

## *Glenfield Conservation Area*

### Draft Designation and Character Statement for the Proposed Conservation Area



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## **1 INTRODUCTION**

- 1.1 The Glenfield Conservation Area was first designated in {**DATE TO BE INSERTED**} and it covers an area of about 8.5ha (21 acres).
- 1.2 The purpose of this character appraisal is to examine the historical development of the Glenfield Conservation Area and to identify those qualities of the historic village centre that contribute to its significance as a place of special architectural and historic interest, as required by paragraph 127 of the National Planning Policy Framework (NPPF).
- 1.3 The scope and arrangement of this document is based on the guidance issued by English Heritage: *Understanding Place: Conservation Area Designation, Appraisal and Management*, published in March 2011.

## **2. PLANNING POLICY CONTEXT**

- 2.1 Conservation areas are defined by section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In making decisions on potential development within a conservation area, Section 72 of the Act requires Councils to pay special attention '*to the desirability of preserving or enhancing the character or appearance of the area*'.
- 2.2 The NPPF makes it clear that the conservation of heritage assets in a manner appropriate to their significance is a core land-use planning principle that should underpin both plan-making and decision-taking, and local planning authorities are expected to take account of the desirability of new development making a positive contribution to local character and distinctiveness when determining planning applications.
- 2.3 This appraisal is therefore intended to inform the consideration of development proposals within the Conservation Area to ensure that future changes can be accommodated in an informed and sympathetic way, without adversely affecting the Area's special qualities.

### **3. LOCATION AND CONTEXT**

- 3.1 Glenfield is situated in the north-western corner of Blaby District some 3.5 miles to the west of Leicester city centre. The village centre is now largely surrounded by extensive areas of 20<sup>th</sup> century housing development and the boundary of the Conservation Area has been drawn to encompass the significant historic, architectural and visual elements of the village.
- 3.2 The historic village centre lies to the south of the Rothley Brook and it sits between a promontory of high ground that is occupied by St Peter's Church and the water meadows of the Rothley Brook. These water meadows contain the buried remains of the Medieval manor house on a moated island (now a scheduled monument) and they provide a relatively undeveloped green edge along the northern edge of the village that contributes to the overall setting of the Conservation Area.
- 3.3 The Conservation Area is based on the Medieval village settlement that stretches out from The Square along Kirby Road and Main Street, towards Old Glebe Farm and Elm Tree Farm, and the later Victorian and Edwardian developments along Stamford Street and Station Road. Within this area is a range of buildings of various architectural styles and types that reflect the chronological, social and economic development of the village and combine to define its essential character.

#### **4. GENERAL CHARACTER AND PLAN FORM**

- 4.1 The physical character of the historic centre of Glenfield is largely derived from its relationship with the Rothley Brook. This stream flows in a north-easterly direction to the north of the village and its course has dictated the route of the earliest tracks and roads through the village centre that link Glenfield to its neighbouring villages of Anstey (2 miles to the north-east) and Kirby Muxloe (1.5 miles to the south-west), now the B5350 route through the village centre.
- 4.2 The historic village centre developed on the southern bank of the Rothley Brook between the higher ground now occupied by the St Peter's Church and the water meadows of the Rothley Brook, originally occupied by the manor house and mill. This early historic settlement is now defined by the linear form of development along Main Street and Kirby Road. During the 19<sup>th</sup> century new development was centred around The Square, along Station Road, Church Road and Stamford Street.
- 4.3 There are three well-defined road approaches or 'gateways' into the Conservation Area all of which lead into The Square, which is the hub of the Conservation Area.
- 4.4 From the south-west, the approach follows the line of the original route from Kirby Muxloe and the meandering course of Kirby Road and Main Street creates a transition from an area of closely knit former agricultural buildings, that define the most historic parts of the village, into the broad open space of The Square.
- 4.5 Main Street is characterised by neat groupings of 19<sup>th</sup> century red brick buildings, terraced cottages with simple decorative features and granite rubblestone garden walls on one side of the street and the imposing Georgian façade of the Old Rectory opposite. The whitewashed elevations of The Forge Inn and The White House contrast with the surrounding group of traditional red brick cottages at its transition into Kirby Road.

