Twycross

Conservation Area Appraisal

The village of Twycross is set in open countryside in the northwest of the Borough. It is a compact settlement, which straddles the busy Burton Road.

The village has, over the years, been closely linked with Gopsall Hall and was part of the Gopsall Estate. Several houses and lanes are named after members of the Howe family. In 1920 the estate including the village was sold to Lord Waring, who then sold all the estate except the Hall and parklands to the Crown Estates in 1927. The Hall and park was used by the troops during the 2nd world war, and were then purchased by the Crown. The Hall fell into disrepair and was demolished in 1950. The Crown subsequently sold most of the cottages in the village but retained the farms.

In 1564 there were 28 houses in the village. The number has gradually increased to about 120 at present. Twycross House in the centre of the village was a well-known hunting box of Viscount Curzon until it was sold. It is now a private school. The church of St James was built of stone during the 13th century. It contains a remarkable trove of priceless stained glass which includes it's famous east window. This contains stained glass dating about 1145 which was brought to England from Sainte Chappelle and St Denis in Paris after the French Revolution. The glass came into the possession of George III and was given to Earl Howe of Gopsall by William IV.

The Church of England School was demolished in 1930 and the bricks were used to build the present village hall on the same site.



Twycross School

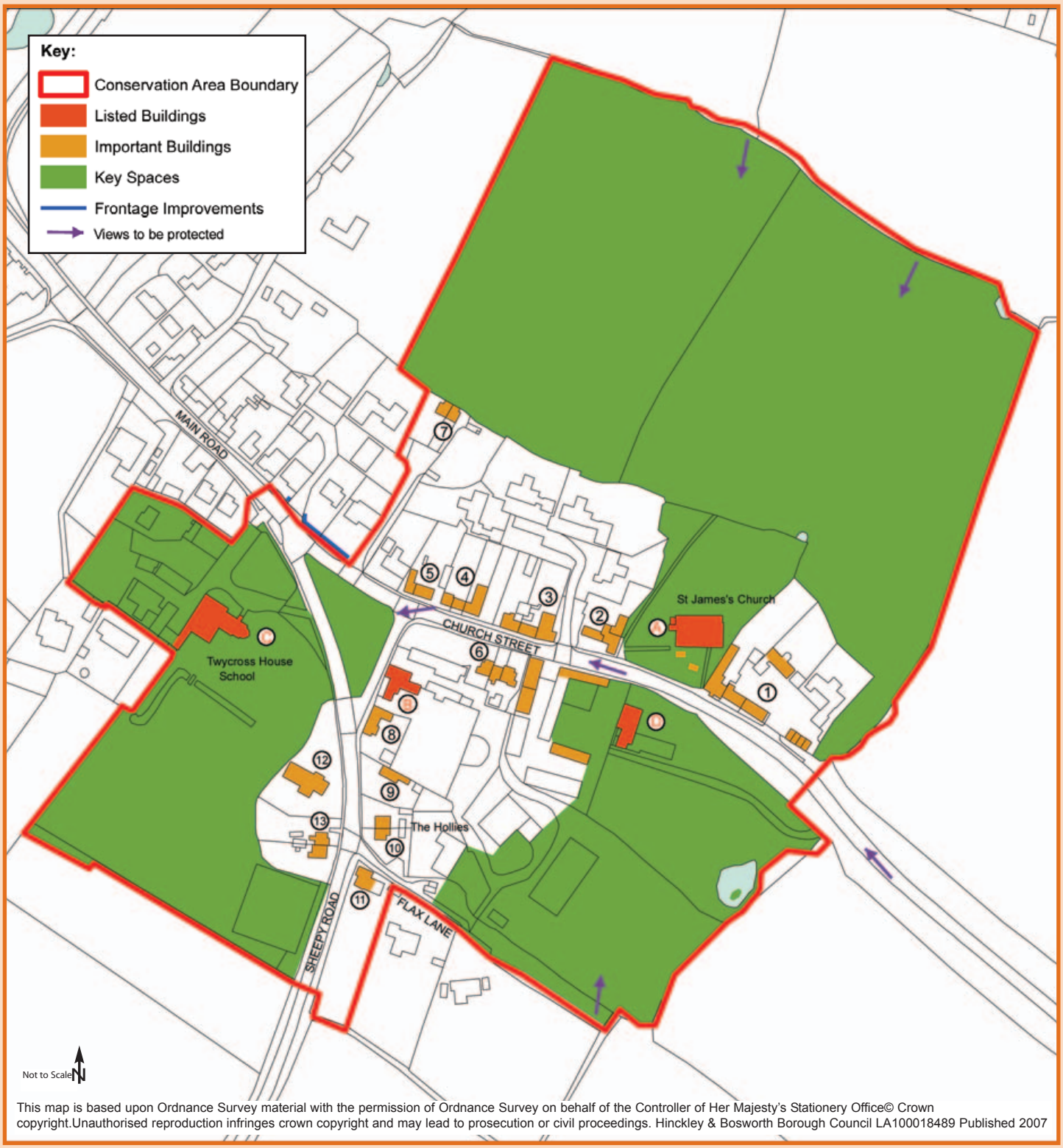
The Hollies

Hinckley & Bosworth Borough Council

A Borough to be proud of

Development Services and Policy Jan 2008

Document adopted



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Listed Buildings - (A) St James's Church (B) The Hollies (C) Twycross House School (D) Manor Farmhouse

