



HERITAGE AND DESIGN AND ACCESS STATEMENT

FOR

PROPOSED GARAGE CONVERSION AT

DESFORD MEDICAL CENTRE

54 MAIN STREET

DESFORD

LEICESTERSHIRE

References

This statement refers to proposed alterations as shown on drawing no. 2013/1174/01a produced by AJS Architectural Services.

Proposal

The proposal is to convert the detached garage into office space enabling the existing administration area within the medical centre to be used as an extra consultation room. Although the garage is on the site of the old school building, it is not of the same design and although listed by default it has no architectural heritage.

The garage was not included in the planning application for the change of use from a Scout Headquarters to the Medical Centre and so the intention is to apply for change of use from a garage to an office solely for the use of the Medical Centre.

Description

Desford Medical Centre (previously Desford School) was built in 1876 of red brick with blue brick dressings. It has slate roofs with decorative terracotta ridge tiles and a moulded brick stack.

The north and south fronts each have a single large 4-light pointed arched window.

Siting

The building is within the Desford Conservation Area at 54 Main Street.

Whilst the main building is close to the road the detached garage is set back some 14 metres from the pavement facing west.

The garage has been added in recent times and is not in keeping with the listed buildings either side of it.

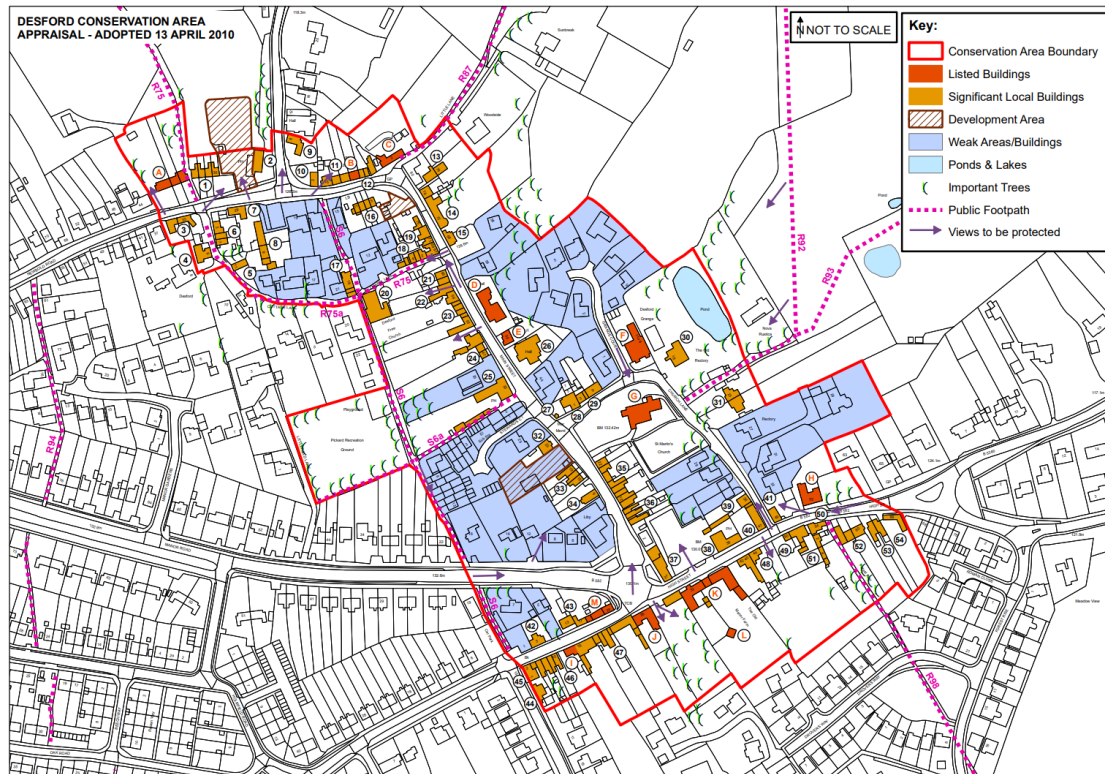
Design

The proposal is to make alterations to the detached garage on the site of the Desford Medical Centre enabling new office space. Existing office space within the medical centre could then be used for an extra consultation room to cope with increasing demand

The existing building has no historic or architectural merit and the new design would better reflect the character of the area and maintain the integrity of the conservation area.

The new window and brickwork is sympathetic to the existing environment and adheres to the special attention for enhancement as set out in Desford Conservation Appraisal 2010.

Conservation Area



DESFORD CONSERVATION AREA APPRAISAL

Appraisal Consultation

Appraisal Consultation Like many villages in Leicestershire, little is known of Desford until after the 11th century when the village was first mentioned in the Domesday Book. Reference is made to Hugo de Grantmesnil, a Norman Baron who was the Lord of the Manor over a settlement known as 'Diresford'. It is possible however that a small settlement did exist about the time that the Saxons and Angles arrived in 410AD which would have been sited on a small clearing in the Charnwood Forest.

