



Hinckley & Bosworth
Borough Council

A Borough to be proud of

**Market Bosworth
Conservation Area Appraisal**

March 2014 (adopted 27 May 2014)

1.0 Introduction

- 1.1 The Conservation Area in Market Bosworth was declared in November 1974. The principle purpose of the designation was to protect those parts of the village which are closely associated with the village's past.
- 1.2 The Conservation Area has been subdivided according to areas of different character. Each area is analysed in terms of its buildings of townscape merit, distinctive details, features of interest, green spaces and vegetation.

2.0 Historical development

- 2.1 The development of Market Bosworth has been influenced by its location as a ridge top settlement, its agricultural economy and the strong manorial tradition based on Bosworth Hall within its parkland setting. In medieval times the manor was owned by the Harcourts of Stanton and Bosworth. In 1285 a royal charter was granted for a weekly market which is still held today.
- 2.2 In 1585 the estate was purchased by Sir Wolstan Dixie. He commissioned a survey of the manor which describes the town much as it is today with a Market Place with arterial routes fanning out intersected by a series of cross alleys and paths.
- 2.3 The Dixie family built the present Bosworth Hall at the end of C17. In 1885 the ownership passed to Charles Tollemarche Scott who improved the estate, replanting woodland and rebuilding lodges and farms. In later years the Hall became a hospital and is now a hotel.
- 2.4 The framework knitting industry also had an impact on the settlement where from 1751 the industry slowly expanded until by 1844 there were 80 frames installed in cottages in the village. Bosworth then had its own factory, a three storey structure behind the King William IV former public house. It was owned by Thomas White, a hosier also owned the old cottages along Barton Road where his tenants worked at stocking frames. During this period stocking weavers occupied many houses both in the Market Place, Park Street, Station Road and Barton Road.

3.0 Setting

- 3.1 Market Bosworth is a ridge top settlement approached through woodland pasture and traditional parkland. Development is screened by substantial groups of mature native trees with only the church spire visible above the tree line. The domination of the extensive parkland and woods, together

with a large area of glebe land, has preserved the character of Market Bosworth from the C17 onwards.

4.0 Conservation Area entrances

- 4.1 All routes into Market Bosworth converge on the Market Place which is the centre of the Conservation Area. The historical relationships between the town, the church, the hall and the park and the agricultural landscape are clearly apparent and define the setting of the designated area and hugely contribute to its unique sense of place.
- 4.2 The countryside around the settlement and its relationship to the entrance roads is a major factor in the appreciation of the character of the village and it's Conservation Area.
- 4.3 From the east the designated area is entered along The Park which from the cross roads at Bull in the Oak curve through farmed countryside between wide grass verges and green hedgerows until it reaches the pillars of the former park gates and the elegant Gate House. These structures are grade II listed and mark the beginning of the village development which is very tightly restricted to the north side of the road. The Gate House itself is a key historic building and there are important views of each elevation which can be seen on both entering and leaving the village. From the west, the view of the Gate House has been carefully preserved by the retention a large garden at the side of the property.
- 4.4 Beyond the gate piers, the road passes along a magnificent avenue of mature trees. On the south side the trees follow the edge of the parkland with three groups of trees and individual specimen trees set further back in the first field. On the north side the ribbon development housing is set well back from the road and many have similar mature trees in their front gardens which are also part of the avenue of trees. They present a sharp contrast to the open parkland further to the south which has only occasional specimen trees. It is the views of this parkland and the avenue of trees which to a great extent defines the setting of the Conservation Area. As the road approaches the main built form of the village, further vistas open up of Bosworth Hall's Wilderness and walled garden to the north set behind a wide grassy area which adds emphasis to the rural setting of the Conservation Area. The drama of this walled structure is enhanced by the elegant tall brick structure of the water tower.
- 4.5 From Cadeby village the road winds through sharply contrasting countryside, initially in a dark narrow cutting edged with tall hedges and then through open pasture and managed parkland also edged by a mature and semi-mature avenue of trees. It eventually intersects acutely with the park at the edge of the Wilderness. Again it is the views of this avenue of

trees and the park land beyond which add significantly to the character of the setting and the designated area itself.