- 4.6 Running westwards into Kirby Road, the road narrows significantly and threads its way through the former farm buildings associated with Elm Tree Farm and Old Glebe Farm. The former red brick barns, built on granite rubblestone plinths, and rustic timber doors create a distinctive rural character that makes an important contribution to the architectural and historic interest of this part of the Conservation Area.
- 4.7 From the north-east the entrance to the Conservation Area is defined by the narrow gateway formed by the Nags Head public house and the Methodist Chapel and Sunday School that sit opposite each other on Station Road. Station Road provides the link between the historic centre of the village and the old Leicester to Swannington railway that cuts across the northern end of the village and a range of commercial and residential properties, that are largely 20<sup>th</sup> century in origin, typifies this section of Station Road.
- 4.8 The entrance to the Conservation Area from the south along Stamford Street is marked by Glenville House, a distinctive landmark building that occupies a generous plot at the junction with Blacksmith's Bank. The steady descent into The Square affords a view of the village centre against a backdrop of trees that lie along the shallow valley of the Rothley Brook. The stepped nature of the properties along this section of Stamford Street are key visual features of this part of the village as the buildings adjust to the changing land levels.
- 4.9 Outside of this main road network is Church Road, a short cul-de-sac that leads off The Square to the south-west. This street rises relatively steeply up towards St Peter's Church that forms a distant focal point set within a screen of tall lime trees in the churchyard.
- 4.10 The irregularity of the primary and secondary street pattern now provides for a wide diversity of spatial and visual qualities that combine with the existing buildings to give the historic core of Glenfield a unique character.

## **5. LANDSCAPE SETTING**

- 5.1 The historic centre of the village occupies an area of generally flat land extending across the water meadows to the south of the Rothley Brook with gently rising ground to the south and west. This setting of the village in the landscape and the influence of the local topography is still discernible despite the extensive and encompassing nature of the surrounding 20<sup>th</sup> century development.
- 5.2 The western side of Conservation Area, is largely defined by the historic development along Main Street and Kirby Road, that lies between the high ground occupied by the Church and the water meadows alongside the Rothley Brook, occupied by the Medieval moated site and gardens and the old brick water mill. Although the water meadows are now crossed by a line of electricity pylons, with significant and intrusive industrial premises to the north of the Brook, they provide an extensive belt of open grassland along the northern side of the Conservation Area.
- 5.3 The eastern side of Conservation Area, along Station Road and Stamford Street, runs through the more built-up parts of the village and marks the transition between the 19<sup>th</sup> and early 20<sup>th</sup> century core of the village and the later 20<sup>th</sup> century development.
- 5.4 The elevated position of the church above the historic settlement illustrates the marked change in the local topography and as a consequence the church tower is a prominent village landmark that is seen from a number of vantage points, typically framed against a backdrop of trees.
- 5.5 The changes in the local topography are also evident on the descent into The Square from Station Street and Stamford Street, which provide distinctive views of The Square and the trees alongside the Rothley Brook beyond.

