

Chapter 6.0

SETTLEMENT CHARACTER

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SETTLEMENT CHARACTER

Introduction

The main settlements within the Charnwood Forest area, and those on the fringes, were assessed and described within the original Charnwood Forest Settlement Character Assessment document (2009). Over the last decade, since the assessment was carried out, a number of new developments have been implemented resulting in changes and growth to some areas.

The following descriptions provide an update to the original assessment:

- i. **Agar Nook**
- ii. **Anstey**
- iii. **Cropston**
- iv. **Groby**
- v. **Loughborough (Charnwood Forest fringes)**
- vi. **Markfield**
- vii. **Mountsorrel**
- viii. **Newton Linford**
- ix. **Quorn**
- x. **Ratby**
- xi. **Rothley**
- xii. **Shepshed**
- xiii. **Swithland**
- xiv. **Thornton**
- xv. **Thringstone**
- xvi. **Thurcaston**
- xvii. **Whitwick**
- xviii. **Woodhouse**
- xix. **Woodhouse Eaves**

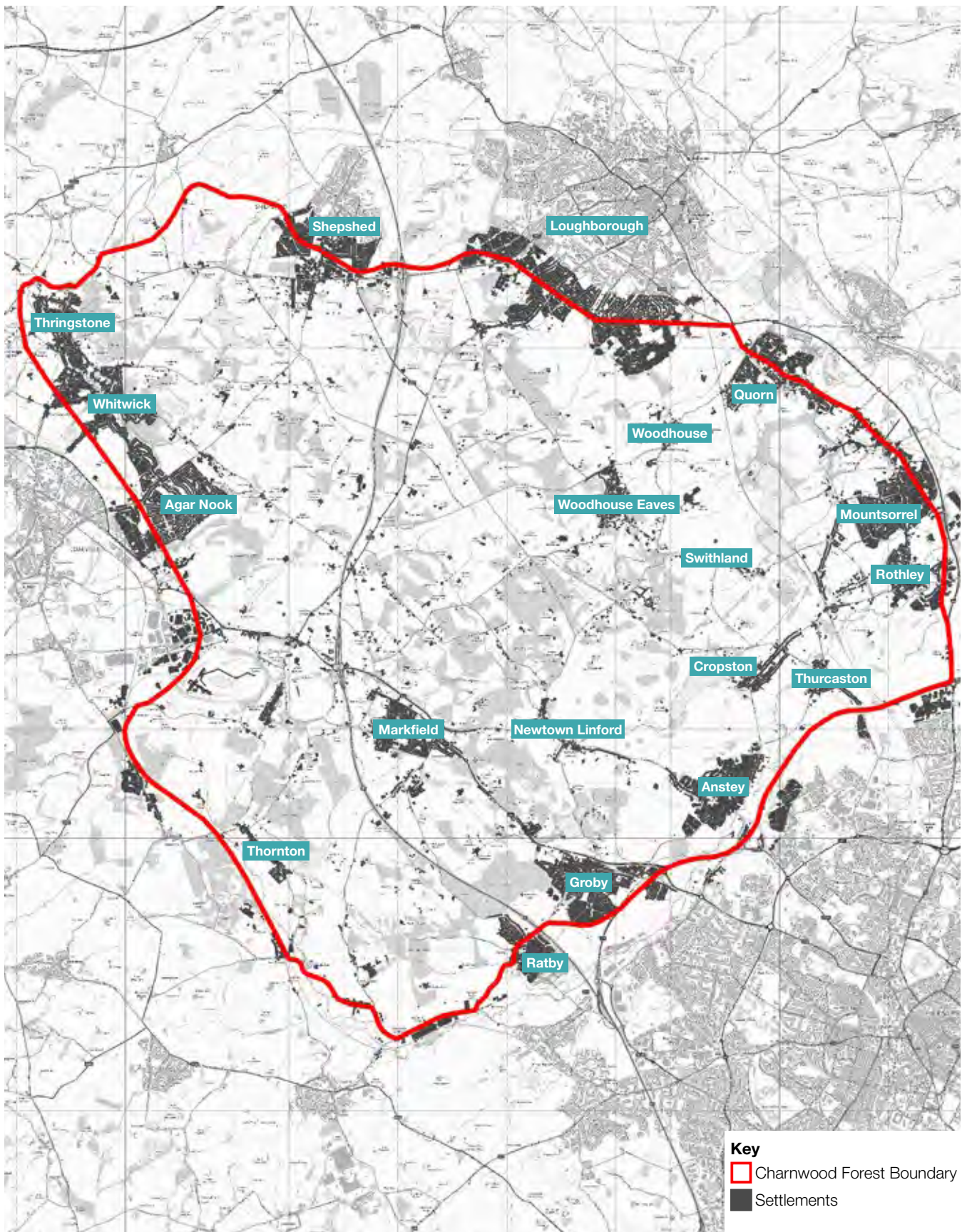


Figure 13: Settlements

SETTLEMENT CHARACTER

i. Agar Nook



Location Plan



Aerial Photograph

Location and Context

Agar Nook is a large suburb located directly east of Coalville. It lies to the south east of Whitwick however development merges between the two settlements with continuous development present along Hall Lane. The settlement is bounded by Meadow Lane to the north with Whitwick immediately beyond. Open countryside lies to the east with Warren Hill Road providing the boundary. To the south the settlement extends to meet Bardon Hill Quarry. To the west development extends towards Coalville along Broom Leys Road.

Built Form and Settlement Pattern

This settlement is a suburb of Coalville with development extending along Broom Leys Road, Greenhill Road and Meadow Lane. Development is formed with crescents and cul-de-sacs off these main routes.

Much of the development is 20th century with older properties located along the main routes and newer properties providing infill. Facilities tend to be located around junctions however they are located throughout the settlement with no obvious village centre. The local schools and associated playing fields are located to the east of the settlement off Warren Hills Road.

Properties are predominantly two storeys, detached and semi-detached although bungalows, 1.5 storey and three and four storey apartments can also be found. No clear architectural style is apparent however the use of red brick, render and grey roof tiles are common. Styles are generally dependent on the properties age with timber panelling used on some of the newer developments. Properties along the main route tend to be larger, located on more generous plots and detached. More modern semi-detached and terraces on smaller plots provide the infill.

Boundary details are also varied with older properties featuring mature boundary hedgerows and planting. These also tend to be set back from the road. Newer properties are generally more open with smaller frontages defined by low fencing or low shrub planting. Some of the older streets also have wide verges and avenue tree planting.

Small greens and areas of open space are common. The Cemetery and adjacent open space provide a large area of green within the settlement, located between Meadow Lane and Greenhill Road. The Rugby Club is located to the north west of the settlement. The settlement has a well treed character overall with mature vegetation and trees apparent throughout.

New development has occurred towards the eastern edge of the settlement off Greenhill Road providing infill towards Warren Hills Road.

SETTLEMENT CHARACTER

i. Agar Nook

Sense of Place

Gateway Features

On entering the settlement from the north along Hall Lane elevated views are possible. These views provide a sense of the settlement and landscape beyond.

On approach from the east, Greenhill Road is relatively enclosed by hedgerow trees and woodland before opening out to allow views of rising land to the edge of Bardon Hill Quarry. The stone wall to Abbots Oak is also a distinctive feature from this direction.

There are few gateway features of note into the settlement. Housing along the main route is generally set within larger plots, set back from the road and with mature vegetation and trees to the perimeter boundaries.

Landmark Features

The Cemetery and associated open space, and structure planting provides a key landmark feature to the settlement.



Abbots Oak

Key Characteristics

- Large suburban area with older main routes infilled with more modern smaller streets, crescents and cul-de-sacs.
- Located on rising ground north of Bardon Hill Quarry.
- No clear settlement centre, facilities are dispersed.
- Mostly 20th century detached and semi-detached two storey properties. Bungalows, 1.5 storey and three or four storey apartments are also present.
- Avenue tree planting and wide verges present. Mature planting in general with well treed character overall. Cemetery and associated open space is a key feature within the settlement.
- Large detached properties set within generous plots with mature planting dominate the main routes.
- Boundary treatments vary however ornamental hedgerow and low brick walls are common.



Hedgerow and tree planting along Greenhill Road

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SETTLEMENT CHARACTER

i. Agar Nook

Setting in the Landscape

Topography

The settlement slopes gently to the west falling from Warren Hills Road towards Coalville. The land rises around Bardon Hill Quarry to the south. Warren Hill also provides a localised high point.

Roofline

The roofline is relatively consistent with most properties being two storey. There is some variation where bungalows and apartments occur. The roofline is generally interspersed with mature tree planting and so this creates a softening effect. The localised high points at Warren Hill and Bardon Hill Quarry provide variation in the surrounding skyline.

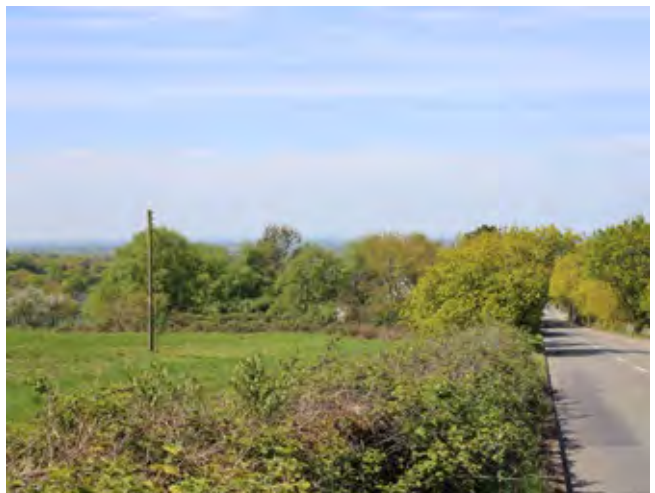
Key Views

Views of the rising land to the edge of Bardon Hill Quarry are possible from points on the southern edge of the settlement. Meadow Lane provides some open views towards landscape which is typical of the area including rough grassland, heathland and rocky outcrops. Woodland limits longer distance views. The approach roads into the settlement provide the key long views and although urbanised, allow some wider views into the local landscape including Bardon Hill and Warren Hills.

Looking back towards the settlement it appears relatively green with rooftops set within mature vegetation which breaks the built form line. The school sites to the east are also prominent in the settlement fringes.



New development with Bardon Quarry in the background



Elevated views from Greenhill Road across settlement

SETTLEMENT CHARACTER

i. Agar Nook

Settlement Edge

Meadow Lane and Warren Hills Road provide a strong edge to the north. Density becomes lower towards the north eastern edge with the King Edward VII Science and Sport College site located to the fringes and set within mature vegetation which assists in softening the transition to the wider countryside. The tree lined peripheral roads provide effective screening of the urban edge when viewed from the public rights of way through Warren Hills. The southern edge is defined by the wooded edge and rising land to Bardon Hill Quarry. This is a mixture of mature woodland, new planting and scrub and heathland.

The western and northern edges are more urban with development adjoining Coalville to the west and Whitwick to the north. Also to the north, there is an open pocket of farmland with mature trees along hedgerows providing a partial buffer, however development does meet along Hall Lane. There are also pockets of open farmland to the west with properties fronting rolling countryside however in a westerly direction, development is continuous along Broom Leys Road towards Coalville. Blocks of mature woodland provide some screening and filter the settlement edge.



Village Green at Broom Leys Road

Recommendations

- Gateways to be created to provide distinctive gateways into Agar Nook and provide differentiation between it and the adjacent settlements. This could be achieved through new development sensitively designed and located or improvements to the public realm.
- Encourage further street tree planting and protect and maintain existing trees.
- Maintain and preserve the approach into the settlement from Abbots Oak.
- Protect the balance to the southern boundary between development and the existing and new tree planting. Maintain the soft edge and ensure prominence in the landscape does not increase.
- New planting could be introduced to the western fringes in proximity of Hall Lane to create a more filtered urban edge and soften the views from the wider countryside beyond.

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SETTLEMENT CHARACTER

ii. Anstey



Location Plan



Aerial Photograph

Location and Context

Anstey is located to the north west of Leicester City. Anstey is separated from the City by Rothley Brook and the A46. Rothley Brook runs along the south eastern edge of the settlement, within a generally low and flat landform. The older part of the settlement follows a linear form which falls within a Conservation Area. Newer development is located on the settlement edges off Groby Road and Cropston Road. Power lines follow Rothley Brook dominating the south eastern edge of the settlement.

Built Form and Settlement Pattern

Anstey is a large settlement with a linear core which has expanded as a result of modern development, to take a more clustered form, expanding north west and infilling between Cropston Road and Bradgate Road. The historic linear core lies to the south east of the settlement on lower ground adjacent to Rothley Brook.

