

**A Building Appraisal**  
**Radmoor House, Radmoor Road,**  
**Loughborough, Leicestershire.**  
**(SK 529 195)**

Matthew Godfrey

**For Marchini Curran Associates**

**Checked by Project Manager**

**Signed:** ..... **Date:**

**Name:** .....

University of Leicester Archaeological Services

**A Building Appraisal of Radmoor House, Radmoor Road, Loughborough, Leicestershire.  
(SK 529 195).**

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(SK 529 195).**

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***Summary***

*A building appraisal of Radmoor House, Radmoor Road, Loughborough, Leicestershire, was undertaken by the University of Leicester Archaeological Services for Marchini Curran Associates in June 2007 in advance of proposed alteration and redevelopment of the building. The building is not listed but is included within the Ashby Road Conservation Area which was designated in April 2002. The archive will be deposited with Leicestershire County Council, Heritage Services, Accession Number X.A104.2007.*

**1. Introduction**

This document presents the results of a building appraisal in advance of proposed alteration and redevelopment work at Radmoor House, Radmoor Road, Loughborough, Leicestershire (SK 529 195). Although Radmoor House is not listed it is located in the Ashby Road Conservation Area (see figure 2). The purpose of this appraisal is to consider the significance of the building and how it is placed in the context of its surroundings.

**2. Scope of Works**

The scope of works was detailed by the Development Control Officer, Team Leader Northern Team, Development Directorate, Development Control, Charnwood Borough Council. The format of this report will describe the exterior of the building, briefly consider its historical development and finally look at the building in the context of its surroundings.

**3. Site Location**

Radmoor House lies on the eastern side of Loughborough on the south side of Radmoor Road. It is positioned approximately 1.5 km from the town centre. Radmoor House is situated in a predominantly residential district and is located adjacent to a recreation area on the south west.

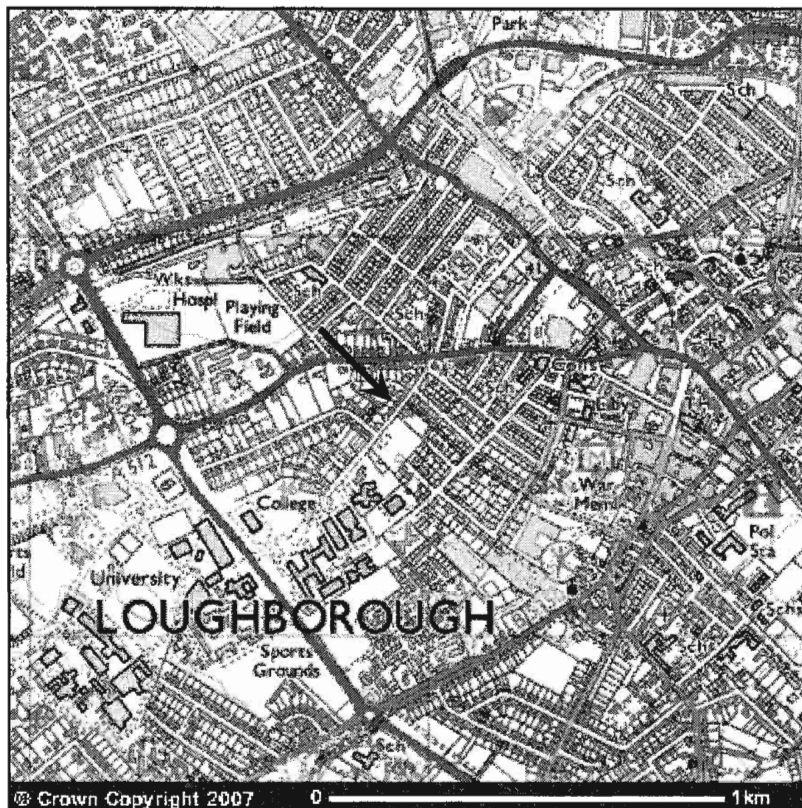


Figure 1. Site location Plan 1:25000. The location of Radmoor House is marked with an arrow.

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#### **4. Limitations**

The purpose of this buildings appraisal is to consider the importance of Radmoor House in relation to the Conservation Area it is located in. In view of this the survey has been limited to the exterior elements of the building and the grounds in which it is set. The interior of the building has not been inspected.

#### **5. Equipment Used**

The survey was carried out using a Sony Cybershot 6 megapixel digital camera and a 5 metre hand tape. The positions of the photographs have been recorded and they will be included in the archive.

## 6. Building Description

### Generally

The building comprises of a two storey brick built Victorian style house beneath a shallow pitch hipped roof with a Welsh slate covering. On the south west elevation is a two storey canted bay with a Welsh slate covering with lead rolls on the ridges. The basic plan of the building has been enlarged by a modern extension to the south-east which comprises of a two storey section adjacent the main house and a single storey addition beyond this. The building also appears to have a basement as evidenced from the low level windows on the north east elevation in the courtyard.

### North-west elevation

The north-west elevation of Radmoor House faces onto Radmoor Road (Plate 1). It is set back slightly from the main pavement, with a low-level dwarf wall marking the boundary. The main door on this elevation is positioned centrally and is approached by two low-level steps. The door itself is a six-panelled timber door with a decorative fixed light above and a narrow vision panel to its left, when viewed from the road. Above the door is a decorative stone lintel. There are two sliding sash windows on this elevation with the one at ground floor level being identical to the one above the main door. They comprise of a four light window beneath a segmented arch soldier course and placed on a painted stone cill. The window directly above the ground floor sash is a metal-framed window with four opening casements and four fixed ones (plate 2). It is placed on what appears to be a concrete cill and has a plain lintel over. This window is a later addition to this elevation and may have been a new structural opening or a replacement of an earlier sash. The brickwork on this elevation is a variation of Flemish Garden Wall Bond.

### North-east elevation

The north-east elevation faces into a courtyard area described below. This elevation (plate 3) comprises of four sliding sash timber windows at first floor level and three at ground floor level. Again the details of these window openings are the same as those on the north-west elevation with painted stone cills and a segmented soldier arches above. Centrally placed on this elevation is a six panelled timber door with a decorative fanlight above of a similar design to the one on the north-

west elevation described previously. At ground level there are the remains of low-level windows indicating the presence of a basement level inside. The eastern end of this elevation has been partially obscured by a relatively modern single storey extension (plate 4). At the western end of the elevation a large brick chimney has been constructed together with a small flat roofed boiler room which both appear to be later additions (plate 5). In addition to these more recent larger alterations this elevation also has more minor ones, including the insertion of a nine panelled glazed tile block obscure window above the eastern extension, and the insertion of two narrow top hung casements at first floor level which judging by the amount of disturbance to the adjacent brickwork may have replaced an earlier sliding sash window (see plate 3). The small flat roofed glazed porch structure over the door also appears to be a later addition.

### **South-east elevation**

The south-east elevation faces out over a substantial well established garden area (plate 6). The northern end of this elevation is partially obscured by a relatively modern two-storey addition (plate 7) described in more detail below. The elevation has a door at ground floor level with a fanlight of the same design as described above. The door itself appears to be a later flush plywood replacement. To the right of this door is a narrow sliding sash window placed on a painted stone cill with a decorative segmented soldier arch above (plate 8). The window to the left of the door is also a sliding sash with four lights and is of the same design as those described above. At first floor level a fire escape door has been provided which leads onto a steel fire escape staircase. This first floor door is a flush plywood design with two top hung opening casements above and a small fixed casement to the left of it. To the right of the door is an eight-light timber casement window with a top hung vent light, this window is placed on a tile creasing cill and has a segmented arch and soldier course over it which is different in design to the other soldier courses on this elevation as it is laid in header bond. The tile creasing cill of this window more closely matches those on the modern extension to the north-east.

### **South-west elevation**

This prominent elevation faces out over a parked area / recreation ground, although it is partially obscured from view from the park by hedging and trees (plate 9). Out of all the elevations of the original structure this one is the least altered and retains most of its original features (plate 10). The main feature on this elevation is the two-storey five-sided canted bay window. This feature has

three full height sliding sash windows at ground floor level and a further three at first floor level which are the same size as those noted on the rest of the building (plate 11). The western side of the elevation has six sliding sash windows three at ground and three at first floor level. The two most western sash windows at ground level are of the same full height design as those on the bay (plate 12). To the east of the bay is a single sliding sash of the same design as noted on other elevations. The major difference with the ground level windows is that they do not have the usual segmented arch and soldier course above them as seen elsewhere. In this instance the heads of these windows are square and finish level with an ornamental bullnose shaped stone stringcourse that runs the entire length of this elevation. The windows at first floor level have the characteristic segmented heads and soldier courses that are evident on all the other elevations of the building.

### **Courtyard Buildings**

To the north-east of Radmoor House is a range of courtyard buildings. The one in the northern corner of the site abuts the boundary wall to Radmoor Road and its north-eastern wall runs parallel with True Lovers Way footpath. It is a small brick-built structure under a simple pitched roof with a Welsh slate covering (plates 13 and 14). At eaves level this building has a decorative brick dentil course. The brick bonding pattern used on this building appears to be a variation of Flemish Garden wall bond. The elevation facing into the courtyard has been rendered. On this elevation is a centrally placed ledge and brace door flanked either side by 16 light timber casement windows. All of these openings have a segmented arched heads and therefore may be of a similar design to those on Radmoor House beneath the render coating.

In the north-eastern corner of the courtyard there is a similar building to the one described above and joined to it by a modern single storey garage with a flat roof (plate 15). The arrangement of the courtyard elevation differs however in that it has a modern door centrally placed and a timber casement window to the right of it. Neither of these openings has segmented arches above them. This building similarly has a dentil course at eaves level and is rendered on the elevation facing the courtyard. This building abuts another rendered structure in the north-east corner (Plate 15). This structure however has a slightly lower pitched roof and does not have the characteristic dentil course at eaves level. To the left side of the elevation is a modern door with a fanlight window over it and to the right side of the elevation is a small two light casement window: both have square heads. The south-east elevation of this structure has a rendered finish and has a centrally placed flush plywood door with a fanlight window above which is beneath a segmented arched head. To



the left of this is a glass double door flanked either side by six light casement windows. These doors and windows are of metal construction and of a similar design to the later window inserted at first floor level on the north-west elevation of Radmoor House. To the right of the central door is a modern three-light timber casement (plate 16).