- 4.6 From the south, both Sutton Lane and Shenton Lane also approach the designated area through pleasant countryside which is interrupted only by clumps of trees and shrubs. Sutton Lane is a narrow track which, as it moves towards the village, passes the listed Hercules monument which stands high up on an overlooking hillside. It also uniquely enters the Conservation Area through a five bar gate which adds to the rural setting. A key feature on Shenton Lane is the abrupt dip in the road as it passes beneath a former brick railway bridge on the former Ashby and Nuneaton Joint Railway. Beyond this feature, the road is similar to the eastern entrance, being edged on its northern side by a short length of residential development before entering the settlement proper adjacent to the new cemetery. These properties are also well set back behind mature trees in large front gardens.
- 4.7 From the west, Station Road enters the settlement through primarily modern development with only isolated examples of buildings which pre-date the First World War. These include a listed thatched cottage and a former Workhouse. This modern development is divided into three distinctly separate elements. The canal side buildings which reflect waterway structures in appearance and scale and are isolated from other development along this road by the canal itself and the Shackerstone railway lines. Beyond the bridge over the railway, the road rises gently up to a wooded knoll with wide vistas of countryside to the north and continuous development to the south.
- 4.8 This follows the same distinctive form of both Shenton Lane and The Park where development is restricted to one side of the road and open countryside or parkland is on the other. This is a very memorable characteristic of the settlement which should be protected.
- 4.9 From the north, the road from Carlton, the next village, is very different in character. It is very straight and races through the countryside until it reaches the village edge where it continues between twin rows of development until it gently curves around Home Farm Mews and the Dower House, both of which are listed, to reach the Market Place.
- 4.10 The central area of Market Bosworth is defined by the Market Place enclosed on all sides by buildings constructed at the back edge of the pavement. The hard urban texture is broken by a number of narrow paved jitties and alleyways. The urban environment continues along Main Street and down the south side of Station Road. In contrast Church Street, Park Street, Rectory Lane, Sutton Lane and Shenton Lane presents a more open urban townscape with the urban form punctuated by trees, green

spaces and glimpses of the countryside. However a sense of enclosure is still provided by boundary walls and hedges. Barton Road and Back Lane provide extensive views across open farmland and copses. Bosworth Hall and the Wilderness, together with the adjacent parkland, provide a clear visual and spatial contrast to the town as buildings give way to open countryside.

- 4.11 Green spaces create a special ambience in the town. In addition to the larger public parks, parkland and smaller privately owned spaces, many front and rear gardens and wide grass verges, some with mature trees and hedges, add to the character.

5.0 Key buildings

- 5.1 Identified on the plan are the listed buildings and other buildings which make a significant contribution to the character of the Conservation Area.

6.0 Gateways and views

- 6.1 From the east, four gate piers and the Lodge House define the gateway to The Park and the village.
- 6.2 Shenton Lane to the west leads out into open farmland with views southeast towards Bosworth Battlefield. Sutton Lane is narrow and gated again presenting an important vista into the countryside beyond.
- 6.3 The view along Rectory Lane towards The Park presents a wooded appearance achieved by a combination of hedges and mature trees.
- 6.4 There are also fine views from Back Lane and down Barton Road northwards across woodland and open countryside.
- 6.5 Important glimpses of St Peters church throughout the Conservation Area emphasise the town's position on the crown of a hill and the church's importance as a landmark.

7.0 Townscape and architectural quality of the buildings

- 7.1 The buildings of Market Bosworth display a wide mix of styles and periods. However unity has been achieved through the scale of development and the maintenance of traditional building lines.

7.2 Market Place

- 7.2.1 With the exception of the C17 thatch cottages, the Market Place is almost entirely late C18 or early C19 in appearance although

some facades conceal earlier construction. Urban in character, the buildings are set at the back of pavements, are predominantly three storeys and constructed of red brickwork or painted render. Roofs are a mixture of Welsh slate or clay tile. The skyline is varied and often broken by tall chimney stacks with dormers and roof lights usually restricted to rear elevations. Many of the three storey buildings are thought to originally have been occupied by framework knitters.

- 7.2.2 The street scene is characterised by cobbles forecourts, granite setts and paved footways. Traditional style shop fronts, signage and street furniture have emphasised the character of the central area. Rear boundaries are predominantly of red brickwork with some railings present.