The settlement centre is located to the south east around a central roundabout where shops, cafes and pubs are located. Development has spread north west away from the historic core creating a lack of cohesion in the overall character of the settlement. Buildings to the centre are of a higher density, located close to the road and of a wide range of building styles. Industrial buildings, relating to the villages historic boot and shoe industry and ancillary uses such as box making, are also located in the area along with residential and local amenities. A mixture of materials is evident with red brick and grey tiles being common. The granite St Mary's Church forms a key feature to the centre of the settlement along with a converted three storey mill. Modern infill development is also present in the centre, designed with a similar style and materials to the older existing building stock. The more modern development within the rest of the settlement is generally set back from the road with boundary details including low brick walls, hedgerows and black railings.

The open space includes a large park area to the centre of the settlement with pitches and a play area. A war memorial is also located here. Some further pitches and open space are located to the south along the Rothley Brook corridor. A series of other incidental greens provide open space within the residential areas including a large green to Bradgate Road. There is a large allotment site located on the northern edge of the village and areas of ridge and furrow are visible on the peripheries of the village.

SETTLEMENT CHARACTER

ii. Anstey

Sense of Place

Gateway Features

The south western approach along Groby Road is lined with new development, located along the northern side of the road. The cemetery lies to the south and is a prominent feature. The south eastern gateway is relatively distinct with a tree lined avenue leading to a bridge which crosses Rothley Brook. Packhorse Bridge provides pedestrian access to the west. Upon entering Anstey, red brick terraces can be seen along with a prominent three storey flat roofed industrial building which has a negative visual impact on the gateway view. To the north, allotment gardens are visible before passing through new development on both sides of the road. Cropston Road is tree lined with wide verges and detached properties set back from the road. The power lines which follow Rothley Brook dominate when approaching from this direction. On approach from the north west, the road is lined with residential properties. Once further into the village the tree lined historic village green is a distinctive feature.

Landmark Features

Packhorse Bridge is a 16th century stone bridge which provides pedestrian access over Rothley Brook from the south.

St Mary's Church is located in a prominent position on the corner of Bradgate Road. The church occupies a slightly elevated position and was constructed in the 13th century from granite.

The Village Green, further north along Bradgate Road, is tree lined and has a distinct character.

History and Heritage

The name Anstey is thought to mean 'narrow forest track'. The village is likely to be of late Saxon origins, but archaeological evidence has been found dating back to Roman and even prehistoric times. The population of the village rose during the 18th and 19th century due to the hosiery industry with many people working as framework knitters. This declined in the middle of the 19th century with the boot and shoe industry becoming more dominant at this time.

Ned Ludd, who gave his name to the Luddites is a past resident of the village.

A sign at the entrance to the village from Leicester claims the village as being 'the Gateway to Charnwood Forest.'

Key Characteristics

- **Large clustered settlement with significant post war expansion to the original linear historic core. Development is predominantly to the north but in recent years has also spread east and west.**
- **Located along Rothley Brook river corridor, the surrounding land to the south east is low and flat and dominated by power lines which follow the brook.**
- **Mix of building styles and materials evident with some historic buildings remaining. New development has been introduced, particularly post war. Red brick is common.**



St Mary's Church

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SETTLEMENT CHARACTER

ii. Anstey

Setting in the Landscape

Topography

The settlement occupies the western slope of the Rothley Brook river corridor with Beaumont Leys located on the opposite valley slope. The original linear historic core occupies the lower flatter ground adjacent to the brook with development spreading to higher land in the north west. The brook corridor is broad and shallow with power lines following the brook.

Roofline

The roofline is varied with the village core comprising two and three storey properties and a mix of residential and industrial buildings. Building ages vary with both flat and pitched rooflines visible. The church is located on elevated ground making it even more prominent. New development is mostly two storeys.

Key Views

Views from Bradgate Park to the north are filtered by intermittent woodland planting. Views from the east are of the rising roofline with St Mary's Church dominant in the view. Higher views from the north east allow long views down towards Rothley Brook.



Anstey United Reformed Church

SETTLEMENT CHARACTER

ii. Anstey

Settlement Edge

The brook corridor defines the south eastern edge. Tree planting to the settlement edge filters views to properties beyond. New development to the south western edge is relatively visible. The northern edge is more filtered by mature vegetation which partially screens views from the surrounding landscape.



Approach to village over Packhorse Bridge

Recommendations

- **Protect the character of the historic core by ensuring new development reflects the local character and is appropriate for its location.**
- **Maintain separation between Anstey and Cropston to protect their respective characters by protecting the open land located between the two settlements.**
- **Protect and enhance woodland cover along the northern and western urban edges. The woodland screens the settlement fringe from Bradgate Park.**
- **Enhance the settlement fringes with further tree planting. Future development to the urban fringe should incorporate a wooded edge, particularly to the south.**

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SETTLEMENT CHARACTER

iii. Cropston



Location Plan



Aerial Photograph

Location and Context

Cropston is located to the north east of Leicester, close to the eastern edge of Bradgate Park. Cropston Reservoir is located to the north western edge of the settlement. The settlement occupies a position on a slope gently rising from Rothley Brook to the south east.

Built Form and Settlement Pattern

The main core of the settlement is centred around the junction between Station Road, Causeway Lane, Cropston Road and Reservoir Road where the most historical buildings are located including a notable half-timbered thatched property. This area is designated as a Conservation Area. The settlement is linear with Station Road forming the main spine, expanding to the north east. Post War development has occurred to the south east behind properties off Station Road maintaining a generally linear form but increasing the width of the settlement.

Building styles and materials are mixed. The most historic part of the village consists of a mix of small red brick terraces set close to the road, rendered thatched properties and stone dwellings. Dwellings along Station Road are typically larger detached properties set back from the road in mature generous plots. Newer properties include a range of single storey and two storey, detached and semi detached and a range of materials. Red brick, render and stone are used throughout with grey and red roof tiles also evident. Boundaries include hedgerow, stone walls and railings.



Thatched roof dwelling along Station Road

SETTLEMENT CHARACTER

iii. Cropston

Sense of Place

Gateway Features

The northern approach is characterised by the tree lined route and stone wall which runs along the reservoir edge. A half-timbered thatched property is visible and forms a notable feature at the entrance to the village itself. From Bradgate Road the settlement edge is visible with properties evident set within mature trees. The Rothley Brook corridor is a key feature to the south, visible on the approach from Cropston Road and Leicester Road. The southern edge is relatively open in parts allowing views of the settlement edge from this direction. Single storey dwellings set along this edge have views over the brook corridor.

Landmark Features

A black and white thatched building is prominent in the core of the village at the Cropston Road, Reservoir Road junction.

The Badgers Sett Public House is a large rendered building in the same location set back from the road.

History and Heritage

Cropston Reservoir and pumping station were constructed in 1866 flooding a large area to the north of the village. The village itself was relatively small until its expansion post war. The origins of the village can be traced back to at least the 12th century through the Leicestershire Survey of 1130.



Cropston Road, Reservoir Road junction

Key Characteristics

- **Small settlement located on the rising land from the Rothley Brook river corridor.**
- **A liner settlement which has expanded along Station Road and in more recent years to the south east of Station Road. The linear form has generally been retained.**
- **The historic core is set around the Station Road, Reservoir Road junction with properties including black and white thatched, small brick terraces and stone properties.**
- **Properties to Station Road are larger detached properties set back within mature generous plots with interspersed tree planting. Prominent features in the area include Bradgate Park, Cropston Reservoir and the Rothley Brook corridor and associated power lines.**
- **Common materials include red brick, render, stone, thatch and red and grey tiles. Boundary details include hedgerows, stone walls and railings.**

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SETTLEMENT CHARACTER

iii. Cropston

Setting in the Landscape

Topography

The village is located on the north western side of the Rothley Brook river corridor. The land slopes gently down to the brook. The land rises further to the north of the settlement levelling around Cropston Reservoir and then rising again towards Bradgate Park. Thurcaston is located on the opposite side of the valley.

Roofline

From the south, the rising roofline is softened by mature vegetation from within the settlement. The southern edge is hard with vegetation more limited along this edge. The northern edge is softer with intermittent planting creating filtered views.

Key Views

Views from the north are more localised and short distance. Views within the settlement tend to be along roads due to mature vegetation and built form. To the south, longer views are available from the settlement edge across the brook corridor.

Settlement Edge

The northern fringe is visible from Bradgate Road although mature planting does provide some filtering to views. Tree planting to Cropston Reservoir is a key feature. The southern edge is also relatively hard with less vegetation resulting in the built edge being more prominent in the view.



Edge of Cropston from Bradgate Road

SETTLEMENT CHARACTER

iii. Cropston



View south east over Rothley Brook corridor



Dwellings along Station Road

Recommendations

- Retain the rural character of roads linking with Thurcaston.
- Protect the brook corridor between Cropston and Thurcaston to prevent coalescence of the two settlements.
- Conserve footpath links through the Rothley Brook corridor and wider area including those to Bradgate Park.
- Conserve the linear form of the settlement and ensure new development uses appropriate materials such as stone, red brick and grey tile.
- Enhance the southern edge through further tree planting and blocks of woodland to filter views of the southern settlement edge.
- Conserve and protect mature trees within the settlement and where possible provide additional tree planting.

SETTLEMENT CHARACTER

iv. Groby



Location Plan



Aerial Photograph

Built Form and Settlement Pattern

Groby is a clustered settlement. The original linear core, located to the north, has been expanded considerably creating a relatively large settlement with development expanding south, east and west in recent years. The settlement is constrained by the A50 to the north east, the A46 to the south east and Martinshaw Wood to the north west. The village centre has retained its character on the northern fringe of the settlement adjacent to the A50. This stretches along Markfield Road. Notable features include St Philip and St James Church and Groby Old Hall, a large red brick building.

New development is generally detached and semi-detached, single and two storey residential. There are also some larger industrial buildings located north west of the settlement core. Development is interspersed by greens, allotments and playing fields which break up the development mass. Properties to the older part of the settlement are more mixed in material and style. The church is a visible feature located on slightly higher ground with granite walls to its perimeter.

Common building materials include red brick, thatch, slate and stone. Boundary details include stone walls, which can be seen mostly in the settlement core, and hedgerows. Newer development is mostly red brick with tile roofing.

Location and Context

Groby is located to the north west of Leicester occupying a location between the A50 and A46, set within the Rothley Brook corridor. Martinshaw Wood constrains the settlement to the north west. The historic core is to the north of the settlement and is a designated Conservation Area.

SETTLEMENT CHARACTER

iv. Groby

Sense of Place

Gateway Features

The south western entrance from Ratby crosses the M1 and leads along Ratby Road before passing the school. This is a relatively well wooded and enclosed route before opening out into residential development. It is not particularly distinct and has no gateway features. From the east, access is provided over the A46, on to Leicester Road. This is a wide tree lined road with properties set back from the roadside. Access from the north is via an underpass under the A50 on to Leicester Road. This has no entrance features and is not particularly distinct.

Landmark Features

Landmark features include St Philips and St James Church, a stone-built church on elevated ground with a granite perimeter wall, and the nearby Groby Old Hall, a large red brick building.

There is a small mound in the grounds of the church which are the only remains of Groby Castle.

Groby Pool to the north is designated as a Site of Special Scientific Interest and Martinshaw Wood to the west is a significant block of ancient woodland.

History and Heritage

The name Groby is thought to have its origins in the meaning 'pit' or 'hollow'. The village is likely to have been founded by the 10-11th century. The settlement expanded in the 1800's due to employment in the local granite quarries. These materials can be seen within the settlement.

Groby Old Hall is an important feature of the village. Built in the 15th century, it was once owned by the Grey family who also owned Bradgate Park.

Groby Pool just outside the village is a 15ha lake noted for its wildlife value. The pool and associated woods were designated as a SSSI in 1956 .

Key Characteristics

- Large clustered settlement with distinct historic core located to the north.
- Modern development has expanded the settlement considerably to the south, east and west.
- Common materials include red brick, stone, thatch and slate.
- The settlement is contained by the A50 to the north east, A46 to the south east and Martinshaw Wood to the north west.
- Groby Pool, a SSSI, is located to the north and is a distinctive feature in the landscape.



Groby Old Hall

Chapter 6.0

SETTLEMENT CHARACTER

iv. Groby

Setting in the Landscape

Topography

Groby is set on low lying gently sloping land. The historic core to the north is located on rising land with the more modern development expanding down the slope towards the Rothley Brook river corridor.

Roofline

The historic core has a varied roofline. The historic buildings including the church and Old Hall provide a variation in height and add interest to the roofline. The majority of new development is more uniform two storey. The church is built on elevated ground and is visible on the skyline. The Old Hall is also a feature, but is less visible in the wider view. Martinshaw Wood provides a distinctive and imposing backdrop to the settlement.

Key Views

The settlement is bound by the A50 to the north east, Sacheverell Way / A46 to the south east and Martinshaw Wood forms the boundary to the north west. As a result, long distance views from the settlement are limited.