This building is separated from Radmoor House by a small alleyway that gives access to the garden from the courtyard. South-east of this access in the corresponding corner of the courtyard is a relatively modern extension to Radmoor House which comprises of a small two storey flat roof structure abutting the main house and a single-storey structure beneath a hipped roof with a slate covering (plate 17). At the south-eastern end of the structure is a small flat roofed addition. The brickwork on this building is all of stretcher bond. The windows on the single-storey part of the structure are modern UPVC units with top hung vent lights on a tile creasing cill. The only variations to this are two windows which face into the access alleyway which are timber windows with similar fenestration to the windows described for the first courtyard building above.

The two storey section of this structure that abuts Radmoor House the windows are small light timber casement windows on a tile creasing cill beneath a square head soldier course. At ground level (south-west facing) is a UPVC window identical to the others on this structure but beneath a segment arch soldier course (see plate 18).

The elevation of this structure facing into the courtyard has two small casement windows on the left hand side with four small lights and a modern flush ply design door to the right (see plate 4).

### **Boundaries**

The north-west elevation of Radmoor House is enclosed by two sections of boundary wall. The southern section encloses the garden area and the prominent south west elevation (plate 19). This wall has a brick pier at either end and is finished with concrete coping stones. The brickwork bonding on this wall is a variation of Flemish Garden Wall Bond, but the mortar joints are wider than those on Radmoor House and the bricks appear to be modern common bricks suggesting this wall is a later addition or rebuild.

The northern section of boundary wall (plate 20) has a large double timber gate opening that leads into the courtyard area and a smaller pedestrian timber door to its right, which is beneath a

segmented arch. The wall has three brick piers and is finished with a brick soldier course. This wall is toothed into the adjacent courtyard buildings suggesting that it was built either before or after these were constructed. The bonding pattern for this wall is again a variation of Flemish Garden Wall Bond but the bricks are of a similar appearance to those on Radmoor House suggesting that this wall is earlier than the southern section of boundary wall described above.

## **7. Historical Development**

For the purposes of this appraisal only limited historical sources have been examined to determine the development of the building. This search has revealed how the series of Ordnance Survey maps from 1886, 1904, 1922 and 1938 (Figures 3-6) reveal not only Radmoor House but also the residential housing that eventually developed around it. Much of this residential housing particularly to the north of Radmoor House has been described in the Ashby Road Conservation Character Statement (2005) and is included on the Ashby Road Conservation area plan (see figure 2) and will not therefore be covered in detail here.

The earliest map examined was the 1886 Ordnance Survey map, and although of poor quality it illustrates Radmoor House as located on the edge of the town centre in a largely secluded location. This situation had started to change by 1904 when development had started to encroach in from the north-east along what is now Granville Street and also Burleigh Road and York Road. This map also shows the increased amount of development now starting to increase along both sides of Ashby Road. By 1922 more encroachment and expansion from the north-east had led to further development along the York Road area and the former open area to the west of Radmoor House had now been given over to residential use for terrace housing on the recently formed Curzon Street and Arthur Street. Also at this time the area to the north west of Radmoor House had been set aside as allotment gardens.

By 1938 William Street had been laid out along the former track that served the allotment gardens to the south-east of Radmoor House and this then linked the terraced streets of York Road and Arthur Street area together. To the north-west of Radmoor House the former area of allotment gardens and its access track had been set out for housing although not built upon yet, but the road Westfields Drive was already in place for it. Since then there has been development in this north-west area in the form of semi-detached 1950s and later housing none of which is included in the conservation area (figure 2).

During the development and expansion of residential housing in the area of Radmoor House the footprint of the building itself has remained unchanged. In 1886 the house and the courtyard buildings are shown next to the recreation ground which is still largely the same as today.

## **8. Analysis and Discussion**

The survey of the exterior of Radmoor House has shown that despite the modern south-east extension when it served as student accommodation the building as a whole is largely intact in terms of its original design and details despite some other minor modifications. The south-west elevation facing over the recreation ground is the most original elevations with the fewest alterations and its commanding view across the recreation ground has remained the same since it was first mapped in 1886.

Another important feature of this building is that the range of Ordnance Survey maps discussed above have shown that it is one of the earliest buildings in the Ashby Road conservation area which serves to illustrate that this part of Loughborough has seen rapid urbanisation in the past 100 years. During this period Radmoor House has changed from a secluded large house facing onto a park to a large house set within a densely packed residential area and despite the many changes happening around it Radmoor House appears to have remained largely intact from its original construction through to the present day.

## **9. Assessment of the Development proposals**

The draft proposals involve the retention of Radmoor House, the demolition of the surrounding extensions and the erection of a newly built structure of similar proportions to the rear. The wall adjoining Radmoor Road will be retained and parking will be provided to the north-east of Radmoor House and between the two buildings. Open spaces are to be provided between the two buildings and to the rear of the new building.

The proposals to remove the various extensions to the original structure would enhance the appearance of Radmoor House and its setting. The earlier extensions are of various different forms representing piecemeal additions and are not of architectural merit. Their removal would expose more of the original fabric Radmoor House. The new building is to be located at an appropriate

distance from Radmoor House and from the drawings provided (Figs 24-25) will be of a complementary style.

## **10. Conclusion**

Radmoor House is a building of local importance. Buildings of this style and date are not uncommon nationally or regionally although surviving examples have often been modified or have lost their context. Although it is not a Nationally Listed building it is noted as a 'prominent local building' within the 'Buildings of Historic & Architectural Significance' listed in the *Ashby Road Conservation Area, Loughborough Conservation Area Character Statement* (2.4 Appendix). Radmoor House, although not intrinsically a highly significant building does have an enhanced 'group value' due to its context within the Ashby Road Conservation Area.

This building appraisal has shown that Radmoor House in recent years has undergone a number of alterations and additions that reflect its changing use from a large detached dwelling to its most recent use as student accommodation for the nearby university. The additions and alterations are mostly confined to the south-east and north-east courtyard and comprise a two-storey extension to the south-east and single storey additions to the south-east, north and north-east. These do not enhance the buildings appearance although at present they are largely invisible from Radmoor Road. They are typical however of buildings this size and age and reflect their changing use. Although these have changed the appearance of the building they have not significantly compromised its general character. In this respect Radmoor House is like a number of other large Victorian and Edwardian dwellings in the Ashby Road conservation area that now serve other purposes such as surgeries, clinics and offices. This change of use has not detracted from the quality of the building and the many original features such as the sash windows, panelled doors with their substantial casings, good quality brickwork and the characteristic slate roof all show that Radmoor House is a good example of quality local craftsmanship that represents an important period in the development of Loughborough and also in the development of local domestic architecture.

The position of Radmoor House is also important to the Ashby Road area and this report has shown that the building itself was one of the earliest in this part of Loughborough and its original seclusion was eventually swallowed up by the proliferation and growth of Victorian and Edwardian terraced housing and later residential development. Despite this Radmoor House still holds an important and imposing position in the area due to the fact that it has retained its large garden to the south-east, but more importantly it still looks out across an open park/recreation area that it always has, and it is this view of the building that has retained the most original and impressive features such as the

large two-storey bay window. The draft proposals will not compromise the building and will in many ways improve its appearance, by removing unsightly additions, and its setting, by providing a more open aspect.

## 11. Bibliography

Brunskill, R. W. 1997. *Brick Building in Britain*. London: Victor Gollancz.

Fellows, R. 1995. *Edwardian Architecture: Style and Technology*. London: Lund Humphries.

Laws, A. 2003. *Understanding Small Period Houses*. Rambury: The Crownwood Press.

2005. *Ashby Road Conservation Area Loughborough: Conservation Area Character Statement*. Charnwood Borough Council.

## 12. Archive

The archive comprising digital photographs and notes will be deposited with Leicestershire County Council, Heritage Services. Accession Number X.A104.2007.

Dr. Matthew Godfrey

Dr Patrick Clay

ULAS

University of Leicester

University Road

Leicester LE1 7RH

Tel:0116 252 2848

Fax: 0116 252 2614

Email: [mag9@le.ac.uk](mailto:mag9@le.ac.uk)

[pnc3@le.ac.uk](mailto:pnc3@le.ac.uk)

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Plate 1. General view of north-west elevation taken from Radmoor Road.



Plate 2. First floor metal framed window on north-west elevation. Note the concrete cill and plain soldier course at the head.



Plate 3. General view of central section of north-east elevation.



Plate 4. Later extension obscuring the eastern end of the north-east elevation.



Plate 5. West end of north-east elevation showing the chimney and small flat roofed boiler room addition.



Plate 6. General view of south-east garden area.





Plate 7. View of the south east elevation and later two storey south-east extension.

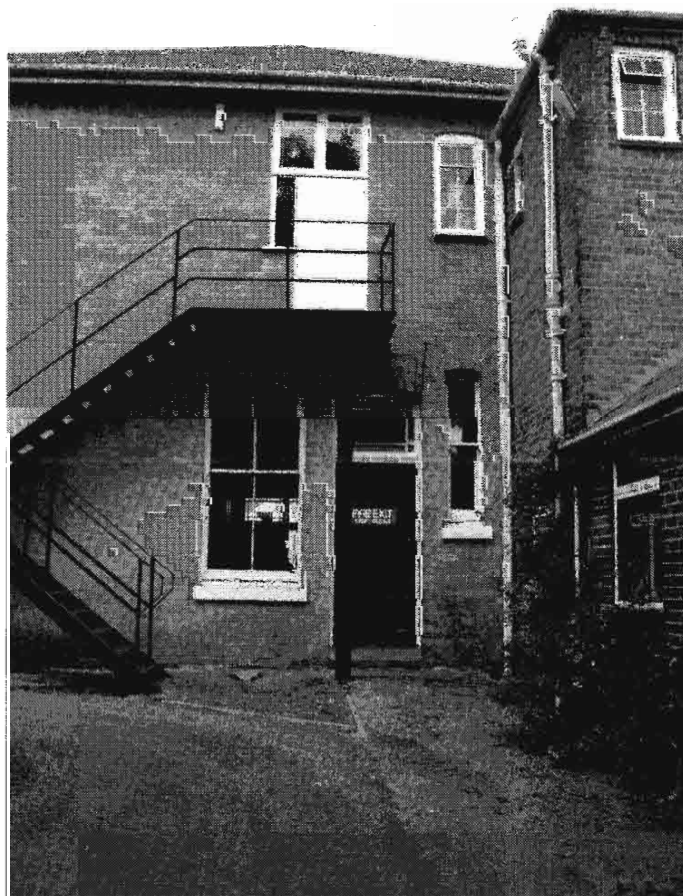


Plate 8. South-east elevation window and door details.