7.3 **Station Road**

- 7.3.1 Urban in character, with a long terrace of residential properties at the back edge of the pavement on its south side, contrasting with the high playground wall of the grammar school opposite. The buildings are primarily two storeys stepping up to three storeys near the Market Place. The latter are high status buildings with delicate detailing which devolves down to vernacular buildings with simpler details further away. Materials are red brick with some pebble dash and painted stucco. Interesting features include hood moldings, Georgian sash windows, side hung casements, pointed arched entrances and segmental brick arched lintels.

7.4 **Warwick Lane**

- 7.4.1 The open aspect of this residential street is created by the width of the street, the presence of front gardens and two areas of public open space. Only the properties on the north side are included within the Conservation Area, where two storey buildings are preferred. The key building on this street is the former police station which is grade II listed and which has separate cells in its rear yard.

7.5 **Shenton Lane**

- 7.5.1 This street reflects the development of the village with a small listed thatched cottage at its entrance from the Market Place and Rectory Lane giving way to large Edwardian houses. All are two storey residential properties mostly in large gardens set behind mature hedges or occasionally stone walls which emphasize the

rural qualities of Shenton Lane. Architectural features include roof dormers, bay windows, segmental brick lintels and gable end stacks. There is a mixture of brickwork and rendered wall finishes, projecting string courses and arched brick entrances.

7.6 Sutton Lane

- 7.6.1 The topography and properties built close to the road on the west side and hedges and boundary walls on the east side have created a unique sense of enclosure. The houses are of mixed character and height, ranging from very old properties to more modern detached houses. There are two substantial detached houses at the entrance to the gated road. Red brick and white or cream render predominates. The roof line is varied and there are some fine examples of ornate chimneys and fish scale tiling. There are no significant trees in the road but attractive views down the gated road give the impression of Sutton Lane being well landscaped.

7.7 Rectory Lane

- 7.7.1 Large detached dwellings, set well back from the road, with mature trees and hedges present a wooded appearance from the Market Place and define the character of the street. There is a mix of styles from early C19 to late C20 neo-Georgian. The prevalent building material is red brick. Window and door treatments are sympathetic to traditional styles. The largest property by far is the Rectory which is listed and set behind high walls with a gated entrance. Separated from it by some distance is its stable building. Both buildings are unusual in this street in having slated roofs.

7.8 Bosworth Hall and the Wilderness

- 7.8.1 The walls of the Park, the Walled Garden, Water Tower and Triumphal Arch are key visual features in this part of the town. Bosworth Hall with its fine iron railings, stone balustrades, terraces and associated structures dominates its setting. There is substantial open space within the Hall grounds with many mature native trees, an ornamental pond and moat. The site adjoins open countryside and enjoys unimpeded views across Market Bosworth Country Park, once part of the Dixie Estate.

7.9 Park Street

- 7.9.1 An urban environment softened by a large number of mature native trees and hedges culminating in two substantial areas of open space.
- 7.9.2 There is an eclectic mix of styles and ages of properties from early C18 to late C20 and a number of listed buildings. The majority of the buildings at the west end of Park Street are two storey and open directly onto the pavement. Boundary walls and railings are important in maintaining a strong building line which softens towards the Park. Materials include red and yellow brickwork painted brickwork and render. Roofs are slate, tiles or shingle punctuated by a range of interesting chimney stacks. Particularly interesting buildings include The Forge, The former School Masters House (grade II listed) and the former Church of England School (grade II listed).

7.10 Main Street

- 7.10.1 Set at the back of the pavement, Victorian terraced properties of red brick with slate or tiled roofs create an urban environment. Some have now been rendered or painted white. The skyline is punctuated by an interesting variety of ornate chimney stacks. Other architectural features include Georgian sash windows, pilastered entrances, segmental arched lintels and traditional timber shop fronts. Boundaries are generally of red brick walls and the street is hard landscaped with paved jitties leading to courtyards. Of particular interest is the three storey Dower House (grade II* listed) which dominates the street.
- 7.10.2 The eastern side has undergone substantial change as a result of major demolition works which included two fine terraces of framework knitters cottages. The subsequent redevelopment in the 1960's is out of character in both scale and design.

7.11 Barton Road

- 7.11.1 Dwellings set back from the road give an open aspect. The west side is predominantly Victorian red brick buildings with blue tile or slate roofs with some attractive terracotta detailing. Many original design features, including windows and brick boundary wall features, have been retained. Of particular interest is Home Farm, the former dairy and farm buildings to Bosworth Hall now converted into residential use.
- 7.11.2 On the eastern side there has been substantial alteration to the building line from the junction with Church Street in the 1960's.