Leicester Road

SETTLEMENT CHARACTER

iv. Groby

Settlement Edge

Groby is bound by the A50 to the north. The settlement expands up to the road with mature tree planting along the road providing screening. This does however have an urbanising effect particularly on the historic core which is adjacent to the road. The A46 bounds the settlement to the east, the road and adjacent industrial sheds have a detracting effect on the settlement fringe. To the west the settlement abuts Martinshaw Wood and to the south the settlement meets open countryside. Mature planting assists in screening views at points but the settlement edge is visible in places with little vegetation evident creating a harsh edge. It is contained by Sacheverell Way, a relatively large road with timber fencing and street furniture giving a more urban character.



Dwellings along Markfield Road

Recommendations

- **Increase woodland planting to the eastern and southern edges.**
- **Protect the historic core to retain the character of the settlement. Ensure any new development is in keeping.**
- **Conserve Martinshaw Wood and Groby Pool. These areas contribute to the settlement character and provide areas for recreation and ecological conservation.**
- **Protect roadside planting and encourage further tree planting to streets.**
- **Enhance the entrance from the north underneath the A50. This is currently unwelcoming and has no gateway features.**
- **Conserve the western edge of the settlement which borders Martinshaw Wood and the wider landscape.**

SETTLEMENT CHARACTER

v. Loughborough (Charnwood Forest fringes)



Location Plan



Aerial Photograph

Location and Context

Loughborough is a large town on the northern edge of Charnwood Forest. It lies approximately 16km to the north west of Leicester. The town has a population of around 59,600 (2011 census).

The south and south western edges are most relevant in this assessment, as these edges form the boundary to Charnwood Forest. Shepshed is located to the west of Loughborough with the M1 corridor dividing the two settlements.

Nanpantan, Woodhouse, Woodhouse Eaves and Quorn are all located relatively close to the urban edge in this area.

Built Form and Settlement Pattern

Loughborough has a dispersed but clustered form. Development has typically formed along road corridors. The south western edge has expanded out towards Charnwood Forest with Loughborough University sites located along Ashby Road (A512). To the south west, the settlement edge is visible but appears filtered with mature tree planting breaking up the built form. Large buildings can however be seen creating a notable urban edge.

To the south, housing adjoins the open countryside at the southern fringe, creating a sharp transition between the urban edge and countryside. Nanpantan Road is an example of this with large residential properties set within large plots to the north of the road and a rolling open landscape to the south.

Further south from Woodhouse Road the settlement edge can be glimpsed on higher ground across a rolling landscape. Blocks of woodland assist in screening and filtering the urban edge reducing the impact at this distance.



Large 2 storey dwellings on Nanpantan Road

SETTLEMENT CHARACTER

v. Loughborough (Charnwood Forest fringes)

Sense of Place

Gateway Features

The A512 is a relatively busy and urban road providing direct access into Loughborough and a link to the M1. The University is also accessed from this road. The character quickly changes once turning from Snells Nook Lane. Long distance views are available to the south however elements such as large buildings, junctions, signage and a petrol station begin to have an urbanising effect. The University is located further along this road.

Nanpantan Road is more rural in character with open views of rolling countryside to the south. Residential development is located to the north of the road for the first section before it encloses the road further on.

The A6004 provides access from the east. The road crosses the Great Central Railway line where new development becomes visible. Further on, the cemetery is a key feature although not particularly visible from the road.

Landmark Features

Nanpantan Reservoir is located to the south of Nanpantan and is a notable feature on approach from the south.

The university buildings are also a feature to the south west with parts of the large buildings visible on the fringe, albeit set within mature vegetation.

Key Characteristics

- **Loughborough is a large market town with a university. It is located to the northern edge of Charnwood Forest.**
- **The southern fringe of the settlement is irregular in shape.**
- **Landform is gently rolling although it becomes more undulating on the southern fringes where ditches and watercourses are present.**
- **Prominent road corridors include the M1 and A512 to the west and the A6 to the south east.**
- **There is extensive modern development to the settlement edges which lack distinctive features.**
- **Woodland is a significant component of the views from the settlement edge. Wooded ridges are significant from the south western edge.**



Nanpantan Reservoir

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SETTLEMENT CHARACTER

v. Loughborough (Charnwood Forest fringes)

Setting in the Landscape

Topography

The urban fringe is relatively flat, opening out to a rolling landscape once past the built edge. The land starts to rise more sharply around the Outwoods and beyond, with localised high points. Between Woodhouse and the southern fringe, the landscape continues to be rolling with the settlement fringe appearing approximately level across the backdrop.

Roofline

Buildings to the south east have a high roofline with the University buildings forming the strongest roofline in the view. This edge is however glimpsed between mature vegetation creating a filtered effect. To Nanpantan Road, houses are generally two storeys giving a relatively uniform roofline. To the southern fringes the roofline consists of two storey, uniform housing estates, with similar proportion and form. There are views available from Woodhouse Road of the southern edge however these are set low in the landscape and often screened by woodland blocks. The uniform nature of the properties results in them being unobtrusive in the view.

Key Views

From Nanpantan and Nanpantan Road, views are extensive across the rolling landscape. The land is undulating before it becomes more wooded and begins to rise towards the Outwoods. The elevated wooded ground is prominent in views creating a sense of enclosure to the Loughborough fringe from the south.



Views towards Loughborough Fringe from Snells Nook Lane

SETTLEMENT CHARACTER

v. Loughborough (Charnwood Forest fringes)

Settlement Edge

The urban edge is mixed with the eastern fringe containing much larger buildings associated with Loughborough University and the southern edges mainly residential. From the east there are large blocks of woodland which screen much of the fringe however buildings are visible above the tree line. This has an urbanising effect on this edge. Nanpantan Road forms a strong edge to the south with large residential properties overlooking the rolling landscape visible. Further towards the south east the edge is partly screened by woodland blocks but views from Woodhouse Road show development clearly visible at the urban edge.

Recommendations

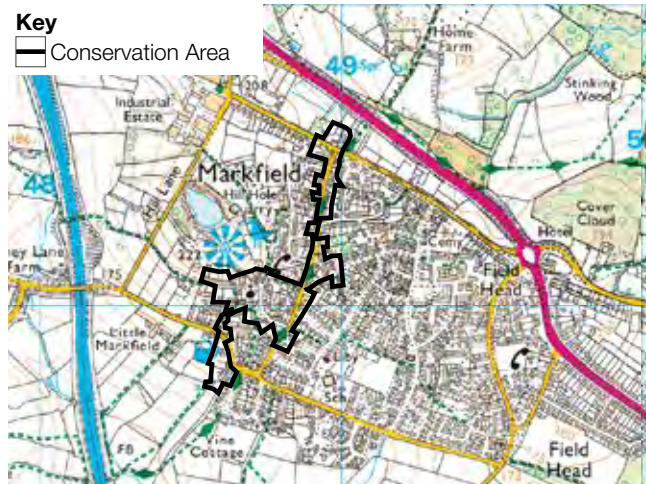
- **Conserve the wooded slopes around the fringes of Loughborough through promotion of good woodland management.**
- **Promote creation and enhancement of woodland around southern fringes.**
- **Create and enhance feature woodland blocks. New urban development should be sited where visual containment can be achieved.**
- **Enhance gateways to the town particularly to the A512 to define the entrance to Charnwood Forest.**
- **Promote woodland planting to the north of Woodhouse to further screen settlement fringe views.**



Views south west along Loughborough fringe from Nanpantan Road

SETTLEMENT CHARACTER

vi. Markfield



Location Plan



Aerial Photograph

Location and Context

Markfield is a unique village within Charnwood Forest as it has a large clustered form, located on high ground at the centre of the forest. The village is located between the M1 and A50, to the north west of Leicester. The historic core is focussed on the western side of the village, with modern development to the east and some new development to the south. It is influenced by the road network and immediate surrounding landscape which is contained and small scale to the south but more extensive and open to the west.

Built Form and Settlement Pattern

The historic core of the village is located on the western edge of the settlement, focussed around Hill Hole Quarry. Markfield Parish Church and some of the settlements older stone and red brick buildings are located here, around a small village green. A larger green is located further down the hill, which features a row of mature pollarded trees which provides a focus for stone and red brick properties. The settlement has expanded east and south and is now constrained by Leicester Road, with the A50 beyond to the north and east. Open fields lie to the west and south with the M1 beyond. Hill Hole Quarry is an important feature in the local landscape. There is a wide range of building forms and materials however most are two storey. Red brick and stone are common with slate and granite also evident.



View towards The Green



The Green

SETTLEMENT CHARACTER

vi. Markfield

Sense of Place

Gateway Features

The main routes through the settlement do not lead through the historic core but instead skirt through the peripheries. The entrances to the settlement are not particularly distinctive and lack any notable features.

Landmark Features

St Michael and All Angels Church is a large granite church located in the Conservation Area.

Trinity Methodist Church, Hill Hole Quarry and the two village greens are also important features.

History and Heritage

The settlement dates back to at least Norman times and is mentioned in the Domesday Book. The name suggests that the settlement is Anglo-Saxon.

Framework knitters and agricultural labourers appear to have been the key employment types in the early 1800s. Markfield is also associated historically with the quarrying industry. Billa Barra Quarry opened in the mid 1800s with Hill Hole and Cliffe Hill following. Hill Hole Quarry is located to the north west of the settlement. By the late 1800s a considerable number of residents are shown as working in the quarrying industry as miners or blacksmiths or in other associated work.

The two village greens provide a sense of place and contribute positively to the character of the settlement. Markfield has been developed more significantly during the 19th century.

Key Characteristics

- Large clustered settlement.
- Landcover in the surrounding area is predominantly woodland with land rising to the north.
- From higher points in Markfield there are views to a rolling and wooded landscape to the north.
- The character of Markfield is enhanced by two village greens.
- Building materials are predominantly red brick and stone.
- The north eastern boundary is defined by the A50.
- Historic core is located around the north western corner with newer development spreading out over flatter ground to the east.



St Michaels and All Angels Church

Chapter 6.0

SETTLEMENT CHARACTER

vi. Markfield

Setting in the Landscape

Topography

The local topography within the settlement slopes gently south east. Higher ground lies to the north west around Hill Hole Quarry. The quarry has been worked and now forms a deep pool. This higher ground is the location of the older more historic part of the settlement with development expanding down towards the south east. The Rothley Brook corridor lies to the south east. Land to the north is higher and becomes more rolling and wooded. The highest point within the settlement is shown at 222m AOD making it the most elevated of the settlements within the forest. Evidence of this is provided in views from the Hill Hole Quarry edge at Hill Lane which look over Bardon Hill Quarry and the surrounding landscape.

Roofline

The roofline consists of predominantly two storey properties. The church spire punctures the skyline but is not dominant due to the number of mature trees in the area. Properties in the area are older and consist of more natural materials. As development has spread south east, materials have become more modern with less intermittent mature vegetation.

Key Views

The elevated position at Hill Hole Quarry provides views across the settlement. The closer and older part of the settlement is broken up by a number of mature trees. The newer development can be identified spreading south east with less mature vegetation to break up the built form. Views within the settlement are more restricted along roads with some views across the settlement available from higher points. Hill Hole Quarry is a landmark within the local landscape, visible from a number of locations.



View of Hill Hole



View of Markfield

SETTLEMENT CHARACTER

vi. Markfield

Settlement Edge

The A50 forms the northern edge of the settlement and has an urbanising effect. The M1 lies to the south east and forms a strong boundary which influences the adjacent countryside.



Track to Hill Hole

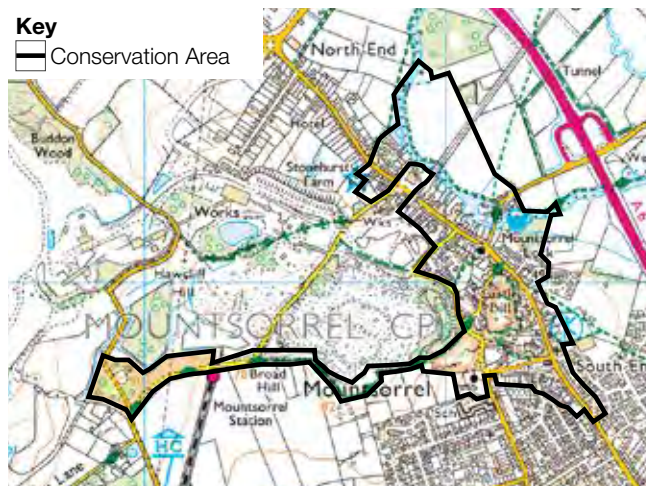
Recommendations

- Create a sense of arrival by improving entrance and gateway features.
- Create focal point to main street to create gateway feature to the village core.
- Protect the character of the village greens and historic core.
- Enhance urban edges to soften their impact on the wider landscape through additional planting and considered new development design.
- Conserve Hill Hole Quarry and Nature Reserve viewpoint ensuring long distance views are not screened by vegetation.
- Ensure new development is in keeping with existing style of the settlement. Granite and brick are commonly used materials.