## **6. HISTORIC DEVELOPMENT OF THE AREA**

- 6.1 The name Glenfield appears to have derived from a literal meaning of '*clean open lands*' or a cleared woodland terrain out of the Leicester Forest, an extensive area of royal hunting forest that originally covered most of the present-day Blaby District.
- 6.2 It is likely that the village first developed as a nucleated Saxon settlement, centred on the manor house and church and surrounded by its open fields and an agricultural settlement of '*Clanefields*', with a population of 60 people, is recorded by the Domesday Survey of 1086.
- 6.3 The early development and prosperity of the Medieval village relied on an agricultural economy based on a system of open fields, meadows and common land and this continued until these lands were enclosed by an Act of Parliament in 1809. This is a comparatively late date for enclosure and this may account for the large number of farms that survive within the village core. Several field boundaries dating from the time of the 1809 enclosure are also still discernible, such as the allotment gardens bordering St Peter's churchyard and the Glenfield County Primary School which occupy the site of the former glebe allotment.
- 6.4 The Medieval village also appears to have benefited from its proximity to the Leicester Forest. The creation of the Braunstone Frith, Glenfield Frith, Kirby Frith and New Park areas out of the original Leicester Frith in 1525-26 was accompanied by significant tree felling within the former royal forest. Historical records show that 40 loads of timber were gathered by Glenfield men '*to ornament houses*', suggesting a period of rebuilding or expansion of the settlement, although there are few signs of any timber frame buildings remaining within the village, the only visible surviving evidence of timber frame building lies to the rear of the Old Rectory on Main Street.
- 6.5 The 19<sup>th</sup> century enclosure of the open fields had a profound effect on both



the local landscape and the economic and social structure of the village, and new sources of employment and industrial development were introduced.

- 6.6 The most important of these being domestic framework knitting, records show that there were five hand-operated frames in the village in the period 1765-95, increasing to 50 frames by 1844. Early framework knitters were traditionally employed as out-workers by larger factories based in Leicester, working within their main home or in purpose built workshops to the rear of their properties. Long horizontal windows with multiple panes typically denote buildings adapted to provide the high level of natural lighting needed for framework knitting and part of no. 31 Main Street may have been a former frame shop judging by the percentage of glazing retained in its east elevation.
- 6.7 The construction of the Leicester and Swannington railway along the valley of the Rothley Brook during the early 1830s marked a further turning point in the economic development of Glenfield, as well as dramatically changing the surrounding landscape. The railway placed Glenfield on the transportation route between the coalfields of north-west Leicestershire and the granite quarries at Groby and the Soar Navigation at Leicester. The railway also contributed to the growth in the settlement towards the railway station at the northern end of Station Road away from the historic centre. By 1846 Glenfield is described in White's Directory of Leicestershire as '*a considerable village situated on the banks of a rivulet on the south side of the Leicester and Swannington Railway*'.
- 6.8 The growth in the village during the 19<sup>th</sup> century was also reflected in the improvements and growth of community facilities with new schools, churches and social amenities and most of these new public buildings are included within the Conservation Area.
- 6.9 Thomas Pares, a Leicester banker, had funded the building of a National School on Main Street in 1831, which later became the Glenfield Infants School and now provides serviced office accommodation, as well as a

Methodist Chapel on Station Road during the 1830s, the site of which is now occupied by the present Methodist Chapel. A Church of England School was also built on the glebe land alongside Kirby Road in 1842 but this was demolished in 1974 to make way for the Elm Tree Farm housing development.

- 6.10 The ruinous mid-13<sup>th</sup> century Norman church was replaced by the present St Peter's Church, built in 1874-77 alongside the ruins of the original church to the design of local Leicester architects Goddard and Paget.
- 6.11 The early 20<sup>th</sup> century saw further housing and commercial development along the lower part of Stamford Street.
- 6.12 Despite the mass building and settlement expansion that occurred during the 20<sup>th</sup> century, the historic core of the village and key parts of its rural setting survived reasonably intact and these elements along with the basic historic street pattern now form the basis of the Conservation Area.

## **7. ARCHAEOLOGY**

- 7.1 The Leicestershire & Rutland Historic Environment Record (HER) indicates that the Glenfield area has considerable archaeological interest with local finds providing evidence of human activity in the Glenfield area dating back to the Neolithic and early Bronze Age period (3000-2000 BC) and of a settlement founded during the Late Bronze Age (1100-700 BC). The area also appears to have become more widely settled during the period of the Roman occupation (43-410 AD). These previous finds indicate that there may be significant archaeological potential and any major development within the Conservation Area requiring excavation works should be preceded by a considered archaeological assessment and investigation.
- 7.2 The Conservation Area also encompasses the core Medieval settlement of Glenfield and the historical development of the Area, which is evident in the pattern of streets, housing plots and the age of many of the properties, would also suggest that there is good potential for below ground archaeology.
- 7.3 Standing buildings of archaeological interest include the remains of the 13<sup>th</sup> century parish church that stands to the north-west of the present St Peter's Church.
- 7.4 The northern edge of the Conservation Area is defined by the water meadows to the north of Main Street. This area contains the scheduled moated site with water-filled ditches that excavations suggest may have been a late Medieval farmstead or the manor house and its outbuildings. To the east of the site is the old water mill that was powered by the brook and would have been an important site in the Medieval settlement.