The oldest surviving building of note is the Old Hall situated in the High Street. This impressive dwelling with gables and a grand entrance porch faced with stone

was built in 1640 for Thomas Muxloe, a member of a well known Leicestershire family. Adjacent stands a two storey dovecote circa 1700 constructed of red brick with burned headers and a slate roof.

On the 3rd of April 1657 there was a terrible fire in the village which destroyed dwellings, barns, stables and goods of great value and villagers petitioned Oliver Cromwell, the Lord Protector to seek charitable assistance from Christians across England. The Great Fire of Desford.

The earliest reference to nonconformity is in 1672 when permission was given for the Miller's house to be used as a Meeting Place for Presbyterians. Towards the end of the 18th century other houses in the village were being used as meeting places for Protestant Dissenters for the Church of England. At about this time the Chapel of the Strict or Particular Baptists was built in the High Street of which only the graveyard and a few grave markers remain. In 1866 following visits from preachers from Barton in the Beans, a Chapel was built in Chapel Lane. Renovated in 1890, it is now known as the Desford Free Church.

Until the Industrial Revolution, the village was an agricultural community. Prior to enclosure the village had farmhouses in the village itself and not in the fields. The Desford Open Fields consisted of five fields divided into strips the signs of which can be seen today in the ridge and furrow. In 1760 by private Act of Parliament, these open fields totalling around 1000 acres were enclosed and village began to expand along the High Street, Main Street and the Newbold Road area.

In 1832 the third oldest railway line in the world, the Leicester to Swannington Railway Line was constructed by Robert Stephenson to link Leicester to the northwest Leicestershire coalfield. Desford had its own station at the bottom of Station Road although it is now a private house. By 1846 there were 988 persons living in the village. Employment opportunities began to diversify from agriculture into hosiery and several framework knitters' workshops were built. By 1851 there were 115 framework knitters in the village together with other allied trades such as needle - 2 - makers. However by the end of the 19th century the domestic hosiery had declined. An attempt to sink a mine shaft was made at Lindridge in 1875 but abandoned 2 years later due to constant flooding. In 1902 the first coal shaft was sunk at Desford Colliery, 2 miles north of the village. Following its closure in 1984 the local history group erected a half colliery winding wheel on Lindridge Lane to serve as a reminder of the village's involvement in the industry.

During recent years the village has undergone substantial change. The population is now around 3450 persons and a considerable amount of new housing has extended the village boundary. It is now a commuter village and the majority of its working population travel out of the settlement to work.

Character Statement

The boundaries of the Conservation Area are concentrated along the High Street, Main Street and Newbold Road. shown to have been established by 1720 on the Enclosure Map although many properties appear to post date the turn of the nineteenth century.

The character of designated area is derived from four key factors.

The agricultural origins of the settlement: This can be identified by the occasional open view of the countryside between buildings, the preponderance of woodland trees within and adjacent to the settlement, and a number of former farm buildings such as Priory Farm and Manor Farm.

Land ownership: Following its enclosure in 1760 the church, with the exception of a few small properties, held all the land on the eastern side of Main Street from Little Lane to Station Road. It is within this section that the majority of the imposing buildings were subsequently constructed often within large green spaces and mature planting. These included the Old Rectory, the Old National School, the Church Hall, the Grange and Manor Farmhouse.

The topography: Main Street and Newbold Road are partially cut into the side of a hill and this has created significant issues for the access arrangements into the adjacent properties. On the east and north sides, buildings are level with the road but on the south and west sides there are significant differences which are particularly evident at Main Street Corner. The way these level differences have been overcome has had a significant impact on the character of the conservation area. These include steps directly from the street, sections of raised pavement, and massive brick retaining walls.

The medieval street pattern: with its subtle twists and turns has added a further layer of local distinctiveness to the area. This is reinforced by an extensive network of jitties which historically gave access to the countryside but which have now been partially absorbed into the village built fabric.

Important Listed and Unlisted Buildings.

Desford School, 54 Main Street: Grade II Dated 1876. This is a 5 bay red brick building with blue brick and ashlar dressings. It has slate roofs with decorative

terracotta ridge tiles and moulded brick stack. Important features of the elevations are the striking pointed arched windows.

GENERAL CONSERVATION AREA GUIDANCE, PLANNING CONTROLS AND POLICIES

To maintain the distinctive character and appearance of the Desford 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 key areas, which have been identified.
- Ensure the consistent application of positive, sensitive and detailed development control over proposals to develop the haulage depot opposite the church, the small-holding at Main Street Corner and the site at the rear of the Red Lion Public House on Lindridge Lane. The Red Lion building should be retained but the rear flat roofed extension should be removed.
- Ensure important views of the church and other key visual buildings and spaces in the conservation area identified on the attached map, are protected.

Policies

THE GOOD DESIGN GUIDE FEB 2020

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

