corner Cottage, the former bakery, Spring Cottage previously 3 cottages, the former fulling mill with its characteristic regularly spaced small first floor windows and the Barley Mow beer house and cottage.

Beyond this area, pavement kerbs are limited and the street takes on more rural qualities with grass verges, cobbled pavements, hedges and fencing. Wood Lane has some interesting historic properties. However, most of the important spaces between these buildings have been lost through infill development which does not follow the traditional features of other properties in the village.

Beyond the village core, properties are either set back from the edge of the pavement or separated by gap giving views of the countryside beyond.

The transition to the countryside is then achieved on the north side of the village by, Manor Farm and Cadeby Hall. These are only loosely connected to the village along impressive tree-lined drives. On the south side, Church Farm, the church and Jasmine Cottage are again some distance from the core of the settlement.

The most impressive group of buildings in the settlement is, however, Manor Farm. This was constructed in the Queen Ann style, by the Dixie family as a small country house for the deer park. The house is of red brick and in addition there are several impressive outbuildings including cow sheds, a dairy, pigstyes and a Dutch Barn. Nearby is a fine example of medieval ridge and furrow farming and Norfolks Meadow where John Howards army is thought to have camped before the Battle of Bosworth.

Building Style, Scale, and Detail

Without exception traditional buildings are two storeys in height and set at or near the back edge of the pavement. Modern development, in contrast, is set back from the road behind mature planting in deep front gardens which has successfully limited its impact on the village.

Decorative chimneys feature prominently throughout the settlement often grouped in twos or fours. Blue clay roof tiles with plain ridges are the predominant roof material. With the exception of the three principle houses, the Hall, the Grange and the Manor house, village houses are gabled with oversailing courses. Eaves profiles include gablets and an eyebrow window on occasional key buildings. Elevations are plain and simple with occasional gables fronting the road. Window openings are either vertically proportioned for sliding sashes or sit beneath segmental arched lintels, sometimes unsympathetically modified in recent times. Projecting brick sills and string courses also feature. The widespread use of red bricks of various tones continued during more recent developments broken occasionally by render, gives a continuity of appearance throughout the village.

Boundary Treatments

Fine high brick and stone walls topped with saddle-back copings, agricultural fencing and hedges are commonly used define boundaries within the settlement. These channel views and add interest to the edges of the area. Open frontages to dwellings and large openings in walls are out of character and will be resisted.

Contribution of Spaces and Natural Elements

The major characteristic of the village is the large number of mature woodland trees within and on the edges of the settlement. These are particularly important along Wood Lane and around the church where they reinforce the rural setting of the buildings. The spaces around the church, between Jasmine Cottage and Church Farm and it's courtyard, Old House Farm, Manor Farm and Cadeby hall are important to the rural character of the Conservation Area.

Factors having a negative influence on the character of the conservation area

Buildings of Poor Visual Quality

Within the area, pockets of post-war development detract from the prevailing scale, form and grain of the Conservation Area. These include the single storey dwellings on Wood Street and at the junction of Rectory Lane and Church Lane.

Over the last few decades the village has also been subject to some infill development. This has not always been sympathetic to the local distinctiveness of the village in terms of size and scale, detailing, incongruous positioning in the street scene and garaging. Of particular concern are the use of concrete roof materials and garage door treatment. To a degree, however, these factors have been mitigated by being set back from the street and frontage planting.

Enhancement

The enhancement of the character and appearance of the Conservation Area can be defined as the reinforcement of the qualities providing the special interest, which warranted designation. It may be through the sympathetic improvements to site frontages identified in the detailed analysis of the area; it may involve physical proposals or the application of sensitive, detailed development control over extensions and alterations. Areas which warrant special attention for enhancement are marked on the Conservation Area plan.

General conservation area guidance, planning controls and policies

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

- Retain listed buildings and buildings of local interest.
- Ensure new development contributes positively to the character or appearance of the Conservation Area: siting, scale, design and materials used.
- Ensure house extensions satisfy the Borough Council's Supplementary Planning Guidance or subsequent Supplementary Planning Documents.
- Resist development proposals in the key areas which have been identified.
- Ensure the consistent application of positive, sensitive and detailed development control over proposals to alter former farm buildings, yards and jittys.
- Ensure important views of the church and out into the open countryside, are protected.

Special attention should be given to the desirability of preserving or enhancing the appearance of a Conservation Area. Planning applications in Conservation Areas are separately advertised. The principal effects of the designation of a Conservation Area are summarised as follows:

- Consent is required for the total (or substantial) demolition of any building (exceeding 115 cubic metres).
- Applications for outline planning permission are not normally acceptable. Full planning applications are likely to be required.
- Planning permission is required for

  1) the external cladding of any building with stone, artificial stone, timber, plastic or tiles.

  2) alteration of the roof which results in its enlargement.

  3) a satellite dish on chimney, wall or roof fronting a highway.
- The design of all new shop fronts, advertisements and security grills should be in accordance with the Council's Shopping and Shop Fronts Supplementary Planning Document.
- Anyone proposing works to a tree in a Conservation Area must give six weeks written notice to the local planning authority.

These requirements do not cover all aspects of control in Conservation Areas and you are advised to contact the Local Planning Authority.

For further advice contact:
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Old Farmhouse