## **8. CHARACTER AND INTERRELATIONSHIP OF SPACES WITHIN THE CONSERVATION AREA**

- 8.1 There are a considerable number of open spaces within the Conservation Area. The principal public space is The Square, which appears to have been substantially enlarged in the second half the 20<sup>th</sup> century to provide what is in effect a large roundabout for vehicular traffic through the village.
- 8.2 The most important historic open spaces comprise the water meadows alongside the Rothley Brook and St Peter's churchyard and the adjoining allotment gardens off Kirby Road that form a significant area of open space along the western and northern boundaries of the Conservation Area. These spaces have considerable amenity and historic value being surviving elements of the Medieval settlement and the establishment of the glebe allotment following the 19<sup>th</sup> century village enclosure.
- 8.3 A particular attribute of the Conservation Area are the narrow pedestrian jitties of The Lees and Blacksmith's Bank that provide important pedestrian routes through the centre of the village and make an important contribution to the overall character of the Conservation Area.

## **9. KEY VIEWS AND VISTAS**

- 9.1 The most prominent landmark is St Peter's Church tower, which given its elevated position, is evident from a number of vantage points. Views from the church are somewhat restricted by existing buildings but the alignment of Church Road and Station Road provide direct views between St Peter's Church and the Methodist Chapel that stands at the top of a short rise on Station Road across the slightly bowled setting of The Square.
- 9.2 There are also important views from Barrows Lane and Kirby Road across the moated site with glimpsed views of Old Glebe Farmhouse and the old water mill.
- 9.3 Other important vistas within the Conservation Area include the views of Glenfield House when approaching The Square from Stamford Street and the linear views along Main Street/Kirby Road, particularly towards The White House and no. 33 Main Street that close the vista looking west along Main Street.

## **10. ACTIVITY AND PREVAILING USES**

- 10.1 The present activities and land uses within the Conservation Area reflect Glenfield's historical development. Whilst the principal land use is now residential there is a range of commercial uses that have developed over time and are now well integrated into the urban fabric and contribute to the overall vitality and character of the area.
- 10.2 As a small village the historic economy of Glenfield was tied to agriculture, providing employment and activity within the village. The legacy of this agricultural economy is reflected in the large number of farmhouses and associated buildings that stand within the Conservation Area, such as on Main Street and Kirby Road and around The Square, and the surviving water mill alongside the brook.
- 10.3 With the enclosure of the open fields, the population of Glenfield was increasingly reliant on trades such as framework knitting. Whilst this was originally a domestic activity there does not appear to be any surviving evidence of any knitters' workshops other than a possible frame shop at no. 31 Main Street. The arrival of the railway in the second half of the 19<sup>th</sup> century brought new industrial uses and evidence of this industrial past survives along Station Road outside of the Conservation Area.
- 10.4 The village centre has also developed as a busy commercial centre, with a range of shops around The Square and along the lower part of Stamford Street and Station Road (Chapel Hill), however most of the original shop fronts have been lost. The only surviving traditional shop fronts are within the former Co-Op building on Stamford Street, now occupied by the Glenfield Post Office and Spectrum Letting agents. These shop fronts retain parts of their original stall risers, moulded window frames and leaded top lights along with recessed doorways, and contribute to the character and appearance of the Conservation Area.