Plate 9. View of the south-west elevation taken from the recreation ground.



Plate 10. General view showing the original features retained on the south-west elevation.



Plate 11. The two-storey canted bay window on the south-west elevation.



Plate 12. Detail of the full height sliding sash window at ground floor level on the south-west elevation. This window is the first to the left of the bay. Note the stone stringcourse detail above the window.

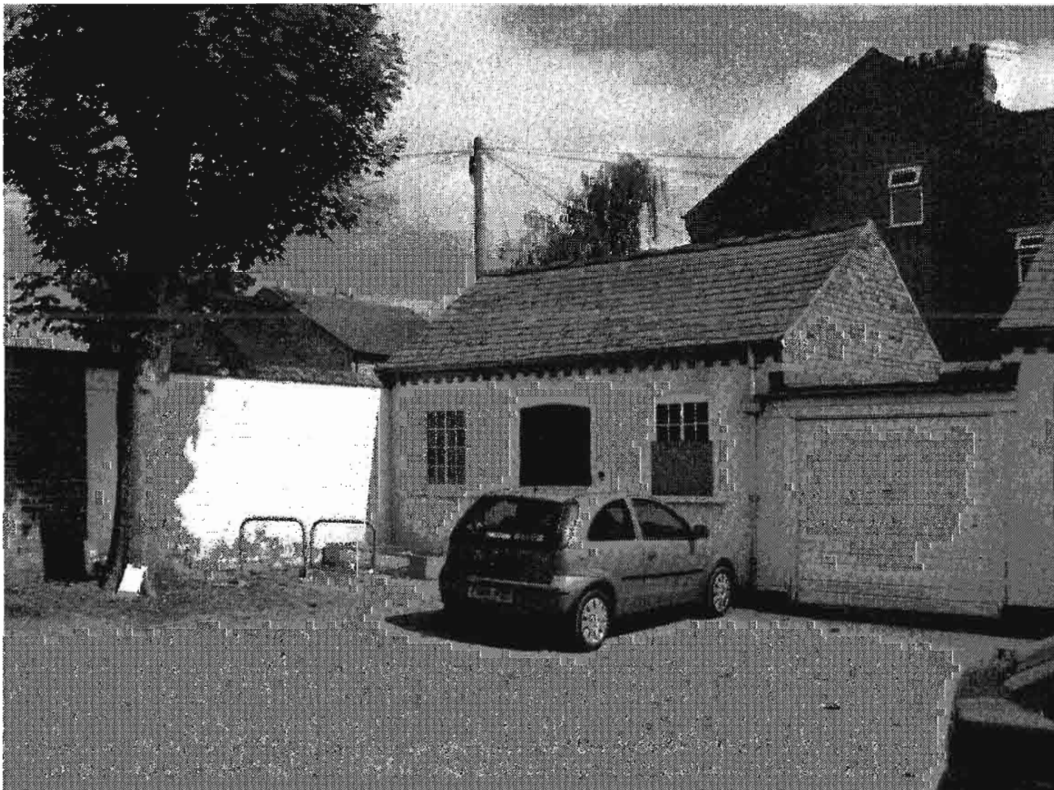


Plate 13. Northern courtyard building.



Plate 14. The northern courtyard building from Radmoor Road showing adjacent boundary wall.



Plate 15. North-east corner courtyard buildings.



Plate 16. South-east elevation of north-east courtyard building.

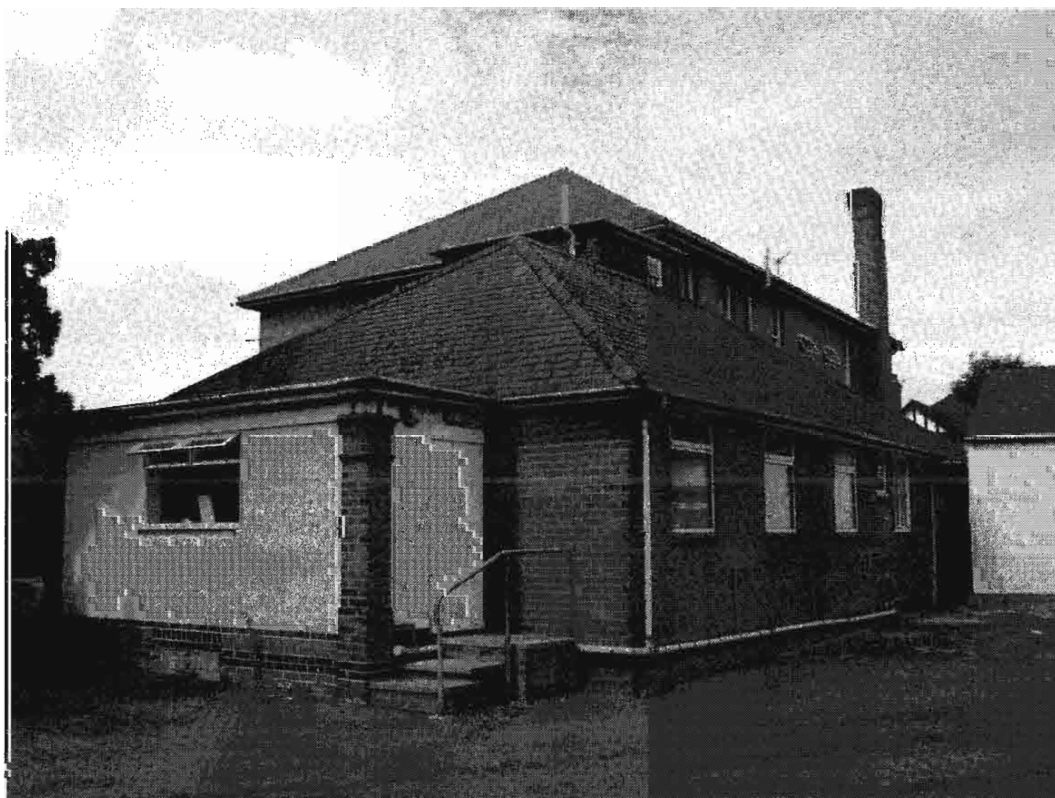


Plate 17. South-east extension of Radmoor House taken from the west.



Plate 18. Two storey section of south-east extension looking north (see also Plate 7).



Plate 19. The southern section of boundary wall on Radmoor Road.



Plate 20. The northern section of boundary wall on Radmoor Road. Note the toothed brickwork into the adjacent courtyard building.



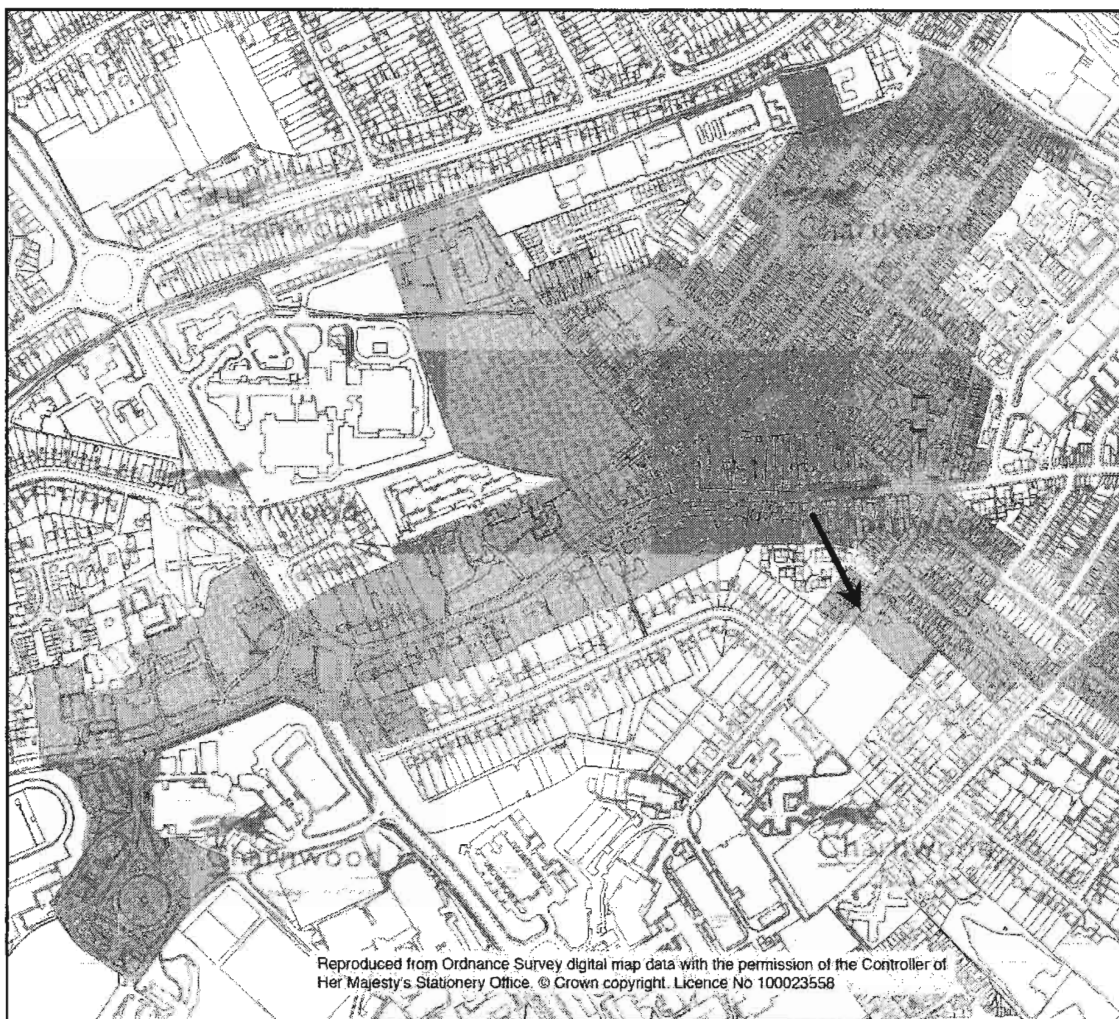


Figure 2. Ashby Road Conservation Area (map supplied by Charnwood Borough Council) not reproduced to scale.  
Arrow indicates location of Radmoor House.