The scale and design of these properties does not respect the historic character of the area. Mature gardens trees and hedges are important features in the town.

7.12 Church Street

- 7.12.1 A residential street and an important link between St Peter's church and the town. On the north side three substantial properties built around 1819 at the back of the pavement provide solidity to the street. On the opposite side of the road the properties are set back and are mainly red brick or rendered with slate or tiled roofs.
- 7.12.2 Approaching the church, the wide street is bounded by railings and hedges. A pair of ornate iron gates marks the entrance to the churchyard and Bosworth Hall. The churchyard is an important green space within the Conservation Area and contains a number of substantial mature trees.

7.13 Back Lane

- 7.13.1 An urban street scene characterised by a mix of styles and ages from the early C19 which loops from the Market Place around the Dixie Grammar School site to link with Station Road further to the west. Most are detached and constructed from red brick with slate or blue tiled roofs, with boundaries of red or blue brick walls and iron railings. There is one substantial stone wall adjacent to the modern medical centre. Important buildings include the rear wing of the Dixie Grammar School and the School's Under-Master's House constructed at the same time as the main school building in 1828. With the exception of these buildings, high brick walls dominate the street.

8.0 Prevalent and traditional building materials.

- 8.1 There are a variety of traditional materials in the Conservation Area; stone and red brick and yellow brick with a variety of finishes including painted brick, stucco and render. Roof materials include natural slate, tile and thatch. Prominent chimney stacks and steep slate roofs are also characteristic. The majority of windows and doors are traditional in style and material; wooden casement windows and latticed metal windows are noteworthy.
- 8.2 Roads and footpaths are predominantly tarmacadam with the exception of the Market Place where a combination of granite sets and paving have been laid. Boundary walls are usually red brick although there are one or

two notable examples of stonework, e.g. Back Lane. Decorative iron railings and gates are important features outside the Dixie Grammar School, Churchyard, Memorial Garden, the Old School House on Park Street and Bosworth Hall.

9.0 Factors having a negative influence on the Conservation Area.

Extent of loss, intrusion or damage

- 9.1 The historic character of the settlement remains largely in tact with limited intrusion from more recent development. The use of unsympathetic non-traditional materials and features is limited. However some important features such as brick chimneys and boundary walls have been lost which has had a negative impact.

10.0 Enhancement

- 10.1 The enhancement of the character and appearance of the Conservation Area can be defined as the reinforcement of those special qualities that originally warranted designation. This may be achieved through sympathetic new development; it may involve proposals for physical enhancement of existing properties or by the application of sensitive detailed control over extensions and alterations.
- 10.2 Issues which warrant special consideration for enhancement are set out in the Management Plan and Long Term Strategy and are identified on the detailed proposals map.

11.0 General Conservation Area planning controls, policies and guidance

Planning control

- 11.1 New development should pay special regard to the character or appearance of a conservation area to ensure that the significance of the conservation area is preserved or enhanced. Additional controls exist to protect existing buildings and features within a conservation area from adverse change:
- Planning permission is required to demolish a building with a volume of more than 115 cubic metres;

- Planning permission is required to demolish a gate, fence, wall or railing over 1 metre high next to a highway (including a public footpath or bridleway) or public open space; or over 2 metres high elsewhere;
- There are stricter controls on permitted development – that is minor works that are normally permitted. Please utilise the Self Assessment Forms on the Borough Council website (<http://www.hinckley-bosworth.gov.uk/planningpermission>) and the Planning Portal (<http://www.planningportal.gov.uk/permission/>) to determine whether planning permission is required for a proposal;
- Permitted development rights may have been removed by an Article 4 direction or via a planning condition. Please contact the Borough Council to ascertain whether these rights have been removed; and
- Trees within a conservation area are automatically protected from being cut down or having work done to them without permission from the Council, as they can contribute significantly to the special character of the conservation area. If you want to carry out works to a tree or remove a tree in a conservation area you must give the Council 6 weeks notice and complete an application form accessed from the Borough Council website (http://www.hinckley-bosworth.gov.uk/info/608/make_a_planning_application/519/submitting_a_planning_application).