Chapter 6.0

SETTLEMENT CHARACTER

vii. Mountsorrel



Location Plan



Aerial Photograph

Location and Context

Mountsorrel is located to the east of the study area, south east of Loughborough and north of Leicester. Rothley lies to the south and Quorn to the north. The A6 lies to the east with the River Soar and Grand Union Canal beyond. The settlement is centred around Castle Hill. The northern part of the settlement forms the historic core with modern development expanding south.

Built Form and Settlement Pattern

Mountsorrel is a large clustered development with its historic core based around the River Soar with significant modern expansion to the south west. The historic core is centred at Castle Hill around a village green which forms the centre of the village. In this area older, terraced properties are set close to the road enclosing the space which contains a number of mature trees. Views are framed towards the church which is located at the eastern end of the green.

Notable structures include the Buttermarket (1793), an open structure with eight columns and a domed roof which is located further north along Leicester Road.

A mix of building styles can be seen throughout the settlement. Materials include granite, red brick and render. Mountsorrel Quarry lies to the north west. The settlement has a feeling of enclosure to the west with elevated woodland associated with the quarry visible. To the east the landscape feels more open along the River Soar corridor.



Buttermarket

SETTLEMENT CHARACTER

vii. Mountsorrel

Sense of Place

Gateway Features

The northern entrance is not well defined and is marked by a supermarket and some large commercial buildings. The north eastern entrance crosses the River Soar and has views of the river which feature canal boats.

Landmark Features

The Buttermarket is a domed structure with eight columns located on the site of the old Market Cross.

Castle Hill is an earthwork remains of a motte and bailey castle and a granite war memorial.

The local green is also a feature with the surrounding terraced dwellings and mature trees to its centre.

History and Heritage

Mountsorrel dates back to Norman times with archaeological finds revealing artefacts from this time.

Mountsorrel Castle was built in 1080. In 1151 the Earl of Leicester acquired the Castle however it was destroyed in 1217 by King Stephen's men. The hill is now the site of a War Memorial for the men who lost their lives in the First World War.

As with many of the settlements in the area, during the 17th and 18th centuries, Mountsorrel relied heavily upon the framework knitting industry and as a result suffered severe poverty when the industry declined.

The quarrying of granite was the key industry and area of employment during the later 18th century. The quarry, located to the north west, is still active.

Key Characteristics

- A large, settlement in a clustered pattern. Modern housing is situated predominantly in the south.
- Located on low lying land with the River Soar corridor passing to the east.
- Castle Hill is located to the west on significantly higher ground.
- The historic core is located to the west of the settlement near Castle Hill. The Village Green is also in this area.
- The church, Buttermarket and Market Cross are all distinctive feature of the settlement.
- Red brick, slate, granite and render are common building materials in the area.
- The granite war memorial on Castle Hill is a key feature. There are also two Scheduled Monuments at Castle Hill.



The Market Cross

Chapter 6.0

SETTLEMENT CHARACTER

vii. Mountsorrel

Setting in the Landscape

Topography

Landform along the River Soar corridor is low and flat rising up to Castle Hill. Landform within the settlement is varied. In the wider area, the land rises to Mountsorrel Quarry which is a local feature. Further west the landscape is more rolling. To the east and south the landform is flatter being associated with the Rothley Brook and River Soar corridors.

Roofline

The roofline is predominantly two storey and uniform but sloping towards the river. The church spire is visible set within the older part of the settlement amongst mature trees. Newer development is less well screened however the River Soar corridor is well vegetated which contributes to screening in some views. Castle Hill is a dominant feature with the war memorial visible at the top.

Key Views

Castle Hill offers elevated views of the settlement across to the River Soar corridor. The A6 to the east is slightly elevated and also offers views of the settlement.



War memorial on Castle Hill



Loughborough Road

SETTLEMENT CHARACTER

vii. Mountsorrel

Settlement Edge

The eastern edge is defined by the A6 and the River Soar corridor whilst the northern fringe consists of commercial buildings and main roads and has little relationship with the historic core. To the west, the settlement edge comprises predominantly of modern housing.



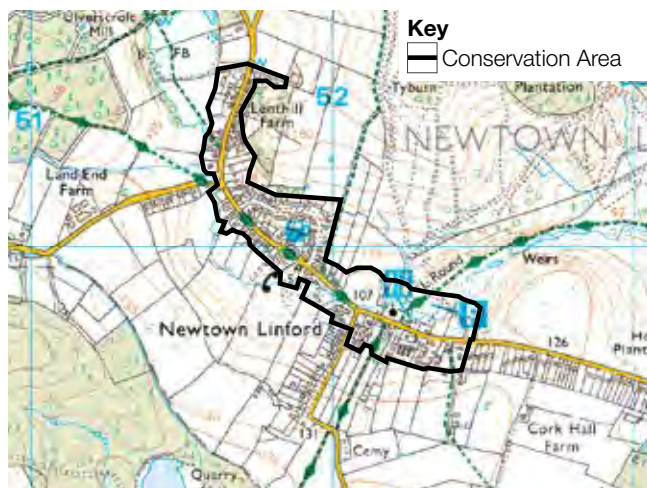
A mix of building styles along Leicester Road, opposite The Buttermarket

Recommendations

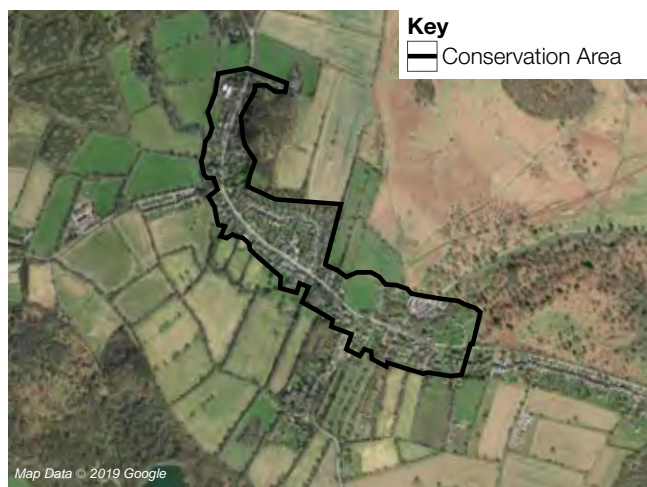
- **Conserve and enhance the character of the historic core. New development should be in keeping and include the commonly used identified materials in the area.**
- **Improve the northern gateway to improve the sense of arrival in the historic core of the village.**
- **Enhance the southern gateway to define the entrance to the village.**
- **Conserve the level of tree cover around Mountsorrel Quarry.**
- **Protect the character of the waterside on the eastern fringes.**

SETTLEMENT CHARACTER

viii. Newton Linford



Location Plan



Aerial Photograph

Built Form and Settlement Pattern

This linear settlement predominantly follows one main road with single depth housing either side. It is an attractive settlement with a village character and although there is no notable core, there is a church, cricket pitch and other facilities within the settlement. Properties are generally large and detached, set within generous plots. Properties are set back from the roadside with hedgerow and stone wall boundaries common. Historic character is evident with thatched roofs and historic details. Some modern expansion has occurred. The settlement provides the gateway to Bradgate Park which is a busy tourist spot for visitors and locals alike. Some facilities have developed as a result of the visitor numbers to the park including a large car park.



Facilities within Newton Linford

Location and Context

Newtown Linford is a small linear settlement located north west of Anstey and north of Groby. A church and cricket pitch are located at the centre. Located on the edge of Bradgate Park, the settlement has many older properties with much of it designated as a Conservation Area.

SETTLEMENT CHARACTER

viii. Newton Linford

Sense of Place

Gateway Features

The northern gateway is indistinct with mature trees and a stone wall leading into low density properties set within mature vegetation. The southern gateway is also relatively indistinct with mature trees and vegetation leading onto properties located to one side of the road only. The opposite side of the road has an open informal green with mature trees in front of a stone wall.

Landmark Features

Bradgate Park is a feature not only within Newtown Linford but also for the wider area. It provides a distinctive landscape setting to the settlement and influences the settlement through the attraction of visitors and the associated facilities.

All Saints Church is a local feature along with a number of thatched properties.

History and Heritage

Newtown Linford is not mentioned in Domesday Book. It was probably founded during the 13th century when land was assarted from the Forest. The first documented reference to Bradgate Park was in 1241.

In 1445 Newtown Linford and Bradgate Park were acquired through marriage by the Grey Family until 1554 when the Bradgate estate was confiscated. Lady Jane Grey was Queen for nine days before losing her throne to Mary Tudor. After time at the Tower of London, her and her father were beheaded. Some years later, the Grey family reacquired the Estate and held it until 1925 when it was sold off.

Development is linear and it has not expanded in the way some other settlements in the area have.

Key Characteristics

- **Small linear settlement with no distinct core but some facilities including a church and cricket club.**
- **Historic detached properties set within generous plots with traditional boundary treatments such as hedgerows and stone walls. Property materials include thatch.**
- **Bradgate Park and its associated facilities are a significant feature within the settlement.**
- **Set on low ground with land rising around it which is rolling and wooded.**



All Saints Church

Chapter 6.0

SETTLEMENT CHARACTER

viii. Newton Linford

Setting in the Landscape

Topography

The settlement is located in a shallow valley with land rising away from the settlement edge. The land within Bradgate Park rises more steeply towards a high point at Old John Tower.

Roofline

The roofline is relatively uniform in height. The rising land to the extents of the settlement results in the roofline not being overly visible with the exception of the church spire. There are a number of mature trees and materials are generally natural and muted resulting in the skyline being generally well integrated.

Key Views

Views are available of the settlement from the higher ground within Bradgate Park. Within the settlement, views are funnelled along the main road with the valley sides gently rising. Longer views are restricted by the landform and mature trees.



Bradgate Park

SETTLEMENT CHARACTER

viii. Newton Linford

Settlement Edge

There is no distinct urban edge due to the nature of the settlement being small and linear.



The Bradgate Public House

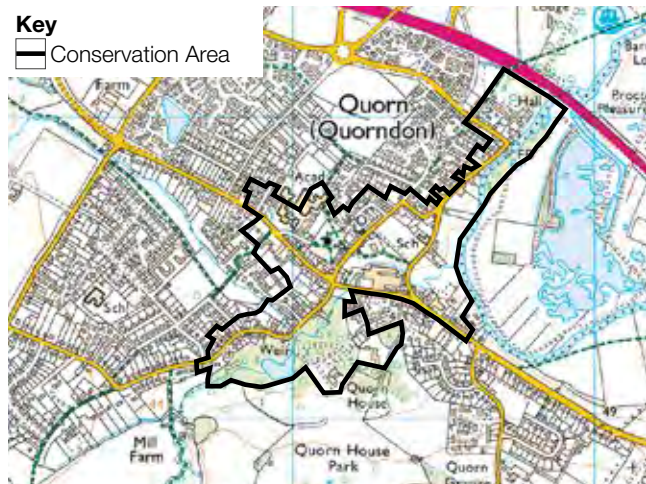
Recommendations

- Protect the strong village character of the settlement by ensuring any new development reflects the existing character and materials palette including thatch.
- Conserve the existing linear form of the settlement pattern.
- Enhance recreation opportunities to promote Bradgate Park and make improvements to the car park through screen planting.
- Ensure Bradgate Park is managed effectively to accommodate visitors without causing negative impacts on the village.

Chapter 6.0

SETTLEMENT CHARACTER

ix. Quorn



Location Plan



Aerial Photograph

Location and Context

Quorn is located to the south east of Loughborough, north of Mountsorrel. The south east settlement edge of Quorn almost meets that of Mountsorrel along Leicester Road. It is bound to the north east by the A6 with the River Soar and Grand Union Canal beyond. Woodhouse Road and Farley Way form the boundary to the north west. To the south lies Mountsorrel Quarry. Quorn's historic core is designated as a Conservation Area.

Built Form and Settlement Pattern

Quorn is a relatively large clustered settlement. The historic core is more linear and is centred on a road junction featuring a war memorial and gardens at the junction of Leicester Road and Meeting Street. Development has spread north and north east in recent years creating a relatively large settlement.

Buildings are generally two and three storey red brick, with slate and stone also commonly used. St Bartholomew's Church is located in the historic core although is not particularly visible due to its location being set back from the road and within mature tree planting.

Meynell Road runs adjacent to the River Soar providing a distinct edge to the settlement. A footbridge provides access across the river. The older core is enclosed with buildings set close to the narrow roads and a wide variety of materials used within the relatively dense building pattern. To the north the character is noticeably different with modern housing set back from roads, being of lower density but with a more uniform use of materials and building height.