Figure 3. The 1886 Ordnance Survey map showing Radmoor House in relative isolation. Not reproduced to scale.

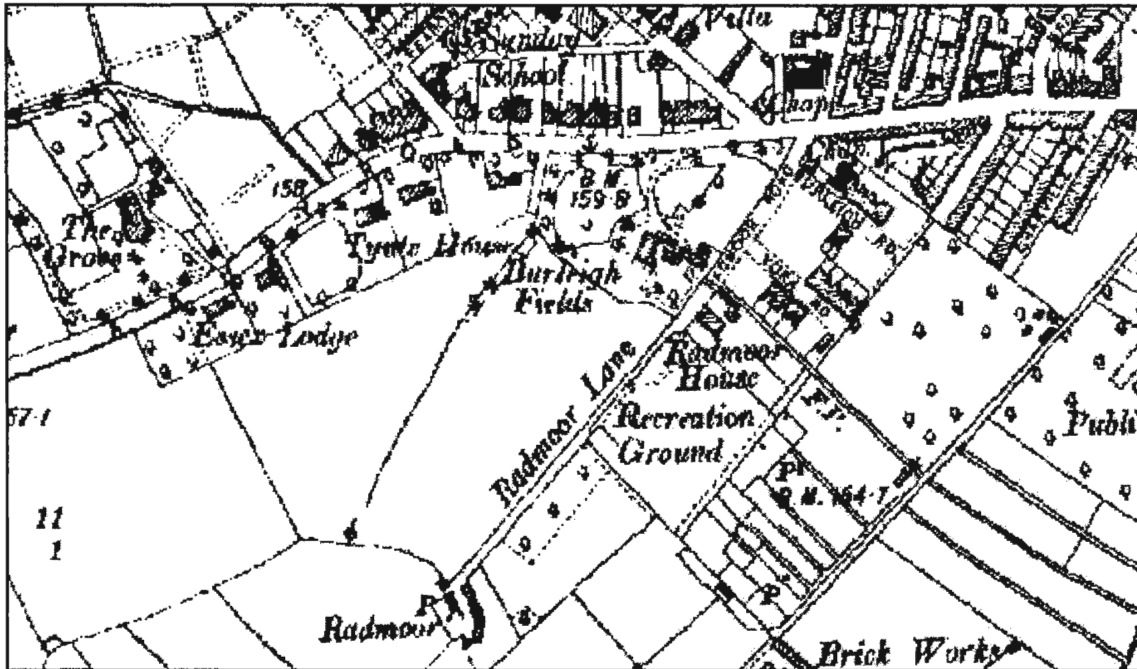


Figure 4. The 1904 Ordnance Survey map showing encroaching development from the north-east and along Ashby Road. Not reproduced to scale.

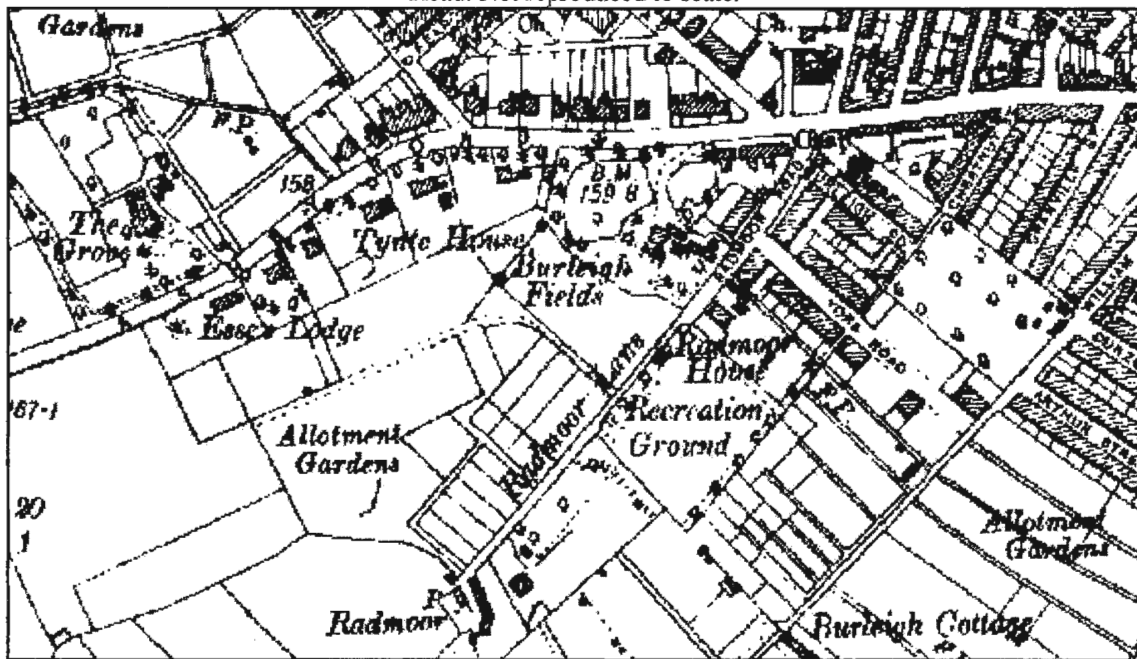


Figure 5. The 1922 Ordnance Survey map showing further development in the north-east around the York Road and Arthur Street areas. Not reproduced to scale.

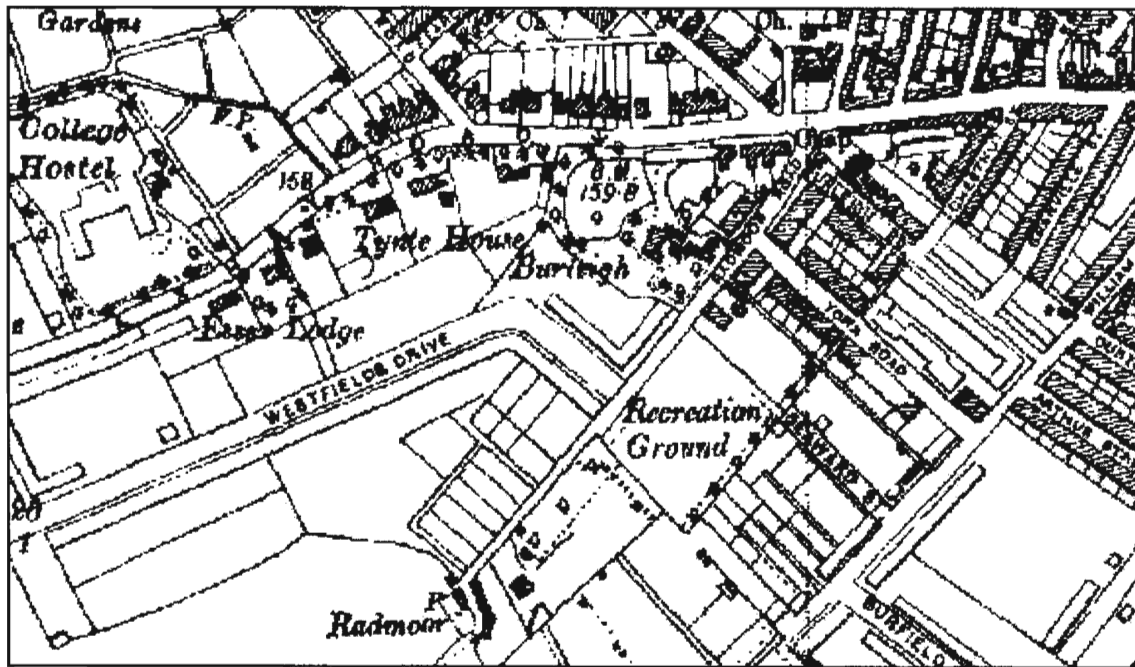


Figure 6. The 1938 Ordnance Survey map showing the development of the area to the west of Radmoor House. Not reproduced to scale.