## **11. ANALYSIS OF CHARACTER ZONES**

11.1 There are four discernible character zones within the Conservation Area:

- Kirby Road, Main Street and the allotment gardens
- The Square and Church Road leading up to St Peter's Church
- Stamford Street and Blacksmith's Bank
- Station Road

### ***Kirby Road/Main Street***

11.2 The curving nature of Kirby Road at its western extremity defines the entrance into the village. This section of road is defined by the 'pinch-point' vista formed by Elm Tree Farm and Old Glebe Farm before the road broadens out towards the triangular junction with Barrows Lane. This group of former agricultural buildings, set at the back of the pavement, creates a distinctive rural scene that harks back to the early origins of the village as an agricultural settlement. Whilst these buildings channel views along the Kirby Road there are also glimpsed views to the mill and the water meadows that lie behind this tight frontage development.

11.3 The transition onto Main Street, defined by the broad junction with Barrows Lane, is characterised by the irregular grouping of cottages at the corner of Kirby Road/Main Street that sit opposite the long, low form of the whitewashed Forge Inn (formerly named "The Griffin"). The intervening space with its wide grass verges, small trees and planted areas convey the impression of a village green rather than a road junction.

11.4 Overlooking this scene is the tall but architecturally restrained Georgian façade of the Old Rectory that sits back from the road behind a red brick boundary wall and a screen of mature trees that reinforce the spaciousness of this part of the street scene.

11.5 A narrow, shaded track alongside the Old Rectory leads into the allotment gardens that, along with the St Peter's churchyard and the Old Rectory

garden, make up a broad swathe of open land that defines the western edge of the Conservation Area.

- 11.6 The traditional character of the village continues along Main Street and into the lower part of The Square with the gradual convergence of the buildings on either side of the street with the row of 19<sup>th</sup> century brick-built cottages (nos. 3 - 15 Main Street) opposite the former Glenfield Primary school (now converted to serviced office suites).
- 11.7 Springing off Main Street before The Square is The Lees, one of two historical pedestrian jitties that run through the Conservation Area, that leads up a slight rise to the front of St Peter's churchyard.

### ***The Square/Church Road***

- 11.8 The traffic from Main Street, Stamford Street and Station Road all converges onto The Square although the cumulative effect of this traffic is somewhat reduced by the central "islands" of green planting and the overall spaciousness of The Square, which contrasts with the more enclosed feel of Main Street/Kirby Road.
- 11.9 The north-eastern side of The Square is of most historic and visual interest with the broad frontage of Glenfield House and the mature lime tree in its grounds and the listed properties at nos. 1 & 3 The Square tucked in alongside. These properties turn their back to the street and the quality of their front elevations cannot be readily appreciated from the street.
- 11.10 To the side of nos. 1 & 3 The Square is an open plot of land that extends to the corner of Station Road and is partially hidden behind a granite rubblestone wall. This area of green space has been undeveloped for at least the past 200 years and it now contributes to the setting of these listed buildings, providing an important buffer between them and the first of the 1930s semi-detached houses which line the northern side of Station Road on Chapel Hill.



- 11.11 The remaining buildings around The Square are mostly late-20<sup>th</sup> century in origin and whilst of limited historic interest they perform an important 'enclosing' role on two sides of The Square and the restrained and repeating symmetry of the broad frontage to Elizabeth Court provides a visually pleasing link between Station Road and Stamford Street along The Square's eastern periphery.
- 11.12 On the south-west side of The Square, Church Road ascends a short rise up to the gates of St Peter's churchyard. The Edwardian terraced houses on both sides of the street frame the view towards St Peter's Church and the gabled frontage of the houses along the east side of Church Road (nos. 2 – 8) creates a welcome irregularity in building style when compared to the more regulated frontage of the larger terraced properties opposite (nos. 1 – 9, Churchill Cottages).
- 11.13 At the top of the rise, and prominent from The Square, is the low elevation of a smaller and more traditional 18<sup>th</sup> century cottage that projects forward of these terraced houses, breaking the linearity of the street scene and presenting an intriguing juxtaposition, reinforced by the cottage's smaller and irregular pattern of windows and painted elevations.

