

BUILDINGS AND BOUNDARIES

The buildings and boundaries of the village are derived from and fit well into the local environment as the majority are built from local materials, including those within the churchyard. The distinctive geology of the area has had a major influence on the appearance of the village, as described below. The map shows how the buildings are positioned relative to each other and the overall housing density pattern.

The village is far from uniform – the softer, tree lined setting of the houses of Forest Road, contrasts with the dominant hard landscape of the church and Garats Hay. The newer development of Beaumanor Gardens [on the back cover] with its mainly low-rise well spaced buildings is distinct from the houses built by the Ministry of Defence starting at Briscoe Lane which, although more utilitarian, have a rural setting with lots of trees and an attractive play area. School Lane has a rustic atmosphere with many mature trees; a small brook edging the road and houses of varying sizes and styles including some of the most picturesque in the village.



School Lane



M.O.D. homes



Thatched

Building Materials and Boundaries

The predominant building materials in Woodhouse are locally quarried granite for walling and Swithland slate for walling and roofs. The slate is blue-grey, tinged with reddish-purple from King's Hill, near Hanging Stone Rock. The typical cottage has a diminishing course Swithland slate roof. Some of the oldest cottages are thatched. The majority of buildings are constructed of granite and slate rubble stone. A number of the oldest properties in the village are rendered. Brick is largely used

decoratively, and large expanses of brick are untypical. Where brick is used it is soft-hued red and buff. These materials link present day Woodhouse to its landscape and history.



Rendered

The churchyard of St Mary in the Elms is one example. The fine collection of slate gravestones still in situ gives a sense of heritage.



Churchyard

Herrick Family tomb

The Influence of Beaumanor on Design

Elements of design of some buildings reflect the *big house*. There were many properties built in the mid 19th century by the Beaumanor Estate. These reflect the ornate Victorian Gothic style of Beaumanor Hall. Dwelling boundaries are a mixture of mainly hedging and granite stone walls well below 2m in height. Iron railings are another local feature, recently replaced at Golden Cottage, one of the oldest dwellings in the village. Stone walls have either slate or brick caps. These photographs and drawings show typical design features.



Granite walls with brick posts

and slate tops



Boundaries of wood

hedging

and iron railings



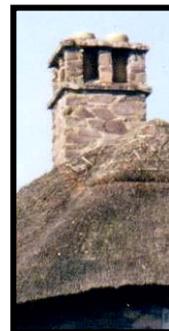
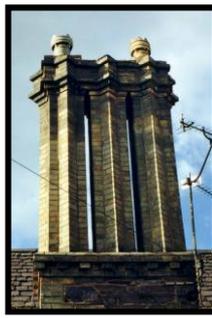
**Beaumanor Lodge,
the old almshouses and other period details based on Beaumanor**

These distinctive, picturesque design features include roofed arched porches, deeply overhanging eaves adding shadow and character, decorative chimneys, diminishing course slate roofs, window styles e.g. Yorkshire sliding and double hung casements.

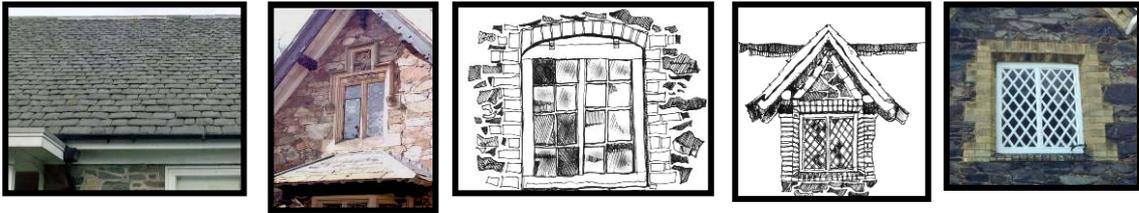


Roofed porches

and a front gate Deep eaves and dormers



Decorative chimneys



Diminishing course roof

Stone and brick mullions

Diamond lights

The cottages and farms built for the Beaumanor estate workers are still dominant features of the village today. Even some of these originally modest dwellings are listed or registered by Charnwood Borough Council as Buildings of Local Historic/Architectural Value [see the list in “Consultation and Acknowledgements”].



Home Farm - listed

Estate workers' cottages

Renovation, Extensions and Conversions

Most village development has been in-fill, extensions, conversions and renovation. School Lane has many examples of this and by and large, these changes have not been over intensive or detrimental and have used local materials.