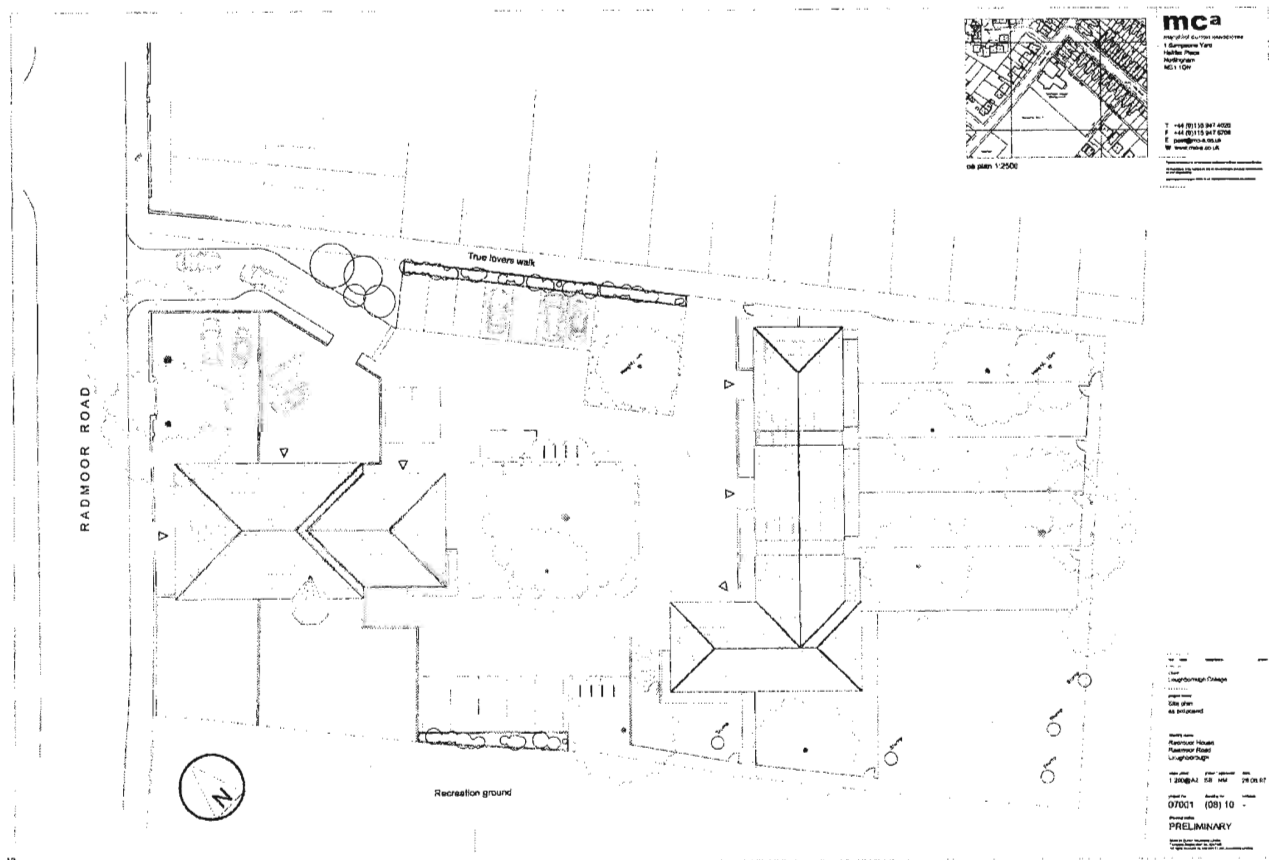
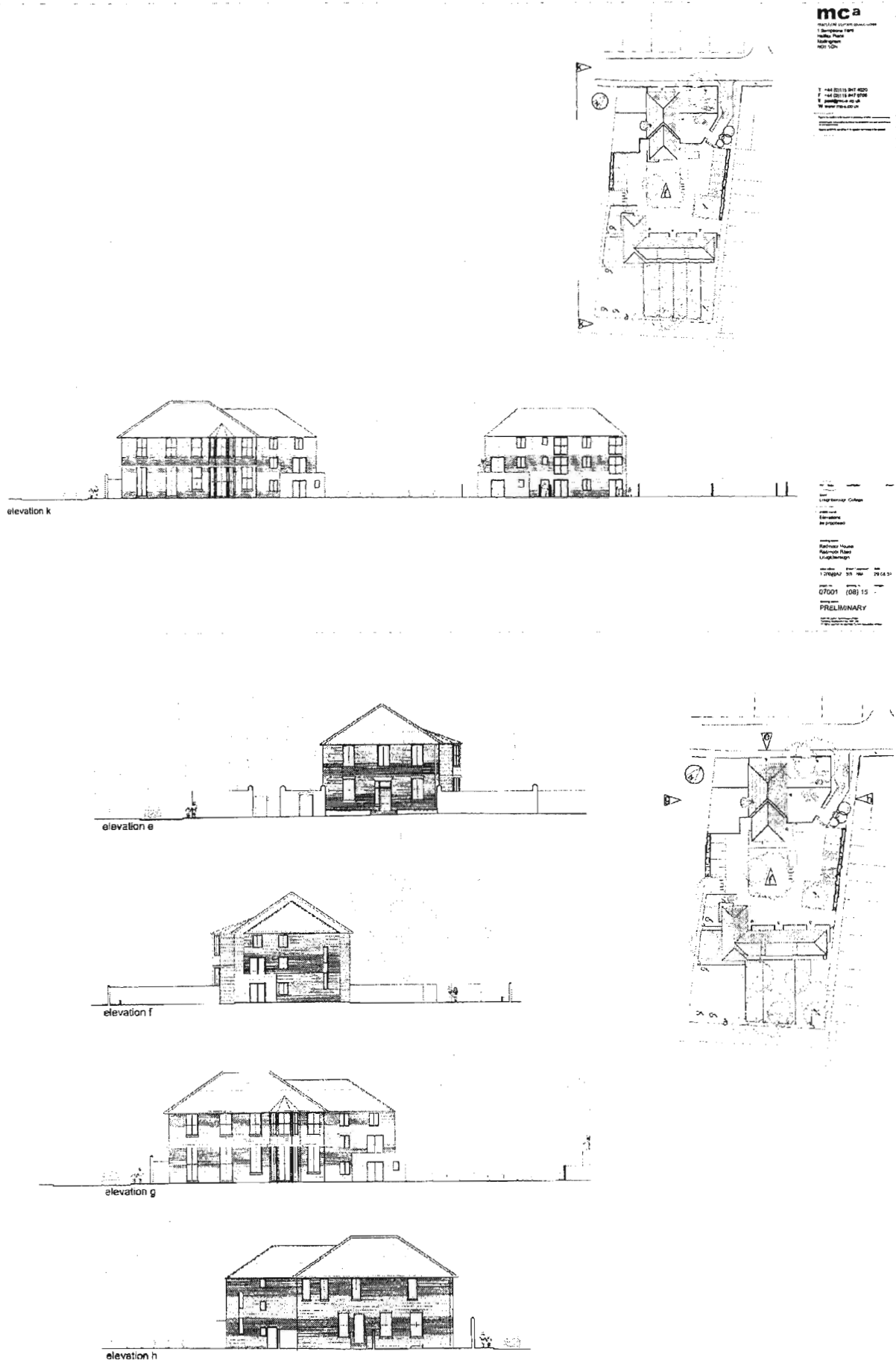


Figure 7. Plan of Proposals (from MC<sup>a</sup> Drg 07001 (08)10)

Over page Figure 8 Elevations of proposals viewed from the south-west and north west



## **Appendix**

### **ASHBY ROAD CONSERVATION AREA LOUGHBOROUGH**

#### **CONSERVATION AREA CHARACTER STATEMENT**

Adopted November 2005

If you would like extracts from this document in your language, in Braille, on audio tape or large print, please contact the Conservation & Design Team (Tel: 01509 634769).

Prepared in partnership by the Storer and Ashby Area Residents' Group and the Conservation & Design Team, Charnwood Borough Council.

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## ***Foreword***

The Ashby Road Conservation Area was designated in April 2002 with the support of the Storer and Ashby Area Residents' Group. However, designation is not an end in itself but more of a beginning. From designation onwards the area will change and develop in a manner befitting its architectural and historic significance. Any change needs to be carefully controlled and guided if the special character which led to the area's designation in the first place is to be maintained and enhanced for the enjoyment of future generations.

To this end, everyone concerned must clearly understand and identify what it is about the character or appearance of the area which should be preserved or enhanced. This Character Statement aims to identify the particular qualities of the Ashby Road Conservation Area. It will be used to inform management proposals for the conservation area.

Councillor Cameron MacLeod  
Lead Member for Planning

## ***1 Introduction***

This Character Statement sets out the special qualities of the Ashby Road Conservation Area, to provide a sound basis for proposals for its preservation or enhancement and for development control decisions. The aim is to provide a guide to the varied elements that contribute to the distinct character and appearance of the conservation area.

The statement may be adopted by Charnwood Borough Council as Supplementary Planning Guidance. If it is adopted, it will be taken into account when planning applications are assessed. It will support the Local Plan, Regional Planning Guidance and any other relevant planning guidance.

### ***1.1 The Purpose of the Statement***

The special architectural and historic interests which justify designation as a conservation area are defined and recorded in order to create a sound basis, defensible on appeal, for local plan policies and development control decisions. The statement is a careful analysis of the area which seeks to be as factual and objective as possible. It is an appraisal that sets out how the area has evolved as an exciting but unfinished story, drawing out the key elements of the townscape and the character of the place as it now is. It includes elements which are both positive and negative, suggesting opportunities for beneficial change. The statement is needed for the formulation of proposals for the preservation and enhancement of the character or appearance of the area. The clear definition of the special interest, and therefore of what is important to retain, helps to reduce uncertainty for those considering investment or development in the area and thus the character statement will be used as the framework for managing change in the conservation area.

Change is brought about not only by large developments of local institutions and industry but also by the smaller day to day adjustments to homes and gardens, open spaces, paths, hedges and tree cover. All of these have the ability to alter the look and feel of the whole area. The Character Statement and its associated Management Proposal seek to sustain those living in the area and to influence the form and content of new development. Where significant development proposals are anticipated the documents seek to provide guidance on priorities. Furthermore, the documents seek to promote sympathetic alterations or extensions related to proposed function and diversity of use.

The documents are addressed to:

Residents and property owners  
People considering alterations to existing buildings  
People proposing new building projects  
Statutory bodies and public authorities  
Planners, developers, builders, architects, designers, engineers  
Local industry and commerce  
Local education bodies  
Local community groups

### *1.2 What is a Conservation Area?*

The designation of a Conservation Area recognises that an area has particular qualities or character and that those qualities are worth keeping and caring for. Firstly, it must be an area of special architectural or historic interest. Secondly, the character or appearance of the area must be worthy of preservation or enhancement. Such an area usually comprises a pleasant, attractive and interesting mixture of traditional buildings, street patterns, trees, open spaces, features and views. The evidence of history or archaeology or traditional social activity may supplement this mixture, combining with it to create the individual impression of a particular place.

National Planning Guidance for conservation areas is contained in PPG 15, Planning and the Historic Environment, while PPG 1, Policy and Principles, provides the framework for all aspects of the effective protection of the historic environment.

The Local Plan guides Charnwood Borough Council when applications for planning permission are determined. The Plan includes policies that seek to protect the special character of the conservation area and to prevent harmful development and policies to prevent the loss of or unsympathetic alterations to historic buildings. It also includes policies relevant to the protection of nationally listed buildings. The policies are listed in the Appendices.

### *1.3 The Effect of Conservation Area Designation*

The Borough Council is charged with selecting conservation areas and, in carrying out its planning functions, trying to protect and improve the quality of such areas. The designation of a conservation area does not mean that any particular area will remain unchanged and that no new development will be allowed. Rather, it means that only change that respects the identified, special character of the locality will be permitted and that extra attention will be paid to the quality of the environment and the protection of important buildings, spaces and trees. In development proposals, whether for new buildings or for extensions and alterations to existing buildings, the Council will expect a high standard of design.

The Borough Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of any conservation area. Within such an area all development proposals that require planning permission must be advertised and public opinion invited. The Council must prepare proposals for the preservation and enhancement of the area and submit them to public consultation.

Designation as a conservation area has implications for the owners and occupiers of property within the area. The restrictions are listed in Appendix 3.

### *1.4 The Reasons for Designation*

Ashby Road Conservation Area consists of four areas bound together by the Ashby Road, an ancient gateway route between Loughborough and Ashby de la Zouch.