Footbridge over River Soar

SETTLEMENT CHARACTER

ix. Quorn

Sense of Place

Gateway Features

From the south east the gateway is relatively indistinct as Mountsorrel has extended towards Quorn. On the approach there is a cemetery to one side, before the approaching housing which lines the road to one side. From the south west, the road passes over the Great Central Railway line before skirting the development along the northern edge. From the north, the road is more urban reaching a large junction before the settlement itself. From the east, access is gained from or across the A6.

Landmark Features

St Bartholomew's Church is located in the centre of the settlement.

The Great Central Railway stops at Quorn and Woodhouse Station, part of the heritage line.

Stafford Orchard is a large area of open space which provides amenity for local residents.

A small footbridge crosses the River Soar.

History and Heritage

Quorn was originally known as Quorndon but the name was shortened due to its similarity to the village of Quarndon in Derbyshire. The first written reference to the settlement is from the 13th century.

Industry has included the quarrying of stone. Granite has been quarried for some time and there is evidence of this within the area. The settlement is also known for the Quorn Hunt - Hugo Meynell established a pack in Quorn for fox hunting in 1753.

Framework knitting was the local major cottage based industry up until the mid 19th century. During the 1820s there were two hosiery factories located in the settlement and by the mid 19th century, a sock and glove manufacturer and a twist lace, silk net and cotton tatting factory were also thriving. Wrights, an elastic webbing manufacturer set up in 1860, were employing 30% of Quorn residents by 1911.

Key Characteristics

- Large clustered settlement with linear historic core and modern expansion to the north.
- Traditional materials include red brick, granite and slate.
- Defined by the A6 to the east with the River Soar and Grand Union Canal beyond.
- Stafford Orchard provides green space to the centre of the settlement.
- Buddon Wood surrounds the Mountsorrel Quarry, creating the southern edge.



St Bartholomew's Church

Chapter 6.0

SETTLEMENT CHARACTER

ix. Quorn

Setting in the Landscape

Topography

The River Soar corridor lies to the east therefore the settlement is located on a low and flat topography. The land rises and becomes more undulating to the west but is still relatively low lying. The Mountsorrel Quarry and wooded slopes of Budden Wood lie to the south.

Roofline

Buildings are generally two or three storey with some industrial buildings standing higher. The church is not particularly dominant and is set within mature trees. Due to the low-lying nature of the settlement and the presence of mature trees, the roofline is relatively well screened. The roofline varies more across the older part of the settlement, becoming more uniform in the north where the development is modern.

Key Views

Views are generally restricted due to the flat nature of the settlement and the mature vegetation located within Quorn.



Village centre

SETTLEMENT CHARACTER

ix. Quorn

Settlement Edge

The A6 forms the settlement edge to the north. The River Soar and its associated vegetation defines the south eastern edge. Development extends south down Leicester Road towards Mountsorrel. Woodhouse Road and the heritage railway line form the boundary to the north west and west. These edges are generally dominated by larger low-density properties set within mature gardens.



2 storey dwellings on Chavney Road



Mature boundary treatments on Chavney Road

Recommendations

- Ensure any expansion to the settlement edge is integrated into the settlement and landscape through appropriate planting.
- Conserve the water courses through the settlement.
- Protect the character of the historic core by ensuring new development is in keeping and uses appropriate materials and building styles.
- Protect the areas between Quorn and Mountsorrel to maintain the character of each settlement. Enhance the gateways where possible to aid with the distinction between places.

SETTLEMENT CHARACTER

x. Ratby



Location Plan



Aerial Photograph

Location and Context

Ratby is a medium sized clustered settlement located immediately to the west of the M1, south west of Groby and east of Leicester. Martinshaw Wood lies to the north and forms the northern boundary. Open countryside lies to the west and the Rothley Brook corridor lies to the south.

Built Form and Settlement Pattern

The village core lies on higher ground marked by the St Philip and St James Church. The church is constructed in granite, built on a raised plot with a granite wall to its parameter. A small lane skirts the church. To the south, the local centre has a number of facilities including a shop and school. A distinctive village green sign is also located in this area. The settlement appears domed in form with the church located on the highest point. Residential properties on the higher ground tend to be single storey with two storey properties located further down the slopes. The high ground offers views across the wider landscape. Modern development to the east does not relate to the village core and is predominantly one and two storeys, semi-detached and detached with on plot parking. Materials are standard red brick and grey tile.



Ratby village sign

SETTLEMENT CHARACTER

x. Ratby

Sense of Place

Gateway Features

Upon entering the settlement from the M1, the gateways are urbanised and indistinctive. Infrastructure dominates, including street furniture. Access from the north has a more rural character. The road passes Martinshaw Wood before passing a line of semi-detached properties to one side, set back from the road. The southern gateway is also relatively rural however it passes under the dominating line of pylons and then crosses a mini roundabout before entering areas of housing. The eastern access has the most rural feel with a lane passing mature plots before entering the settlement.

Landmark Features

St Philip and St James Church is located at the centre of the settlement. The church has a large graveyard with a granite wall to the perimeter.

There is a distinctive Ratby sign located on a small green in the local centre.

History and Heritage

The name Ratby has Viking elements but there has been settlement in the area for many centuries. There is evidence of a late Iron Age site at Bury Camp on the edge of the village.

Ratby was primarily an agricultural village until the 1830s when framework knitting became the dominant industry.

The construction of the M1 and considerable development has changed the character of Ratby, post-war.

Key Characteristics

- **Medium sized clustered settlement built on rising landform with the church a clear focal point.**
- **Red brick, slate and granite are common materials.**
- **The M1 has a strong urbanising influence.**
- **Rothley Brook lies to the south with Martinshaw Wood to the north.**
- **New development has spread to the north and south.**
- **New development does not relate to the historic core. Properties on higher ground are generally single storey whilst properties further down the slopes are two storeys.**



Dwelling on Church Lane

Chapter 6.0

SETTLEMENT CHARACTER

x. Ratby

Setting in the Landscape

Topography

The church is located on the highest point with the surrounding landform falling away. The landform towards Rothley Brook falls away further with land to the north west becoming more undulating.

Roofline

The settlement rises from the flat land around it creating a distinctive roofline with the church providing the central and highest feature. It forms a focal point and is clearly visible. The settlement in general has a uniform one and two storey roofline, extending up the rising landform. Mature trees and vegetation break up the older built form.

Key Views

The settlement is prominent in the surrounding landscape with the rising landform visible from much of the wider area. Wide long-distance views of the lower ground surrounding the settlement are possible from the church. Views are across the settlement roofline to the edge of Leicester and Kirby Muxloe.



Elevated view south from the Church of St Philip and St James

SETTLEMENT CHARACTER

x. Ratby

Settlement Edge

The northern and eastern fringes are contained by the M1. Planting to the M1 is now well established but traffic noise can be heard in proximity to the road. The southern fringe abuts open countryside with sections of planting filtering views. The topography of the settlement results in the rising built form being visible with the church located at the highest point. The eastern fringe is varied with some planting however the settlement edge is visible from some distance.

Recommendations

- Ensure future development is appropriate to the existing settlement and uses appropriate materials that are common in the area.
- Protect the distinctive roofline ensuring any new development does not interrupt the existing skyline.
- The western edge should be enhanced with further planting.
- Enhance gateways from the M1 to create a stronger sense of arrival.



The entrance to Ratby from the north west

Chapter 6.0

SETTLEMENT CHARACTER

xi. Rothley



Location Plan



Aerial Photograph

Location and Context

Rothley is a clustered settlement divided by the Rothley Brook corridor. The historic core of the settlement lies just to the north of the Rothley Brook and the settlement has expanded to cover sections both to the north and south. Significant development has occurred in recent years with development to the south east and north east underway.

Rothley Plain is a linear collection of housing to the west of Rothley, located along Swithland Lane.

Built Form and Settlement Pattern

Rothley is a medium sized clustered settlement with a historic core and modern development which spreads both south and east. The settlement centre is focussed around a triangular green with a central war memorial and several large mature trees. A number of shops and pubs are located in this area with the church in close proximity. Buildings are mixed with 2.5 storey modern terraces, older rendered terraced properties and a number of red brick buildings. There is also a pub located at the centre.

Rothley Brook runs along the southern edge of the settlement creating a distinctive feature. There are a number of open areas with a bridge crossing the brook. Substantial new development, including a new primary school, has occurred to the south of the brook expanding the settlement further south.

Building materials are varied with red brick, granite, slate roof tiles and some thatch. There are also several white rendered properties.



Cross Green within the village centre

SETTLEMENT CHARACTER

xi. Rothley

Sense of Place

Gateway Features

From the north, development has spread along Mountsorrel Lane. From the west, the village is accessed along a relatively rural lane, with mature trees and estate railings. This road passes through a parkland area with a granite turret and gatehouse with a distinct estate character. The southern access from the A6 is open and flat with new development located along one side of the road before the road passes older housing on both sides. From the east the road passes under the A6 Loughborough Road before rising up and arriving amongst housing. The gateway is indistinct and lacks character.

Landmark Features

The Woodman's Stroke is a thatched building located close to the brook.

St Mary and St John Parish Church is a notable granite building.

A war memorial is located on Cross Green, a triangular green with mature trees.

The two village cores lie at Cross Green and Town Green

History and Heritage

Rothley has an extensive history with excavations revealing evidence from the Early Neolithic and early Late Neolithic. Evidence of Bronze Age, Iron Age and Roman activity have all also been found.

At the time of Domesday, the village was held by the King and Rothley was the head of a soke of 22 settlements making it an important settlement.

Rothley is also associated with the Knights Templar who constructed one of the few surviving Templar chapels.

After the Enclosure Act many were forced off the land and found work in the hosiery industry. As the framework knitting industry declined workers turned to a small boot and shoe factory or the granite quarries nearby for employment.

Key Characteristics

- A medium sized clustered settlement.
- The settlement is located on low lying flat land.
- The river corridor is low lying and well vegetated running through the settlement.
- There are a wide range of building materials including red brick, render, slate, thatch, stone and timber.
- There is significant development underway to the south east and north east with recent development also to the south.
- Rothley Plain has a linear rural character, with large properties set back from the road.



St Mary and St John Parish Church

Chapter 6.0

SETTLEMENT CHARACTER

xi. Rothley

Setting in the Landscape

Topography

The village is located along the Rothley Brook corridor with the brook itself dividing the settlement. The settlement is generally low lying and flat with the out lying areas sloping gently towards the brook. The brook corridor has dense and mature vegetation along its length. There are areas of open low flat land around the corridor. The River Soar is located to the east of the settlement also set within low flat land. To the west the landform is also low but starts to rise away from the settlement.

Roofline

Mature trees set within the settlement provide an element of screening, breaking up the roofline. The roofline is uniform and generally two storeys in height. The church tower can be seen punching through the roofline but is not dominant in views due to its low-lying position. The mature vegetation along the river corridor creates an overall greening effect.

Key Views

The low position of the settlement causes views to be enclosed and long views are generally restricted.



Rothley Brook corridor from North Street

SETTLEMENT CHARACTER

xi. Rothley

Settlement Edge

The northern edge of Rothley lies close to Mountsorrel, with a continuous line of properties along Mountsorrel Lane. The A6 provides a hard edge to the eastern side of the settlement. To the south and west, the landscape is more open with the settlement edge abutting open countryside.

Recommendations

- **Protect the settlement character by retaining the character of the settlement core.**
- **Preserve the distinction between Rothley and Mountsorrel where possible.**
- **Ensure further development is well integrated and uses appropriate materials and building styles.**
- **Protect the character of the brook corridor.**
- **Retain the linear character of Rothley Plain.**
- **Protect the open space between the different areas of Rothley to retain their individual character.**



Village Green within Rothley Plain

SETTLEMENT CHARACTER

xii. Shepshed



Location Plan



Aerial Photograph

Built Form and Settlement Pattern

The A512 provides access into Shepshed from the M1. This road runs along the southern extents of the settlement with the majority of built development located to the north of this road. The settlement has a small historic core designated by a Conservation Area with St Botolph's Church located at the centre. The settlement has expanded in all directions with some large industrial units located along the A512. The A512 is a busy and direct route with significant traffic travelling to and from the M1. Charnwood Quarry is located to the east of Shepshed, adjacent to the M1.



Housing along the A512

Location and Context

Shepshed is a large clustered settlement on the northern edge of the forest. Located to the west of the M1, there are a number of large industrial units located within the southern part of the settlement, resulting in a more urban character than many of the other settlements. The Charnwood Forest Regional Park boundary covers only the southern part of the settlement and this assessment is therefore based on the southern extents only.

SETTLEMENT CHARACTER

xii. Shepshed

Sense of Place

Gateway Features

From the south, Iveshead Road and Ingleberry Road provide access from the wider Charnwood Forest area. These are relatively rural roads with hedgerows and hedgerow trees. From Iveshead Road the southern settlement edge which consists of new development, is evident as the road drops into the settlement. The Ingleberry Road approach is similar but more enclosed, passing an industrial site adjacent to the quarry before meeting the A512.