Unlisted Buildings of Local Historic or Architectural Importance -

(1) Church Farm
(2) 17 Church Street
(3) 11 Church Street/Blacksmiths workshop
(4) 7 Church Street
(5) 1/The Cottage, Church Street
(6) Green View Cottage/12 Church Street
(7) 7/9 The Croft
(8) The Sweet Shop
(9) 7 Sheepy Road
(10) 9/11 Sheepy Road
(11) 15 Sheepy Road
(12) 10 Sheepy Road
(13) 12/14 Sheepy Road

Factors contributing positively to the conservation area

Setting

The distinctive setting of the village is derived from its location as a ridge top settlement overlooking rolling countryside to the south and west. Views of the medieval church can be seen from as far away as Wellesborough.

Gateways

The southern approach along the A444, Twycross Road, is characterised by open views of farmland, which rise up to the village itself, which is crowned, by the distinctive tower of the medieval church. From the north the land is flat and the conservation area is entered through the more modern part of the settlement. The route from the west rises up along Sheepy Road where views of the village are restricted by high hedges.

Character Statement

The character of Twycross is derived from its agricultural origins, its development as a Gopsall estate village and the central triangular village green. This character is identified through the number of former farms in the settlement and building features favoured by the Howe family, which have been incorporated into the estate cottages. The recent expansion of Twycross School, which now occupies most traditional buildings around the village green, is also causing further changes to the conservation area.

Appearance

The conservation Area can be divided into two distinct areas, which are divided by the village green; the buildings fronting Church Street and those around the junction of Flax Lane and Sheepy Road.

Church Street: In this part of the village, there are two former farms, their outbuildings, the church and a linear group of former estate workers cottages. In this area, buildings and their relationship to the road dominate the appearance of the conservation Area. On the eastern side of the street, with the exception of the church, houses are sited on the back edge or very close to the pavement. From the south, the village is entered between two former farmsteads, Manor farm and Church Farm. These buildings, although having lost their former use, still retain their agricultural appearance.

Flax Lane: Development from the Victorian period is concentrated around the junction of Flax Lane and Sheepy Road. These properties are taller than the vernacular cottages and feature greater elements of decoration. Most have walled gardens to the street

Building Style, Scale, and Detail

The dominant style is that of the Gopsall estate. Without exception, these vernacular estate cottages are between one and a half and two storeys in height with a simple rectangular plan. Roofs are steeply pitched, gabled with large ridge chimneys, often highly decorated. Detail elevation features include hood mouldings, segmental arched lintels, obtuse brick lintels, and oversailing tile eaves courses. Recent changes which have affected their traditional character include the linking of cottages into larger dwellings and large rear extensions. These have resulted in a loss of traditional features such as front doors. None traditional features which have been added include new brick facing walls with inappropriate bond and bricks, inappropriate bargeboards, satellite dishes in prominent places, plastic replacement windows, and out of character boundary walls.

Victorian properties are two storeys in height with steep gabled roofs, tall chimneys, and projecting gable on street frontages. In some instances the roof space forms a third storey using gabled windows but this is not common. Detail features include highly decorative timber bargeboards, gablets, vertically proportioned feature windows, stone lintels incorporating hood moulds, segmental arched brick/stone lintels and brick string courses.

Materials

The predominant roof material is clay tiles with an occasional Victorian property of welsh slates. Modern concrete roof tiles generally detract from the roofscape. With any new extensions, involving the renovation and replacement of windows, consideration should be given to using natural materials. I.e. clay roof tiles, timber windows and doors, and traditional building methods including bond selection and mortar pointing.


7 Church Street


St James Church


9 & 11 Sheepy Road

Doors to late eighteenth/early nineteenth century houses of some architectural pretension are typically of a panelled design set within door cases with fanlights above. Similar panelled doors would probably have been installed in later nineteenth century properties although most now have replacement doors of a late twentieth century date.

Boundary Treatments

Plain walls of local brickwork with blue or red saddleback copings are common on street frontages throughout the area. These promote a village feel and help to channel views along the street. Sometimes, towards the edges of the settlement they have been replaced with wooden picket fencing. Close-boarded fencing is inappropriate in the Conservation Area.

Contribution of Spaces and Natural Elements

The focal point of the village is The Village Green, a triangular space that has several mature trees, the village pump and War Memorial. This unique space has been formed by the intersection of Sheepy Road and Church Street. Other key green spaces in the conservation area include the church yard and its extension down the side of the valley to the scheduled monument, the area around Twycross House school and the recreation area to the south of The Hollies school.

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

Buildings of Poor Visual Quality

On the eastern side of the village green are two houses, which, although interesting in their own right, are out of character with the traditional properties in the village. There are similar issues with two single storey dwellings on Flax Lane.

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 development of sites identified in the detailed analysis of the area as opportunity or neutral sites; 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 Management Plan.

General conservation area guidance, planning controls and policies

To maintain the distinctive character and appearance of the Twycross 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 regarding siting, scale, design and materials used.
- Ensure house extensions satisfy the Borough Council's Supplementary Planning Guidance
- Resist development proposals in the key areas, which have been identified.
- Ensure the consistent application of positive, sensitive and detailed development control decisions 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 ahighway.
- 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:
The Conservation Officer
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The Village Green