To the west of the area in a parkland setting lie the original imposing buildings of Loughborough University. The University is the enduring and highly successful result of the entrepreneurial vision and determination of Herbert Schofield, Principal of Loughborough College from 1915 to 1950. From the base of the Technical Institute in the centre of the town he purchased land on the western edge of the town and initiated a policy of buying and building student residences, many of which are now included in this conservation area.

To the east and on either side of the Ashby Road the Storer Road and Radmoor Road areas form two almost complete Victorian urban communities that illustrate the rapid development of Loughborough town during the latter years of the nineteenth century and the early years of the twentieth. This is demonstrated by the growth in population from 4,500 in 1801 to 21,500 in 1901 during the era of industrialisation and the introduction and expansion of the railways. The need for housing produced tight grids of well built, terraced family housing.

Linking the area is Ashby Road with several large detached gentlemen's dwellings set in spacious and well treed grounds. Of these: Tynte was named after the owner of the Burleigh Hall Estate, which now forms most of the University Campus, Iffley was for many years the home of Dr Schofield, and Redholme was the home of Henry Clemerson, one time Mayor of Loughborough and senior director of Loughborough's department store in Market Street.

In the conservation area as a whole, the late Victorian character predominates. There are many notable buildings, including churches, university halls, private dwellings, schools, a mission hut, disused railway buildings and the world famous Messenger's factory complex. Uniquely in Loughborough the terraced areas remain largely untouched since the Edwardian era and form a valuable reminder of the cultural inheritance for the local area and for the town as a whole.

## **2     *The Character Statement***

### *2.1   Historical Description*

The Ashby Road Conservation Area was designated in April 2002. It is based on the Ashby Road corridor running west from the town centre. The eastern part of the area designated is largely formed from the Paget and Storer Estates, important family holdings which also instituted charitable trusts and donated large areas of land to the town. Ashby Road is an historic road linking Loughborough to the older market town of Ashby de la Zouch. In the nineteenth century Loughborough became famous for its heavy engineering and hosiery industries. Companies such as Brush Electrical, Falcon, Willowbrook, Messengers, Herbert Morris Cranes and Taylor's Bell Foundry provided work for men as the hosiery manufacturers such as William Cotton did for women. Locomotives, train carriages, trams, buses, lorries, cranes, bells, boilers and heating systems, stockings and knitted goods were exported all over the Empire.

This industry is represented within the conservation area by Thomas Goode Messenger who founded his company in 1858 and moved to the Cumberland Road site in 1884. The firm built conservatories, glasshouses, verandas, summerhouses, cucumber frames, vineries, peach houses and winter gardens for the larger home. There was also a busy foundry which provided boilers and heating systems for their own buildings as well as others. There are plans and orders for these systems and glass houses from Chile, South Africa, Malaysia and Australia. The firm was acquired in 1874 by the Burder family shortly before its move from the High Street. Walter C. Burder is noted as living at Field House on Ashby Road in 1891. The Burder family are shown as continuing to live at addresses on Ashby Road through to 1912. Historically, this area has been referred to as



'Messenger's Village', containing the homes of both the workers and owners of the firm. An excellent catalogue from the 1920's shows the full range of the products and has an impressive client list.

The bigger industries were located at the edges of the conservation area along Derby Road, Regent and Broad Streets and Ashby Road. They included a brewery, timber yards and the gas works for Loughborough. Charnwood Railway, whose industrial presence still exists along Station Avenue, was a minor branch line to the coalfields of Coalville and eventually closed in 1965. Other industries are still current along Derby Road and Regent Street, though commercial pressures are as active as they were in Victorian times and the scene changes for each generation.

An important part of the Victorian industrial scene was the workhouse. The Loughborough Union Workhouse was a large and important building set in extensive grounds to the east of the conservation area. It was accessed from Derby Road and Regent Street. When its use as a workhouse became obsolete it was converted into the Regent Hospital for the elderly. In the latter years of the 20th century it was once more deemed to be obsolete and was demolished. However, its memory lives on in the presence of a modern home for old people in Huntingdon Court.

The terraced streets on either side of Ashby Road demonstrate classic Victorian and Edwardian speculative development as the various lots of land were sold off in single or double plot sizes. The series of sales allowed local builders and individual architectural practices to build pairs or series of terraced houses, or villas for the wealthier families, according to their capacity. It was a common practice to buy one house for occupation and one for rental. Many houses show this 'pairing' in the terraced street scene, a decorative brick plaque naming the pair and giving the date of building, eg Primrose Villas 1881, Nos 11 & 13 Fearon Street. The estate included workshops, churches and schools and at the intersections of the streets there were corner shops, and in one case a public house, to service the new population of the area. Besides the corner shops there were other necessary services for the community such as plumbers, joiners, coal merchants, dairymen and undertakers, etc, in individual houses.

The estate was built over a 30 year period but the street layout, plot sizes, house plans and elevations were established when the orchards and gardens were sold off by the Paget and Storer Estates. They remain largely unchanged and any infill or backland development has taken place to the rear of the site and does not intrude on the street scene. However, development did not progress regularly along each street, rather it was haphazard and for several years there were long gaps in the completed terraces. Each builder, and possibly each workman, was allowed a degree of freedom in the detailing of windows and doors, their cills and lintels, ridge tiles, decorative panels and whether they were given small front gardens. Even storey heights varied occasionally by 3 or 6 inches.

The width of frontage for each terraced house determined the quality, status and pricing of the property. The meanest were allocated 12 feet while the more substantial have up to 20 feet. The width of the alleys between the houses, the steepness of the internal stairs, the amount of architectural detailing, decoration and quality of features and the existence of a front garden, were all similarly determined according to status. Before the advent of piped water, the water supply for the meaner houses was a single pump in the backyard for each group of houses.

A second development occurred after World War I. A Technical Institute had begun in the town centre during the war and in 1920 Herbert Schofield, the principal, purchased over 400 acres for a greatly enlarged educational establishment which eventually became Loughborough University and Loughborough College. Hazlerigg Hall and Rutland Hall were the first buildings on the new site, built around a lawn with a fountain in the centre. The halls were used for instruction as well as

residences for the students. Hazlerigg Hall has a fine stained glass window made by the students to demonstrate the skills they were learning and a fascinating weathervane on the roof to record their gratitude and affection for Dr Schofield. On the other side of Ashby Road are several houses known as William Morris Hall purchased for student residence.

As a result, Ashby Road, which until then had been a quiet tree lined turnpike, was developed into a beautiful parklike setting of large detached houses set in the centre of gardens which were planted with cedars, pines and copper beeches. Following World War II many of these large houses became uneconomic to be maintained by single families. They have become offices, surgeries, a creche, clinics, the local Registrar of Births Marriages and Deaths occupies one and the University has acquired many of them for student residences. However, although the University owns a large part of the land, the University Campus is still understood by residents of the town to be bounded by Epinal Way and Ashby Road.

## 2.2 *Essential Qualities*

The conservation area is a key reminder of two important developments of Loughborough town. The vast expansion of the town at the end of the 1800s which created the streets of villas and terraced housing and the development of Ashby Road in the 1920s and 1930s when Dr Schofield built Loughborough University.

Within the terraced streets, housing, employment, recreation, religion and education still contribute to the street scene. The predominant building materials are red brick under slate roofs, sash timber windows with white painted joinery. The front gardens of the villas and the terraced houses which have them are marked by low brick walls or hedges. Many of the streets contain houses with beautiful decorative terracotta panels and brickwork, original stained glass panelled doors and some have tiled front porches that form a double entrance to the house. Original decorative foot scrapers and cellar coal grills are still common. There is a significant number of houses which are still intact.

Along Ashby Road, the mature trees and parkland settings of the large detached houses in their gardens create a fascinating evolution as one progresses along this gently curving gateway route into the town. The part of the university campus which is included in the conservation area is marked by the formal setting of the two halls fronting the circular lawn and fountain. The style of the houses is more varied but red brick, sometimes rendered and painted, white painted joinery, tiled and slate roofs dominate. There are superb examples of decoration.

## 2.3 *Boundary of Area*

The boundary of the conservation area has been drawn to include the area least changed since the Victorian and Edwardian expansion of Loughborough which created it. The nationally listed buildings amply demonstrate the better quality individually designed dwellings of the prominent families of this period. The contemporary terraced streets housed employees of Messengers factory and other industries in the town. The proprietors of these companies and many prominent local Aldermen lived in the gentlemen's residences of the area. The western boundary of the conservation area is a natural gateway composed of large trees overhanging from either side of the road which mark the entry into the historic urban area of the town.

## 2.4 *Buildings of Historic & Architectural Significance*

Along Ashby Road, the area is marked by the William Morris site and Hazlerigg and Rutland Halls of Loughborough University at one end and St Mary's Roman Catholic Church at the other. They form the anchor points for the conservation area together with Field House which was the old family home of the Pagets, The Grove which was the home of the Middleton banking family, and the Station Hotel built for the Charnwood Railway on Derby Road. Within the area of the terraced

streets and along Ashby Road there are other buildings of local historic and architectural importance. These bespoke buildings reflect the use of locally available building materials and craftsmanship in their brick banding detail, stained glass windows and ironwork.

#### National Listed Buildings

All Grade II

Field House, Ashby Road

The Grove, Ashby Road

Gate piers at entrance to The Grove, Ashby Road

St Mary's Roman Catholic Church, Ashby Road

#### Prominent Local Buildings

Hazlerigg Hall, University Campus

Rutland Hall, University Campus

Fountain in Hazlerigg Lawn

Sports Pavilion, University Campus

Bastard Gates, Ashby Road entrance to the University

Lodge at Ashby Road entrance to the University

Beam engine, University Campus

Somerton, William Morris Site, Ashby Road

Ashby Lodge, William Morris Site, Ashby Road

Highfields, William Morris Site, Ashby Road

Clavering, William Morris Site, Ashby Road

Tynte, 184 Ashby Road

Iffley, 186 Ashby Road

Redholme, 188 Ashby Road

137 – 145 Ashby Road

190, 196 and 198 Ashby Road

Rosebery School, Rosebery Street & Storer Road

Mission Church, Storer Road

St. Peter's Church, Storer Road

St Peter's Community Centre, Storer Road

Paget Arms public house, corner of Oxford Street & Paget Street

Station Hotel, corner of Station Street & Derby Road

Messengers factory site group

- foundry building and chimney

- front office range

- workshops

Charnwood Railway depot, Station Avenue

Elim Church (originally a Methodist chapel), Burleigh Road

Radmoor House, Radmoor Road

#### 2.5 *Important Streets and Spaces*

The principal thoroughfare is Ashby Road which is wide, gently curving and tree lined for the most of its length. The road offers a developing aspect as one follows its length into the town. At first the road is distinctly bounded by the trees but after the Epinal Way roundabout there are views through

the buildings on either side into the green spaces between and behind them, which give an open and airy character. Where metal fence railings survive they contribute to the character. The road narrows as it approaches the town centre and acquires a more urban character and finally delves beyond the conservation area into a street scene of small shops.