Landmark Features

The A512 is a busy road with industrial units located along its length which create prominent features on the southern edge.

Charnwood Quarry is also a notable feature however it is not particularly visible due to surrounding mature vegetation.

The land to the south rises significantly, changing character to feature more woodland with rocky outcrops.

Views of the settlement edge are evident as the land drops back towards the fringes of Shepshed.

A windmill is located on Charley Road.

History and Heritage

Shepshed was recorded in the Domesday survey as a settled manor with a small mill and woodland. The name has been through many iterations possibly translating as 'hill where sheep graze'. The settlement was probably based on pastoral farming initially.

Shepshed was one of four ancient manors whose wastes made up the interior of Charnwood Forest. This included both woodland and open heathland areas.

Later Shepshed was an important settlement for framework knitting with around half the residents employed in this way. As the industry declined many families were hit by poverty.

Key Characteristics

- The second largest settlement in the forest after Loughborough.
- Influenced by the M1, the A512 and the industrial units located along the A512 which have an overall urbanising effect.
- Shepshed has an urbanised character due to a combination of modern housing, busy roads and large industrial units.
- The character alters significantly once away from the settlement fringes as the landform rises and becomes more wooded.



Approach on Charley Road

Chapter 6.0

SETTLEMENT CHARACTER

xii. Shepshed

Setting in the Landscape

Topography

Land to the south of Shepshed rises with rocky outcrops creating a feature of the landscape. Blackbrook Reservoir lies to the south west on higher ground with the landform falling towards Shepshed. This creates a more lowland character to the west of Shepshed with extensive views to the north. The landform is generally undulating, creating a marked change in character away from the settlement edge.

Roofline

The industrial units provide a higher roofline along the A512 although these are not particularly visible from the south of the settlement. On the approach to the settlement the roofline is of predominantly two storey modern residential units. As a result of this, vegetation is not particularly mature within the housing but mature trees are located along the roads and in clusters on the settlement edge.

Key Views

Views to the south include a rising and rolling landform with significant woodland cover on the higher ground. To the west, the valley gives way to flatter more open ground. There are extensive views to the north which feature East Midlands Airport and Ratcliffe Power Station. Views to the north are more urbanised and influenced by large infrastructure. Although the A512 is bound by mature tree planting, views into Shepshed are influenced by the many industrial sites located along this road.

SETTLEMENT CHARACTER

xii. Shepshed

Settlement Edge

The southern edge of the settlement lies within Charnwood Forest. There is a clear transition between the urbanised settlement edge of Shepshed and the rugged rolling landscape of Charnwood Forest to the south. There is a marked difference in character as the landscape rises away from the settlement edge.

Recommendations

- Enhance the gateways between the southern edge of Shepshed and the wider Charnwood Forest area.
- Retain and enhance existing woodland, trees and hedgerow trees on the southern edge to provide screening of the urbanised edge.
- Retain the existing planting to the M1 and Charnwood Quarry to screen traffic and works and reduce noise.
- Protect the character of the rising landscape to the south.



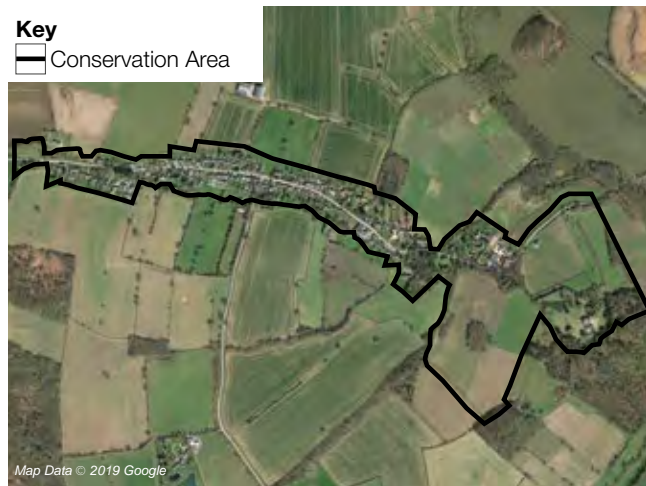
View along Iveshead Road of settlement edge

SETTLEMENT CHARACTER

xiii. Swithland



Location Plan



Aerial Photograph

Built Form and Settlement Pattern

A small linear settlement, properties are generally large detached or semi-detached, set back from the road and located within large, mature plots. Stone and slate are common materials with stone walling common to property boundaries. A prominent war memorial is located adjacent to the road at the centre of the village.



War memorial

Location and Context

Swithland is an attractive linear settlement to the west of Mountsorrel and the south west of Swithland Reservoir. The village is designated as a Conservation Area and has many older stone properties, stone walls and mature trees.

SETTLEMENT CHARACTER

xiii. Swithland

Sense of Place

Gateway Features

Access from the west along Main Street is along a rural road with mature planting to either side. The settlement comes into view after the road sign with more houses becoming visible upon entrance to the settlement itself. From the east, the road travels under the rail line and over the reservoir with its distinctive metal railings. Views across the reservoir are possible before the road passes through mature trees and past a small distinctive gatehouse building at the entrance to Swithland Hall. The settlement edge then comes into view, set within mature vegetation. A distinctive stone turret is located on the corner by Hall Farm (Swithland Spring Water) before the route passes the church and leads into the settlement.

Landmark Features

St Leonard's Church is located at the eastern end of the village and is a 13th century stone church set back from the road amongst mature trees with a stone wall to the perimeter.

The Griffin Inn is a small 1.5 storey stone building with a grey slate roof.

Swithland Hall is located south east of the settlement.

Swithland Reservoir is located just outside the settlement. Completed in the late 1800s, it is the largest of the reservoirs in Charnwood.

History and Heritage

The name 'Swithland' means 'small wood containing land cleared by burning' which refers to the area being assarted from the forest. The area has been quarried for slate since Roman times with Swithland Slate used for roofing and gravestones. The distinctive stone is known for the rough texture of the uncarved face. The industry declined during the 19th century due to competition from Welsh slate which was lighter. The Swithland Spring Water factory, established in 1998, provides mineral water extracted from an aquifer located beneath Hall Farm on the eastern edge of the village.

Key Characteristics

- **Linear settlement with no prominent core but with a school, pub and church.**
- **Distinctive stone turrets provide a key feature with many other attractive properties including materials such as stone, slate and thatch.**
- **Swithland Reservoir a key feature in the local landscape.**
- **Large properties set in generous plots with mature planting.**



Distinctive stone turret

Chapter 6.0

SETTLEMENT CHARACTER

xiii. Swithland

Setting in the Landscape

Topography

Swithland is set within a relatively low position in the landscape. The settlement and surrounding areas are well treed with the reservoir located to the north east. The surrounding landscape rises with higher points at Bradgate Country Park to the south west. The land is generally low and flat around the settlement and towards the reservoir.

Roofline

The roofline is uniform with most dwellings being two storey, however the form and heights are varied. There are mature trees located throughout the settlement breaking up the built form. The settlement is generally well screened as a result of the surrounding topography and mature vegetation. The church is also well screened due to mature vegetation.

Key Views

Due to the enclosed and nestled nature of the settlement, the key views tend to be along the main street with wider views more restricted.



Griffin Inn and Primary School

SETTLEMENT CHARACTER

xiii. Swithland

Settlement Edge

The urban edge is soft and filtered due to the linear nature of the settlement. Density is low with a good variation of buildings and mature vegetation throughout. From the wider setting the settlement, although visible in places, is not intrusive and does not form a prominent component in the view.

Recommendations

- **Protect the character of the settlement by ensuring any new development is of appropriate materials, density and form to be in keeping with the existing style and character.**
- **Conserve the linear pattern of the settlement by ensuring any new development fronts onto the street.**
- **Protect the distinctive turrets which create a notable feature within the settlement.**



St Leonard's Church on Main Street

Chapter 6.0

SETTLEMENT CHARACTER

xiv. Thornton



Location Plan



Aerial Photograph

Location and Context

Thornton is a small linear development predominantly following one street. The addition of two clustered housing developments, one centrally and one to the south have altered the original form.

Built Form and Settlement Pattern

There is no specific core to the settlement with facilities including a shop, pub and school spread along Main Street.

The character of the residential properties varies throughout the settlement with both two and three storeys, traditional and modern styles with a mix of materials. Red brick, render and grey slate are all common with some occasional stone also used. Houses tend to be terraced, semi-detached or detached.



Distinctive red brick dwelling on Bagworth Lane

SETTLEMENT CHARACTER

xiv. Thornton

Sense of Place

Gateway Features

The approach from the south rises along a rural road with views over Thornton Reservoir. Dwellings are located in an elevated position to the west of the road overlooking the reservoir which is set within a rolling landscape.

The entrance from the south east is very distinctive travelling along Reservoir Road with a distinctive stone wall leading views across the reservoir. Thornton can be seen perched upon the elevated ground with dwellings interspersed between mature trees.

The northern entrance is also distinct. The land rises up before a sharp corner leads past a number of older brick properties set close to the road, before arriving at a junction denoted by a large distinctive red brick residential property with a slate roof and white metal railings.

Landmark Features

At the northern end of the village is a large distinctive red brick residential property with slate roof and white metal railings. This property is located on a corner junction making it prominent when travelling into and out of the settlement.

Thornton Primary School is located at the centre of the village and is a distinctive red brick building with black and white detailing and large windows.

St Peter's Church is set back from the main street set amongst mature trees, overlooking the reservoir.

History and Heritage

The village is mentioned in the Domesday Book as 'Torinton' under the manor of 'Bagworde' or Bagworth. Thornton is historically an agricultural settlement although many miners working in the collieries at Bagworth and Coalville lived in the village. Thornton Reservoir located on the outskirts of the village was constructed in 1851 and provides a recreation facility for the local area with popular walking and cycling routes.

Key Characteristics

- **Linear settlement with some more modern clustered development breaking the original linear form.**
- **Thornton Reservoir a key feature in the local landscape.**
- **Occupies an elevated position giving views over the reservoir, particularly notable from the church.**
- **Northern part of the village is older however no distinctive core is evident. There is a school and other facilities.**
- **Significant new planting to the surrounding area.**
- **Granite stone and red brick are common building materials.**

Chapter 6.0

SETTLEMENT CHARACTER

xiv. Thornton

Setting in the Landscape

Topography

Thornton sits in an elevated position within a rolling landscape. The northern and southern extents of the settlement fall away. The linear form is located along a ridgeline emphasising the form of the settlement.

Roofline

The roofline is varied with two and three storey buildings and a mixture of building ages giving variety. Building orientation, position and plot size also vary creating a diverse form. Due to the settlements elevated location the roofline is prominent within the wider landscape however mature vegetation creates elements of screening and breaks up the built form. Where development is new, the roofline is more uniform and less screened by vegetation.

Key Views

From the reservoir crossing, the settlement generally appears linear and dispersed due to the elevated location and mature trees located within the settlement. Views from within the settlement are generally channelled along the road due to the linear nature of the settlement, with some views of the surrounding rolling countryside glimpsed through gaps in the built form to the west.



View of Thornton Reservoir from St Peter's Church

SETTLEMENT CHARACTER

xiv. Thornton

Settlement Edge

The north eastern edge is well treed and the settlement fringe is filtered. To the north, housing is lower density and the implementation of new tree planting creates effective screening from this direction. From the west the modern housing areas, which are more uniform and less vegetated in character, are more visible. Large areas of plantation along Heath Road create screening in the wider landscape.

Recommendations

- **Preserve the linear pattern of the settlement and consider the pattern of the village in any new development design. This includes views of the settlement edge due to the elevated and prominent position Thornton occupies.**
- **Protect and enhance the distinctive entrance across Thornton Reservoir.**
- **Manage Thornton Reservoir and the associated woodland to retain key views and vistas.**
- **Consider local materials and those materials used more commonly within the settlement when implementing any new development.**
- **Retain the view of the reservoir from the church.**



View of settlement edge from Reservoir Road

SETTLEMENT CHARACTER

xv. Thringstone



Location Plan



Aerial Photograph

Location and Context

Thringstone is located to the north western extents of the forest. Located immediately to the north of Whitwick and the north east of Coalville, the settlement is located on the fringes of Charnwood Forest. Significant woodland lies to the east surrounding Grace Dieu School and Priory.

Built Form and Settlement Pattern

The settlement is clustered, set mostly around The Green and Main Street. Development has spread along Talbot Street merging with Whitwick. St Andrew's Parish Church is located towards the centre of the settlement. There is a small green in this area with mature trees and stone walling however it is partly used for parking which detracts from the character of the green.

The built form is varied with a mixture of building materials, ages and form. Terraces and semi-detached properties are common. Buildings are generally two storeys with some 2.5 storey. Red brick, render, and slate are common on older properties with newer properties having more variation.