Policies and guidance

- 11.2 The Council's planning policies related to conservation areas are provided in the Core Strategy and Local Plan. This Conservation Area Appraisal and associated Management Plan also provide planning guidance related to Market Bosworth Conservation Area.
- 11.3 The Core Strategy identifies that the borough's conservation areas are valuable assets that need to be safeguarded. They form an attractive environment and proposals that enhance the identity and distinctiveness of this environment will be supported. **Core Strategy Policy 11** requires new development to respect the character and appearance of the Market Bosworth Conservation Area by incorporating locally distinctive features of the conservation area into the development.

Development in Market Bosworth Conservation Area (see Local Plan Policy BE7)

- 11.4 The primary planning policy will be the preservation or enhancement of the special character of the conservation area (including buildings, related spaces, views in and out of the area, topography and vegetation) or appearance. Planning permission for proposals which harm that special

character will not be granted. Within the conservation area and its setting, the Council will require the siting and design of new development, including alterations and extensions, to preserve or enhance the character or appearance and be in sympathy with the merits of neighbouring development. The following considerations will be taken into account when determining applications for development:

- The siting of proposals in relation to existing urban spaces and existing building lines;
- Their overall scale, design and proportions which should be sympathetic to characteristic form in the area and compatible with adjacent buildings and spaces;
- The desirability of retaining features of historic or characteristic value including street pattern, boundary walls and street furniture; and
- The use and application of building materials and finishes which should respect local traditional materials and techniques.

11.5 The above considerations are not exhaustive, so careful consideration should be given to all elements identified within the Conservation Area Appraisal and Management Plan.

11.6 Proposals which seek to improve identified weak/improvement areas inside the conservation area, which also lead to the overall enhancement of the conservation area will be supported and encouraged.

11.7 The design of house extensions within the conservation area should satisfy the Council's House Extension Supplementary Planning Guidance.

Demolition in Market Bosworth Conservation Area (see Local Plan Policy BE8)

11.8 Applications for the demolition of buildings within the conservation area will be refused except where it can be demonstrated:

- That the loss of the building will not be detrimental to the character or appearance of the conservation area;
- That there are proposals for its replacement which would preserve or enhance the character or appearance of the conservation area;

11.9 Conditions will be imposed to ensure demolition does not occur until immediately prior to the redevelopment or remediation.

Shop fronts, shop security, signs and advertisements in Market Bosworth Conservation Area (see Local Plan Policy BE9, BE10 and BE11)

- 11.10 Shop fronts within the conservation area that are attractive, of historic importance or architectural interest, or which contribute to the general character of the area, should be retained.
- 11.11 Permission will only be granted for the repair or restoration of these shop fronts or their component features. Where replacement is unavoidable, only authentic and carefully designed traditionally styled shop fronts will be permitted.
- 11.12 Proposals for new shop fronts or the replacement or alterations of existing shop fronts which are of insufficient quality to warrant their retention will be permitted, provided that the design is of a high quality, appropriate to the character of the building, the street scene and the wider townscape.
- 11.13 Permission will be granted for the installation of shop security fittings where this does not have an adverse effect on the character or appearance of the conservation area.
- 11.14 Where existing advertisements, signs and fascias make a positive contribution to the character of the conservation area, they should be retained. Replacement advertisements, signs, and fascias should be traditionally styled and carefully detailed.
- 11.15 Proposals for new advertisements, signs and fascias or the replacement of existing features which are of insufficient quality to warrant their retention will be permitted, provided that the design of the replacement is of a high quality, appropriate to the character of the building, the street scene and wider townscape.
- 11.16 The design of all replacement and new shop fronts, security fittings, signs and advertisements should be in accordance with the Council's Shopping and Shop Fronts Supplementary Planning Guidance.

Locally Important Heritage Assets

- 11.17 Important local buildings within Market Bosworth Conservation Area (also to be identified on a Local Heritage Asset List) should be retained and enhanced wherever possible. The significance of the assets illustrated in the Conservation Area Appraisal and the impact on this significance should be demonstrated and justified.

General advice

- 11.18 The Council will advise owners, occupiers and other interested individuals and organisations on the care and maintenance of trees and property within the conservation area, however minor in nature. Please contact the Council's Conservation Officer for advice.

Contact details and information:

Website: http://www.hinckley-bosworth.gov.uk/info/200023/conservation/253/conservation_areas/1

Email: conservation@hinckley-bosworth.gov.uk

Phone : 01455 238141