The terraced estates to the north and south of Ashby Road are serviced by Radmoor Road, Cumberland Road and Storer Road and bounded at the eastern edge by Derby Road, another ancient road, now busy with a lot of heavy traffic. Radmoor Road is an ancient lane that led originally to a cluster of cottages, now demolished to make way for Loughborough College. Cumberland Road was constructed on an old track between the fields and Storer Road was built on the line of an existing field boundary. The streets that lead off from these roads into the terraced housing were laid out in a strict rectilinear pattern with little provision of public open space. The field to the west of Cumberland Road remained open. Part of it was used as allotments until recent times when it was grassed over and is now used as a recreation and playing field. The rest of the field has been used for the new Epinal Way Hospital. To the south of Ashby Road, Burleigh Fields was used as a popular though private open space until the land was sold for development ca.1970. The house known as Burleigh Fields was occupied by the army during World War II and was subsequently left empty. It was badly damaged by fire.

Along Radmoor Road, Radmoor Recreation Ground was established beside Radmoor House as part of the building of the terraced housing. On the other side of Ashby Road, the only public open space within the terraced housing is the area surrounding St Peter's Church and Community Centre which was once allotments and gardens. Most of it has been paved and given over to car parking. The playgrounds of Rosebery School and St Mary's Primary School are paved and enclosed. There is a green open space, namely the garden of the Station Hotel, which though private is of course open to the customers of the pub.

Hastings Villa was a private house with a large garden, owned by the Upton family, not included in the original sale of the Paget estate to create the terraced housing. The Villa had an access from Oxford Street with an imposing gate. It has now been redeveloped as an enclave of 1990's housing. The access, St Mary's Close, is a private road.

Originally, the burial ground in front of St Mary's Church provided a small open space with trees. In the 1930's the church was greatly extended by Italian masons and turned through 90 degrees so that it fronted Ashby Road; the burial ground and the trees were lost.

The whole campus of Loughborough University is marked by its spacious nature with many relaxed areas of lawns and trees and several playing fields and sports pitches, which by their nature are more restricted. Within this setting Hazlerigg Lawn provides a formal and open setting to the original buildings. It is separated by a collection of graceful and delicate trees from the relaxed Student Union lawn. The William Morris site is characterised by its park-like garden setting.

Field House is located within its own mature and secluded garden, protected from the noise and traffic of Ashby Road by trees and thick plantings and an ugly close boarded fence.

## 2.6 *Architecture and Materials*

Overwhelmingly the most popular building method used in the area is brick under a slate or rosemary tile roof with white painted joinery for the window and door frames. Good brick detailing with Flemish bond brickwork, substantial sash windows and doorcases with decorative lintels, jambs and mullions, often painted white or very pale colours, contribute to the overall appearance of quality craftsmanship. The development of plate glass contributed to the fashion for the lower

sash to be in one piece with small panes in the upper sash. The front doors to the terraced houses are well made with four or six panels. Where a door is fitted to the side passage it is of a much cheaper ledged and braced construction. There are some good examples of terracotta decorative panels set into the brickwork. The typical roofscape is of steeply pitched slate roofs with brick chimney-stacks and a variety of styles of terracotta chimney pots still in situ.

The smaller terraced homes which form the majority of the houses are based on a two-room floor plan with a rear kitchen/scullery extension. Generally, the front door from the street opens directly into the front parlour and the staircase rises between the front and rear parlours. Each group of two, four or six houses has a side passage leading to a narrow footpath giving access to the rear. It is not clear whether each house had its own separate rear garden as today, since in Victorian times the water supply was a shared pump for each group. Some of the houses have a small walled front garden separating the house from the street front. There are also more substantial houses with large courtyards and buildings to the rear for workshops and business use in Station Street and Leopold Street.

Although there was an overall plan for the development of the estate as a whole, individual builders decided their own detailing, such as window lintels, ridge tiles, and even storey heights. Careful observation reveals how individual workmanship allowed for the creation of artistic and decorative features to mid price homes. The advent of the era of mass production in building materials provided affordable decorative exterior details, which include decorative brick courses, window cases and porches. Public interest at the time in the Arts and Crafts movement also acted as an encouragement for quality in design and materials used in homes of the period. This is demonstrated in the use of encaustic tiling in porches and interior floors. Magnificent examples exist of tiling in hallway floors in houses along the Ashby Road as at No. 131, or sunflower finials on roof ridges in Ashby Road and sunflower motif brickwork banding in Fearon Street.

The villas in Storer Road and Ashby Road are more elaborate and varied in design and architectural detail. Decorative brickwork, terracotta panels and strings, stone mouldings, extensive use of stained glass, tiled porches and metalwork details, fretted barge boards and exposed pegged joinery work on jutting gables can all be found. The chimneys are tall with corbel detail and many still retain their original pots. There are also internal features such as fireplaces, panelling and staircases which are worthy of keeping.

Where buildings with original decoration and fittings remain they stand out as excellent examples of local craftsmanship from an important period of domestic architecture in Britain. This is especially important for Loughborough where the late Victorian industrial expansion was such a significant milestone in the history of the town.

While the terraced houses are two storey, many villas are three storey with cellars and attic rooms originally used by domestic servants. Sometimes the roof was used to house these smaller rooms in the third storey as a dormer or half-timbered gable front. The windows were smaller to these upper floors. The houses do not all show their frontage to the main road with some having the main living rooms facing onto the gardens at the rear.

The larger detached houses on Ashby Road are characterised by their distinctive individual appeal, some obviously influenced by the well-known Leicester architects, Goddards. The local building firm of William Moss and the Barrowcliffe architectural practice worked together in this area using the locally produced Tuckers' bricks and tiles. These houses, along the upper stretch of the Ashby Road, set high standards of craftsmanship and design on a human scale. The Grove and some other houses are examples of the older technique of rendering and painting.

Public buildings are substantial and well built, generally using the same materials as the houses. An exception is the later structure of St Peter's Church which is built of local random granite. They contribute good quality design and construction with individual features. Schools, churches, public houses and factory buildings add a valuable functional element to the community and reflect the full historical vitality of activities carried out in the area to sustain the community.

### *2.7 Scale and Massing of Development*

The upper Ashby Road, creates an atmosphere of large houses set well away from the road in their own individual parklike gardens planted with cedars and other tall and mature trees. On the University campus the effect is grander but still well within human scale. As the road nears the town there is a short stretch of large terraced houses on either side of the road with their steeply pitched roofs set rhythmically at right angles to the road and their small front gardens protected by broad and high privet hedges. The two areas of terraced housing are more compact and low. The feeling is often of two solid rows of houses with little variation. Where there are front gardens there is a somewhat greater feeling of space. The length of the street plays a part in the feeling of enclosure.

### *2.8 Relationship Between Existing Structures and Open Spaces*

The character of the area is currently defined by the contrast between the University, the main road and the terraced streets. The campus is open and accessible. The roadway of Ashby Road is rather enclosed by the trees and hedges though the land on either side is open and spacious with the houses well detached and set within their private garden plots. In contrast the open spaces of the dense terraced housing are less obvious; the few that exist are part of the grid of streets. However, while the streets do not offer public open space the gardens to the rear of the terraced houses provide important and valuable private spaces for the residents. These gardens are often subject to extensions to provide additional living space in the houses, and while this is controlled to a certain extent by the permitted development rights to build on only up to 50% of the garden, it is clear that the gardens as a whole are being eroded. They are accessed through passageways with an entrance arch for each pair or group of houses. An exception to this pattern is the wide open Cumberland Playing Field which is protected from the street by a good hedge.

### *2.9 Trees, Hedges and Plantings of Importance*

Cedar, pine, copper beech, lime and other mature trees for the length of Ashby Road from Nos 129/184 to Nos 200/205 and especially at The Grove and Nos 184-188 and the delicate group of trees in the garden of Storer Hall;

Mature trees along Ashby Road from the Epinal Way island to the western boundary of the conservation area including cypress trees protecting the William Morris site and the belt of trees alongside the path to the Student Union;

Trees and flower beds within the Ashby Road roundabout on Epinal Way;

Privet hedges on both sides of Ashby Road for much of its length;

Wooded garden of Field House;

Trees in front of St Peter's Community Centre;

Lime trees surrounding St Peter's Church;

Lime trees surrounding the garden of The Station Hotel;

Hedgerow protecting Cumberland Road Playing Field;

Poplar trees bounding Radmoor Road Recreation Ground;

Avenue of poplar trees at The Grove.

## **3 Weaknesses and Enhancement Opportunities**

### 3.1 *Architecture*

The vast majority of the current building stock in the area dates from before 1915. On Ashby Road Inter and Post war development echoes the scale of the earlier developments with detached and semi detached houses standing in large gardens, though often lower in scale. The later domestic buildings on Havelock and Rosebery Streets, though excluded from the conservation area, have the same basic characteristic of their neighbours: terraced family housing in the idiom of their time, 1930s and modern alike, showing that the builders have been sensitive to the original two storey residential scene. Not so sensitive is the development at St Mary's Close, where a bright red brick cluster has allowed rooflights and a stepped frontage to intrude. The Close also suffers from a poor quality approach.

A great deal of small scale damage has been done by refurbishment to many houses, especially those in the terraced streets. Most noticeable is the replacement of windows often with uPVC frames and double glazing. Especially sad is the chopping out of stone mullions between pairs of windows to form one larger picture window and the alteration of window shapes by raising or lowering cills.

The original window frame and door makers were limited by the materials with which they worked. These limitations imposed their own design which gave a distinct aesthetic flavour. With new technology which does not impose these limits, installers of replacement windows are often tempted to make simulated copies of what they are replacing with crude detailing and no concept of what constitutes an aesthetic geometry. Many doors have also been replaced by inappropriate uPVC doors.