More recently development has also expanded to the north, south of the A512.



The Green



Dwelling on Main Street

SETTLEMENT CHARACTER

xv. Thringstone

Sense of Place

Gateway Features

From the north, Thringstone is accessed from the A512, a relatively busy road which leads directly to the M1. The A512 passes alongside Grace Dieu Priory before Thringstone is accessed from a junction at the Bulls Head Public House. The road is relatively well vegetated on both sides, providing screening to much of the wider built form. To the south, the settlement merges with Whitwick along Talbot Road. The entrances to the settlement are all relatively indistinct.

Landmark Features

St Andrew's Parish Church is a stone church with slate roof, set back from the road within a large graveyard.

Thringstone house, now used as a community centre is located off the green.

The Wesleyan Methodist Chapel is a distinctive red brick building with blue brick detailing and a half hipped slate roof.

History and Heritage

The name of the village is probably derived from the 9th century Norsemen 'Thraengr', a Viking lord, and is mentioned in the Domesday Book as 'Trangesbi'. Grace Dieu Priory, located just outside the settlement was built in 1230 and a water mill was also located within the area at about the same time. Later, Thringstone expanded as a result of the framework knitting industry and also coal mining. No industry remains within the settlement today. Post war, the settlement has expanded further with a number of modern housing developments.

Key Characteristics

- **Clustered development centred along The Green and Main Street with the church and a green located centrally.**
- **Mixture of traditional and modern properties with terraced and semi-detached properties common.**
- **Red brick, render and slate, commonly used with some stone walls.**
- **Post war modern expansion has resulted in development merging with Whitwick along Talbot Street.**
- **Extensive woodland to the east around Grace Dieu School and Priory.**



Grace Dieu Priory

Chapter 6.0

SETTLEMENT CHARACTER

xv. Thringstone

Setting in the Landscape

Topography

The settlement topography is gently sloping with the land falling to the west. From the east the settlement fringe is less visible due to the sloping ground and Grace Dieu Wood. From the west the settlement can be seen on slightly higher ground.

Roofline

Properties are generally two storeys with no distinctive spires or taller buildings within the settlement. The roofline is flatter to the central areas, falling more steeply to the western edge.

Key Views

Grace Dieu Wood is a substantial area of woodland to the east of the settlement which provides significant screening. Views tend to be channelled along roads with built form and vegetation restricting wider views. There are views out towards the west from an elevated position over a rolling landscape. From wider views, the settlement appears linear along the ridgeline with mature trees interspersed within the built form.



Wesleyan Reform Church

SETTLEMENT CHARACTER

xv. Thringstone

Settlement Edge

The northern edge, from the A512 is generally screened by vegetation which forms part of the Grace Dieu Wood, a substantial feature of the area. Development is currently underway along the A512. The eastern fringes abut the extents of Grace Dieu Wood which extends down to Loughborough Road. The woodland along this edge is interspersed with open pockets of farmland and pasture. To the south, the settlement directly adjoins Whitwick making the southern fringe indistinguishable. To the west, the settlement occupies an elevated position with the landform falling away to the west. The edge is well vegetated in places and more open in others. Where it is more open, the settlement fringe appears harsher.

Recommendations

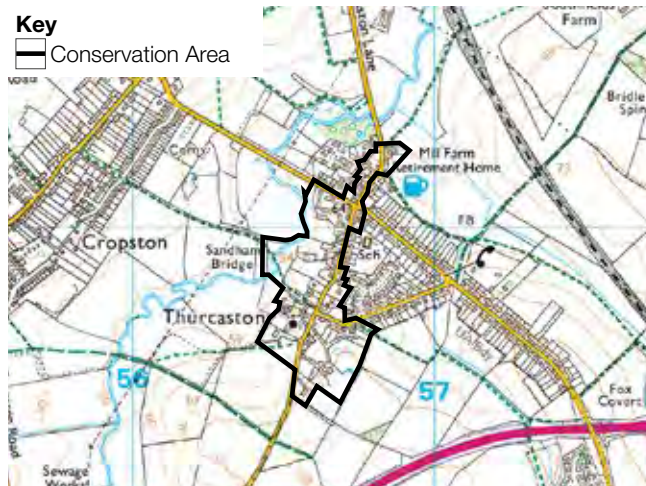
- Enhance and improve the village green restoring character by reducing the impact of the central parking area.
- Protect the woodland character of the Grace Dieu wood to the east.
- Ensure new development is in keeping and appropriate to the existing street scene.
- Improve gateways to the settlement to ensure the distinctive characteristics of the settlement are retained.
- Improve and increase planting along the western boundary to reduce the impact of the settlement's prominent position on higher ground.



View of western settlement edge

SETTLEMENT CHARACTER

xvi. Thurcaston



Location Plan



Aerial Photograph

Location and Context

Thurcaston is a small clustered settlement located around Leicester Road, Anstey Road and Rectory Road. Located to the north of Leicester beyond the A46 and south east of Cropston, it is located on a rising landform associated with the Rothley Brook corridor. The Great Central Railway lies to the east, the A46 to the south and Rothley Brook passes to the north west.

Built Form and Settlement Pattern

The settlement appears triangular in shape with linear development along Leicester Road, Anstey Lane and Rectory Lane. All Saints Church is located on Anstey Lane at the south western end of the settlement. Development has spread along Leicester Road with properties now in close proximity to the A46. The settlement core is located to the north east at the junction of Leicester Road, Anstey Lane and Mill Lane where a public house and local shop are located. The school is also close to this location.

A Conservation Area covers most of the north west of the village from the church up to the Mill Lane junction. Within this, property types and materials vary with red brick, stone and slate roofs common. New development has spread south east along Leicester Road with single detached properties located either side of the road. Attractive residential properties abut the road edge before the All Saints Church comes into view.



Traditional thatched roof and red brick materials

SETTLEMENT CHARACTER

xvi. Thurcaston

Sense of Place

Gateway Features

Anstey Lane from the south is a rural lane with open views across the rolling landscape to the north. Cropston can be seen on the higher ground across the Rothley Brook corridor. From the north the road passes over Rothley Brook before passing under the imposing powerlines which follow the brook corridor. The road then rises before residential properties come into view. The entrance is not distinctive. From the south east the road crosses the A46 before the settlement edge comes into view. This entrance is also indistinct with the A46 and associated signage and street furniture creating an urbanising effect.

Landmark Features

A large white building with a tiled roof, the Wheatsheaf Inn, is located on the main junction at Leicester Road and Mill Lane.

All Saints Church is a large stone church set back from the road amongst mature trees with a stone wall to the perimeter.

A large residential property is set within mature grounds to the south of the settlement.

History and Heritage

The name of the village is derived from the Danish name 'Thorketel' with 'ton' suggesting an earlier Anglo-Saxon settlement. The village is first mentioned in the Domesday Book as 'Turchitelestone' and is listed as 'ploughland, woodland and a mill'. The history of the village is primarily associated with farming. Framework knitting was also a common occupation in the area. Former workers cottages remain on Rectory Lane.

Key Characteristics

- A small clustered settlement set around three roads in a triangular pattern. Development has expanded along Leicester Road in a linear form.
- The core junction at Leicester Road and Mill Lane has a public house and local shop.
- All Saints Church is located to the southern part of the settlement which has a Conservation Area covering most of the south eastern area.
- The A46, Great Central Railway and Rothley Brook constrain the settlement.
- A mixture of property styles and materials can be seen including stone and slate.



All Saints Church

Chapter 6.0

SETTLEMENT CHARACTER

xvi. Thurcaston

Setting in the Landscape

Topography

Thurcaston lies on rising land with the Rothley Brook corridor lying to the north west. The land rises gently before rising more steeply on approach to the A46. Leicester Road runs along a slight ridgeline making it more elevated still.

Roofline

The settlement has a rising roofline with the higher points towards the A46 and along Leicester Road. The development is generally within one or two storeys, interspersed with mature trees and vegetation. This gives a varied and filtered roofline. The All Saints Church tower is not prominent, hidden amongst mature trees. The rising landform and the ridgeline to the south east make built form to Leicester Road more prominent in the wider landscape.

Key Views

Views across the Rothley Brook valley from Cropston show the rising settlement edge evident amongst the mature vegetation. All Saints Church and properties along the south western edge are visible within views along the brook corridor from Anstey. To the south and east, the landscape is rolling and views are filtered by intervening field boundary vegetation.



All Saints Church

SETTLEMENT CHARACTER

xvi. Thurcaston

Settlement Edge

The north western edge is located on rising ground and abuts open countryside within the Rothley Brook corridor. This edge is varied with mature tree planting and therefore relatively well screened. The eastern edge is more uniform however small woodland blocks serve to break up the edge and restrict longer views. The southern edge is also harsher with a uniform edge overlooking farmland. Areas of development are partly visible with some areas screened by vegetation.

Recommendations

- **Protect the river corridor character by ensuring appropriate planting along the northern edge.**
- **Maintain separation between Cropston and Thurcaston to protect their respective characters by protecting the open land located between the settlements.**
- **Conserve the historic core and those buildings within the Conservation Area whilst ensuring new development is in keeping and located sensitively to retain the character of the settlement.**
- **Enhance the settlement gateways particularly from the south to ensure the settlement retains its character. Further planting could be introduced along the A46 to create a sense of separation between the road and the settlement.**

SETTLEMENT CHARACTER

xvii. Whitwick



Location Plan



Aerial Photograph

Built Form and Settlement Pattern

The development is set around Leicester Road and North Street with development spreading out along a network of roads in all directions. The village has an enclosed nature with properties set close to the roadside however wider views are possible through gaps in the built form as the land becomes more elevated. Extensive views are also available along Talbot Street to the north.

Buildings are red brick or render which tend to be painted grey or cream. There are some older stone properties and stone is also used in boundary walls.

Older properties are generally terraces set close to the road. Towards the settlement fringes properties are detached and semi-detached, set back from the roadside, within larger plots. Much of the more recent development is indistinct.



Terraced houses off Leicester Road

Location and Context

Whitwick is located immediately south of Thringstone at the north western extents of the forest. Coalville lies to the south west and Agar Nook to the south. Thringstone, Whitwick and Agar Nook are all adjoined by settlement creating the impression of one large settlement.

SETTLEMENT CHARACTER

xvii. Whitwick

Sense of Place

Gateway Features

From the north Whitwick adjoins directly with Thringstone. Although the entrance is indistinct there is a sense of changing character as the landform begins to rise more significantly. From the south along Hall Lane, on entering the settlement from the north, the land begins to rise before falling away again as the housing becomes denser. From the south east Leicester Road is more distinct with the road passing through woodland and a low stone wall before an elevated position is revealed with views over the settlement. Whitlock Quarry is located to the north east but is not visible due to the surrounding planting.

Landmark Features

St John the Baptist Church is a stone church with a square tower. It is set at a low point within significant mature vegetation and has a distinctive stone wall with metal railing. A war memorial is located next to the church.

Whitwick Baptist Church is an imposing red brick building with large windows. Set at a slightly elevated position, close to the road, it forms a key feature when passing through the settlement.

Whitwick Castle is located adjacent to Cademan Street situated on an oval shaped natural hill. The bailey of the castle is formed by the natural rise of the hill. The motte is a small circular mound situated in the centre of the hill which rises to about 2m in height.

A small green is located on Leicester Road which features a large ornamental winding wheel from the former colliery, which reflects the mining history of the village.

History and Heritage

Whitwick first appeared in the Domesday Book as 'Witewic' which means either 'white farm' or 'Hwita's farm'. The village has agricultural origins and formed part of the extensive Whitwick Manor. The area was coal mined since the 14th century, but only at a relatively small scale. Other industries associated with the village include framework knitting which was important in the 18th century, brickworks, watch and clock makers, bauble makers and ornaments made from spar brought in from Derbyshire. The village also had three mineral water firms. Coal mining became more extensive with the opening of Whitwick colliery in 1824 but this closed in the 1980s.

Key Characteristics

- Set on a rising landform with Whitlock Quarry forming a high point to the east.
- Large church with war memorial situated at a low point within the landscape.
- Relatively indistinct with settlements adjoining both the north and south.
- Street pattern is enclosed with long occasional views possible to the east, over the settlement, and to the north.
- Part of the settlement is set at a lower level to the south of Whitlock Quarry.
- Talbot Street follows a rising landform which allows elevated views.
- Village is set amongst a well wooded landscape to the east.



Ornamental winding wheel on Leicester Road

Chapter 6.0

SETTLEMENT CHARACTER

xvii. Whitwick

Setting in the Landscape

Topography

The settlement is located on rising ground with the lowest levels located towards the centre. Whitlock Quarry is located on elevated ground to the east which is well wooded and provides a back-drop to the settlement.