***Stamford Street/Blacksmith's Bank***

- 11.14 Stamford Street's defining characteristic is its gradual descent into The Square with the stepped terraces of houses/shops along its lower west side. These late-Victorian red brick buildings front directly onto the pavement and give the street a solid definition all the way down into The Square. In contrast the eastern side of the street is more open with a pair of semi-detached houses set back from the road with distinctive book-end gables and roughcast render at first floor level over a red brick ground floor.
- 11.15 Springing off Stamford Street and running almost parallel with the lower part of Stamford Street, is Blacksmith's Bank, the second historic jitty through the Conservation Area, which joins the top of Church Road and

continues the pedestrian thoroughfare into The Lees.

***Station Road (Chapel Hill) & The Balk***

- 11.16 Station Road runs in a north-easterly direction from The Square, and the first section continues the mix of commercial and residential properties with two characterless mixed commercial and residential properties opposite a short run of modest red brick inter-war housing behind low granite walls.
- 11.17 Beyond these properties Station Road rises towards the Methodist Chapel and adjoining Sunday School and the Nag's Head public house which lie on opposite sides of the street and their side elevations are key landmarks on the brow of the road.
- 11.18 Running off Station Road is The Balk, a wider jitty that extends to the east. Sitting immediately behind the Methodist Chapel is a pair of semi-detached houses that also appear as prominent features in the street scene, their uneven gables repeating the gable in the side elevation of the Chapel and the large projecting brick chimney stack adds interest to the skyline.

## **12. ARCHITECTURAL AND HISTORIC QUALITIES OF THE BUILDINGS**

### **Essential Characteristics**

12.1 Glenfield's built environment presents a diversity of architectural styles, forms and features that underline the major phases in its historic development. The typical architectural forms and characteristics are:

- A mix of detached, paired and terraced housing;
- A range of simple agricultural buildings;
- A uniformity of scale, mostly 2-storey construction with some 3-storey buildings;
- Almost continuous building lines with buildings fronting either directly onto the pavement or slightly set back in small front gardens;
- Traditional pitched roofs with main elevations to the street providing a strong horizontal emphasis occasionally broken by gables fronting onto the street;
- Simple detailing to facades with some decorative detailing to eaves and projecting lintels to windows with brick arches over doors and windows;
- Low-to-medium chimney stacks with a variety of clay pot styles.

### **Building Materials**

#### ***Walls***

12.2 Whilst the earliest buildings in the village were most likely timber frame the only visible timber-framed structure surviving within the Conservation Area is in the rear part of the Old Rectory.

12.3 Brick is now the most common building material throughout the village and it provides a broad uniformity of material and appearance throughout the Conservation Area. In many properties the brick is laid in a Flemish bond of alternating stretchers and headers, although the Wesleyan Sunday School on Chapel Hill (c.1906) provides a rare example of English bond brickwork.

- 12.4 Decorative detailing has been added to several buildings with the use of bricks of different colours to create two-tone variations and geometric patterns, such as to emphasise the bonding pattern, and detailing to the eaves. The use of terracotta panels also adds visual interest.
- 12.5 The principal buildings built in stone are St Peter's Church and the Methodist Chapel, which are constructed of granite laid in irregular courses. Stone is not widely used in domestic buildings, but does appear on secondary elevations such as the gable wall to no. 3 The Square or in the rear elevations of nos. 3 – 13 Main Street, in contrast to the red brick used in the front elevation. A number of brick buildings are also constructed on top of a granite rubblestone base, such as the barns at Old Glebe Farm, Elm Tree Farm, The Forge and the former Glenfield Primary School and this may indicate the re-use of the foundations of earlier timber frame buildings.
- 12.6 Rendered finishes are not common but are evident in the some prominent buildings such as the lined stucco to the White House on Kirby Road and the roughcast render finishes to no. 19 Main Street and nos. 8 & 12 Stamford Street. Whilst painted brickwork buildings in the Conservation Area are rare, examples such as The Forge Inn and no. 11 Church Road provide a notable visual contrast with other red brick buildings.