Damage has also been done by inappropriate rendering and in some cases artificial stone facing, including obliteration of brick mouldings. There are losses of chimney details, tops of stacks have been removed and pots replaced or removed. Re-roofing has been carried out with modern tiles and rooflights have been inserted.

Front gardens have been damaged by the removal of hedges and brick walls to allow for parking off the street. The private open space of the rear gardens between the terraces has been damaged by the intrusion of large extensions to the houses to provide additional living space.

### 3.2 *Boundaries of the Conservation Area*

The edges of the Storer Road part of the area are significant. Regent Street to the south east offers a nondescript featureless industrial building which effectively stops the aspect of Oxford Street. Derby Road to the north east offers a similar though more interesting industrial end of view. To the north west the area is bounded by much greater variety, old industry and new three storey housing. The industrial scene is messy and unappealing, often dilapidated, while the new housing on Wheel Tappers Way and Goods Yard Close offers an invitation. The Victorian industrial buildings which were built to service the Charnwood Railway are of simple build and what features they might have had have been bricked up or obscured by signs and other trappings of modern industrial usage. The Messenger chimney is a landmark but the edge of the factory complex bounding the Cumberland Road Playing Field gives an impression of neglect and lack of concern. The Messenger site itself has degraded into a series of individual workshops with little overall control. The roadway is rough and potholed and a fine canopy was badly damaged by fire leaving only the skeleton of its steel frame.

To the south and west the Cumberland Road Playing Field, the line of trees and large houses at the back of Ashby Road and the glimpse of the Carillon tower at the end of Storer Road give some continuity into the rest of the town. However, the new Epinal Way hospital leaves something to be

desired. It is bounded by intrusive galvanised steel railings and the architecture of the hospital is not as interesting as could be deserved. There is little evidence that any substantial trees have been planted which will soften the view in the future.

### 3.3 *Social Changes*

Since the early 1900s the street scene has been altered significantly by the dominance of cars so that streets which were once open and accessible to people are now filled with traffic and lined with parked cars. Derby Road and Ashby Road are busy thoroughfares throughout the day but the terraced streets are quiet, with few people around for most of the time. The roadways have been damaged by traffic calming in the form of sharply raised brick plateaux.

The area contains a social mix with many people both living and working within it. Many buildings previously used as large family homes have found new life as economically viable offices, creches, clinics, doctor's surgeries, and flats and especially student accommodation.

Much of the housing is rented from absentee landlords and neither they nor their tenants have much regard to the maintenance of the building. Front doors are obviously not in use, they are dusty and have no patina. Front parlour rooms are used as bedrooms with tatty curtaining. There is loss of amenity where corner shops have been converted into residential use. There is often a proliferation of "To Let" and "For Sale" signs. The latest litter is the presence of wheelie bins on the pavement. Fortunately, the area has not been over targeted by a clutter of highway signs but St Peter's Community Centre has been damaged by the "amenity" of a recycling centre with its accompanying propaganda signposting.

One feature that could improve the area would be to restore the streets. It would have been this character of people using the street in Victorian times when the area was built that provided the interest to the unrelieved terrace. The restrictive strategy of traffic calming offends car drivers and still leaves them in charge of the roadways. The alternative strategy of pedestrianisation is also not viable because the people must have car and vehicle access to their houses. However, the streets are not used for more than access and a more imaginative way could be found so that car drivers, goods deliverers, cyclists, pedestrians and residents can all share the street as their community.

Along Ashby Road, many street signs, including white lining, are dictated by the requirements of traffic. As a consequence motorists are focussed only on moving as quickly as possible through the area; the aesthetic qualities of the fine houses, trees and spaces are lost to them, pedestrians and residents are adversely affected; and there are more obstructions for people with limited mobility.

### 3.4 *University Campus*

Within the University, the conservation area touches the edge of the new athletics stadium. The boundary is marked by a tall ugly galvanised steel railing to maintain the security of the arena and to prevent undue access.

While the university campus, as popularly recognised by the town being bounded by Epinal Way and Ashby Road, is very well managed, the grounds of the William Morris site, The Grove and several other properties now used as student accommodation are suffering from a minimum maintenance regime. The beautiful park settings to the houses are being eroded; lawns are becoming overgrown and weedy; undergrowth is not removed and boundary features are being allowed to fall into disrepair.



The fence protecting Field House from the traffic of Epinal Way has already been noted. A similar close boarded and creosoted fence which does not enhance the conservation area protects No 219 Ashby Road.

There is an opportunity for incorporating the Sir Richard Morris Building, affectionately known as Sun, Sea and Sand", into the conservation area. The building is a good and interesting example of contemporary architecture and it has been sensitively placed in relation to Hazlerigg and Rutland Halls. It forms a natural extension to Hazlerigg Lawn.

## Appendices

### 1 Local Plan policies which affect Conservation Areas & their Listed Buildings:

- EV/A - Design Policy
- EV/3 - Listed Buildings
- EV/4 - Alterations or extensions to listed buildings
- EV/5 - Setting of listed buildings
- EV/6 - Change of use of listed buildings
- EV/7 - Buildings of local historic or architectural interest
- EV/8 - Historic parks or gardens
- EV/9 - Development in conservation areas
- EV/10 - Enhancement of conservation areas
- EV/11 - Article 4 directions
- EV/12 - Advertisements
- EV/13 - Advertisements above first floor level
- EV/14 - Advertisements on listed buildings or in conservation areas
- EV/15 - Advertisements along main road corridors
- EV/16 - Areas for special control of advertisements
- EV/18 - Projecting Signs
- EV/21 - Open spaces of special character
- EV/22 - Tree Preservation Orders

### 2 Restrictions on changes and development in a conservation area.

Owners and occupiers of residential property in Ashby Road Conservation Area should take note of the restrictions on changes and development they may wish to make. For further information please contact Development Control at Charnwood Borough Council. Telephone 01509 634771 or email [development.control@charnwood.gov.uk](mailto:development.control@charnwood.gov.uk).

1. Demolition control - with a number of minor exceptions you cannot demolish any part of your property without the consent of the Council. If you want to demolish anything you must apply for Conservation Area Consent.
2. Control over trees - you must give the Council at least six weeks notice if you intend to cut down, top, lop or uproot a tree in a conservation area. This gives the Council an opportunity to decide whether or not to make a Tree Preservation Order.
3. Dwelling houses - conservation area designation places additional restrictions over and above the usual planning requirements that affect properties. These additional restrictions mean that:

3.1 Planning permission is required to clad with stone, artificial stone, timber, plastic or tiles any part of your property which faces the highway, street or any public space.

3.2 Planning permission is required to install a satellite dish on any chimney, wall, or roof slope which faces the highway, street or any public space.

3.3 Planning permission is required to enlarge or change the shape of the roof, eg by inserting a dormer or Velux type window.

3.4 Planning permission is required to erect or alter any building or enclosure with a cubic content greater than 10 cubic metres.

3.5 Planning permission is required to extend your house by more than 50 cubic metres or by 10%, whichever is the greater. Normally the allowance is 70 cubic metres or 15%. These figures can include outbuildings in the calculation.

4. Other permitted development: Other building or land uses which normally benefit from permitted development rights such as industrial and warehouse development, development by statutory undertakers or development by telecommunications code systems operators may have these rights affected by designation of the conservation area.

### **3 Useful Contacts**

Conservation and Design Team

Charnwood Borough Council, Southfields, Loughborough LE11 2TN

Tel: 01509 634767

[www.charnwood.gov.uk/environment/133.html](http://www.charnwood.gov.uk/environment/133.html) - main page

[www.charnwood.gov.uk/environment/28291.html](http://www.charnwood.gov.uk/environment/28291.html) - further contacts

Storer and Ashby Area Residents' Group

Community Office, St Peter's Community Centre, Storer Road, Loughborough

Tel: 01509 213144

English Heritage

[www.english.heritage.org.uk](http://www.english.heritage.org.uk)

The Victorian Society (Leicester branch)

Eileen Chambers

28 Rectory Lane, Thurmaston, Leicester LE7 7JQ

Tel: 0116 292 5824.

Loughborough and District Civic Trust

Secretary, Stephen Bradwell

29 Kingfisher Way, Loughborough LE11 3NF

Loughborough Archaeological and Historical Society

Secretary, Barry Gidley, 19 Woodbrook Road, Loughborough LE11 3QB

Tel: 01509 237433

### **4 References and Further Reading**

Local History Library, Granby Street, Loughborough

Public Record Office, Wigston, Leicestershire

PPG 15 - Planning and the Historic Environment Sept. 1994

Borough of Charnwood Local Plan 2001

Victorian Architecture - Roger Dixon & Stefan Muthesius, Thames & Hudson 1978

The Arts and Crafts Movement - Elizabeth Cumming & Wendy Caplan, Thames & Hudson 1991  
Desirable Locations - Helen Boynton & Grant Pitches, Leicester City Council 1996  
Victorian Society, Leicester Branch - Casework Manual and Archives  
Messenger & Co - Catalogue Fifth Edition 1926  
Glasshouse archives, Royal Horticultural Society Lindley Library, Vincent Square, London

## 5 *Acknowledgements*

Valuable assistance in compiling this character statement has been received from many people, especially current and former residents of the area.

Clare Allen initiated the idea of designating the conservation area.

Over a weekend of intense activity, a comprehensive survey was carried out by 20 volunteers from the Storer and Ashby Residents Group.

The data was entered into a spreadsheet by Trish Avis and Carol Humphreys.

A wealth of photographs were taken by Steve Bullman and Martin Allen.

Clare Allen, together with Audrey Leeson, Rosie Peddle and Hilda Puttick compiled a draft document which was the basis for a public consultation.

Ward Councillors John and Lynn Hawkes and Sandra Forrest, who took part in the survey, gave their valuable support to the project.

Rosebery School provided the venue for the public consultation.

The survey covered a very wide area from the university campus to Queens Park from which two conservation areas were designated: this Ashby Road area and the Queens Park area.

Further assistance has been received in drafting the character statement:

David Paterson, who was vicar of St Peters for 40 years;

Patricia Pinder who remembers pushing her pram in Burleigh Fields;

Eric Oldham, who lived at No 28 Oxford Street, and remembers the plumber, the joiners, the knitting mill, undertakers, coal merchants and Mrs Upton, of the family who owned Hastings Villa, as a famous radio cookery expert;

Mr Brian Blayney of the Society for the Protection of Ancient Monuments for his research on Messengers.

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