Roofline

The roofline follows the topography with the low point towards the centre and the roofline following the rising ground towards Whitlock Quarry. Properties are mostly two storeys and the church is located at a low level within the landscape. The school is visible within the rising roofline. From North Street, views to the east are of the undulating roofline which falls and rises again towards Whitlock Quarry.

Key Views

From Loughborough Road, the elevated position allows long views across the settlement illustrating the local topography. From Talbot Road, as the landform begins to rise away from Thringstone, views across the rest of the settlement located on lower ground to the east indicate the steeply rising ground towards Whitlock Quarry. Along Talbot Road, long distance views look across Thringstone to the wider rolling landscape in the north.



View north along Talbot Street

SETTLEMENT CHARACTER

xvii. Whitwick

Settlement Edge

To the north, along Loughborough Road, the edge of the settlement is abrupt with significant mature woodland situated to the rear of properties. This land is rising and the woodland provides a prominent backdrop. To the east, Whitlock Quarry and associated woodland forms the edge with significant areas of new planting. To the south, the development merges with Agar Nook along Hall Lane. Although development is only along one side of the road with open farmland adjacent, there is no clear distinction between the two settlements. To the west, the landscape is more open with less vegetation. Development spreads significantly along Hermitage Road virtually meeting the edge of Coalville.

Recommendations

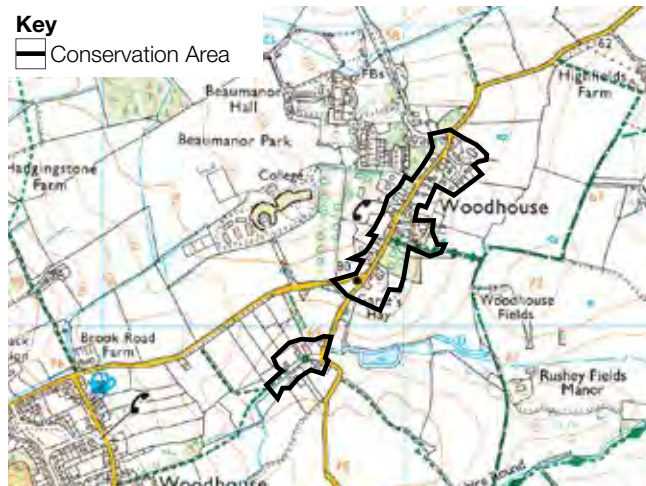
- Create gateways to provide a distinction between Thringstone, Whitwick and Agar Nook.
- Ensure development is in keeping particularly in terms of height and the rising roofline.
- Protect the church, war memorial and its mature landscape setting.
- Protect the village green with feature colliery winding wheel.
- Increase plating to the west to soften the settlement fringe.



View east from Talbot Street

SETTLEMENT CHARACTER

xviii. Woodhouse



Location Plan



Aerial Photograph

Built Form and Settlement Pattern

A small linear settlement, Woodhouse has many attractive older listed buildings. Density is low with most houses detached, set within large plots and located along Forest Road. Properties tend to be constructed from a mixture of materials including stone, slate and thatch. Modern development has occurred within the settlement however it is relatively unobtrusive and does not detract from the settlements character. An area of modern residential barracks located to the north, are set back from the main linear form. This area is well screened from the road but can be seen from the entrance to Beaumanor Hall. A small separate area of housing featuring older properties is also located to the south, off School Lane.



Use of feature stone

Location and Context

Woodhouse is situated to the south of Loughborough, west of Quorn and east of Woodhouse Eaves. A small linear settlement, it is located mostly along Forest Road within a Conservation Area with a small area of modern residential barracks to the north. Welbeck Defence Sixth Form College is located to the west and Beaumanor Hall is located to the north.

SETTLEMENT CHARACTER

xviii. Woodhouse

Sense of Place

Gateway Features

From the south the gateway to the village is distinct, passing Welbeck Defence Sixth Form College before continuing alongside the church at a forked junction. The road then turns allowing a view along Forest Road with properties visible, set within mature vegetation. From the south, the road turns at the gatehouse to Beaumanor Hall with the entrance adjacent. This provides a distinctive gateway before the road continues with properties nestled within mature trees coming into view.

Landmark Features

Beaumanor Hall is a large 19th century house with large gardens. This is used by the Leicestershire County Council for a range of events and as an educational base with outdoor activities.

St Mary in the Elms Church is set at the fork in the road at the southern entrance to the village and provides a key landmark feature.

Welbeck Defence Sixth Form College, although not located within the settlement, provides a key feature on approach to the settlement.

History and Heritage

The oldest feature in the village is the Church of St Mary in the Elms which is thought to date back to the 15th century. Beaumanor estate dates back to the medieval period when it contained a deer park with a hunting lodge. Beaumanor Hall is the ancestral home of the Herrick family and has been rebuilt a number of times by the family with the current red brick building built between 1842 and 1848. The hall was used as a listening station during the Second World War with messages being relayed daily to Bletchley Park for decoding. The hall is currently owned by Leicestershire County Council and is used as a training centre, conference centre and residential facility for young people.

Key Characteristics

- **Small linear village with attractive mix of older residential properties. Some later development has occurred including residential barracks.**
- **Houses are large, detached and set within mature and generous plots.**
- **The church at the northern end of the village forms a key feature. Welbeck Defence Sixth Form College and Beaumanor Hall are also important features of the area.**



Distinctive tower of St Mary in the Elms Church

Chapter 6.0

SETTLEMENT CHARACTER

xviii. Woodhouse

Setting in the Landscape

Topography

Woodhouse is located towards the southern fringe of Loughborough in an area of landscape transition. To the north, the land is gently rolling. To the south and west, towards Woodhouse Eaves and Beacon Hill, the land becomes more rugged, elevated and wooded with rocky outcrops. To the south east is the River Soar corridor and associated lower, flatter land.

Roofline

The roofline is regular in height with the exception of the church and Beaumanor Hall. The variation in material and form allows the roofline to sit well within the landscape. There are also mature trees set throughout, further assisting the integration.

Key Views

Views are generally limited due to the nature of the local topography and integrated vegetation. From the extents of the village, views are possible towards the northern fringe of Leicester City. There are also views east towards Quorn which sits lower in the landscape.



Dwelling close to village green

SETTLEMENT CHARACTER

xviii. Woodhouse

Settlement Edge

To the north, the village edge is dominated by Welbeck Defence Sixth Form College and Beaumanor Hall. The settlement edge is screened with tree planting in places however the barracks towards the northern end are more visible. To the south, the settlement fringe can be seen set within mature vegetation on slightly elevated ground.



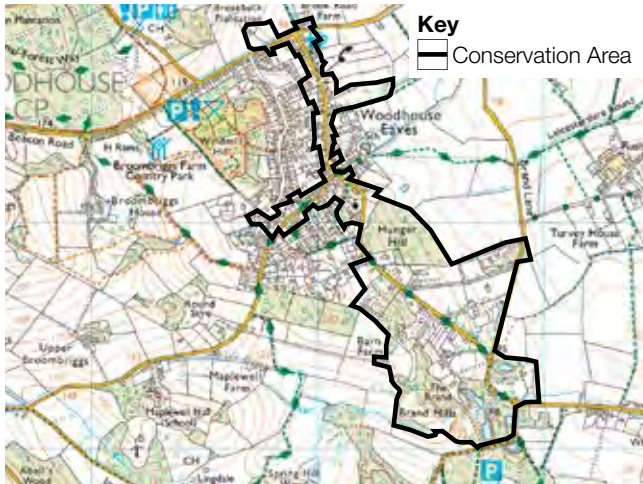
View from Forest Road

Recommendations

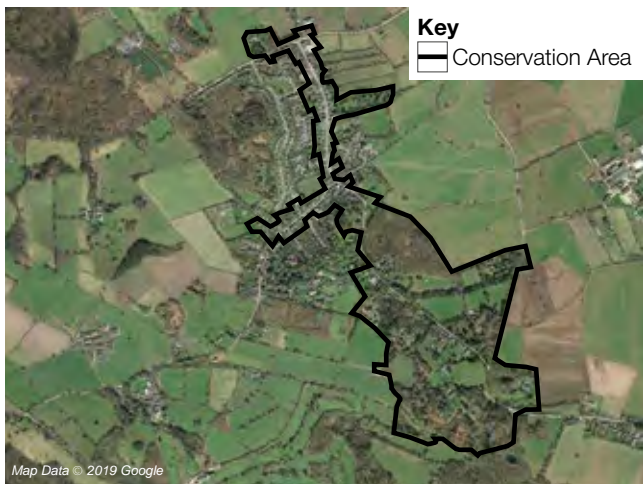
- **Protect the distinct character of the settlement and retain the linear appearance. Ensure new development is in keeping in form, materials and scale.**
- **Improve the view of the modern barracks from Beaumanor Hall drive by introducing planting.**
- **Increase planting to the northern and southern edges to soften wider views within the landscape.**

SETTLEMENT CHARACTER

xix. Woodhouse Eaves



Location Plan



Aerial Photograph

Built Form and Settlement Pattern

The settlement is clustered but still retains a linear core with Main Street providing the main route through the village. The settlement appears linear on approach from Breakback Road, spreading down Beacon Road. The settlement then nestles around Windmill Hill with development spreading back from Main Street. Along Main Street properties are varied and set close to the road, creating a sense of enclosure. Facilities including shops, churches and a pub are located along this road. Properties are dense and varied creating a village character. Materials are varied with granite, red brick and slate all common.



Traditional use of stone in building and wall

Location and Context

Woodhouse Eaves is located to the south west of Loughborough, west of Woodhouse. Set on a steep slope, the land rises further to towards Beacon Hill becoming more wooded. The settlement is located on the slopes of Windmill Hill with the highest point located to the west of the settlement.

SETTLEMENT CHARACTER

xix. Woodhouse Eaves

Sense of Place

Gateway Features

To the north, the Old Bulls Head Pub is located on the corner of Beacon Road. The south western gateway is indistinct, passing residential properties. To the south east, the entrance descends into the settlement providing some views with Windmill Hill in the background.

Landmark Features

St Paul's Church is located in an elevated position on Church Hill, a granite building with slate roof constructed in 1837.

Windmill Hill, which features a woodland with the base of an old windmill restored after it was destroyed by fire in 1945.

Methodist Church, a large imposing red brick building set close to the road.

History and Heritage

As with many of the Charnwood villages, framework knitting was the dominant industry in the village in the 15th century. Local people were also employed in the numerous slate pits with slate workers cottages still present in the village. Slate quarrying in the area was common in the 18th and 19th century, however production ceased in the 19th century. Local stone and slate as materials in buildings and walls is a characteristic of the village.

Key Characteristics

- Medium sized settlement originally of linear form but now clustered.
- Located on the slopes of Windmill Hill on rising topography.
- Beacon Hill and the Outwoods located to the north on higher ground, well wooded with rocky outcrops.
- Wide views are possible over the south east making the settlement visible from some distance.
- The historic core and local facilities are located along Main Street.
- St Paul's Church is located on higher ground to the south with views to the north.
- The settlement is constrained by woodland and the local topography.
- Local stone and slate can be seen on the buildings.



Wesleyan Methodist Church

Chapter 6.0

SETTLEMENT CHARACTER

xix. Woodhouse Eaves

Setting in the Landscape

Topography

Windmill Hill forms the background to the settlement with properties nestled into the surrounding slopes. Main Street follows along the base of the hill. The topography to the north is elevated at Beacon Hill and the Outwoods. Beacon Road slopes steeply to the east allowing long views across the wider landscape. From a distance, Woodhouse Eaves can be seen located on elevated sloping ground.

Roofline

The roofline is sloping following the topography. The majority of built development within the settlement is two storeys with the exception of the churches. The surrounding landscape is well wooded however the settlement can be clearly seen from a distance on the rising land, albeit filtered with mature vegetation.



View north along Bird Hill Road

Key Views

Views of the settlement are possible from the east with the village visible on rising land. The settlement is however well integrated into the landscape with mature planting and tree blocks providing screening. Views within the settlements follow the roads however once on higher ground, distant views become more possible. At St Paul's Church, the elevated land offers views to the north.



View from St Paul's Church

SETTLEMENT CHARACTER

xix. Woodhouse Eaves

Settlement Edge

From the north, the settlement appears linear along Beacon Road, visible from Breakback Road. This row of detached houses appears separate from the rest of the settlement. To the east, the elevated fringe can be seen sloping and nestled into the hill side. Large blocks of woodland assist with screening. From the south, the edge is more varied with local topography restricting visibility. To the west, Windmill Hill screens much of the settlement.

Recommendations

- **Protect the woodland at Windmill Hill.**
- **Protect and conserve the historic linear core and the village character. New development should be in keeping in form, materials and scale so as not to intrude on the sloping roofline.**
- **Increase planting to the edges of the settlement, and within, to further screen and nestle the development into the Windmill Hill slopes.**
- **Improve gateways to make them distinct and in keeping with the settlement.**



View of settlement edge from Breakback Road