School Lane cottages

This lane is regarded by many as typifying the essential characteristics of the village. The landscape is soft with mature trees and hedges. There is a mix of what were simple cottages, farmhouses and grander buildings including the original school. There are a few modern houses tucked between the older properties. Pest Cottage, with its timber frame, thatched roof and traditional cottage garden is a much

photographed village landmark. It has been extended and converted from two cottages into one. The other cottages shown above are also examples where extensions are in the same style as the original dwellings.

The conversion of farm buildings to residential use started post war with the conversion of Home Farm. One of a number of attractive examples is seen in the photographs.



New development

This has been relatively slow and, with a few recent exceptions, has been sympathetic to village character. Beaumanor Gardens is the only sizeable new residential development, built on the former market garden of Beaumanor in 1970. The development comprises low-density houses and bungalows of various designs. With the soft landscaping, use of roofing slates, granite facing and relatively low height; they do not obtrude on the village skyline and fit well within an attractive rural setting. That it is a no through road is also in keeping with village settlement patterns - other examples are Home Farm Close and School Lane.



Judges in the Charnwood Design Awards Scheme commended the newest house in the village at the corner of Forest Road and Beaumanor Drive in 2004. The house design and materials used are in sympathy with the established traditional properties on Forest Road. Mature trees surround the house, which blends into the landscape.

The Sixth Form College is the most recent and the largest development since the sixties. The planning application was extensively researched to protect the landscape,

archaeology, trees and wildlife. Although modern, the buildings include local materials such as granite and timber. The tree-planting scheme will enable the site to better complement the village character in due course. As it is set in a hollow it is apparent only to travellers entering the village from Woodhouse Eaves, and at night when lights are on.

GUIDELINES

These guidelines refer to changes to existing buildings, boundaries and new developments. They complement and reinforce *Leading in Design*. Planning applications should demonstrate an appreciation of the village context and an appraisal of the site.

Buildings and boundaries

The village character identified in the preceding text and illustrations should be recognised and sympathetically applied in the design of new development or extensions to existing buildings.

Particular attention should be paid to the following details:

- **Materials and colour:** The use of sympathetic natural/replica roofing slate [blue-grey and tinged with purple]; granite and slate rubble stone as walling materials; timber; soft-hued red and buff brick; thatch and render.
- **Scale and house size:** - Cottage-scale buildings e.g. semi-detached and detached cottages.
- **Density:** - the overall pattern is of low density building, but some variation is acceptable as there are spacious plots e.g. Beaumanor Gardens and irregular building patterns e.g. Vicary Lane and School Lane.
- **Height and roof level:** - Typically one and half and two storey buildings below the height of most mature trees.
- **Silhouette:** - Irregular and small scale e.g. different height roofs, porches of adjacent houses at right angles - not all existing dwellings face onto the road.

Materials and design

To be in keeping with the majority of village building and boundaries; the materials and design features illustrated in this document should be used e.g. mellow coloured brick is acceptable as trimming but large expanses of brick work are inappropriate.

Height

Roof heights, chimneys, aerials and loft conversions should be in line with the majority of properties and within the existing overall village skyline. This includes the erection of communication masts or towers and tall chimneys. If a mast is considered to be essential it should be erected well outside the village boundary and fully screened with natural native planting.

Street patterns

New developments and changes to existing buildings should respect existing street patterns, land contours and building lines.

Space

The spacing of properties should maintain the overall characteristic of low-density building. Plot shapes, sizes and building placement should reflect existing patterns and layouts e.g. Beaumanor Gardens, Vicary Lane and Home Farm Close are 'no through roads' off Forest Road.

Garages and car parking

Garages should be unobtrusive and set back from the building line. Car parking areas should be soft-landscaped and integrated, and allow for good visibility.

Historic legacy

Developers should incorporate the best of historical features within the design of new developments, for example, the influence of Beaumanor on chimney styles and porches. Many of the older semi-detached homes have front doors at right angles to each other - a legacy of the Herrick matriarch's views on neighbours talking instead of getting on with their work.

Planning applications

In accordance with *Leading in Design* plans for new developments should include an appropriate drawing or artist's impression. This is to show the relationship of the proposed development to surrounding buildings and countryside. It should help to demonstrate whether the proposed development would be in keeping with the rest of the village.

For permitted developments, developers should consider the VDS advice before they make a decision about how to proceed in this conservation area.