### **Roofs**

- 12.7 The traditional roofing material in the Conservation Area is Welsh slate. Although there are some examples of the local Swithland slates, such as the rear (south) wing of the Old Rectory, nos. 3-9 Main Street and at Old Glebe Farm.
- 12.8 Other but less common types of roof covering include red clay pantiles, such as at Old Glebe Farm, and plain clay tiles and lead sheet, such as at no. 11 Church Road.

- 12.9 One of the most significant visual changes to the Conservation Area has been the widespread use of concrete roof tiles to re-roof a large number of properties. These tiles look out of place and can be visually intrusive, particularly when used alongside more traditional roof coverings.
- 12.10 Ridge detailing is quite restrained on the majority of buildings, being mainly plain angle or capped angle ridge tiles but some properties have distinctive crested ridge tiles such as at no. 17 Church Road and nos. 1 & 2 The Balk.
- 12.11 Many properties within the Conservation Area have retained their original chimney stacks and pots, which show a great variety of styles and add considerable skyline interest. Of particular note are the triple-linked circular brick stacks at the White House and the elaborate stacks to the end elevations of some of the Edwardian houses that are typically corbelled out from the walls.
- 12.12 Other features that enhance the character and appearance of the historic buildings include cast-iron guttering and heavy timber painted plain bargeboards, notably to those buildings with gable ends fronting the street.

### ***Windows and Doorways***

- 12.13 Traditional timber doors and windows are still in evidence within the Conservation Area but unfortunately the overall survival rate has not been good. Whilst such features are often integral to their appearance, a substantial number of properties have been fitted with replacement uPVC windows and doors that have little respect for the building's original appearance.
- 12.14 The main types of traditional windows are the multi-paned side-hung casement, such as nos. 1-3 The Square, and the double-hung sliding sash; such as at the Old Rectory and Glenfield House, which combined with their elegant timber panelled front doors, make a significant visual contribution

to the character and appearance of the buildings.

- 12.15 Good examples of traditional solid timber doors can be seen at several buildings within the Conservation Area ranging from the fine panelled doors and ornamental surrounds typical of the late-Georgian period to the more rustic boarded, ledged and braced doors that survive at many of the Victorian cottages and former agricultural buildings.
- 12.16 Glenville House on Stamford Street provides an excellent example of an Edwardian part-glazed front door and timber entrance porch in the contemporary Arts & Crafts style.

### ***Paving and Ground Surfaces***

- 12.17 The vast majority of public footpaths and road surfaces within the Conservation Area have been resurfaced tarmac with modern concrete kerb stones and have no historic significance.

### **Boundary Treatments**

- 12.18 Many of the buildings within the Conservation Area are set directly onto the pavement, thus having no front boundary treatment but typical boundary treatments include walls of red brick or of local granite rubblestone of various heights and with a range of different copings.

### **13. CONTRIBUTION MADE BY GREEN SPACES AND TREES**

13.1 Glenfield is fortunate in retaining a significant amount of natural planting around its historic core and there are also a number of important open spaces along the western edge of the Conservation Area, including the water meadows between Kirby Road and Rothley Brook, St Peter's churchyard and the allotment gardens.

13.2 Natural planting in the form of trees, shrubs, hedging and private front gardens helps to soften the built environment and the trees within the churchyard and the Old Rectory and new rectory grounds and a single mature lime in the front garden of Glenfield House are protected by Tree Preservation Orders (TPO). Other important tree groups within the Conservation Area include those surrounding the moated site off Barrows Lane, those to the side of nos. 1 – 3 The Square and the infant trees and shrubs within the green islands in The Square.

## **14. ISSUES, PRESSURES AND THREATS**

14.1 Certain elements within the Conservation Area can detract from its special character and these include such changes as the loss of front gardens to provide hard standing for cars, well-intentioned but unsympathetic home improvements, semi-derelict buildings and the existence of unattractive gap sites.

### **Land and Buildings of Poor Visual Quality**

14.2 Several modern buildings in prominent locations have a negative impact on the visual quality of their immediate surroundings; through a combination of poor design that is out of keeping with the local vernacular styles and by the use of unsympathetic materials.

14.3 There are also several large open car parking areas, such as between no. 7 Station Road and The Balk, to the side of the Nag's Head public house and alongside the Forge Inn, which because of their large expanses of tarmac and boundary treatments generally detract from the street scene.

14.4 Some historically important buildings are also vacant and/or in a dilapidated condition requiring major repairs and more beneficial new uses. In particular the barns and farmhouse associated with Old Glebe Farm on Kirby Road. The loss of these historic buildings would seriously erode the heritage of Glenfield.

### **Alterations**

14.5 The character and appearance of the Conservation Area has also been eroded by often well-intentioned home improvements that do not require planning permission, such as the replacement of traditional roofing materials with concrete roof tiles and the insertion of uPVC double-glazed windows and doors as well as the prominent installation of satellite TV dishes.



### **Boundary Treatments**

- 14.6 The removal of front gardens and boundary walls in order to provide hard standing for cars has an adverse impact on the character of the street scene and the use of modern materials for boundary fencing does not respect the traditional materials within the Conservation Area and can undermine the setting of historic buildings.

### **Highway Works**

- 14.7 Excessive traffic signage and modern street furniture often appear as alien features within the street scene and can have an adverse impact on the Conservation Area.

### **Shop Fronts and Advertisements**

- 14.8 Glenfield is a commercial centre and unfortunately most of the advertisement signs on some of the most prominent buildings are unsympathetic to the character and appearance of the Conservation Area in their use of modern materials and overly large fascias that tend to dominate the façade of the buildings in terms of height and projection.
- 14.9 The designation of Conservation Area offers opportunities to encourage the use of signage that is more respectful of the Area's character in terms of its size and materials.

## **APPENDIX: DESIGNATED HERITAGE ASSETS & KEY UNLISTED BUILDINGS WITHIN THE CONSERVATION AREA**

### **Scheduled Monument**

The scheduling of the former moated site and the formal garden enclosure off Kirby Road is recognition of its national importance as it provides evidence of Medieval settlement and society.

### **Listed Buildings**

Despite having a range of important historic buildings, only 10 buildings and structures within Glenfield Parish are designated as listed buildings and therefore afforded statutory protection. Of these 10, six refer to the portal and ventilation shafts of Glenfield railway tunnel, the remaining four listed buildings are all situated within the Conservation Area:

- The Old Rectory, Main Street (Grade II\*)
- St Peter's Church (Grade II)
- Ruins of the old of St Peter's Church (Grade II)
- Nos. 1 & 3 The Square (Grade II)

### **Contribution of Unlisted Buildings**

Many of the unlisted buildings within the Conservation Area make an important contribution to its character or appearance, and these can include, for example: landmark buildings; buildings that provide evidence of the chronological development of the Conservation Area; buildings that reflect former uses; or buildings that hold significance to the local community.

Those unlisted buildings that make a particularly significant contribution to the Glenfield Conservation Area are considered to be:

### ***Kirby Road/ Main Street***

- Elm Tree Farm and associated former agricultural buildings,
- Old Glebe Farm and associated former agricultural buildings,
- The White House,
- No. 33 Main Street,
- The Forge public house,
- Former Glenfield Primary School,
- Nos. 3-15 Main Street
- No. 19 Main Street.

***The Square/Church Road***

- Glenfield House,
- Nos. 2-8 Church Road,
- Nos. 11 & 15 Church Road,
- No. 17 Church Road.

***Stamford Street***

- Nos 13-15 Stamford Street (shop fronts),
- Glenville House.

***Station Road/The Balk***

- Methodist Chapel and Sunday School,
  - No. 1 The Balk.
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